

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

Address of Proposed development: 45 Winthrop Street		
Zone(s): Institutional/Business/Professional (BP) District		
Project Name: Lithgow Library addition		
Existing Building (sq. ft.): 14,633 (gross)	Proposed Building (sq. ft.): 30,512 (gross)	
Existing Impervious (sq. ft.): 33,095	Proposed Impervious (sq. ft.): 33,000	
Proposed Total Disturbed Area of the Site: 42,930 sq. ft.		
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: City of Augusta 16 Cony St. Augusta, ME 04330	Applicant's Name/Address: City of Augusta 16 Cony St. Augusta, ME 04330	Consultant's Name/Address:
Phone #: (207) 622-2300	Phone #: (207) 622-2300	Phone #:
Cell #:	Cell #:	Cell #:
e-mail: william.bridgeo@augustamaine.gov	e-mail: william.bridgeo@augustamaine.gov	e-mail:
Tax Map #: 34	Lot Size (acres): 1.37	Form for Evidence of Standing (deed, purchase and sale agreement, other): Deeds
Lot #: 156, 158	Frontage (Feet): Winthrop St.: 170', State St.: 343', Oak St.: 174', Pleasant St.: 343'	
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: (waived)		
Signatures		
Applicant: _____	Date: _____	
Owner: _____	Date: _____	
Agent: _____	Date: _____	

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

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

Additional Information Required in Written Narrative See Augusta Land Use Ordinance for greater detail		
Where the items below duplicate the items above, identical responses are permitted and encouraged.	Included	Waiver Requested
s. Neighborhood Compatibility – description per ordinance (6.3.4.1)	X	
t. Compliance with Plans and Policies (6.3.4.2)	X	
u. Traffic Pattern, Flow, and Volume analysis (6.3.4.3)	X	
v. Public facilities – Utilities including stormwater (6.3.4.4)	X	
w. Resource protection and the environment (6.3.4.5)	X	
x. Performance Standards (6.3.4.6)	X	
y. Financial and Technical Ability (6.3.4.7)	X	

Application Materials

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

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

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