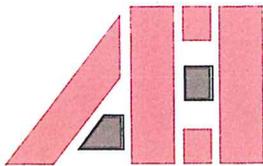


**Development Review Application
for
North Augusta Market – Dunkin’ Donuts
Augusta, Maine
Project No. 29-15**

Prepared by:

A.E. Hodsdon
Consulting Engineers
10 Common Street
Waterville, Maine 04901



A. E. Hodsdon
CONSULTING ENGINEERS
10 COMMON ST., WATERVILLE, ME
04901 (207) 873-5164

December 11, 2015
29-15

Board Members
City of Augusta Planning Board
16 Cony Street
Augusta, ME 04330

RE: *North Augusta Market – Dunkin’ Donuts, Augusta, Maine*

Dear Board Members:

As technical representative and on behalf of WK Enterprises, Inc., we present to you the preliminary submission for the addition of a Dunkin’ Donuts at the North Augusta Market at 670 Civic-Center Drive in Augusta, Maine. Included with the application is the following Index of Exhibits:

1. Application

- A. Pollution
- B. Water
- C. Municipal Water (no change)
- D. Soil Erosion
- E. Road Congestion and Safety (no change)
- F. Sewage Waste Disposal
- G. Solid Waste Disposal (no change)
- H. Aesthetic, Cultural, and Natural Values
- I. Conformity with City Ordinances and Plans (no change)
- J. Financial and Technical Ability
- K. Surface water, Shoreland, Outstanding Rivers (no change)
- L. Ground Water (no change)
- M. Flood Areas (no change)
- N. Freshwater Wetlands (no change)
- O. Stormwater – Management Plans (no change)
- P. Access to Direct Sunlight (no change)
- Q. State Permits
- R. Outdoor Lighting.
- S. Neighborhood Compatibility (no change)
- T. Compliance with Plans and Policies (no change)
- U. Traffic Pattern, Flow, and Volume Analysis
- V. Public Facilities (no change)
- W. Resource Protection and the Environment (no change)
- X. Performance Standard (no change)
- Y. Financial and Technical Ability

TO: Augusta Planning Board
RE: North Augusta Market – Dunkin' Donuts, Augusta, Maine

Page No. 2

Exhibit i	Project Location Map
Exhibit ii	Copy of Deed
Exhibit iii	Flood Plain Map
Exhibit iv	Aerial view of Site (existing)
Exhibit v	Survey Plan
Exhibit vi	Proposed Site Plan and Details
Exhibit vii	Nonconforming Structure Figures for Existing

Please review and comment as to the completeness of the application.

Sincerely,



Albert E. Hodsdon III
Engineer

Enclosures

WK Enterprises, Inc.
670 Civic Center Drive
Augusta, ME 04330
(207) 577-9300

December 11, 2015
29-15

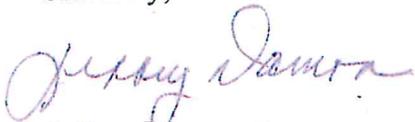
Mr. Matt Nazar, City Planner
City of Augusta
16 Cony Street
Augusta, ME 04330

RE: *North Augusta Market – Dunkin' Donuts*

Dear Mr. Nazar:

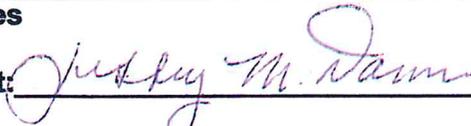
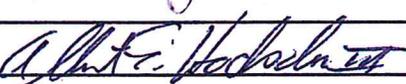
I, Jeffrey Damon, owner of WK Enterprises, Inc., hereby authorize A.E. Hodsdon Consulting Engineers to act as my authorized agent for purposes related to design and permitting of the expansion of the North Augusta Market located at 670 Civic Center Drive, Augusta, Maine.

Sincerely,



Jeffrey Damon, Owner
WK Enterprises, Inc.

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

Address of Proposed development: 670 Civic Center Drive		
Zone(s): Rural Village District		
Project Name: North Augusta Market/Dunkin' Donuts		
Existing Building (sq. ft.): 4,750 s.f. (store) And 1,050 s.f. (garage)	Proposed Building(s) (sq. ft.): 5,800 s.f.	
Existing Impervious (sq. ft.): 51,276 s.f.	Proposed Impervious (sq. ft.): 59,401 s.f.	
Proposed Total Disturbed Area of the Site: 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: WK Enterprises Inc. 670 Civic Center Drive Augusta, ME 04330 Phone #: 622-3334 Cell #: 557-9300 e-mail: jeff_damon@msn.com	Applicant's Name/Address: Russell Damon 96 Robin Court Skowhegan, ME 04976 Phone #: Cell #: 557-9300 e-mail: jeff_damon@msn.com	Consultant's Name/Address: A.E. Hodsdon Engineers 10 Common Street Waterville, ME 04901 Phone #: 873-5164 Cell #: 873-8206 e-mail: jean@aehodsdon.com
Tax Map #: 1 Lot #: 41B/41C	Lot Size (acres): 2.98 acres Frontage (Feet): 434	Form for Evidence of Standing (deed, purchase and sale agreement, other): Deed
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:		
Signatures		
Applicant: <u></u>	Date: <u>12-11-15</u>	
Owner: _____	Date: _____	
Agent: <u></u>	Date: <u>12/11/15</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)	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)	n/a	
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
10 copies of the application form and narrative	X	
10 copies of the deed, Purchase & Sale agreement, or other document to show standing	X	
3 copies of any stormwater report	n/a	
2 copies of any traffic report	X	
6 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	
10 copies of a letter authorizing the agent to represent the applicant	X	
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.)	X	
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: _____

Project Narrative

A – Pollution

The USGS elevation of the site is approximately 300 ft. above sea level. The site is not located in or near a floodplain according to the Flood Insurance Rate Map (Panel 1 of 16) covering this area.

The site is not on a sand and gravel aquifer nor is it in the wellhead protection area of the Greater Augusta Utility District. Activity on this site poses no threat to these natural resources.

The soils on the site are moderately drained fine sands. We previously identified a location on the site that is acceptable for a waste disposal system. The system has been installed according to the plans and is in operation. We are proposing to move the existing grease trap and septic tanks to make room for the addition of a 170 s.f. office space.

The site is relatively flat with a slight grade towards the side and back of the property. The runoff sheetflows across the site and discharges into an impounded wetland area on the property. A catch basin has been installed at the north corner of the property and discharges to the wetland area.

The proposed project has been designed to comply with all applicable state and local health and water resource rules and regulations.

B. Water

The facility has an on-site sewage waste disposal system. The existing well is in compliance with setback requirements between the well and septic system. The water supply for the store is regulated as a public water supply by DHHS.

C. Municipal Water

The Augusta Utilities District water distribution mains do not extend on Route 27 in North Augusta to the location of the store. Municipal water is not an option for this facility at this time.

D. Soil Erosion

DRAINAGE:

The total site area is approximately 2.98 acres. The project does not require a MDEP Stormwater Management permit. We plan on treating stormwater by a combination of low impact development techniques.

Soil Types and Boring Log Information

Soils on the site have been mapped according to the *Soil Survey of Kennebec County, Maine* by the U.S. Department of Agriculture, Soil Conservation Services. The site has been mapped as mostly Scantic Silt Loam (ScA) and Hartland Very Fine Sandy Loam (HfC). The limitation of these soils are a slow rate of water transmission.

1. Development Location: The project is located in Augusta, Maine on the Belgrade Road. A site location map is attached.
2. Surface Water On or Abutting the Site: There is an existing wetland area at the northwest boundary of the property.
3. Downstream Ponds and Lakes: There are no ponds or lakes downstream of the property in close proximity.
4. General Topography: The site and surrounding areas are generally flat.
5. Flooding: There is no current flooding problem and no flooding will be expected from the proposed additional development at this site.
6. Alterations to Natural Drainage Ways: No alterations will be required by the proposed added development.
7. Alterations to the Land Cover: There will be an increase in the amount of impervious area on the site. An additional **8,125 s.f.** of impervious area will be created.
8. The erosion of soil is caused when the soil particles lose their detachment with other particles through the movement of water, gravity, and wind. This plan will mitigate the effects of soil erosion as caused by stormwater runoff. Sedimentation, which is a consequence of erosion, is caused when the water flow velocity is reduced to the point that the particles are deposited. This plan will mitigate sedimentation from this project.
9. Protected Natural Resource: This parcel is not a protected natural resource and does not lie within the Shoreland Zone.
10. Critical Areas and Existing Problems: A critical area, in terms of erosion control, is an area where a change in the volume of stormwater, in the velocity of the runoff, in the type of soils and vegetation, or in the flow path of the stormwater could create an adverse effect on the water quality or erosion hazard downstream. This project will change the volume and velocity of storm water slightly. It will not affect water quality or erosion hazard downstream. Engineered controls will be in place in order to mitigate any erosion hazards that may occur from the construction process.
11. Temporary Erosion Control: Temporary erosion control measures shall be exercised by the contractor during the entire duration of construction in accordance with the *Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices (2003)* and the construction contract documents.

Properly installed silt fencing shall be located downstream of all areas to be disturbed by construction. These areas are shown on the construction drawings. Hay bales may be placed and staked behind the fencing for reinforcement.

Clean surface water shall be diverted away from disturbed construction areas to prevent this water from picking up silt. Natural vegetation shall be protected to the greatest extent possible.

Disturbed areas shall be limited in size, kept bare for a short duration, and shall be temporarily mulched when not undergoing backfilling.

Temporary channels, if necessary, shall be lined with either jute thatching or crushed stone, depending on the volume of expected runoff and the slope of the channel.

Culverts, if any, shall be protected from sediments by installing haybale barriers in accordance with section 15 of the *Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices (2003)*. The bales shall be located perpendicular to the drainage swale upstream of the culvert.

All disturbed areas shall be seeded and mulched at the earliest time practical to prevent erosion of topsoil. Between September 15th and April 15th, the disturbed areas shall receive a double mulching and a seeding of winter rye. Otherwise, a perennial seed shall be used at a rate of 0.9 lbs/1000 s.f. and a depth of ¼". On slopes greater than 3:1 or in areas generally susceptible to runoff, the disturbed areas shall be covered with jute thatching, stapled in place.

12. Permanent Erosion Control: Permanent erosion and sediment control measures shall be installed by the contractor prior to the substantial completion of construction in accordance with the *Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices (2003)* and the construction contract documents.

Where shown on the construction drawings, existing vegetated buffers are located in order to remove sediment from runoff sheet flow.

All disturbed areas shall be permanently seeded and mulched at the earliest time practical to prevent erosion of topsoil, but no later than August 6th. Between August 6th and September 20th, temporary seeding shall commence. Between September 20th and April 15th, the disturbed areas shall receive a double mulching and a seeding of winter rye. Seeding mixture shall consist of 0.46 lb/1000 s.f. of Creeping Red Fescue, 0.05 lb/1000 s.f. of Red Top, and 0.46 lb/1000 s.f. of Tall Fescue. Hay mulch shall be applied at 2 bales/1000 s.f. for a single layer of mulching. Ground limestone shall be applied at a rate of 138 lb/1000 s.f. and 10-20-20 fertilizer at a rate of 18.4 lb/1000 s.f.

On slopes greater than 3:1 or in areas generally susceptible to runoff, the disturbed areas shall be covered with jute thatching, stapled in place.

13. Construction Timing and Sequence: Prior to any excavation or soil disturbance, the contractor shall install silt fencing and hay bales as described in the Temporary Erosion Control.

Ditches and culverts shall be protected with hay bales prior to any construction work beginning.

At all times during construction, all disturbed areas that are to be vegetated, shall be seeded at the earliest possible time. All disturbed areas shall be mulched when not undergoing backfilling or construction. During winter months, all disturbed areas that are not being immediately worked shall be double mulched with hay.

All permanent erosion control measures shall be installed and made operational prior to substantial completion of the project.

Final loam and seeding or paving shall take place as soon as possible after final grading.

14. Maintenance Plan: The Contractor shall be responsible for the maintenance of all erosion and sediment control measures during the entire construction phase.

The Owner shall be responsible for establishing a reoccurring maintenance program to inspect the condition of ditches, rip rapped areas, filter strips, erosion control blankets, and drainage outlets in accordance with the *Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices (2003)*.

Typical areas for inspection are:

Vegetated drainage ditches will require at least an annual mowing that leaves between 4-6 inches of growth.

Stormwater discharge pipes will require periodic inspection for damage.

E. Road Congestion and Safety

All roads exist at the proposed market. The traffic generated from this project will change the existing number of trips per day and the average peak hour trips (See Section U of the narrative).

The sight distances in both directions are in excess of 700 feet. This is more than adequate for the posted speed of 55 mph along Route 27 at this point. We have been told by the owner that MDOT will be reducing the speed limit to 45 mph in this location.

**Damon's North Augusta Market
(with Dunkin' Donuts)
Route 27
North Augusta, Maine
Project Location Map**



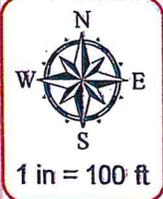
Project Location

ME Route 27 (Civic Center Drive)

Fig Vallee Lane

A.E. Hodsdon Engineers
10 Common Street
Waterville, ME 04901
t. 207-873-5164

Source: Maine Orthoimagery - 6in 2013
Date: 6/10/15
By: NMC (AEH #29-15)



F. Sewage Waste Disposal

The store has an existing subsurface disposal system located on the property. We will be moving the septic tanks and grease trap to allow a 170 s.f. expansion to the building. We will be filing the necessary paperwork for the relocation of the tanks.

G. Solid Waste (no change)

Solid waste generated from construction debris will be hauled off by a private licensed solid waste handler. Presently, the commercial solid waste is being picked up on a regular basis by a private licensed solid waste hauler (Riverside Waste Disposal).

H. Aesthetic, Cultural and Natural Values

The proposed change of use within the existing convenience store building will have no adverse effect on the natural, scenic or historic value of the area. There has been no identification of significant wildlife habitat at the project site. Also, the project will not affect any public rights for physical or visual access to any features on or around the site.

I. Conformity with City Ordinances and Plans (no change)

The proposed project has been designed to comply with the Cities Codes and Land Use Ordinance.

J. Financial and Technical Ability

WK Enterprises Inc. has the financial and technical ability to complete the project in a manner consistent with state and local performance, environmental and technical standards. The owners have contracted with A.E. Hodsdon Engineers of Waterville ME to assist with revisions to the site and permitting for the project.

K. Surface Water, Shoreland, Outstanding Rivers

The project site is not located within the watershed of any pond or lake, nor is it within 250 feet of any protected wetland, great pond or river. The nearest protected wetland is approximately 4000 feet from the site.

L. Ground Water

The store has a drilled well on the site for domestic water. The water usage is expected to increase from the current usage. The present well is required to be tested on a regular basis and has been found safe for human consumption.

M. Flood Areas

The site is not located in a flood prone area as delineated by FEMA flood boundary and floodway maps and flood insurance rate maps.

N. Freshwater Wetlands

There are no mapped freshwater wetlands on or near the site. However, there is a depression in the back of the property that impounds water and it supports wetland vegetation. This area is defined as a wetland of special significance by the DEP. The building is within 75 feet of this area. 900 s.f. of wetland area was filled to allow access to the back of the facility and parking space. An additional amount will be filled for the creation of a bypass lane for the drive-thru (see attached plan).

O. Storm Water – Management Plans

Most of the stormwater from the site sheet flows on site and is discharged to the wetland area on the property. The canopy and roof gutters are connected to the existing drain pipe that goes to the wetland. We have designed a stormwater system on the new property to cut down on the distance the water would sheet flow to the back of the property. The plans show two (2) catch basins and drain pipe to daylight at the back of the site. The development includes less than 1 acre of disturbed area and therefore does not require a stormwater permit from DEP. Additional analysis of the storm water management does not appear to be justified.

P. Access to Direct Sunlight

The structures on the site in no way restricts access to direct sunlight to any existing structures on abutting properties.

Q. State Permits

The project will require a new construction permit and a barrier free permit from the Department of Public Safety Office of the State Fire Marshal for the addition to the back of the building.

R. Outdoor Lighting

All site/outdoor lighting is the down lighting/directional type to prevent trespass beyond the boundaries of the property.

S. Neighborhood Compatibility

(a) i. The site is located in an area where there are both commercial and residential properties. The store is compatible with other existing land uses in the area.

ii. The architectural design of the building is a single story wood framed structure that blends in well with other buildings in the area.

iii. The building is slightly larger than the previous building on the site.

The height of the building is approximately 24 feet to the peak of the standard 5/12 pitch roof.

iv. Character defining elements of the building include the overall shape of the building, its materials, decorative details, interior spaces and features, and various aspects of its site and environment.

v. The orientation of the building on the site creates more space between the store and the closest structure on the abutting property.

vi. The visual integrity of the building will not change.

(b) The elements of the plan have been designed and arranged to maximize privacy by the residents of the immediate area.

(c) The project increases safe and healthful conditions in the neighborhood as the project incorporates up to date design standards and materials.

(d) The project does not have a detrimental effect on the value of adjacent properties. The structure and proposed site upgrades are an improvement to the area.

T. Compliance with Plans and Policies

The proposed project is in accordance with the adopted elements of the 1988 Growth Management Plan.

U. Traffic Pattern, Flow and Volume Analysis

- (a) The project will have an impact on the surrounding neighborhood as the project will generate additional traffic.
- (b) Safe access will be assured to the site. There is more than adequate site distance in each direction. Minimum width curb cuts have been incorporated into the site plan to comply with the cities Technical Standards Handbook. This will not change.
- (c) The site plan allows for unrestricted emergency vehicle access.
- (d) The site has been designed to provide safe and smooth movement of vehicles entering and exiting the site. Space has been created to allow delivery of materials and goods. The Ordinance requires 33 parking spaces for a 4,750 s.f. convenience store and restaurant. The new site layout includes a total of 45 spaces.
- (e) Traffic Movement Permit is needed from MDOT. Gorrill Palmer of Gray, Maine has completed a traffic study for the site (see attached).

V. Public Facilities

- (a) Water Supply – Municipal water is not available to the site. Domestic water for the facility is provided by a drilled well on site. There is no requirement for the building to be sprinkled. The gas islands are protected by a code compliant fire suppression system.
- (b) Sewage Waste Disposal - The site is equipped with a subsurface waste disposal system.
- (c) Electricity/Telephone – Both electric and telephone utilities are presently in use at the site.
- (d) Storm Drainage – Storm water sheetflows on site to a catch basin structure that outlets to a ditch on the north side of the property.

W. Resource Protection and the Environment

- (a) The site contains a wetland area of special significance. There are no known sensitive areas, aquifers, aquifer recharge areas, floodplains or steep slopes.
- (b) The project conforms to applicable local, State DEP and Federal EPA air quality standards.
- (c) The project conforms to applicable local, State DEP and Federal EPA water quality standards.

(d) All sewage and industrial wastes are treated and disposed of to comply with applicable local, state, and federal standards.

(e) Shoreland and Wetland Districts:

i thru viii are not applicable.

X. Performance Standards

(a) The project has been designed to comply with all applicable performance and dimensional standards as outlined in the ordinance.

(b) Noise generation shall not exceed the levels as specified in the performance standard section of the ordinance.

The facility will incorporate a speaker at the drive-thru order board location. Noise levels will be controlled by a volume control on the system.

(c) Intense glare or heat associated with the project is not applicable.

(d) The exterior lighting is sufficiently obscured to prevent excessive glare on public streets and walkways or into any residential areas.

(e) All signs are in compliance with the provisions of the ordinance.

Y. Financial and Technical Ability

(a) and (b) WK Enterprises Inc. has the financial and technical ability to complete the project in a manner consistent with state and local performance, environmental and technical standards.

The owners have contracted with A.E. Hodsdon Engineers of Waterville ME to assist with the required permitting for the change of use at the site.

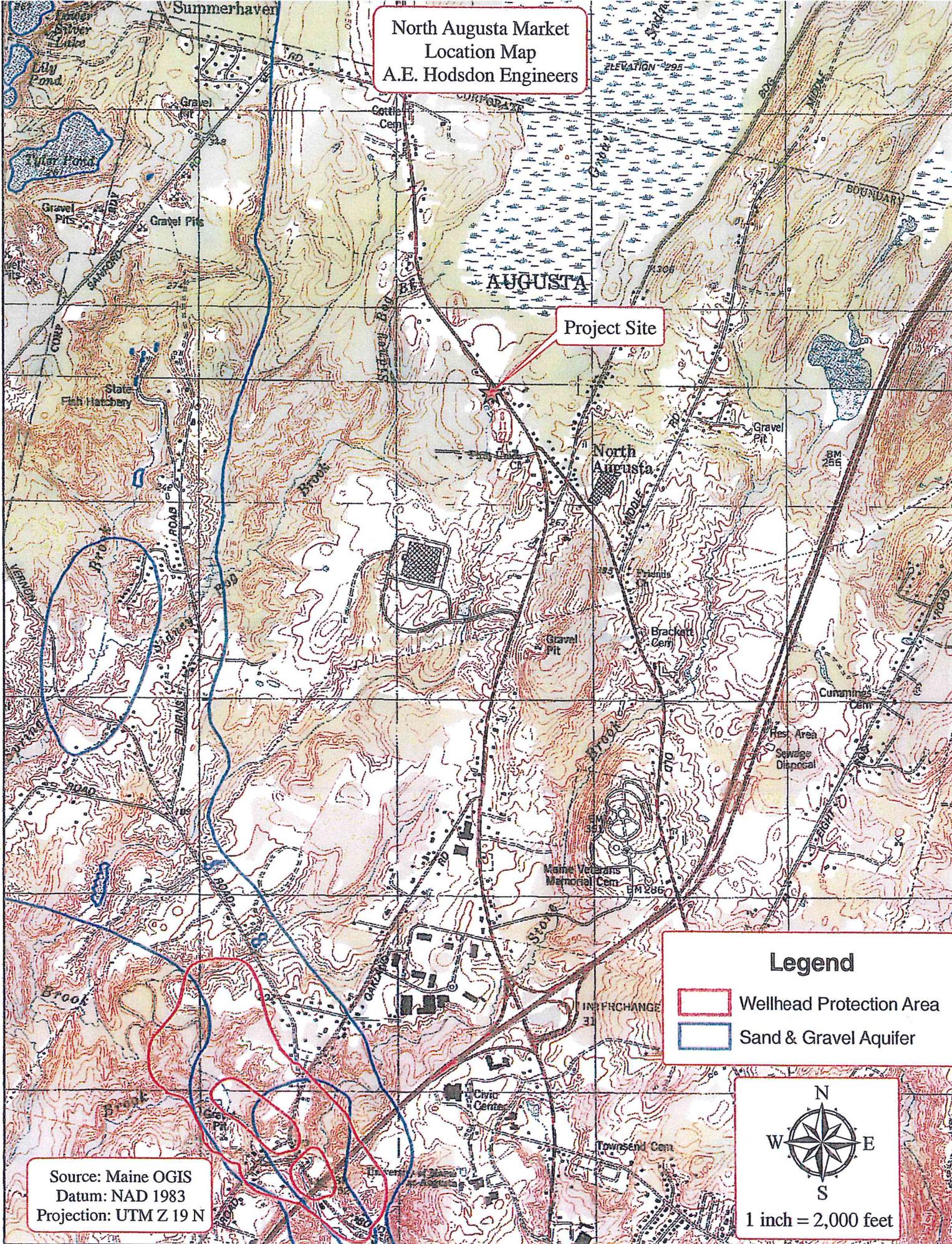
Exhibit



Development Review Application for a Dunkin Donuts at the North Augusta Market

i. Project Location Map

North Augusta Market
Location Map
A.E. Hodsdon Engineers



Project Site

Legend

- Wellhead Protection Area
- Sand & Gravel Aquifer

North
West
East
South

1 inch = 2,000 feet

Source: Maine OGIS
Datum: NAD 1983
Projection: UTM Z 19 N

Exhibit



Development Review Application for a Dunkin Donuts at the North Augusta Market

ii. Copy of Deed

TRANSFER
TAX
PAID

WARRANTY DEED

OPR BK 12159 PGS 53 - 55 11/12/2015 10:13:33 AM
INSTR # 2015028604 # OF PAGES 3
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

I, **BRUCE M. FIGOLI, II**, of 668 Civic Center Drive, Augusta, Maine 04330, for consideration paid, grant to **W.K. ENTERPRISES, INC.**, a Maine corporation, having its principal place of business at 670 Civic Center Drive, Augusta, Maine 04330, with **WARRANTY COVENANTS**, the following:

A certain lot or parcel of land with the buildings thereon situated in said **Augusta**, bounded and described as follows: Situated on the west side of the Belgrade Road, so-called, in said Augusta, bounded on the east by said Belgrade Road; on the south by land now or formerly of Harvey Hovey; on the west by a line fence between field and pasture; and on the north by a line parallel with the south line of land formerly owned by Mark Lord, and one rod distant therefrom.

Excepting and reserving portions of the above described premises conveyed to the State of Maine (Book 998, Page 274); Donald and Marjorie Dudley (Book 1626, Page 88); Michael and Joyce W. Cormier (Book 1691, Page 224); and Ronald W. and Joanne Cormier (Book 1980, Page 16).

Also excepting and reserving the following described parcel: A certain lot or parcel of land with the buildings thereon, situated on the westerly side of Route 27, so-called, in the City of Augusta, Kennebec County, State of Maine, and being bounded and described as follows: Beginning on the westerly right-of-way line of Route 27 as shown on a Plan entitled "Maine State Highway Commission, Right of Way Map, State Highway "G", Augusta, Kennebec County." Federal Aid Project F031-1(3), dated March of 1953, Sheet No. 9 of 11 Sheets, S.H.C. File No. 6-59", at a capped $\frac{3}{4}$ inch iron rod set at the northeasterly corner of land now or formerly of one Wilson, reference deed recorded in Kennebec County Registry of Deeds in Book 2713, Page 181, all as shown on a plan entitled "Plan of Standard Boundary Survey, Robert L. Dutil, Route 27, Augusta, Maine" dated March 1989, by Thayer Engineering Company, Farmingdale, Maine;

thence in a general northerly direction along the westerly right-of-way line of said Route 27 on a curve to the left having a radius of 2405.5334 feet an arc distance of 207.52 feet to a point, said point being N 15° 40' 43" W and 207.45 feet from the last mentioned iron rod;

Thence N 18° 09' 00" W along the westerly right-of-way line of said Route 27 a distance of 327.85 feet to a capped $\frac{3}{4}$ inch iron rod set;

Thence S 81° 56' 52" W across land of said Dutil, reference deed recorded in said Registry of Deeds in Book 2760, Page 279, a distance of 148.62 feet to a capped $\frac{3}{4}$ inch iron rod set;

Thence 89° 13' 41" W across land of said Dutil a distance of 97.12 feet to a 1 $\frac{1}{2}$ inch iron pipe found;

Thence continuing N 89° 13' 41" W across land of said Dutil a distance of 204.91 feet to a capped 3/4 inch iron rod set;

Thence S 70° 46' 40" W across land of said Dutil a distance of 138.24 feet to a capped 3/4 inch iron rod set and land now or formerly of one Caron, reference deed recorded in said Registry of Deeds in Book 2819, Page 196;

Thence S 58° 40' 44" E along land of said Caron, marked in part by wire fence, a distance of 447.65 feet to a 3/4" iron pipe found;

Thence continuing S 58° 40' 44" E along land of said Wilson, marked in part by wire fence, a distance of 416.11 feet to the point of beginning, containing 3.69 acres, more or less.

Bearings are based on said Maine State Highway Commission Plan.

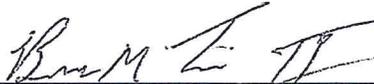
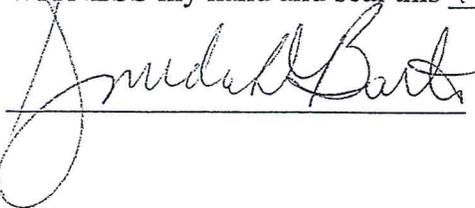
Being a portion of the premises described in deed of Robert L. Dutil to Robert L. Dutil and Anne J. Dutil dated December 28, 1984, and recorded in Kennebec County Registry of Deeds in Book 2760, Page 279.

Being the same premises conveyed by Jay C. Ainslie and Debra Ainslie to Bruce M. Figoli, II by Warranty Deed dated November 16, 2005, and recorded in said Registry of Deeds in Book 8756, Page 31.

Reference is made to "Plan of Standard Boundary Survey Jay C. & Debra A. Ainslie Route 27 Augusta, Maine" dated February 1994, as prepared by Thayer Engineering Co. Project No. 921731, recorded in the Kennebec County Registry of Deeds in Plan File 2000, Page 48. Reference is also made to a plan entitled "Plan Showing Easement and Improvements of: Property of Bruce Figoli, 668 Civic Center Drive, Augusta Maine" dated January 13, 2015, as prepared by Paul H. Ruopp, Jr., PLS.

This property is subject to a 40-foot right of way for access and utilities for Lots A, B and C as shown on said plan recorded in File 2000, Page 48. Grantee reserves the right to "use, maintain and repair an existing drilled well and appurtenances thereto serving the building" on the above-described premises. For a full description of said right of way reference is made to deeds from Jay C. and Debra A. Ainslie to Shawn R. Figoli recorded in Book 4852, Page 20 (Lot A), to Bruce M. Figoli, II (Lot C), recorded in Book 4854, Page 276, and to Lola Vallee and Thomas Vallee (Lot B) recorded in Book 4874, Page 315 and Book 5751, Page 108.

WITNESS my hand and seal this 9th day of November, 2015.


Bruce M. Figoli, II

STATE OF MAINE
Somerset, ss.

November 9, 2015

Personally appeared the above named Bruce M. Figoli, II and acknowledged the foregoing to be his free act and deed.

Before me,



Name: David D Barler

Notary Public

My commission expires: 3/16/2020

BK 434 | PG 273

WARRANTY DEED
004859

TRANSFER
TAX
PAID

Know all Men by These Presents

THAT, Jay C. Ainslie and Debra Ainslie, of Sidney, County of Kennebec and State of Maine, FOR CONSIDERATION PAID, grant to W. K. Enterprises, Inc., d/b/a North Augusta Market, a Maine corporation with a principal place of business in Augusta, County of Kennebec and State of Maine, and a mailing address of RFD #4, Box 532, Augusta, Maine 04330, with WARRANTY COVENANTS, certain real property, together with any improvements thereon, located in Augusta, Kennebec County, Maine; more particularly described as follows:

A certain lot or parcel of land with the buildings and improvements thereon, situated on the westerly side of Route 27, so-called, also known as Belgrade Road, so-called, in the City of Augusta, County of Kennebec and State of Maine, being bounded and described as follows:

Beginning at a point on the westerly right-of-way line of Route 27 as shown on a plan entitled, "Maine State Highway Commission, Right of Way Map," dated March, 1953 and recorded in Plan Book 21, page 43 at the Kennebec County Registry of Deeds, said point being N 18° 09' 00" W and a distance of 150.06 feet, as measured along said westerly right of way line from a 3/4-inch iron rod found at northeasterly corner of land now or formerly of one Dutil, reference deed recorded in Book 3566, page 229 at said Registry of Deeds, said point also being S 83° 44' 07" W and a distance of 0.14 feet from a 3/4-inch iron pipe found;

thence N 18° 09' 00" W along said westerly right-of-way line of Route 27 a distance of 284.13 feet to a capped 1/2-inch iron rod set;

thence N 71° 16' 49" W along land retained by said Ainslie a distance of 25.00 feet to a capped 1/2-inch iron rod set;

thence S 71° 51' 00" W along land retained by said Ainslie a distance of 40.06 feet to a capped 1/2-inch iron rod set;

thence N 77° 15' 41" W by the same a distance of 192.92 feet to a capped 1/2-inch iron rod set;

thence S 87° 16' 21" W by the same a distance of 40.00 feet to a capped 1/2-inch iron rod set;

thence S 15° 01' 25" E by the same a distance of 349.72 feet to a capped 1/2-inch iron rod set;

thence N 83° 44' 07" E by the same a distance of 118.85 feet to a 3/4-inch iron pipe found;

thence continuing N 83° 44' 07" E by the same a distance of 170.60 feet to a capped 1/2-inch iron rod set, containing 2.00 acres, more or less.

The above bearings are based on said above-mentioned "Maine State Highway Commission, Right of Way Map."

BK 4341 PG 274

-2-

Meaning and intending to convey all of the premises described in a deed of Ronald and Joanne Cormier to Jay C. Ainslie and Debra Ainslie dated January 10, 1984 and recorded at the Kennebec County Registry of Deeds in Book 2646, page 255, and to convey a portion of the premises described in a deed of Robert L. Dutil and Anne J. Dutil to Jay C. Ainslie and Debra A. Ainslie dated June 22, 1989 and recorded at said Registry of Deeds in Book 3566, page 229.

Reference is made to the Plan entitled, "Plan of Standard Boundary Survey, Jay C. and Debra A. Ainslie, Civic Center Drive, Augusta, Maine," dated February, 1993 by Giroux Surveying Services, Readfield, Maine.

The premises are subject to the terms and provisions of a certain Certificate of Variance Approval recorded at the Kennebec County Registry of Deeds in Book 4327, page 84.

WITNESS our hands and seals this 2nd day of March, 1993.

WITNESS:

[Handwritten signature]

Jay C. Ainslie
Jay C. Ainslie
Debra Ainslie
Debra Ainslie

State of Maine
County of Kennebec, ss.

March 2, 1993

PERSONALLY APPEARED the above-named Jay C. Ainslie and Debra Ainslie, and acknowledged the foregoing instrument to be their free act and deed.



[Handwritten signature]
Notary Public

Lester F. Willardson Jr.
Notary Public State of Maine
My Commission Expires August 17, 1997

22486001.001

RECEIVED KENNEBEC SS.

1993 MAR -5 AM 9:00

ATTEST: *[Handwritten signature]*
REGISTER OF DEEDS

Exhibit



Development Review Application for a Dunkin Donuts at the North Augusta Market

iii. Flood Plain Map



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
AUGUSTA,
MAINE
KENNEBEC COUNTY

PANEL 1 OF 16

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230067 0001C

MAP REVISED:
JUNE 15, 1994



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

11

BOG

ROAD

WILSON
STREET

BELGRADE

27

OLD

Project Location → X



Development Review Application for a Dunkin Donuts at the North Augusta Market

iv. Aerial view of Site (Existing)

North Augusta Market
Location Map
A.E. Hodsdon Engineers

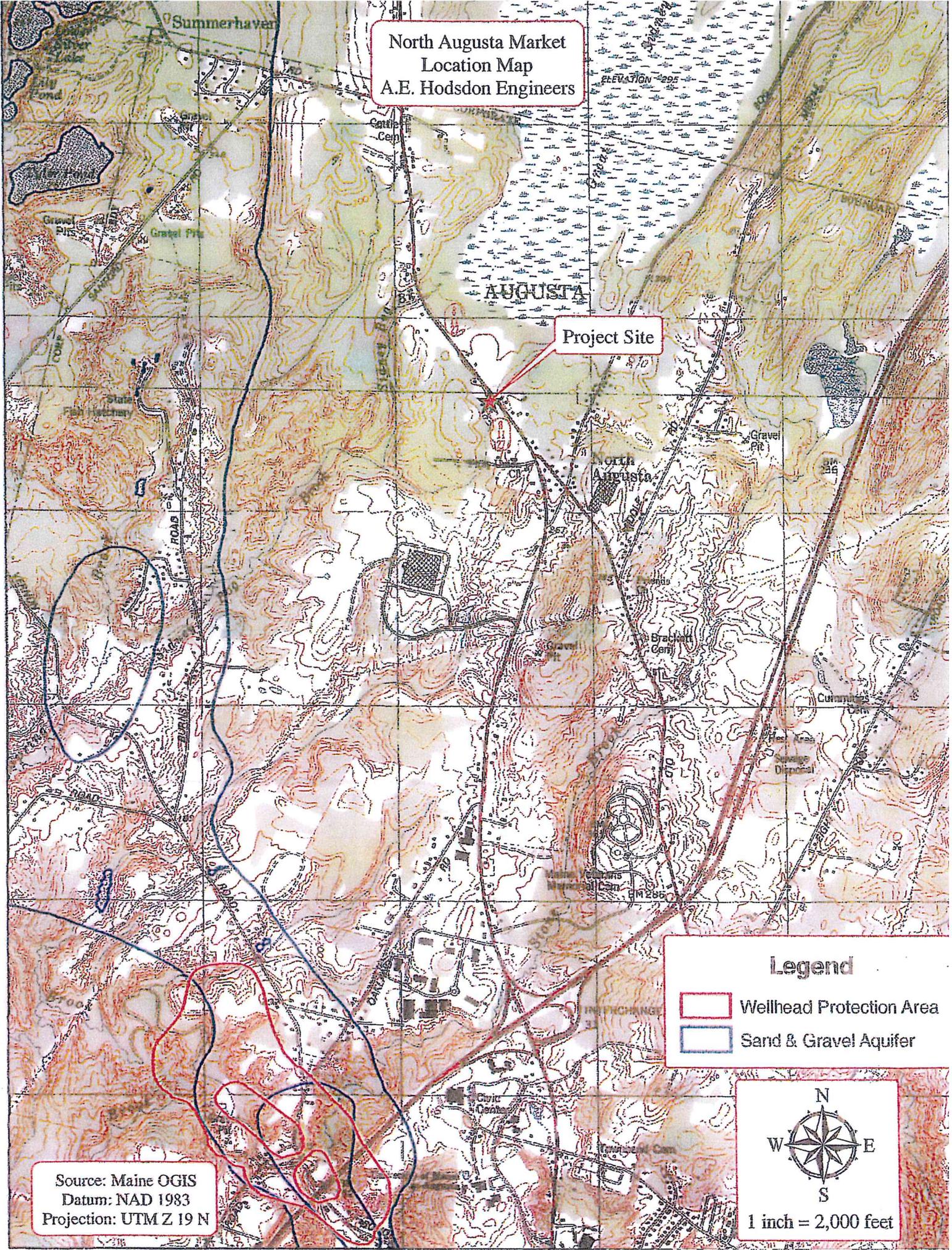
Project Site

Legend

- Wellhead Protection Area
- Sand & Gravel Aquifer

1 inch = 2,000 feet

Source: Maine OGIS
Datum: NAD 1983
Projection: UTM Z 19 N



Exhibit



Development Review Application for a Dunkin Donuts at the North Augusta Market

v. Survey Plan

LEGEND:

SWIFTY CONTROL (PUNISHED) SHOW	▲	SAVINGY SHOW LINE
IRON PIPE OR BOD EXISTING	○	STORM DRAIN LINE
SMALL WALLE EXISTING	●	WATER LINE
5/8" DIA REFERENCE IRM EXT	○	SEWER LINE
WITH SURVEYORS B OR FROM ADJAC	○	BLANK SPACE ELECTROPHONE LINE
SECH MARK OR TRANSPIRANT SHOW MARK	○	WOOD FENCE LINE
CATCH BASIN	○	CHAIN LINK FENCE
SAVINGY SHOW MARK	○	STONEWALL
WATER DATE MARK	○	PROPERTY LINE
HYDRANT	○	PARCEL LINE PER DEED
WATER SHUT OFF	○	EXISTING 20' DIA BACK LINE
UTILITY POLE	○	EXISTING CONTOUR LINE
CONTROLLER CHANGE	○	RETAINING WALL
WATER METER	○	VEGETATION/PLEASANT LIMIT
CASUAL FULL POINT COVER	○	LINE TABLE REFERENCE LI
SOIL TEST PIT LOCATION	○	CLARK TABLE REFERENCE CI
SOIL TESTING LOCATION	○	
TRAFFIC DIRECTION	○	
FLOW DIRECTION	○	

NOTED SURVEY ON WHICH THIS PLAN IS BASED IS CREDITED TO HENRY NORTH FROM PLAN RECORDED AS PLAN 2000-0048, PREPARED IN 1994 BY HENRY NORTH SURVEYING & MAPPING, INC. THE SURVEY WAS COMPLETED WITH A PROPORTIONAL TOTAL STATION INSTRUMENT. DETAILS NOT LOCATED IN A RAISED, WALKWAY FROM CONTROL, TRANSVERSE STATIONS, ADJUSTMENTS ARE ASSUMED.

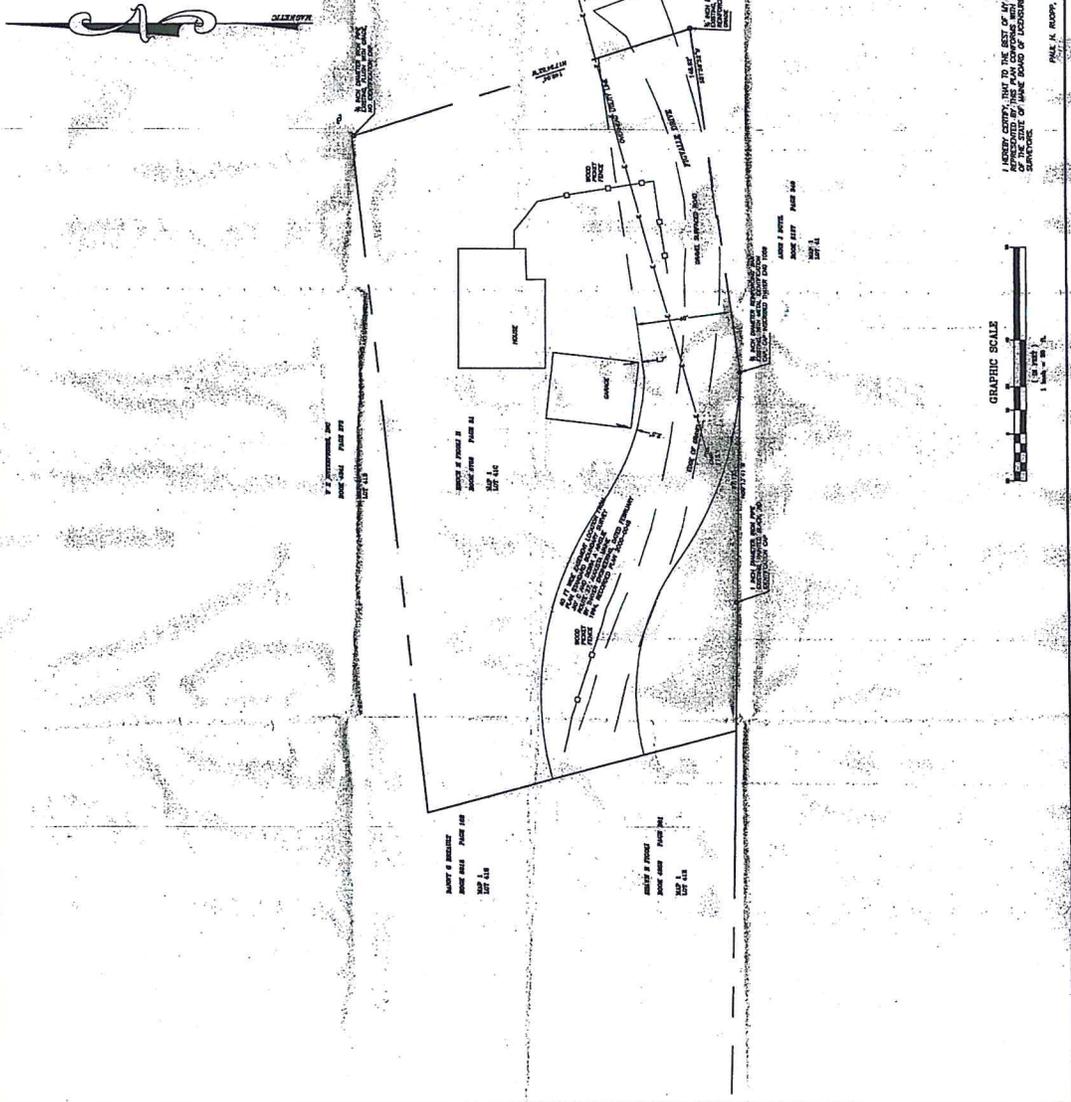
3. DETAILS ARE ASSUMED.

4. AS NOTED ON THE PLAN THE 40 FOOT EXCAVATION WHICH FORMS THE FOUNDATION FOR THE EXISTING CONCRETE DRIVEWAY IS LOCATED WITHIN THE PARCEL BOUNDARIES. THIS EXCAVATION IS LOCATED WITHIN THE PARCEL BOUNDARIES. THIS EXCAVATION IS LOCATED WITHIN THE PARCEL BOUNDARIES. THIS EXCAVATION IS LOCATED WITHIN THE PARCEL BOUNDARIES.

PLAN SHOWING EASEMENT AND IMPROVEMENTS
 PROPERTY OF BRUCE FIGOLI
 100 JAY STREET
 MONROVIA, MAINE 04067
 100 JAY STREET
 MONROVIA, MAINE 04067

PAUL H. ROOPP JR. PLS
 LAND SURVEYING & MAPPING
 100 JAY STREET
 MONROVIA, MAINE 04067

DATE THIS SURVEY: 01/13/2011
 DATE PLAN RECORDED: 01/13/2011
 SCALE: 1" = 20'
 SHEET 1 OF 1



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY OF THE TITLE OF THIS PARCEL OF LAND IS A TRUE AND ACCURATE SURVEY.

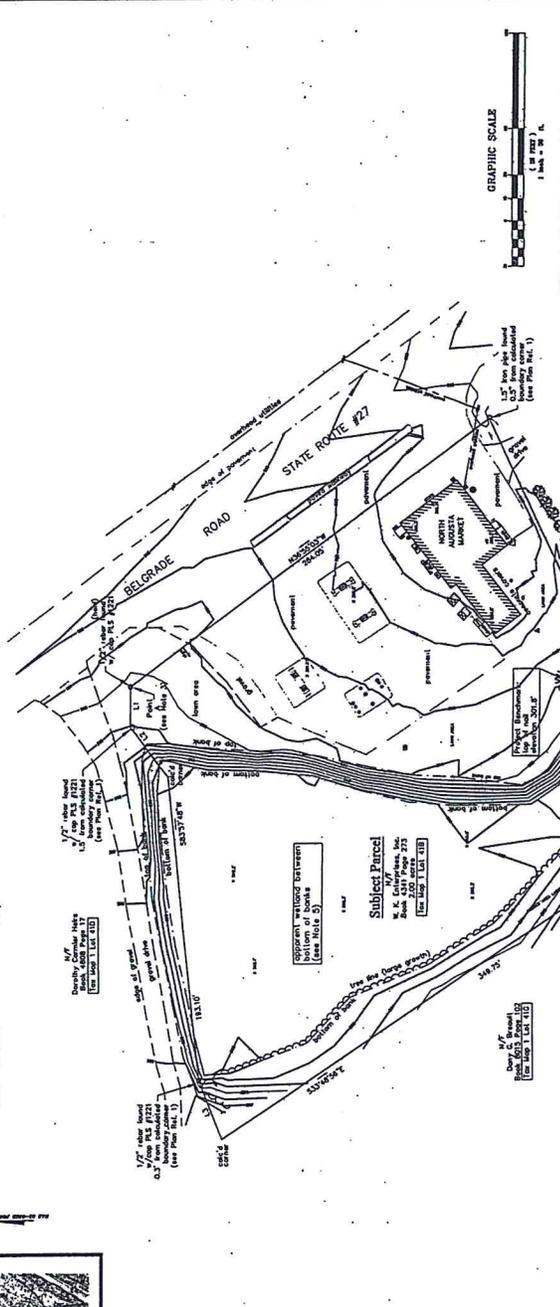
PAUL H. ROOPP, JR., PLS. NO. 1118

Plan Reference(s):

- 1) "Plan of a Standard Boundary Survey (for) Jay C. & Debra C. Adams, Revs 27, Augusta, Maine," by Roger Engineering Co., dated 10/1/2003, recorded in the County Registry of Deeds in Plan File E2003 of Page 18.

Surveyor's Notes:

- 1) The boundary lines of the Subject Parcel are based on 1) the plan of a Standard Boundary Survey (for) Jay C. & Debra C. Adams, Revs 27, Augusta, Maine, dated 10/1/2003, recorded in the County Registry of Deeds in Plan File E2003 of Page 18, and 2) the plan of a Standard Boundary Survey (for) Jay C. & Debra C. Adams, Revs 27, Augusta, Maine, dated 10/1/2003, recorded in the County Registry of Deeds in Plan File E2003 of Page 18.
- 2) The boundary lines of the Subject Parcel are based on 1) the plan of a Standard Boundary Survey (for) Jay C. & Debra C. Adams, Revs 27, Augusta, Maine, dated 10/1/2003, recorded in the County Registry of Deeds in Plan File E2003 of Page 18, and 2) the plan of a Standard Boundary Survey (for) Jay C. & Debra C. Adams, Revs 27, Augusta, Maine, dated 10/1/2003, recorded in the County Registry of Deeds in Plan File E2003 of Page 18.
- 3) Reference Points in Maine Coordinate System:
Point A: Northing = 441025.2082
Point B: Northing = 441025.2082
Easting = 642411.7240



Site Plan for
W. K. Enterprises, Inc.
North Augusta Market, Augusta, Maine

Owner: W. K. Enterprises, Inc.
 Surveyor: Roger Engineering Co., Inc.
 Office: 179 Main Street, Suite 310, Waterville, ME 04901
 Phone: (207) 845-1100
 Fax: (207) 845-1101

Project Name: North Augusta Market
 Date: December 31, 2010
 Scale: 1" = 30'



Locus
(not to plan scale)

- Legend**
- boundary marker found
 - utility pole
 - well plate
 - phone booth
 - propane exchange
 - electric box
 - computer
 - loop post
 - sign/post
 - propane tank
 - oil tank
 - concrete box
 - steel fire log end
 - other boundary used by
 - upper recovery



David G. Wadell





Development Review Application for a Dunkin Donuts at the North Augusta Market

vi. Proposed Site Plan and Details

Development Review Application for a Dunkin Donuts at the North Augusta Market

vii. Nonconforming Structure Figures for Existing

