

June 04, 2014

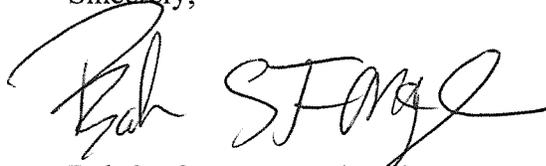
Mr. James Coffin, P.E.
E.S. Coffin Engineering & Surveying, LLC.
432 Cony Road
P.O. Box 4687
Augusta, Maine 04330

Subject: Agent Authorization
Planning Board Submission

Dear Mr. Coffin

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

Sincerely,

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

Bob St. Onge, owner/applicant

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



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

June 06, 2014

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

Subject: Lapointe/St. Onge Development LLC.
Route 3/Bolton Hill Road
Augusta, Maine

Dear Matt:

Lapointe/St. Onge Development LLC. is proposing to subdivide a parcel of land identified as lot #83 shown on tax map #7 in the City of Augusta tax maps located at the corner of Route 3 and Bolton Hill Road in Augusta, Maine. . 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, the following shall needs to be considered:
1. The elevation of the land above sea level and its relation to the floodplain,
The project is not within the 100-year flood elevation and this section is not applicable.
 2. The nature of the soils and subsoils and their ability to adequately support waste disposal,
Private septic fields will be utilized by each land owner. The septic design will be submitted to the City to obtain a building permit.
 3. The slope of the land and its effect upon effluents,
Private septic fields will be utilized by each land owner. The septic design will be submitted to the City to obtain a building permit.
 4. The availability of streams for disposal of effluents;
There are not any streams in the immediate area and this section is not applicable.
 5. The applicable state and local health and water resources rules and regulations.
The proposed development will utilize private wells and septic fields, which will comply to all local and state codes.
- B. The proposed development has sufficient water available for the reasonable needs of the development.
There are several single family residential homes with drilled wells in the area.

C. The proposed development will not cause an unreasonable burden on an existing water supply.

Private wells will be drilled for the subdivision similar to the other homes in the area.

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.

Each lot will be sited so that stormwater runoff will flow away from each residential home.

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 single family homes do not generate significant traffic flows 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.

Private septic fields will be utilized by each land owner. The septic design will be submitted to the City to obtain a building permit.

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.

A letter has been sent to Leslie Jones asking if the proposed project will create a burden at the Hatch Hill Land Fill.

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 sent to the Maine Historical Preservation Committee asking if there are any historical or archeological sites located within the area of the subdivision. A letter has been sent to the Maine Department of Inland Fisheries and Wildlife asking if there will be an undue adverse effect to significant wildlife habitat. A letter has been sent to the Department of Conservation asking if there are rare botanical features within the project area.

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 proposed development will conform to the comprehensive plan and land-use ordinance.

- J. The developer has adequate financial and technical capacity to meet all the Review Criteria and the standards and requirements contained in this Ordinance.
The applicant will provide documentation indicating that they have adequate financing to complete the project.
- 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.
There is a small wetland (0.6 acres) located on parcels 1 & 2, but it does not appear that this wetland will need to be impacted by future construction.
- L. The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.
Private wells will be drilled for the subdivision similar to the other homes in the area.
- 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.
The proposed project is not within the 100-year flood elevation and therefore this section is not applicable.
- 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.
There is a small wetland (0.6 acres) located on parcels 1 & 2, but it does not appear that this wetland will need to be impacted by future construction.
- O. The proposed development will provide for adequate storm water management.
Each lot will be sited so that stormwater runoff will flow away from each residential home.
- 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 subdivision will not hinder access to direct sunlight.
- 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 subdivision 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.

This section is not applicable with single family residential homes.

The proposed subdivision 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 black ink that reads "James Coffin". The signature is written in a cursive style with a large initial "J" and "C".

James E. Coffin, PE

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



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

June 06, 2014

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

Subject: Lapointe/St. Onge Development LLC.
Route 3/Bolton Hill Road
Augusta, Maine

Dear Matt:

I have researched the proposed development located along Civic Center Drive for **Lapointe/St. Onge Development LLC.** in regard to neighborhood compatibility per the City of Augusta Land Use Ordinance section 6.3.4 (SITE PLAN REVIEW CRITERIA APPLICABLE TO MINOR SUBDIVISIONS). [We understand that 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 Rural Residential District (RRES) recognizes “single family residential homes” as a permitted use within the district. The land uses in the immediate area (1,000’) are almost all residential so the proposed subdivision will blend in with the surrounding neighborhood.
 - ii) Architectural design:
This section is not applicable.
 - iii) Scale, bulk and building height:
This section is not applicable with the exception of the 30’ maximum building height.
 - iv) Identity and historical character:
A letter was sent to the Maine Historical Society asking if there are any historical sites on or adjacent to the development.
 - v) Disposition and orientation of buildings on the lot:
The proposed houses must be located at least 35’ from Route 3 and 20’ from Bolton Hill Road. In addition there are 10’ setbacks along the side and rear property lines.

Professionals Delivering Quality Solutions

vi) Visual integrity:

The applicant is proposing single-family residential house lots, which will be compatible with other homes in the neighborhood.

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

All of the proposed lots are at least 60,000 sf in area and with the minimal setbacks required, should provide adequate privacy to other abutters.

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

All immediate abutters are residential uses with the only exception being the proposed church on the north side of Route 3. We do not anticipate safety and healthful conditions being an issue with the proposed subdivision.

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

The proposed residential subdivision will result in more homes in the immediate area, which should 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 1988 Growth Management Plan depicts this area as future residential growth.

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?

Single family residences to not generate significant traffic and therefore the subdivision will not have a negative impact on the surrounding neighborhood.

b) 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.

All proposed driveway locations will be required to obtain a permit from the City prior to construction and must conform to the Technical Standard Handbook.

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

Access for emergency vehicles will be consistent with other residences in the immediate area.

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?

The residential driveways will provide adequate parking for each residence.

V) PUBLIC FACILITIES:

a) Water Supply:

Private wells will be drilled for each residence.

b) Sanitary Sewer:

Private septic fields will be utilized by each land owner. The septic design will be submitted to the City to obtain a building permit.

c) Electricity/Telephone:

Electricity and telecom services are available on both Route 3 and Bolton Hill Road.

d) Storm Drainage:

Each lot will be sited so that stormwater runoff will flow away from each residential home.

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?

There is a small wetland (0.6 acres) located on parcels 1 & 2, but it does not appear that this wetland will need to be impacted by future construction.

- 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?

There is not any state or federal permits needed as a result of the project.

- 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 Erosion & sedimentation control plan is shown on the enclosed plans. There are no hazardous substances associated with the project.

- 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?

Private septic fields will be utilized for all proposed lots and will comply with all state codes.

- e) Shoreland and Wetland Districts:

The project is not near any shoreline, but there is a small wetland on lots 1 & 2.

X) PERFORMANCE STANDARDS:

- a) Does the proposal comply with all applicable performance and dimensional standards as outlined in this ordinance?

The proposed development conforms to the Land Use Ordinance in regard to performance and dimensional 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.

There will not be any significant noise generated as a result of this project with the exception of typical construction noise.

- 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 residential subdivision will not result in intense heat or glare.

- 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 residential homes will not create excessive lighting onto public streets or other residential areas.

- 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?

This section is not applicable.

Y) FINANCIAL AND TECHNICAL ABILITY:

- a) **E.S. Coffin Engineering & Surveying and Gawron Turgeon Architects have the technical ability to meet the terms of the Ordinance.**
- b) **The applicant will produce proof that he has adequate financing to complete the project.**

The proposed project meets the requirements of land use ordinance 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.

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



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1-800-244-9475



June 06, 2014

Lionel Cayer
City Engineer
City of Augusta
One City Center
Augusta, Maine 04333

Subject: Lapointe/St. Onge Development LLC.
Stormwater Waiver
Route 3/Bolton Hill Road
Augusta, Maine

Dear Lionel,

Lapointe/St. Onge Development LLC. is proposing to subdivide a parcel of land identified as lot #83 shown on tax map #7 in the City of Augusta tax maps located at the corner of Route 3 and Bolton Hill Road in Augusta, Maine. The subdivision will result in the creation of four lots with two accessed from Route 3 and two from Bolton Hill Road.

There are not any new roads being proposed for this four lot residential subdivision and access will be from Route 3 and Bolton Hill Road. Since these will be single-family residential lots we are asking for a waiver in regard to stormwater. If you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Sincerely,

James E. Coffin, P.E.

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City of Augusta Subdivision Review Application

Bureau of Planning, Department of Development Services

Application Type (check one): <input type="checkbox"/> Minor Subdivision – Preapplication <input checked="" type="checkbox"/> Minor Subdivision <input type="checkbox"/> Major Subdivision – Preapplication <input type="checkbox"/> Major Subdivision – Preliminary <input type="checkbox"/> Major Subdivision – Final		
Address: _____ Tax Map: <u>7</u> Lot(s): <u>83</u> Zoning District(s): <u>Rural Residential (RRES)</u> Project Name: <u>Lapointe/St. Onge Development LLC.</u>		
Owner's Name/Address: <u>Lapointe/St. Onge Development LLC.</u> <u>2424 North Belfast Avenue</u> <u>Augusta, ME 04330</u> Phone #: <u>557-3631</u> Cell #: <u>557-3631</u> e-mail: _____	Applicant's Name/Address: <u>Lapointe/St. Onge Development LLC.</u> <u>2424 North Belfast Avenue</u> <u>Augusta, ME 04330</u> Phone #: <u>557-3631</u> Cell #: <u>557-3631</u> e-mail: _____	Agent's Name/Address: <u>E.S. Coffin Engineering & Surveying (Jim Coffin)</u> <u>P.O. Box 4687</u> <u>Augusta, ME 04330</u> Phone #: <u>623-9475</u> Cell #: <u>242-8500</u> e-mail: <u>jcoffin@coffineng.com</u>
Form of Evidence of Standing (i.e. deed): <u>deed (Bk. 11225-pg.179)</u>		
Brief Description of Subdivision: 1. Type of subdivision: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed 2. Total number of acres in tract/parcel: <u>15 acres +/-</u> 3. Proposed number of dwelling units: _____ 4. Proposed number of lots: <u>4</u> 5. Will subdivision have any open space or areas held in common? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 6. Are new street(s) proposed for this subdivision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 7. New streets are proposed to be: <input type="checkbox"/> Public <input type="checkbox"/> Private		
For Staff Use Fee Calculation: Minor Subdivision: \$150 = Major Subdivision: \$200 (first 6 lots) + \$35 (per lot over 6 lots) = All Development: Number of Abutters x (1oz First Class postage fee + \$0.15) = Total Fee: _____		
Signatures Applicant: _____ Date: _____ Owner: _____ Date: _____ Agent: <u>James Collin</u> Date: <u>6/6/14</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)	<input checked="" type="checkbox"/>	
b. Owner(s) name and address (4.5.2.2)	<input checked="" type="checkbox"/>	
c. Deed reference to subject parcel (4.5.2.3)	<input checked="" type="checkbox"/>	
d. Engineer's name, address, signature and seal (4.5.2.4)	<input checked="" type="checkbox"/>	
e. Surveyor's name, address, signature and seal (4.5.2.5)	<input checked="" type="checkbox"/>	
f. Scale, both in graphic and written form (4.5.2.6)	<input checked="" type="checkbox"/>	
g. Date and Revision box (4.5.2.7)	<input checked="" type="checkbox"/>	
h. Zoning designation(s) (4.5.2.8)	<input checked="" type="checkbox"/>	
i. North Arrow (true and magnetic, dated or grid) (4.5.2.9)	<input checked="" type="checkbox"/>	
j. Ownership, location and present use of abutting land (4.5.2.11)	<input checked="" type="checkbox"/>	
k. Location map (4.5.2.12)	<input checked="" type="checkbox"/>	
l. Streets, existing & proposed, with curve data (4.5.2.13 & 4.6.2.5)	<input checked="" type="checkbox"/>	
m. Drainage and erosion control (4.5.2.14)		<input checked="" type="checkbox"/>
n. Utilities, existing and proposed (4.5.2.15)	<input checked="" type="checkbox"/>	
o. Topography, 2 foot contours (4.5.2.16)	<input checked="" type="checkbox"/>	
p. Parcel boundaries and dimensions (4.5.2.17)	<input checked="" type="checkbox"/>	
q. Proposed Use of the property (4.5.2.18)	<input checked="" type="checkbox"/>	
r. Proposed public or common areas (4.5.2.19)	<input checked="" type="checkbox"/>	
s. Boundary Survey and associated information (4.5.2.20)	<input checked="" type="checkbox"/>	
t. Traffic controls, off-street parking and facilities (4.5.2.21)		<input checked="" type="checkbox"/>
u. Proposed fire protection plans or needs (4.5.2.22)		<input checked="" type="checkbox"/>
v. Landscaping and buffering (4.5.2.23)		<input checked="" type="checkbox"/>
w. Outdoor lighting plan (4.5.2.24)		<input checked="" type="checkbox"/>
x. Freshwater wetlands (4.4.1.14)	<input checked="" type="checkbox"/>	
y. River, stream or brook (4.4.1.15)	<input checked="" type="checkbox"/>	
Information Required in Written Project Narrative See Augusta Land Use Ordinance for greater detail	Included	Waiver Requested
a. Pollution – Undue water or air pollution (4.4.1.1)	<input checked="" type="checkbox"/>	
b. Water – Sufficient potable water (4.4.1.2)	<input checked="" type="checkbox"/>	
c. Municipal Water – is there adequate supply (4.4.1.3)	<input checked="" type="checkbox"/>	
d. Soil Erosion – unreasonable soil erosion (4.4.1.4)	<input checked="" type="checkbox"/>	
e. Road congestion and safety (4.4.1.5 & 4.5.2.21)	<input checked="" type="checkbox"/>	
f. Sewage waste disposal – adequate provisions (4.4.1.6)	<input checked="" type="checkbox"/>	
g. Solid waste – adequate provisions (4.4.1.7)	<input checked="" type="checkbox"/>	
h. Aesthetic, cultural, and natural values (4.4.1.8)	<input checked="" type="checkbox"/>	
i. Conformity with city ordinances and plans (4.4.1.9)	<input checked="" type="checkbox"/>	
j. Financial and technical ability (4.4.1.10)	<input checked="" type="checkbox"/>	
k. Surface water, shoreland, outstanding rivers (4.4.1.11)	<input checked="" type="checkbox"/>	
l. Ground water – negative impact (4.4.1.12)	<input checked="" type="checkbox"/>	
m. Flood areas (4.4.1.13)	<input checked="" type="checkbox"/>	
n. Freshwater wetlands – description of impact (4.4.1.14)	<input checked="" type="checkbox"/>	
o. Stormwater – management plans (4.4.1.16)	<input checked="" type="checkbox"/>	
p. Access to direct sunlight (4.4.1.17)	<input checked="" type="checkbox"/>	
q. State Permits – description of requirements (4.4.1.18)	<input checked="" type="checkbox"/>	
r. Outdoor lighting – description of lighting plans (4.4.1.20)	<input checked="" type="checkbox"/>	

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

Application Materials

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

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

For Official Use:

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

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P.O. Box 4687
Augusta, ME 04330



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June 06, 2014

Lionel Cayer
City Engineer
City of Augusta
One City Center
Augusta, Maine 04333

Subject: Lapointe/St. Onge Development LLC.
Traffic Report
Route 3/Bolton Hill Road
Augusta, Maine

Dear Lionel,

Lapointe/St. Onge Development LLC. is proposing to subdivide a parcel of land identified as lot #83 shown on tax map #7 in the City of Augusta tax maps located at the corner of Route 3 and Bolton Hill Road in Augusta, Maine. The subdivision will result in the creation of four lots with two accessed from Route 3 and two from Bolton Hill Road.

There are not any new roads being proposed for this four lot residential subdivision and access will be from Route 3 and Bolton Hill Road. There is a maximum rate of 1.02 trips during the PM peak hour generator from the 8th edition of the ITE Manual or **4.08 trips** for the four lots. This is well below the 35 trips needed for a traffic study and therefore the project complies with the ordinance. If you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Sincerely,

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

James E. Coffin, P.E.

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PLAN REFERENCES:

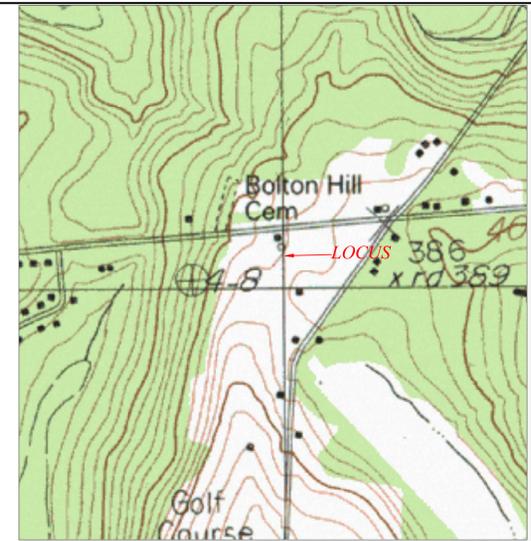
- 1) "Subdivision of Leo Murphy, et als in the City of Augusta, Kennebec County" by Coffin Engineering & Surveying, dated December 30, 1983, recorded at Kennebec County Registry of Deeds (K.C.R.D.) in Plan Book 1984-Page 091.
- 2) "Plan of Archie R. Bickford, Residential Lots, Bolton Hill Road, Augusta, Maine" by W.W. Hill, dated October 15, 1977, recorded at K.C.R.D. in Plan Book 1980-Page 07.
- 3) "Plan of that part of Augusta, East of Kennebec River" by D.F. Chandler, dated 1840, recorded at K.C.R.D. in Plan Book 3 Page 6.
- 4) "Maine State Highway Commission Right of Way Map, State Highway 210, Augusta, Kennebec County S.H.C. File No. 6-71, dated January 1955."

SURVEYOR'S REPORT:

The deed from the Estate of Robert O. Bradstreet to Lapointe/St. Onge Development, LLC (Book 11225-Page 179, dated November 7, 2012), is derived from Mary Bolton to Walter Bolton (Book 155-Page 199, dated June 10, 1831). Book 155-Page 199 calls 10 acres in Lot 7 on the 4th Range of Lots being 28 rods (462 feet) on the road by 58 rods (957 feet) long.

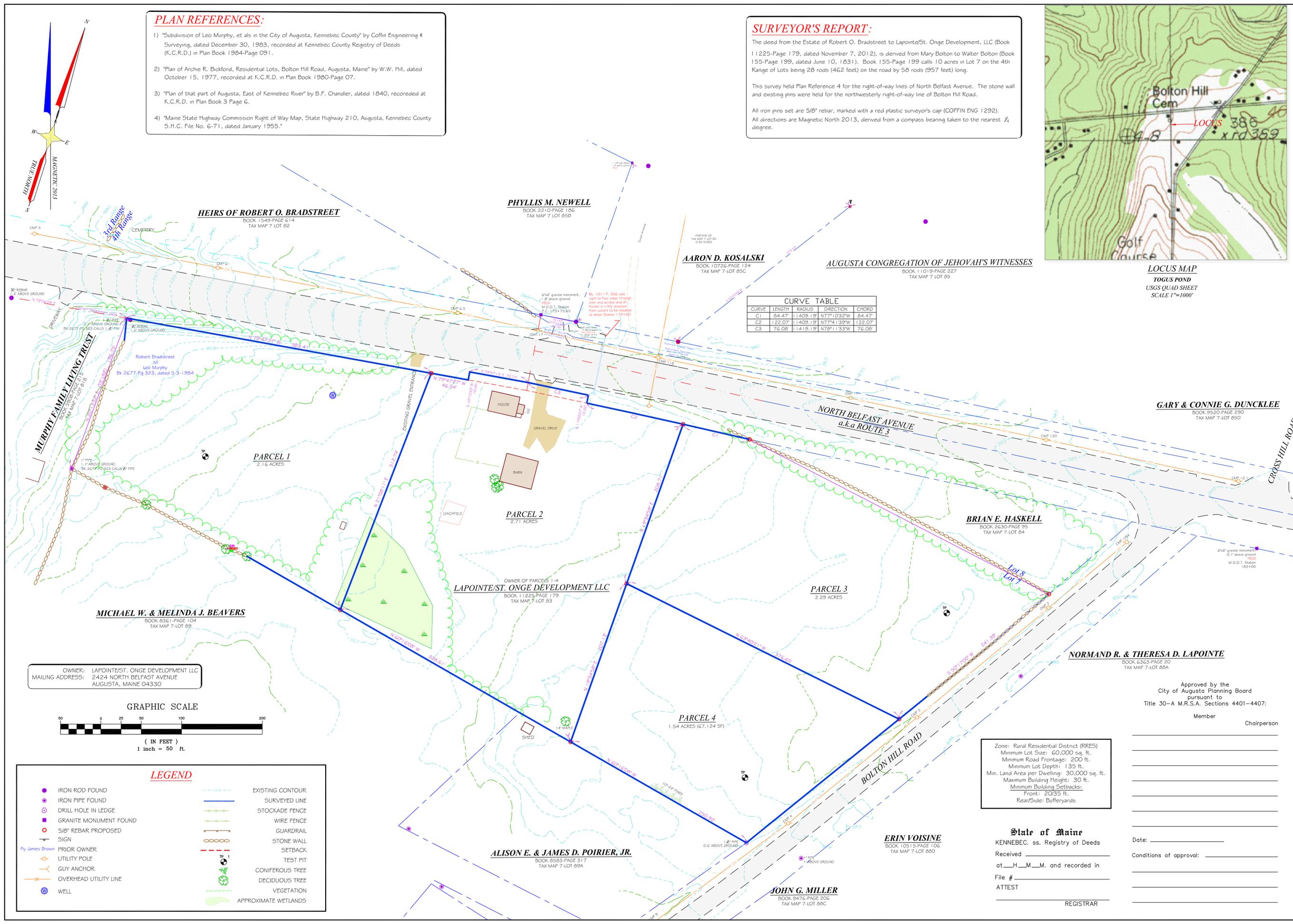
This survey held Plan Reference 4 for the right-of-way lines of North Belfast Avenue. The stone wall and existing pins were held for the northwesterly right-of-way line of Bolton Hill Road.

All iron pins set are 5/8" rebar, marked with a red plastic surveyor's cap (COFFIN ENG 1292). All directions are Magnetic North 2013, derived from a compass bearing taken to the nearest 1/4 degree.

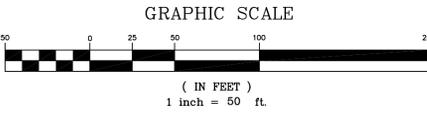


LOCUS MAP
TOGUS POND
USGS QUAD SHEET
SCALE 1"=1000'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	84.47'	11409.19'	N77°10'32"W	84.47'
C2	122.07'	11409.19'	N77°41'39"W	122.07'
C3	76.08'	11419.19'	N78°11'33"W	76.08'



OWNER: LAPOINTE/ST. ONGE DEVELOPMENT LLC
MAILING ADDRESS: 2424 NORTH BELFAST AVENUE
AUGUSTA, MAINE 04330



LEGEND

● IRON ROD FOUND	--- EXISTING CONTOUR
○ IRON PIPE FOUND	— SURVEYED LINE
○ DRILL HOLE IN LEDGE	— STOCKADE FENCE
■ GRANITE MONUMENT FOUND	— WIRE FENCE
○ 5/8" REBAR PROPOSED	— GUARDRAIL
— SIGN	— STONE WALL
— PRIOR OWNER	— SETBACK
○ UTILITY POLE	— TEST PIT
○ GUY ANCHOR	— CONIFEROUS TREE
— OVERHEAD UTILITY LINE	— DECIDUOUS TREE
○ WELL	— VEGETATION
	— APPROXIMATE WETLANDS

Zone: Rural Residential District (RRE5)
Minimum Lot Size: 60,000 sq. ft.
Minimum Road Frontage: 200 ft.
Minimum Lot Depth: 135 ft.
Min. Land Area per Dwelling: 30,000 sq. ft.
Maximum Building Height: 30 ft.
Minimum Building Setbacks:
Front: 20/35 ft.
Rear/Side: Bufferyards

State of Maine
KENNEBEC, ss. Registry of Deeds
Received _____
at ___M___M. and recorded in _____
File # _____
ATTEST _____
REGISTRAR

Approved by the
City of Augusta Planning Board
pursuant to
Title 30-A M.R.S.A. Sections 4401-4407:
Member _____
Chairperson _____

Date: _____
Conditions of approval: _____

THIS PLAN PRELIMINARY
KANE
COFFIN
#1292
PROFESSIONAL LAND SURVEYOR
WITHOUT SIGNATURE

E.S. COFFIN
ENGINEERING & SURVEYING
INC. 2014
432 Camp Road, P.O. Box 4887, Augusta, Maine 04330
Ph: (207) 625-9473 Fax: (207) 625-9067 Toll Free: 1-800-544-9473

NO.	DATE	REVISIONS

RECORDING PLAT

SHEET TITLE: SUBDIVISION OF LAPOINTE/ST ONGE DEVELOPMENT LLC

SCALE: 1 INCH=50 FEET

DATE: JUNE 5, 2014

DRAWN BY: KFC
CHECKED BY: MJG

CLIENT PROJECT: SUBDIVISION OF LAPOINTE/ST ONGE DEVELOPMENT LLC

LOCATION: NORTH BELFAST AV. & BOLTON HILL RD.

TOWN: AUGUSTA COUNTY: KENNEBEC STATE: MAINE

PROJ. NO. 2013-320

REC