



General Project Information

5. Narrative:

- a) Description of development project you are proposing:
The purpose of this conditional use application is to change the approved four story hotel's roof from a flat roof to a pitched roof. The former flat roof had a height of 42'-0" to the underside of the roof deck, which conformed to the 42' maximum height shown in the Land Use Ordinance (LUO). The new roof will have an eave height of 42'-0" and the distance to the highest peak will be 57'-10". The height of the building with the new pitched roof, measured to the mean height between the eave and ridge as defined in the LUO, will be 49'-11".
- b) Size of any proposed building expansion (total sq.ft.):
The proposed hotel roof will have a maximum height of 57'-10".
- c) All the specific uses occurring on site (e.g. retail, warehouse, storage, manufact.):
The site will be utilized for a hotel and associated parking.
- d) Number of employees on-site for your largest shift:
There are 4 employees during the largest shift today.
- e) Estimated number of vehicles entering your site on a daily basis:
A traffic impact study by Millone & MacBroom was submitted with the previous planning board application.
- f) Total square footage of impervious surface area existing on site today:
There is 24,770 sf of impervious area contained on the 11.0 acre parcel.
- g) Total square footage of impervious surface area after proposed development occurs:
The total proposed impervious area will be 92,595 square feet.

CITY OF AUGUSTA, MAINE

Conditional-Use Application

I. Applicant / Owner Information

1. Applicant Name: <u>AugustRes LLC. (c/o George Schott)</u>
Mailing Address: <u>P.O. Box 9340 Auburn, Maine 04210</u>
Phone Number: <u>754-3630</u> Email Address <u>Schotts@roadrunner.com</u>
2. Authorized Agent: <u>E.S. Coffin Engineering & Surveying (c/o Jim Coffin)</u>
Mailing Address: <u>P.O. Box 4687 Augusta, ME 04330-1687</u>
Phone Number: <u>623-9475</u> Email Address <u>jcoffin@coffineng.com</u>
3. Property Owner Name: <u>AugustRes LLC.</u>
Mailing Address: <u>P.O. Box 9340 Auburn, Maine 04210</u>
Phone Number: <u>754-3630</u> Email Address <u>Schotts@roadrunner.com</u>
4. Which form of required "evidence of standing" is being submitted with this application?:
<input checked="" type="checkbox"/> Deed <input type="checkbox"/> Signed Lease Contract <input type="checkbox"/> Signed Purchase/Sale/Option Agreement
<input type="checkbox"/> Signed Written Agreement from Owner

II. General Project Information

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

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

6. Lot Size: (ac.) 11.0 acres

7. Lot Frontage: (ft.) 283'

8. Zoning District(s): CC

9. Project Location : 377 Western Avenue
Street

83 – 13, 17B, 20, 21 & 21A
Assessor Tax Map # + lot #(s)

III. Applicant Acknowledgments

10. Complete Application Required.

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

11. Drawings and/or Maps are required

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

Signature of Applicant / Agent: James Cobbi

Signature of Property Owner: _____

Today's Date: **April 03, 2015**

12. Checklist of Required Submission Materials:

Paper Copy	Included	Waiver Requested
11 copies of the application form and narratives	<input checked="" type="checkbox"/>	
11 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"/>	
7 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"/>	
11 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: _____

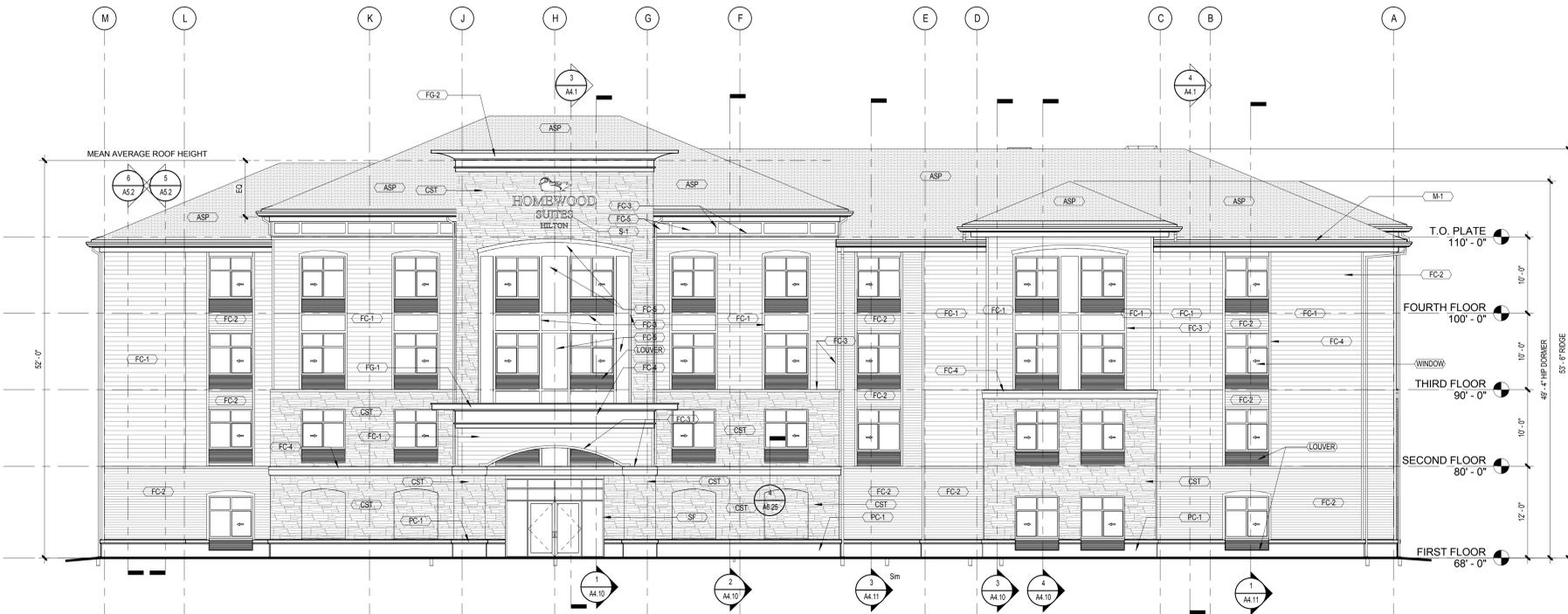
\$ _____ **Abutter** Notification Fee Paid. Received By (Initials): _____ Date: _____

EXTERIOR ELEVATION FINISHES

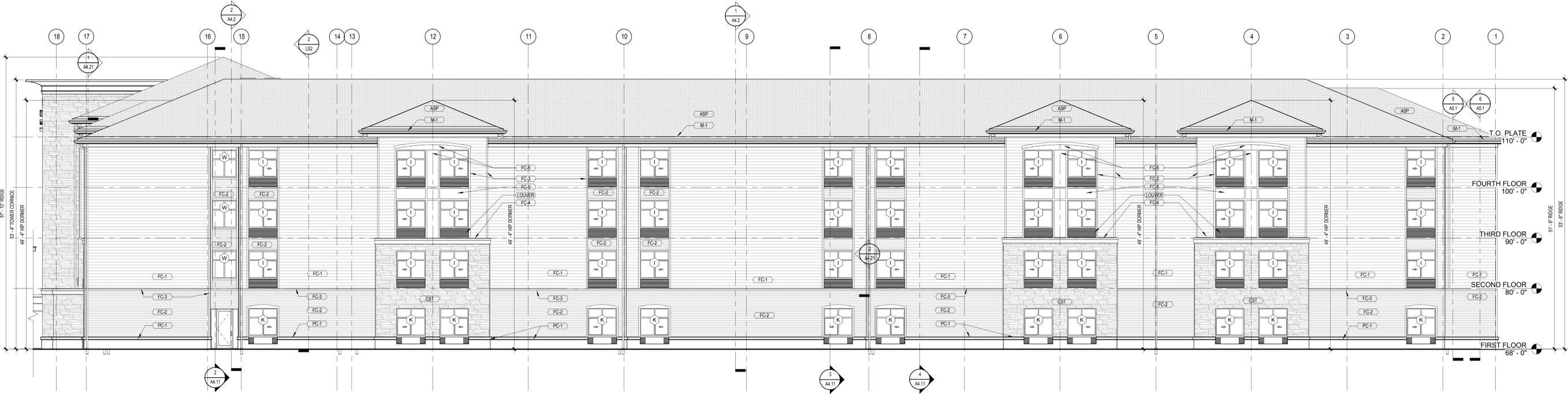
- (CST) CULTURED STONE VENEER
STONE COLOR: TO BE DETERMINED
PRISM PIGMENT MORTAR COLOR: TO BE DETERMINED
- (FC1) FIBER CEMENT CLAPBOARD WITH 7" EXPOSER & 5/4" X 4" TRIM
COLOR TBD
- (FC2) FIBER CEMENT CLAPBOARD WITH 4" EXPOSER & 5/4" X 4" TRIM
COLOR ARCTIC WHITE
- (FC3) FIBER CEMENT 4" TRIM
COLOR ARCTIC WHITE
- (FC4) FIBER CEMENT TRIM BAND
COLOR ARCTIC WHITE
- (FC5) FIBER CEMENT PANEL
COLOR ARCTIC WHITE
- (M-1) PREFINISHED ALUMINUM GUTTER
COLOR: TO BE DETERMINED
- (M-2) PREFINISHED ALUMINUM DOWNSPOUT
COLOR: TO BE DETERMINED
CONNECT TO STORM DRAINAGE SYSTEM WITH ADAPTERS
- (ASP) ASPHALT ROOF SYSTEM
COLOR: TO BE DETERMINED
- (CW) KAWNEER CURTAINWALL SYSTEM
COLOR: TO BE DETERMINED
- (SF) KAWNEER STOREFRONT SYSTEM
COLOR: TO BE DETERMINED
- (WINDOW) VINYL WINDOW UNIT COLOR: TO BE DETERMINED
REFER TO WINDOW SCHEDULE FOR SIZE & FUNCTION
- (DOOR) HOLLOW METAL DOOR & FRAME (INSULATED) COLOR: TO BE DETERMINED
REFER TO DOOR SCHEDULE FOR MORE INFORMATION
- (LOUVER) MECHANICAL LOUVER
COLOR: TO BE DETERMINED
REFER TO WINDOW SCHEDULE FOR SIZE & FUNCTION.
5/4" X 4" FIBER CEMENT TRIM, COORD. F.O. WINDOW MANUFACTURER
- (PC1) PRECAST CONCRETE COLOR: TO BE DETERMINED
SEALANT COLOR: TO BE DETERMINED
- (FG1) METAL CORNICE COLOR: TO BE DETERMINED
REFER TO SECTION DETAILS FOR PROFILE
- (FG2) METAL CORNICE COLOR: TO BE DETERMINED
REFER TO SECTION DETAILS FOR PROFILE
- (S-1) BUILDING SIGNAGE BY OTHERS

WINDOW SCHEDULE

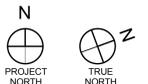
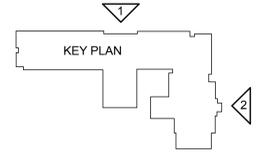
Type Mark	Window Size	Frame Material
T		
K		
L		
O		
W		

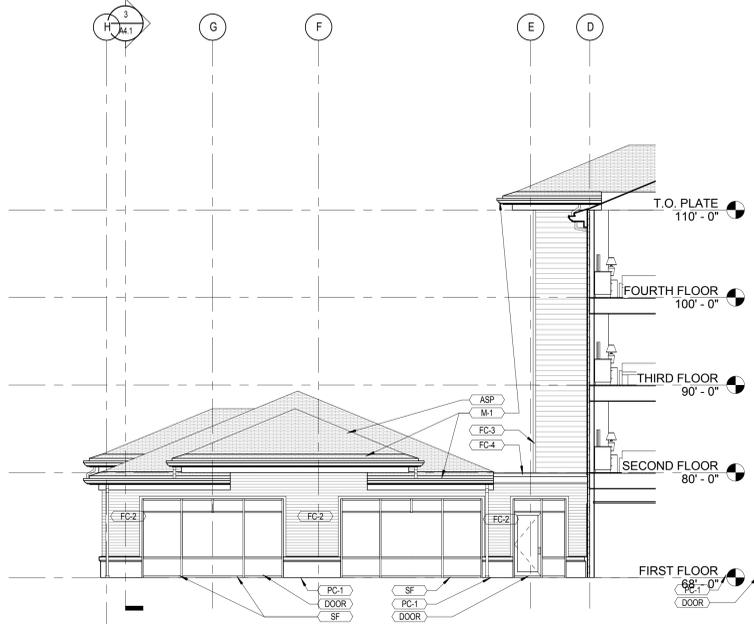


1 NORTH ELEVATION
1/8" = 1'-0"

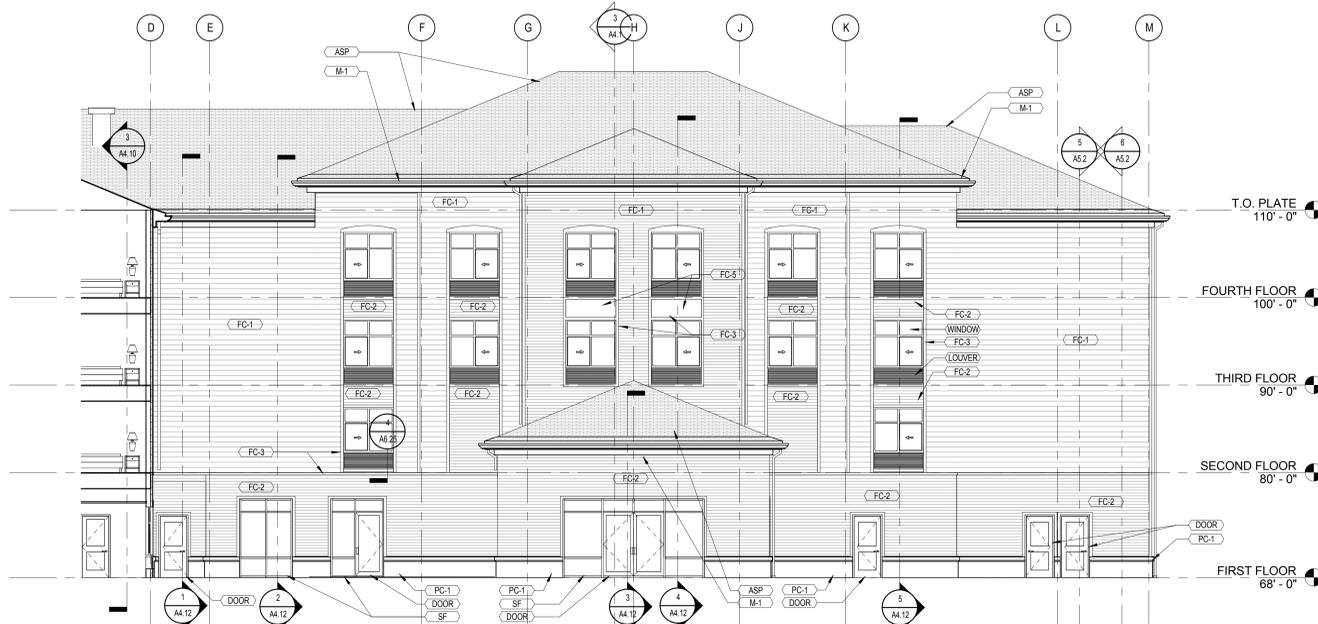


2 WEST ELEVATION
1/8" = 1'-0"



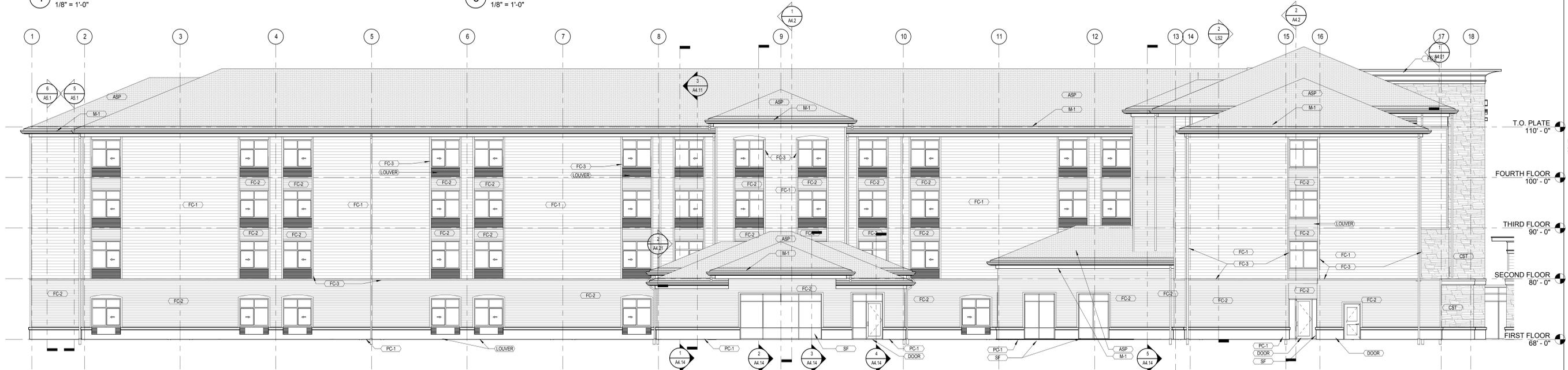


4 NORTH ELEVATION @ POOL
1/8" = 1'-0"

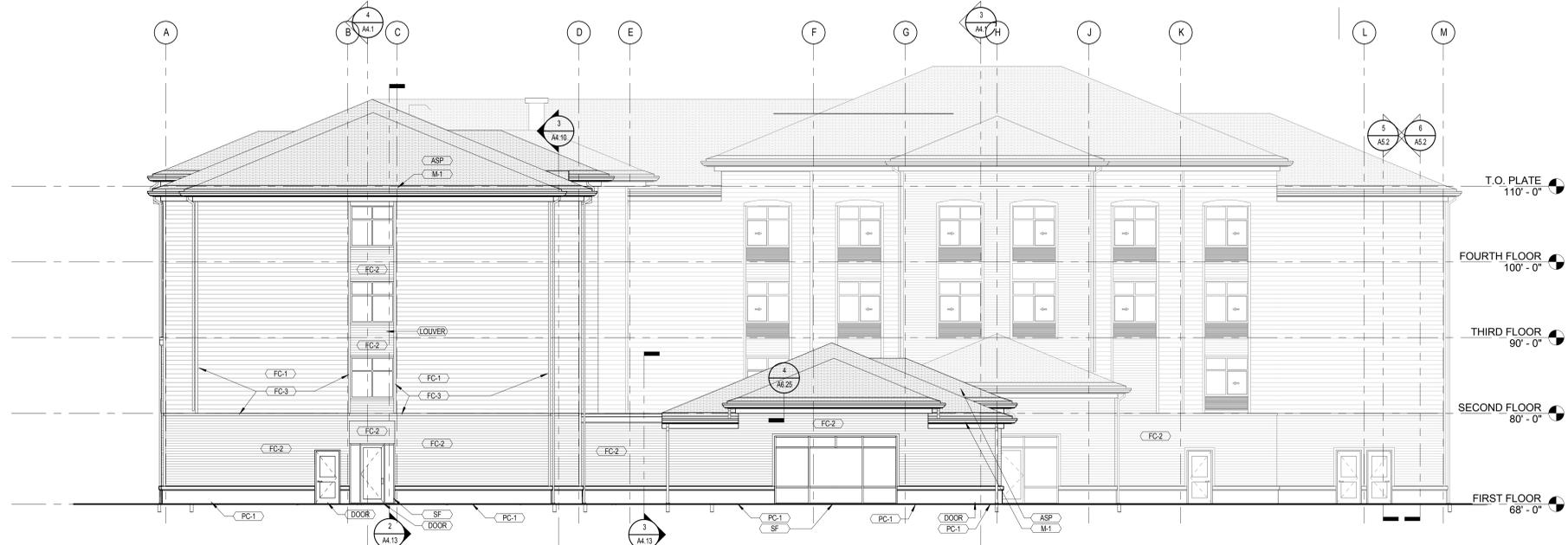


3 SOUTH ELEVATION @ LODGE
1/8" = 1'-0"

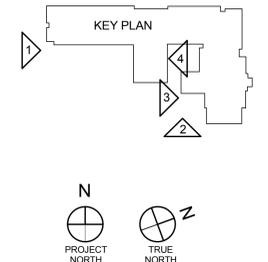
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FC-1	METAL CORNICE COLOR: TO BE DETERMINED REFER TO SECTION DETAILS FOR PROFILE
FC-2	METAL CORNICE COLOR: TO BE DETERMINED REFER TO SECTION DETAILS FOR PROFILE
S-1	BUILDING SIGNAGE BY OTHERS



2 EAST ELEVATION
1/8" = 1'-0"



1 SOUTH END ELEVATION
1/8" = 1'-0"

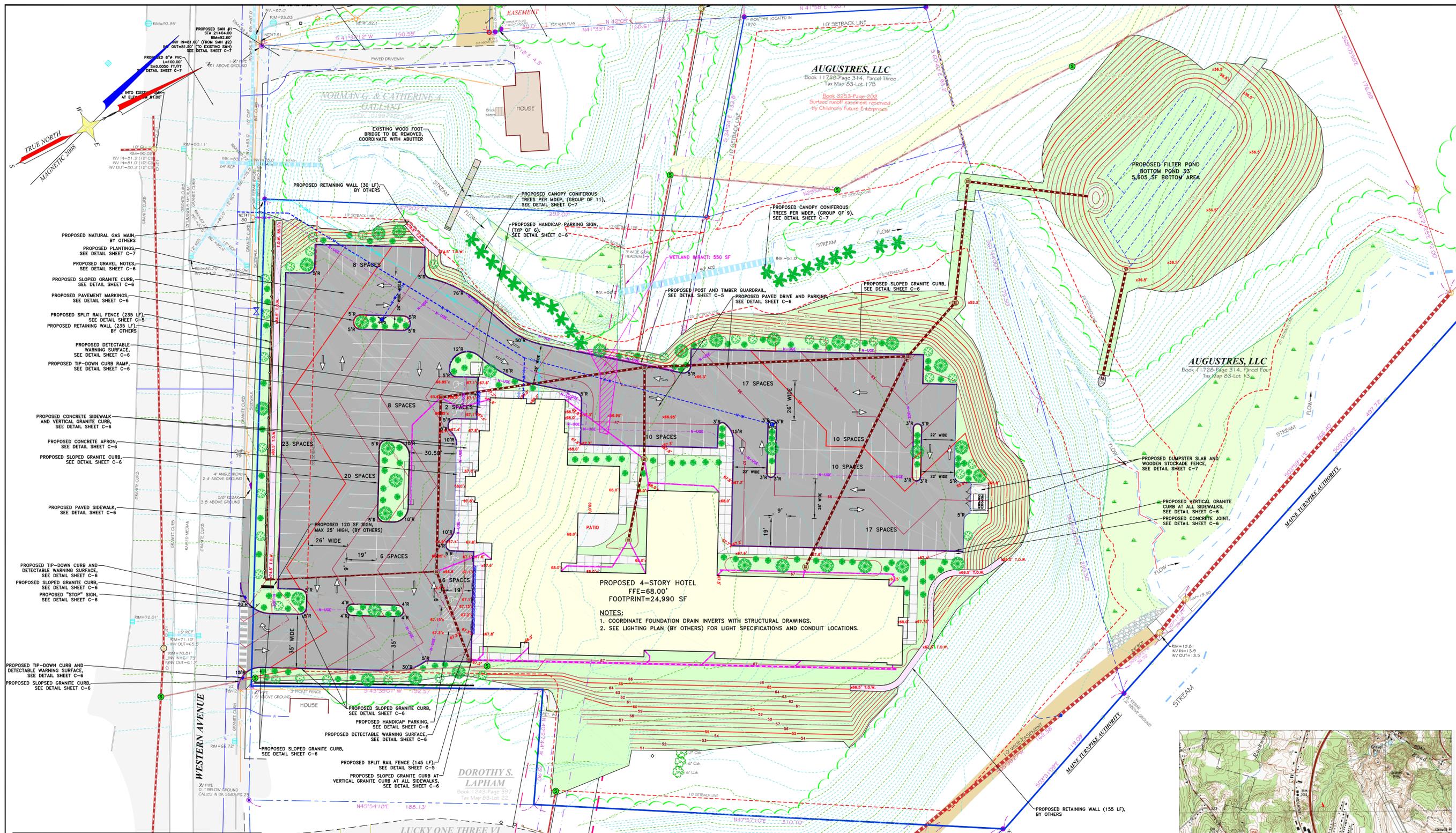


PROGRESS PRINT
NOT FOR CONSTRUCTION

ISSUE: 03/11/2015 - BUDGET PRICING
03/25/2015 - FOUNDATION PERMIT
architect: PHB
drawn: TRM

Hilton Homewood Suites
AUGUSTRES, LLC
377 WESTERN AVENUE AUGUSTA, MAINE
EXTERIOR ELEVATIONS

A3.2



- GENERAL SITE INFORMATION:**
- OWNER: AUGUSTRES, LLC.
P.O. BOX 9340
AUBURN, ME 04210
 - AUGUSTA TAX MAP 83—LOTS 13, 17B, 20, 21 & 21A
 - KENNEBEC COUNTY REGISTRY OF DEEDS:
BOOK 11728 — PAGE 314
 - ZONE: REGIONAL BUSINESS DISTRICT (CC)
 - IMPERVIOUS AREA:
EXISTING IMPERVIOUS=24,770 SF
NEW IMPERVIOUS=92,595 SF
NET NEW IMPERVIOUS=67,825 SF
 - DISTURBED AREA: 162,675 SF
 - PARKING:
REQ'D: 1 PER ROOM+EMPLOYEES/2+MEETING ROOM CAPACITY
121 + 2 = 123 SPACES
ACTUAL: 137 SPACES
 - WETLAND IMPACTS: 550 SF

LEGEND

●	IRON ROD FOUND	—	SURVEYED LINE
○	IRON PIPE FOUND	—	STOCKADE FENCE
○	GRANITE MONUMENT FOUND	—	WIRE FENCE
○	5/8" REBAR PROPOSED	—	GUARDRAIL
○	UTILITY POLE	—	STONE WALL
○	GUY ANCHOR	—	CATCH BASIN
○	OVERHEAD UTILITY LINE	—	STORM PIPE
○	LIGHT	—	SANITARY MANHOLE
○	HYDRANT	—	SANITARY LINE
○	WATER VALVE	—	TEST PIT
—	UNDERGROUND WATER LINE	—	CONIFEROUS TREE
—	SIGN	—	DECIDUOUS TREE
—	SETBACK	—	VEGETATION
—	EXISTING CONTOUR	—	APPROXIMATE WETLANDS
—	PROPOSED CONTOUR		

LANDSCAPING NOTES

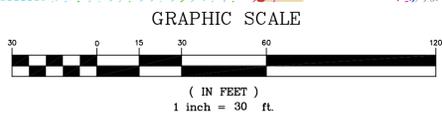
Plantings per 100' (Total 610 lf)

Buffer Yard "A" 15' Wide (10' w/ Fence)

Canopy	2
Understory	4
Shrub	6

LANDSCAPE LEGEND

SYMBOL	COMMON NAME	SIZE	QTY.
○	CANOPY TREE	2 - 2" dbH CAL.	31
○	UNDERSTORY TREE	1 1/2 - 2" dbH CAL.	35
○	SHRUB	18"/24"	118



JAMES E. COFFIN
LICENSED PROFESSIONAL ENGINEER
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E.S. COFFIN
ENGINEERING & SURVEYING, INC.
432 Corn Road, P.O. Box 4087, Augusta, Maine 04303-0407
Ph: (207) 625-9473 Fax: (207) 625-9402 Toll Free: 1-800-544-0475

NO.	REVISIONS	DATE
2	RELOCATE RETAINING WALL	04/03/15
1	RELOCATE RETAINING WALL	02/02/15

PROPOSED SITE PLAN

SCALE: 1 INCH=30 FEET
DRAWN BY: TCH
CHECKED BY: JEC

CLIENT PROJECT: **AUGUSTRES LLC**
LOCATION: 377 WESTERN AVENUE
TOWN: AUGUSTA COUNTY: KENNEBEC STATE: MAINE

PROJ. NO. 2014-097

C-1