

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

Address of Proposed development: <u>2 Hard Rock Road</u>		
Zone(s): <u>Planned Development (PD)</u>		
Project Name: <u>Auburn Concrete</u>		
Existing Building (sq. ft.): <u>1,005 sf</u>	Proposed Building (sq. ft.): <u>1,920 sf</u>	
Existing Impervious (sq. ft.): <u>68,435 sf</u>	Proposed Impervious (sq. ft.): <u>0 sf</u>	
Structure Demolition: Yes <input checked="" type="checkbox"/> No	Blasting Proposed (cu. ft.): <u>2,000 cy</u>	
Proposed Total Disturbed Area of the Site: <u>14,225 sf</u> 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: R.A. Cummings, Inc. c/o Rod Cummings 82 Goldthwaite Road Auburn, ME 04211-1747 Phone #: 777-7100 Cell #: 576-1910 e-mail: rod@auburnconcrete.com	Applicant's Name/Address: R.A. Cummings, Inc. c/o Rod Cummings 82 Goldthwaite Road Auburn, ME 04211-1747 Phone #: 777-7100 Cell #: 576-1910 e-mail: rod@auburnconcrete.com	Consultant's Name/Address: E.S. Coffin Engineering & Surveying c/o Jim Coffin P.O. Box 4687 Augusta, ME 04330-1687 Phone #: 623-9475 Cell #: 242-8500 e-mail: jcoffin@coffineng.com
Tax Map #: 1	Lot Size (acres): 16.0	Form for Evidence of Standing (deed, purchase and sale agreement, other): Deed
Lot #: 37	Frontage (Feet): 856'	
Signatures:		
Applicant: _____		Date: _____
Owner: _____		Date: _____
Agent: <i>James Cobbi</i>		Date: July 28, 2016
For Staff Use		
Fee Calculation: Major Development max fee is \$4,000; Minor Development max fee is \$1,000		
Major Development: \$2,000 + (number of sq ft over 25,000 x \$0.15) =		
Minor Development: \$250 + (number of sq ft over 5,000 x \$0.15) =		
All Development: Number of Abutters x (1oz First Class postage fee + \$0.15) =		
Total Fee:		

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 including Section 300-405B(1) Preliminary Plan Requirements and Section 300-305B Final Plan Requirements	Included	Waiver Requested
a. Name of Site Plan or Subdivision. 300-405B(1)(a)	<input checked="" type="checkbox"/>	
b. Owner(s) name and address. 300-405B(1)(b)	<input checked="" type="checkbox"/>	
c. Deed reference to subject parcel and immediate abutter identification. 300-405B(1)(c)	<input checked="" type="checkbox"/>	
d. Engineer's name, address, signature and seal. 300-405B(1)(d)	<input checked="" type="checkbox"/>	
e. Surveyor's name, address, signature and seal. 300-405B(1)(e)	<input checked="" type="checkbox"/>	
f. Scale, both in graphic and written form. 300-405B(1)(f)	<input checked="" type="checkbox"/>	
g. Date and revision box. 300-405B(1)(g)	<input checked="" type="checkbox"/>	
h. Zoning designation(s). 300-405B(1)(h)	<input checked="" type="checkbox"/>	
i. North Arrow (true, magnetic, dated or grid). 300-405B(1)(i)	<input checked="" type="checkbox"/>	
a. Preliminary site plan. 300-405B(1)(j)	<input checked="" type="checkbox"/>	
k. Ownership, location & present or proposed use of abutting properties. 300-405B(1)(k)	<input checked="" type="checkbox"/>	
l. Location map. 300-405B(1)(l)	<input checked="" type="checkbox"/>	
m. Streets, existing & proposed, with curve data. 300-405B(1)(m) & 300-406B(5)	<input checked="" type="checkbox"/>	
n. Drainage and erosion control. 300-405B(1)(n)	<input checked="" type="checkbox"/>	
o. Utilities, existing and proposed. 300-405B(1)(o)	<input checked="" type="checkbox"/>	
p. Topography, 2 foot contours. 300-405B(1)(p)	<input checked="" type="checkbox"/>	
q. Lot lines and dimensions. 300-405B(1)(q)	<input checked="" type="checkbox"/>	
r. Proposed use of the property. 300-405B(1)(r)	<input checked="" type="checkbox"/>	
s. Proposed public or common areas, if any. 300-405B(1)(s)	<input checked="" type="checkbox"/>	
t. Boundary survey and associated information. 300-405B(1)(t)	<input checked="" type="checkbox"/>	
u. Traffic controls, off-street parking and facilities. 300-405B(1)(u)	<input checked="" type="checkbox"/>	
v. Proposed fire protection plans or needs. 300-405B(1)(v)	<input checked="" type="checkbox"/>	
w. Landscaping and buffering. 300-405B(1)(w)	<input checked="" type="checkbox"/>	
x. Outdoor lighting plan. 300-405B(1)(x)	<input checked="" type="checkbox"/>	
y. Freshwater wetlands. 300-404B(15)	<input checked="" type="checkbox"/>	
z. River, stream or brook. 300-404B(16)	<input checked="" type="checkbox"/>	

Information Required in Written Project Narrative See Augusta Land Use Ordinance for greater detail Section 300-404B(1) Criteria for Reviewing the Preapplication and Section 300-603E Conditional Uses Site Plan Review Criteria	Included	Waiver Requested
1. Pollution – undue water or air pollution. 300-404B(1)	<input checked="" type="checkbox"/>	
2. Water – sufficient potable water. 300-404B(2)	<input checked="" type="checkbox"/>	
3. Municipal Water – adequate supply, if applicable. 300-404B(3)	<input checked="" type="checkbox"/>	
4. Soil Erosion – unreasonable soil erosion. 300-404B(4)	<input checked="" type="checkbox"/>	
5. Road congestion and safety. 300-404B(5) & 300-405B(1)(v)	<input checked="" type="checkbox"/>	
6. Major Developments, additional traffic movement. 300-404B(6)	<input checked="" type="checkbox"/>	
7. Sewage waste disposal – adequate provisions. 300-404B(7)	<input checked="" type="checkbox"/>	
8. Solid waste – adequate provisions. 300-404B(8)	<input checked="" type="checkbox"/>	
9. Aesthetic, cultural, and natural values. 300-404B(9)	<input checked="" type="checkbox"/>	
10. Conformity with City ordinances and plans. 300-404B(10)	<input checked="" type="checkbox"/>	

Additional Information Required in Written Narrative (continued) Where the items below duplicate the items above, identical responses are permitted and encouraged.	Included	Waiver Requested
11. Financial and technical capacity. 300-404B(11)	<input checked="" type="checkbox"/>	
12. Surface water, shorelands and outstanding rivers. 300-404B(12)	<input checked="" type="checkbox"/>	
13. Groundwater – negative impact. 300-404B(13)	<input checked="" type="checkbox"/>	
14. Flood areas. 300-404B(14)	<input checked="" type="checkbox"/>	
15. Freshwater wetlands – description of impact. 300-404B(15)	<input checked="" type="checkbox"/>	
16. River, stream or brook – description of impact. 300-404B(16)	<input checked="" type="checkbox"/>	
17. Stormwater – management plans. 300-404B(17)	<input checked="" type="checkbox"/>	
18. Access to direct sunlight. 300-404B(18)	<input checked="" type="checkbox"/>	
19. State permits – description of requirements. 300-404B(19)	<input checked="" type="checkbox"/>	
20. Spaghetti lots prohibited – 300-404B(20)	<input checked="" type="checkbox"/>	
21. Outdoor lighting – description of lighting plans. 300-404B(21)	<input checked="" type="checkbox"/>	
22. Neighborhood compatibility – description per ordinance. 300-603E(1)	<input checked="" type="checkbox"/>	
23. Compliance with plans and policies. 300-603E(2)	<input checked="" type="checkbox"/>	
24. Traffic pattern, flow and volume analysis. 300-603E(3)	<input checked="" type="checkbox"/>	
25. Public facilities – utilities including stormwater. 300-603E(4)	<input checked="" type="checkbox"/>	
26. Resource protection and the environment. 300-603E(5)	<input checked="" type="checkbox"/>	
27. Performance standards. 300-603E(6)	<input checked="" type="checkbox"/>	
28. Financial and technical ability. 300-603E(7)	<input checked="" type="checkbox"/>	

Application Materials

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

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

For Official Use:

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

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

III. Applicant Acknowledgments

10. Complete Application Required.

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

11. Drawings and/or Maps are required

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

Signature of Applicant / Agent: _____

Signature of Property Owner: _____

Today's Date: **July 28, 2016**

12. Checklist of Required Submission Materials:

Paper Copy	Included	Waiver Requested
10 copies of the application form and narratives	<input checked="" type="checkbox"/>	
10 copies of the deed, Purchase & Sale agreement, or other document to show standing		<input checked="" type="checkbox"/>
3 copies of any stormwater report		<input checked="" type="checkbox"/>
2 copies of any traffic report		<input checked="" type="checkbox"/>
6 reduced-sized copies of the complete plan set on 11" x 17" size paper	<input checked="" type="checkbox"/>	
4 full-sized copies of the complete plan set on ANSI D or E size paper	<input checked="" type="checkbox"/>	
10 copies of a letter authorizing the agent to represent the applicant	<input checked="" type="checkbox"/>	
Payment in full of \$50 application fee (Note: an abutter notification fee will be assessed after the application is determined to be complete. The fee is \$0.15 plus the cost of first class postage for each abutter that will be notified as required by the ordinance.)	<input checked="" type="checkbox"/>	
Electronic Copy		
1 CD that includes each of the application documents in Adobe PDF format	<input checked="" type="checkbox"/>	

For Official Use:

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

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



General Project Information

5. Narrative:

- a) Description of development project you are proposing:
The project involves constructing a 40' by 48' (1,920 sf) garage for cement trucks. The garage will be placed over existing impervious surfaces so there will not be any increase in impervious area. There will be some blasting (2,000 yd +/-) needed to establish a constant grade around the proposed garage.
- b) Size of any proposed building expansion (total sq.ft.):
The new garage will be 1,920 sf in size. Architectural plans have been previously submitted.
- c) All the specific uses occurring on site (e.g. retail, warehouse, storage, manufact.):
The site is and will continue to be utilized for manufacturing concrete products.
- d) Number of employees on-site for your largest shift:
There are 10-15 employees during the largest shift.
- e) Estimated number of vehicles entering your site on a daily basis:
The proposed garage will not result in any additional vehicular trips. A traffic study was conducted in 2010 and this resulted in the installation of the street light at the intersection of Hard Rock Road and Civic Center Drive.
- f) Total square footage of impervious surface area existing on site today:
There is 68,435 sf of impervious area contained on the 16 acre parcel.
- g) Total square footage of impervious surface area after proposed development occurs:
There will not be any additional impervious surfaces created as a result of the new garage and the 68,435 sf of existing impervious area will remain the same.