

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

Address of Proposed development: <u>2 Hard Rock Road</u>		
Zone(s): <u>Planned Development (PD)</u>		
Project Name: <u>Auburn Concrete</u>		
Existing Building (sq. ft.): <u>1,005 sf</u>	Proposed Building (sq. ft.): <u>1,920 sf</u>	
Existing Impervious (sq. ft.): <u>68,435 sf</u>	Proposed Impervious (sq. ft.): <u>0 sf</u>	
Structure Demolition: Yes <input checked="" type="checkbox"/> No	Blasting Proposed (cu. ft.): <u>No</u>	
Proposed Total Disturbed Area of the Site: <u>23,190 sf</u> Proposed disturbance of greater than one acre requires a Chapter 500, Stormwater Management Permit from the Maine Department of Environmental Protection (DEP).		
Owner's Name/Address: R.A. Cummings, Inc. c/o Rod Cummings 82 Goldthwaite Road Auburn, ME 04211-1747 Phone #: 777-7100 Cell #: 576-1910 e-mail: rod@auburnconcrete.com	Applicant's Name/Address: R.A. Cummings, Inc. c/o Rod Cummings 82 Goldthwaite Road Auburn, ME 04211-1747 Phone #: 777-7100 Cell #: 576-1910 e-mail: rod@auburnconcrete.com	Consultant's Name/Address: E.S. Coffin Engineering & Surveying c/o Jim Coffin P.O. Box 4687 Augusta, ME 04330-1687 Phone #: 623-9475 Cell #: 242-8500 e-mail: jcoffin@coffineng.com
Tax Map #: 1	Lot Size (acres): 16.0	Form for Evidence of Standing (deed, purchase and sale agreement, other): Deed
Lot #: 37	Frontage (Feet): 856'	
Signatures:		
Applicant: _____		Date: _____
Owner: _____		Date: _____
Agent: <u>James Cobbi</u>		Date: April 08, 2016
For Staff Use		
Fee Calculation: Major Development max fee is \$4,000; Minor Development max fee is \$1,000		
Major Development: \$2,000 + (number of sq ft over 25,000 x \$0.15) =		
Minor Development: \$250 + (number of sq ft over 5,000 x \$0.15) =		
All Development: Number of Abutters x (1oz First Class postage fee + \$0.15) =		
Total Fee:		

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

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

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

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

Application Materials

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

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

For Official Use:

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

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

April 08, 2016

City of Augusta
Matt Nazar (Planner)
One City Center
Augusta, Maine 04330

Subject: Auburn Concrete

Dear Matt:

Auburn Concrete is proposing to erect a 40' by 48' garage for concrete mixer trucks on Lot #37 shown on Tax Map #1 in the City of Augusta on Hard Rock Road in Augusta, Maine. The property is owned by R.A. Cummings, Inc., which manufactures concrete in the Central Maine area and the following information is required per the Development Review Application.

- A. The proposed development will not result in undue water or air pollution. In making this determination, it shall at least consider:
1. The elevation of the land above sea level and its relation to the floodplain,
The proposed subdivision is not within the 100-year flood elevation and therefore this section is not applicable.
 2. The nature of the soils and subsoils and their ability to adequately support waste disposal,
The applicant utilizes a port-a-potty to accommodate septic issues and therefore this section is not applicable.
 3. The slope of the land and its effect upon effluents, and,
The applicant utilizes a port-a-potty to accommodate septic issues and therefore this section is not applicable.
 4. The applicable state and local health and water resources rules and regulations.
The applicant utilizes a port-a-potty to accommodate septic issues and therefore this section is not applicable.
- B. The proposed development has sufficient water available for the reasonable needs of the development.
A 4" diameter water service currently serves the site. No fixtures are being proposed in the new garage.

Professionals Delivering Quality Solutions

- C. The proposed development will not cause an unreasonable burden on an existing water supply.
A 4" diameter water service currently serves the site. No fixtures are being proposed in the new garage.
- D. The proposed development will not cause unreasonable soil erosion, unmitigated stormwater runoff, or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.
There will not be issues with erosion as the new 1,920 sf garage is being built over existing gravel surfaces.
- E. The proposed development will not cause unreasonable highway or public road congestion or unsafe intersections or other conditions with respect to the use of the highways or public roads existing or proposed.
The applicant was partially responsible for the new light that was installed at the intersection with Civic Center Drive in 2011. There will not be any new peak hour trips associated with the project and this section is not applicable.
- F. The proposed development will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are used.
The applicant utilizes a port-a-potty to accommodate septic issues and therefore this section is not applicable.
- G. The proposed development will not cause an unreasonable burden on the town's ability to dispose of solid waste, if Town services are used.
Pine Tree Waste continues to transport solid wastes from the site.
- H. The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, archeological sites, significant wildlife habitat as identified by the Department of Inland Fisheries and Wildlife or the Town, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.
A letter has been received by the Maine Historical Preservation Committee verifying that there are not any historical or archeological sites are located within the area of the proposed subdivision. A letter has been received to the Maine Department of Inland Fisheries and Wildlife verifying that there the project will not create an undue adverse effect to significant wildlife habitat.
- I. The proposed development conforms to all applicable standards and requirements of this Ordinance, the comprehensive plan, and other local ordinances. In making this determination, the Planning Board may interpret these ordinances and plans.
The new garage will conform to the comprehensive plan, road ordinance, gravel pit ordinance and land-use ordinance as an accessory use.

- J. The developer has adequate financial and technical capacity to meet all the Review Criteria and the standards and requirements contained in this Ordinance.
Auburn Concrete has a letter of financial capacity included with the submission.
- K. Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38, Chapter 3, Subchapter 1, Article 2-B, the proposed development will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.
The proposed development is not near any great pond or river. There were 1,430 sf of wetland disturbances when the site was developed in 2011.
- L. The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.
This section is not applicable with the proposed garage.
- M. Based on Federal Emergency Management Agency's Flood Boundary and floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant whether the development is in a flood-prone area. If the development, or any part of it, is in such an area, the developer shall determine the 100-year flood elevation and flood hazard boundary within the development. The proposed plan must include a condition of plan approval requiring that principal structures in the subdivision will be constructed with the lowest floor, including the basement, at least one foot above the 100-year flood elevation.
A Flood Insurance Rate Map (FIRM) was previously submitted verifying that the project is not within 100-year flood elevation.
- N. All fresh water wetlands within the proposed development have been identified and delineated on any maps submitted as part of the application, regardless of the size of these wetlands. All wetlands shall be preserved to the greatest extent practicable.
No wetlands will be impacted by this project.
- O. The proposed development will provide for adequate storm water management.
There are not any new impervious area this section is not applicable.
- P. Access to direct sunlight: The Planning Board may, to protect and ensure access to direct sunlight for solar energy systems, prohibit, restrict or control development.
The proposed development is over 1000' from any residential home and the proposed garage is 22'-8" in height. There are two silos (tallest is 64' high) on site that are considerably higher than the proposed garage.
- Q. Title 38 M.R.S.A. as amended, Section 484, Standards for Development; Chapter 371, Definition of Terms used in the Site Location of Development Law and Regulations.
The proposed garage will not trigger a Site Location of Development Permit Application to the MDEP and therefore this section is not applicable.

R. All outdoor lighting shall be of a design and construction that prevents light trespass beyond the boundaries of the property on which it is located.

The proposed garage will have two wall packs and a cut sheet has been provided with this application.

The proposed development complies with the City of Augusta's review criteria and should you have any questions or concerns please do not hesitate to contact me at 623-9475.

Respectfully submitted,

A handwritten signature in cursive script that reads "James Coffin".

James E. Coffin, PE

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

April 08, 2016

City of Augusta
Attn: Matt Nazar
City Planner
One City Center
Augusta, Maine 04330

Subject: **Auburn Concrete**
Site Plan Review Criteria

Dear Matt:

I have researched the proposed garage located on Hard Rock Road for Auburn Concrete in regard to neighborhood compatibility per the City of Augusta Land Use Ordinance section 6.3.4 (SITE PLAN REVIEW CRITERIA APPLICABLE TO CONDITIONAL USES). The intent of the section is to encourage the applicant to design the proposal in consideration of the physical impact it will have on the immediate neighborhood within 1,000 feet. Each item is addressed below:

S) NEIGHBORHOOD COMPATIBILITY:

- a) Is the proposal compatible with and sensitive to the character of the site and neighborhood relative to:
 - i) Land uses:
The Planned Development District (PD) recognizes “Manufacturing” as a conditional use within the district. There are several commercial uses within the immediate area of the property.
 - ii) Architectural design:
The applicant is proposing a 40’ by 48’ garage for concrete mixing trucks. Architectural plans are included with this submission.
 - iii) Scale, bulk and building height:
The proposed 1,920 sf garage will be 22’-8” high.
 - iv) Identity and historical character:
A letter has been received by the Maine Historical Society verifying that there are not any historical sites within the development.
 - v) Disposition and orientation of buildings on the lot:
The proposed garage is being erected adjacent to the batch plant and meets all setback requirements.

vi) Visual integrity:

The new garage will be dwarfed by the two silos having a height of 64' and will not be visible from Civic Center Drive.

b) Are the elements of the site plan designed and arranged to maximize the opportunity for privacy by the residents of the immediate area?

As mentioned above the nearest neighbor is over 1,000' away from the property.

c) Will the proposal maintain safe and healthful conditions within the neighborhood?

The proposed garage will not create unhealthy conditions within the neighborhood.

d) Will the proposal have a significant detrimental effect on the value of adjacent properties?

The proposed garage will not have a detrimental effect on adjacent properties.

T) PLANS AND POLICIES:

a) Is the proposal in accordance with the adopted elements of the 1988 Growth Management Plan?

The proposal is in accordance the 1988 Growth Management Plan.

U) TRAFFIC PATTERN, FLOW AND VOLUME:

a) Is the proposal designed so that the additional traffic generated does not have a significant negative impact on surrounding neighborhood?

There will not be any more traffic as a result of the proposed garage.

Will safe access be assured by providing proper sight distance and minimum width curb cuts for safe entering and exiting? See City of Augusta Technical Standards Handbook.

This section is not applicable.

Does the proposal provide access for emergency vehicles and for persons attempting to render emergency services?

This section is not applicable.

(d) Does the entrance and parking system provide for the smooth and convenient movement of vehicles both on and off the site? Does the proposal satisfy the parking capacity requirements of the city and provide adequate space suited to the loading and unloading of persons, materials and goods?

This section is not applicable.

V) PUBLIC FACILITIES:

a) Water Supply:

A 4" diameter water service currently serves the site and there will not be any plumbing fixtures associated with it.

b) Sanitary Sewer:

The applicant utilizes a port-a-potty to accommodate septic issues and therefore this section is not applicable.

c) Electricity/Telephone:
Central Maine Power currently provides power Auburn Concrete's facility.

d) Storm Drainage:
The storm drainage will not change as a result of the new garage.

W) RESOURCE PROTECTION AND ENVIRONMENT:

a) If the proposal contains known sensitive areas such as erodible or shallow soils, wetlands, aquifers, aquifer recharge areas, floodplain or steep slopes (over fifteen (15) percent, what special engineering precautions will be taken to overcome these limitations?
No wetlands will be impacted as a result of this project.

b) Does the proposal conform to applicable local, State DEP and Federal EPA air quality standards including but not limited to odor, dust, fumes or gases which are noxious, toxic or corrosive, suspended solid or liquid particles, or any air contaminant which may obscure an observer's vision?
This facility also has an air emissions license (A-1046-71-A-N) from the MDEP, which has been submitted previously to the City.

c) Does the proposal conform to applicable local, State DEP and Federal EPA water quality standards, including but not limited to erosion and sedimentation, runoff control, and solid wastes and hazardous substances?
The project will not result in any erosion & sedimentation control issues and this section is not applicable.

d) Will all sewage and industrial wastes be treated and disposed of in such a manner as to comply with applicable federal, state and local standards?
The applicant utilizes a port-a-potty to accommodate septic issues and therefore this section is not applicable.

e) Shoreland and Wetland Districts:
The project is not near any shoreline and there are no wetlands being impacted as a result of the project.

X) PERFORMANCE STANDARDS:

a) Does the proposal comply with all applicable performance and dimensional standards as outlined in this ordinance?
The proposed development will conform to the Land Use Ordinance in regard to performance standards.

b) Can the proposed land use be conducted so that noise generated shall not exceed the performance levels specified in the performance standards section of this ordinance? Detailed plans for the elimination of objectionable noises may be required before the issuance of a building permit.

Nosie will not be an issue with the proposed garage.

- c) If the proposal involves intense glare or heat, whether direct or reflected, is the operation conducted within an enclosed building or with other effective screening in such a manner as to make such glare or heat completely imperceptible from any point along the property line? Detailed plans for the elimination of intense glare or heat may be required before issuance of a building permit. Temporary construction is excluded from this criterion.

The garage will not create any heat or glare issues.

- d) Is the exterior lighting, except for overhead street lighting and emergency warning or traffic signals, installed in such a manner that the light source will be sufficiently obscured to prevent excessive glare on public streets and walkways or into any residential area?

The proposed garage will have two wall packs and a cut sheet has been provided with this application.

- e) Does the landscaping screen the parking areas, loading areas, trash containers, outside storage areas, blank walls or fences and other areas of low visual interest from roadways, residences, public open space (parks) and public view?

This section is not applicable.

- f) Are all the signs in the proposal in compliance with provisions of this ordinance?

No new signs are being proposed and this section is not applicable.

Y) FINANCIAL AND TECHNICAL ABILITY:

- a) **E.S. Coffin Engineering & Surveying has the technical ability to meet the terms of the Ordinance.**

- b) **Auburn Concrete has provided a letter indicating that they have adequate funds to build the garage.**

The proposed project meets the requirements of Attachment B and if you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Sincerely,



James E. Coffin, P.E.



Main Office: P.O. Box 1747 • Auburn, Maine 04210

Phone: (207) 777-7100 • Fax: (207) 777-7171

March 30, 2016

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

Subject: Agent Authorization
Development Review & Conditional Use Applications

Dear Mr. Coffin

The intent of this letter is to authorize E.S. Coffin Engineering & Surveying, Inc. to act as my agent in submitting applications and answering questions regarding my development review and conditional use applications for the proposed 40' by 50' garage located at 2 Hardrock Road in Augusta, Maine.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rod Cummings", is written over a large, faint, orange watermark of a concrete mixer truck that spans the width of the page.

Rod Cummings
President, Auburn Concrete



AUBURN - 82 Goldthwaite Road
WESTBROOK - 93 Scott Drive
WEST BATH - 50 Arthur Reno Sr Road
AUGUSTA - 2 Hard Rock Road
TOPSHAM - 26 Meadow Road Ext

Main Office: P.O. Box 1747 • Auburn, Maine 04210

Phone: (207) 777-7100 • Fax: (207) 777-7171

April 5, 2016

City of Augusta
City Center Plaza
16 Cony Street
Augusta, ME 04330

RE: Development Review Application
2 Hard Rock Road – Augusta, ME

The expansion at 2 Hard Rock Road in Augusta will be funded by available working capital that we have and no additional financing will be obtained for this project.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Lori A. Gile".

Lori A. Gile, Controller
R.A. Cummings, Inc. dba Auburn Concrete
lori@auburnconcrete.com

TRANSFER
TAX
PAID

Received Kennebec SS.
09/16/2010 1:00PM
Pages 3 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

DEED OF SALE

BY

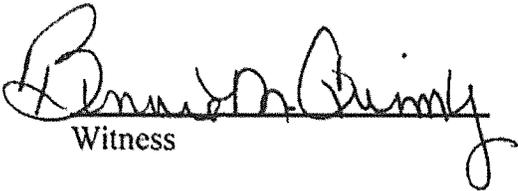
PERSONAL REPRESENTATIVE

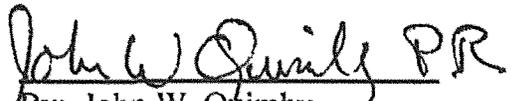
That **John W. Quimby**, of Augusta, County of Kennebec and State of Maine, duly appointed and acting Personal Representatives of the **Estate of Cecil D. Quimby**, deceased (testate), as shown by the probate records of Kennebec County, Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **R.A. Cummings, Inc.**, a Maine Corporation with a principal place of business located in Auburn, County of Androscoggin and State of Maine, whose mailing address is P. O. Box 1747, Auburn, Maine 04211-1747, the real property in Augusta, County of Kennebec and State of Maine, described as follows:

SEE SCHEDULE "A" ATTACHED

Witness my hand and seals this 15th day of September, 2010.

ESTATE OF CECIL D. QUIMBY


Witness


By: John W. Quimby
Its: Personal Representative

STATE OF MAINE
KENNEBEC, SS.

September 15, 2010

Then personally appeared the above named **John W. Quimby** in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me


Notary Public/ Attorney at Law
RICHARD J. ABBONDANZA

③ Hopkins & Abbondanza

"Schedule A"

A certain lot or parcel of land situate on the southeasterly side of Civic Center Drive (also known as Route 27, formerly known as the New Belgrade Road) in the City of Augusta, Kennebec County, State of Maine, and being bounded and described as follows:

Beginning on the southeasterly right-of-way line of Civic Center Drive as shown on a plan entitled "State of Maine, Department of Transportation, Bureau of Highways, Right of Way Map, State Highway '32', Augusta, Kennebec County, Federal Aid Project No. F-032-1(13)", dated February 1978, revised December 1979, D.O.T. File No. 6-195 ("Highway Plan"), at a ¾-inch iron rod set capped "Thayer Engineering Company 1256" at the westerly corner of land now or formerly of Central Maine Power Company, reference deed recorded in Kennebec County Registry of Deeds in Book 1597, Page 93 ("1597/93") ("land of CMP"), all as shown on a plan entitled "Plan of Boundary Survey, Estate of Cecil D. Quimby, Civic Center Drive (Route 27), Augusta, Kennebec County, Maine", dated June 21, 2010 by Thayer Engineering Company, Inc., Farmingdale, Maine ("Quimby Estate Plan");

thence S 84° 51' 45" E along the southerly line of said land of CMP a distance of 447.15 feet to a ¾-inch iron rod set capped "Thayer Engineering Company 1256" and a southwesterly line of other land of CMP, reference deeds recorded in 1648/348 and 1595/232;

thence S 58° 46' 16" E along the southwesterly line of said other land of CMP a distance of 391.39 feet to a northerly corner of land now or formerly of Joseph L. Healy, reference deed recorded in 7490/181;

thence S 45° 05' 51" W along the northwesterly line of said land of Joseph L. Healy and the northwesterly line of land now or formerly of James H. Albert and June B. Albert, reference deeds recorded in 10287/10 and 3521/313, along a line marked in part by stone wall and wire fence a distance of 697.87 feet to a ¾-inch iron rod in drill hole set capped "Thayer Engineering Company 1256" and the easterly corner of land labeled "Proposed Future Conveyance to Auburn Concrete, 5.55 acres ±" on said Quimby Estate plan ("5.55-acre parcel");

thence N 58° 46' 16" W along the northeasterly line of the 5.5-acre parcel a distance of 678.40 feet to a ¾-inch iron rod set capped "Thayer Engineering Company 1256" and the southeasterly right-of-way line of Civic Center Drive;

thence N 37° 29' 00" E along the southeasterly right-of-way line of Civic Center Drive a distance of 483.74 feet to the point of beginning, containing 10.42 acres, more or less.

Bearings are based on a magnetic north observation in accordance with said Highway Plan.

Being a portion of the Second Parcel described in a deed of Earl C. Wyman and Lena H. Wyman to Cecil D. Quimby and Shirley A. Quimby, dated September 3, 1963, recorded in Kennebec County Registry of Deeds in Book 1315, Page 90.

Reference is made to a deed of Shirley A. Quimby to Cecil D. Quimby, dated October 22, 1979, recorded in Kennebec County Registry of Deeds in Book 2249, Page 315.

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

April 08, 2016

Mr. Lionel Cayer
City Engineer
City Center Plaza
16 Cony Street
Augusta, Maine 04330

Subject: Auburn Concrete
Stormwater and Traffic Waivers

Dear Lionel,

E.S. Coffin Engineering & Surveying has reviewed the proposed one-story garage located at Hard Rock Drive in Augusta. The proposed garage will have a footprint of 1,920 sf and will provide shelter for concrete trucks to park. The garage will be placed over existing impervious surfaces. Both traffic and stormwater are both addressed below for the proposed project:

Traffic:

The new garage will not result in any additional peak hour trips as it is solely being utilized for storing concrete trucks. Therefore we are asking for a waiver in regard to traffic for the proposed project.

Stormwater:

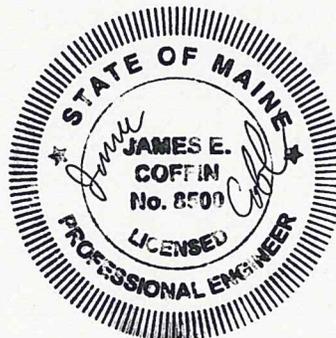
The proposed garage is situated entirely over gravel surfaces. There will not be an increase in stormwater runoff from the project and therefore we are asking for a waiver in regard to stormwater for the proposed project.

If you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully Submitted,

A handwritten signature in black ink that reads "James Coffin".

James E. Coffin, PE





STATE OF MAINE
DEPARTMENT OF CONSERVATION
93 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0093

JOHN ELIAS BALDACCI
GOVERNOR

ELIZA TOWNSEND
COMMISSIONER

August 13, 2010

James E. Coffin, P.E.
E.S. Coffin Engineering & Surveying, Inc.
432 Cony Road, PO Box 4687
Augusta, Maine 04330

Re: Rare and exemplary botanical features in proximity to: Proposed Concrete Facility, Augusta, Maine

Dear Mr. Coffin:

I have searched the Natural Areas Program's Biological and Conservation Data System files in response to your request of August 09, 2010 for information on the presence of rare or unique botanical features documented from the vicinity of the project site in Augusta, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

Rare and Exemplary Botanical Features in the Project Vicinity

Documented within a four-mile radius of the Proposed Concrete Facility, Augusta, Maine.

Feature Name	Global Rank	State Rank	State Status	EO Number	Last Seen	Habitat
<i>Fimbristylis autumnalis</i>	G5	S2S3	T	20	2003-10-03	Open wetland, not coastal nor rivershore (non-forested, wetland)
<i>Lipocarpha micrantha</i>	G5	S1	T	6	2003-10-03	Open wetland, not coastal nor rivershore (non-forested, wetland)
<i>Elymus hystrix</i>	G5	S3	SC	11	1905-08-05	Hardwood to mixed forest (forest, upland)
<i>Platanthera flava</i> var. <i>herbiola</i>	G4T4Q	S2	SC	21	1916-07-06	Non-tidal rivershore (non-forested, seasonally wet)
<i>Allium canadense</i>	G5	S2	SC	4	1983-07-14	Hardwood to mixed forest (forest, upland)
<i>Elymus hystrix</i>	G5	S3	SC	12	1916-08-18	Hardwood to mixed forest (forest, upland)
<i>Malaxis monophyllos</i>	G5	S1	E	15	1878-06	Forested wetland
<i>Galearis spectabilis</i>	G5	S1	E	12	1915-08-12	Hardwood to mixed forest (forest, upland)
<i>Juncus alpinoarticulatus</i> ssp. <i>nodulosus</i>	G5T5?	S3	SC	6	1916-07-06	Non-tidal rivershore (non-forested, seasonally wet)
<i>Cypripedium reginae</i>	G4	S3	T	36	1874-07-04	Forested wetland
<i>Ophioglossum pusillum</i>	G5	S1	SC	8	1924-07	Open wetland, not coastal nor rivershore (non-forested, wetland)
<i>Phryma leptostachya</i>	G5	SH	PE	4	1916-08	Non-tidal rivershore (non-forested, seasonally wet)
<i>Carex alopecoidea</i>	G5	SH	PE	2	1916-07-06	Forested wetland
<i>Lonicera dioica</i>	G5	S2	E	1	1975-pre	Hardwood to mixed forest (forest, upland)
<i>Phegopteris hexagonoptera</i>	G5	S2	SC	9	1897-08-30	Hardwood to mixed forest (forest, upland)
<i>Cypripedium reginae</i>	G4	S3	T	33	1903-06	Forested wetland

STATE RARITY RANKS

- S1** Critically imperiled in Maine because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.
- S2** Imperiled in Maine because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- S3** Rare in Maine (20-100 occurrences).
- S4** Apparently secure in Maine.
- S5** Demonstrably secure in Maine.
- SU** Under consideration for assigning rarity status; more information needed on threats or distribution.
- SNR** Not yet ranked.
- SNA** Rank not applicable.
- S#?** Current occurrence data suggests assigned rank, but lack of survey effort along with amount of potential habitat create uncertainty (e.g. S3?).

Note: **State Rarity Ranks** are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines State Rarity Ranks for animals.

GLOBAL RARITY RANKS

- G1** Critically imperiled globally because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extinction.
- G2** Globally imperiled because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- G3** Globally rare (20-100 occurrences).
- G4** Apparently secure globally.
- G5** Demonstrably secure globally.
- GNR** Not yet ranked.

Note: **Global Ranks** are determined by NatureServe.

STATE LEGAL STATUS

Note: State legal status is according to 5 M.R.S.A. § 13076-13079, which mandates the Department of Conservation to produce and biennially update the official list of Maine's **Endangered** and **Threatened** plants. The list is derived by a technical advisory committee of botanists who use data in the Natural Areas Program's database to recommend status changes to the Department of Conservation.

- E** ENDANGERED; Rare and in danger of being lost from the state in the foreseeable future; or federally listed as Endangered.
- T** THREATENED; Rare and, with further decline, could become endangered; or federally listed as Threatened.

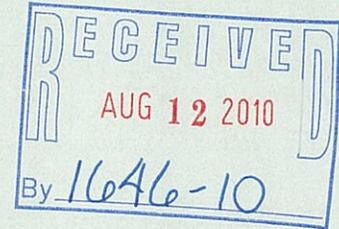
NON-LEGAL STATUS

- SC** SPECIAL CONCERN; Rare in Maine, based on available information, but not sufficiently rare to be considered Threatened or Endangered.
- PE** Potentially Extirpated; Species has not been documented in Maine in past 20 years or loss of last known occurrence has been documented.

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475



August 09, 2010

Earle G. Shettleworth, Jr.
Maine Historic Preservation Commission
55 Capitol Street
State House Station 65
Augusta, Maine 04333

Subject: Auburn Concrete
Civic Center Drive
Augusta, Maine

Dear Mr. Shettleworth:

Auburn Concrete is proposing to develop a portion of lot #37 shown on tax map #1 in the City of Augusta on Civic Center Drive in Augusta, Maine. The property is currently owned by Cecil Quimby Heirs but Auburn Concrete has a purchase/sale agreement. Auburn concrete intends to construct a concrete batching facility to support the concrete needs in the central Maine area. The site is located on the north side of Civic Center Drive and a site location map has been provided for your use.

Please identify any properties in the area of historic, architectural, or archaeological significance that this project may impact and if you should have any questions, please do not hesitate to contact me.

Sincerely,

James E. Coffin, PE

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.

Kirk F. Mohney,
Deputy State Historic Preservation Officer
Maine Historic Preservation Commission

8/24/10
Date

Maine Department of Inland Fisheries & Wildlife

MDIFW
Region B Wildlife
270 Lyons Rd
Sidney ME 04330

(207) 547-5319
(207) 547-4035 fax

Email keel.kemper@maine.gov
IFW Website <http://www.maine.gov/ifw>

August 18, 2010

James Coffin
432 Cony Road
P.O. Box 4687
Augusta, ME 04330

Re: Wildlife Habitat Information Request – Auburn Concrete- Augusta

Dear Mr. Coffin:

As requested we have reviewed department files for the presence of any Essential or Significant Wildlife Habitats and other areas of special concern associated with the subject area described above. Our findings are limited to those for which MDIFW has responsibility for identifying and are provided below.

Essential Habitats:

Essential Habitats (EH) are defined as "areas currently or historically providing physical or biological features essential to the conservation of an Endangered or Threatened species in Maine and which may require special management considerations". Essential Habitat protection in Maine currently applies only to Roseate Tern, Piping Plover, and Least Tern colonies, but additional listed species may receive attention in the future.

According to MDIFW records there are no known Essential Habitats from the list above that are associated with the subject site.

Significant Wildlife Habitats:

The Natural Resources Protection Act (NRPA), administered by the Maine Department of Environmental Protection, provides protection to certain natural resources including Significant Wildlife Habitats. Significant Wildlife Habitats are defined by the NRPA as:

- Habitat for State and Federally listed Endangered and Threatened species
- High and moderate value deer wintering areas and travel corridors
- High and moderate value waterfowl and wading bird habitats, including nesting and feeding areas
- Shorebird nesting, feeding, and staging areas
- Seabird Nesting islands

According to MDIFW records there are no significant wildlife habitats associated with this location.

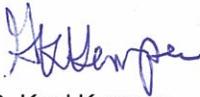
Other Considerations:

This letter is only meant to be a response to the request for information on the presence of essential or significant habitats on this parcel. This is not meant to be a comment on the merits

of a particular development project, permit application, or proposal. That review can only be done with a written proposal and as part of a regular review process.

Please be aware that, while relatively comprehensive, MDIFW files are far from complete. Many habitat features or communities essential to Maine's wildlife (e.g. vernal pools, grasslands) are not included in the present database. In addition other agencies have jurisdiction for other natural resources. The Department of Marine Resources (633-9500) or Atlantic Salmon Commission (941-4452) can provide information describing use of an area by anadromous fishes and other species. For comprehensive data relating to rare or exemplary plant habitats and ecological communities, the Maine Natural Areas Program may be reached at (207) 287-8042. If I can provide any further information please feel free to contact me at 547-5319.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Keel Kemper".

G. Keel Kemper
Regional Wildlife Biologist
Maine Department of Inland Fisheries & Wildlife

Submitted by Swaney Lighting



Job Name:

Catalog Number:
LLC-250P8-1-LP

Notes: lamp included

Type:

WP1

SLA10-16176

LAREDO SERIES

LLC SERIES

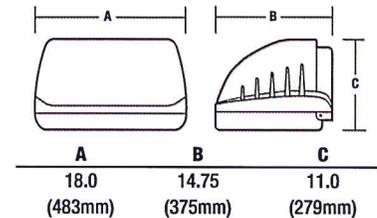
Cat.#	Approvals	
Job	Type	

**APPLICATIONS**

- Full Cutoff, StarView compliant perimeter lighting. Typical mounting height is 15-30 feet.

SPECIFICATIONS

- Decorative die cast aluminum housing and door. Rugged design protects internal components and provides excellent thermal management for long life.
- Flat, tempered, impact resistant clear glass lens protects optics.
- HID units have mogul base socket. Electronic fluorescent units have universal four-pin socket.
- Multi-piece specular reflector produces high performance with wide spread. Pulse Start MH units have vertical mogul socket for maximum lamp output / life and comfort shield for reduced forward brightness. Shield is removable if greater forward throw is desired. HPS has horizontal lamp. Two-lamp CFL are base-up with universal electronic four pin sockets for either 2x32 or 2x26 watt lamps.
- Three-point lag mount to flat surfaces provides rigid mounting. Template provided to ease installation.
- Wiring can be made from recessed junction boxes or 1/2" surface conduit with hubs provided on top and sides.
- Systems include Pulse Start MH, HPS, Metal Halide and two-lamp CFL. CFL unit is available with battery back up for both lamps providing an integral, redundant system for egress applications.
- 800 Series powder paint finishes provide lasting appearance and are available in standard finishes, Dark Bronze, Black, White, Gray and Platinum
- Optional features include EM socket for remote power, QST time delay quartz stand-by, TL Touch latch for tool-free entry and LP lamp included with fixture.

**LISTINGS**

- All units are CSA certified to UL 1598 for use in wet locations and are IDA compliant

**ORDERING INFORMATION**

ORDERING EXAMPLE

LLC	320P 8	1	PC1
Series	Wattage/Source/Voltage	Finish	Options

SERIES

LLC Laredo Large Cutoff

WATTAGE/SOURCE/VOLTAGE**PULSE START METAL HALIDE**

250P 8 250 watt 120/277V

250P 5 250 watt 480V

250P 6 250 watt Tri-Tap®

120,277,347V

320P 8 320 watt 120/277V

320P 5 320 watt 480V

320P 6 320 watt Tri-Tap®

120,277,347V

320P 6 320 watt 120/277V

350P 5 350 watt 480V

350P 6 350 watt Tri-Tap®

120,277,347V

400P 8 400 watt 120/277V

400P 5 400 watt 480V

400P 6 400 watt Tri-Tap®

120,277,347V

ELECTRONIC FLUORESCENT

64F 8 2x26W/2x32W/120-277V

HIGH PRESSURE SODIUM

250 S 8 250 watt 120/277V

250 S 5 250 watt 480V

250 S 6 250 watt Tri-Tap®

120,277,347V

250 S V 250 watt Five Tap

400 S 8 400 watt 120/277V

400 S 5 400 watt 480V

400 S 6 400 watt Tri-Tap®

120,277,347V

400 S V 400 watt Five Tap

FINISH

1 Bronze

2 Black

3 Gray

4 White

5 Platinum

OPTIONSPC1¹ Button photocontrol 120V

QST Time delay quartz standby

EM DC bayonet socket only
(use 150W max. lamp)

TL Touch Latch

BBUXXX² Battery back up rated -4°F for
one CFL lamp2BBUXXX² Battery back up rated -4°F for
two CFL lampBOCXXX² Battery back up rated 32°F for
one CFL lamp2BOCXXX² Battery back up rated 32°F for
two CFL lampLP Lamp included with fixture
(on CFL specify LP52 or LP64)¹Available on 250W fixtures and below.²Specify 120 or 277 volt.**ACCESSORIES**

LLC-SPC Polycarbonate shield

PBT-1¹ 120V button photocontrolPBT-234¹ 208/240/277V button photocontrol

PTA-1 External photocontrol 120V (use for 320 watt and above)

PTA-8 External photocontrol 120-277V (use for 320 watt and above)

PTA-5 External photocontrol 480V (use for 320 watt and above)

¹Use for 250P of 64F units.