

City of Augusta Subdivision Review Application

Bureau of Planning, Department of Development Services

Application Type (check one):

- Minor Subdivision – Preapplication
- Minor Subdivision Amendment
- Major Subdivision – Preapplication
- Major Subdivision – Preliminary
- Major Subdivision – Final

Address: _____ **Tax Map:** 7 **Lot(s):** 83

Zoning District(s): Rural Residential (RRES)

Project Name: Lapointe/St. Onge Development LLC.

<p>Owner's Name/Address: <u>Lapointe/St. Onge Development LLC.</u> <u>2424 North Belfast Avenue</u> <u>Augusta, ME 04330</u></p> <p>Phone #: <u>557-3631</u></p> <p>Cell #: <u>557-3631</u></p> <p>e-mail:</p>	<p>Applicant's Name/Address: <u>Lapointe/St. Onge Development LLC.</u> <u>2424 North Belfast Avenue</u> <u>Augusta, ME 04330</u></p> <p>Phone #: <u>557-3631</u></p> <p>Cell #: <u>557-3631</u></p> <p>e-mail:</p>	<p>Agent's Name/Address: <u>E.S. Coffin Engineering & Surveying (Jim Coffin)</u> <u>P.O. Box 4687</u> <u>Augusta, ME 04330</u></p> <p>Phone #: <u>623-9475</u></p> <p>Cell #: <u>242-8500</u></p> <p>e-mail: <u>jcoffin@coffineng.com</u></p>
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Form of Evidence of Standing (i.e. deed): Bk. 11225-pg.179, Bk. 11943-pg. 81, Bk. 11948-pg. 294 & Bk. 12171-pg 315.

Brief Description of Subdivision:

1. Type of subdivision: Residential Commercial Mixed
2. Total number of acres in tract/parcel: 15 acres +/-
3. Proposed number of dwelling units: _____
4. Proposed number of lots: 4
5. Will subdivision have any open space or areas held in common? Yes No
6. Are new street(s) proposed for this subdivision? Yes No
7. New streets are proposed to be: Public Private

For Staff Use

Fee Calculation:

Minor Subdivision: \$150 =

Major Subdivision: \$200 (first 6 lots) + \$35 (per lot over 6 lots) =

All Development: Number of Abutters x (1oz First Class postage fee + \$0.15) =

Total Fee:

Signatures

Applicant: _____ **Date:** _____

Owner: _____ **Date:** _____

Agent: Jim Coffin _____ **Date:** 10-17-16

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

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

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

Application Materials

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

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

June 04, 2014

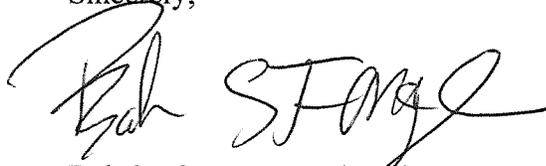
Mr. James Coffin, P.E.
E.S. Coffin Engineering & Surveying, LLC.
432 Cony Road
P.O. Box 4687
Augusta, Maine 04330

Subject: Agent Authorization
Planning Board Submission

Dear Mr. Coffin

The intent of this letter is to authorize E.S. Coffin Engineering & Surveying, Inc. to act as our agent in submitting applications and answering questions regarding the City of Augusta Planning Board Application (Minor Subdivision). The project is located at the corner of Route 3 and Bolton Hill Road in Augusta, Maine.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob St. Onge". The signature is written in a cursive, flowing style.

Bob St. Onge, owner/applicant



OPR BK 11948 PGS 294 - 295 04/07/2015 08:53:02 AM
INSTR # 2015006843 # OF PAGES 2
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

**NO TRANSFER
TAX PAID**

**WARRANTY DEED
JOINT TENANCY**

KNOW ALL MEN BY THESE PRESENTS,

THAT Lapointe/St. Onge Development L.L.C. a Limited Liability Company organized and existing under the laws of the State of Maine with place of business in Augusta, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration, paid by **Robert J. St. Onge and Elsie T. St. Onge**, of Augusta, County of Kennebec and State of Maine,

whose mailing address is: 2424 North Belfast Avenue, Augusta, Maine 04430

the receipt whereof, **Lapointe/St. Onge Development L.L.C.** does hereby acknowledge, does hereby **GIVE, GRANT, BARGAIN, SELL and CONVEY** unto the said **Robert J. St. Onge and Elsie T. St. Onge**, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

A certain lot or parcel of land situated in Augusta, County of Kennebec and State of Maine, bounded and described as follows:

Being Parcel 3 as shown on Subdivision of Lapointe/St. Onge Development LLC, North Belfast Avenue and Bolton Hill Road, Augusta, Maine prepared by E.S. Coffin Engineering & Surveying dated June 5, 2014 recorded in Plan File 2014-068 of the Kennebec County Registry of Deeds.

The above-described premises are subject to the following restriction referenced on the aforementioned recorded Plan:

The driveway constructed on parcel 3 shall have access only on Bolton Hill Road and shall be as far away from the Route 3 intersection as possible. The landowner will work with the city engineer to find the safest driveway location.

The above-described premises are a part of the premises acquired by Lapointe/St. Onge Development LLC by deed from the Estate of Robert O. Bradstreet dated November 7, 2012 recorded in Book 11225, Page 179 of the Kennebec County Registry of Deeds.

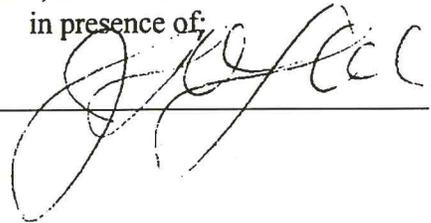
TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **Robert J. St. Onge and Elsie T. St. Onge**, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.



AND Lapointe/St. Onge Development L.L.C. does **COVENANT** with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except as hereinbefore set forth; that it has good right to sell and convey the same to the said Grantees to hold as aforesaid and that it and its successors and assigns shall and will **WARRANT** and **DEFEND** the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Elsie St. Onge, Authorized Member of Lapointe/St. Onge Development L.L.C. has hereunto set her hand and seals this 7th day of April, in the year two thousand fifteen.

Signed, Sealed and Delivered
in presence of:



Lapointe/St. Onge Development L.L.C.

By: 
Elsie St. Onge
Its: **Duly Authorized Member**

STATE OF MAINE, KENNEBEC, ss

April 7, 2015

Personally appeared the above named **Elsie St. Onge, Duly Authorized Member of Lapointe/St. Onge Development L.L.C.** and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of **Lapointe/St. Onge Development L.L.C.**

Before me,



Notary Public

Printed Name:

J. Scott Ladd, Notary Public

State of Maine

My Commission Expires 10/09/2017

TRANSFER
TAX
PAID

Received Kennebec SS.
11/16/2012 12:19PM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS

**DEED OF SALE by PERSONAL REPRESENTATIVE
(TESTATE)**

That I, Margaret B. Davis, of Augusta, County of Kennebec and State of Maine, duly appointed and acting personal representative of the Estate of Robert O. Bradstreet, late of Augusta, Kennebec County, Maine, deceased, whose will was duly admitted to probate as shown by the probate records of Kennebec County, Maine, (Docket no. 2012-0048), by the powers conferred by the Probate Code, and every other power, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, for consideration paid,

grant to Lapointe/St. Onge Development, L.L.C., a limited liability company organized under the laws of the State of Maine,

with a mailing address of: 2424 North Belfast Avenue
Augusta, ME 04330

the real property, land with the buildings thereon, situated in said Augusta, County of Kennebec, Maine, described as follows:

On the North by the North Belfast Road and land formerly of W. E. Barrows and later sold to P. N. Savage; on the East by the road leading over Bolton Hill from the north side to the South Belfast Road; on the South by land formerly owned by E. H. Ingraham and on the West by land formerly owned by Judson Robbins and later sold to said Ingraham with the buildings thereon and containing fifteen (15) acres, more or less.

Being parcel #2 in deed from Estelle M. Bradstreet to Robert O. Bradstreet, dated June 2, 1971, and recorded in the Kennebec County Registry of Deeds in Book 1549, Page 614.

Also see boundary agreement from Robert O. Bradstreet to Leo Murphy as more fully described in quitclaim deed, dated May 3, 1984 and recorded in Kennebec Book 2677, Page 323.

Reference is also made to the Certificate and Abstract recorded in Kennebec 11104, Page 85 and the discharge of estate tax lien that is recorded in Kennebec County Registry of Deeds, Book 11182, Page 269 on October 3, 2012.

② L. Gifford

IN WITNESS WHEREOF, the said Margaret B. Davis, personal representative of the Estate of Robert O. Bradstreet have hereunto set her hand and seal this 7th day of November, 2012.

SIGNED SEALED AND DELIVERED
IN THE PRESENCE OF

ESTATE OF Robert O. Bradstreet

Donald E. Guild
Witness

BY: *Margaret B. Davis* PR
Margaret B. Davis, Personal Representative

STATE OF MAINE

COUNTY OF KENNEBEC, ss.

November 7, 2012

Then personally appeared the above named Margaret B. Davis in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Donald E. Guild 
Notary Public/Attorney at Law

DONALD E. GUILD
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 5, 2017



OPR BK 11943 PGS 81 - 82 03/31/2015 08:11:52 AM
INSTR # 2015006216 # OF PAGES 2
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

**TRANSFER
TAX
PAID**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT, Lapointe/St. Onge Development L.L.C., a Limited Liability Company organized and existing under the laws of the State of Maine with a place of business in Augusta, County of Kennebec and State of Maine, in consideration of one dollar and other valuable consideration, paid by **Jessica M. Turcotte**, of Augusta, County of Kennebec and State of Maine,

whose mailing address is: 2798 North Belfast Avenue, Augusta, Maine 04330

the receipt whereof, **Lapointe/St. Onge Development L.L.C.** does hereby acknowledge, does hereby **GIVE, GRANT, BARGAIN, SELL AND CONVEY** unto the said **Jessica M. Turcotte**, her heirs and assigns forever,

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

Being Parcel 2 as shown on Subdivision of Lapointe/St. Onge Development LLC, North Belfast Avenue and Bolton Hill Road, Augusta, Maine prepared by E.S. Coffin Engineering & Surveying dated June 5, 2014 recorded in Plan File 2014-068 of the Kennebec County Registry of Deeds.

Also conveying to Grantee, her heirs and assigns, an easement to draw water from the well located on Parcel 1 shown on the above-referenced plan, said easement to include the right to install, maintain, repair and replace pipes, water pump and electrical wires and conduits necessary or useful to facilitate the transmission of water from said well to Parcel 2 shown on the above-referenced plan.

The above-described premises are a part of the premises acquired by Lapointe/St. Onge Development LLC by deed from the Estate of Robert O. Bradstreet dated November 7, 2012 recorded in Book 11225, Page 179 of the Kennebec County Registry of Deeds.

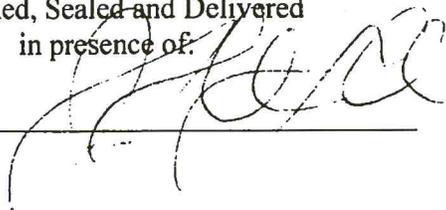
TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **Jessica M. Turcotte**, her heirs and assigns, to her and their use and behoof forever.



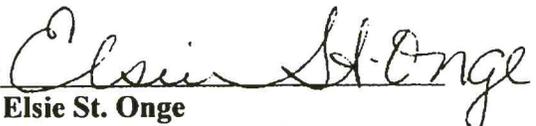
AND **Lapointe/St. Onge Development L.L.C.** does **COVENANT** with the said Grantee, her heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except as hereinbefore set forth; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid and that it and its successors and assigns shall and will **WARRANT and DEFEND** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Elsie St. Onge, Authorized Member of Lapointe/St. Onge Development L.L.C. has hereunto set her hand and seals this 30th day of March, in the year two thousand fifteen.

Signed, Sealed and Delivered
in presence of:



Lapointe/St. Onge Development L.L.C.

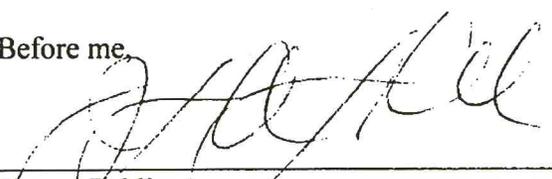
By: 
Elsie St. Onge
Its: **Duly Authorized Member**

STATE OF MAINE, KENNEBEC, ss

March 30, 2015

Personally appeared the above named **Elsie St. Onge, Duly Authorized Member of Lapointe/St. Onge Development L.L.C.** and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of **Lapointe/St. Onge Development L.L.C.**

Before me,



Notary Public
Printed Name:

J. Scott Ladd, Notary Public
State of Maine
My Commission Expires 10/09/2017



OPR BK 12171 PGS 315 - 316 11/30/2015 12:51:23 PM
INSTR # 2015029852 # OF PAGES 2
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

**TRANSFER
TAX
PAID**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT, Lapointe/St. Onge Development L.L.C., a Limited Liability Company organized and existing under the laws of the State of Maine with a place of business in Augusta, County of Kennebec and State of Maine, in consideration of one dollar and other valuable consideration, paid by **Stephen C. Cooper,** of Chelsea, County of Kennebec and State of Maine,

whose mailing address is: 26 Norway Drive, Chelsea, Maine 04330

the receipt whereof, **Lapointe/St. Onge Development L.L.C.** does hereby acknowledge, does hereby **GIVE, GRANT, BARGAIN, SELL AND CONVEY** unto the said **Stephen C. Cooper,** his heirs and assigns forever,

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

Being Parcel 4 as shown on Subdivision of Lapointe/St. Onge Development LLC, North Belfast Avenue and Bolton Hill Road, Augusta, Maine prepared by E.S. Coffin Engineering & Surveying dated June 5, 2014 recorded in Plan File 2014-068 of the Kennebec County Registry of Deeds.

The property is conveyed subject to the following restrictions which shall run with the land.

1. No mobile homes nor modular homes shall be permitted on this lot.
2. No junk yard or salvage yard may be maintained on the property and the yard for this lot must be kept free of trash and/or debris.

The above-described premises are a part of the premises acquired by Lapointe/St. Onge Development LLC by deed from the Estate of Robert O. Bradstreet dated November 7, 2012 recorded in Book 11225, Page 179 of the Kennebec County Registry of Deeds.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **Stephen C. Cooper,** his heirs and assigns, to her and their use and behoof forever.

② KSB

AND Lapointe/St. Onge Development L.L.C. does *COVENANT* with the said Grantee, her heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except as hereinbefore set forth; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid and that it and its successors and assigns shall and will *WARRANT and DEFEND* the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Elsie St. Onge, Authorized Member of Lapointe/St. Onge Development L.L.C. has hereunto set her hand and seals this 25 day of Nov., in the year two thousand fifteen.

Signed, Sealed and Delivered
in presence of

Day Lapierre

Lapointe/St. Onge Development L.L.C.

By: Elsie St. Onge
Elsie St. Onge
Its: Duly Authorized Member

STATE OF MAINE, KENNEBEC, ss

November 25, 2015

Personally appeared the above named Elsie St. Onge, Duly Authorized Member of Lapointe/St. Onge Development L.L.C. and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of Lapointe/St. Onge Development L.L.C.

Before me,

Day Lapierre
Notary Public
Printed Name:

GARY LAPIERRE
Notary Public, Maine
My Commission Expires May 9, 2016

GENERAL NOTES

1. AGGREGATE FOR GRAVEL BASE

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

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

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

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

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

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

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

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

2. AGGREGATE FOR SUB-BASE

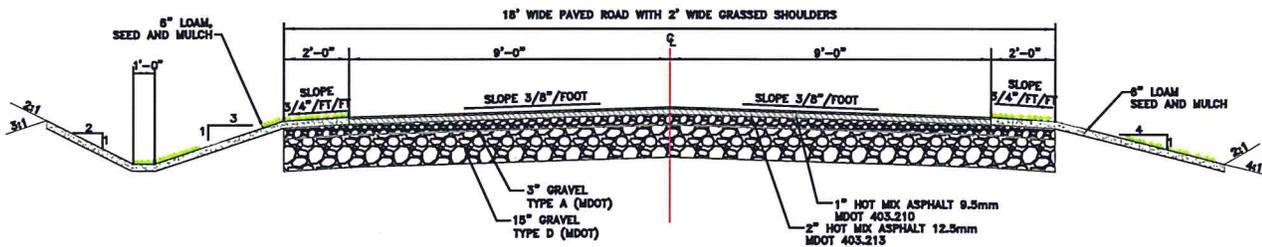
AGGREGATE FOR SUB-BASE SHALL BE TYPE "D" (MDOT). IT SHALL BE FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES.

3. COMMON BORROW

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

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

ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 95% OF ITS MAX. DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY". PLACE IN 6" TO 12" LIFTS.



PRIVATE RURAL LANE SECTION

NOT TO SCALE

CLIENT/PROJECT:
SUBDIVISION OF LAPOINTE / ST. ONGE DEVELOPMENT, LLC

LOCATION: **NORTH BELFAST AVENUE AND BOLTON HILL ROAD**

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



SHEET TITLE:
PRIVATE RURAL LANE DETAILS

SCALE: **NTS**

DATE: **OCTOBER 14, 2016**

PROJ. NO. **2013-320**

D - 1

Town, City, Plantation
Augusta

Street, Road, Subdivision
Bolton Hill Road

Owner's Name
Lapointe/St Onge Developpment LLC

SITE PLAN

Scale: 1" = __ feet

New Parcel #1

TEXTURE TERMS

Sand
 Loamy sand
 Sandy loam
 Loam
 Silt loam
 Silty clay loam
 Silty clay
 Bedrock

TEXTURE

ABUNDANCE
 Very-36-60%
 Extremely-61-90%

MODIFIER TERMS

VF-very fine
 F-fine
 M-medium
 C-course
ROCK
 Gravelly-0.1-3"
 Cobblely-3-10"
 Stony->10"

MOTTLING

CONTRAST
 Faint
 Distinct
 Prominent

ABUNDANCE
 None
 Few-<2%
 Common-2-20%
 Many->20%

CONSISTENCE

TERMS
 Loose
 Friable
 Firm
 Very Firm
 Cemented

SOIL DESCRIPTION AND CLASSIFICATION

Observation Hole TP NEW PARCEL #1 Test Pit Boring
2 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
fine sandy loam	Frable	Dk Brown	None
		Yellow Brown	

Soil Classification <u>2</u> <u>C</u> Profile Condition	Slope <u>5</u> %	Limiting Factor <u>15</u> "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input checked="" type="checkbox"/> Pit Depth
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Observation Hole _____ Test Pit Boring
 _____ " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling

Soil Classification _____ Profile Condition	Slope _____%	Limiting Factor _____"	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Site Evaluator's Signature Kane P. Coffin

SE # **331**

Date: 10/26/16

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