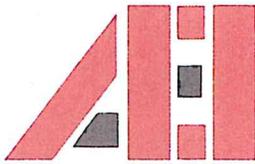


REVISED
Development Review Application
for
North Augusta Market – Dunkin’ Donuts
Augusta, Maine
Project No. 29-15

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

June 12, 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 **modification of a previously approved plan** 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

June 12, 2015
29-15

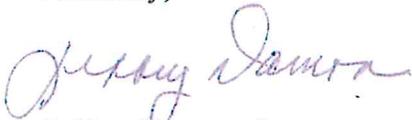
Ms. Susan Redmond, Assistant City Planner
City of Augusta
16 Cony Street
Augusta, ME 04330

RE: *North Augusta Market – Dunkin' Donuts*

Dear Ms. Redmond:

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 modification to a previously approved plan 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.	Proposed Building (sq. ft.): 4,983 s.f.	
Existing Impervious (sq. ft.): 36,896 s.f.	Proposed Impervious (sq. ft.): 37,129 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: Jeffrey Damon 149 Norridgewock Road Fairfield, ME 04937 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	Lot Size (acres): 2.0 acres Frontage (Feet): 370'	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>Jeffrey M. Damon</u>	Date: <u>6/12/15</u>	
Owner: _____	Date: _____	
Agent: <u>A.E. Hodsdon</u>	Date: <u>6/12/15</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)		
b. Owner(s) name and address (4.5.2.2)		
c. Deed reference to subject parcel (4.5.2.3)		
d. Engineer's name, address, signature and seal (4.5.2.4)		
e. Surveyor's name, address, signature and seal (4.5.2.5)		
f. Scale, both in graphic and written form (4.5.2.6)		
g. Date and Revision box (4.5.2.7)		
h. Zoning designation(s) (4.5.2.8)		
i. North Arrow (true and magnetic, dated or grid) (4.5.2.9)		
j. Ownership, location and present use of abutting land (4.5.2.11)		
k. Location map (4.5.2.12)		
l. Streets, existing & proposed, with curve data (4.5.2.13 & 4.6.2.5)		
m. Drainage and erosion control (4.5.2.14)		
n. Utilities, existing and proposed (4.5.2.15)		
o. Topography, 2 foot contours (4.5.2.16)		
p. Parcel boundaries and dimensions (4.5.2.17)		
q. Proposed Use of the property (4.5.2.18)		
r. Proposed public or common areas (4.5.2.19)		
s. Boundary Survey and associated information (4.5.2.20)		
t. Traffic controls, off-street parking and facilities (4.5.2.21)		
u. Proposed fire protection plans or needs (4.5.2.22)		
v. Landscaping and buffering (4.5.2.23)		
w. Outdoor lighting plan (4.5.2.24)		
x. Freshwater wetlands (4.4.1.14)		
y. River, stream or brook (4.4.1.15)		
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	n/a	
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 have been able to identify 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.

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 with no surface discharge.

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. A new well was installed to comply 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 (no change)

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 2.0 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 redevelopment at this site.
6. Alterations to Natural Drainage Ways: No alterations will be required by the proposed redevelopment.
7. Alterations to the Land Cover: There will be an increase in the amount of impervious area on the site. An additional **233 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 not change the volume or velocity of storm water nor will it 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 (no change)

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.

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

ME Route 27 (Civic Center Drive)

Project Location

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)



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

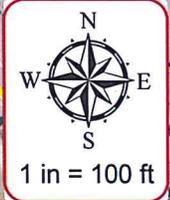
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10 Common Street
Waterville, ME 04901
t. 207-873-5164

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



F. Sewage Waste Disposal

The store has a subsurface disposal system located on the property. HHE-200 form is attached for reference.

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 or 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 (no change)

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 (no change)

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 has been tested on a regular basis and has been found safe for human consumption.

REPLACEMENT SYSTEM VARIANCE REQUEST

THE LIMITATIONS OF THE REPLACEMENT SYSTEM VARIANCE REQUEST

This form must be attached to an application (HHE-200) for any replacement system which requires a variance to the Rules. The LPI shall review the Replacement System Variance Request and HHE-200 and may approve the Request if all of the following requirements are met.

1. The proposed design meets the definition of a Replacement System as defined in the Rules (Sec. 1906.0)
2. The replacement system is determined by the Site Evaluator to be the most practical method to treat and dispose of the wastewater.
3. The BOD5 plus S.S. content of the wastewater is no greater than that of normal domestic effluent.

GENERAL INFORMATION		Town of <u>Augusta</u>
Permit No. _____	Date Permit Issued _____	
Property Owner's Name: <u>Jeffrey Damon</u>	Tel. No.: <u>557-9300</u>	
System's Location: <u>670 Civic Ctr. Dr., Augusta, Me</u>		
Property Owner's Address: <u>149 Nonidgewack Rd, Fairfield, ME 04937</u>		
(if different from above) _____		

SPECIFIC INSTRUCTIONS TO THE:

LOCAL PLUMBING INSPECTOR (LPI):

If any of the variances exceed your approval authority and/or do not meet all of the requirements listed under the Limitations Section above, then you are to send this Replacement System Variance Request, along with the Application, to the Department for review and approval consideration before issuing a Permit. (See reverse side for Comments Section and your signature.)

SITE EVALUATOR:

If after completing the Application, you find that a variance for the proposed replacement system is needed, complete the Replacement Variance Request with your signature on reverse side of form.

PROPERTY OWNER:

If has been determined by the Site Evaluator that a variance to the Rules is required for the proposed replacement system. This variance request is due to physical limitations of the site and/or soil conditions. The Site Evaluator has considered the site/soil restrictions and has concluded that a replacement system in total compliance with the Rules is not possible.

PROPERTY OWNER

I understand that the proposed system requires a variance to the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.

SIGNATURE OF OWNER

DATE

LOCAL PLUMBING INSPECTOR

I, _____, the undersigned, have visited the above property and have determined to the best of my knowledge that it cannot be installed in compliance with the Rules. As a result of my review of the Replacement Variance Request, the Application, and my on-site investigation, I (approve, disapprove) the variance request based on my authority to grant this variance. Note: If the LPI does not give his approval, he shall list his reasons for denial in Comments Section below and return to the applicant.

Comments: _____

LPI SIGNATURE

DATE

HHE-204 Rev 08/05

FORMS

Replacement System Variance Request

VARIANCE CATEGORY							VARIANCE REQUESTED TO:	
SOILS								
Soil Profile	Ground Water Table						inches	
Soil Condition	Restrictive Layer						inches	
from HHE-200	Bedrock						inches	
SETBACK DISTANCES (in feet)	Disposal Fields			Septic Tanks			Disposal Fields	Septic Tanks
	From	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	To
Wells with water usage of 2000 or more gpd or public water system wells	300 ft	300 ft	300 ft	150 ft	150 ft	150 ft		
Private Potable Water Supply	100 ft [a]	200 ft	300 ft	50 ft	100 ft	100 ft		
Water supply line	10 ft	20 ft	25 ft [g]	10 ft	10 ft	10 ft [g]		
Water course, major -	100 ft [c]	200 ft [c]	300 ft [c]	100 ft	100 ft	100 ft		
Water course, minor	50 ft [d]	100 ft [d]	150 ft [d]	50 ft [d]	50 ft [d]	50 ft [d]		
Drainage ditches	25 ft	50 ft	75 ft	25 ft	25 ft	25 ft		
Edge of fill extension -- Coastal wetlands, special freshwater wetlands, great ponds, rivers, streams	25 ft [d]	25 ft [d]	25 ft [d]	25 ft [d]	25 ft [d]	25 ft [d]		
Slopes greater than 3:1	10 ft [f]	18 ft [f]	25 ft [f]	N/A	N/A	N/A	18'	
No full basement [e.g. slab, frost wall, columns]	15 ft	30 ft	40 ft	8 ft	14 ft	20 ft		
Full basement [below grade foundation]	20 ft	30 ft	40 ft	8.5 ft	14 ft	20 ft		
Property lines	10 ft [b]	18 ft [b]	20 ft [b]	10 ft [b]	15 ft [b]	20 ft [b]		
Burial sites or graveyards, measured from the down toe of the fill extension	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft		
OTHER								
1. Fill extension Grade - to 3:1								
2.								
3.								

Footnotes: [a.] Private Potable water Supply setbacks may be reduced as prescribed in Chapter 7

[b.] Additional setbacks may be needed to prevent fill material extensions from encroaching onto abutting property.

[c.] Additional setbacks may be required by local Shoreland zoning.

[d.] Natural Resource Protection Act requires a 25 feet setback, on slopes of less than 20%, from the edge of soil disturbance and 100 feet on slopes greater than 20%. See Chapter 15.

[e.] May not be any closer to a private potable water supply than the existing disposal field or septic tank. This setback may be reduced for single family houses with Department approval. See Section 702.3.

[f.] The fill extension shall reach the existing ground before the 3:1 slope or within 100 feet of the disposal field.

[g.] See Section 1402.8 for special procedures when these minimum setbacks cannot be achieved.

Albert E. Hebold
SITE EVALUATOR'S SIGNATURE

1/5/11
DATE

FOR USE BY THE DEPARTMENT ONLY

The Department has reviewed the variance(s) and () does () does not give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

SIGNATURE OF THE DEPARTMENT

DATE

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Division of Health Engineering, 10 SHS
(207) 287-5672 Fax: (207) 287-3165

PROPERTY LOCATION		>> CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW <<	
City, Town, or Plantation	Augusta	The Subsurface Wastewater Disposal System <i>shall not</i> be installed until a Permit is attached HERE by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Street or Road	670 Curio Ctr Dr. (Rt 27)		
Subdivision, Lot #	84-10		
OWNER/APPLICANT INFORMATION			
Name (last, first, MI)	Damon, Jeffrey	<input checked="" type="checkbox"/> Owner	
		<input type="checkbox"/> Applicant	
Mailing Address of Owner/Applicant	Norridgewock Rd. Fairfield, ME 04937		
Daytime Tel. #	557-9300	Municipal Tax Map #	Lot #
OWNER OR APPLICANT STATEMENT		CAUTION: INSPECTION REQUIRED	
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (1st) date approved _____	
_____		_____ (2nd) date approved _____	

PERMIT INFORMATION			
TYPE OF APPLICATION	THIS APPLICATION REQUIRES	DISPOSAL SYSTEM COMPONENTS	
<input type="checkbox"/> 1. First Time System <input checked="" type="checkbox"/> 2. Replacement System Type replaced: _____ Year installed: <u>1994</u> <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. Minor Expansion <input type="checkbox"/> b. Major Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	<input type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input checked="" type="checkbox"/> 3. Replacement System Variance <input checked="" type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	<input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components	
SIZE OF PROPERTY	DISPOSAL SYSTEM TO SERVE	TYPE OF WATER SUPPLY	
2.0 <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	<input type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: _____ <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input checked="" type="checkbox"/> 3. Other: <u>Convenience store</u> (specify) Current Use <input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped	<input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other <u>New one to be drilled</u>	
SHORELAND ZONING			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK	DISPOSAL FIELD TYPE & SIZE	GARBAGE DISPOSAL UNIT	DESIGN FLOW
<input checked="" type="checkbox"/> 1. Concrete <u>3 tanks</u> <input checked="" type="checkbox"/> a. Regular <u>2 siphon</u> <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <u>1 grease trap</u> <input type="checkbox"/> 3. Other: <u>all</u> CAPACITY: <u>1000 GAL</u> <u>To be relocated or split</u>	<input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <input checked="" type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear <input type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: SIZE: <u>1344</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	<input type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input checked="" type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input checked="" type="checkbox"/> b. <u>2</u> tanks in series <input type="checkbox"/> c. increase in tank capacity <input checked="" type="checkbox"/> d. Filter on Tank Outlet	<u>590</u> gallons per day BASED ON: <input type="checkbox"/> 1. Table 501.1 (dwelling unit(s)) <input type="checkbox"/> 2. Table 501.2 (other facilities) SHOW CALCULATIONS for other facilities <u>590 gpd - 10 employees @ 100 gpd, 2000 gpd @ 170 ea.</u> <input type="checkbox"/> 3. Section 503.0 (meter readings)
SOIL DATA & DESIGN CLASS	DISPOSAL FIELD SIZING	EFFLUENT/EJECTOR PUMP	ATTACH WATER METER DATA
PROFILE CONDITION DESIGN <u>5/8, C, I, I</u> at Observation Hole # <u>TP</u> Depth <u>30+</u> of Most Limiting Soil Factor	<input type="checkbox"/> 1. Small—2.0 sq. ft. / gpd <input type="checkbox"/> 2. Medium—2.6 sq. ft. / gpd <input type="checkbox"/> 3. Medium—Large 3.3 sq. ft. / gpd <input checked="" type="checkbox"/> 4. Large—4.1 sq. ft. / gpd <input type="checkbox"/> 5. Extra Large—5.0 sq. ft. / gpd <u>used to allow for fill</u>	<input type="checkbox"/> 1. Not Required <input checked="" type="checkbox"/> 2. May Be Required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: <u>30</u> gallons	LATITUDE AND LONGITUDE at center of disposal area Lat. <u>44</u> d <u>22</u> m <u>25</u> s Lon. <u>69</u> d <u>22</u> m <u>22</u> s if g.p.s., state margin of error.

SITE EVALUATOR STATEMENT		
I certify that on <u>12/14/10</u> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).		
<u>Albert E. Hodsden</u> Site Evaluator Signature	<u>046</u> SE #	<u>1/3/11</u> Date
<u>Albert E. Hodsden</u> Site Evaluator Name Printed	<u>873-5164</u> Telephone Number	<u></u> E-mail Address
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.		

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
 Division of Health Engineering
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

AUGUSTA

Street, Road, Subdivision

670 Civic Ctr. Dr.

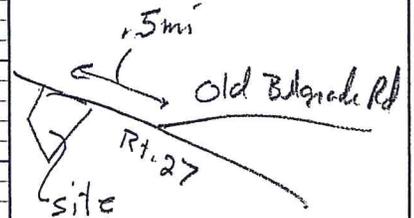
Owner's Name

Damon, Jeffrey

SITE PLAN

Scale 1" = _____ ft. or as shown

SITE LOCATION PLAN
 (map from Maine Atlas recommended)



See Attached Site PLAN

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP Test Pit Boring
 _____ " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	Mixed fill	loose	mixed	
10				
20	Fine sand		Brn	None in Org Soil
30			Yellow Brn	
40				
50				

Observation Hole _____ Test Pit Boring
 _____ " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification 5/8 C/B Profile Condition	Slope 1-2%	Limiting Factor 30"	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Designation 8-C			

Soil Classification _____ Profile Condition	Slope _____%	Limiting Factor _____ "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---	-----------------	----------------------------	---

Alfred E. Hodsdon

Site Evaluator Signature

046

SE #

1/3/11

Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
 Division of Environmental Health
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Augusta

Street, Road, Subdivision

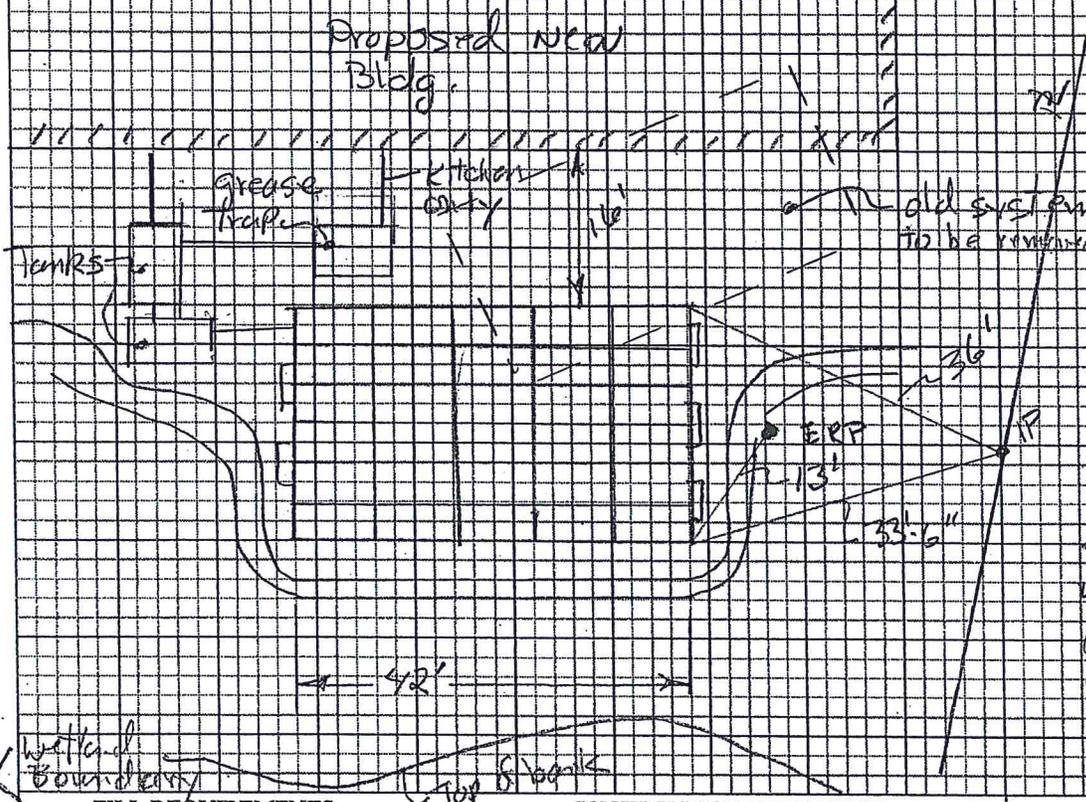
670 Civic Center Dr.

Owner's Name

Damon, Jeffrey

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE: 1" = 20 FT.



Install 42 units
 end entry in 24x42
 cluster, with 12"
 stone all around,
 with serial dist.
 loam, seed & mulch.
 install according to
 Code

FILL REQUIREMENTS

Depth of Fill (Upslope) 6"
 Depth of Fill (Downslope) 12"

CONSTRUCTION ELEVATIONS

Finished Grade Elevation 301.3'
 Top of Distribution Pipe or Proprietary Device 300.4'
 Bottom of Disposal Area 299.3'

ELEVATION REFERENCE POINT

Location & Description: Nail in 18" Pine tree
 Reference Elevation: 301.8'

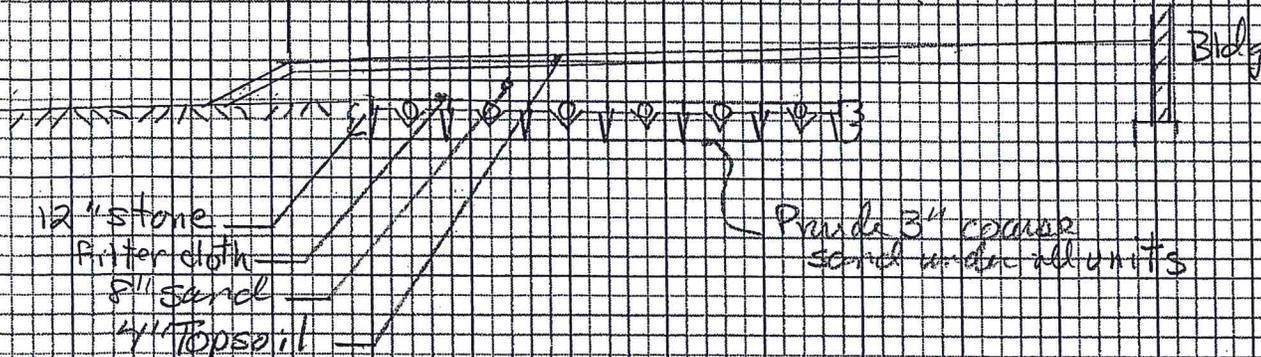
DISPOSAL AREA CROSS SECTION

Scale

Horizontal 1" = 10 ft.

Vertical 1" = 5 ft.

41' 3" 24' wide



Sand to be as per Sect.
 804.2 of Code

Albert E. Hochsch...

046

1/5/11

Site Evaluator Signature

SE #

Date

M. Flood Areas (no change)

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(no change)

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 new 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.

O. Storm Water – Management Plans (no change)

The stormwater from the site sheetflows 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. 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 (no change)

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

Q. State Permits

The project will require a construction permit and a barrier free permit from the Department of Public Safety Office of the State Fire Marshal. **(Change of use)**

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 (no change)

(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 is an improvement from the existing building.

(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 new structure is an improvement to the area.

T. Compliance with Plans and Policies (no change)

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.
- (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 30 parking spaces for a 4,750 s.f. convenience store. The new site and layout require 15 parking spaces for the convenience store and 14 spaces for the restaurant. The new site layout includes a total of 48 spaces.
- (e) Traffic Movement Permit is needed from MDOT. Gorrill Palmer of Gray, Maine has been contracted to complete a traffic study for the site.

V. Public Facilities (no change)

- (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 (no change)

- (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 (no change)

(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.

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

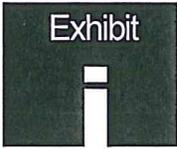
(d) The exterior lighting is sufficiently obscured to prevent excessive glare on public streets and walkways or into any residential areas.

(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.



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

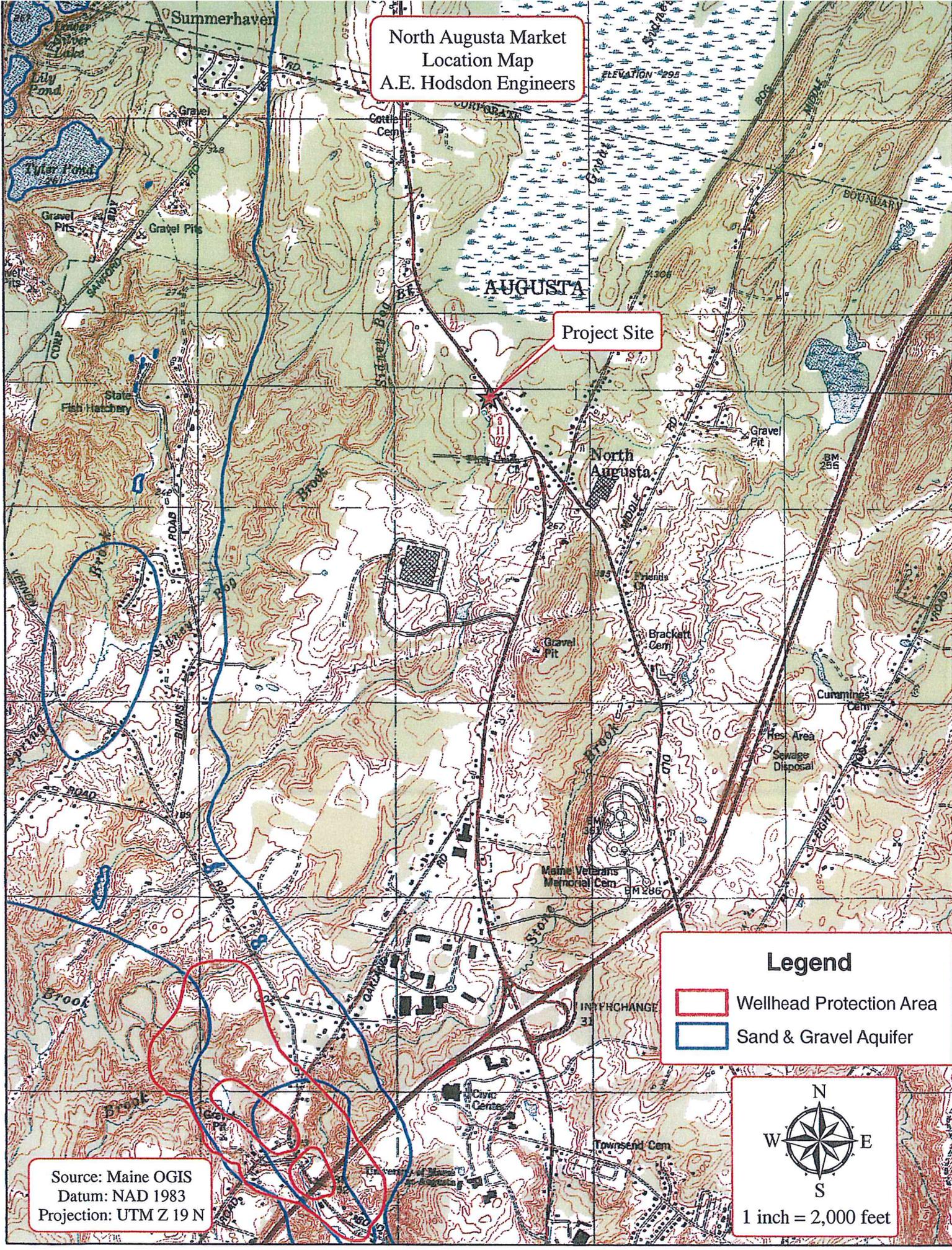
Project Site

Legend

- Wellhead Protection Area
- Sand & Gravel Aquifer

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

BK 434 PG 273

WARRANTY DEED

00-1859

Know all Men by These Presents

TRANSFER
TAX
PAID

THAT, Jay C. Ainslie and Dobra 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 #1, 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 or 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, 1853 and recorded in Plan Book 21, page 43 at the Kennebec County Registry of Deeds, said point being N 18° 08' 00" W and a distance of 150.08 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 40.08 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 138.85 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."

BK4341PG 274

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 285, 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]

[Handwritten signature]
Jay C. Ainslie
[Handwritten signature]
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

Leslie F. Wilkerson 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



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

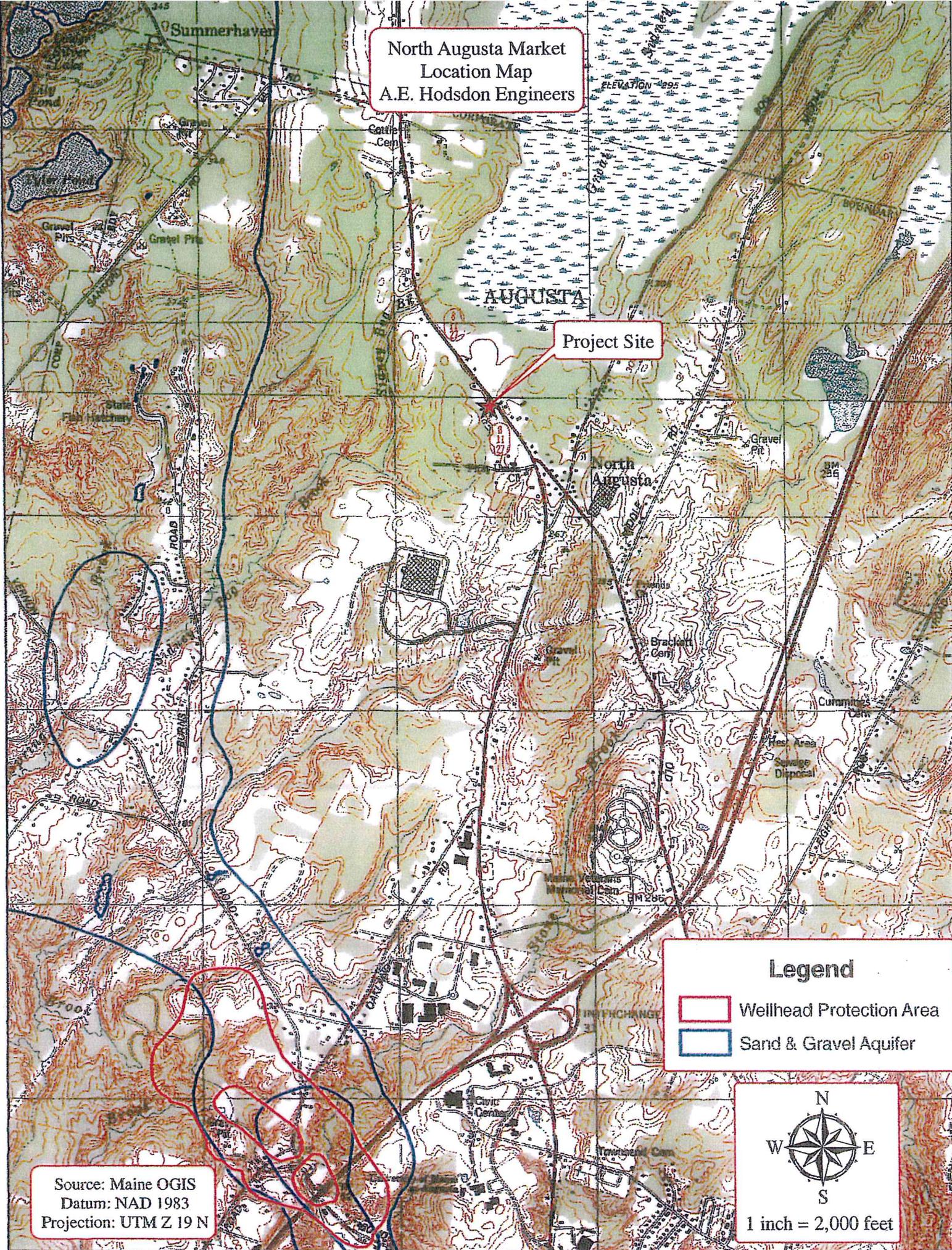
Project Site

Legend

- Wellhead Protection Area
- Sand & Gravel Aquifer

1 inch = 2,000 feet

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



Exhibit

V

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

v. Survey Plan

Plan Reference(s):

1) This is a Standard Boundary Survey (see Jay C. & Deborah A. Enterprises, Inc. Survey No. 04901, dated February 1994 and recorded in the Kennebec County Registry of Deeds in Plan File E2000 at Page 48.

4) This plan depicts existing conditions as of December 31, 2010. All measurements for Standards of Practice (Chapter 90, Part 1, and Part 2, enacted April 1, 2007) as defined by the Board of Licensure for Professional Land Surveyors [32 MRS § 1360(3)] with exceptions as noted.

Exception:
 -shutters were not informed of this survey
 -no survey report was prepared
 -no monuments were set resulting from the survey

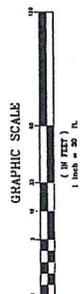
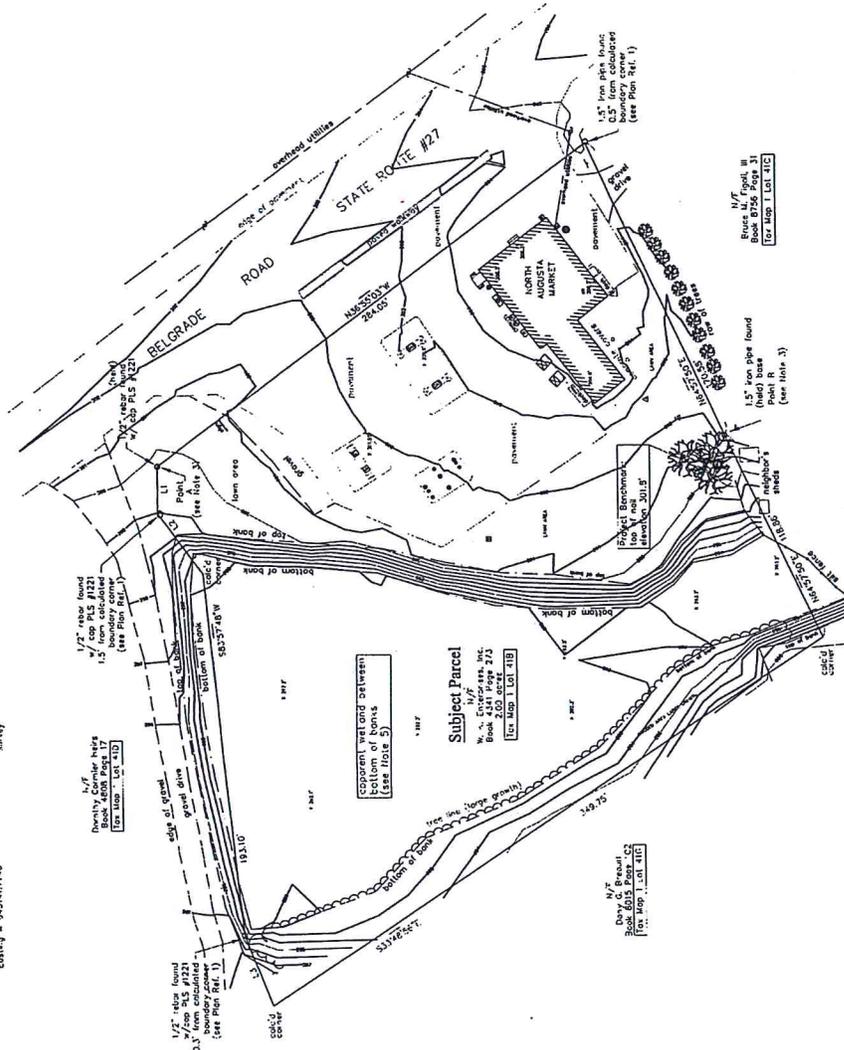
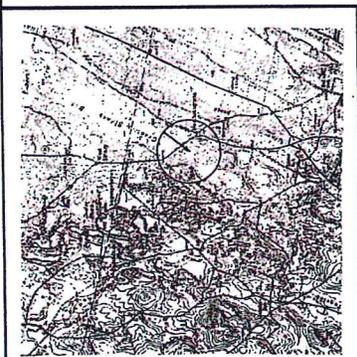
5) The area of boundary between the "bottom of bank" and "top of bank" was not defined prior to the date of this survey.

Surveyor's Notes:

1) The boundary lines of the Subject Parcel are based on information shown on the plan referenced in Plan Reference 1 and are based on the measurements for Standards of Practice (Chapter 90, Part 1, and Part 2, enacted April 1, 2007) as defined by the Board of Licensure for Professional Land Surveyors [32 MRS § 1360(3)] with exceptions as noted.

2) The lines shown are based upon "Standard RU 2" from 105 Datto Street (MD1553 MAXD 95 elevation 355.6' transferred to site by GPS RTK methods.
 Point A. Northing = 259331.8524
 Easting = 645123.7098
 Point B. Northing = 266322.5975
 Easting = 645141.7740

3) Reference Points to locate Coordinate System:
 Point A. Northing = 259331.8524
 Easting = 645123.7098
 Point B. Northing = 266322.5975
 Easting = 645141.7740



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

Client: W. K. Enterprises, Inc.
 670 Old Centre Drive
 Augusta, ME 04330

Client's Address: c/o Jeff Damon
 179 Main Street, Suite 310
 Waterville, ME 04901

Property Location: State Route 27, Augusta, Kennebec County, Maine
 (Municipal Tax Map 1 Lot 418)

Scale: 1" = 30'
 Date: December 31, 2010
 Job No.: 88040



LINE	LENGTH (FT.)	BEARING
L1	40.52	S53.08°W
L2	40.52	S53.08°W
L3	39.94	S53.28°W

- Legend**
- boundary marker found
 - well
 - utility pole
 - vinyl signs
 - phone booth
 - propane exchange
 - electric box
 - computer
 - sign/post
 - ice cooler
 - propane tank
 - fuel tank
 - oil tank
 - deciduous tree
 - now or formerly owned by
 - WTF



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

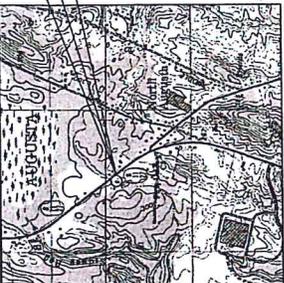
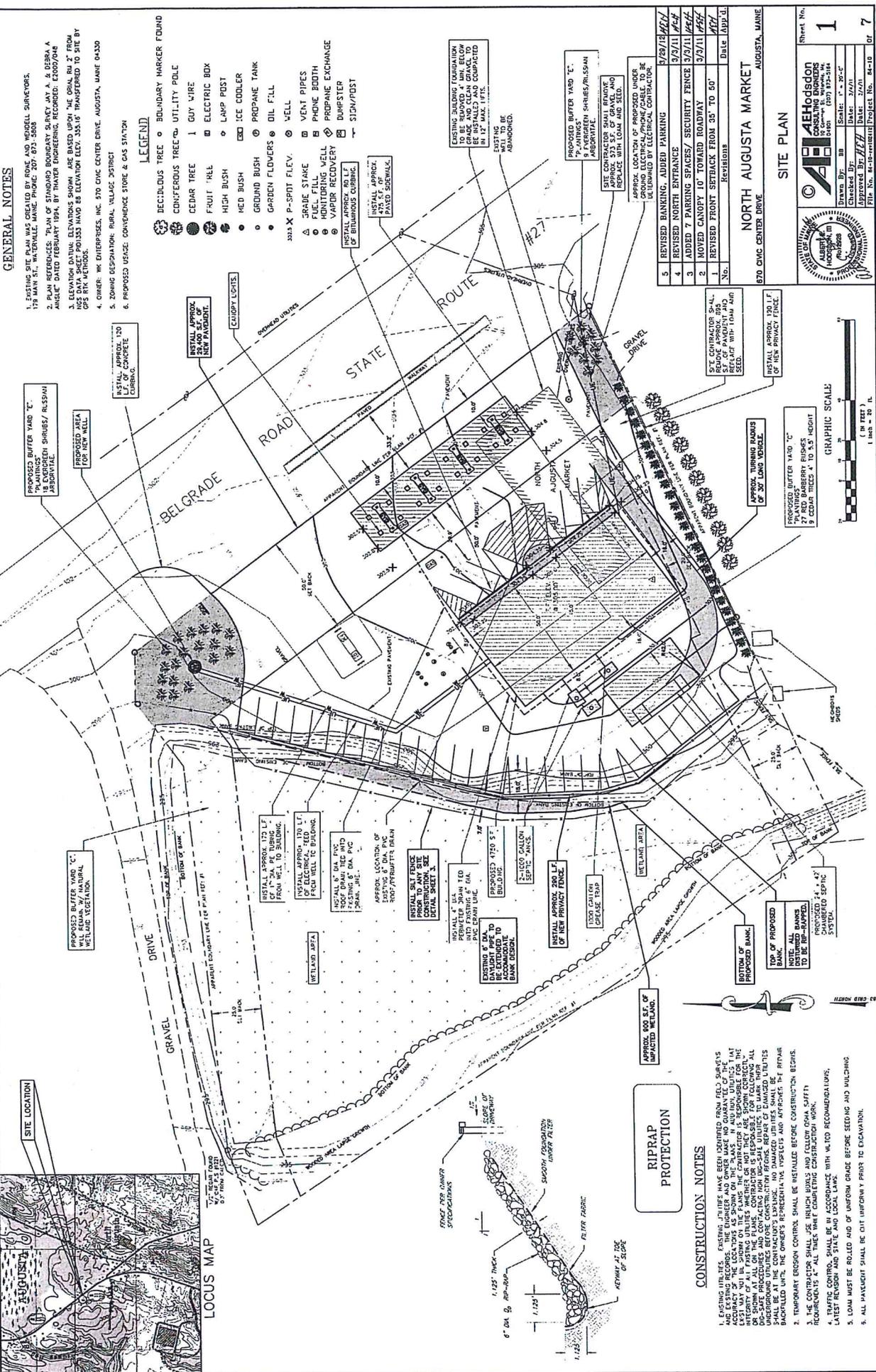
vi. Proposed Site Plan and Details

GENERAL NOTES

1. EXISTING SITE PLAN AND DATA TO BE USED UNLESS OTHERWISE SPECIFIED.
2. PLAN REFERENCES: "PLAN OF STANDARD BOUNDARY SURVEY, MAY 4, 1878, 4" ANGLES" DATED FEBRUARY 1974, BY THAYER ENGINEERING, RECORDED: E2000/048.
3. ELEVATION DATA, ELEVATIONS SHOWN, ARE BASED UPON THE ORIAL B.M. 3" FROM NCS DATA SHEET PROJ. 1333 MAY 18 ELEVATION ELEV. 335.16' TRANSFERRED TO SITE BY GPS RTK METHODS.
4. OTHER: W. ENTERPRISES, INC. 870 CIVIC CENTER DRIVE, AUGUSTA, MAINE 04303
5. ZONING DESIGNATION: RURAL VILLAGE DISTRICT
6. PROPOSED USAGE: CONVENIENCE STORE & GAS STATION

LEGEND

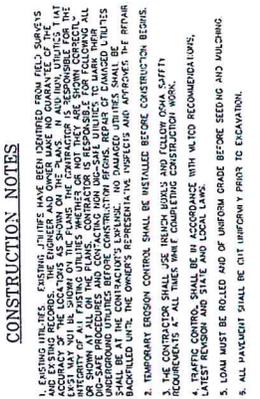
- RECTANGULAR TREE ○ BOUNDARY MARKER FOUND
- CONIFEROUS TREE ○ UTILITY POLE
- CEDAR TREE ○ GUY WIRE
- FRUIT TREE ○ ELECTRIC BOX
- HIGH BUSH ○ LAMP POST
- MED BUSH ○ ICE COOLER
- GROUND BUSH ○ PROPANE TANK
- GARDEN FLOWERS ○ OIL FILL
- 3/32 X P-SPOT FLEV. ○ WELL
- GRADE STAKE ○ VENT PIPES
- FUEL FILL ○ PHONE BOOTH
- MONITORING WELL ○ PROPANE EXCHANGE
- VAPOR RECOVERY ○ DUMPSTER
- INSTALL APPROX. 90 LF OF BIRCHWOOD CURBING
- INSTALL APPROX. 475 S.F. OF PAVED DRIVEWAY



CONSTRUCTION NOTES

1. EXISTING UTILITIES, EXCEPT UTILITIES HAVE BEEN IDENTIFIED FROM FIELD SURVEYS ACCORDING TO THE LOCATIONS AS SHOWN ON THE PLANS. IN ANY EVENT, UTILITIES THAT EXIST MAY NOT BE SHOWN ON THESE PLANS OR THEY MAY BE SHOWN INCORRECTLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES SHOWN ON ALL OF THE PLANS. CONSTRUCTION IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE CONSTRUCTION BEGINS. REPAIR OF DAMAGED UTILITIES SHALL BE AT THE CONTRACTOR'S EXPENSE. NO DAMAGES AND RETROfits BY RETAIN BACKFILLED UNTIL THE OWNER'S INSPECTION. NO DAMAGES AND RETROfits BY RETAIN BACKFILLED UNTIL THE OWNER'S INSPECTION.
2. TEMPORARY EROSION CONTROL SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY CONSTRUCTION PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
4. ALL MATERIAL SHALL BE OF UNIFORM GRADE BEFORE SEEDING AND MULCHING.
5. ALL MATERIAL SHALL BE OF UNIFORM PRIORITY TO EXCAVATION.

RIPRAP PROTECTION



No.	REVISIONS	DATE
5	REVISED BANKING, ADDED PARKING	5/29/11
4	REVISED NORTH ENTRANCE	3/2/11
3	ADDED 7 PARKING SPACES/ SECURITY FENCE	3/2/11
2	MOVED CANOPY 10' TOWARD ROADWAY	3/2/11
1	REVISED FRONT SETBACK FROM 35' TO 50'	07/11
N/A	REVISIONS	DATE

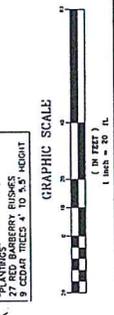
SITE PLAN
NORTH AUGUSTA MARKET
670 CIVIC CENTER DRIVE
AUGUSTA, MAINE

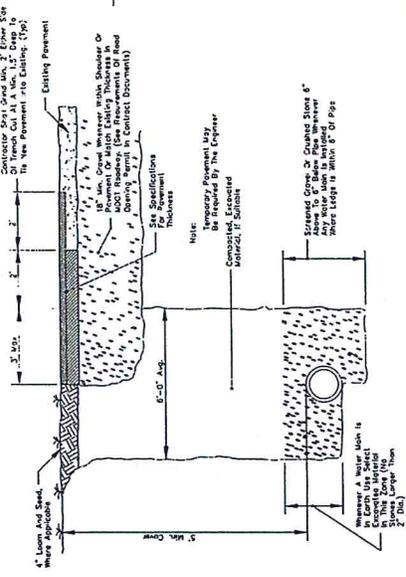
Drawn By: **AEH**
Checked By: **AEH**
Date: 3/2/11

Scale: 1" = 20'-0"

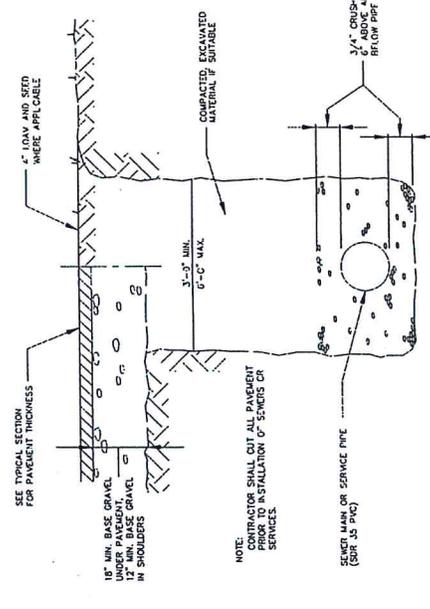
Project No. 04-10

Sheet No. **1** of **7**



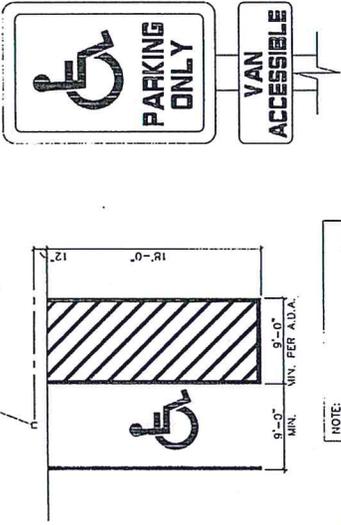


Typical Trench Detail
Not To Scale



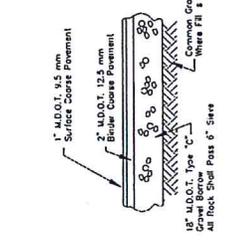
Typical PVC Pipe Trench Detail
Not To Scale

Sign Post With Accessibility Symbol
Accessibility Symbol & "VAN
ACCESSIBLE" Sign Mounted Below

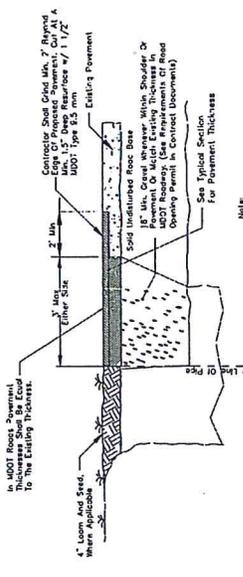


NOTE:
Parking Area in Handicap Area Shall
Not Exceed 2% in Any Direction.

Handicap Parking Detail
Not To Scale

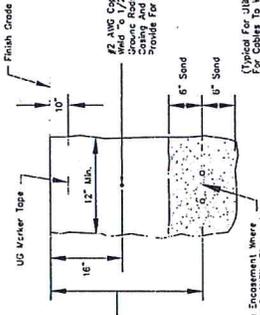


Typical Paved Area Section
Not To Scale

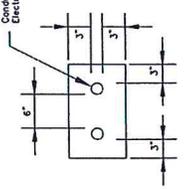


Typical Pavement Tie-In Detail
Not To Scale

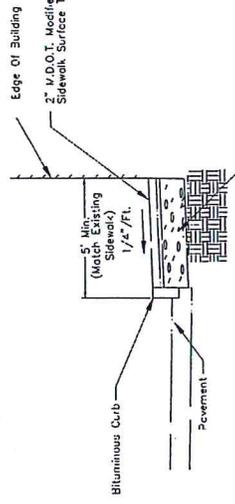
NOTE: 1. The Final Saw Cutting Of Pavement Shall Be Performed After Batching.
See Cutting And Removal Of Additional Two Feet Of Pavement The Entire
Expanded Gravel Layer Shall Be Again Compacted, Including The Distributed Gravel Portion, Prior To Paving
Final Original Extent of Material. Daily Backfilling In The Same Order as Removal. If Suitable.



Electrical Ditch Detail
Not To Scale



**Concrete Encased
Conduit Detail**
Not To Scale



Paved Sidewalk Cross Section Detail
Not To Scale

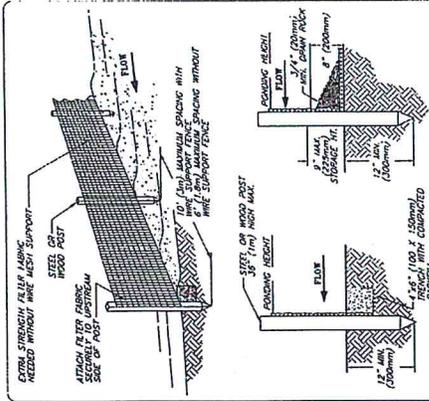
No.	Revisions	DATE	APP'D.

SITE DETAILS

NORTH AUGUSTA MARKET
AUGUSTA, MAINE

870 CIVIC CENTER DRIVE

Drawn By:	Scale:	Sheet No.:
Checked By:	Scale:	2
Approved By:	Scale:	
File No.:	Project No.:	8-10



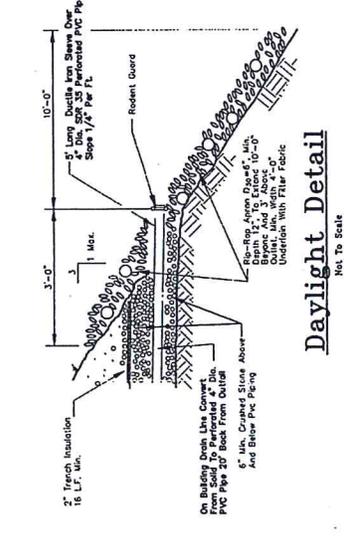
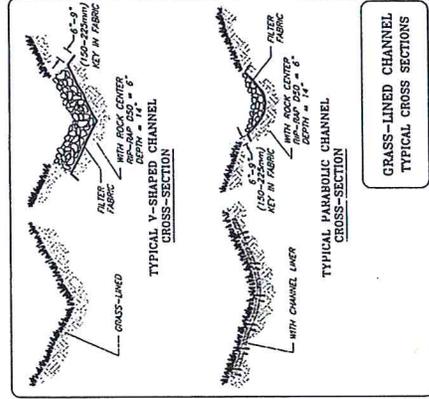
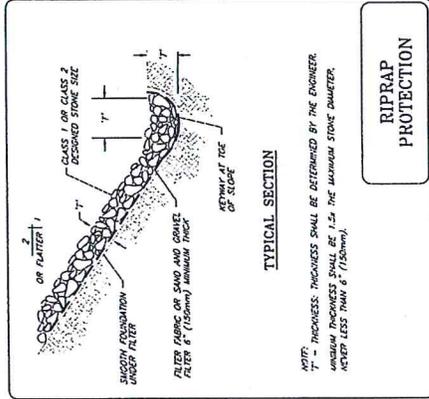
SILT FENCE

INSTALLATION WITHOUT TRENCING

NOTES:

1. ALL STAPLES SHALL BE PLACED ON SLOPE CONTIGUOUS TO MAINTAIN FACING EFFECTIVE.
2. INSPECT AND REPAIR FENCE AFTER EACH RAINFALL EVENT. REPAIRS SHALL BE MADE AS NECESSARY TO MAINTAIN A PROPER FACING EFFECTIVE.
3. CROPPED SEEDMIX SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTAMINATE THE FENCE AND SHALL BE FERTILIZED AS NECESSARY.

DATE: 10/10/2019



Erosion Control Notes

1. Include site visit on drawings on the dates and at the level of seeding for all site work and show on work sheets to protect against erosion from construction, including any potential erosion control measures. Indicate all areas that require established vegetative cover.
2. Construct or construction entrances at the intersection of the project entrance and the farm road to limit the amount of vehicle tracking from the site during construction.
3. Prior to construction the catchment shall be installed and seeded, a schedule and marked up plan indicating the progress of the work and the timing for stabilizing disturbed areas. Special attention shall be given to the 14-day limit between construction and seeding.
4. All disturbed areas shall be established or seeded with temporary erosion control which 14-days of disturbance. During winter conditions, an disturbed area shall be established with 7-days of disturbance.
5. All disturbed areas within 100 feet of any protected water course shall be established or seeded with temporary erosion control within 48-hours of disturbance.
6. Temporary erosion control shall include blankets or mats, Apply hay or straw mulch at a rate of 2 square yards per 1,000 sq. ft. to form a protective cover over bare soil. Maximum mulch cover by settling or piling may vary over much.
7. Erosion control blanket shall be used in all ditches and on disturbed slopes in excess of 1:2 grade.
8. All disturbed areas that do not receive final seeding by September 15th, of the construction year shall be seeded with a winter seed mix at a rate of 100 lbs. per 1,000 sq. ft. in every type of soil. The seed mix shall be applied in a 4" of topsoil and mulched in the areas shown in the notes.
9. A regular control devices check some, all fences, etc. shall remain in place and be maintained until grass has become 85% established.
10. All erosion control devices may be required by the municipality and/or the Maine DEP to stop 24 hours leaving the site. Any additional erosion control required will be the responsibility of the contractor.
11. All erosion control devices shall be inspected and repaired or replaced after each 14-day interval. Erosion control devices shall be inspected and repaired after each 14-day interval.
12. All erosion control devices shall be inspected and repaired or replaced after each 14-day interval.
13. The contractor shall repair and reseed or eroded areas within 1-year of the date of construction completion of the work. Repair work shall be completed within 14-days of notification.

CONSTRUCTION SPECIFICATIONS

1. Seeding shall be done in a 14-day interval during the dormant season.
2. Each site shall be seeded in the seed a minimum of 4" of topsoil.
3. Seeding shall be done in a 14-day interval during the dormant season. The seed shall be applied in a 4" of topsoil and mulched in the areas shown in the notes.
4. All erosion control devices shall be inspected and repaired or replaced after each 14-day interval.
5. All erosion control devices shall be inspected and repaired or replaced after each 14-day interval.



STRAW OR HAY BALE BARRIER DETAIL

NOT TO SCALE

EMBANKMENT SEEDING MIXTURE

Species	Volume	Lb. Per Acre
Grass Seed	1000	100
Perennial Ryegrass	1000	100
Timothy	1000	100

STABILIZATION NOTES:

1. Seeding shall be stabilized in accordance with the appropriate standards and specifications for vegetation measures.
2. All areas that require stabilization and other construction measures shall be identified and shown on drawings. All areas shall be stabilized in accordance with the appropriate standards and specifications for vegetation measures.
3. All areas that require stabilization and other construction measures shall be identified and shown on drawings. All areas shall be stabilized in accordance with the appropriate standards and specifications for vegetation measures.
4. All areas that require stabilization and other construction measures shall be identified and shown on drawings. All areas shall be stabilized in accordance with the appropriate standards and specifications for vegetation measures.
5. Construction Operations shall be carried out in accordance with the appropriate standards and specifications for vegetation measures.
6. All areas that require stabilization and other construction measures shall be identified and shown on drawings. All areas shall be stabilized in accordance with the appropriate standards and specifications for vegetation measures.

No.	Revisions	Date	App'd.

NORTH AUGUSTA MARKET
770 COW CENTER DRIVE
AUGUSTA, MAINE

EROSION CONTROL DETAILS

Sheet No. **3** of **3**

Checked By: [Signature] Date: 10/10/2019
Approved By: [Signature] Date: 10/10/2019

Drawn By: [Signature] Scale: AS SHOWN
Checked By: [Signature] Date: 10/10/2019
Approved By: [Signature] Date: 10/10/2019

PROJECT No. 20-0056 PROJECT No. 20-0056

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

vii. Nonconforming Structure Figures for Existing

BELGRADE ROAD

STATE ROUTE #27

PAVED WALKWAY

1440 S.F. OF NON CONFORMING STRUCTURE

35.0' SETBACK

1.5" IRON PIPE FOUND 0.5' FROM CALCD

GRAVEL DRIVE

GRAVEL

NORTH AUGUSTA MARKET

EXISTING PAVEMENT

20.0' SETBACK

No.	Revisions	Date	App'd.

NORTH AUGUSTA MARKET
670 CIVIC CENTER DRIVE
AUGUSTA, MAINE

EXISTING SITE CONDITIONS

Sheet No. **1**

AEHodsdon
CONSULTING ENGINEERS
10 Common St., Augusta, Me. 04901 (207) 873-5164

Drawn By: BB Scale: 1" = 30'-0"
 Checked By: Date:
 Approved By: Date:

AugustaMarket_SitePlan.dwg | Project No. 84-10 | Of 1

