



January 7, 2014

City of Augusta  
c/o Ms. Susan Redmond, Assistant Planner  
City Center Plaza  
16 Cony Street  
Augusta, ME 04330-5298

**Re: Augusta Regional Church Housing Corporation – Arch Beta Community Center**

Dear Members of the Planning Board:

On behalf of the Augusta Regional Housing Corporation, I am pleased to submit this application for the proposal of constructing a community center on a property owned by the Augusta Regional Housing Corporation and located at Gray Birch Drive in Augusta, ME, identified as Map 90, Lot 23B.

The proposed Community Center is to be located on an existing Condo development in an urban growth area designated as a “Low Density Residential District” (RA). The existing lot is approximately 4.7 acres. The proposed development will include a community center of approximately 5,500 square feet in area.

This submission includes the type and number of paper and electronic copies requested under “Application Materials” of the Augusta Development Review Application document. Please let me know if you require additional copies.

I respectfully request that this application be placed on the Planning Board meeting agenda. Please contact me for any additional material or information.

Thank you for your consideration of this application.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jim Hebert", is written over a horizontal line.

Jim Hebert / Black Diamond Consultants, Inc.  
Duly Authorized Agent for Maine RSA #1, Inc.  
d/b/a U.S. Cellular

**City of Augusta**

**Arch Beta Community Center**

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Application  
For  
Augusta Regional Church Housing Corporation  
Arch Beta Community Center

Gray Birch Drive  
(Map 90, Lot 23B)

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Applicant

**Augusta Regional Church Housing Corporation**  
By It's Duly Authorized Agent  
Black Diamond Consultants, Inc.  
312 Water Street  
Gardiner, ME 04345



**INDEX FOR ARCH BETA COMMUNITY CENTER APPLICATION**

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## **ATTACHMENT # 1**

# **DEVELOPMENT REVIEW APPLICATION, ADDITIONAL APPLICATION INFORMATION AND LETTER OF REQUEST FOR WAIVERS**

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

<b>Address of Proposed development:</b> Gray Birch Drive, Augusta, Maine		
<b>Zone(s):</b> Low Density Residential District (RA)		
<b>Project Name:</b> Augusta Regional Church Housing Corporation - Arch Beta Community Center		
<b>Existing Buildings (sq. ft.):</b> Approx. 23,000 sq. ft.	<b>Proposed Building (sq. ft.):</b> 5,500 sq. ft.	
<b>Existing Impervious (sq. ft.):</b> Approx. 57,000	<b>Proposed Impervious (sq. ft.):</b> Approx. 11,200 sq. ft.	
<b>Proposed Total Disturbed Area of the Site:</b> The disturbed area will include approximately 21,000 sq. ft. for the community center development.		
Proposed disturbance of greater than one acre requires a Chapter 500, Stormwater Management Permit from the Maine Department of Environmental Protection (DEP).		
<b>Owner's Name/Address:</b>  Augusta Regional Housing Corporation, 950 East Paces Ferry Road, Atlanta, GA 30326-1161  <b>Phone #:</b>  <b>Cell #:</b> 485-2591  <b>e-mail:</b>	<b>Applicant's Name/Address:</b>  Augusta Regional Housing Corporation, 950 East Paces Ferry Road, Atlanta, GA 30326-1161  <b>Phone #:</b>  <b>Cell #:</b> 485-2591  <b>e-mail:</b>	<b>Consultant's Name/Address:</b>  Black Diamond Consultants, Inc. 312 Water Street, P.O. Box 57 Gardiner, ME 04345  <b>Phone #:</b> 207-582-0056  <b>Cell #:</b> 508-887-0104  <b>e-mail:</b> jrhebert@blckdiamond.net
<b>Tax Map #:</b> 90  <b>Lot #:</b> 23B	<b>Lot Size (acres):</b> Approx. 4.68 acres  <b>Frontage (Feet):</b> Capital Street – Approx. 600' Gray Birch Drive – Approx. 750'	<b>Form for Evidence of Standing</b> (deed, purchase and sale agreement, other):  Please refer to Deed under Attachment (3)
<b>For Staff Use</b>		
<b>Fee Calculation:</b> Major Development max fee is \$4,000; Minor Development max fee is \$1,000		
<b>Major Development:</b> \$2,000 + (number of sq ft over 25,000 x \$0.15) =		
<b>Minor Development:</b> \$250 + (number of sq ft over 5,000 x \$0.15) =		
<b>All Development:</b> Number of Abutters x (1oz First Class postage fee + \$0.15) =		
<b>Total Fee:</b>		

**Signatures**

Applicant: James Q. Helbert for Augusta Regional Housing Corp. Date: 1/7/17  
Owner: James Q. Helbert for Augusta Regional Housing Corp. Date: 1/7/17  
Agent: James Q. Helbert Date: 1/7/17

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

<b>Information Required on Plan(s)</b> See Augusta Land Use Ordinance for greater detail	<b>Included</b>	<b>Waiver Requested</b>
a. Name of Site Plan (Sec 4.5.2.1 of the Land Use Ordinance)	X	
b. Owner(s) name and address (4.5.2.2)	X	
c. Deed reference to subject parcel (4.5.2.3)	X	
d. Engineer's name, address, signature and seal (4.5.2.4)	X	
e. Surveyor's name, address, signature and seal (4.5.2.5)	X	
f. Scale, both in graphic and written form (4.5.2.6)	X	
g. Date and Revision box (4.5.2.7)	X	
h. Zoning designation(s) (4.5.2.8)	X	
i. North Arrow (true and magnetic, dated or grid) (4.5.2.9)	X	
j. Ownership, location and present use of abutting land (4.5.2.11)	X See Att. 1	
k. Location map (4.5.2.12)	X See Att. 1	
l. Streets, existing & proposed, with curve data (4.5.2.13 & 4.6.2.5)	X See Att. 1	
m. Drainage and erosion control (4.5.2.14)	X See Att. 1	
n. Utilities, existing and proposed (4.5.2.15)	X See Att. 1	
o. Topography, 2 foot contours (4.5.2.16)	X See Att. 1	
p. Parcel boundaries and dimensions (4.5.2.17)	X See Att. 1	
q. Proposed Use of the property (4.5.2.18)	X See Att. 1	
r. Proposed public or common areas (4.5.2.19)	X See Att. 1	
s. Boundary Survey and associated information (4.5.2.20)	X See Att. 1	X
t. Traffic controls, off-street parking and facilities (4.5.2.21)	X See Att. 1	X
u. Proposed fire protection plans or needs (4.5.2.22)	X See Att. 1	
v. Landscaping and buffering (4.5.2.23)	X See Att. 1	
w. Outdoor lighting plan (4.5.2.24)	X See Att. 1	
x. Freshwater wetlands (4.4.1.14)	X See Att. 1	
y. River, stream or brook (4.4.1.15)	X See Att. 1	
<b>Information Required in Written Project Narrative</b> See Augusta Land Use Ordinance for greater detail	<b>Included</b>	<b>Waiver Requested</b>
a. Pollution – Undue water or air pollution (4.4.1.1)	X See Att. 1	
b. Water – Sufficient potable water (4.4.1.2)	X See Att. 1	
c. Municipal Water – is there adequate supply (4.4.1.3)	X See Att. 1	
d. Soil Erosion – unreasonable soil erosion (4.4.1.4)	X See Att. 1	
e. Road congestion and safety (4.4.1.5 & 4.5.2.21)	X See Att. 1	
f. Sewage waste disposal – adequate provisions (4.4.1.6)	X See Att. 1	
g. Solid waste – adequate provisions (4.4.1.7)	X See Att. 1	
h. Aesthetic, cultural, and natural values (4.4.1.8)	X See Att. 1	
i. Conformity with city ordinances and plans (4.4.1.9)	X See Att. 1	
j. Financial and technical ability (4.4.1.10)	X See Att. 1	
k. Surface water, shoreland, outstanding rivers (4.4.1.11)	X See Att. 1	
l. Ground water – negative impact (4.4.1.12)	X See Att. 1	
m. Flood areas (4.4.1.13)	X See Att. 1	
n. Freshwater wetlands – description of impact (4.4.1.14)	X See Att. 1	
o. Stormwater – management plans (4.4.1.16)	X See Att. 1	
p. Access to direct sunlight (4.4.1.17)	X See Att. 1	
q. State Permits – description of requirements (4.4.1.18)	X See Att. 1	
r. Outdoor lighting – description of lighting plans (4.4.1.20)	X See Att. 1	

<b>Additional Information Required in Written Narrative</b> See Augusta Land Use Ordinance for greater detail  <b>Where the items below duplicate the items above, identical responses are permitted and encouraged.</b>	<b>Included</b>	<b>Waiver Requested</b>
s. Neighborhood Compatibility – description per ordinance (6.3.4.1)	X See Att. 1	
t. Compliance with Plans and Policies (6.3.4.2)	X See Att. 1	
u. Traffic Pattern, Flow, and Volume analysis (6.3.4.3)	X See Att. 1	
v. Public facilities – Utilities including stormwater (6.3.4.4)	X See Att. 1	
w. Resource protection and the environment (6.3.4.5)	X See Att. 1	
x. Performance Standards (6.3.4.6)	X See Att. 1	
y. Financial and Technical Ability (6.3.4.7)	X See Att. 1	

### **Application Materials**

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

<b>Paper Copies</b>	<b>Included</b>	<b>Waiver Requested</b>
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	X	
2 copies of any traffic report		X
6 reduced-sized copies of the complete plan set on 11" x 17" size paper	X	
4 full-sized copies of the complete plan set on ANSI D or E size paper	X	
10 copies of a letter authorizing the agent to represent the applicant	X	
Payment in full of application fee (Note: an abutter notification fee will be assessed after the application is determined to be complete. The fee is \$0.15 plus the cost of first class postage for each abutter that will be notified as required by the ordinance.)	X	
<b>Electronic Copy</b>		
1 CD that includes each of the application documents in Adobe PDF format	X	

<b>For Official Use:</b>		
<input type="checkbox"/> \$_____ <b>Application</b> Fee Paid.	Received By (Initials): _____	Date: _____
<input type="checkbox"/> \$_____ <b>Abutter</b> Notification Fee Paid.	Received By (Initials): _____	Date: _____

## ADDITIONAL APPLICATION INFORMATION

### AUGUSTA LAND USE ORDINANCE

#### Preliminary Plan Requirements (Section 4.5.2)

4.5.2(11) Ownership. Location and present use of abutting properties – The property is owned by Augusta Regional Church Housing Corporation and the property is located at Gray Birch Drive in Augusta. Abutting properties include additional housing developments, Maine General Rehab & Nursing, and residential areas.

4.5.2.(12) Location map – The Plot Plan in Attachment (12) provides location map information.

4.5.2.(13) Streets - The Plot Plan in Attachment (12) provides street information.

4.5.2(14) Drainage and Erosion Control – The proposed new facility will introduce approximately 11,200 ft<sup>2</sup> of additional impervious area to the existing elderly housing developed site. Storm water assessment, Attachment (7), shows that the existing storm water controls at the site will continue to be adequate for the 25 year storm subsequent to the Community Center development changes.

Post development storm water drainage at the site continues to be adequately provided by site natural drainage courses and predevelopment storm water controls such as existing culverts and road ditches. The proposed development will not create erosion, drainage, or runoff problems either in the development or adjacent properties.

The Augusta City Engineer has reviewed the storm water assessment and has concurred that the storm water assessment is acceptable as proposed.

4.5.2(15) Utilities – Please refer to the Site Plan drawings for information on site utilities. Electric and phone utilities is readily available from the existing power pole on the Gray Birch Drive which is located adjacent to the facility location.

4.5.2(16) Topography – Please refer to the Site Plan drawings for topographic information on the site.

4.5.2(17) Lot Lines and approximate dimensions - The Site Plan of this Application provides information on this subject.

4.5.2(18) Proposed Uses of the property – This Minor Development Application proposes the development of a Community Center for the resident of the existing Arch Beta Housing project. There are presently 96 personnel living in the Arch Beta Housing project and the Community Center will provide a dining/socializing area to accommodate these personnel. The Community Center will also include a library, craft room, kitchen, and rest rooms for the personnel. Office space, mechanical room, janitor room, and storage space is also proposed at the Community Center.

4.5.2(19) Proposed public or common area – There are no public or common areas proposed in this minor development application.

4.5.2(20) Boundary Survey and associated information – Please see Attachment (12) for this Application’s Survey boundary information. Additional boundary information is provided in Attachment (13) relative to the original site development for the 1972 Elderly Housing project.

4.5.2(21) Traffic estimates and controls and off street parking needs and facilities – The community center will not impact existing site traffic and controls since the community center will only be available to the existing site housing residents and support personnel. No additional traffic is expected from this proposed development.

4.5.2(22) Fire protection needs and plans – The community center has been designed to comply with the Maine Uniform Building and Energy Code (MUBEC) and, as such, the community center is designed in compliance with the MUBEC requirements relative to fire protection. Community Center construction drawings will be reviewed by City of Augusta Code Enforcement Officer and State Fire Marshall to verify compliance with MUBEC requirements on fire protection.

4.5.2(23) Landscaping and buffer plans – The proposed facility will be located within an existing housing development. The community center is being designed to blend well with these existing structures. Please refer to Attachment (5) for an aerial view of existing buffers adjacent to the proposed project site. The Site Plan provides additional landscaping and buffering plans.

4.5.2(24) Outdoor lighting plans – Proposed outdoor lighting will be as shown on the Site Plan drawings. The outdoor lights will be similar to the existing outdoor lights in the development and will also be down-directed lights.

#### Criteria for Reviewing the Pre-application (Section 4.4.1)

4.4.1(1) Pollution – The Site Plan provides proposed site erosion and sedimentation controls to be applied during construction. These controls have been developed to conform to the State of Maine “Best Management Practices” (BMPs). Existing site natural drainage will be maintained as much as is practical. The 25 year storm water assessment, Attachment (7), shows that existing site storm water controls continue to provide adequate storm water controls after the development of the community center.

4.4.1(2) Sufficient water – The community center will not impact existing housing development water usage since the same site personnel before construction are involved in water usage after construction. That is, water usage before community center development should remain approximately the same as after the development of the community center since the same personnel are using the water at the site. Existing water supply at the site will continue to be sufficient to support this proposed development.

4.4.1(3) Municipal water supply - Operation of the facility does not require any additional water resources, since the same site personnel before construction are involved in water usage after construction. That is, water usage before community center development should remain approximately the same as after the development of the community center since the same personnel are using the water at the site. Existing water supply at the site will continue to be sufficient to support this proposed development.

4.4.1(4) Soil erosion – The Site Plan provides proposed site erosion and sedimentation controls to be applied during construction. These controls have been developed to conform to the State of Maine “Best Management Practices” (BMPs). Existing site storm water controls continue to provide adequate storm water controls after the development of the community center.

4.4.1(5) Highway or public road congestion - The community center will not impact existing site traffic and controls since the community center will only be available to the existing site housing residents and support personnel. No additional traffic is expected from this proposed development.

4.4.1(6) Sewage waste disposal – The community center will not impact existing sewage waste disposal since the same site personnel before construction are using the sewage waste system after construction. That is, sewage waste before community center development should remain approximately the same as after the development of the community center since the same personnel are using the system at the site. Existing waste disposal at the site will be sufficient to support this proposed development.

4.4.1(7) Municipal solid waste and sewage waste disposal – The community center will not impact existing municipal solid waste and sewage waste disposal since the same site personnel before construction are using the sewage waste system after construction. That is, sewage waste before community center development should remain approximately the same as after the development of the community center since the same personnel are using the system at the site. Existing waste disposal at the site will be sufficient to support this proposed development.

4.4.1(8) Aesthetics, cultural, and natural values - The proposed facility will be located within an existing housing development. The community center is being designed to blend well with these existing structures. Please refer to Attachment (5) for an aerial view of existing buffers adjacent to the proposed project site. The proposed development is not expected to have an adverse effect on area scenic or natural beauty, aesthetics, historic sites, significant wildlife habitat or rare and irreplaceable natural areas.

4.4.1(9) Conformity to city ordinances and plans – This proposed minor development application and associated engineering drawings have been developed to conform to city ordinances and plans.

4.4.1(10) Financial and technical capacity – The Augusta Regional Church Corporation has adequate financial capacity to support the proposed Application. Black Diamond Consultants, Inc. has sufficient technical capacity for the design and construction of the proposed facility in conformance to applicable City of Augusta Ordinances, State of Maine Uniform Building and Energy Code (MUBEC) and NFPA Life Safety Code. Please see info in Attachment (10) for additional information.

4.4.1(11) Surface waters; outstanding river segments – The proposed minor development is not within any watershed of any pond or lake or within 250' of any wetland, great pond or river. Please see Attachment (9) for additional information.

4.4.1(12) Ground water – The Site Plan provides proposed site erosion and sedimentation controls to be applied during construction. These controls have been developed to conform to the State of Maine “Best Management Practices” (BMPs). Site natural drainage will be maintained as much as practical and will continue to drain to the site existing stormwater drainage system.

4.4.1(13) Flood areas – This proposed minor development is not within a flood plain area. Please refer to Attachment (9) for additional floodplain information.

4.4.1(14) Freshwater wetlands - This minor development is not located within a wetland area and will not impact any wetlands. Please refer to Attachment (9) for additional information on area wetlands.

4.4.1(15) River, stream, or brook –The site has been physically walked-down and no river, stream, or brook has been identified on the proposed site. Black Diamond received an e-mail from the City of Augusta, Ms. Susan Redmond, on August 16, 2013, requesting that Black Diamond contact the DEP to requests a field determination of the drainage at the site to determine if the drainage is regulated by the Natural Resources Protection Act. Black Diamond contacted DEP on September 23, 2013 requesting a field determination of the proposed Arch Beta Community Center site. We were informed by the DEP, that there was a large backlog of sites waiting for field determinations by the DEP and that our request would be entered in the DEP queuing list for DEP field determinations. As a result of this DEP information, Black Diamond requested the services of Mr. Kenneth Stratton, a certified soil scientist of Main-Land Development Consultants to perform a field determination of the site drainage-way. Mr. Stratton's investigation of the drainage-way at the proposed Arch Beta Community Center site shows that the drainage-way at the site is not a stream and therefore not regulated under the Natural Resources Protection Act. The investigation report provided by Mr. Stratton has since been forwarded to Mr. Erle Townsend of the DEP. Please refer to Attachment (14) for additional information relative to this item.

4.4.1(16) Stormwater – The proposed new facility will introduce approximately 11,200 ft<sup>2</sup> of additional impervious area to the existing housing property developed site. Storm water assessment, Attachment (7), shows that the existing storm water controls at the existing development will continue to be adequate subsequent to the Community Center development changes for the 25 year storm.

Post development storm water drainage at the site continues to be adequately provided by site natural drainage courses and predevelopment storm water controls such as existing culverts and road ditches. The proposed development will not create erosion, drainage, or runoff problems either in the development or adjacent properties.

The Augusta City Engineer has reviewed the storm water assessment and has concurred that the storm water assessment is acceptable as proposed.

4.4.1(17) Access to direct sunlight – This proposed minor development is for a single story community center and will have minimal impact on area access to direct sunlight.

4.4.1(18) State Permits – The construction plans have been developed to comply with the Maine Uniform Building and Energy Codes (MUBEC). These plans will be reviewed by the City of Augusta Code Enforcement Officer and the State of Maine Fire Marshall prior to applying for a City of Augusta Building Permit.

4.4.1(19) Spaghetti-lots prohibited – This minor development application is not associated with a spaghetti-lot development.

4.4.1(20) Outdoor lighting – Proposed outdoor lighting will be as shown on the Site Plan drawings. The outdoor lights will be similar to the existing outdoor lights in the development and will also be down-directed lights.

## Site Plan Review Criteria Applicable to Conditional Uses (Section 6.3.4)

### 6.3.4(1) Neighborhood Compatibility:

(a) Site Compatibility - The proposed facility will be located within an existing housing development. The community center is being designed to blend well with these existing structures. Please refer to the Site Plan, Attachment (12) for additional information on architectural design, scale, building orientation, and visual integrity.

(b) Privacy – The proposed facility will be located within an existing housing development. The design of the site provides continued privacy to adjacent properties.

(c) Safety and Health – The Site Plan and construction drawings have been developed to comply with the City of Augusta Ordinances and the Maine Uniform Building and Energy Codes (MUBEC). As such, the development is designed to maintain safe and healthful conditions within the neighborhood.

(d) The proposed facility will be located within an existing housing development. The community center is being designed to blend well with these existing structures. Please refer to Attachment (5) for an aerial view of existing buffers adjacent to the proposed project site. The proposed facility is not expected to have adverse impact on existing adjacent property values.

6.3.4(2) Plans and Policies – Application plans and policies have been developed to conform with the Minor Development Application requirements and, as such, are assumed to comply with the adopted elements of 1988 Growth Management Plan.

6.3.4(3) Traffic pattern, flow and volume – The community center will not impact existing site traffic and controls since the community center will only be available to the existing site housing residents and support personnel. No additional traffic is expected from this proposed development. City of Augusta Technical Standards Handbook on street, parking, driveway design have been incorporated in this proposed development.

6.3.4(4) Public Facilities – Operation of the proposed community center will utilize existing site water or sewage services. Usage of these existing public facilities is not expected to increase from the development of this community center. Electricity and phone services will be provided as shown on the Site Plan.

### 6.3.4(5) Resource Protection and Environment:

(a) The Site Plan provides proposed site erosion and sedimentation controls to be applied during construction. These controls have been developed to conform to the State of Maine “Best Management Practices” (BMPs). Existing site natural drainage will be maintained as much as is practical. No environmental sensitive areas have been identified on the site.

(b) Facility operation will not create any conditions considered adverse to air quality.

- (c) The Site Plan provides site erosion and sedimentation controls to be applied during construction. These controls have been developed to conform to the State of Maine “Best Management Practices” (BMPs). Existing site natural drainage will be maintained as much as is practical. Any solid waste will be disposed of in accordance with City of Augusta requirements.
- (d) The Site Plan provides site erosion and sedimentation controls to be applied during construction. These controls have been developed to conform to the State of Maine “Best Management Practices” (BMPs). Any solid waste will be disposed of in accordance with City of Augusta requirements. No hazardous waste is expected to be created in this facility.
- (e) The proposed site is not located in a Shoreland or Wetland District.

6.3.4(6) Performance Standards:

- (a) This proposed minor development application complies with applicable performance and dimensional standards as outlined in the ordinance.
- (b) Operation of the facility is not expected to generate any objectionable noises.
- (c) Operation of the facility is not expected to create any objectionable glare or heat.
- (d) Proposed outdoor lighting will be as shown on the Site Plan drawings. The outdoor lights will be similar to the existing outdoor lights in the development and will also be down-directed lights.
- (e) The proposed development will not introduce new low visual interest areas, such as, loading areas, trash container areas, outside storage areas, blank walls or fences. The proposed development will not adversely impact the existing site housing development character.
- (f) The community center signs are in compliance with City of Augusta requirements on property signs.

6.3.4(7) Financial and Technical Ability - The Augusta Regional Church Corporation has adequate financial capacity to support the proposed Application. Black Diamond Consultants, Inc. has sufficient technical capacity for the design and construction of the proposed facility in conformance to applicable City of Augusta Ordinances, State of Maine Uniform Building and Energy Code (MUBEC) and NFPA Life Safety Code. Please see info in Attachment (10) for additional information.

Date: January 7, 2014

**LETTER OF REQUEST FOR WAIVERS**

Black Diamond Consultants submits the following request for waivers.

Information Required on Plan(s): The following request for Waivers is provided to address the ordinance requirements not considered relevant to this Application because of the unique circumstances associated with the development of a community center on an existing housing development.

4.5.2(20) Boundary Survey and associated information – Please see Attachment (12) for this Application’s Survey boundary information. Additional boundary information is provided in Attachment (13) relative to the original site development for the 1972 Elderly Housing project.

4.5.2(21) Traffic estimates and controls and off street parking needs and facilities – The community center will not impact existing site traffic and controls since the community center will only be available to the existing site housing residents and support personnel. No additional traffic is expected from this proposed development.

Application Materials:

2 copies of traffic report - The community center will not impact existing site traffic and controls since the community center will only be available to the existing site housing residents and support personnel. No additional traffic is expected from this proposed development. Therefore, no additional traffic studies for this minor development have been performed.

## ATTACHMENT # 2

### FEES

- (a) For Minor Development review: \$250 + (\$0.15 x each new square foot over 5,000).
- (b) For all applications: \$0.15 + the cost of first class postage for each abutter that will be notified as required by the ordinance.

- (a) - \$250 + (500 square feet x \$0.15) = \$250 + \$75.00 = \$325.00
- (b) – 4 Abutters x (\$0.15 + \$0.46/1<sup>st</sup> class postage) = 4x\$0.61 = \$2.44

**Total: \$327.44**

**ATTACHMENT # 3**

**DEED**

# Know All Men By These Presents.

BOOK 1604 PAGE 53

That Capital Board of Trade, a corporation organized and existing under the laws of the State of Maine and having its place of business at Augusta, in the County of Kennebec and State of Maine, by its officer hereunto duly authorized,

18149

in consideration of one dollar and other valuable considerations

paid by Augusta Regional Church Housing Corp., Beta, a corporation organized and existing under the laws of the State of Maine and having a place of business at Augusta, in the County of Kennebec and State of Maine,

the receipt whereof it does hereby acknowledge, do es hereby give, grant, bargain, sell and convey unto the said Augusta Regional Church Housing Corp., Beta, its successors

*heirs and assigns forever.*

a certain lot or parcel of land with the buildings thereon, in Augusta, located southerly of Western Avenue and bounded and described as follows, to-wit:

Beginning at a point on the southerly side of proposed Capitol Street Extension, said point being 1208.9' southerly of the southerly line of Western Avenue as measured on a bearing of S31° 15'W from a point 160'+ easterly of the easterly line of Pet Haven Lane; thence westerly along the southerly side of said proposed Capitol Street Extension on a curve to the left having a radius of 905', 480.96' to the point of tangency of said curve at station 14+78.96; thence continuing along the southerly side of said proposed Capitol Street Extension S57° 25'W, 165.67'; thence S32° 05'W, 639.19'; thence S57° 55'E, 380'; thence N32° 05'E, 1150' to the point or place of beginning.

Excepting and reserving a 40 foot strip to be deeded to the City of Augusta for street purposes and described as follows:

Beginning at a point on the southerly side of Capitol Street, so-called, located 36.13' easterly of the northwesterly corner of the Arch Beta Lot; thence S17° 25'E, 147+ to the P.C. of a curve; thence on a curve to the right with a radius of 253.9', 150.64' to the P.T. of said curve; thence S16° 35'W 202.46' to the P.C. of another curve; thence on a curve to the left with a radius of 240.5', 84.14' to the P.T. of said curve; thence on a curve to the right with a radius of 378.10', 194.70' to the southerly line of said Arch Beta Lot; thence N57° 55'W along the southerly side of said Arch Beta Lot 40.05' to a point on the westerly side of said Gray Birch Drive; thence on a curve to the left with a radius of 338.1', 170.46' to the end of said curve; thence on a curve to the right with a radius of 280.5', 98.14' to the end of said curve; thence N16° 35'E 202.46' to the beginning of another curve; thence on a curve to the left with a radius of 213.9', 126.90' to the end of said curve; thence N17° 25'W 134'+ to the westerly line of said Arch Beta Lot; thence N32° 05'E along the westerly line of said Arch Beta Lot 7.00' to the southerly side of Capitol Street, so-called; thence N57° 25'E along the southerly side of said Capitol Street 36.13' to the point of beginning.

Meaning and intending to except a strip of land 40' wide extending from the southerly side of Capitol Street, so-called, to the southerly side of the Arch Beta Lot to be used as a city street known as Gray Birch Drive.

This deed is to correct an earlier deed from the Grantor to AUGUSTA REGIONAL CHURCH HOUSING CORPORATION recorded in Kennebec County Registry of Deeds.

Together with the right to use said 40 foot strip, Gray Birch Drive, so-called, for travel and utility purposes until accepted by the City.



# Know All Men By These Presents.

BOOK 1604 PAGE 55

That AUGUSTA REGIONAL CHURCH HOUSING CORPORATION, a corporation organized and existing under the laws of the State of Maine and having a place of business at Augusta, in the County of Kennebec and State of Maine, by its officer hereunto duly authorized,

18150

in consideration of one dollar and other valuable considerations

paid by Augusta Regional Church Housing Corp., Beta, a corporation organized and existing under the laws of the State of Maine and having a place of business at Augusta, in the County of Kennebec and State of Maine,

the receipt whereof it does hereby acknowledge, does hereby

give, grant, bargain, sell and convey unto the said Augusta Regional Church Housing Corp., Beta, its successors

~~with~~ and assigns forever,

with the buildings thereon,  
a certain lot or parcel of land in Augusta, located southerly of Western Avenue and bounded and described as follows, to-wit:

Beginning at a point on the southerly side of proposed Capitol Street Extension, said point being 1208.9' southerly of the southerly line of Western Avenue as measured on a bearing of S31° 15' W from a point 160'± easterly of the easterly line of Pet Haven Lane; thence westerly along the southerly side of said proposed Capitol Street Extension on a curve to the left having a radius of 905', 480.96' to the point of tangency of said curve at station 14+78.96; thence continuing along the southerly side of said proposed Capitol Street Extension S56° 35' W, 165.67'; thence S31° 15' W, 639.19'; thence S58° 45' E, 380'; thence N31° 15' E, 1150' to the point or place of beginning. Excepting and reserving a 40 foot strip to be deeded to the City of Augusta for street purposes and described as follows:

Beginning at a point on the southerly side of Capitol Street, so-called, located 36.13' easterly of the northwesterly corner of the Arch Beta Lot; thence S 17° 25' E 140.22' to the P.C. of a curve; thence on a curve to the right with a radius of 253.9', 150.64' to the P.T. of said curve; thence S 16° 35' W 202.46' to the P.C. of another curve; thence on a curve to the left with a radius of 240.5', 84.14' to the P.T. of said curve; thence on a curve to the right with a radius of 378.10', 194.70' to the southerly line of said Arch Beta Lot; thence S 58° 45' E along the southerly side of said Arch Beta Lot 40.05' to a point on the westerly side of said Gray Birch Drive; thence on a curve to the left with a radius of 338.1', 170.46' to the end of said curve; thence on a curve to the right with a radius of 280.5', 98.14' to the end of said curve; thence N 16° 35' E 202.46' to the beginning of another curve; thence on a curve to the left with a radius of 213.9', 126.90' to the end of said curve; thence N 17° 25' W 125.64' to the westerly line of said Arch Beta Lot; thence N 31° 15' E along the westerly line of said Arch Beta Lot 7.00' to the southerly side of Capitol Street, so-called; thence N 56° 35' E along the southerly side of said Capitol Street 36.13' to the point of beginning.

Meaning and intending to describe a strip of land 40' wide extending from the southerly side of Capitol Street, so-called, to the southerly side of the Arch Beta Lot to be used as a city street known as Gray Birch Drive.

Meaning and intending hereby to convey the same premises conveyed to it by deed of Capital Board of Trade recorded in Kennebec County Registry of Deeds.

Together with the right to use 40 foot strip, Gray Birch Drive, so-called, for travel and utility purposes until accepted by the City.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said

Augusta Regional Church Housing Corp., Beta, its successors

and assigns, to its and their use and behoof forever.

And it does COVENANT with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises that they are free of all encumbrances:

that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, It, the said AUGUSTA REGIONAL CHURCH HOUSING CORPORATION, by David Ruston, its duly authorized officer, has caused this instrument to be signed and its corporate seal affixed on

this day of November this Thirtieth in the year of our Lord one thousand nine hundred and seventy-two.

S-3299

Signed, Sealed and Delivered in presence of

Notary seal and signature of David Ruston

AUGUSTA REGIONAL CHURCH HOUSING CORPORATION

By: David Ruston President Its President

State of Maine, County of Kennebec

} ss.

November 30 1972

Personally appeared the above named David Ruston, President



and acknowledged the above instrument to be the free act and deed of said AUGUSTA REGIONAL CHURCH HOUSING CORPORATION and his free act and deed in his said capacity. Before me,

KENNEBEC SS: RECEIVED 12/5/72 9H.-M. AM. AND RECORDED FROM ORIGINAL

Notary Public signature and commission expiration date: MY COMMISSION EXPIRES NOVEMBER 15, 1974

## **ATTACHMENT # 4**

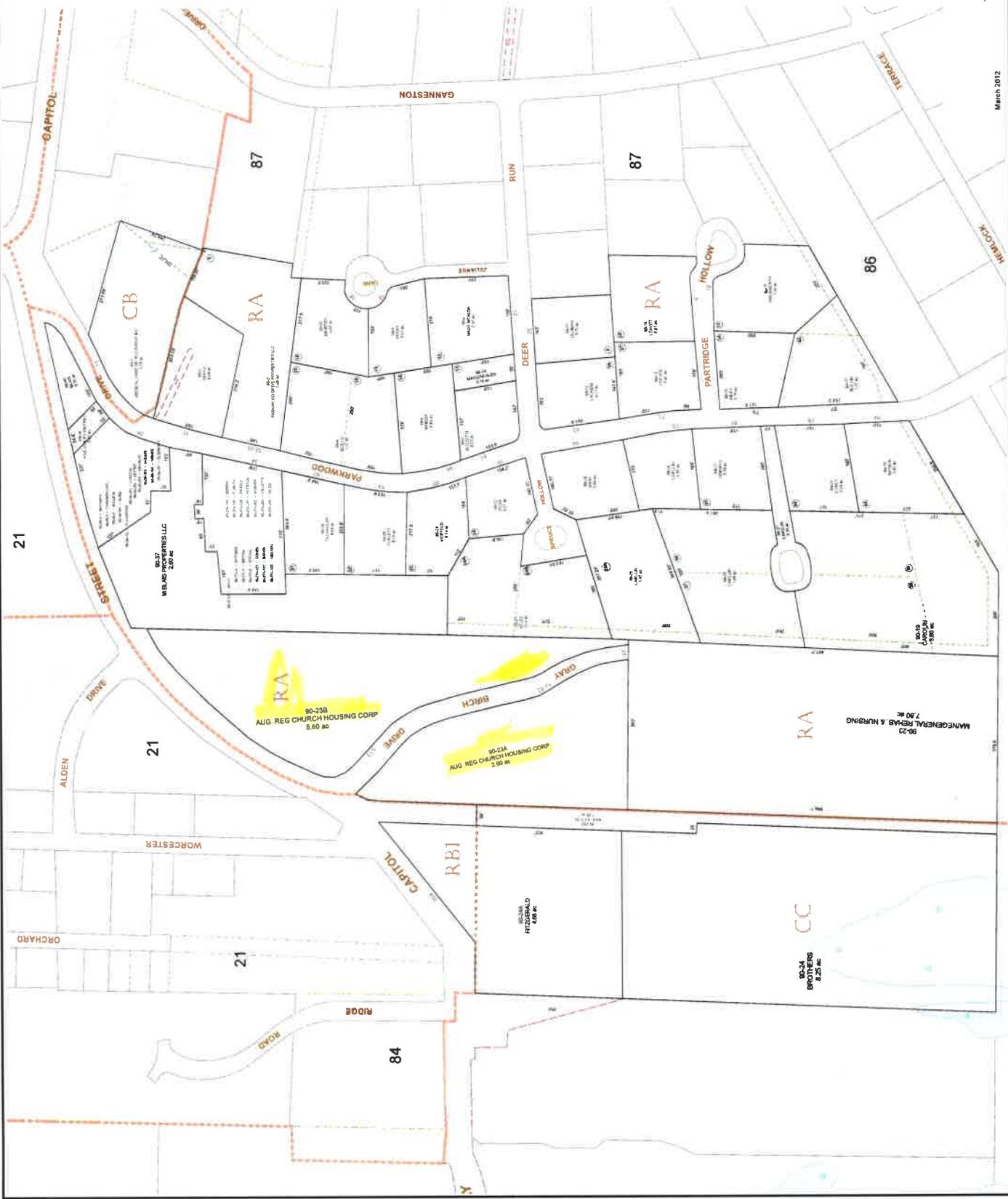
### **TAX MAP**

Map 90

- All\_Lo\_Con
- Zoning
- Historical Lines
- Private ROW
- Proposed ROW
- Streams
- Sublots
- Parcels
- Water
- Wetland
- Tie-In
- Sublots Annotation



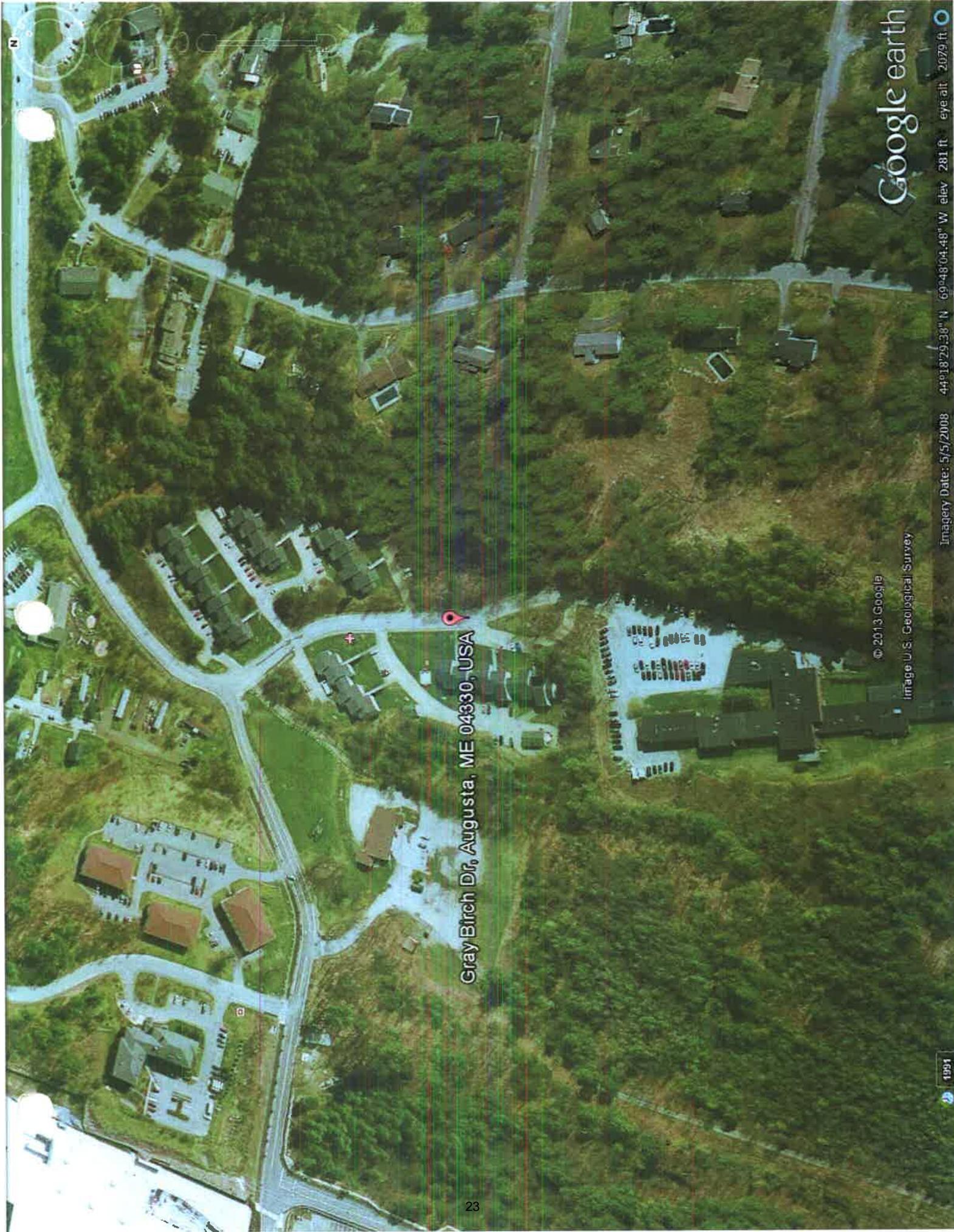
March 2012



## **ATTACHMENT # 5**

### **NATURAL FEATURES PRESERVATION**

The community center facility will be located on an existing elderly housing development. The community center is being designed to blend well with these existing structures. The following aerial views of the site show existing buffers adjacent to the proposed project site. Site Plan drawing CIV-1B shows the proposed landscaping plan for the development. The proposed development is not expected to have an adverse effect on area scenic or natural beauty, aesthetics, historic sites, significant wildlife habitat or rare and irreplaceable natural areas.



Gray Birch Dr, Augusta, ME 04330, USA

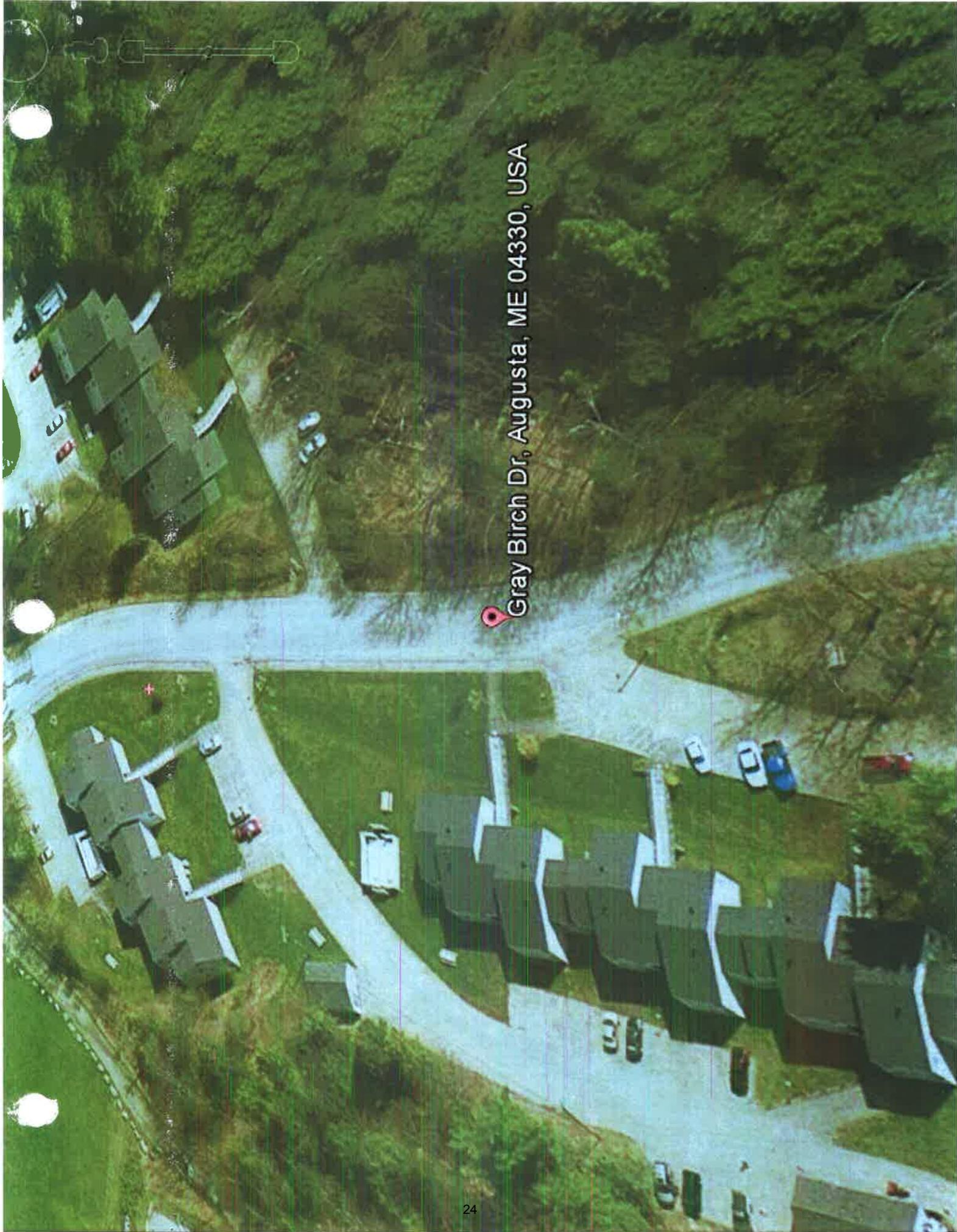
Google earth

© 2013 Google

Image U.S. Geological Survey

Imagery Date: 5/5/2008 44°18'29.38" N 69°48'04.48" W elev 281 ft eye alt 2079 ft

1991



Gray Birch Dr, Augusta, ME 04330, USA

## **ATTACHMENT # 7**

### **STORM WATER MANAGEMENT INFORMATION**

The proposed telecommunications facility will be installed on an existing elderly housing development site within a property area of approximately 4.7 acres. The following storm assessment shows that the existing 12" diameter culvert at the existing driveway off of Gray Birch Drive, shown on the Site Plan, continues to be more than adequate for the post development 25 and 2 year storm water flow conditions. As shown in the Site Plan, existing site natural drainage will be maintained as much as practical since these drainage courses will continue to provide adequate site drainage. The proposed facility will not impact the present site storm water collection and disposal conditions.

## Jim Hebert

---

**From:** Lionel Cayer <lionel.cayer@augustamaine.gov>  
**Sent:** Monday, April 22, 2013 4:38 PM  
**To:** 'Jim Hebert'  
**Subject:** RE: Proposed Arch-Beta Community Center

Mr. Hebert,

This e-mail is confirmation of my agreement that your storm water study for the Arch-Beta Community Center has been reviewed and accepted by me and I agree with the statements that you have made in your e-mail to me below.

Sincerely,

**Lionel Cayer, P.E.**  
**Augusta City Engineer**

---

**From:** Jim Hebert [<mailto:jrhebert@blckdiamond.net>]  
**Sent:** Monday, April 22, 2013 3:25 PM  
**To:** Lionel Cayer  
**Subject:** Proposed Arch-Beta Community Center

To: Mr. Lionel Cayer, City Engineer  
From: Jim Hebert, Black Diamond Consultants, Inc.  
Date: April 20, 2013

In response to our recent phone conversation, it is my understanding that the Black Diamond 25 Year Storm and 2 Year Storm assessments for the proposed Arch-Beta Community Center project was reviewed by you and found to be acceptable as proposed. The storm assessments show that the existing 12" diameter culvert at the existing driveway off of Gray Birch Drive, shown on the Site Plan, continues to be more than adequate for storm water drainage subsequent to the proposed project development. Also, that the proposed new 12" culvert for the new driveway off of Gray Birch Drive and located above the existing culvert is also adequate for the site post development 25 and 2 year storm water flow conditions. As stated in the Storm Water Assessment and shown in the Site Plan, existing site natural drainage will be maintained as much as practical since these drainage courses will continue to provide adequate site drainage.

Please confirm that you agree with the above finding on the proposed project. I expect that the Application for the proposed project will be submitted to the City of Augusta Planning Board in the near future and this confirmation from you will assist the Planning Board in their Application review.

Thank you for your time and help in this review. Jim Hebert

## **STORMWATER ASSESSMENT**

The proposed project is located in an urban growth area designated as “Low Density Residential District” (RA). In discussion with City of Augusta CEO, the proposed Community Building is considered to be an Accessory Building to the existing elderly housing developed area.

The attached storm-water assessment for the Arch Beta Community Center Project was evaluated for a 25 Year Storm rainfall. Storm water conditions were evaluated on the existing pre-developed site and compared to the storm water conditions for the post developed site. Storm-water drainage area at the site is approximately 48,000 square feet in area with an average drainage slope of 8%. The attached site evaluation shows that the existing storm water controls at the existing development will continue to be adequate subsequent to the Community Center development changes for the 25 year storm.

Post development storm water drainage at the site continues to be adequately provided by site natural drainage courses and predevelopment storm water controls such as existing culverts and road ditches. The proposed development will not create erosion, drainage, or runoff problems either in the development or adjacent properties.

A storm-water assessment was also evaluated for a 2 Year Storm rainfall as required by the City Ordinances. As expected, the site existing storm water control features are adequate for the post development conditions for the 2 year rainfall event.

**Arch Beta Project**

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*Type III 24-hr 25 Year Storm Rainfall=5.00"*

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Page 5

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: Pre-development Drainage Flow to Existing**      Runoff Area=48,000 sf   10.00% Impervious   Runoff Depth>2.36"  
Flow Length=450'   Tc=4.8 min   CN=76   Runoff=3.29 cfs   0.216 af

**Subcatchment 3S: (Post Development Drainage Flow to Existing**      Runoff Area=48,000 sf   39.79% Impervious   Runoff Depth>2.98"  
Flow Length=601'   Tc=5.9 min   CN=83   Runoff=4.01 cfs   0.273 af

**Reach 2R: Existing 12" Culvert**      Avg. Depth=0.51'   Max Vel=8.10 fps   Inflow=3.29 cfs   0.216 af  
12.0" Round Pipe   n=0.020   L=40.0'   S=0.0750 '/'   Capacity=6.34 cfs   Outflow=3.28 cfs   0.216 af

**Reach 4R: Existing 12" Culvert**      Avg. Depth=0.58'   Max Vel=8.53 fps   Inflow=4.01 cfs   0.273 af  
12.0" Round Pipe   n=0.020   L=40.0'   S=0.0750 '/'   Capacity=6.34 cfs   Outflow=4.00 cfs   0.273 af

**Total Runoff Area = 2.204 ac   Runoff Volume = 0.490 af   Average Runoff Depth = 2.67"**  
**75.10% Pervious = 1.655 ac   24.90% Impervious = 0.549 ac**

**Summary for Subcatchment 1S: Pre-development Drainage Flow to Existing Culvert**

[49] Hint: Tc<2dt may require smaller dt

Runoff = 3.29 cfs @ 12.08 hrs, Volume= 0.216 af, Depth> 2.36"

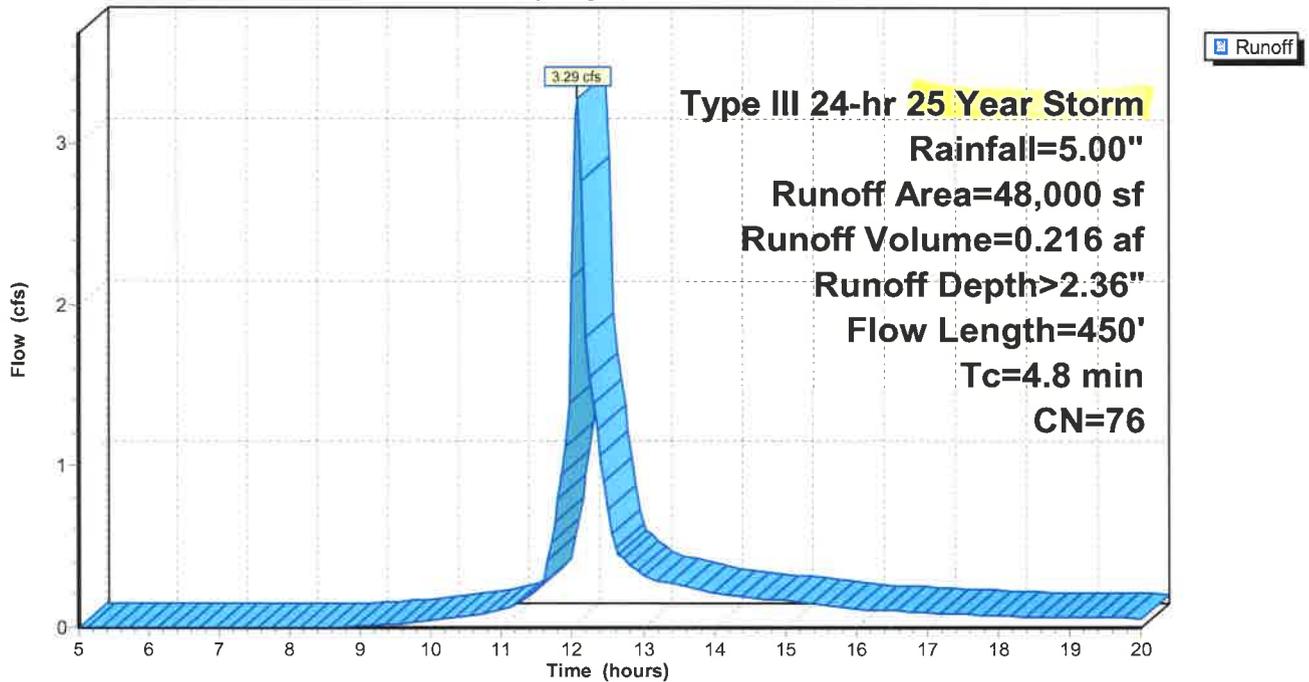
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 25 Year Storm Rainfall=5.00"

Area (sf)	CN	Description
43,200	73	Woods, Fair, HSG C
4,800	98	Paved parking, HSG C
48,000	76	Weighted Average
43,200		90.00% Pervious Area
4,800		10.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	300	0.0790	1.41		<b>Shallow Concentrated Flow, Drainage of Pre-development Wooded Area</b> Woodland Kv= 5.0 fps
1.2	150	0.0500	2.01		<b>Sheet Flow, Existing Paved Area</b> Smooth surfaces n= 0.011 P2= 2.80"
4.8	450	Total			

**Subcatchment 1S: Pre-development Drainage Flow to Existing Culvert**

Hydrograph



**Arch Beta Project**

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Type III 24-hr 25 Year Storm Rainfall=5.00"

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**Summary for Reach 2R: Existing 12" Culvert**

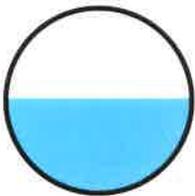
[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 1.102 ac, 10.00% Impervious, Inflow Depth > 2.36" for 25 Year Storm event  
Inflow = 3.29 cfs @ 12.08 hrs, Volume= 0.216 af  
Outflow = 3.28 cfs @ 12.08 hrs, Volume= 0.216 af, Atten= 0%, Lag= 0.2 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Max. Velocity= 8.10 fps, Min. Travel Time= 0.1 min  
Avg. Velocity = 3.24 fps, Avg. Travel Time= 0.2 min

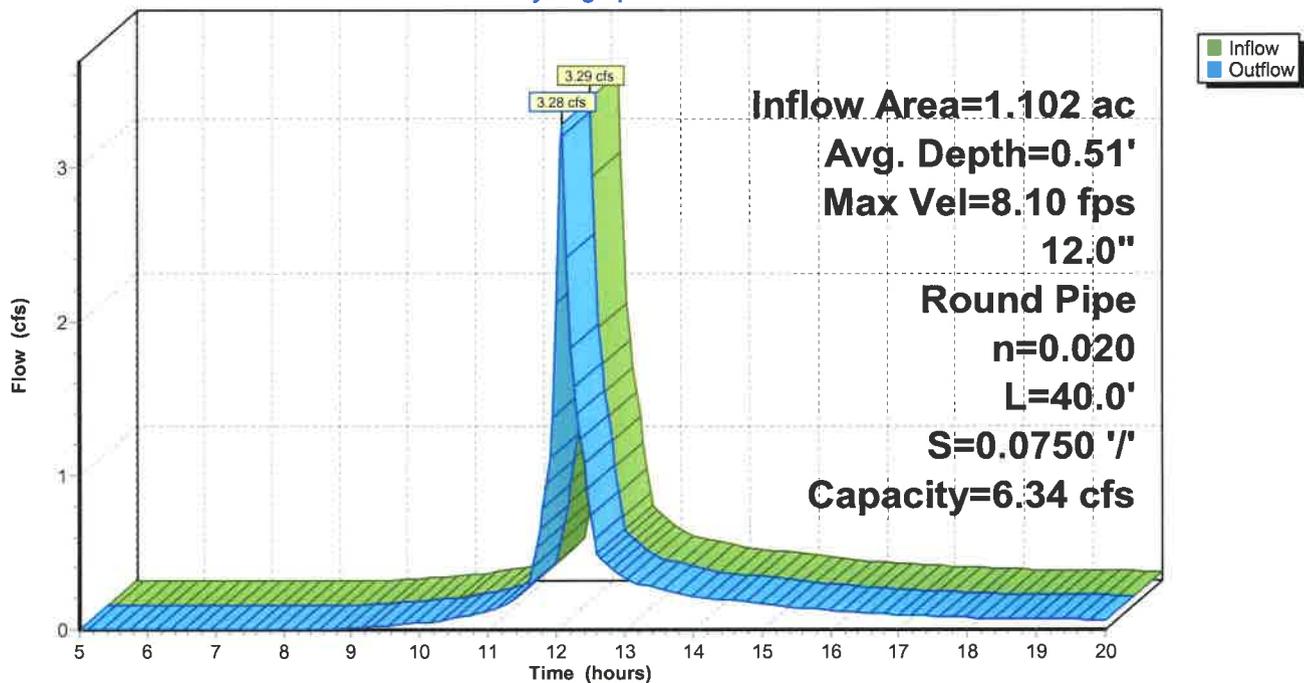
Peak Storage= 16 cf @ 12.08 hrs, Average Depth at Peak Storage= 0.51'  
Bank-Full Depth= 1.00', Capacity at Bank-Full= 6.34 cfs

12.0" Round Pipe  
n= 0.020 Corrugated PE, corrugated interior  
Length= 40.0' Slope= 0.0750 '/'  
Inlet Invert= 271.00', Outlet Invert= 268.00'



**Reach 2R: Existing 12" Culvert**

Hydrograph



**Arch Beta Project**

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Type III 24-hr 25 Year Storm Rainfall=5.00"

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**Summary for Subcatchment 3S: (Post Development Drainage Flow to Existing Culvert)**

[49] Hint: Tc<2dt may require smaller dt

Runoff = 4.01 cfs @ 12.09 hrs, Volume= 0.273 af, Depth> 2.98"

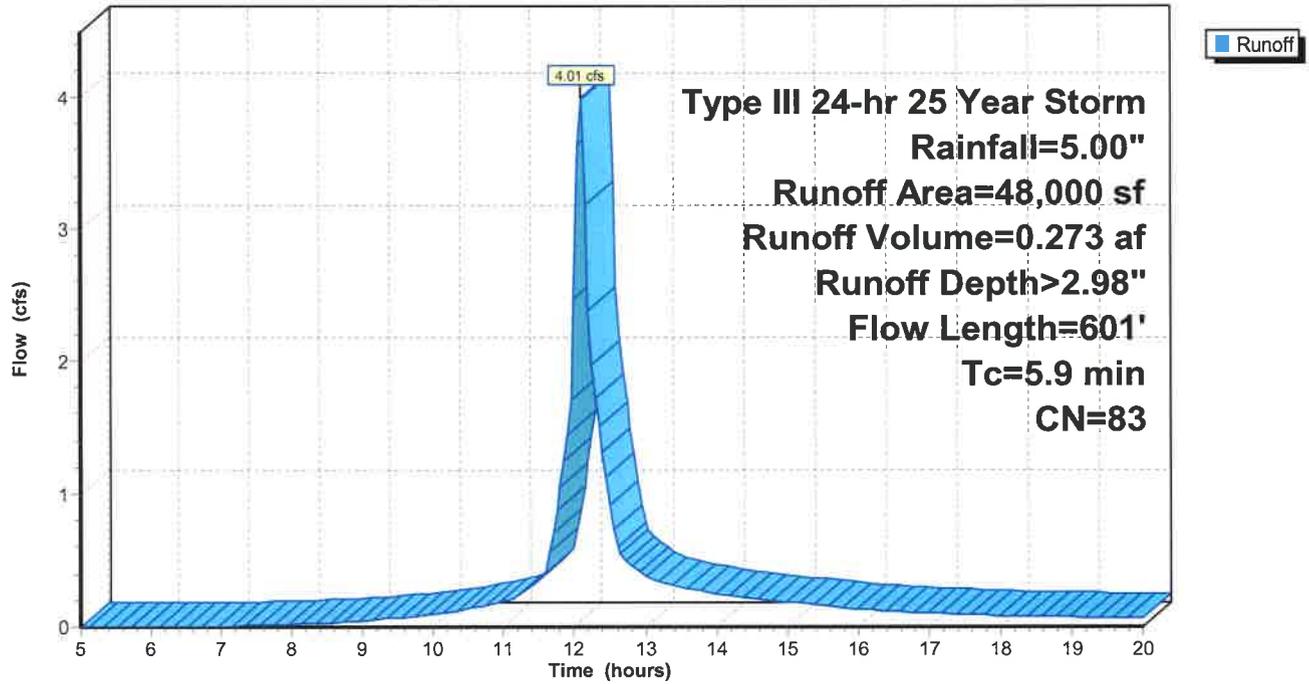
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 25 Year Storm Rainfall=5.00"

Area (sf)	CN	Description
28,900	73	Woods, Fair, HSG C
5,400	98	Roofs, HSG C
8,900	98	Paved parking, HSG C
4,800	98	Paved parking, HSG C
48,000	83	Weighted Average
28,900		60.21% Pervious Area
19,100		39.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.5	300	0.0800	1.41		<b>Shallow Concentrated Flow, Post Development Wooded Drainage Area</b> Woodland Kv= 5.0 fps
0.1	26	0.5000	3.56		<b>Sheet Flow, Roof drainage</b> Smooth surfaces n= 0.011 P2= 2.80"
1.1	125	0.0500	1.94		<b>Sheet Flow, Paved Areas</b> Smooth surfaces n= 0.011 P2= 2.80"
1.2	150	0.0500	2.01		<b>Sheet Flow, Existing Paved Area</b> Smooth surfaces n= 0.011 P2= 2.80"
5.9	601	Total			

**Subcatchment 3S: (Post Development Drainage Flow to Existing Culvert)**

Hydrograph



# Arch Beta Project

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Type III 24-hr 25 Year Storm Rainfall=5.00"

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## Summary for Reach 4R: Existing 12" Culvert

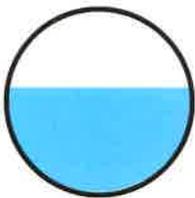
[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 1.102 ac, 39.79% Impervious, Inflow Depth > 2.98" for 25 Year Storm event  
Inflow = 4.01 cfs @ 12.09 hrs, Volume= 0.273 af  
Outflow = 4.00 cfs @ 12.09 hrs, Volume= 0.273 af, Atten= 0%, Lag= 0.1 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Max. Velocity= 8.53 fps, Min. Travel Time= 0.1 min  
Avg. Velocity = 3.25 fps, Avg. Travel Time= 0.2 min

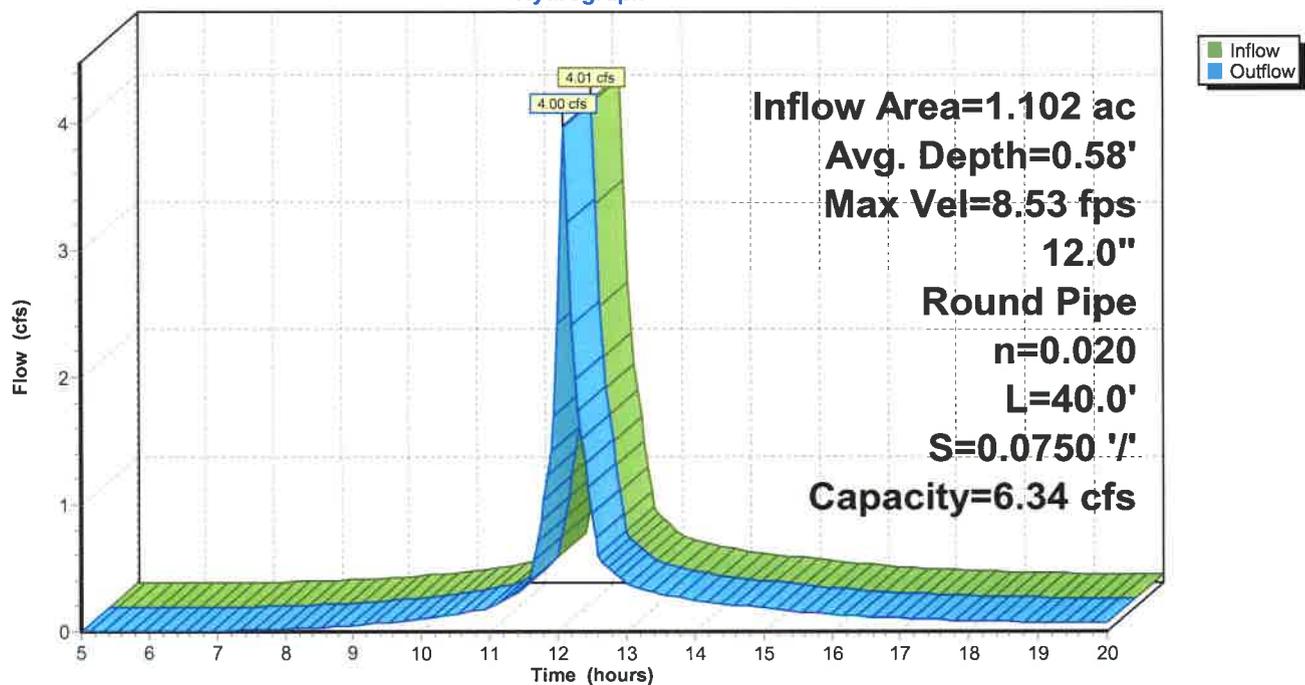
Peak Storage= 19 cf @ 12.09 hrs, Average Depth at Peak Storage= 0.58'  
Bank-Full Depth= 1.00', Capacity at Bank-Full= 6.34 cfs

12.0" Round Pipe  
n= 0.020 Corrugated PE, corrugated interior  
Length= 40.0' Slope= 0.0750 '/'  
Inlet Invert= 271.00', Outlet Invert= 268.00'



## Reach 4R: Existing 12" Culvert

### Hydrograph



**Arch Beta Project (2 yr)**

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**Type III 24-hr 2 Year Storm Rainfall=2.90"**

Printed 4/11/2013

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: Pre-development Drainage Flow to Existing**      Runoff Area=48,000 sf   10.00% Impervious   Runoff Depth>0.87"  
Flow Length=450'   Tc=4.8 min   CN=76   Runoff=1.18 cfs   0.079 af

**Subcatchment 3S: Post Development Drainage Flow to Existing**      Runoff Area=48,000 sf   39.79% Impervious   Runoff Depth>1.27"  
Flow Length=601'   Tc=6.0 min   CN=83   Runoff=1.72 cfs   0.116 af

**Reach 2R: Existing 12" Culvert**      Avg. Depth=0.29'   Max Vel=6.15 fps   Inflow=1.18 cfs   0.079 af  
12.0" Round Pipe   n=0.020   L=40.0'   S=0.0750 ' / '   Capacity=6.34 cfs   Outflow=1.17 cfs   0.079 af

**Reach 4R: Existing 12" Culvert**      Avg. Depth=0.36'   Max Vel=6.87 fps   Inflow=1.72 cfs   0.116 af  
12.0" Round Pipe   n=0.020   L=40.0'   S=0.0750 ' / '   Capacity=6.34 cfs   Outflow=1.72 cfs   0.116 af

**Total Runoff Area = 2.204 ac   Runoff Volume = 0.196 af   Average Runoff Depth = 1.07"**  
**75.10% Pervious = 1.655 ac   24.90% Impervious = 0.549 ac**

### Summary for Subcatchment 1S: Pre-development Drainage Flow to Existing Culvert

[49] Hint:  $T_c < 2dt$  may require smaller  $dt$

Runoff = 1.18 cfs @ 12.08 hrs, Volume= 0.079 af, Depth > 0.87"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs,  $dt=0.05$  hrs

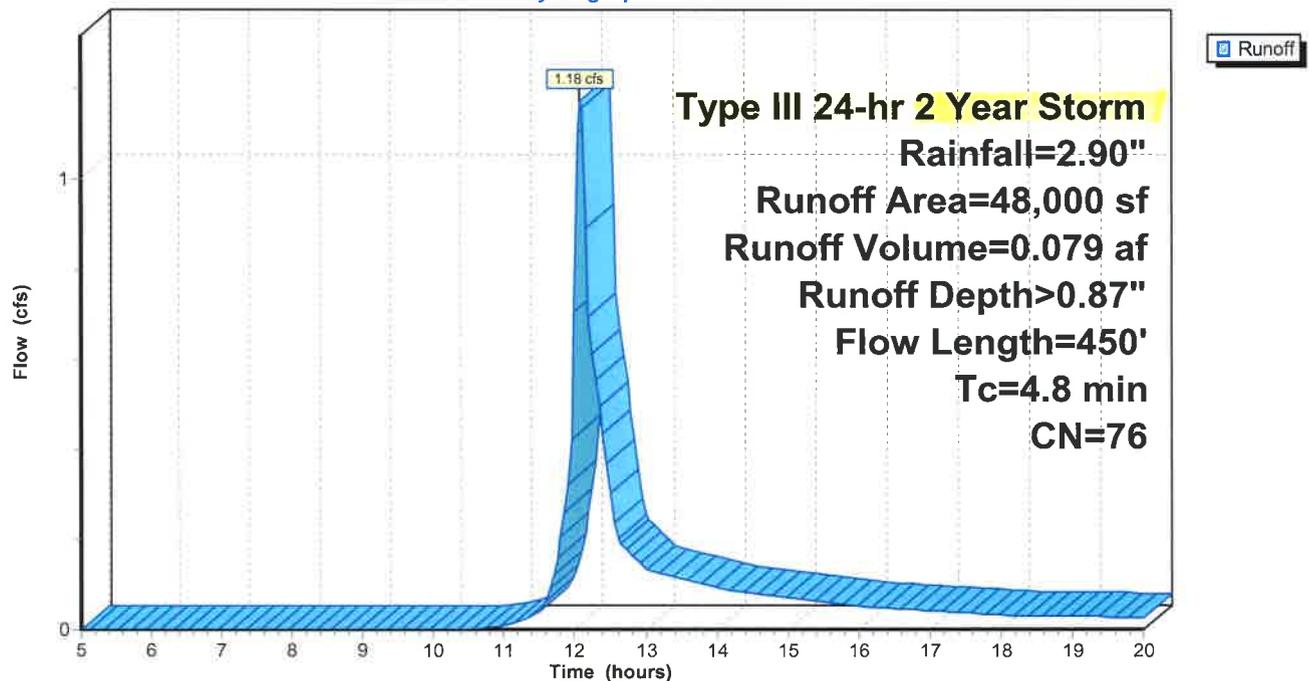
Type III 24-hr 2 Year Storm Rainfall=2.90"

Area (sf)	CN	Description
43,200	73	Woods, Fair, HSG C
4,800	98	Paved parking, HSG C
48,000	76	Weighted Average
43,200		90.00% Pervious Area
4,800		10.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	300	0.0790	1.41		<b>Shallow Concentrated Flow, Drainage of Pre-development Wooded Area</b> Woodland Kv= 5.0 fps
1.2	150	0.0500	2.01		<b>Sheet Flow, Existing Paved Area</b> Smooth surfaces n= 0.011 P2= 2.80"
4.8	450	Total			

### Subcatchment 1S: Pre-development Drainage Flow to Existing Culvert

Hydrograph



# Arch Beta Project (2 yr)

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Type III 24-hr 2 Year Storm Rainfall=2.90"

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## Summary for Reach 2R: Existing 12" Culvert

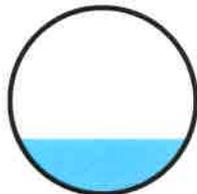
[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 1.102 ac, 10.00% Impervious, Inflow Depth > 0.87" for 2 Year Storm event  
Inflow = 1.18 cfs @ 12.08 hrs, Volume= 0.079 af  
Outflow = 1.17 cfs @ 12.09 hrs, Volume= 0.079 af, Atten= 0%, Lag= 0.2 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Max. Velocity= 6.15 fps, Min. Travel Time= 0.1 min  
Avg. Velocity = 2.63 fps, Avg. Travel Time= 0.3 min

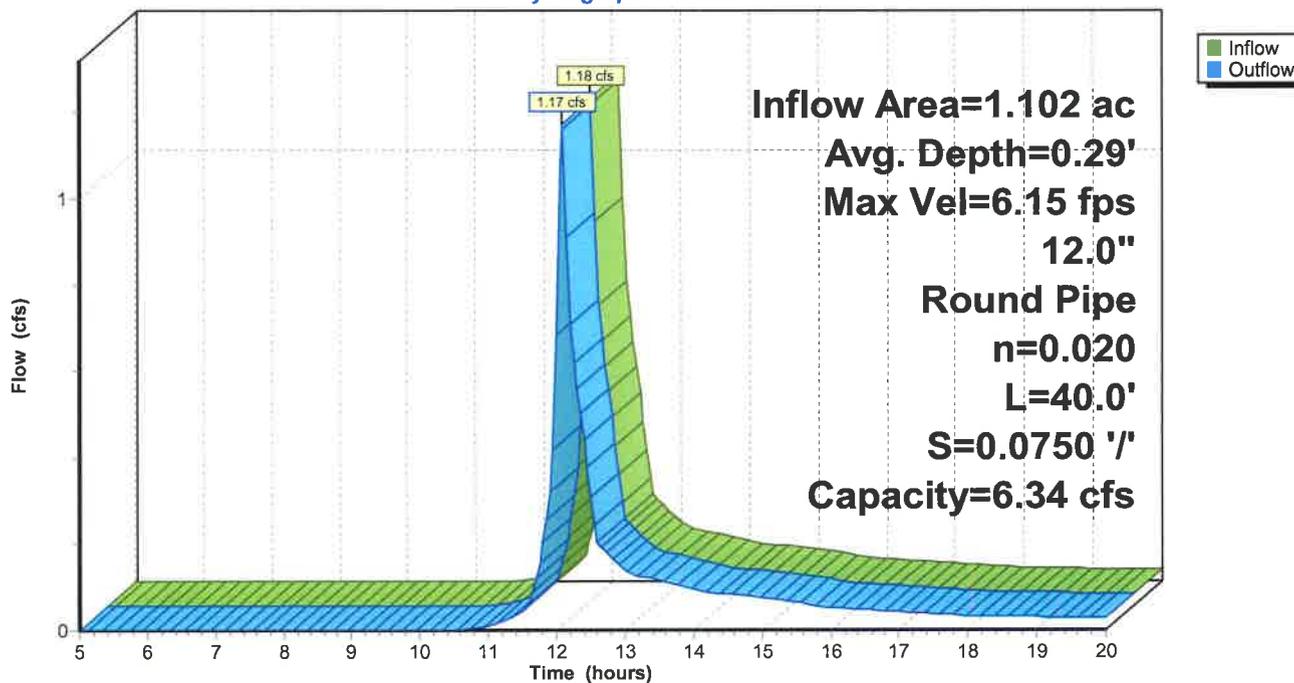
Peak Storage= 8 cf @ 12.09 hrs, Average Depth at Peak Storage= 0.29'  
Bank-Full Depth= 1.00', Capacity at Bank-Full= 6.34 cfs

12.0" Round Pipe  
n= 0.020 Corrugated PE, corrugated interior  
Length= 40.0' Slope= 0.0750 '/'  
Inlet Invert= 271.00', Outlet Invert= 268.00'



## Reach 2R: Existing 12" Culvert

Hydrograph



**Arch Beta Project (2 yr)**

Prepared by Black Diamond Consultants, Inc.  
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Type III 24-hr 2 Year Storm Rainfall=2.90"

Printed 4/11/2013

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**Summary for Subcatchment 3S: Post Development Drainage Flow to Existing Culvert**

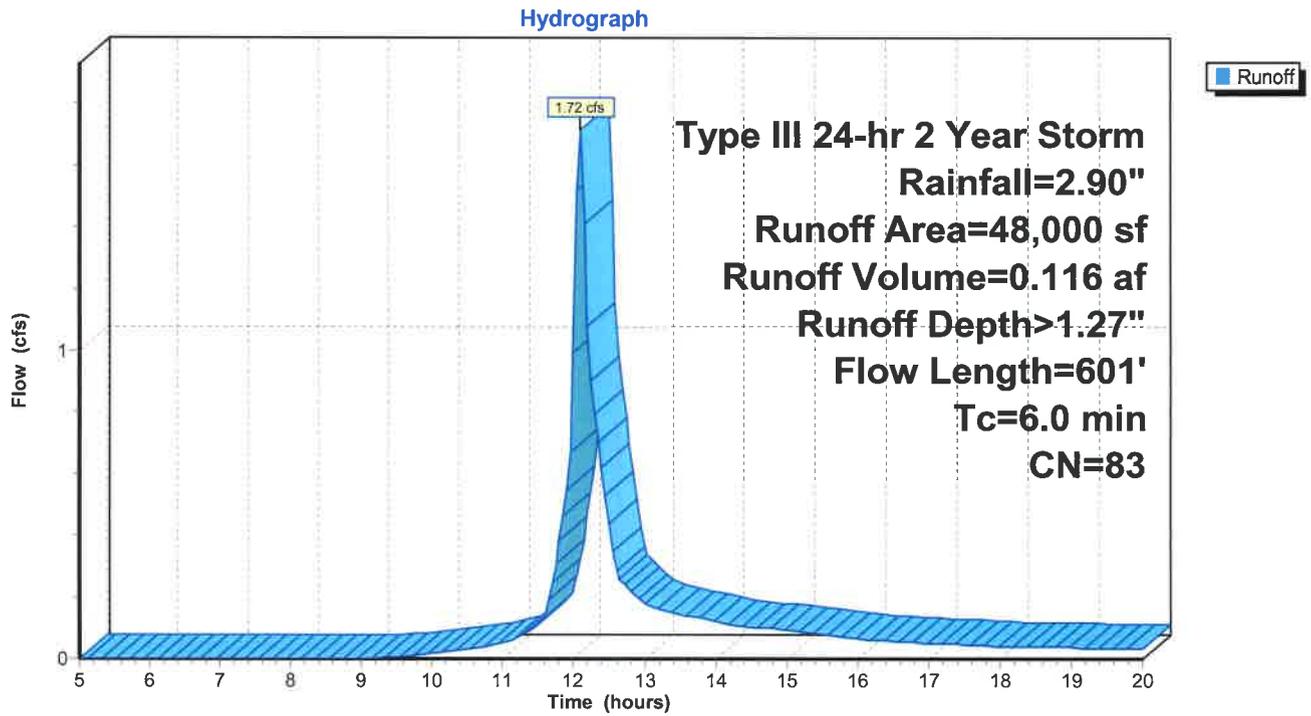
Runoff = 1.72 cfs @ 12.09 hrs, Volume= 0.116 af, Depth> 1.27"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 2 Year Storm Rainfall=2.90"

Area (sf)	CN	Description
28,900	73	Woods, Fair, HSG C
4,800	98	Paved parking, HSG C
5,400	98	Roofs, HSG C
8,900	98	Paved parking, HSG C
48,000	83	Weighted Average
28,900		60.21% Pervious Area
19,100		39.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.6	300	0.0790	1.41		<b>Shallow Concentrated Flow, Drainage of Pre-development Wooded Area</b> Woodland Kv= 5.0 fps
1.2	150	0.0500	2.01		<b>Sheet Flow, Existing Paved Area</b> Smooth surfaces n= 0.011 P2= 2.80"
0.1	26	0.5000	3.56		<b>Sheet Flow, Roof Drainage</b> Smooth surfaces n= 0.011 P2= 2.80"
1.1	125	0.0500	1.94		<b>Sheet Flow, New Paved Area</b> Smooth surfaces n= 0.011 P2= 2.80"
6.0	601	Total			

Subcatchment 3S: Post Development Drainage Flow to Existing Culvert



# Arch Beta Project (2 yr)

Prepared by Black Diamond Consultants, Inc.  
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Type III 24-hr 2 Year Storm Rainfall=2.90"

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## Summary for Reach 4R: Existing 12" Culvert

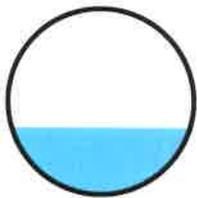
[52] Hint: Inlet/Outlet conditions not evaluated

Inflow Area = 1.102 ac, 39.79% Impervious, Inflow Depth > 1.27" for 2 Year Storm event  
Inflow = 1.72 cfs @ 12.09 hrs, Volume= 0.116 af  
Outflow = 1.72 cfs @ 12.10 hrs, Volume= 0.116 af, Atten= 0%, Lag= 0.2 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Max. Velocity= 6.87 fps, Min. Travel Time= 0.1 min  
Avg. Velocity = 2.75 fps, Avg. Travel Time= 0.2 min

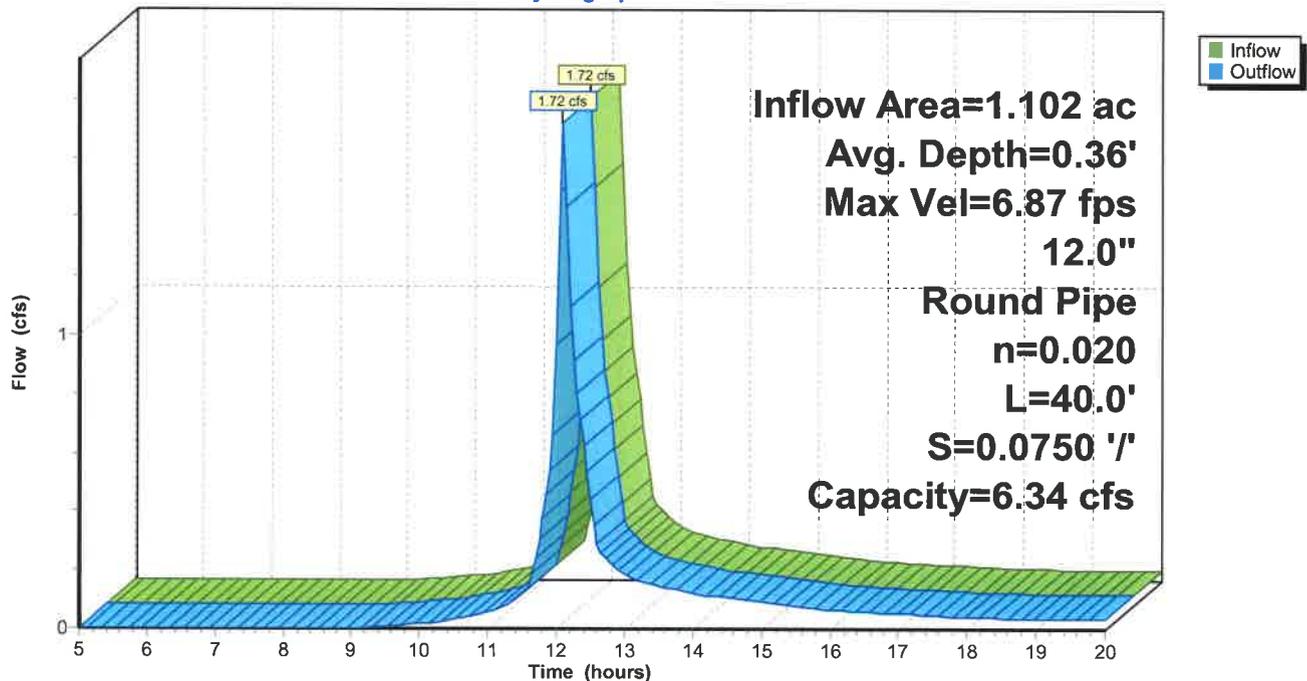
Peak Storage= 10 cf @ 12.10 hrs, Average Depth at Peak Storage= 0.36'  
Bank-Full Depth= 1.00', Capacity at Bank-Full= 6.34 cfs

12.0" Round Pipe  
n= 0.020 Corrugated PE, corrugated interior  
Length= 40.0' Slope= 0.0750 '/'  
Inlet Invert= 271.00', Outlet Invert= 268.00'



### Reach 4R: Existing 12" Culvert

Hydrograph



**ATTACHMENT # 8**

**FIELD DETERMINATION  
OF  
SITE DRAINAGE AREA**



# MAIN-LAND

DEVELOPMENT  
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254  
TEL: (207) 897-6752/FAX: (207) 897-5404  
WWW.MAIN-LANDDCI.COM

## Investigation of Drainageway – Stream Determination Arch Beta Community Center Gray Birch Drive, Augusta, Maine

### **Purpose of Investigation:**

As requested by Black Diamond Consultants, a field investigation was conducted to determine the appropriate term or identity for a small drainageway on property of Arch Beta and located on Gray Birch Drive in Augusta, Maine. The key issue is whether or not the drainageway is a stream as defined by the Maine Department of Environmental Protection (DEP) in Title 38 of the Maine Revised Statutes Annotated (MRSA). This assessment is an important part of the planning for the proposed Arch Beta Community Center and associated parking lot.

### **Means of Investigation:**

The drainageway in question exists on the easterly side of Gray Birch Drive and, at times, has a flow which begins as the outlet of a wetland located southeasterly off the Arch Beta property and on land owned by William Atlee as identified on a Plot Plan prepared by Black Diamond Consultants. The drainage flows in a northerly direction to a 12-inch culvert under the entrance to an existing paved parking area. From this point, water flows through a system of long culverts and man-made ditches to the Kennebec River. On October 30, 2013 and again on November 2, the entire length of this drainageway, from the 12-inch culvert to the wetland, was inspected and its characteristics noted.

In addition to the field inspection, the U.S. Geological 7.5-minute series topographic map for Augusta, Maine was examined to see if the drainageway is depicted on the map as a blue line stream.

### **Results of Investigation:**

From information gathered during the field work, the characteristics of the drainageway were compared to characteristics of a stream as defined in Sec. 480-B of 38MRSA. There are five (5) possible characteristics of a stream, and if a drainageway has any two (2) of the possible five (5), then that drainageway is properly termed a stream.

Comparing the characteristics of the Arch Beta drainageway to the official definition of a stream:

- A. A stream is depicted as a solid or broken blue line on the most recent edition of the U.S. Geological Survey 7.5-minute topographic map. **The Arch Beta drainageway is not shown on the most recent topographic map.**
- B. A stream contains or is known to contain flowing water continuously for a period of at least 6 months of the year in most years. **This year (2013) has been one with considerable rainfall and most streams have run continuously as a result. But, on the dates investigated, the drainageway was dry. The only water noted – standing and not flowing – was in the wetland mentioned above. While there is evidence of sufficient periodic flow to remove organic layers and create a channel, that channel is not continuous. In places where the drainageway widens,**

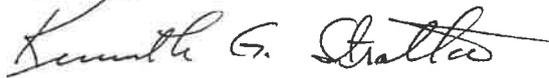
a single channel does not exist, but rather, there is more of a broad surface movement of water which then lacks sufficient energy to remove vegetation and cut a channel. The surface characteristics suggest periodic flow of water following storm events rather than continuous.

- C. A stream has a channel bed that is primarily composed of mineral material such as sand and gravel, parent material or bedrock that has been deposited or scoured by water. Yes, this drainageway does have discontinuous channels which have a mineral base composed of fine-textured parent material scoured by running water.
- D. A stream channel contains aquatic animals such as fish, aquatic insects or mollusks in the water or, if no surface water is present, within the stream bed. As mentioned above, there was no water in the drainageway at the time of this field work. Thus, the examination involved close inspection and search for aquatic insects and mollusks under rocks and pieces of wood that were in the channels. None were found. Instead, earthworms were the only observed life form in those locations.
- E. A stream channel contains aquatic vegetation and is essentially devoid of upland vegetation. The channels in the Arch Beta drainageway do not contain aquatic vegetation, but they do have upland vegetation, mostly tree species.

**Conclusion.**

The Arch Beta drainageway meets just one characteristic – a channel with a mineral bottom – of the two criteria needed in order for the drainageway to be termed a stream per Sec. 480-B. As a result of this investigation, I conclude that the Arch Beta drainageway is not a stream.

Respectfully,



Kenneth G. Stratton CSS 501 LSE 157  
Certified Soil Scientist  
Licensed Site Evaluator

December 18, 2013



## Jim Hebert

---

**From:** Jim Hebert <jrhebert@blckdiamond.net>  
**Sent:** Monday, January 06, 2014 1:56 PM  
**To:** 'Townsend, Erle'  
**Subject:** RE: DEP Field Determination at the Arch Beta Community Center Site  
**Attachments:** Main-Land Drainage-way Investigation.pdf

Hi Erle. Black Diamond has contracted the services of Mr. Kenneth Stratton of Main-Land Development Consultants to investigate the Arch Beta Community Center proposed site drainage-way. Mr. Stratton's investigation report is attached for DEP information. Jim

---

**From:** Townsend, Erle [<mailto:Erle.Townsend@maine.gov>]  
**Sent:** Monday, September 23, 2013 9:28 AM  
**To:** Jim Hebert  
**Subject:** RE: DEP Field Determination at the Arch Beta Community Center Site

Jim -

Yes, we have logged your request for a field determination at the Arch Beta community center on Gray Birch Drive in Augusta. I have noted your request to accompany the DEP staff member who ultimately visits the site. I do not know how long it will be until you are contacted.

Thank you

Erle Townsend  
Environmental Specialist - Division of Land Resource Regulation  
Department of Environmental Protection  
17 State House Station | Augusta ME 04333  
(207) 991-8078 | [Erle.Townsend@Maine.gov](mailto:Erle.Townsend@Maine.gov)

---

**From:** Jim Hebert [<mailto:jrhebert@blckdiamond.net>]  
**Sent:** Monday, September 23, 2013 9:13 AM  
**To:** Townsend, Erle  
**Subject:** DEP Field Determination at the Arch Beta Community Center Site

Hi Erle. Could you please confirm by response to this e-mail that Black Diamond Consultants did request a field determination on the proposed site for a Community Center on the Arch Beta Elderly Housing complex. We are asking for a field determination associated on the existing drainage at the proposed construction site. As you indicated during our conversation, there is a large backlog of sites to receive field determinations and that this request will be entered in queuing for field determination and that a date for the field determination cannot be identified at this time. Please let us know of the field determination date and time once it has been assigned and we will accompany the inspector to explain the layout of the community center on the site. Thanks, Jim Hebert of Black Diamond Consultants.

## Jim Hebert

---

**From:** Susan Redmond <susan.redmond@augustamaine.gov>  
**Sent:** Friday, August 16, 2013 9:55 AM  
**To:** 'jrhebert@blckdiamond.net'  
**Cc:** Gary Fuller; Lionel Cayer; Matt Nazar  
**Subject:** Arch Beta Apartments, Gray Birch Drive

Hi Jim,

Lionel Cayer, City Engineer, mentioned that there's a brook with a mineral bottom near where the community center at Arch Beta Apartments on Gray Birch Drive is planned. He wonders if DEP regulates the brook. I suggest that you contact DEP and ask for a field determination of the brook to see if it is regulated by the Natural Resources Protection Act. To request a field determination, call 287-3901 and ask to speak with the "on-call person in Land". Please submit a copy of the field determination report along with the Development Review application. Thanks.

**Susan Redmond**  
Assistant Planner  
City of Augusta  
16 Cony St.  
Augusta, ME 04330-5298

Tel: (207) 626-2365  
Fax: (207) 626-2520  
Email: [susan.redmond@augustamaine.gov](mailto:susan.redmond@augustamaine.gov)  
[www.augustamaine.gov](http://www.augustamaine.gov)

## **ATTACHMENT # 9**

### **WETLANDS & FLOODPLAIN INFORMATION**

The proposed site for development has been physically walked-down and there is no evidence of any freshwater wetlands on the site. In addition, the following National Wetlands Inventory maps show that the proposed development site has not been identified as a wetland site by the U.S. Fish and Wildlife Service.

Also, the Maine Department of Agriculture, Conservation and Forestry provided the attached information confirming that the site is not in a designated flood zone area.



U.S. Fish and Wildlife Service

# National Wetlands Inventory

## National Wetlands Inventory Map

Sep 18, 2013



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

### Wetlands

-  Freshwater Emergent
-  Freshwater Forested/Shrub
-  Estuarine and Marine Deepwater
-  Estuarine and Marine
-  Freshwater Pond
-  Lake
-  Riverine
-  Other

**User Remarks:**  
Arch Beta Development Site- dated 9/18/13



U.S. Fish and Wildlife Service

# National Wetlands Inventory

Sep 18, 2013



## Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

## Wetlands Mapper Display Categories

For ease of viewing the map information, wetland types are displayed in groups of similar classifications (e.g. all freshwater emergent wetlands are displayed as a single color category). The display categories are shown in the table below. Wetlands descriptions, definitions and codes are explained further at <http://www.fws.gov/wetlands/Data/wetlandcodes.html> web page.

Display Color	Wetland Type	Map Code	Cowardin	General Description
R 0 G 136 B 55	Freshwater- Forested and Shrub wetland	PFO, PSS	Palustrine forested and/or Palustrine shrub	Forested swamp or wetland shrub bog or wetland
R 127 G 195 B 28	Freshwater Emergent wetland	PEM	Palustrine emergent	Herbaceous marsh, fen, swale and wet meadow
R 104 G 140 B 192	Freshwater pond	PUB, PAB	Palustrine unconsolidated bottom, Palustrine aquatic bed	Pond
R 102 G 194 B 165	Estuarine and Marine wetland	E2, M2	Estuarine intertidal and Marine Intertidal wetland	Vegetated and non-vegetated brackish and saltwater marsh, shrubs, beach, bar, shoal or flat
R 1 G 144 B 191	Riverine	R	Riverine wetland and deepwater	River or stream channel
R 19 G 0 B 124	Lakes	L	Lacustrine wetland and deepwater	Lake or reservoir basin
R 0 G 124 B 136	Estuarine and Marine Deepwater	E1, M1	Estuarine and Marine subtidal deepwater	Open water estuary, bay, sound, open ocean
R 178 G 134 B 83	Other Freshwater wetland	Misc. types	Palustrine wetland	Farmed wetland, saline seep or other miscellaneous wetland

Jim Hebert

---

**From:** Parker, Janet <janet.parker@maine.gov>  
**Sent:** Wednesday, September 18, 2013 11:13 AM  
**To:** 'jrhebert@blckdiamond.net'  
**Subject:** Flood map  
**Attachments:** FM23011C0516D.pdf

Hello Jim,

Thank you for calling the **Maine Floodplain Management Program**. Attached to this note is the flood map we discussed. This FIRMette is an official copy of the regulating document. **Gray Birch Drive is completely outside of any flood zone.**

<https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1>

Here is the link to the FEMA Map Service Center. This link will direct you to view any flood map that has been digitized, noting that not all maps have been digitized.

If you have additional flood plain questions, feel free to contact me as needed.

Thanks very much,

Janet

Janet Parker, CFM  
Maine Floodplain Management Program  
Maine Department of Agriculture, Conservation and Forestry  
17 Elkins Lane, Williams Building  
93 State House Station  
Augusta, Maine, 04333-0038  
207-287-9981 office phone  
[janet.parker@maine.gov](mailto:janet.parker@maine.gov)



MAP SCALE 1" = 500'



JOINS PANEL 0508



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0516D

**FIRM**  
FLOOD INSURANCE RATE MAP  
KENNEBEC COUNTY,  
MAINE  
(ALL JURISDICTIONS)

PANEL 516 OF 775  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
AUGUSTA, CITY OF	230067	0516	0
CHELSEA, TOWN OF	230234	0516	0
HALLOWELL, CITY OF	230069	0516	0

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community



MAP NUMBER  
23011C0516D  
EFFECTIVE DATE  
JUNE 16, 2011

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](http://www.msc.fema.gov)

## **ATTACHMENT # 10**

### **FINANCIAL AND TECHNICAL INFO**

The Augusta Regional Church Housing Corporation is a non-profit corporation organized October 10, 1972 to acquire an interest in real property located in Augusta, Maine to construct and operate thereon an apartment complex of approximately 100 units under Section 236 of the National Housing Act. Such projects are regulated by the U.S. Department of Housing and Urban Development (HUD) as to design, rent charges, and operating methods.

The Augusta Regional Church Housing Corporation has managed the above 100 unit complex for over 30 years and with satisfactory financial results and in compliance with HUD programs and procedures. Independent financial audits over the years continue to show that the Augusta Regional Church Housing Corporation continues to perform in a satisfactory financial position.

Additional financial information is available on request.

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Black Diamond Consultants, Inc. (BDC) is an S-Corporation which was incorporated in February of 2000. The company has offices located in Gardiner, Maine and Manchester and Portsmouth, New Hampshire. Black Diamond Consultants, Inc. is a legally existing business corporation in good standing under the laws of the State of Maine.

Over the years, the Company has grown to incorporate a staff of over 30 personnel providing various engineering and technical services. Black Diamond Consultants provides technical services to a variety of customers. These services include management, engineering, design, regulatory, security, environmental, quality assurance and technical services for facilities development, telecommunications, and nuclear industries.

Additional technical information is available on request.

**ATTACHMENT # 11**

**AGENT AUTHORIZATION LETTER**

September 16, 2013

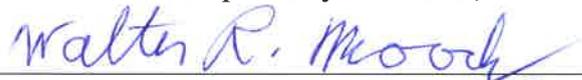
City of Augusta  
c/o Ms. Susan Redmond, Assistant Planner  
City Center Plaza  
16 Cony Street  
Augusta, ME 04330-5298

**RE: Representation Authorization**

Dear Members of the Planning Board:

This letter authorizes James Hebert, Andy Dube, and Chad Hebert of Black Diamond Consultants to represent our interest, as agents, before the Local Government permitting authorities with regard to the Arch Beta Community Center development located off Grey Birch Drive. This authorization is extended to activities associated with application approvals and building permits associated with the development.

Respectfully submitted,



---

Walter Moody, President  
Augusta Regional Church Housing Corp., Arch Beta

## **ATTACHMENT # 12**

### **SITE PLAN ENGINEERING DRAWINGS**

(Please refer to the accompanying Site Plan Engineering Drawings for the Proposed Project. The Site Plan is provided to you under separate cover).

**ATTACHMENT # 13**

**ORIGINAL SITE PLAN  
FOR  
ELDERLY HOUSING DEVELOPMENT**

(Please refer to the accompanying site plan drawings developed for the existing Arch Beta housing development for the elderly. This information is provided as additional supportive information. These housing development drawings are provided to you under separate cover).