

City of Augusta Subdivision Review Application

Bureau of Planning, Department of Development Services

Application Type (check one): Minor Subdivision Major Subdivision

Project Name: Downtown LLC

Address: 275-286 WATER STREET

Tax Map: 34 Lot(s): 44

Zoning District(s): KBD1 - KENNEBEC BUSINESS 1

Owner's Name/Address: Applicant's Name/Address: Agent's Name/Address:

RICHARD I. PARKHURST
11 NORTH CAMPERS POINT RD
READFIELD, ME 04355

SAME

SAME

Phone #: 207-377-8831

Phone #:

Phone #:

Cell #: 207-557-3930

Cell #:

Cell #:

e-mail: richard.i.parkhurst@gmail.com

e-mail:

e-mail:

Form of Evidence of Standing (i.e. deed):

Brief Description of Subdivision:

- | | | | |
|--|-------------|------------|--------------|
| 1. Type of subdivision: | Residential | Commercial | <u>Mixed</u> |
| 2. Total number of acres in tract/parcel: | _____ | | |
| 3. Proposed number of dwelling units: | <u>12</u> | | |
| 4. Proposed number of lots: | _____ | | |
| 5. Will subdivision have any open space or areas held in common? | Yes | <u>No</u> | <u>No</u> |
| 6. Are new street(s) proposed for this subdivision? | Yes | <u>No</u> | |
| 7. New streets are proposed to be: | <u>N/A</u> | Public | Private |

Signatures

Applicant: Richard I. Parkhurst

Date: 9/30/16

Owner: Richard I. Parkhurst

Date: 9/30/16

Agent: N/A

Date: _____

For Staff Use

Fee Calculation:

Minor Subdivision: \$150 =

Major Subdivision: \$200 (first 6 lots) + \$35 (per lot over 6 lots) =

All Development: Number of Abutters x (1oz First Class postage fee + \$0.15) =

Total Fee:

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

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

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

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

Application Materials

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

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

For Official Use:			
\$ <u>410.00</u> Application Fee Paid.	Received By (Initials):	<u>BP</u>	Date: <u>10/11/16</u>
\$ <u>22.40</u> Abutter Notification Fee Paid.	Received By (Initials):	<u>BP</u>	Date: <u>10/11/16</u>

DOWNTOWN LLC
11 North Campers Point Road
Readfield, Maine 04355
207.377.8831

Subdivision Review Application
DOWNTOWN LLC

Written Project Narrative

1. Pollution – No undue water or air pollution.
2. Water – Provided by City
3. Municipal Water – 2” supply line being added from city to building.
4. Soil Erosion – None, waiver requested.
5. Road Congestion and Safety – No adverse affect.
6. Major Developments- none, waiver requested.
7. Sewage waste disposal – Connected to city sewer.
8. Solid Waste – Garbage disposal contract with Riverside Disposal.
9. Aesthetic – We are attempting to restore the exterior to look more like its original appearance. Windows will be the same size shape and appearance as the original windows. Windows will have moldings replicated to look like the original windows Electric meters will be inside. Natural gas meters will be covered by an enclosure.
10. Conformity with City ordinances and plans – project will comply.
11. Financial and Technical capacity – Funding is in place; Project will be managed by J. F. Scott Construction Corp.
12. Surface Water – No change from previous conditions.
13. Groundwater – No change from previous conditions.
14. Flood areas – No change from previous conditions, waiver requested.
15. Freshwater wetlands – No impact.
16. River, stream or brook – No change from previous conditions.
17. Stormwater- No change from previous conditions.
18. Access to direct sunlight – No change from previous conditions.
19. State Permits- Approved by State Fire Marshal’s Office.
20. Spaghetti lots – None; waiver requested.
21. Outdoor lighting – None added, waiver requested
22. Neighborhood compatibility – Very compatible to Water Street.
Retail spaces are the same or improved; restaurant, bridal shop, yoga studio. Vacant upper floors converted into twelve apartments,

adding to the twenty plus living spaces built on Water Street during the past five years.

23. Compliance with plans and policies – Project is in compliance.

24. Traffic Pattern – No impact, waiver requested.

25. Public facilities- No additional impact, waiver requested.

26. Resource protection – Project is resource protection neutral.

27. Performance Standards

28. Project is fully funded and the Project is managed by J. F. Scott Construction.

Sincerely:

Richard I. Parkhurst

**MAINE REAL ESTATE
TRANSFER TAX PAID**

WARRANTY DEED

Mark Zaloga, having a mailing address of 265 Noyac Path, Water Mill, NY 11976, for consideration paid, GRANTS to **Downtown LLC**, having a mailing address of 11 North Camper's Point, Readfield, Maine 04355, with *Warranty Covenants*, six certain lots or parcels of land, with the buildings thereon, situated in Augusta, County of Kennebec and State of Maine, and bounded and described as follows:

PARCEL 1:

A certain lot or parcel of land, five-sixths part of said parcel having been conveyed to Edward C. Allen by Joseph H. Williams and others, by Warranty Deed dated February 6, 1871 and recorded in Kennebec Registry of Deeds, Book 274, Page 579, and one-sixth part hereof having been conveyed to said Allen by John L. Cutler by guardians deed dated June 5, 1869 and recorded in Kennebec Registry of Deeds in, Book 274, Page 598; said parcel being the same premises described in said deeds as follows:

Bounded on the west by the east line of Water Street; on the south by the north line of Winthrop Street; on the east by a line drawn southerly from the southeast corner of the basement of the brick storehouse built by Nehemiah Flagg on land once owned by him and in a course coincident with the easterly face of said basement, until it strikes the north line of Winthrop Street aforesaid, and on the north by the northerly line of the "Robinson & Crosby lot" so called (on which a brick store was formerly built) and by the said northerly line thereof extended easterly until it strikes the said easterly line of the premises hereby conveyed; excepting that a strip seven feet wide, containing about three hundred fifty square feet, taken from the west side of said parcel above described, was conveyed by said Allen to the City of Augusta by deed dated March 18, 1871 as stated in Item 2 herein below.

PARCEL 2:

A certain parcel of land conveyed to said Edward C. Allen by the City of Augusta by Warranty Deed dated May 11, 1871 and recorded in Kennebec Registry of Deeds, Book 280, Page 135 and described as follows:

Commencing at a point seven feet east of the east line of Water Street and three feet south of the south line of the lot conveyed to said Allen by J.B. Williams and others by deed dated February 6, 1871 and recorded in said Registry, Book 274, Page 579; thence easterly in a direct line to a point eight feet south of said Allen's lot and in a line coincident with the east line of said Allen's lot; thence northerly eight feet to said Allen's southeast corner; thence westerly by said Allen's south line to the southeast corner of a parcel of land conveyed by said Allen to said City on

O'Donnell, Lee, McCowan & Phillips, LLC, 112 Silver Street, P.O. Box 559, Waterville, Maine 04903-0559
(207) 872-0112 (ph), (207) 872-0002 (fax)

March 18, 1871, being a strip seven feet wide, containing about three hundred fifty square feet taken from the west side of said lot conveyed to said Allen by J.H. Williams and others; thence southerly three feet to the point first mentioned; containing about three hundred eight square feet.

PARCEL 3:

A certain parcel of land conveyed to said Edward C. Allen by George W. Stanley and others by Warranty Deed dated July 1, 1873 and recorded in Kennebec Registry of Deeds, Book 289, Page 346, and described therein as follows:

Beginning in the east line of Water Street at a point twenty-five (25) feet northerly of the Robinson & Crosby lot, so called, now owned by the said Allen; thence running northerly in the east line of said street to land sold to Parrott & Bradbury by deed of September 1, 1866, recorded with Kennebec Deeds, Book 259, Page 56; thence running easterly in said Parrott & Bradbury's line to a point in a line coincident with the east face of the basement of the brick store built by Neh. Flagg; thence southerly by the east face of the said basement to the north line of the said Robinson & Crosby lot; thence westerly in said north line to land formerly of Walter Pinkham, now owned by the said Allen; thence northerly in the east line of said Pinkham lot to the northeast corner thereof; thence westerly in the north line of said Pinkham lot to the point of beginning.

PARCEL 4:

A certain lot of land on the east side of Water Street, twenty-five feet in front on said street conveyed to said Edward C. Allen by Josiah P. Wyman by Warranty Deed dated June 19, 1873, and recorded in Kennebec Registry of Deeds, Book 293, Page 358, and being the same premises conveyed to said Wyman by George Cony and Samuel Titcomb by Warranty Deed dated June 11, 1873 and recorded in said Registry, Book 293, Page 339, to which deed and record thereof reference may be had for a more particular description of the premises.

PARCEL 5:

All that part of a certain brick wall and of the granite foundation wall under the same, conveyed to said Edward C. Allen by Benjamin P. Parrott and Henry W. Bradbury by deed dated October 24, 1877 and recorded in Kennebec Registry of Deeds, Book 311, Page 538, to which deed and record thereof reference may be had for a more particular description of the premises.

PARCEL 6:

A certain lot or parcel of land, situated in said Augusta, and bounded and described as follows:

On the west by Front Street; on the south by the Town Landing, so called; on the east by the Kennebec River and on the north by the extension easterly of the north line of the buildings situated on the east side of Water Street, described above. Excepting, however, such land as is included in a deed from Everett Stone, et al., to the City of Augusta, for an office building, dated December 15, 1924 and recorded in Kennebec County Registry of Deeds, in Book 624, Page 48.

Meaning and intending hereby to convey Lot number one (1) shown on a plan entitled "Plan of Land in Augusta, Maine, belonging to Martin E. Cohen" made by Henry P. Hill, dated November, 1938.

Excepting and reserving any portion of said above premises conveyed to the City of Augusta by deeds recorded in said Registry in Book 277, Page 472 and Book 313, Page 581.

Subject to lease to Augusta Parking District and Amendment thereof, recorded in said Registry in Book 847, Page 75 and Book 889, Page 539.

Subject to sewer rights of Augusta Sanitary District as recorded in aid Registry in Book 1294, Page 485 and Book 1297, Page 97.

Excepting and reserving a portion of the above described premises conveyed to the Augusta Parking District by deed recorded in said Registry in Book 1434, Page 527.

Meaning and intending to describe the same premises conveyed by warranty deed from Sylvan Corp. to Mark Zaloga dated April 29, 2013, recorded in the Kennebec County Registry of Deeds in Book 11374, Page 43.

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

Mark Zaloga
Mark Zaloga

STATE OF MAINE
KENNEBEC ss.

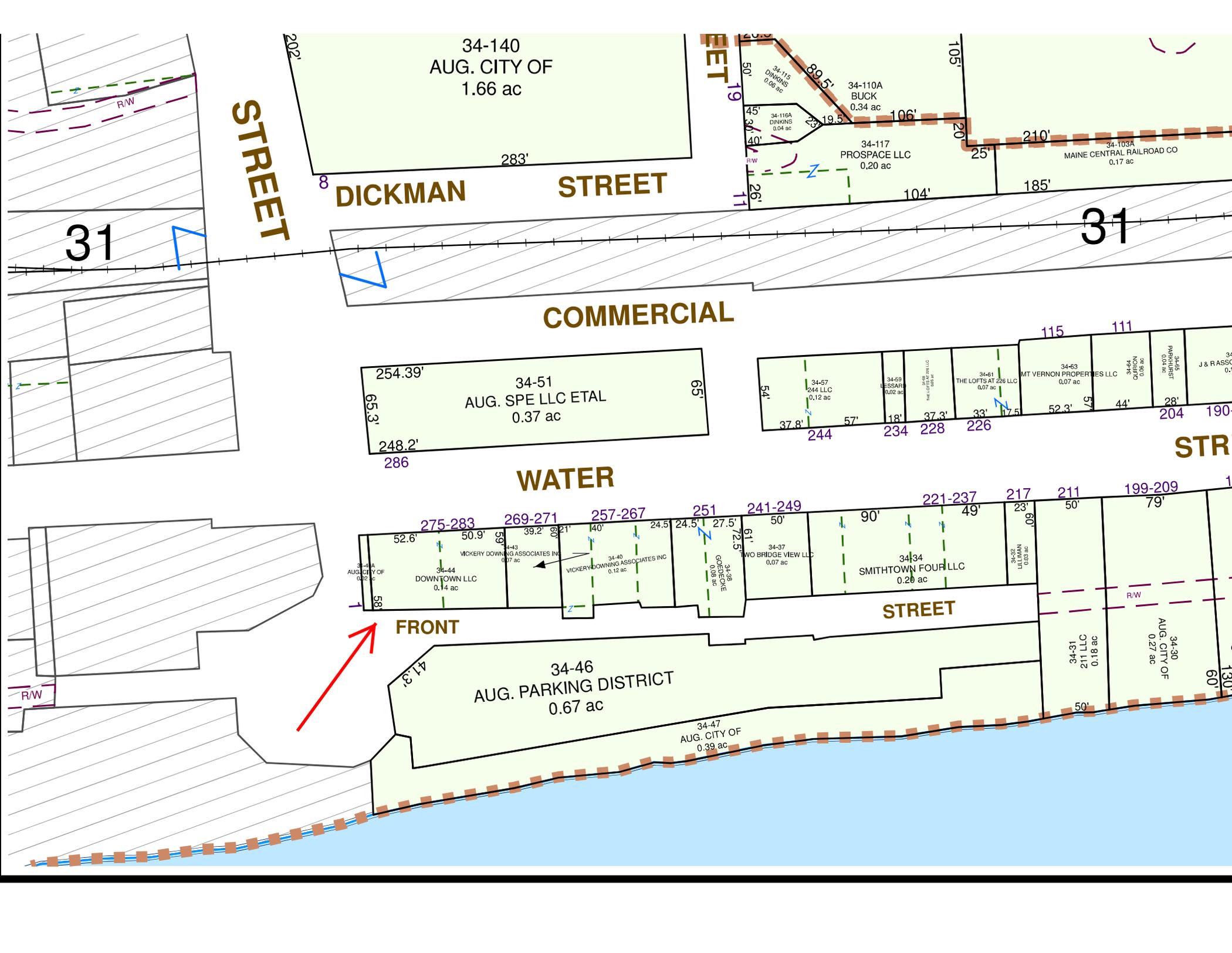
October 9, 2015

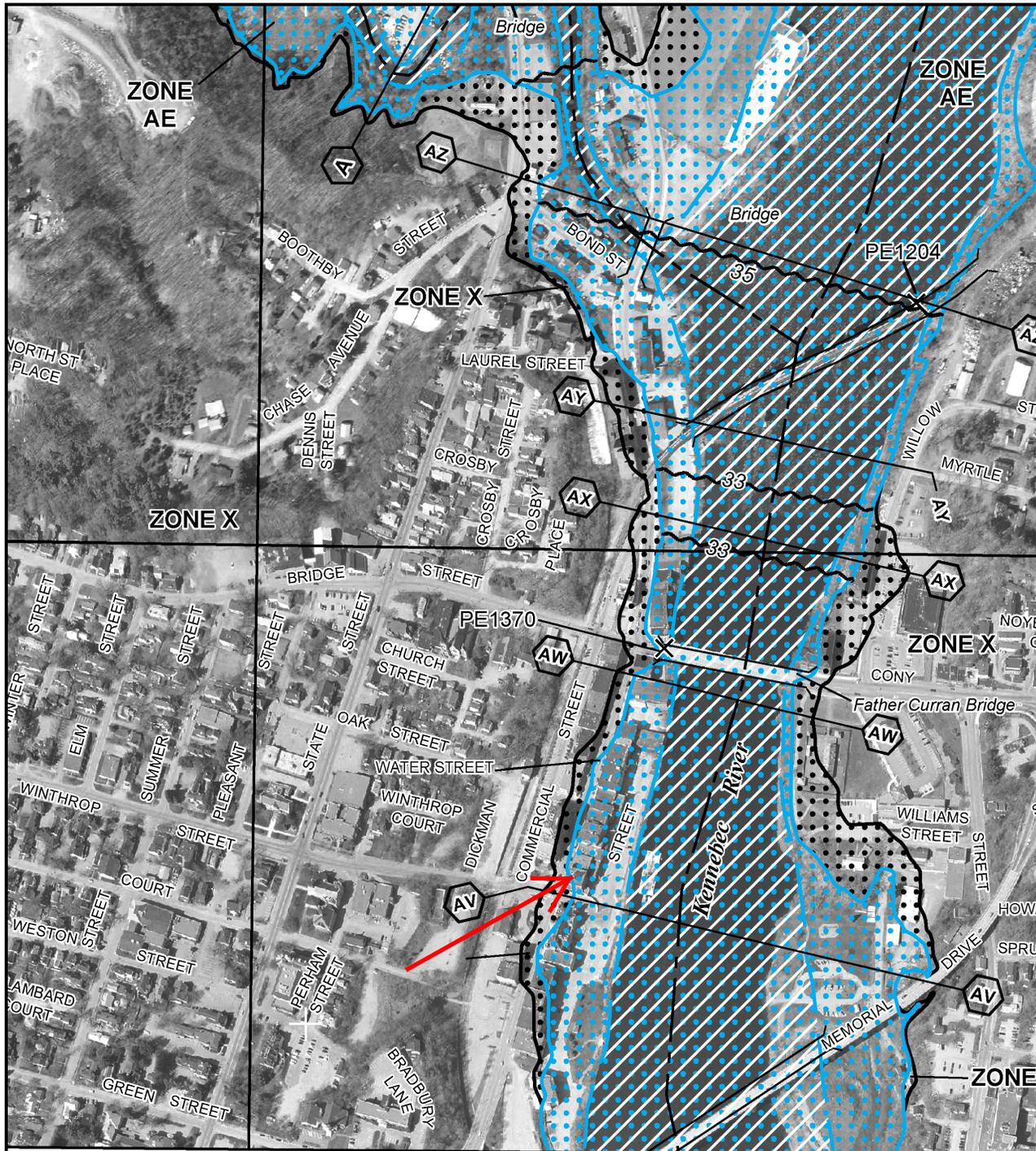
Personally appeared the above-named Mark Zaloga and acknowledged the foregoing to be his free act and deed,

Before me,

[Signature]
Notary Public
Printed/Typed Name:
My Com. Exp.:







MAP SCALE 1" = 500'



LEGEND

-  SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
-  FLOODWAY AREAS IN ZONE AE
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
-  OTHER FLOOD AREAS
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
-  OTHER AREAS
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
-  COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
-  OTHERWISE PROTECTED AREAS (OPAs)
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
-  1% Annual Chance Floodplain Boundary

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



Submittal Data Sheet

4 PORT HP, DUCTLESS OD 3 TON

4MXS36NMVJU

FEATURES

- Up to 18.9 SEER / Up to 12.7 EER / Up to 12.5 HSPF
- High-efficiency inverter driven swing compressor
- Low ambient cooling to 5°F / -4°F with optional drain pan heater
- Specialized drain pan design for improved cold climate drainage

BENEFITS

- 12 Year limited parts warranty with online registration
- 5 Year limited parts warranty for commercial applications
- High efficiency cooling and heating operation provides utility bill savings
- Multiple indoor unit style options: wall mounted, floor standing, ceiling cassette, slim duct
- May qualify for regional utility rebates and incentives
- Compatible with optional Daikin ENVi Wi-Fi capable Smart Control





Submittal Data Sheet

4 PORT HP, DUCTLESS OD 3 TON

4MXS36NMVJU

PERFORMANCE

Outdoor Unit Model No.	4MXS36NMVJU	Outdoor Unit Name:	4 PORT HP, DUCTLESS OD 3 TON
Type:	Heat Pump	Rated Cooling Conditions:	Indoor (°F DB/DB): 80 / 67 Ambient (°F DB/WB): /
Rated Cooling Capacity (Btu/hr):	36,000	Rated Heating Conditions:	Indoor (°F DB/WB): / Ambient (°F DB/WB): /
Max/Min Cooling Capacity (Btu/hr):	38,000 /	Rated Piping Length(ft):	25
Cooling Input Power (kW):		Rated Height Difference (ft):	49.00
Rated Heating Capacity (Btu/hr):	36,000	SEER (Non-Ducted/Ducted):	17.70 / 14.00
Max/Min Heating Capacity (Btu/hr):	43,000 /	HSPF (Non-Ducted/Ducted):	12.2 / 8.2
Heating Input Power (kW):		Heating COP (Non-Ducted/Ducted):	4.5 / 3.5

OUTDOOR UNIT DETAILS

Power Supply (V/Hz/Ph):	208-230 / 60 / 1	Compressor Type:	Inverter
Power Supply Connections:	L1, L2, Ground	Capacity Control Range (%):	-
Min. Circuit Amps MCA (A):	19.75	Airflow Rate (H) (CFM):	2,613
Max Overcurrent Protection (MOP) (A):	20.00	Gas Pipe Connection (inch):	1/2
Max Starting Current MSC(A):	17.50	Liquid Pipe Connection (inch):	1/4
Rated Load Amps RLA(A):	17.5	Sound Pressure (H) (dBA):	54 
Dimensions (HxWxD) (in):	29 x 34-1/4 x 12-5/8	Sound Power Level (dBA):	
Net Weight (lb):	139		



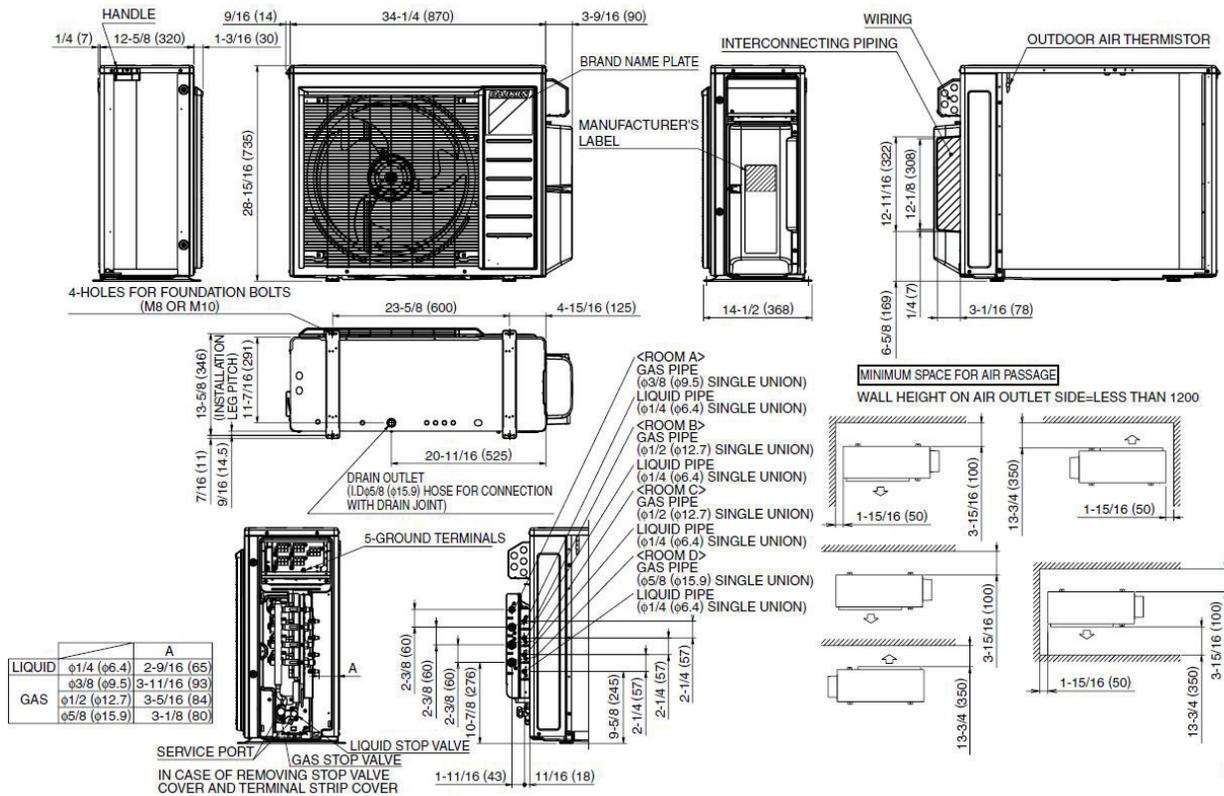
Submittal Data Sheet

4 PORT HP, DUCTLESS OD 3 TON
4MXS36NMVJU

SYSTEM DETAILS

Refrigerant Type:	R-410A	Cooling Operation Range (°F DB):	14 - 115
Holding Refrigerant Charge (lbs):	6.2	Heating Operation Range (°F WB):	5 - 72
Additional Charge (lb/ft):	0.01	Max. Pipe Length (Vertical) (ft):	
Pre-charge Piping (Length) (ft):		Cooling Range w/Baffle (°F DB):	-
Max. Pipe Length (Total) (ft):	230	Heating Range w/Baffle (°F WB):	-
Max Height Separation (Ind to Ind ft):	49		

DIMENSIONAL DRAWING



C: 3D093199