



PROPOSED BUILDING EXPANSION

**15 DARIN DRIVE
AUGUSTA, MAINE**

**CITY OF AUGUSTA PLANNING BOARD
APPLICATION FOR
SITE DEVELOPMENT PERMIT**

by

Thayer Engineering Co., Inc.
17 Hasson Street, Farmingdale, Maine

April 22, 2016

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: 15 Darin Drive		
Zone(s): IA		
Project Name: J.S. McCarthy Printers		
Existing Building (sq. ft.): 110,756 sq. ft.	Proposed Building (sq. ft.): 14,400 sq. ft. warehouse and 770 sq. ft. compactor shed.	
Existing Impervious (sq. ft.): 184,641 sq. ft.	Proposed Impervious (sq. ft.): 18,200 sq. ft. net increase.	
Proposed Total Disturbed Area of the Site: approximately 7 ½ acres.		
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: Rick Tardiff (contact) REWITS LLC 15 Darin Drive Augusta, ME 04330-9470 Phone #: 207-622-6241 Cell #: e-mail: rtardiff@jsmccarthy.com	Applicant's Name/Address: Rick Tardiff (contact) J.S. McCarthy Co., Inc. 15 Darin Drive Augusta, ME 04330-9470 Phone #: 207-622-6241 Cell #: e-mail: rtardiff@jsmccarthy.com	Consultant's Name: Elliot Thayer, PE, PLS Thayer Engineering Co., Inc. 17 Hasson Street Farmingdale, ME 04344 Phone #: 207-582-7762 Cell #: 207-441-7762 e-mail: ethayer@thayereng.com
Tax Map: 5A Lots: 32 & 53 (portions)	Lot Size (acres): 10.56 ac. Frontage (Feet): 718' Darin Drive, 119' Leighton Road	Form for Evidence of Standing (deed, purchase and sale agreement, other): Deeds: 10937/177 and 11734/347
<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) = (15,170 sq. ft. new bldg. + 18,200 sq. ft. new impervious). Maximum fee = \$1,000. All Development: Number of Abutters x (1oz First Class postage fee + \$0.15) = Total Fee:		
Signatures		
Applicant: _____	Date: <u>4/22/2016</u>	
Owner: _____	Date: <u>4/22/2016</u>	
Agent: _____	Date: <u>4/22/2016</u>	

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)	√	
b. Owner(s) name and address (4.5.2.2)	√	
c. Deed reference to subject parcel (4.5.2.3)	√	
d. Engineer's name, address, signature and seal (4.5.2.4)	√	
e. Surveyor's name, address, signature and seal (4.5.2.5)	√	
f. Scale, both in graphic and written form (4.5.2.6)	√	
g. Date and Revision box (4.5.2.7)	√	
h. Zoning designation(s) (4.5.2.8)	√	
i. North Arrow (true and magnetic, dated or grid) (4.5.2.9)	√	
j. Ownership, location and present use of abutting land (4.5.2.11)	√	
k. Location map (4.5.2.12)	√	
l. Streets, existing & proposed, with curve data (4.5.2.13 & 4.6.2.5)	√	
m. Drainage and erosion control (4.5.2.14)	√	
n. Utilities, existing and proposed (4.5.2.15)	√	
o. Topography, 2 foot contours (4.5.2.16)	√	
p. Parcel boundaries and dimensions (4.5.2.17)	√	
q. Proposed Use of the property (4.5.2.18)	√	
r. Proposed public or common areas (4.5.2.19)	none	
s. Boundary Survey and associated information (4.5.2.20)	√	
t. Traffic controls, off-street parking and facilities (4.5.2.21)	√	
u. Proposed fire protection plans or needs (4.5.2.22)	√	
v. Landscaping and buffering (4.5.2.23)	√	
w. Outdoor lighting plan (4.5.2.24)	√	
x. Freshwater wetlands (4.4.1.14)	√	
y. River, stream or brook (4.4.1.15)	√	
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)	√	
b. Water – Sufficient potable water (4.4.1.2)	√	
c. Municipal Water – is there adequate supply (4.4.1.3)	√	
d. Soil Erosion – unreasonable soil erosion (4.4.1.4)	√	
e. Road congestion and safety (4.4.1.5 & 4.5.2.21)	√	
f. Sewage waste disposal – adequate provisions (4.4.1.6)	√	
g. Solid waste – adequate provisions (4.4.1.7)	√	
h. Aesthetic, cultural, and natural values (4.4.1.8)	√	
i. Conformity with city ordinances and plans (4.4.1.9)	√	
j. Financial and technical ability (4.4.1.10)	√	
k. Surface water, shoreland, outstanding rivers (4.4.1.11)	√	
l. Ground water – negative impact (4.4.1.12)	√	
m. Flood areas (4.4.1.13)	√	
n. Freshwater wetlands – description of impact (4.4.1.14)	√	
o. Stormwater – management plans (4.4.1.16)	√	
p. Access to direct sunlight (4.4.1.17)	√	
q. State Permits – description of requirements (4.4.1.18)	√	
r. Outdoor lighting – description of lighting plans (4.4.1.20)	√	

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

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	√	
10 copies of the deed, Purchase & Sale agreement, or other document to show standing	√	
3 copies of any stormwater report	√	
2 copies of any traffic report	√	
6 reduced-sized copies of the complete plan set on 11" x 17" size paper	√	
4 full-sized copies of the complete plan set on ANSI D or E size paper	√	
10 copies of a letter authorizing the agent to represent the applicant	√	
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.)		
Electronic Copy		
1 CD that includes each of the application documents in Adobe PDF format	√	

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

**J.S. McCarthy Printers
15 Darin Drive
Augusta, Maine 04330**

April 14, 2016

Maine Department of Environmental Protection
17 State House Station
Augusta, ME 04330-0017

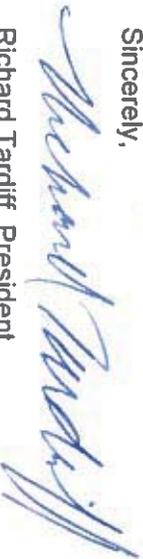
City of Augusta
16 Cony Street
Augusta, ME 04330-5201

To Whom It May Concern:

Please be advised that Elliot B. Thayer, PE of Thayer Engineering Company, Inc. has been engaged to provide all site engineering services for our proposed project for J.S. McCarthy Printers located at 15 Darin Drive in Augusta, Maine. As such, Elliot Thayer is authorized to act as agent on our behalf in the preparation, presentation, and administration of land use applications for the Department of Environmental Protection and for the City of Augusta.

If there should be any questions, please do not hesitate to contact me at your convenience.

Sincerely,



Richard Tardiff, President
J.S. McCarthy Co., Inc.

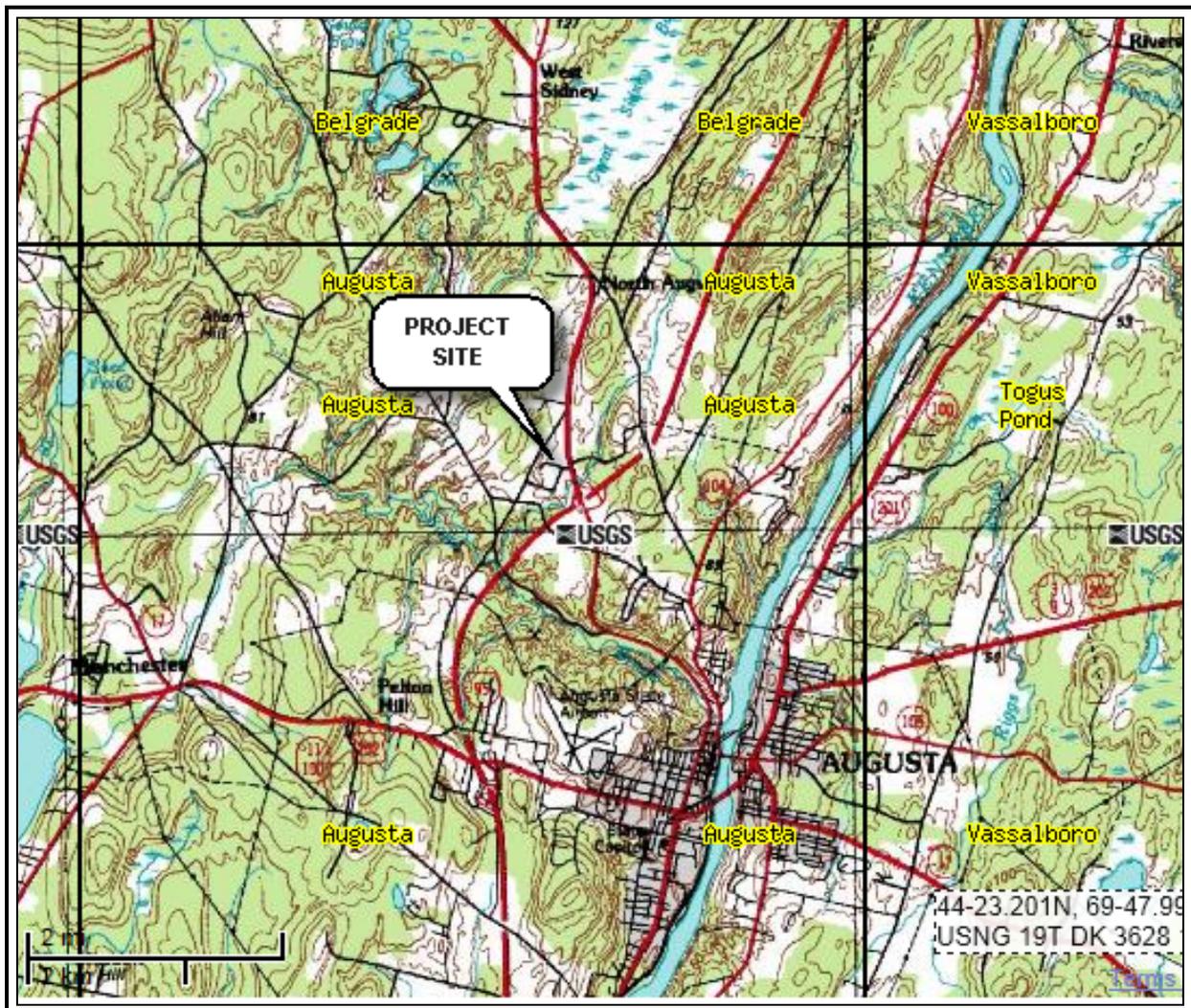
J.S. McCARTHY PRINTERS

15 Darin Drive
Augusta, Maine

CITY OF AUGUSTA APPLICATION FOR SITE DEVELOPMENT

Thayer Engineering Co., Inc.
April 22, 2016

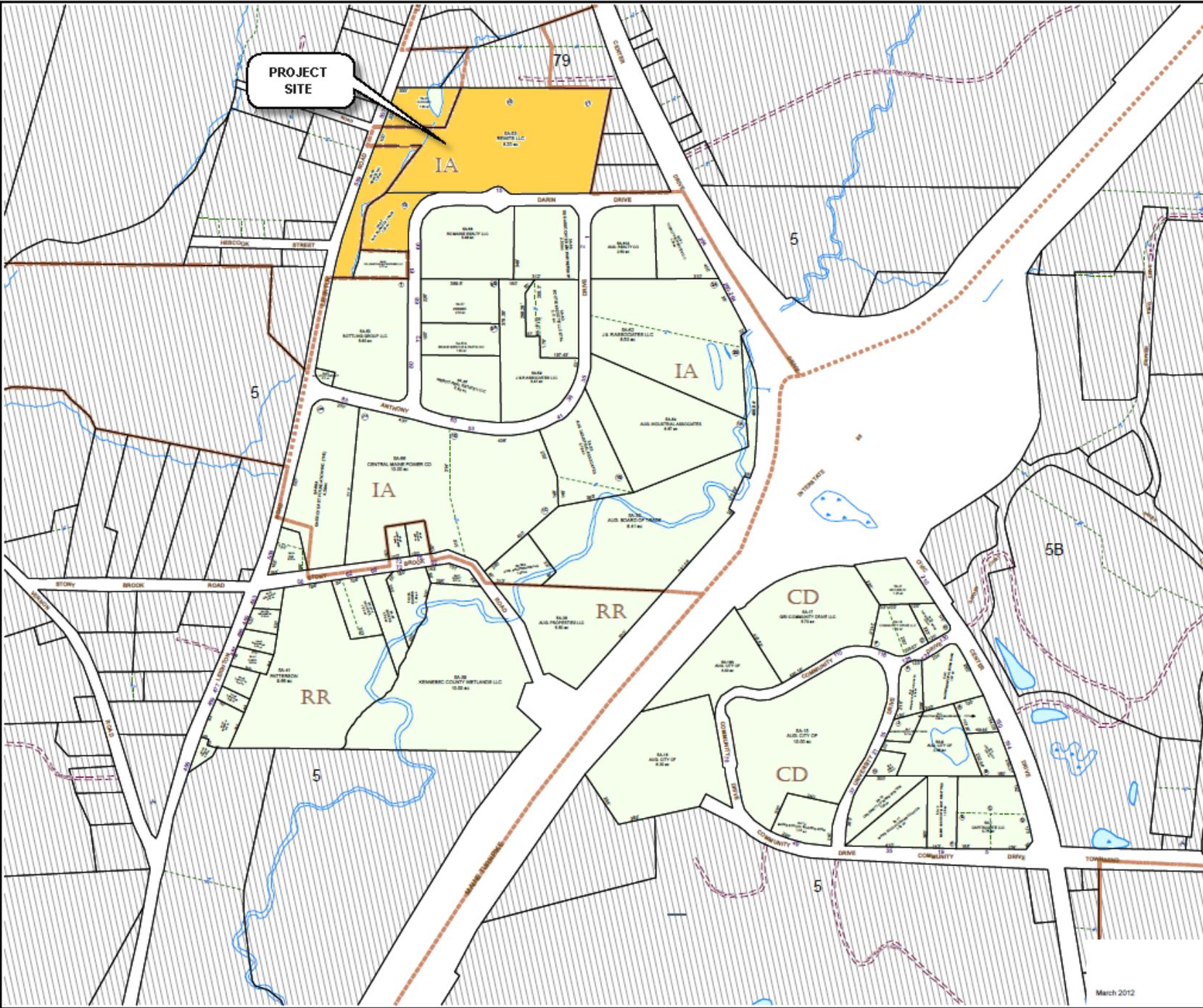
LOCATION MAP



PORTION OF AUGUSTA, MAINE USGS 7.5 MINUTE QUADRANGLE MAP
TAKEN FROM USGS.GOV WEBSITE



PROJECT SITE



Map 5A

- Zoning
- Third Bridge
- All Tie-in
- Symbol_Size
- All Tie-in Divided
- Historical Lines
- All Sublots
- Stream Contours
- Map 5A Parcels
- Wetland
- Tie-in
- Sublots Annotation



J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

CITY OF AUGUSTA APPLICATION FOR SITE DEVELOPMENT

Thayer Engineering Co., Inc.
April 22, 2016

DEVELOPMENT DESCRIPTION

This proposal is for a 14,400 square-foot warehouse building addition containing a new paper converting machine, shipping/receiving, storage and processing areas, and for a new 770 square-foot compactor shed for waste and paper recycling, onto the existing J. S. McCarthy Printers building at 15 Darin Drive in Augusta, Maine.

Parking, maneuvering and truck loading dock areas will be reconfigured and expanded with a net increase of about 18,200 square feet of pavement.

The existing 110,756 square-foot building contains approximately 4,800 square feet of office space, 87,545 square feet of production space, and 18,411 square feet of warehouse space.

Traffic to and from J.S. McCarthy Printers is not expected to significantly change after this expansion, and truck traffic will actually decrease due to the bulk deliveries that will be possible due to the new paper converting (cutting) machine. See the attached Trip Generation Analysis for Proposed J.S. McCarthy Printers in Augusta, dated April 19, 2016, by Diane Morabito, Maine Traffic Resources.

An additional 8 employees are expected after expansion. Total employee numbers after the expansion are expected to be:

- 94 employees during the week day shift, including office staff from 8am to 5pm, Monday through Friday and production staff from 5am to 3pm, Monday through Thursday;
- 31 employees during the week night shift, production staff from 3pm to 1am, Monday through Thursday;
- 34 employees during the weekend day shift, production staff from 5am to 5pm, Friday, Saturday and Sunday;
- 4 employees during the weekend night shift, production staff from 5pm to 5am, Friday, Saturday and Sunday.

There are currently 111 parking spaces. The proposed expansion will reconfigure/expand parking to 125 parking spaces, including 5 handicap parking

spaces, which is in conformance with the 125 required for the number of employees during the largest shift, after expansion.

The facility is connected to municipal water and sewer. Annual water usage in 2015 was approximately 256,100 cubic feet, supplied by Greater Augusta Utility District. Water used and wastewater generated will not significantly change as a result of this proposed building expansion.

The existing impervious areas total 184,611 square feet, comprised of the 110,756 square foot building and 73,885 square feet of driveways, parking and concrete pads. Upon completion of the proposed building addition, the building will occupy 125,926 square feet, and driveways, parking and concrete pads will cover 77,063 square feet, totaling 202,990 square feet of impervious surfaces.

Stormwater quantity and quality control for the existing site will be accomplished through an existing, to be expanded, soil filter/detention pond within an easement area on abutting property to the north, a new soil filter/detention pond to be constructed northerly of the new automobile parking lot, and an existing bioretention cell along the southwesterly parking lot.

The proposed building addition will direct its roof water through interior roof drains to the existing/expanded soil filter/detention pond to the north. The reconfigured paved areas will surface flow to the new soil filter/detention pond to the west. The attached stormwater calculations and report show that the volume and outlet control of the two (2) soil filter/detention ponds control the increase in flow from the proposed building and paved areas, and also show acceptable treatment for stormwater quality.

Proposed exterior lighting will be fully shielded cut-off fixtures to reduce light emanation. The lighting plan entitled "J.S. McCarthy Printers, 15 Darin Dr, Augusta, ME 04330", dated April 21, 2016, by Charron, Inc. is attached. The existing wooded buffer along the westerly and northerly sides of the building and parking expansions will be supplemented as necessary with additional plantings to maintain visual quality and to reduce adverse effects of sound and light on adjoining properties.

Blasting of ledge will not be necessary, evidenced by test pit logs attached herein.

Construction of the proposed development will begin as soon as all required permits have been issued. Construction activities will be carried out in accordance with the specifications set forth in Erosion & Sedimentation Control Plan shown on the attached plan entitled "E & S Plan, J. S. McCarthy Printers, 15 Darin Drive, Augusta, Maine", dated April 15, 2016, by Thayer Engineering Company, Inc.

Before earth moving construction activities begin, the portion of the site being developed will be protected from erosion and sedimentation by the installation of erosion control sediment barriers as shown on the following drawings.

Reference is made to the accompanying plans by Thayer Engineering Company, Inc., entitled:

- “Proposed Rezoning Plan, J. S. McCarthy Printers, 15 Darin Drive, Augusta, Maine”, drawing 1, dated March 31, 2016;
- “Site Plan, J. S. McCarthy Printers, 15 Darin Drive, Augusta, Maine”, drawing 2 of 4, dated April 15, 2016;
- “Construction Details Plan, J. S. McCarthy Printers, 15 Darin Drive, Augusta, Maine”, drawing 3 of 4, dated April 15, 2016; and
- “E & S Control Plan, J. S. McCarthy Printers, 15 Darin Drive, Augusta, Maine”, drawing 4 of 4, dated April 15, 2016.

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

**CITY OF AUGUSTA
APPLICATION FOR SITE DEVELOPMENT**

Thayer Engineering Co., Inc.
April 22, 2016

RIGHT, TITLE AND INTEREST

The existing facility and land being developed is owned by REWITS LLC, reference deeds recorded in Book 10934, Page 177, and Book 11734, Page 347, Kennebec County Registry of Deeds, copies attached.

The property address is 15 Darin Drive and is portions of Lots 53 and 32 shown on Augusta Tax Map 5A.

Following are copies of the above mentioned deeds.

**NO TRANSFER
TAX PAID**

Received Kennebec SS.
01/09/2012 8:00AM
Pages 5 Attest:
BEVERLY JUSTIN-HATHEWAY
REGISTER OF DEEDS

QUITCLAIM WITH COVENANT DEED

J.S. McCARTHY CO., INC., a Maine Corporation with its principal place of business at Augusta, Kennebec County, Maine for consideration paid, grants to **REWITS LLC**, a Maine limited liability company, with its principal place of business at Augusta, Maine, and having a mailing address of 15 Darin Drive, Augusta, Maine 04330-9479, with

QUITCLAIM COVENANT,

A certain lot or parcel of land with buildings thereon located on the northerly side of Darin Drive, in Augusta, Kennebec County, Maine bounded and described as follows:

Lots 10 and 11 as shown on a plan entitled "PLAN OF THE AUGUSTA BUSINESS PARK, AUGUSTA, MAINE," by O.G. Coulling, City Engineer, dated July 1977, filed in the Kennebec County Registry of Deeds on June 2, 1978 under filing No. E78063. Said lots are bounded on the East by property now or formerly of Thibeau, Pepin, Robinson and Bumford; on the South by Darin Drive, on the West by a brook and property now or formerly of Duncan and on the North by property now or formerly of Dostie Bros., Inc., and Dumas.

Said property is subject to the following restrictions binding on the Grantee, its successors and assigns:

1. Said premises shall be restricted to be used by the Grantee, its successors and assigns, solely for the manufacture, storage, distribution, repair, processing and sale of goods and equipment of any kind or nature and office uses associated with any of the foregoing, unless other uses are first approved in writing by the Cushnoc Board of Trade, which approval shall not be unreasonably withheld or delayed.
2. The exterior design of any and all buildings shall be first approved by Cushnoc Board of Trade, but such approval shall not be unreasonably withheld and shall be deemed to have been granted unless written objection shall have been delivered to Grantee on or prior to the thirtieth day following the date a proposed written design shall have been furnished to Cushnoc Board of Trade.
3. All plans pertaining to building and site design, including layout, parking capacity, landscaping, signs, light standards and subsequent alterations and additions are subject to review and approval, prior to implementation by the Architectural Review Committee of the Cushnoc Board of Trade. Entire area to be landscaped as approved. All such reviews and approvals shall be deemed to have been given unless written objection shall have been delivered to Grantee on

or prior to the thirtieth day following the date any such written plans have been submitted to said Architectural Review Committee.

4. Said premises shall be attractively landscaped with the entire area being used for building, parking, lawn or ornamental trees.
5. Building lines shall be maintained at minimum distances of twenty (20) feet from any street lines and ten (10) feet from side lines and rear lines of said property.
6. Any building constructed on said lot shall be closed in within one year from the start of construction unless prevented from doing so by strikes, acts of God or other circumstances beyond the control of the Grantee, its successors or assigns.
7. All parking lots, driveways, and walks are to be surfaced with bituminous concrete, concrete, brick or approved equal material.
8. All utilities shall be underground, excepting pad mount transformers, telephone terminal boxes, access hatch to pumping station and lighting standards.
9. All trash, garbage, and debris of every kind shall be stored indoors until such time as it is to be collected for disposal unless such material is fully screened from the vision of other property owners.
10. No flashing, blinking or rotating signs shall be permitted outdoors on said premises. The location and contents of any outside sign shall be subject to the approval of the Architectural Review Committee of the Cushnoc Board of Trade, but such approval shall not be unreasonably withheld. No sign or structure shall be located within ten (10) feet of the right of way line.
11. Open storage and any use or operation which is detrimental or objectionable by reason of noise, odor, vibration, smoke or hazardous nature is prohibited.
12. Any subsequent purchaser must be bound by all things the original purchaser was bound by.
13. Permission for future adjustments and minor variances which are not detrimental to the park are subject to the decision and exclusive enforcement rights of the Architectural Review Committee of the Cushnoc Board of Trade.
14. No building site shall be resubdivided until a plan for such proposed resubdivision shall have been submitted to and approved by the Cushnoc Board of Trade in writing.
15. Excepting and reserving to the Grantor, its successors and assigns, the right

to lay and maintain water, sewer and utility lines underground across said premises at such location as will not interfere with any building to be constructed on said premises.

16. Excepting and reserving to the Grantor, its successors or assigns, an easement ten (10) feet wide on said premises along any adjacent street to be used for underground utility and sewer purposes, and installation of surface transformers, terminal boxes or switch gear.
17. The Grantee agrees to construct a facility as proposed on said premises with construction to commence within one year of the date hereof. If it is not so built, the Grantor reserves the option to buy back the premises at the price sold to the Grantee.

Being the same premises conveyed to J.S. McCarthy Co., Inc. by deed of Cushnoc Board of Trade dated October 31, 1986 and recorded at Book 3048, Page 279 Kennebec County Registry of Deeds.

TOGETHER with a drainage easement on a certain lot or parcel of land situate northeasterly of Darin Drive, so-called, and westerly of Civic Center Drive, so-called, in the City of Augusta, Kennebec County, State of Maine, said easement to allow for the construction, use, maintenance, repair and reconstruction of a storm water detention/treatment system labeled "NEW SOIL FILTER" on a plan entitled "Site Plan, J. S. McCarthy Printers, 15 Darin Drive, Augusta, Maine," dated January 12, 2007, revised January 17, 2007, by Thayer Engineering Company, Inc., Farmingdale, Maine, hereinafter called the "McCarthy plan," said easement being bounded and described as follows:

Commencing at the westerly corner of said land of Harper's North, LLC on the northeasterly line of land now or formerly of Richard A. Duncan and Marlene R. Duncan, reference deed recorded in said Registry of Deeds in Book 1526, Page 637, all as shown on the McCarthy plan; thence S 59° 15' 00" E along the northeasterly line of said land of Richard A. Duncan and Marlene R. Duncan a distance of 62.43 feet; thence S 59° 47' 00" E along the northeasterly line of said land of Richard A. Duncan and Marlene R. Duncan and along the northeasterly line of said land of J. S. McCarthy Co., Inc., a distance of 83.71 feet to the point of beginning of the easement; thence N 77° 57' 39" E crossing said land of Harper's North, LLC a distance of 62.31 feet; thence S 87° 09' 50" E crossing said land of Harper's North, LLC a distance of 103.27 feet; thence S 14° 19' 51" W crossing said land of Harper's North, LLC a distance of 77.13 feet; thence S 40° 38' 56" E crossing said land of Harper's North, LLC a distance of 46.40 feet to the northeasterly line of said land of J. S. McCarthy Co., Inc.; thence N 59° 47' 00" W along the northeasterly line of said land of J. S. McCarthy Co., Inc. a distance of 202.77 feet to the point of beginning, containing 8,424 square feet, more or less.

Bearings are based on a magnetic north observation as shown on the McCarthy plan.

Also granted is the right to increase storm water runoff that will result from a proposed building expansion on land of J. S. McCarthy Co., Inc., reference deed recorded in Kennebec County Registry of Deeds in Book 3048, Page 279; to allow for an outlet pipe and riprap apron to be constructed from the northerly side of said drainage easement and storm water detention/treatment system into the existing storm water detention pond on land of Harper's North, LLC, reference deed recorded in said Registry of Deeds in Book 6885, Page 315; and a temporary easement for the construction of the storm water detention/treatment system.

The above described rights and easements shall be appurtenant to land of J.S. McCarthy Co., Inc., as described in said deed recorded in Book 3048, Page 279.

Being the easement granted to J.S. McCarthy Co., Inc. by Easement deed of Harper's North, LLC, dated February 12, 2007 and recorded in Book 9253, Page 160 Kennebec County Registry of Deeds.

SUBJECT to an easement for any and all purposes other than the placement of buildings thereon but expressly including the right to pave surfaces, disturb the soil, install utilities, and make any other improvements, on, over and under the following described parcel (the "Easement Area") situated westerly of Civic Center Drive, so-called, in the City of Augusta, County of Kennebec, and State of Maine, bounded and described as follows: a certain lot or parcel of land situate westerly of Civic Center Drive, so-called, in the City of Augusta, Kennebec County, State of Maine, being bounded and described as follows:

Beginning at the easterly corner of land of J.S. McCarthy Co., Inc., reference deed recorded in Kennebec County Registry of Deeds in Book 3048, Page 279, at the northerly corner of land now or formerly of Greely Associates, LLC, reference deed recorded in said Registry of Deeds in Book 9413, Page 342, on the southwesterly line of land now or formerly of Harper's North, LLC, reference deed recorded in said Registry of Deeds in Book 6885, Page 315; thence N 59°48' 35" W along the southwesterly line of said land of Harper's North, LLC a distance of 43.77 feet; thence S 28° 15' 33" W along a southeasterly line of land being retained by J.S. McCarthy Co., Inc., a distance of 208.57 feet to the westerly corner of said land of Greely Associates, LLC; thence N 40° 11' 12" E along the northwesterly line of said land of Greely Associates, LLC a distance of 211.66 feet to the point of beginning, containing 4,562 square feet, more or less.

Bearings are based on a 1977 magnetic north observation.

The above description is based on documents of record and is not based a current boundary survey.

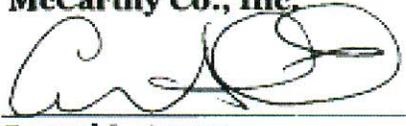
This easement shall be appurtenant to land of Kennebec Savings Bank located adjacent to the Easement Area and further described in that certain deed of Greeley Associates, LLC dated October 3, 2007 recorded in Book 9527, Page 268 of the Kennebec County Registry of Deeds. Being the easement deed granted by J.S. McCarthy

Co., Inc., to Kennebec Savings Bank, dated December 17, 2007 and recorded in Book 9599, Page 224 Kennebec County Registry of Deeds.

Subject to (i) a certain Mortgage and Security Agreement to TD Banknorth, N.A., dated July 27, 2007, recorded at Book 9442, Page 125, and (ii) a certain Mortgage, Security Agreement and Financing Statement from JSM to Peoples Heritage Bank dated April 28, 2000, and recorded in the Kennebec County Registry of Deeds at Book 6194, Page 181, as amended by First Amendment to Mortgage Deed, Security Agreement and Financing Statement dated July 27, 2007, recorded at Book 9442, Page 166; and (iii) a certain Assignment of Leases and Rents to TD Banknorth, N.A., dated July 27, 2007, recorded at Book 9442, Page 160 Kennebec County Registry of Deeds.

IN WITNESS WHEREOF, J.S. McCarthy Co., Inc., has caused this instrument to be signed and sealed in its corporate name by Conrad L. Ayotte, its Vice President, thereunto duly authorized this 30th day of December, 2011.

J.S. McCarthy Co., Inc.

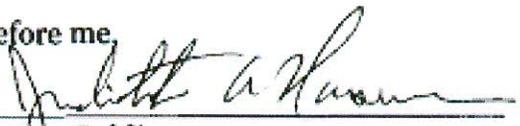
By: 
Conrad L. Ayotte
Its Vice President

**STATE OF MAINE
COUNTY OF KENNEBEC**

December 30, 2011

Personally appeared the above-named **Conrad L. Ayotte, Vice President of J.S. McCarthy Co., Inc.**, and acknowledged the signing of the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said corporation.

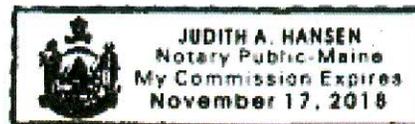
Before me,


Notary Public

(Type or print name below line)

HL/t/13104

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OPR BK 11734 PGS 347 - 348 07/10/2014 09:13:15 AM
INSTR # 2014014573 # OF PAGES 2
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

**TRANSFER
TAX
PAID**

WARRANTY DEED

RICHARD A. DUNCAN of Augusta, Kennebec County, Maine for consideration

paid, grants to **REWITS, LLC** a Maine Limited Liability Company with an address of 15

Darin Drive, Augusta, ME with **WARRANTY COVENANTS**

A certain lot or parcel of land with buildings thereon, situated in Augusta, Kennebec County, Maine on the westerly side of the Kennebec River, and on the easterly side of the Oakland Road, so-called, bounded and described as follows:

Beginning the easterly side of said road at the southwest corner of land of one Gaboury; thence running easterly on said Gaboury's southerly line to a stone bound three hundred (300) feet; thence running in a southerly direction and parallel with the Oakland Road, two hundred (200) feet; thence westerly to a point on the easterly side of the Oakland Road two hundred (200) feet south of the point of beginning; thence along the easterly side of said Road two hundred (200) feet in a northerly direction to the point of beginning. The south line is three hundred (300) feet, more or less.

Excepting and reserving to Frank E. Lyon, his heirs and assigns, a right of way from said Oakland Road to land of said Lyon lying easterly of the parcel hereby conveyed, being the driveway as now used on said above described premises, and extending to said Lyon's said land lying easterly of the parcel hereby conveyed.

Subject to pole rights to Central Maine Power Company by deed recorded in said Registry in Book 927, Page 42.

Meaning and intending to convey premises described in deed of Donald F. Parker and Edith W. Parker to Richard A. Duncan and Marlene R. Duncan, as joint tenants, dated July 1970 and recorded in Book 1526 Page 637 Kennebec County Registry of Deeds. Marlene R. Duncan is deceased, leaving Richard A. Duncan as surviving joint tenant.

WITNESS my hand and seal this 9th day of July, 2014.

Lake & Denison
②





Richard A. Duncan

STATE OF MAINE
COUNTY OF KENNEBEC

July 9, 2014

Personally appeared the above named **Richard A. Duncan** and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public

(Type or Print Name Below Line)

LD/t
t-3852

R. Howard Lake
Notary Public, Maine
My Commission Expires November 8, 2020

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

CITY OF AUGUSTA APPLICATION FOR SITE DEVELOPMENT

Thayer Engineering Co., Inc.
April 22, 2016

REVIEW CRITERIA A. POLLUTION

The development will not result in undue water or air pollution.

Water supply and wastewater disposal for the existing facility is provided by Greater Augusta Utility District. Water usage in 2015 was approximately 256,100 cubic feet, supplied by Greater Augusta Utility District. Water used and wastewater generated will not significantly change as a result of this proposed building expansion.

Stormwater quantity and quality control for the existing site will be accomplished through an existing, to be expanded, soil filter/detention pond within an easement area on abutting property to the north, a new soil filter/detention pond to be constructed northerly of the new parking lot, and an existing bioretention cell along the southwesterly parking lot.

The proposed building addition will direct its roof water through interior roof drains to the existing/expanded soil filter/detention pond to the north. The reconfigured paved areas will surface flow to the new soil filter/detention pond to the west. The attached stormwater calculations and report show that the volume and outlet control of the two (2) soil filter/detention ponds control the increase in flow from the proposed building and paved areas, and also show acceptable treatment for stormwater quality.

According to the "Soil Survey of Kennebec County Maine" published by the USDA, Soil Conservation Service, the soils on the site are Hartland very fine sandy loam, 8 to 15 percent slopes; Scio very fine sandy loam, 3 to 8 percent slopes; and Windsor loamy sand 8 to 15 percent slopes. Steepness of slopes are known limitations that are considered in the site design.

A small forested wetland area of less than 600 square feet along the westerly side of the proposed truck maneuvering area will be impacted as part of this proposal. There are and have been no other areas of wetland impact associated with this development.

Solid waste generated during construction of the building addition will be removed from the site and disposed of at approved disposal facilities.

The proposed project will actually reduce paper waste as a result of the installation of a converting machine allowing J.S. McCarthy to purchase rolls of paper and to convert them into sheets. The proposed project will not cause an unreasonable burden on the municipality. J.S. McCarthy Printers adheres to aggressive recycling programs.

The existing J.S. McCarthy Printing operations generate no undue air pollution, and this proposal will be an expansion of the same resulting in no undue air pollution.

REPORT

16-0203

March 24, 2016

Explorations and Geotechnical Engineering Services

Bearing Capacity Assessment
Proposed Building Addition
15 Darin Drive
Augusta, Maine

Prepared For:

J. S. McCarthy Printers
Attention: Rick Tardiff, President/CEO
15 Darin Drive
Augusta, ME 04330

Prepared By:

S. W. Cole Engineering, Inc.
555 Eastern Avenue
Augusta, ME 04330
T: (207) 626-0600



- *Geotechnical Engineering*
- *Construction Materials Testing and Special Inspections*
- *GeoEnvironmental Services*
- *Test Boring Explorations*

www.swcole.com

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Attachment A	Limitations
Sheet 1	Site Location Plan
Sheets 2 - 4	Exploration Logs
Sheet 5	Key to the Notes and Symbols
Sheet 6	Underdrain Detail

16-0203

March 24, 2016

J. S. McCarthy Printers
Attention: Rick Tardiff, President/CEO
15 Darin Drive
Augusta, ME 04330

Subject: Explorations and Geotechnical Engineering Services
Bearing Capacity Assessment
Proposed Building Addition
15 Darin Drive
Augusta, Maine

Dear Rick:

In accordance with our Revised Agreement, dated March 14, 2016, we have observed subsurface explorations for the subject project. This report summarizes our findings and geotechnical recommendations and its contents are subject to the limitations set forth in Attachment A.

INTRODUCTION

Scope and Purpose

The purpose of our services was to obtain subsurface information at the site in order to assess the allowable bearing capacity for the proposed building addition and provide recommendations for preparation of foundation subgrades. Our scope of services included five test pit explorations, an assessment of allowable soil bearing capacity and preparation of this report.

Site and Proposed Construction

The proposed site is located within the Augusta Business Park at 15 Darin Drive in Augusta, Maine. The site is currently mostly paved with an existing stormwater management area on the westerly edge of the site.

We understand development plans call for the construction of a 14,400 square foot addition on the northwest corner of the existing building. We understand the building will be a clear-span, pre-fabricated metal building with a dock high, on-grade floor slab and spread footing foundations to accommodate new loading docks. Based on the provided Preliminary Site Plan, existing grades generally slope from east to west from elevation 218 to 213 feet within the proposed addition. We understand the proposed finish floor will be at elevation 220.5 feet requiring tapered fills of up to 7 feet. A 20 by 36 foot compactor shed with a proposed FFE of 218.1 feet is proposed on the west side of the proposed addition. A 40 by 60 foot exterior concrete slab is proposed on the south side of the proposed addition.

EXPLORATION AND TESTING

Explorations

Five test pits (TP-101 through TP-105) were made at the site on March 14, 2016 by Tardiff Construction. The exploration locations were selected and located by S. W. Cole Engineering, Inc. (S.W.COLE) at the site using taped measurements from existing site features. The approximate exploration locations are shown on the "Exploration Location Plan" attached as Sheet 1. Logs of the test pits are attached as Sheets 2 through 4. The elevations shown on the logs were estimated based on topographic information shown on Sheet 1. A key to the notes and symbols used on the logs is attached as Sheet 5.

Testing

The test pits were continuously observed and the soils were visually classified at the time of excavation.

SUBSURFACE CONDITIONS

Test pits TP-101 through TP-105 were made around the perimeter of the proposed building addition and encountered a soils profile generally consisting of a 0.5 to 1.5-foot thick surficial layer of fill and/or topsoil overlying native sand with varying amounts of silt. Test pits were terminated in the native sands at depths of about 9.5 to 10.5 feet. Refer to the attached logs for more detailed subsurface information.

The soils encountered at the test pits were generally wet from the ground surface. Free groundwater was not observed at the time of our exploration. It should be anticipated that groundwater levels will fluctuate, particularly in response to periods of snowmelt and precipitation and changes in site use.

EVALUATION AND RECOMMENDATIONS

Foundation Design & Subgrade Preparation

Based on the subsurface findings, the proposed construction appears feasible from a geotechnical standpoint. We recommend the existing topsoil, asphalt, and fill be completely removed from beneath the proposed building addition exposing native soils. We recommend spread footing foundations be founded on a nominal 4 inch layer of Crushed Stone overlying the native sands. For footings bearing on properly prepared subgrades, we recommend the following geotechnical parameters for design consideration:

Geotechnical Parameters for Spread Footings	
Net Allowable Soil Bearing Pressure	2.0 ksf
Base Friction Factor	0.35
Seismic Soil Site Class (2009 IBC/MUBEC)	D

We recommend an underdrain system be installed on the outside edge of the perimeter footings. The underdrain pipe should consist of 4-inch diameter, perforated SDR-35 foundation drain pipe bedded in Crushed Stone and wrapped in non-woven geotextile fabric, such as Mirafi 160N. The underdrain pipe must have a positive gravity outlet protected from freezing, clogging and backflow. Surface grades should be sloped away from the building for positive surface water drainage. General underdrain details are illustrated on Sheet 6.

Excavation and Dewatering

Excavation work will generally encounter native sands. Care must be exercised during construction to limit disturbance of the bearing soils. Final cuts to subgrade in soil should be performed with a smooth-edged bucket to help minimize soil disturbance.

Sumping and pumping dewatering techniques should be adequate to control groundwater in excavations. Controlling the water levels to at least one foot below planned excavation depths will help stabilize subgrades during construction. Excavations must be properly shored or sloped in accordance with OSHA regulations to prevent sloughing and caving of the sidewalls during construction. Care must be taken to preclude undermining adjacent structures and utilities. The design and planning of excavations, excavation support systems, and dewatering is the responsibility of the contractor.

Design Review and Construction Testing

S.W.COLE should be retained to review the foundation plans to determine that our foundation and earthwork recommendations have been properly interpreted and implemented. We understand S.W.COLE has been retained to observe earthwork, preparation of foundation subgrades, backfilling, and soil compaction.

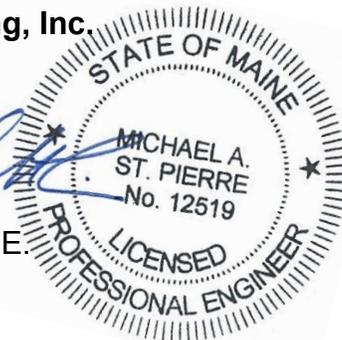
CLOSURE

It has been a pleasure to be of assistance to you with this phase of your project. We look forward to working with you during the construction phase of the project.

Sincerely,

S. W. Cole Engineering, Inc.


Michael A. St. Pierre, P.E.
Geotechnical Engineer



MAS/rec

Attachment A Limitations

This report has been prepared for the exclusive use of J. S. McCarthy Printers for specific application to the Proposed Building Addition project at 15 Darin Drive in Augusta, Maine. S. W. Cole Engineering, Inc. (S.W.COLE) has endeavored to conduct our services in accordance with generally accepted soil and foundation engineering practices. No warranty, expressed or implied, is made.

The soil profiles described in the report are intended to convey general trends in subsurface conditions. The boundaries between strata are approximate and are based upon interpretation of exploration data and samples.

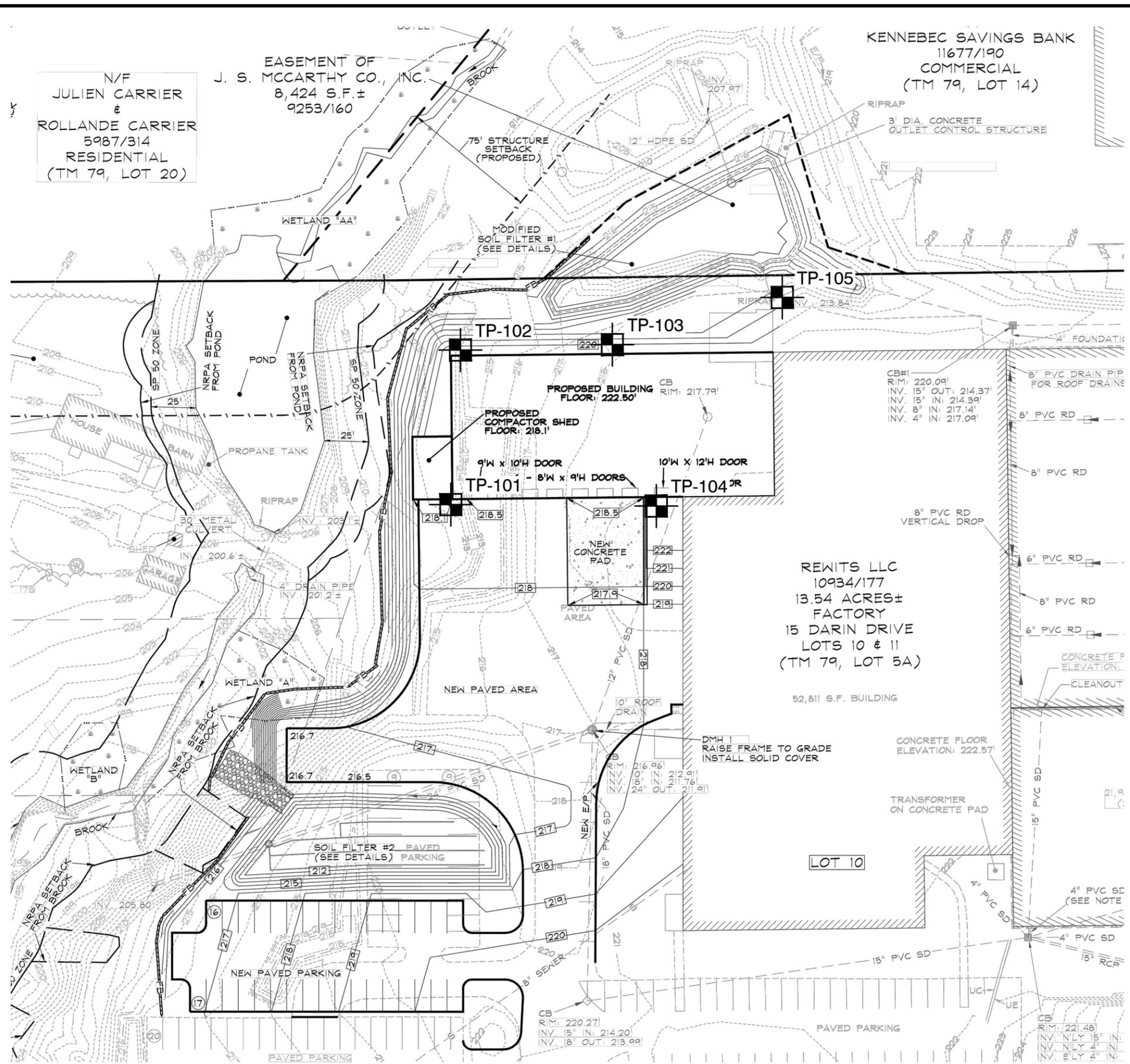
The analyses performed during this investigation and recommendations presented in this report are based in part upon the data obtained from subsurface explorations made at the site. Variations in subsurface conditions may occur between explorations and may not become evident until construction. If variations in subsurface conditions become evident after submission of this report, it will be necessary to evaluate their nature and to review the recommendations of this report.

Observations have been made during exploration work to assess site groundwater levels. Fluctuations in water levels will occur due to variations in rainfall, temperature, and other factors.

S.W.COLE's scope of services has not included the investigation, detection, or prevention of any Biological Pollutants at the project site or in any existing or proposed structure at the site. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and the byproducts of any such biological organisms.

Recommendations contained in this report are based substantially upon information provided by others regarding the proposed project. In the event that any changes are made in the design, nature, or location of the proposed project, S.W.COLE should review such changes as they relate to analyses associated with this report. Recommendations contained in this report shall not be considered valid unless the changes are reviewed by S.W.COLE.

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LEGEND:

APPROXIMATE TEST PIT LOCATION

NOTES:

1. EXPLORATION LOCATION PLAN WAS PREPARED FROM A 1"=50' SCALE PLAN OF THE SITE ENTITLED "PRELIMINARY SITE PLAN," PREPARED BY THAYER ENGINEERING COMPANY, DATED FEBRUARY 26, 2016.
2. THE TEST PITS WERE LOCATED IN THE FIELD BY TAPED MEASUREMENTS FROM EXISTING SITE FEATURES.
3. THIS PLAN SHOULD BE USED IN CONJUNCTION WITH THE ASSOCIATED S. W. COLE ENGINEERING, INC. GEOTECHNICAL REPORT.
4. THE PURPOSE OF THIS PLAN IS ONLY TO DEPICT THE LOCATION OF THE EXPLORATIONS IN RELATION TO THE EXISTING CONDITIONS AND PROPOSED CONSTRUCTION AND IS NOT TO BE USED FOR CONSTRUCTION.



J. S. MCCARTHY PRINTERS
EXPLORATION LOCATION PLAN
 PROPOSED BUILDING ADDITION
 15 DARIN DRIVE
 AUGUSTA, MAINE

Job No.:	16-0203	Scale:	1" = 60'
Date:	03/24/2016	Sheet:	1



S.W. COLE ENGINEERING, INC.

TEST PIT LOGS

PROJECT/CLIENT: PROPOSED BUILDING ADDITION / J. S. MCCARTHY PRINTERS
 LOCATION: 15 DARIN DRIVE, AUGUSTA, MAINE
 BACKHOE FIRM: TARDIFF CONSTRUCTION OPERATOR: JEFF TARDIFF

PROJECT NO.: 16-0203
 SWC REP.: MAS

TEST PIT TP-103			
DATE: <u>3/14/2016</u>		SURFACE ELEVATION: <u>±218.0'</u>	LOCATION: <u>SEE SHEET 1</u>
SAMPLE NO.	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
	0.8'	BROWN GRAY SAND, SOME SILT (FILL)	
	2.0'	ORANGE BROWN FINE SAND, SOME SILT	
	10.5'	BROWN FINE TO MEDIUM SAND, SOME SILT	
COMPLETION DEPTH: <u>10.5'</u>		NO FREE WATER OBSERVED DEPTH TO WATER: <u>ALL SOILS WET</u>	

TEST PIT TP-104			
DATE: <u>3/14/2016</u>		SURFACE ELEVATION: <u>±219.0'</u>	LOCATION: <u>SEE SHEET 1</u>
SAMPLE NO.	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
	0.5'	TOPSOIL	
	4.0'	BROWN SILTY FINE SAND	
	4.5'	ORANGE BROWN FINE SAND, SOME SILT	
	10.0'	BROWN FINE TO MEDIUM SAND, SOME SILT	
COMPLETION DEPTH: <u>10.0'</u>		NO FREE WATER OBSERVED DEPTH TO WATER: <u>ALL SOILS WET</u>	



S.W. COLE ENGINEERING, INC.

TEST PIT LOGS

PROJECT/CLIENT: PROPOSED BUILDING ADDITION / J. S. MCCARTHY PRINTERS
 LOCATION: 15 DARIN DRIVE, AUGUSTA, MAINE
 BACKHOE FIRM: TARDIFF CONSTRUCTION OPERATOR: JEFF TARDIFF

PROJECT NO.: 16-0203
 SWC REP.: MAS

TEST PIT <u>TP-105</u>			
DATE: <u>3/14/2016</u>		SURFACE ELEVATION: <u>±218.5'</u>	LOCATION: <u>SEE SHEET 1</u>
SAMPLE NO.	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
	0.8'	BROWNISH GRAY SAND, SOME SILT (FILL)	
	2.0'	DARK BROWN FINE SAND, SOME SILT, OCCASIONAL ORGANICS (RELIC TOPSOIL)	
	4.5'	ORANGE BROWN FINE SAND, SOME SILT	
	10.0'	BROWN FINE TO MEDIUM SAND, SOME SILT	
COMPLETION DEPTH: <u>10.0'</u>		NO FREE WATER OBSERVED DEPTH TO WATER: <u>ALL SOILS WET</u>	

TEST PIT _____			
DATE: _____		SURFACE ELEVATION: _____	LOCATION: _____
SAMPLE NO.	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
COMPLETION DEPTH: _____		DEPTH TO WATER: _____	

KEY TO NOTES & SYMBOLS

Test Boring and Test Pit Explorations

All stratification lines represent the approximate boundary between soil types and the transition may be gradual.

Key to Symbols Used:

w	-	water content, percent (dry weight basis)
q _u	-	unconfined compressive strength, kips/sq. ft. - laboratory test
S _v	-	field vane shear strength, kips/sq. ft.
L _v	-	lab vane shear strength, kips/sq. ft.
q _p	-	unconfined compressive strength, kips/sq. ft. – pocket penetrometer test
O	-	organic content, percent (dry weight basis)
W _L	-	liquid limit - Atterberg test
W _P	-	plastic limit - Atterberg test
WOH	-	advance by weight of hammer
WOM	-	advance by weight of man
WOR	-	advance by weight of rods
HYD	-	advance by force of hydraulic piston on drill
RQD	-	Rock Quality Designator - an index of the quality of a rock mass.
γ _T	-	total soil weight
γ _B	-	buoyant soil weight

Description of Proportions:

Trace:	0 to 5%
Some:	5 to 12%
“Y”	12 to 35%
And	35+%
With	Undifferentiated

Description of Stratified Soils

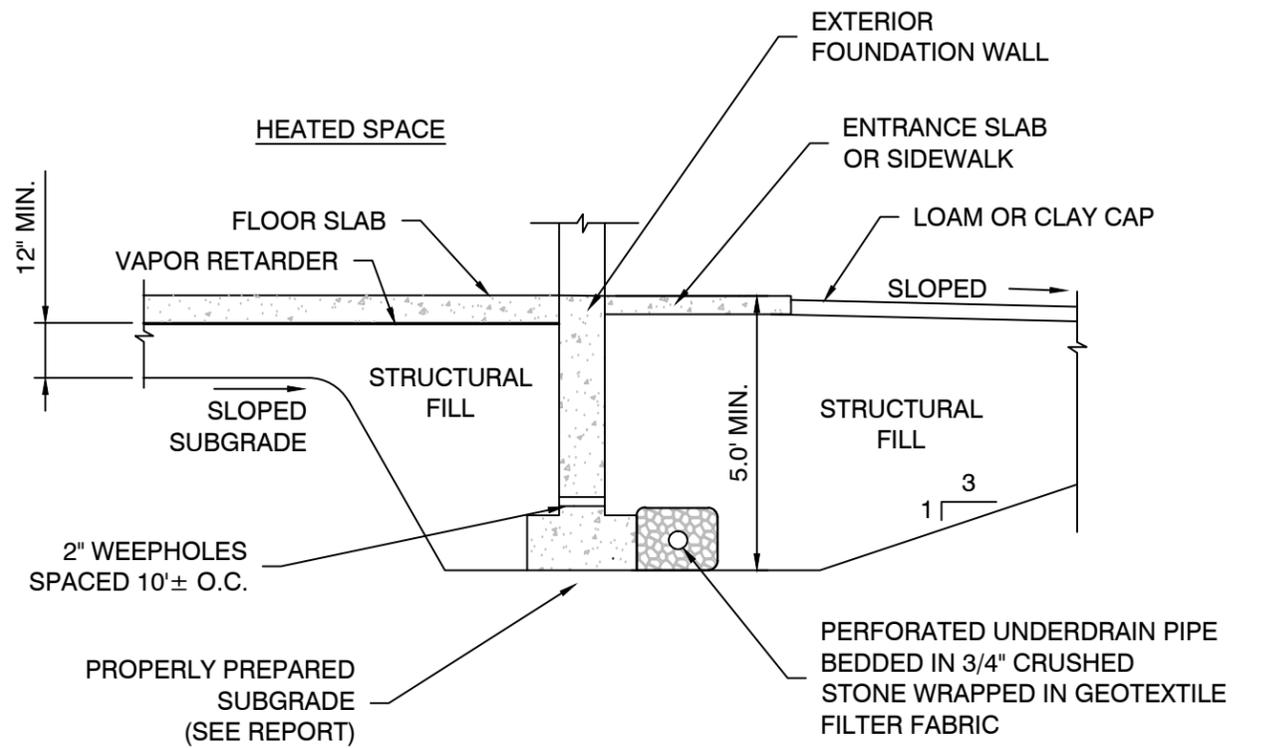
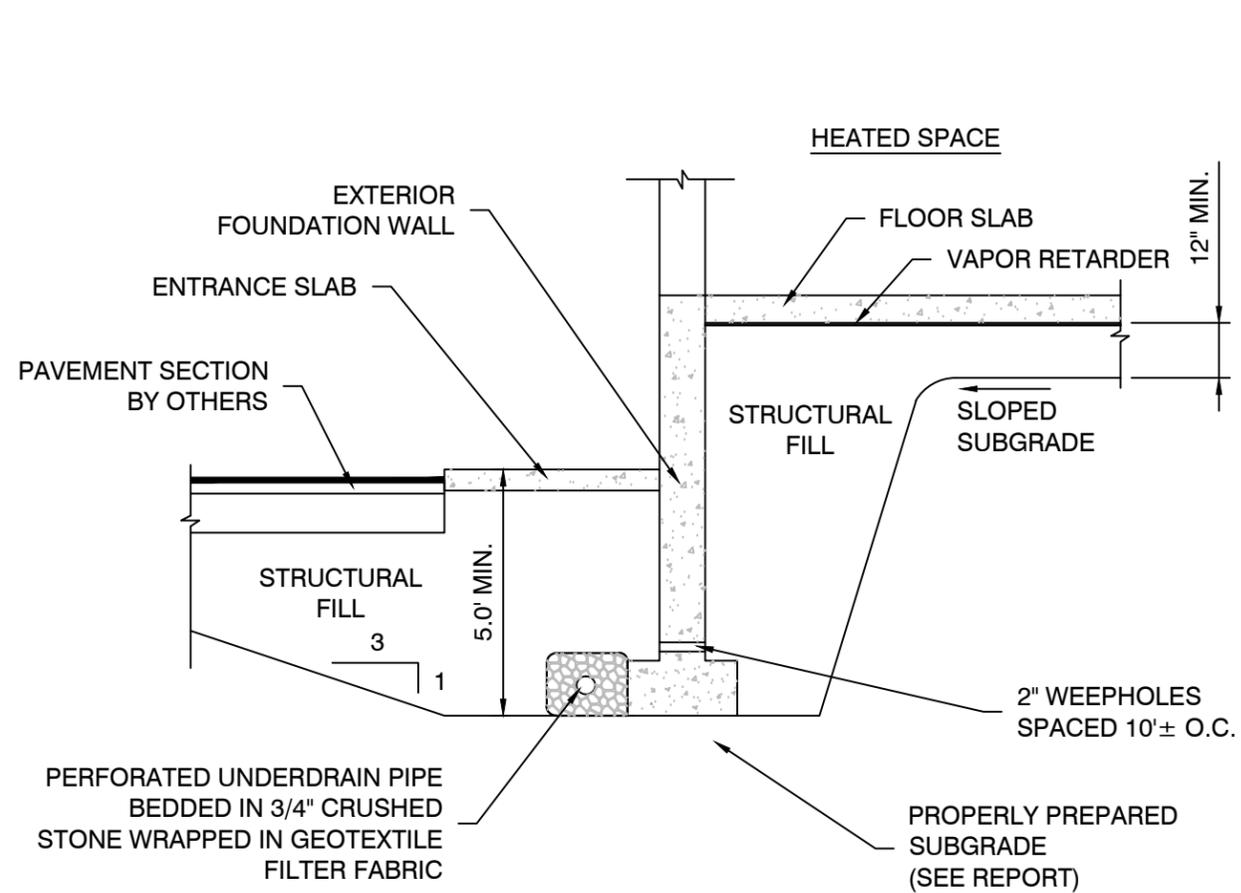
Parting:	0 to 1/16” thickness
Seam:	1/16” to 1/2” thickness
Layer:	½” to 12” thickness
Varved:	Alternating seams or layers
Occasional:	one or less per foot of thickness
Frequent:	more than one per foot of thickness

REFUSAL: Test Boring Explorations - Refusal depth indicates that depth at which, in the drill foreman's opinion, sufficient resistance to the advance of the casing, auger, probe rod or sampler was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

REFUSAL: Test Pit Explorations - Refusal depth indicates that depth at which sufficient resistance to the advance of the backhoe bucket was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

Although refusal may indicate the encountering of the bedrock surface, it may indicate the striking of large cobbles, boulders, very dense or cemented soil, or other buried natural or man-made objects or it may indicate the encountering of a harder zone after penetrating a considerable depth through a weathered or disintegrated zone of the bedrock.

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NOTE:

1. UNDERDRAIN INSTALLATION AND MATERIAL GRADATION RECOMMENDATIONS ARE CONTAINED WITHIN THIS REPORT.
2. DETAIL IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, NOT FOR CONSTRUCTION.



J. S. MCCARTHY PRINTERS
UNDERDRAIN DETAIL
 PROPOSED BUILDING ADDITION
 15 DARIN DRIVE
 AUGUSTA, MAINE

Job No.:	16-0203	Scale:	Not to Scale
Date :	03/24/2016	Sheet:	6

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

**CITY OF AUGUSTA
APPLICATION FOR SITE DEVELOPMENT**

Thayer Engineering Co., Inc.
April 22, 2016

**REVIEW CRITERIA B. and C.
POTABLE AND MUNICIPAL WATER**

The proposed development expansion will not increase water usage. The facility is connected to municipal water and sewer. Annual water usage in 2015 was approximately 256,100 cubic feet, supplied by Greater Augusta Utility District.

Michael A. Morey, Engineering Services Supervisor, Greater Augusta Utility District, has been contacted to confirm the district's ability to supply water for the proposed facility.

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

CITY OF AUGUSTA APPLICATION FOR SITE DEVELOPMENT

Thayer Engineering Co., Inc.
April 22, 2016

REVIEW CRITERIA D. SOIL EROSION

This proposal is for a 14,400 square-foot warehouse building addition containing a new paper converting machine, shipping/receiving, storage and processing areas, and for a new 770 square-foot compactor shed for waste and paper recycling, onto the existing J. S. McCarthy Printers building at 15 Darin Drive in Augusta, Maine.

Stormwater quantity and quality control for the existing site will be accomplished through an existing, to be expanded, soil filter/detention pond within an easement area on abutting property to the north, a new soil filter/detention pond to be constructed northerly of the new parking lot, and an existing bioretention cell along the southwesterly parking lot.

Standard erosion and sedimentation control measures will be taken to ensure that the construction of this project will have minimal adverse impact on the adjacent resources. Reference is made to the attached plans for erosion and sedimentation control details.

The following plan for controlling sedimentation and erosion is based upon sound conservation practices including those outlined in the "Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices" by the Cumberland County Soil and Water Conservation District and the Maine Department of Environmental Protection, dated March 1991 (as revised) ("BMPs").

GENERAL CONSIDERATIONS

In areas where ground cover is removed between September 15th and May 1st, mulch shall be applied as called for in this plan within 2 days of the removal of the ground cover.

In areas where ground cover is removed, the area shall be stabilized as soon as is practical either by a structural method meeting the standards as called for in the BMPs or by permanent vegetative cover.

Any construction activities taking place between November 1st and April 15th shall adhere to the following Winter Construction Plan:

1. The interim period for any exposed area shall be limited to 2 calendar days;
2. No more than 1 acre of the site may be without stabilization at one time;
3. Where required, installation of filter barrier may be modified from detail on plans to substitute 6-inches of clean gravel over the bottom of the filter barrier in lieu of trenching and backfilling fabric. All areas within 100 feet of protected natural resource must be protected by a double row of filter barriers;
4. Mulching and seeding rates shall adhere to the Temporary Seeding and Mulching Schedule set forth herein. Note that all mulching rates shall be doubled as shown in Note 1 of the schedule and should follow the sensitive area schedule. At the end of each construction day, all areas that have been brought to final grade must be stabilized. Mulch may not be spread on top of snow;
5. All vegetated ditch lines that have not been stabilized by November 1, or will be worked during the winter, must be stabilized with an appropriate stone lining backed by an appropriate gravel bed or geotextile unless specifically released from this standard by the Department of Environmental Protection; and
6. Construction shall be planned to eliminate the need for seeding during the fall, winter or mud season.

CONSTRUCTION EROSION CONTROL MEASURES

PROPOSED SCHEDULE FOR IMPLEMENTATION OF EROSION & SEDIMENTATION CONTROL MEASURES

- (1) Prior to any earth-moving, grubbing or construction activities, filter barriers shall be installed in the locations shown on the accompanying "Site Plan" and as specified in this plan;
- (2) The topsoil shall be removed and stockpiled on-site. Filter barriers shall be installed around any stockpiles expected to remain longer than three days. Stockpiles expected to remain longer than 15 days shall be treated with mulch;
- (3) Stabilize areas within 100 feet of a wetland or water body within 7 days or prior to a predicted storm event, whichever comes first;
- (4) The site shall be rough-graded and stabilized against erosion as called for in this plan;
- (5) Immediately following final grading, all graded or disturbed areas not to be graveled, paved, riprapped or otherwise built on are to be spread with a minimum compacted depth of 4 inches of topsoil, seeded and mulched to provide a permanent vegetative cover. The seeding will occur between April

15th and September 15th in order to ensure a successful germination. The permanent seeding shall be applied in accordance with this plan; and

- (6) The filter barriers shall remain in place until all areas have been permanently stabilized and an adequate grass catch has been achieved (>90% coverage with no evidence of washing or rilling of the topsoil). It will be the responsibility of the applicant to properly remove the filter barriers and to remove and properly dispose of the collected sediment once the site has been permanently stabilized.

MAINTENANCE OF EROSION & SEDIMENTATION CONTROL MEASURES

Inspections of disturbed and impervious areas, erosion and sedimentation control measures, and areas where vehicles enter or exit the site shall occur at least once a week and before and after a storm event, prior to completion of permanent stabilization. If best management practices need to be modified or if additional BMPs are necessary, implementation shall be completed within 7 calendar days and prior to any storm event. All measures must be maintained in effective operating condition until areas are permanently stabilized.

A log report shall be kept summarizing the scope of the inspection, name(s) and qualification of the inspector(s), the date(s) of the inspections and major observations relating to operation of erosion and sedimentation controls and pollution prevention measures. Follow-up to correct deficiencies or enhance controls shall also be indicated in the logbook.

- (1) Filter barriers shall be inspected weekly and/or after any sustained rainstorm for undercutting, overtopping, gaps, or sediment buildup. Should the barriers not be functioning properly they shall immediately be repaired or replaced and sediment removed as necessary. Any sediment removed shall be spread and stabilized in areas on the site not subject to erosion. If additional barriers are found to be necessary they shall be installed immediately;
- (2) Mulched areas shall be inspected weekly and prior to any storm event for insufficient coverage (less than 90% coverage) and, if necessary, immediately be brought into conformance with the specifications of this plan;
- (3) If germination of temporary seeding is unsuccessful (<90% catch) within 30 days of seeding, the area shall be reseeded; and
- (4) If germination of final seeding is unsuccessful (<90% catch) within 30 days of seeding, the area shall be reseeded.

DESCRIPTIONS OF EROSION CONTROL MEASURES

Filter Barrier

Description

Filter barrier shall be used as a sediment barrier to intercept and retain small amounts of sediment from disturbed or unprotected areas of limited extent. The filter barrier shall conform to the materials and installation specifications as set forth in the BMPs and shall be installed in the locations shown on the accompanying "Site Plan".

NOTE: Locations of filter barrier are shown for general purposes only on the "Site Plan". Final locations may be modified based on actual field conditions and as site conditions warrant. Such field changes or modifications shall be approved by the Engineer.

Maintenance

The filter barrier shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.

The fabric shall be replaced promptly when it decomposes or becomes ineffective before the barrier is no longer necessary.

A second line of filter barrier shall be installed if the sediment level reaches one half the height of the first barrier.

The filter barrier shall be removed when no longer needed and the sediment collected shall be properly disposed of in a manner that will not damage adjacent properties or water bodies.

Mulch Matting Slope Protection

Description

Mulch Matting Slope Protection shall be used on newly constructed steep slopes to prevent erosion. The matting shall conform to the materials and installation specifications as set forth in the BMPs and shall be installed in the locations shown on the accompanying "Site Plan".

Maintenance

The matting slopes shall be inspected in the spring, in the fall and following severe storms for slumping, sliding or seepage problems. Any required repairs shall be made immediately.

Rip Rap Slope Protection

Description

Rip Rap Slope Protection shall be installed on prolonged steep slopes and in the areas shown on the Site Plan. The installation and materials of the Rip Rap Slope Protection shall be as set forth in the BMPs and as shown on the Details Plan.

Maintenance

The Rip Rap Slope Protection shall be inspected periodically and any problems shall be repaired as necessary. If any erosion or scouring is apparent, repairs will be made immediately.

Rip Rap Headwall and Rip Rap Apron

Description

Rip Rap headwalls shall be installed at the inlets and outlets of all culverts. The outlet of the culvert shall be further protected from erosion by the installation of a Rip Rap Apron. The installation and materials of the Rip Rap Headwall and Rip Rap Apron shall be as set forth in the BMPs and as shown on the Details Plan.

Maintenance

The Rip Rap Headwall and Rip Rap Apron shall be inspected periodically and any problems shall be repaired as necessary. If any erosion or scouring is apparent, repairs will be made immediately.

Temporary Seeding

Description

For areas in which permanent stabilization is not feasible within 90 days from the start of construction or when construction will be interrupted for longer than 2 months, the disturbed areas shall be stabilized with a temporary vegetative cover or with mulch secured with erosion control netting. The installation of temporary seeding (application rates, depths and timing and fertilizer application) shall conform to the specifications as set forth in the BMPs.

Temporary Seeding and Mulching Schedule

April 1 to July 1: Annual Rye Grass at 0.90 pounds/1,000 square feet

July 7 to August 15: Sudan Grass at 0.90 pounds/1,000 square feet

August 15 to October 15: Winter Rye at 2.00 pounds/1,000 square feet

- (1) Mulching shall be applied at a rate of 90 pounds/1,000 square feet (180 pounds/1,000 square feet for winter construction).

- (2) Temporary seeding rates shall be as follows:
 - Conservation mix of perennial rye grass @ 1 pound/1,000 square feet
 - Fertilizer @ 25 pounds/1,000 square feet
 - Lime @ 100 pounds/1,000 square feet
 - Mulch @ 100 pounds/1,000 square feet
- (3) The time limit for mulching in sensitive areas maybe overridden by the most current weather forecast. All exposed soils in sensitive areas shall be mulched prior to every anticipated storm event.

Maintenance

Visual inspections shall be used to determine if an adequate catch has been achieved. Any areas with less than a 90% catch shall be reseeded.

Mulch

Description

Hay mulch shall be used to temporarily stabilize exposed soil and to aid in the establishment of temporary or permanent seeding.

Mulch shall be used on all areas of bare soil not brought to final grade within one week at a rate of not less than 1 bale per 1,000 square feet. On areas where slopes average greater than 8% and on all waterways and ditches, mulch shall be secured with anchored erosion control netting.

The installation of temporary mulching (application rates, depths and timing, quality standards and maintenance) shall conform to the specifications as set forth in the BMPs and as called for in this plan.

Mulch Matting

Description

Mulch matting shall consist of straw, coconut or excelsior sandwiched between photodegradable netting. Matting shall be used as follows:

- (1) in the base of swales with greater than 5% pitch;
- (2) on steep slopes where rilling may occur;
- (3) in any sensitive areas subject to erosion or as indicated on plans;
- (4) on any disturbed or newly graded slopes 2:1 and steeper that are to be vegetated; and
- (5) where straw mulch has been determined to be ineffective based on observations made in the field, or as directed by the Engineer.

The mulch matting shall be installed in accordance with the BMPs.

Grass Swale

Description

The installation of the grass swales shall conform to the specifications as set forth in the Typical Grass Swale Detail shown on the Details Plan and in the BMPs. Seeding of the swale shall be in conformance with specifications as set forth in the BMPs under Seed Mixtures for Permanent Seedings.

The following is a suggested schedule of application:

Loam: 4 inches evenly spread and raked
Seed Mixture: Creeping Red Fescue, 0.23 pounds/1,000 square feet
Crownvetch, 0.34 pounds/1,000 square feet
Tall Fescue, 0.34 pounds/1,000 square feet
Red Top, 0.05 pounds/1,000 square feet
Lime: 100 pounds/1,000 square feet
Fertilizer @ 25 pounds/1,000 square feet
Mulch @ 100 pounds/1,000 square feet

Seed and mulch will be applied not more than two days after preparation of the seedbed (loam). Fill-in seeding will be done in those areas where grass has not attained a sufficient catch of 90%.

A layer of hay mulch (or other appropriate mulch as specified by the BMPs) and jute erosion mesh will be used to help hold in moisture and protect the soil from erosion before the seed germinates.

Catch Basin Inlet Protection

Description

Hay bales shall be entrenched around all proposed catch basins to filter sediment from any runoff entering the catch basin.

The inlet protection shall be installed immediately after catch basin installation and shall be installed in accordance with the BMPs and as set forth on the Details Plan.

Permanent Seeding

Description

Permanent seeding will be installed on all disturbed soils (except for those areas to be built on or ripped) to ensure stabilization of the soil and for aesthetic considerations.

The installation of permanent seeding (application rates, depths and timing and fertilizer application) shall conform to the specifications as set forth in the BMPs. All permanent seeding shall be completed by September 15th. Any work contemplated beyond September 15th shall adhere to the winter construction schedule.

The following is a suggested schedule of application:

Loam: 4 inches evenly spread and raked.

Seed Mixture: Creeping Red Fescue, 1.15 pounds/1,000 square feet.
Kentucky Bluegrass, 1.15 pounds/1,000 square feet.

Lime: 100 pounds/1,000 square feet

Fertilizer @ 25 pounds/1,000 square feet

Mulch @ 100 pounds/1,000 square feet

Seed and mulch shall be applied not more than two days after preparation of the seedbed (loam). Fill-in seeding shall be done in those areas where grass has not attained a sufficient catch of 90%.

A layer of hay mulch (or other appropriate mulch as specified by the BMPs) will be used to help hold in moisture and protect the soil from erosion before the seed germinates.

Maintenance

Planted areas shall be protected from damage by grazing, fire, traffic, and undesirable weed and wood growth as applicable. Visual inspections shall be used to determine if an adequate catch has been achieved. Any areas with less than a 90% catch shall be reseeded.

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

CITY OF AUGUSTA APPLICATION FOR SITE DEVELOPMENT

Thayer Engineering Co., Inc.
April 22, 2016

REVIEW CRITERIA E. ROAD CONGESTION AND SAFETY

Traffic to and from J.S. McCarthy Printers is not expected to significantly change after this expansion, and truck traffic will actually decrease due to the bulk deliveries that will be possible due to the new paper converting (cutting) machine. An additional 8 employees are expected after expansion. Total employee numbers are expected to be:

- 94 employees during the week day shift, including office staff from 8am to 5pm, Monday through Friday and production staff from 5am to 3pm, Monday through Thursday;
- 31 employees during the week night shift, production staff from 3pm to 1am, Monday through Thursday;
- 34 employees during the weekend day shift, production staff from 5am to 5pm, Friday, Saturday and Sunday;
- 4 employees during the weekend night shift, production staff from 5pm to 5am, Friday, Saturday and Sunday.

Darin Drive is more than adequate for safe access, and interior driveways, parking areas and maneuvering areas will meet current standards.

A Traffic Movement Permit should be not required under Title 23 M.R.S.A. §704-A. Reference is made to the attached report titled: Summary Memorandum, Trip Generation Analysis for Proposed J.S. McCarthy Printers Expansion in Augusta, dated April 19, 2016, by Maine Traffic Resources.

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

**CITY OF AUGUSTA
APPLICATION FOR SITE DEVELOPMENT**

Thayer Engineering Co., Inc.
April 22, 2016

**REVIEW CRITERIA F.
SEWAGE WASTE DISPOSAL**

The proposed building expansion will not result in an increase of wastewater. Municipal sewer serves the existing J.S. McCarthy facility.

Michael A. Morey, Engineering Services Supervisor, Greater Augusta Utility District, has been contacted to confirm the District's ability to handle wastewater discharge from the proposed facility.

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

CITY OF AUGUSTA APPLICATION FOR SITE DEVELOPMENT

**Thayer Engineering Co., Inc.
April 22, 2016**

REVIEW CRITERIA G. SOLID WASTE

The proposed project will actually reduce paper waste as a result of the installation of a converting machine allowing J.S. McCarthy to purchase rolls of paper and to convert them into sheets. The proposed project is not expected to cause an unreasonable burden on the municipality. J.S. McCarthy Printers adheres to aggressive recycling programs.

Solid wastes generated per month from existing operations are as follows:

- 1,000 tons of plastic, all recycled;
- 167 tons of paper waste, all recycled;
- 5 tons of corrugated paper waste per month, all recycled;
- 27 tons of general refuse that goes to Hatch Hill;
- 3 tons of wood waste (pallets), all picked up and renewed for reuse;
- 300 lbs of non-hazardous ink waste which is removed by Enpro, a licensed waste removal company, as well as universal waste such as florescent light bulbs and computer monitors.

Construction and/or demolition debris generated during construction of the building addition will be removed from the site by the site/building contractors and disposed of at approved disposal facilities.

Lesley G. Jones, P.E., Director of Solid Waste, City of Augusta, has been contacted to confirm the City's ability to dispose of general refuse from the proposed facility.

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

**CITY OF AUGUSTA
APPLICATION FOR SITE DEVELOPMENT**

Thayer Engineering Co., Inc.
April 22, 2016

**REVIEW CRITERIA H.
AESTHETIC, CULTURAL, AND NATURAL VALUES**

There are no identified natural, scenic or historic areas in the vicinity of the proposed project site. There will be no undue adverse effects on the aesthetics of the area. No significant wildlife habitat has been identified.

The house at 607 Leighton Road is owned by the applicant and has been protected by reconfiguring its lot and maintaining its "RR" Zoning District for residential use.

Attached are the following:

- a copy of a letter dated December 22, 2010 received from Don Cameron, Ecologist, Maine Natural Areas Program, stating that there are no rare botanical features documented;
- a copy of a letter dated December 29, 2010 from G. Keel Kemper, Regional Wildlife Biologist, Maine Department of Inland Fisheries & Wildlife (MDIFW), stating that according to MDIFW records there are no known significant wildlife habitats as defined by the Natural Resources Protection Act; and
- a letter dated January 5, 2011 from Kirk Mohny, Deputy State Historic Preservation Officer, Maine Historic Preservation Commission, stating that there will be no historic properties affected.



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

JOHN ELIAS BALDACCI
GOVERNOR

ELIZA TOWNSEND
COMMISSIONER

December 22, 2010

Elliot B. Thayer
Thayer Engineering Co.
17 Hasson Street
Farmingdale, Maine 04344-1613

Re: Rare and exemplary botanical features in proximity to: Proposed Warehouse Construction (001253), Augusta, Maine

Dear Mr. Thayer:

I have searched the Natural Areas Program's Biological and Conservation Data System files in response to your request of December 20, 2010 for information on the presence of rare or unique botanical features documented from the vicinity of the project site in Augusta, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

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

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

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

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

The Natural Areas Program is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. The Natural Areas Program welcomes coordination with individuals or organizations proposing environmental alteration, or conducting environmental assessments. If, however, data provided by the Natural Areas Program are to be published in any form, the Program should be informed at the outset and credited as the source.

The Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$75.00 for our services.

Thank you for using the Natural Areas Program in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,



Don Cameron
Ecologist
Maine Natural Areas Program
207-287-8041
don.s.cameron@maine.gov

Enclosures

Rare and Exemplary Botanical Features in the Project Vicinity

Documented within a four-mile radius of the proposed Warehouse Construction (001253), Augusta, Maine.

Feature Name	Global Rank	State Rank	State Status	EO Number	Last Seen	Habitat
<i>Phegopteris hexagonoptera</i>	G5	S2	SC	1	1998-06-25	Hardwood to mixed forest (forest, upland)
<i>Fimbristylis autumnalis</i>	G5	S2S3	T	20	2003-10-03	Open wetland, not coastal nor rivershore (non-forested, wetland)
<i>Lipocarpa micrantha</i>	G5	S1	T	6	2003-10-03	Open wetland, not coastal nor rivershore (non-forested, wetland)
<i>Elymus hystrix</i>	G5	S3	SC	12	1916-08-18	Hardwood to mixed forest (forest, upland)
<i>Malaxis monophyllos</i>	G5	S1	E	15	1878-06	Forested wetland
<i>Galearis spectabilis</i>	G5	S1	E	12	1915-08-12	Hardwood to mixed forest (forest, upland)
<i>Cypripedium reginae</i>	G4	S3	T	36	1874-07-04	Open wetland, not coastal nor rivershore (non-forested, wetland)
<i>Ophioglossum pusillum</i>	G5	S1	SC	8	1924-07	Old field/roadside (non-forested, wetland or upland)
<i>Phryma leptostachya</i>	G5	SH	PE	4	1916-08	Non-tidal rivershore (non-forested, seasonally wet)
<i>Lonicera dioica</i>	G5	S2	E	1	1975-pre	Dry barrens (partly forested, upland)
<i>Phegopteris hexagonoptera</i>	G5	S2	SC	12	1895-08-17	Hardwood to mixed forest (forest, upland)
<i>Phegopteris hexagonoptera</i>	G5	S2	SC	9	1897-08-30	Hardwood to mixed forest (forest, upland)
<i>Cypripedium reginae</i>	G4	S3	T	33	1903-06	Forested wetland
<i>Cryptotaenia canadensis</i>	G5	SH	PE	3	1916-08-18	Hardwood to mixed forest (forest, upland)
<i>Panax quinquefolius</i>	G3G4	S3	E	18	1907-07-28	Hardwood to mixed forest (forest, upland)
<i>Sorghastrum nutans</i>	G5	S1	E	9	1933-07-12	Non-tidal rivershore (non-forested, seasonally wet)

Rare and Exemplary Botanical Features in the Project Vicinity

Documented within a four-mile radius of the proposed Warehouse Construction (001253), Augusta, Maine.

Feature Name	Global Rank	State Rank	State Status	EO Number	Last Seen	Habitat
Galearis spectabilis	G5	S1	E	15	1941	Hardwood to mixed forest (forest, upland)
Leatherleaf boggy fen	G5	S4		9	1997-09-16	Coastal non-tidal wetland (non-forested, wetland)
Beech - birch - maple forest	G3G5	S4		4	1998-06-25	Hardwood to mixed forest (forest, upland)
Raised level bog ecosystem	GNR	S4		4	2004	Open wetland, not coastal nor rivershore (non-forested, wetland)
Kettlehole bog-pond ecosystem	GNR	S4		2	1997-09-16	Open wetland, not coastal nor rivershore (non-forested, wetland)
Salix interior	G5	S1	E	4	2006-09-03	Non-tidal rivershore (non-forested, seasonally wet)
Cyperus squarrosus	G5	S2	SC	11	2006-09-03	Non-tidal rivershore (non-forested, seasonally wet)
Carex atherodes	G5	S1	E	5	2007-08-13	Coastal non-tidal wetland (non-forested, wetland)

STATE RARITY RANKS

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

Note: **State Rarity Ranks** are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines State Rarity Ranks for animals.

GLOBAL RARITY RANKS

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

Note: **Global Ranks** are determined by NatureServe.

STATE LEGAL STATUS

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

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

NON-LEGAL STATUS

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

ELEMENT OCCURRENCE RANKS - EO RANKS

Element Occurrence ranks are used to describe the quality of a rare plant population or natural community based on three factors:

- **Size:** Size of community or population relative to other known examples in Maine. Community or population's viability, capability to maintain itself.
- **Condition:** For communities, condition includes presence of representative species, maturity of species, and evidence of human-caused disturbance. For plants, factors include species vigor and evidence of human-caused disturbance.
- **Landscape context:** Land uses and/or condition of natural communities surrounding the observed area. Ability of the observed community or population to be protected from effects of adjacent land uses.

These three factors are combined into an overall ranking of the feature of **A, B, C, or D**, where **A** indicates an **excellent** example of the community or population and **D** indicates a **poor** example of the community or population. A rank of **E** indicates that the community or population is **extant** but there is not enough data to assign a quality rank. The Maine Natural Areas Program tracks all occurrences of rare (S1-S3) plants and natural communities as well as A and B ranked common (S4-S5) natural communities.

Note: **Element Occurrence Ranks** are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines Element Occurrence ranks for animals.

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

Maine Department of Inland Fisheries & Wildlife

MDIFW
Region B Wildlife
270 Lyons Rd
Sidney ME 04330

(207) 547-5319
(207) 547-4035 fax

Email keel.kemper@maine.gov
IFW Website <http://www.maine.gov/ifw>

December 29, 2010

Elliot Thayer
Thayer Engineering
17 Hasson Street
Farmingdale, ME04344

Re: Wildlife Habitat Information Request – J.S. McCarthy - Augusta

Dear Elliot:

As requested we have reviewed department files for the presence of any Essential or Significant Wildlife Habitats and other areas of special concern associated with the subject area described above. Our findings are limited to those for which MDIFW has responsibility for identifying and are provided below.

Essential Habitats:

Essential Habitats (EH) are defined as "areas currently or historically providing physical or biological features essential to the conservation of an Endangered or Threatened species in Maine and which may require special management considerations". Essential Habitat protection in Maine currently applies only to Roseate Tern, Piping Plover, and Least Tern colonies, but additional listed species may receive attention in the future.

According to MDIFW records there are no known Essential Habitats from the list above that are associated with the subject site.

Significant Wildlife Habitats:

The Natural Resources Protection Act (NRPA), administered by the Maine Department of Environmental Protection, provides protection to certain natural resources including Significant Wildlife Habitats. Significant Wildlife Habitats are defined by the NRPA as:

- Habitat for State and Federally listed Endangered and Threatened species
- High and moderate value deer wintering areas and travel corridors
- High and moderate value waterfowl and wading bird habitats, including nesting and feeding areas
- Shorebird nesting, feeding, and staging areas
- Seabird Nesting islands

According to MDIFW records, there are no known Significant Wildlife Habitats from the list above that are associated with the project site.

Other Considerations:

This letter is only meant to be a response to the request for information on the presence of essential or significant habitats on this parcel. This is not meant to be a comment on the merits of a particular development project, permit application, or proposal. That review can only be done with a written proposal and as part of a regular review process.

Please be aware that, while relatively comprehensive, MDIFW files are far from complete. Many habitat features or communities essential to Maine's wildlife (e.g. vernal pools, grasslands) are not included in the present database. In addition other agencies have jurisdiction for other natural resources. The Department of Marine Resources (633-9500) or Atlantic Salmon Commission (941-4452) can provide information describing use of an area by anadromous fishes and other species. For comprehensive data relating to rare or exemplary plant habitats and ecological communities, the Maine Natural Areas Program may be reached at (207) 287-8042. If I can provide any further information please feel free to contact me at 547-5319.

Sincerely,



G. Keel Kemper
Regional Wildlife Biologist
Maine Department of Inland Fisheries & Wildlife



MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

JOHN ELIAS BALDACCI
GOVERNOR

EARLE G. SHETTLEWORTH, JR.
DIRECTOR

January 5, 2011

Mr. Elliot B. Thayer, PLS, PE
Thayer Engineering Co.
17 Hasson Street
Farmingdale, ME 04344-1613

Project: MHPC# 2496-10 - J.S. McCarthy Printers; 15 Darin Drive; proposed
warehouse/light manufacturing building addition;
CR 0041-07

Town: Augusta, ME

Dear Mr. Thayer:

In response to your recent request, I have reviewed the information received December 22, 2010 to initiate consultation on the above referenced project pursuant to the requirements of the Maine Department of Environmental Protection.

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act.

Please contact Robin Stancampiano of my staff if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney
Deputy State Historic Preservation Officer

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

**CITY OF AUGUSTA
APPLICATION FOR SITE DEVELOPMENT**

Thayer Engineering Co., Inc.
April 22, 2016

**REVIEW CRITERIA I.
CONFORMITY WITH CITY ORDINANCES AND PLANS**

The proposed expansion conforms with the guidelines set forth in "Appendix A - Land Ordinance" of the Revised Code of Ordinances, City of Augusta, Maine, Codified through Ord. No. 192, passed Nov. 17, 2008 (Supplement No. 3).

This proposal is for a 14,400 square-foot warehouse building addition for light manufacturing, containing a new paper converting machine, shipping/receiving, storage and processing areas, and for a new 770 square-foot compactor shed for waste and paper recycling, onto the existing J. S. McCarthy Printers building.

According to the City of Augusta Land Use Ordinance, the property is located in the "IA" or Business and Industrial District, in which light industrial uses are permitted.

Parking, maneuvering and truck loading dock areas will be reconfigured and expanded with a net increase of about 18,200 square feet of pavement.

The land parcel, the proposed building addition, and the parking/maneuvering areas meet or exceed all dimensional requirements.

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

CITY OF AUGUSTA APPLICATION FOR SITE DEVELOPMENT

Thayer Engineering Co., Inc.
April 22, 2016

REVIEW CRITERIA J. FINANCIAL AND TECHNICAL ABILITY

The applicant, J. S. McCarthy Co., Inc. has adequate financial resources to complete the proposed development. J. S. McCarthy Co., Inc. has successfully maintained and managed the existing facility, including the construction of building additions and stormwater treatment elements in 2007 and 2011.

Thayer Engineering Company, Inc. has been retained by J.S. McCarthy Printers for the land surveying, civil engineering and site design of the proposed development, and for the preparation and administration of the site permit applications for the City of Augusta and Maine Department of Environmental Protection. Thayer Engineering completed the land surveying, civil engineering design and permitting of the 2007 and 2011 expansions of J.S. McCarthy Printers.

Following are corporate information summaries for J. S. McCarthy, Co., Inc. and REWITS LLC.

See the following attached letter of Rick Tardiff, President of J.S. McCarthy Printers to Andrea Lapointe, Project Analyst Maine Department of Environmental Protection, regarding project cost, waste reduction estimates and project contractors.

The estimated cost of the proposed project is \$1.2 million. Following is a letter confirming financial capacity from Patricia L. Camelio, Senior Vice President, TD Bank, N.A., dated April 1, 2016.



MAINE

Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Thu Apr 14 2016 10:01:04. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
REWITS LLC	20121720DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
12/15/2011	N/A	MAINE

Other Names (A=Assumed ; F=Former)

NONE

Clerk/Registered Agent

R. HOWARD LAKE
P.O. BOX 67
WINTHROP, ME 04364

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MAINE

Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Thu Apr 14 2016 10:02:43. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
J. S. MCCARTHY CO., INC.	19600084 D	BUSINESS CORPORATION	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
03/18/1960	N/A	MAINE

Other Names (A=Assumed ; F=Former)

J.S. MCCARTHY PRINTERS	A
MH FINANCIAL SERVICES	A
GRAPHIC COLOR SERVICE	A
GRAPHIC COLOR	A

Clerk/Registered Agent

HOWARD LAKE
HUFNAGEL & LAKE
258 MAIN ST., P.O. BOX 67
WINTHROP, ME 04364 0067

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(\$30.00)

J.S. McCARTHY PRINTERS

one source one solution ■ ■ ■

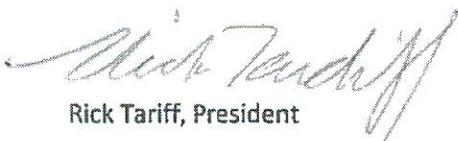
AUGUSTA ■ PORTLAND ■ BOSETON ■ HARTFORD ■ NEW YORK

Andrea Lapointe
DEP
State House Station 17
Augusta, Maine

Attached is the information requested for the proposed building addition to J.S. McCarthy, 15 Darin Drive, Augusta, Maine. The project will house a converting machine allowing J.S. to purchase rolls of paper and convert them into sheets. Converting paper will save approximately 20% in the cost of the paper and allow us to substantially reduce paper waste.

1. Estimated building project cost: \$1.2 million dollars.
2. Waste reduction estimates: 390 tons of paper per year.
3. Bank letter: Attached
4. Major contractors for the project with project references attached:
 - a. Earthwork (not yet chosen) Quirion Construction, Augusta, Me.
McGee Construction, Gardiner, Me.
 - b. Building Canam Steel Corp Quebec, Canada
 - c. Plumbing & HVAC Superior Mechanical, Pittsfield, Me.
 - d. Roof G&E Roofing, Augusta, Me.
 - e. Concrete Lajoie Brothers, Augusta Me.

J.S. McCarthy Co. Inc.


Rick Tariff, President

www.jsmccarthy.com

address: 15 Darin Drive, Augusta, Maine 04330
phone: 207.622.6241 or 888.465.6241 fax: 207.622.2332



April 1, 2016

Maine Department of Environmental Protection
17 State House Station
Augusta, ME 04333

RE: J.S. McCarthy Printers - Building Expansion

To Whom It May Concern:

Please be advised that J.S. McCarthy Printers has sufficient funds on their existing credit facilities for the expansion of their Augusta plant with an estimated cost of \$1,200,000.

J.S. McCarthy has had a long term relationship with People's United Bank and has always handled their lending and depository arrangements as agreed without exception. They are a very highly regarded customer of the Bank.

Should you have any questions, please call me at 207-828-3098.

Sincerely,

A handwritten signature in black ink, appearing to read "Patricia L. Camelio".

Patricia L. Camelio
Senior Vice President

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

**CITY OF AUGUSTA
APPLICATION FOR SITE DEVELOPMENT**

Thayer Engineering Co., Inc.
April 22, 2016

**REVIEW CRITERIA K.
SURFACE WATER, SHORELAND, OUTSTANDING RIVERS**

There is an unnamed stream along the northwesterly side of the proposed development.

Vegetative buffers along the stream will be maintained.

Stormwater quantity and quality control for the site will be accomplished through an existing, to be expanded, soil filter/detention pond within an easement area on abutting property to the north, a new soil filter/detention pond to be constructed northerly of the new parking lot, and an existing bioretention cell along the southwesterly parking lot.

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

**CITY OF AUGUSTA
APPLICATION FOR SITE DEVELOPMENT**

Thayer Engineering Co., Inc.
April 22, 2016

**REVIEW CRITERIA L.
GROUNDWATER**

There are no identified significant sand and gravel aquifers on the J.S. McCarthy property.

This proposal is for a building addition. Stormwater will be treated and controlled as described in this application. Sewer is directed to the municipal sewer system maintained by Greater Augusta Utility District. Solid waste is recycled, taken to Hatch Hill, and/or removed by a licensed contactor.

No adverse environmental effect on groundwater is expected from this project.

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

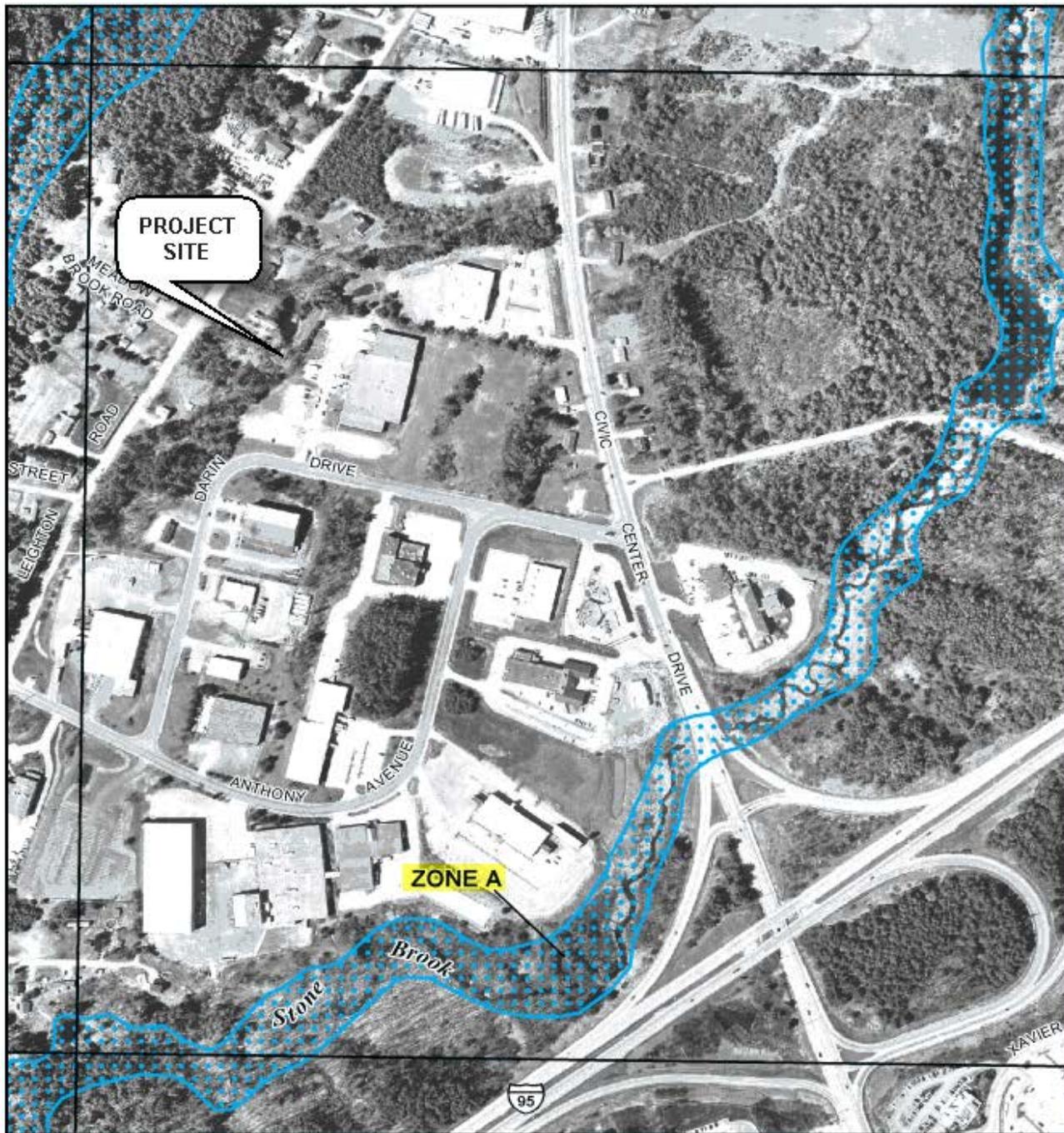
**CITY OF AUGUSTA
APPLICATION FOR SITE DEVELOPMENT**

Thayer Engineering Co., Inc.
April 22, 2016

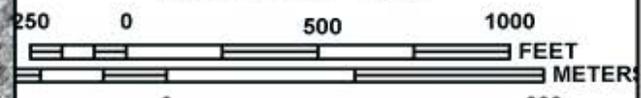
**REVIEW CRITERIA M.
FLOOD AREAS**

The proposed development will not cause any increase in off-site flooding. As summarized in this application, "Review Criteria O. Stormwater", peak discharges of stormwater after development will be essentially reduced to or below predevelopment levels.

There are no flood hazard areas at the proposed development location as defined by Federal Emergency Management Agency (FEMA) and shown on the following flood zone map.



MAP SCALE 1" = 500'



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0506D

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

PANEL 506 OF 775
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
AUGUSTA, CITY OF	230067	0506	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
23011C0506D
EFFECTIVE DATE
JUNE 16, 2011

Federal Emergency Management Agency

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

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

**CITY OF AUGUSTA
APPLICATION FOR SITE DEVELOPMENT**

Thayer Engineering Co., Inc.
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**REVIEW CRITERIA N.
FRESHWATER WETLANDS**

A small forested wetland area of less than 600 square feet along the westerly side of the proposed truck maneuvering area will be impacted as part of this proposal.

There are and have been no other areas of wetland impact associated with this development.

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

CITY OF AUGUSTA APPLICATION FOR SITE DEVELOPMENT

Thayer Engineering Co., Inc.
April 22, 2016

REVIEW CRITERIA O. STORMWATER

The existing impervious areas total 184,611 square feet, comprised of the 110,756 square foot building and 73,885 square feet of driveways, parking and concrete pads. Upon completion of the proposed building addition, the building will occupy 125,926 square feet, and driveways, parking and concrete pads will cover 77,063 square feet, totaling 202,990 square feet of impervious surfaces.

Stormwater quantity and quality control for the existing site will be accomplished through an existing, to be expanded, soil filter/detention pond within an easement area on abutting property to the north, a new soil filter/detention pond to be constructed northerly of the new parking lot, and an existing bioretention cell along the southwesterly parking lot.

The building addition will direct its roof water to the expanded soil filter/detention pond to the north. The reconfigured paved areas will surface flow to the new soil filter/detention pond to the west. See attached Water Quality Analysis, and Stormwater Analysis for J.S. McCarthy Printers Building Expansion, Darin Drive, Augusta, by SJR Engineering, dated March 18, 2016. The existing bioretention cell at the southwesterly corner of the southwesterly parking lot will be maintained for stormwater treatment of existing paved areas.

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

**CITY OF AUGUSTA
APPLICATION FOR SITE DEVELOPMENT**

Thayer Engineering Co., Inc.
April 22, 2016

**REVIEW CRITERIA P.
ACCESS TO DIRECT SUNLIGHT**

The existing building does not block access to direct sunlight for structures utilizing solar energy through active or passive systems.

This proposal is for a building expansion, which will not block access to direct sunlight for structures utilizing solar energy through active or passive systems.

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

**CITY OF AUGUSTA
APPLICATION FOR SITE DEVELOPMENT**

Thayer Engineering Co., Inc.
April 22, 2016

**REVIEW CRITERIA Q.
STATE PERMITS**

This proposal requires approval for Minor Amendment under the Maine Site Location of Development Law, Title 38 M.R.S.A. §481-484, for which the applicant has applied.

No other state permits are required for the building expansion or the parking/truck maneuvering reconfiguration.

J.S. McCARTHY PRINTERS

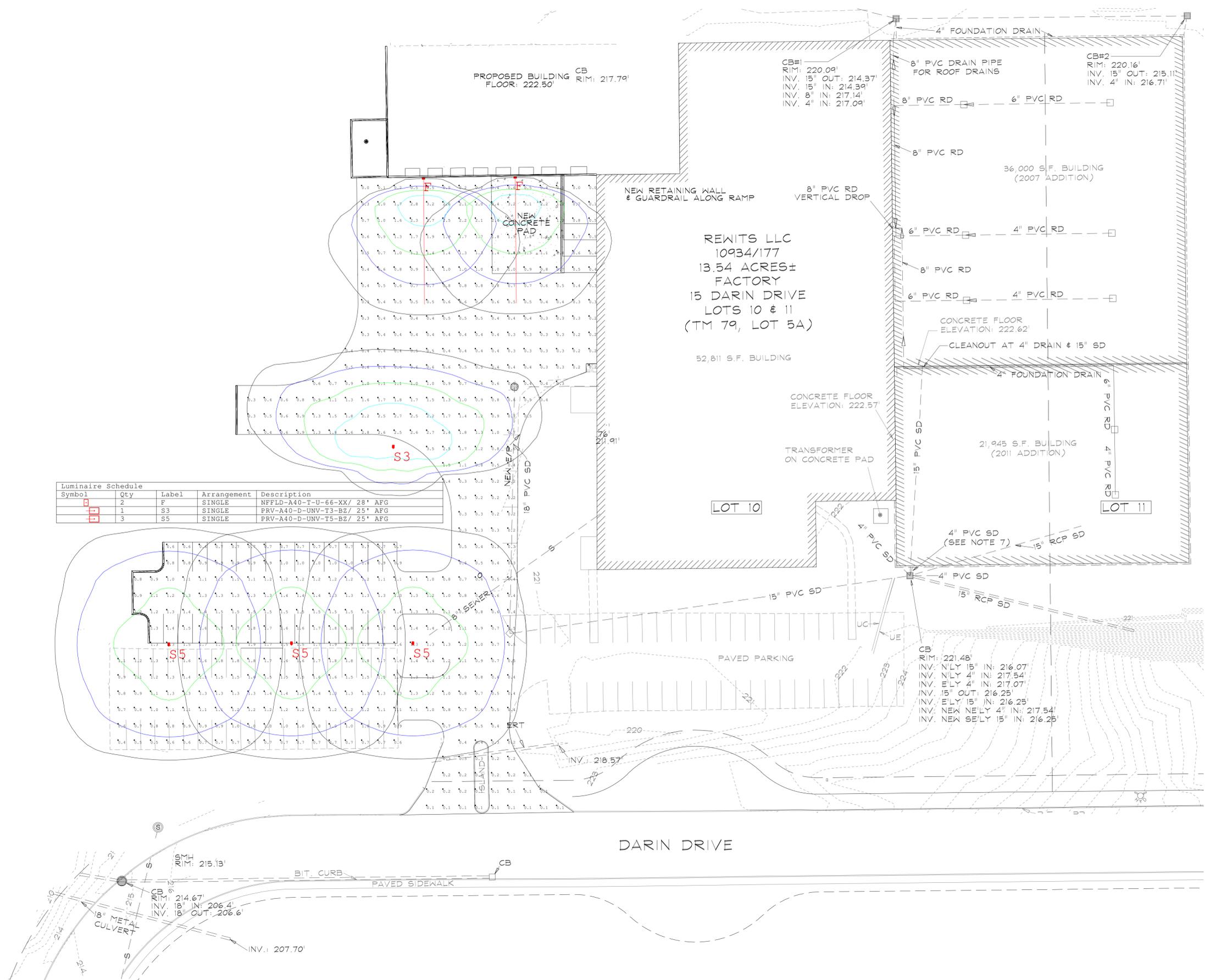
**15 Darin Drive
Augusta, Maine**

**CITY OF AUGUSTA
APPLICATION FOR SITE DEVELOPMENT**

Thayer Engineering Co., Inc.
April 22, 2016

**REVIEW CRITERIA R.
OUTDOOR LIGHTING**

All outdoor lighting will be shielded full cut-off fixtures. Proposed outdoor lighting is shown on the attached plan entitled "J.S. McCarthy Printers, 15 Darin Dr, Augusta, ME 04330", dated April 21, 2016, by Charron, Inc.



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description
[Symbol]	2	F	SINGLE	NFFLD-A40-T-U-66-XX/ 28' AFG
[Symbol]	1	S3	SINGLE	PRV-A40-D-UNV-T3-BZ/ 25' AFG
[Symbol]	3	S5	SINGLE	PRV-A40-D-UNV-T5-BZ/ 25' AFG



#	Date	Comments
Revisions		

Drawn By: KEN SWEENEY
 Checked By:
 Date: 4/21/2016
 Scale: 1" = 30'

J.S. MCCARTHY PRINTERS
 15 DARIN DR
 AUGUSTA, ME 04330

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

**CITY OF AUGUSTA
APPLICATION FOR SITE DEVELOPMENT**

Thayer Engineering Co., Inc.
April 22, 2016

**REVIEW CRITERIA S.
NEIGHBORHOOD COMPATIBILITY**

J.S. McCarthy Printers is a light manufacturing facility located in a business and industrial district and neighborhood, and is compatible with the surrounding uses.

The proposed building addition will be the same type and design and at the same elevation as the existing building. The visual impact of the development on the neighborhood will be minimal.

The house at 607 Leighton Road is owned by the applicant and has been protected by reconfiguring its lot and maintaining its "RR" Zoning District for residential use.

The existing wooded buffer along the northwesterly side of the J.S. McCarthy property will be supplemented with plants in conformance with City of Augusta Land Use Ordinance minimum bufferyard requirements for "Bufferyard D", to maintain visual quality and to reduce adverse effects of sound and light on adjoining properties.

The Land Use Ordinance calls for Bufferyard "A" to be installed and maintained along the northerly side of the building expansion, which will be completed as part of this development.

All new plantings called for will be installed as soon as practical after the areas have been final graded and the season permits. Maintenance of the vegetated buffer will be provided by the owner.

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

**CITY OF AUGUSTA
APPLICATION FOR SITE DEVELOPMENT**

Thayer Engineering Co., Inc.
April 22, 2016

**REVIEW CRITERIA T.
PLANS AND POLICIES**

The J.S. McCarthy Printers proposed building expansion is in accordance with the adopted elements of the 1988 Growth Management Plan and the 2007 Augusta Comprehensive Plan.

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

CITY OF AUGUSTA APPLICATION FOR SITE DEVELOPMENT

Thayer Engineering Co., Inc.
April 22, 2016

REVIEW CRITERIA U. TRAFFIC PATTERN, FLOW AND VOLUME

Traffic to and from J.S. McCarthy Printers is not expected to significantly change after this expansion, and truck traffic will actually decrease due to the bulk deliveries that will be possible due to the new paper converting (cutting) machine. See the attached Trip Generation Analysis for Proposed J.S. McCarthy Printers in Augusta, dated April 19, 2016, by Diane Morabito, Maine Traffic Resources.

An additional 8 employees are expected after expansion. Total employee numbers after the expansion are expected to be:

- 94 employees during the week day shift, including office staff from 8am to 5pm, Monday through Friday and production staff from 5am to 3pm, Monday through Thursday;
- 31 employees during the week night shift, production staff from 3pm to 1am, Monday through Thursday;
- 34 employees during the weekend day shift, production staff from 5am to 5pm, Friday, Saturday and Sunday;
- 4 employees during the weekend night shift, production staff from 5pm to 5am, Friday, Saturday and Sunday.

The traveled way of Darin Drive is 40 feet wide and more than adequate for safe access, and the existing/proposed interior driveways and maneuvering areas meet current standards.

The existing driveway at Darin Drive is divided with a traffic island and will remain the same, is suitable for truck traffic, and provides left and right turn lines for exiting vehicles.

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

**CITY OF AUGUSTA
APPLICATION FOR SITE DEVELOPMENT**

Thayer Engineering Co., Inc.
April 22, 2016

**REVIEW CRITERIA V.
PUBLIC FACILITIES**

The J.S. McCarthy facility is currently served by utilities having adequate capacity for the following services: water supply (both domestic and fire flow); sanitary sewer; electricity/telephone; and storm drainage.

The proposed expansion will not cause a significant change in demand for services from public facilities.

See Review Criteria B, C, F, G and O for relevant information.

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

**CITY OF AUGUSTA
APPLICATION FOR SITE DEVELOPMENT**

Thayer Engineering Co., Inc.
April 22, 2016

**REVIEW CRITERIA W.
RESOURCE PROTECTION AND ENVIRONMENT**

The proposed J.S. McCarthy Printers building addition is an expansion of the existing operations in an established business park.

A forested wetland area containing less than 600 square feet will be impacted by the development. There are no other identified areas of resource protection or environmental significance that will be affected by this project.

Setbacks from an unnamed brook westerly of the development will be maintained in accordance with City of Augusta and Maine Department of Environmental Protection standards.

Stormwater runoff will be directed to soil filter/detention ponds and a bioretention cell for treatment and control.

Standard erosion and sedimentation control measures will be taken to ensure that the construction of this project will have minimal adverse impact on the adjacent resources.

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

**CITY OF AUGUSTA
APPLICATION FOR SITE DEVELOPMENT**

Thayer Engineering Co., Inc.
April 22, 2016

**REVIEW CRITERIA X.
PERFORMANCE STANDARDS**

The proposed J.S. McCarthy Printers site expansion complies with all applicable performance and dimensional standards as outlined in the Augusta ordinances.

The proposal is an expansion of the existing use in an established business park. Noise, exterior lighting and landscaping are described in this application, and will be in compliance with the performance standards of the Augusta ordinances.

There are no new signs proposed as part of this project.

J.S. McCARTHY PRINTERS

**15 Darin Drive
Augusta, Maine**

**CITY OF AUGUSTA
APPLICATION FOR SITE DEVELOPMENT**

Thayer Engineering Co., Inc.
April 22, 2016

**REVIEW CRITERIA Y.
FINANCIAL AND TECHNICAL ABILITY**

The applicant does have adequate technical and financial ability to construct the development in compliance with the terms of the ordinance. See Review Criteria J.