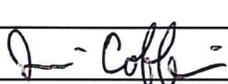


City of Augusta
Subdivision Review Application
 Bureau of Planning, Department of Development Services

Application Type (check one): <input checked="" type="checkbox"/> Minor Subdivision Major Subdivision																														
Project Name: <u>W.R. Rhea Associates, LLC.</u>																														
Address: <u>99 Bow Street Freeport, ME 04032</u>																														
Tax Map: <u>6</u> Lot(s): <u>43</u>																														
Zoning District(s): <u>Planned Development 2 (PD2)</u>																														
Owner's Name/Address: <u>W.R. Rhea Associates, LLC.</u> c/o Rick Rhea 99 Bow Street Freeport, ME 04032 Phone #: 207-329-9728 Cell #: 207-329-9728 e-mail: rickswiftriver@gmail.com	Applicant's Name/Address: <u>W.R. Rhea Associates, LLC.</u> c/o Rick Rhea 99 Bow Street Freeport, ME 04032 Phone #: 207-329-9728 Cell #: 207-329-9728 e-mail: rickswiftriver@gmail.com	Agent's Name/Address: ES Coffin Engineering & Surveying c/o Jim Coffin 432 Cony Road Augusta, ME 04330 Phone #: 207-623-9475 Cell #: 207-242-8500 e-mail: jcoffin@coffineng.com																												
Form of Evidence of Standing (i.e. deed): Deed																														
Brief Description of Subdivision: <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">1. Type of subdivision:</td> <td style="width: 20%;"><input checked="" type="checkbox"/> Residential</td> <td style="width: 10%;">Commercial</td> <td style="width: 10%;">Mixed</td> </tr> <tr> <td>2. Total number of acres in tract/parcel:</td> <td><u>20</u></td> <td></td> <td></td> </tr> <tr> <td>3. Proposed number of dwelling units:</td> <td><u>5</u></td> <td></td> <td></td> </tr> <tr> <td>4. Proposed number of lots:</td> <td><u>5</u></td> <td></td> <td></td> </tr> <tr> <td>5. Will subdivision have any open space or areas held in common?</td> <td>Yes</td> <td><input checked="" type="checkbox"/> No</td> <td></td> </tr> <tr> <td>6. Are new street(s) proposed for this subdivision?</td> <td>Yes</td> <td><input checked="" type="checkbox"/> No</td> <td></td> </tr> <tr> <td>7. New streets are proposed to be:</td> <td>Public</td> <td>Private</td> <td></td> </tr> </table>			1. Type of subdivision:	<input checked="" type="checkbox"/> Residential	Commercial	Mixed	2. Total number of acres in tract/parcel:	<u>20</u>			3. Proposed number of dwelling units:	<u>5</u>			4. Proposed number of lots:	<u>5</u>			5. Will subdivision have any open space or areas held in common?	Yes	<input checked="" type="checkbox"/> No		6. Are new street(s) proposed for this subdivision?	Yes	<input checked="" type="checkbox"/> No		7. New streets are proposed to be:	Public	Private	
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Signatures Applicant: _____ Date: _____ Owner: _____ Date: _____ Agent: <u></u> Date: June 09, 2016																														
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)	<input checked="" type="checkbox"/>	
b. Owner(s) name and address. 300-405B(1)(b)	<input checked="" type="checkbox"/>	
c. Deed reference to subject parcel and immediate abutter identification. 300-405B(1)(c)	<input checked="" type="checkbox"/>	
d. Engineer's name, address, signature and seal. 300-405B(1)(d)	<input checked="" type="checkbox"/>	
e. Surveyor's name, address, signature and seal. 300-405B(1)(e)	<input checked="" type="checkbox"/>	
f. Scale, both in graphic and written form. 300-405B(1)(f)	<input checked="" type="checkbox"/>	
g. Date and revision box. 300-405B(1)(g)	<input checked="" type="checkbox"/>	
h. Zoning designation(s). 300-405B(1)(h)	<input checked="" type="checkbox"/>	
i. North Arrow (true, magnetic, dated or grid). 300-405B(1)(i)	<input checked="" type="checkbox"/>	
a. Preliminary site plan. 300-405B(1)(j)	<input checked="" type="checkbox"/>	
k. Ownership, location & present or proposed use of abutting properties. 300-405B(1)(k)	<input checked="" type="checkbox"/>	
l. Location map. 300-405B(1)(l)	<input checked="" type="checkbox"/>	
m. Streets, existing & proposed, with curve data. 300-405B(1)(m) & 300-406B(5)	<input checked="" type="checkbox"/>	
n. Drainage and erosion control. 300-405B(1)(n)	<input checked="" type="checkbox"/>	
o. Utilities, existing and proposed. 300-405B(1)(o)	<input checked="" type="checkbox"/>	
p. Topography, 2 foot contours. 300-405B(1)(p)	<input checked="" type="checkbox"/>	
q. Lot lines and dimensions. 300-405B(1)(q)	<input checked="" type="checkbox"/>	
r. Proposed use of the property. 300-405B(1)(r)	<input checked="" type="checkbox"/>	
s. Proposed public or common areas, if any. 300-405B(1)(s)	<input checked="" type="checkbox"/>	
t. Boundary survey and associated information. 300-405B(1)(t)	<input checked="" type="checkbox"/>	
u. Traffic controls, off-street parking and facilities. 300-405B(1)(u)	<input checked="" type="checkbox"/>	
v. Proposed fire protection plans or needs. 300-405B(1)(v)	<input checked="" type="checkbox"/>	
w. Landscaping and buffering. 300-405B(1)(w)	<input checked="" type="checkbox"/>	
x. Outdoor lighting plan. 300-405B(1)(x)	<input checked="" type="checkbox"/>	
y. Freshwater wetlands. 300-404B(15)	<input checked="" type="checkbox"/>	
z. River, stream or brook. 300-404B(16)	<input checked="" type="checkbox"/>	

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

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

Application Materials

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

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

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

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



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

June 09, 2016

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

Subject: W.H. Rhea Associates, Inc.
Review Criteria

Dear Matt:

W.H. Rhea Associates, Inc. is proposing to subdivide a parcel of land shown as Lot #43 on Tax Map #6 in the City of Augusta Tax Maps. The 20 acre parcel is located on the north side of Blair Road and is in the Planned Development 2 (PD2) District in Augusta, Maine. The following information is required per the Subdivision Application:

1. The proposed development will not result in undue water or air pollution. In making this determination, it shall at least consider:
 - A. The elevation of the land above sea level and its relation to the floodplain,
A portion of Lot "A" is within the 100-year flood zone as shown on the attached Flood Insurance Rate Map (FIRM).
 - B. The nature of the soils and subsoils and their ability to adequately support waste disposal,
The five parcels do not have access to public sewer and will connect to a subsurface waste water disposal system designed by Kane P. Coffin.
 - C. The slope of the land and its effect upon effluents, and,
The subsurface wastewater disposal systems will all conform to all applicable state and local codes.
 - D. The availability of streams for disposal of effluents;
Riggs Brook is along the east boundary of Lot "A", but the subsurface septic system will meet the minimum setback requirements from this waterbody.
 - E. The applicable state and local health and water resources rules and regulations.
The subsurface waste water disposal system designed by Kane P. Coffin complies with both state and local regulations.
2. The proposed development has sufficient water available for the reasonable needs of the development.
A well will be drilled for each of the parcels in the subdivision as public water is not available.

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3. The proposed development will not cause an unreasonable burden on an existing water supply.
A well will be drilled for each of the parcels in the subdivision as public water is not available.
4. The proposed development will not cause unreasonable soil erosion, unmitigated stormwater runoff, or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.
With no new roads being proposed there will be minimal new impervious area associated with the subdivision. All stormwater from each lot will be directed to the north side of Blair Road and sent by ditch towards Riggs Brook.
5. The proposed development will not cause unreasonable highway or public road congestion or unsafe intersections or other conditions with respect to the use of the highways or public roads existing or proposed.
The five lot subdivision will result in 5.1 peak hour trips, which is less than the 35 peak hour trip threshold in the Land Use Ordinance. Therefore the project will not cause unreasonable public road congestion or unsafe intersections.
6. Major Developments additional traffic movement.
This section deals with traffic from projects exceeding 100 peak hour trips and therefore it is not applicable with this subdivision.
7. The proposed development will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are used.
The five parcels do not have access to public sewer and will connect to a subsurface waste water disposal system designed by Kane P. Coffin.
8. The proposed development will not cause an unreasonable burden on the town's ability to dispose of solid waste, if Town services are used.
A letter has been sent to Leslie Jones asking if the proposed subdivision will create a burden at the Hatch Hill Land Fill.
9. The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, archeological sites, significant wildlife habitat as identified by the Department of Inland Fisheries and Wildlife or the Town, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.
A letter has been received from the Maine Historical Preservation Committee verifying that there are no historical or archeological sites located on the parcel. A letter has been received from the Maine Department of Inland Fisheries and Wildlife verifying that there will not be an undue adverse effect to significant wildlife habitat. A letter has been received from the Department of Conservation verifying that there are no rare botanical features within the project area.
10. The proposed development conforms to all applicable standards and requirements of this Ordinance, the comprehensive plan, and other local ordinances. In making this determination, the Planning Board may interpret these ordinances and plans.
The proposed development will conform to the comprehensive plan and land-use ordinance.

11. The developer has adequate financial and technical capacity to meet all the Review Criteria and the standards and requirements contained in this Ordinance.
A letter showing financial ability is not necessary as all the infrastructure is already in place along Blair Road.
12. Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38, Chapter 3, Subchapter 1, Article 2-B, the proposed development will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.
Although Lot "A" of the subdivision borders Riggs Brook along the east side of the parcel and there are some wetlands associated with the brook there will not be any impacts to these resources without the proper permits from the DEP.
13. The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.
Wells will be drilled for the proposed subdivision as public water is not available.
14. Based on Federal Emergency Management Agency's Flood Boundary and floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant whether the development is in a flood-prone area. If the development, or any part of it, is in such an area, the developer shall determine the 100-year flood elevation and flood hazard boundary within the development. The proposed plan must include a condition of plan approval requiring that principal structures in the subdivision will be constructed with the lowest floor, including the basement, at least one foot above the 100-year flood elevation.
The proposed subdivision contains Lot "A", which is within the 100-year flood zone and any proposed buildings must be adequately permitted to comply with these regulations.
15. All fresh water wetlands within the proposed development have been identified and delineated on any maps submitted as part of the application, regardless of the size of these wetlands. All wetlands shall be preserved to the greatest extent practicable.
Wetlands have been delineated on the Subdivision Plan and will be preserved to the greatest extent practical.
16. River, Stream or brook.
Riggs Brook borders the subdivision to the east, but there will not be any impacts within 75' of this resource without the proper permits from the DEP.
17. The proposed development will provide for adequate storm water management.
Stormwater will be sent towards the front of each parcel along the north side of Blair Road. Culverts will be installed under each driveway to prevent runoff from backing up and not reaching Riggs Brook.
18. Access to direct sunlight: The Planning Board may, to protect and ensure access to direct sunlight for solar energy systems, prohibit, restrict or control development.
The proposed single family homes will not impair access to direct sunlight.

19. Title 38 M.R.S.A. as amended, Section 484, Standards for Development; Chapter 371, Definition of Terms used in the Site Location of Development Law and Regulations.

The proposed subdivision does not trigger a Site Location of Development Permit Application with the DEP and this section is not applicable.

20. Spaghetti lots:

There are not any spaghetti lots proposed with this subdivision and this section is not applicable.

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

If a lot owner does have exterior lights, they will not be allowed to have light spill over onto abutting property owners.

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

Respectfully submitted,

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

James E. Coffin, PE

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



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

June 09, 2016

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

Subject: **W.H. Rhea Associates, Inc.**
Review Criteria

Dear Matt:

I have researched the proposed subdivision of W.H. Rhea Associates, Inc. in regard to neighborhood compatibility per the City of Augusta Land Use Ordinance section 6.3.4 (SITE PLAN REVIEW CRITERIA APPLICABLE TO CONDITIONAL USES). Although the section refers to conditional uses it is apparently also utilized for subdivisions. The intent of the section is to encourage the applicant to design the proposal in consideration of the physical impact it will have on the immediate neighborhood within 1,000 feet. Each item is addressed below:

22. NEIGHBORHOOD COMPATIBILITY:

- a) Is the proposal compatible with and sensitive to the character of the site and neighborhood relative to:
 - i) Land uses:
The Planned Development 2 District (PD2 Zone) permits one, two and multiple family dwellings. The existing land use within the neighborhood is residential and the proposed use will also be residential.
 - ii) Architectural design:
The proposed structures will be residential homes similar to other homes in the neighborhood.
 - iii) Scale, bulk and building height:
The proposed homes will be no more than two stories in height and comparable to other homes in the neighborhood.
 - iv) Identity and historical character:
A letter from the State Historic Preservation Commission states that there will be no historic properties (architectural or archaeological) affected by the proposed subdivision.
 - v) Disposition and orientation of buildings on the lot:
The proposed lots have a minimum of 125' in width and are all at least one acre in size. While it is unknown the exact building orientation we assume that the

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homes will be oriented so that they face or are perpendicular to Blair Road, which is similar to the existing houses already in place.

vi) Visual integrity:

The proposed houses will be wood framed with concrete foundations. These homes may be trailers, which would blend in with the trailer park along the south side of Blair Road.

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

The developer has reconfigured the original subdivision plan, which originally contained 92 lots and is proposing five lots at this time. In addition the paper streets have all been vacated to allow larger parcels of land with less impervious area.

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

Emergency vehicles will have unlimited access along Blair Road and letters have been sent to the police and fire departments of the City asking for comments on the proposed subdivision.

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

This parcel of land has never been developed and is now wooded. The proposed subdivision will not contain any trailers or mobile homes that would decrease property values.

23. PLANS AND POLICIES:

The proposal is in accordance with the 1988 Growth Management Plan.

24. TRAFFIC PATTERN, FLOW AND VOLUME:

Residential Lots: The peak hour trips generated from the single-family residential lots from the Institute of Transportation Engineers (ITE) Manual (8th addition) under "Single-Family Detached Housing" result in the following:

AM Peak Hour Rate = 0.77

5 units x 0.77 = 3.9 peak hour trips.

PM Peak Hour Rate = 1.02

5 units x 1.02 = 5.1 peak hour trips

Peak Hour Trips = 5.1

The proposed subdivision will not require a traffic study because the threshold of 35 peak hour trips will not be exceeded.

25. PUBLIC FACILITIES:

a) **Water Supply: A well will be drilled for each of the parcels in the subdivision as public water is not available.**

- b) Sanitary Sewer: The five parcels do not have access to public sewer and will connect to a subsurface waste water disposal system designed by Kane P. Coffin.
- c) Electricity/Telephone: Central Maine Power & Verizon will provide these services.
- d) Storm Drainage: All runoff will run towards Blair Road to a ditch that will eventually flow towards Riggs Brook. The City Engineer has asked that the stormwater will be detained for a period of time before being sent into Riggs Brook. We are recommending installing stone check dams as applicable with the associated ditch slopes.

26. RESOURCE PROTECTION AND ENVIRONMENT:

- a) The project does have Riggs Brook and some wetlands along the east property line. But there will not be any impacts to these resources without proper DEP permits.
- b) The proposal conforms to applicable local, MDEP and Federal EPA water quality standards in regard to odor, dust, fumes/gases, suspended solid or liquid particles, or any air contaminant.
- c) The proposal conforms to applicable local; MDEP and Federal EPA water quality standards in regard to erosion & sedimentation, runoff control, solid wastes and hazardous wastes.
- d) The five parcels do not have access to public sewer and will connect to a subsurface waste water disposal system designed by Kane P. Coffin. There will not be any hazardous wastes associated with the subdivision.
- e) Shoreland and Wetland Districts: there are wetlands associated with Riggs Brook along the east side of the subdivision.

27. PERFORMANCE STANDARDS:

- a) The project complies with all applicable performance and dimensional standards as outlined in this ordinance.
- b) The proposed land use can be conducted so that noise generated shall not exceed the performance levels specified in the performance standards section of this ordinance
- c) The proposal doesn't involve intense glare or heat, whether direct or reflected, is the operation conducted within an enclosed building or with other effective screening in such a manner as to make such glare or heat completely imperceptible from any point along the property line

d) Any exterior lighting will be installed in such a manner that the light source will be sufficiently obscured to prevent excessive glare on public streets and walkways or into any residential area

e) There are no parking lots, loading areas, dumpsters or outdoor storage areas.

28. FINANCIAL AND TECHNICAL ABILITY:

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

b) A letter showing financial ability is not necessary as all the infrastructure is already in place along Blair Road.

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

Sincerely,

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

James E. Coffin, P.E.

March 08, 2016

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

Subject: Agent Authorization
City Subdivision Application

Dear Mr. Coffin

The intent of this letter is to authorize E.S. Coffin Engineering & Surveying, Inc. to act as our agent in submitting applications and answering questions regarding the City of Augusta's subdivision application as needed. The application is for Swift River Properties and their proposed parcel (Tax Map 6-Lot 43) along Blair Road in Augusta, Maine.

Sincerely,

A handwritten signature in black ink, appearing to read "W. R. Rhea". The signature is fluid and cursive, with the first name "W" being the most prominent.

William "Rick" Rhea
President, Swift River Properties

JENSEN BAIRD GARDNER & HENRY
11 Main Street, Suite 4
Kennebunk, ME 04043



OPR BK 12292 PGS 325 - 326 05/16/2016 10:25:29 AM
INSTR # 2016009720 # OF PAGES 2
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

**TRANSFER
TAX
PAID**

DEED OF SALE BY PERSONAL REPRESENTATIVE

KNOW ALL MEN BY THESE PRESENTS, that I, Teresa Kaczynski, Personal Representative of the Estate of Virginia June Harris, as shown by the records of the Cumberland County Probate Court, Docket No. 2015-0278, having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grant to W. R. Rhea Associates, Inc., a Maine corporation having a mailing address of 99 Bow Street, Freeport, ME 04043, the following land:

A certain lot or parcel of land, in the City of Augusta, on the southerly side of Riverside Park Street and the north side of Blair Road, in said Augusta, and bounded and described as follows, to-wit: Commencing at the northeast corner of Lot 31 on Plan of Riverside Drive Park, Augusta, Maine, made by Harry B. Ivers for W. A. Hoxie Company dated December 15, 1924, and recorded in Book 8, Page 68 at Kennebec Registry; thence continuing in a westerly direction along the southerly line of Riverside Park Street to the northwest corner of Lot 91; thence continuing in a southerly direction along the westerly lines of Lots 91, 89, 88, 87, 86, 85 to an angle; thence continuing in a westerly direction along the north line of a portion of Lot 85 and the northerly line of Lot 92; thence continuing in a southerly direction along the westerly line of Lot 92 to an angle; thence continuing in a westerly direction along the northerly line of land of the Grantor, being the southerly line of land now or formerly of Alice Meigs to the easterly line of land now or formerly of David Fairbairn; thence continuing in a southerly direction along the easterly line of said Fairbairn to the northerly line of the Blair Road; thence continuing in an easterly direction along the northerly line of the Blair Road to a brook; thence continuing in a northerly direction along the said brook to where the same is intersected by the southerly line of Riverside Park Street; thence continuing in a westerly direction along the southerly line of said Riverside Park Street extended to the point of beginning. Excepting Lots 85, 86 and 87 and any rights others may have in and to the streets on said plan.

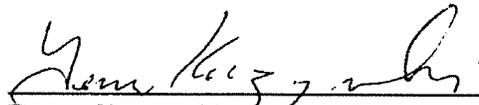
The premises are conveyed subject to an easement granted by Virginia June Harris to Verizon New England, Inc. by deed dated February 1, 2001, and recorded in the Kennebec County Registry of Deeds in Book 6397, Page 267.

Reference is made to a deed from Virginia June Harris, as Personal Representative of the Estate of Myrtle M. McDonald, to Virginia June Harris dated May 5, 1988, and recorded in the Kennebec County Registry of Deeds in Book 3345, Page 236.

This conveyance is made subject to and with the benefit of a Release of "Paper Streets" dated as of February 18, 2016, among the Grantor, Douglas E. Drummond, Baklava, Inc., and Eric Lacroix d/b/a Riverside Drive Monuments to be recorded in the Kennebec County Registry of Deeds.

② Jensen Baird

WITNESS my hand and seal this 12th day of May, 2016.

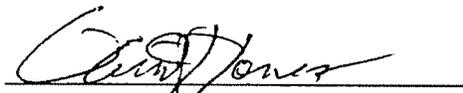


Teresa Kaczynski, Personal Representative of the
Estate of Virginia June Harris

State of Maine
County of York, ss,

May 12, 2016

Personally appeared before me the above named Teresa Kaczynski, Personal Representative of the Estate of Virginia June Harris, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.



David J. Jones, Maine Bar No. 710
Attorney at Law



5 JENSEN BAIRD GARDNER & HENRY
11 Main Street, Suite 4
Kennebunk, ME 04043

OPR BK 12297 PGS 303 - 307 05/23/2016 09:13:26 AM
INSTR # 2016010142 # OF PAGES 5
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

RELEASE OF "PAPER STREETS"

This Release of "Paper Streets" is entered into by and between the undersigned parties effective the 18th day of February, 2016.

WITNESSETH

WHEREAS, the undersigned are the owners of the lots shown on the Plan of Riverside Drive Park, Augusta, Maine, made by Harry B. Ivers for W.A. Hoxie Company, dated December 15, 1924, recorded in the Kennebec County Registry of Deeds in Plan Book 8, Page 68 (the "Plan"); and

WHEREAS, the proposed ways shown on the Plan were never constructed or used as ways and were never accepted by the City; and

WHEREAS, the proposed, unaccepted ways shown on the Plan have therefore been deemed vacated pursuant to 23 M.R.S. §3032; and

WHEREAS, the undersigned desire to release any private rights to any portions of the proposed, unaccepted ways located outside the boundaries of their respective parcels.

NOW, THEREFORE, said parties, in consideration of these premises and the mutual covenants and agreements contained herein, hereby agree for themselves, their heirs and assigns, as follows:

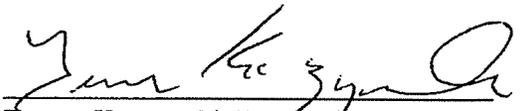
1. Douglas E. Drummond, Baklava, Inc., and Eric Lacroix d/b/a Riverside Drive Monuments hereby release to Teresa Kaczynski, Personal Representative of the Estate of Virginia June Harris, all right, title and interest to any portions of the proposed, unaccepted ways shown on the plan located within the boundaries of the property described in the deed recorded in Kennebec County Registry of Deeds in Book 1174, Page 347.
2. Teresa Kaczynski, Personal Representative of the Estate of Virginia June Harris, Baklava, Inc., and Eric Lacroix d/b/a Riverside Drive Monuments hereby release to Douglas E. Drummond, all right, title and interest to any portions of the proposed, unaccepted ways shown on the plan located within the boundaries of the property described in the deed recorded in Kennebec County Registry of Deeds in Book 7080, Page 181.

- 3. Teresa Kaczynski, Personal Representative of the Estate of Virginia June Harris, Douglas E. Drummond, and Eric Lacroix d/b/a Riverside Drive Monuments hereby release to Baklava, Inc., all right, title and interest to any portions of the proposed, unaccepted ways shown on the plan located within the boundaries of the property described in the deed recorded in Kennebec County Registry of Deeds in Book 10231, Page 343.
- 4. Teresa Kaczynski, Personal Representative of the Estate of Virginia June Harris, Douglas E. Drummond, and Baklava, Inc., hereby release to Eric Lacroix d/b/a Riverside Drive Monuments, all right, title and interest to any portions of the proposed, unaccepted ways shown on the plan located within the boundaries of the property described in the deed recorded in Kennebec County Registry of Deeds in Book 8676, Page 336.

IN WITNESS WHEREOF, the parties hereby execute this Agreement effective as of the date first above-written.



 Witness



 Teresa Kaczynski, Personal Representative
 of the Estate of Virginia June Harris

State of Maine
County of York , ss.

May 12, 2016

Personally appeared the above-named Teresa Kaczynski, Personal Representative of the Estate of Virginia June Harris and acknowledged the foregoing instrument to be her free act and deed in said capacity.

Before me,



 Name: David J. Jones, Maine Bar No. 710
 Attorney-at-Law

[Signature]
Witness Samantha Roma

[Signature]
Douglas E. Drummond

State of Maine
County of Cumberland, ss.

~~February~~ 2016
~~November 27~~, 2015

Personally appeared the above-named Douglas E. Drummond and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]

Name: **ANDREA J. MARTIN**
Notary Public/Attorney-at-Law **NOTARY PUBLIC, MAINE**
Commission expires: **MY COMMISSION EXPIRES**
APRIL 19, 2017

Kennebec Savings Bank joins in this instrument for the sole purpose of releasing the same right, title and interest released by Douglas E. Drummond from the mortgage granted to Kennebec Savings Bank by Douglas E. Drummond, dated October 12, 2010, recorded in Kennebec County Registry of Deeds in Book 10557, Page 229.

KENNEBEC SAVINGS BANK

[Signature]
Witness

By: [Signature]
Name: William S. Hill
Its: Vice President

State of Maine
County of Kennebec, ss.

~~November~~ MARCH 7, 2016

Personally appeared the above-named WILLIAM S HILL (name), VICE PRESIDENT (title) of Kennebec Savings Bank and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said Kennebec Savings Bank.

Before me,

[Signature]

Name:
Notary Public/Attorney-at-Law
Commission expires: **RONALD E. GUILD**
NOTARY PUBLIC, MAINE
COMMISSION EXPIRES MAY 5, 2017

BAKLAVA, INC.

Ryann Beutlier
Witness

By: Mog
Name: Michael A. Karagiannis
Its: Vice President

State of Maine
County of Kennebec, ss.

February 18, 2016
~~November~~, ~~2015~~

Personally appeared the above-named Michael A. Karagiannis (name)
Vice President (title) of Baklava, Inc., and acknowledged the foregoing
instrument to be his/her free act and deed in his/her said capacity and the free act and deed of
Baklava, Inc.

Before me,

Ruth Ann Burke
Name:
Notary Public/Attorney-at-Law
Commission expires: _____

Ruth Ann Burke
Notary Public, State of Maine
My Commission Expires February 21, 2022

Mary Sturges
Witness

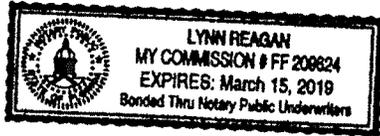
Eric Lacroix
Eric Lacroix
d/b/a Riverside Drive Monuments

State of Maine
County of Kennebec, ss.

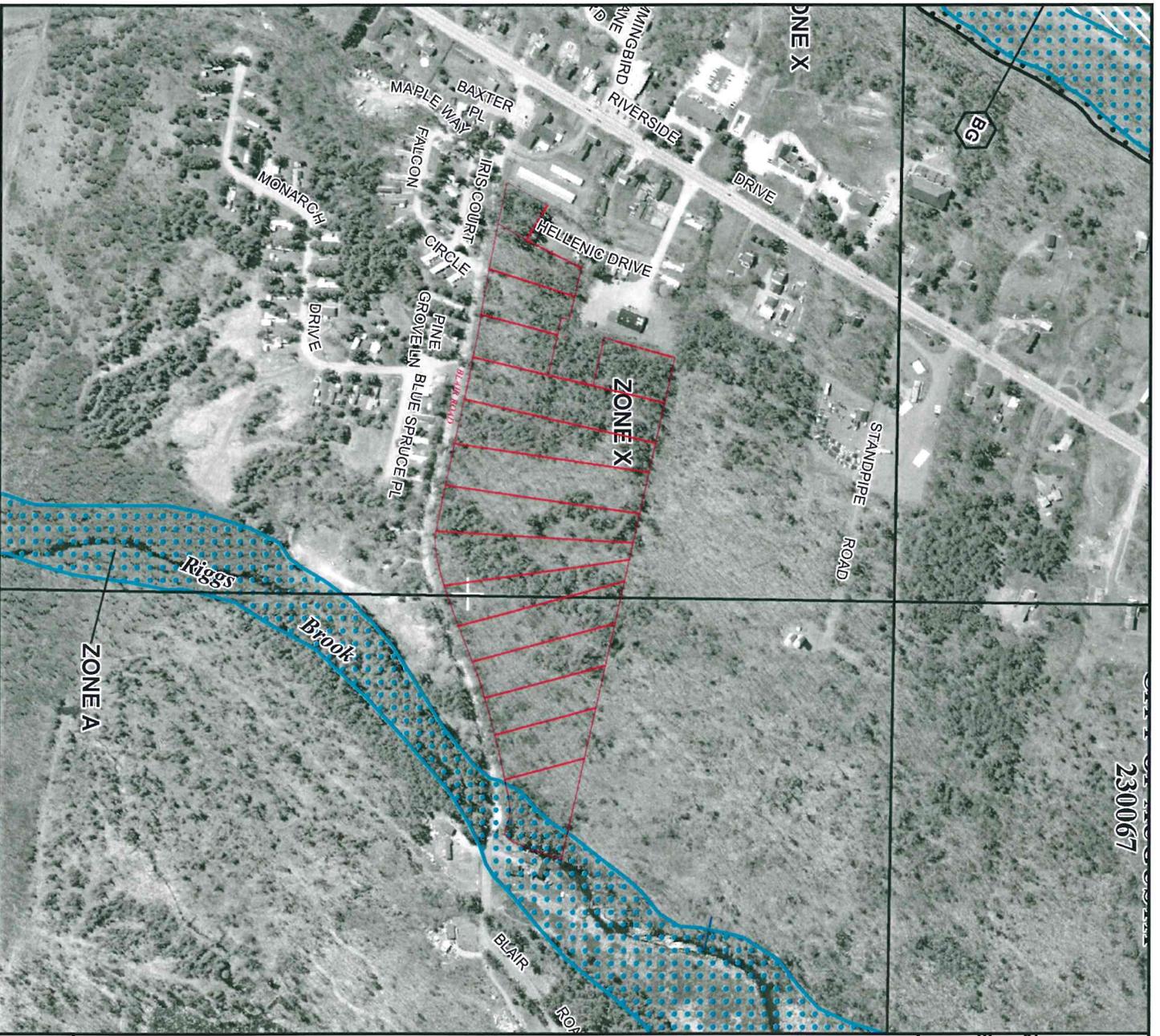
DEC. 21, 2015 *EL*
November _____, 2015

Personally appeared the above-named Eric Lacroix d/b/a Riverside Drive Monuments and acknowledged the foregoing instrument to be his free act and deed.

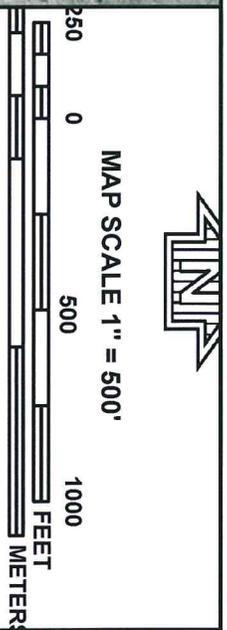
Before me,



[Signature]
Name:
Notary Public/Attorney-at-Law
Commission expires: 3/15/2019



230067



NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0526D

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

PANEL 526 OF 775
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
 COMMUNITY NUMBER 230067
 AUGUSTA CITY OF PANEL 0526 SUFFIX 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
 23011C0526D
 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



ROBERT C. GREGOIRE
Police Chief

AUGUSTA POLICE DEPARTMENT

33 Union Street
Augusta, Maine
04330



JARED J. MILLS
Deputy Chief

June 8, 2016

James E. Coffin, P.E.
E.S Coffin Engineering and Surveying
P.O. Box 4687
Augusta, Maine 04330

Mr. Coffin,

I have reviewed the proposal to develop a parcel of land shown in Lot #43 on Tax Map #6 in the City of Augusta tax maps located on the north side of Blair Road. I have no concerns or issues with the proposal.

Sincerely,


Robert C. Gregoire



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

PAUL R. LePAGE
GOVERNOR

WALTER E. WHITCOMB
COMMISSIONER

October 1, 2015

VIA ELECTRONIC MAIL

Jim Coffin
E.S. Coffin Engineering & Surveying, Inc.
432 Cony Road
Augusta, ME 04330

Re: Rare and exemplary botanical features in proximity to: #2015-250, Swift River Properties, Blair Road, Augusta, Maine

Dear Mr. Coffin:

I have searched the Natural Areas Program's Biological and Conservation Data System files in response to your request received October 1, 2015 for information on the presence of rare or unique botanical features documented from the vicinity of the project site in Augusta, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

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

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

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

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

Letter to ES Coffin
Comments RE: Blair Road, Augusta
October 1, 2015
Page 2 of 2

The Natural Areas Program is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. The Natural Areas Program welcomes coordination with individuals or organizations proposing environmental alteration, or conducting environmental assessments. If, however, data provided by the Natural Areas Program are to be published in any form, the Program should be informed at the outset and credited as the source.

The Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$150.00 for two hours of our services.

Thank you for using the Natural Areas Program in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,



Don Cameron
Ecologist
Maine Natural Areas Program
207-287-8041
don.s.cameron@maine.gov

Rare and Exemplary Botanical Features within 4 miles of Project: #2015-250, Swift River Properties, Blair Road, Augusta, Maine

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
Alpine Rush						
	SC	S3	G5T5?	1916-07-06	6	Non-tidal rivershore (non-forested, seasonally wet)
Awned Sedge						
	E	S1	G5	2007-08-13	4	Coastal non-tidal wetland (non-forested, wetland)
	E	S1	G5	2007-08-13	5	Coastal non-tidal wetland (non-forested, wetland)
	SC	S2	G5	2012-09-28	11	Non-tidal rivershore (non-forested, seasonally wet)
Bottlebrush Grass						
	SC	S3	G5	1905-08-05	11	Hardwood to mixed forest (forest, upland)
	SC	S3	G5	1916-08-18	12	Hardwood to mixed forest (forest, upland)
Foxtail Sedge						
	PE	SH	G5	1916-07-06	2	Forested wetland
Lopseed						
	PE	SH	G5	1916-08	4	Non-tidal rivershore (non-forested, seasonally wet),Hardwood to mixed forest (forest, upland)
Pale Green Orchis						
	SC	S2	G4T4Q	1916-07-06	21	Non-tidal rivershore (non-forested, seasonally wet),Open wetland, not coastal nor rivershore (non-forested, wetland)
Pocket Swamp						
	<null>	S2	G5	2005-06-15	14	Forested wetland,Hardwood to mixed forest (forest, upland)
Raised Level Bog Ecosystem						
	<null>	S4	GNR	2004	4	Forested wetland,Open wetland, not coastal nor rivershore (non-forested, wetland)
Sandbar Willow						
	E	S1	G5	2012-09-28	4	Non-tidal rivershore (non-forested, seasonally wet)
Showy Orchis						

**Rare and Exemplary Botanical Features within 4 miles of
Project: #2015-250, Swift River Properties, Blair Road, Augusta, Maine**

Common Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
	E	S1	G5	1915-08-12	12	Hardwood to mixed forest (forest, upland)
Wild Chervil						
	PE	SH	G5	1936-07	4	Hardwood to mixed forest (forest, upland)
	PE	SH	G5	1916-08-18	3	Hardwood to mixed forest (forest, upland)
Wild Garlic						
	SC	S2	G5	1983-07-14	4	Forested wetland,Hardwood to mixed forest (forest, upland)

STATE RARITY RANKS

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

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

GLOBAL RARITY RANKS

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

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

STATE LEGAL STATUS

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

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

NON-LEGAL STATUS

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

ELEMENT OCCURRENCE RANKS - EO RANKS

Element Occurrence ranks are used to describe the quality of a rare plant population or natural community based on three factors:

- **Size**: Size of community or population relative to other known examples in Maine. Community or population's viability, capability to maintain itself.
- **Condition**: For communities, condition includes presence of representative species, maturity of species, and evidence of human-caused disturbance. For plants, factors include species vigor and evidence of human-caused disturbance.
- **Landscape context**: Land uses and/or condition of natural communities surrounding the observed area. Ability of the observed community or population to be protected from effects of adjacent land uses.

These three factors are combined into an overall ranking of the feature of **A**, **B**, **C**, or **D**, where **A** indicates an **excellent** example of the community or population and **D** indicates a **poor** example of the community or population. A rank of **E** indicates that the community or population is **extant** but there is not enough data to assign a quality rank. The Maine Natural Areas Program tracks all occurrences of rare (S1-S3) plants and natural communities as well as A and B ranked common (S4-S5) natural communities.

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

Visit our website for more information on rare, threatened, and endangered species!
<http://www.maine.gov/dacf/mnap>



PAUL R. LEPAGE
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
284 STATE STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041

CHANDLER E. WOODCOCK
COMMISSIONER

October 14, 2015

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

RE: Information Request - Swift River properties, Augusta

Dear Jim:

Per your request received October 02, 2015, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information for known locations of Endangered, Threatened, and Special Concern species; designated Essential and Significant Wildlife Habitats; and fisheries habitat concerns within the vicinity of the *Swift River properties Project* in Augusta.

Our Department has not mapped any Essential Habitats or fisheries habitats that would be directly affected by your project.

Endangered, Threatened, and Special Concern Species

Bats

Of the eight species of bats that occur in Maine, four species are listed as Special Concern: red bat (*Lasiurus borealis*), hoary bat (*Lasiurus cinereus*), silver-haired bat (*Lasionycteris noctivagans*), and tri-colored bat (*Perimyotis subflavus*). The three *Myotis* species of bats in Maine will be protected under Maine's Endangered Species Act (MESA) effective October 15, 2015 and will be afforded special protection under 12 M.R.S §12801 - §12810. The three *Myotis* species include little brown bat (*M. lucifugus*, State Endangered); northern long-eared bat (*M. septentrionalis*, State Endangered); and eastern small-footed bat (*M. leibii*, State Threatened).

While a comprehensive statewide inventory for bats has not been completed, it is likely that several of these species occur within the project area during migration and/or the breeding season. We recommend that you contact the U.S. Fish and Wildlife Service Maine Field Office (Wende Mahaney, 207-866-3344) for further guidance, as the northern long-eared bat is also listed as a Threatened Species under the Federal Endangered Species Act.

Significant Wildlife Habitat

Inland Waterfowl and Wading Bird Habitats

This project partially intersects an Inland Waterfowl and Wading Bird Habitat (IWWH). These habitats provide important breeding, feeding, migration, staging, and wintering habitat for waterfowl and wading bird species. High and moderate value IWWHs within the study area includes both the wetland complex and a 250-foot upland zone. We recommend that these resources be avoided, including no clearing within the 250-foot undisturbed buffer from the wetland edge.

Significant Vernal Pools

At this time, MDIFW Significant Wildlife Habitat (SWH) maps indicate no known presence of Significant Vernal Pools within the project search area. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. Therefore, we recommend that surveys for vernal pools be conducted within the project boundary by qualified wetland scientists prior to final project design to determine whether there are Significant Vernal Pools present in the area. These surveys should extend up to 250 feet beyond the anticipated project footprint because of potential impacts to off-site Significant Vernal Pools, assuming such pools are located on land owned or controlled by the applicant. Once surveys are completed, our Department will need to verify vernal pool data sheets prior to final determination of significance.

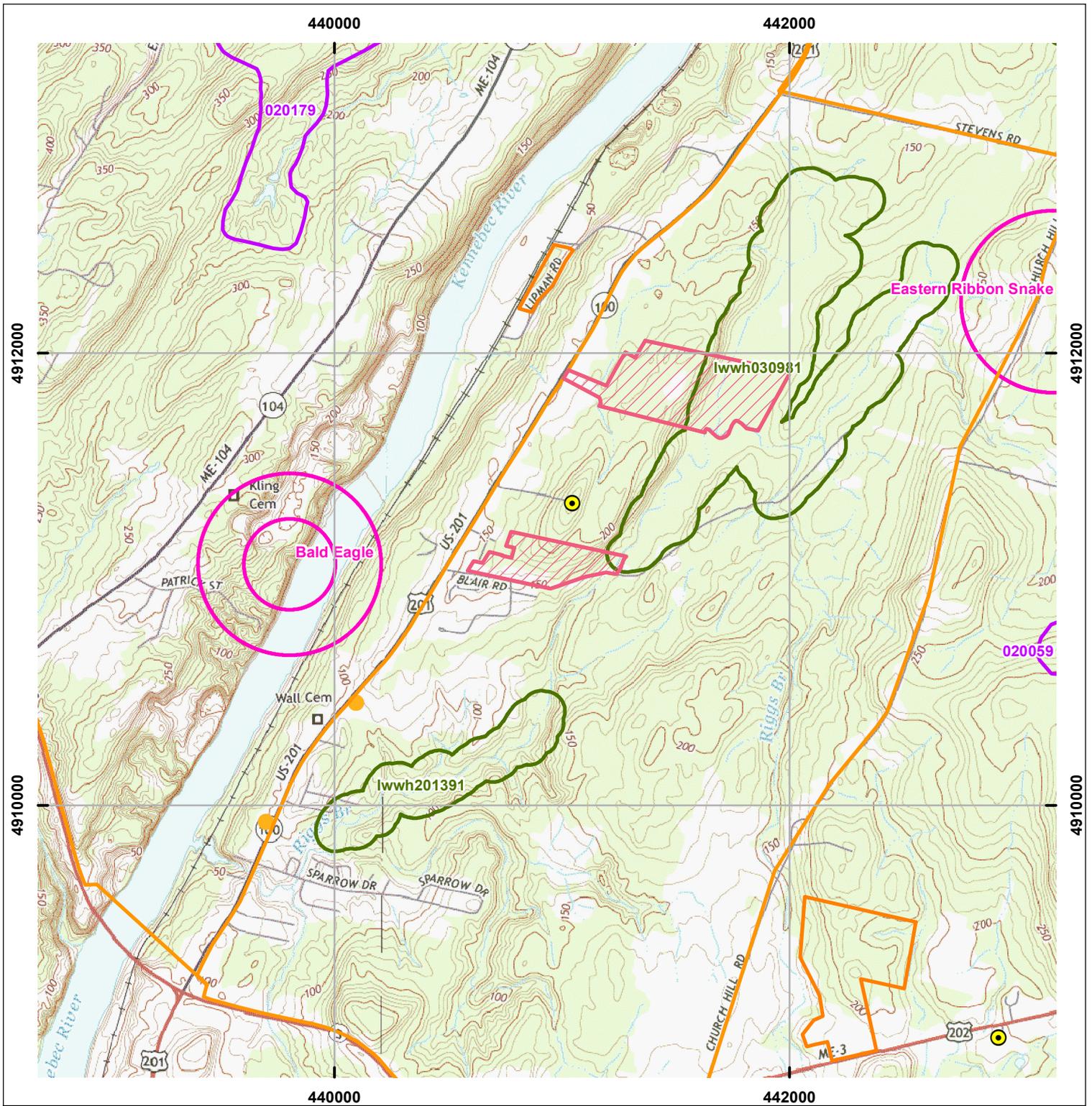
This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance we recommend additional consultation with the municipality, and other state resource agencies including the Maine Natural Areas Program and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance.

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,



John Perry
Environmental Review Coordinator

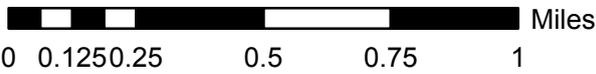


Environmental Review of Fish and Wildlife Observations and Priority Habitats

Project Name: Augusta, Swift River properties (Version 1)



Maine Department of Inland Fisheries and Wildlife



Projection: UTM, NAD83, Zone 19N

Date: 10/6/2015

	ProjectPoints		Deer Winter Area		Roseate Tern
	ProjectLines		LURC p-fw		Piping Plover/Least Tern
	ProjectPolys		Cooperative DWAs		Aquatic ETSc (2.5 mi review)
	ProjectSearchAreas		Seabird Nesting Islands		Rare Mussels (5 mi review)
			Shorebird Areas		Maine Heritage Fish Waters
			Inland Waterfowl/Wading Bird		Arctic Charr Habitat
			Shoreland Zoning_lwwh		E. Brook Trout Joint Venture Subwatershed Classification
			Tidal Waterfowl/Wading Bird		Redfin Pickerel/Swamp Darter Habitats (buffer100ft)
			Significant Vernal Pools		Special Concern-occupied habitats(100ft buffer)
			Environmental Review Polygons		Wild Lake Trout Habitats



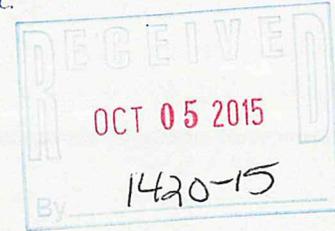
432 Cony Road
P.O. Box 4687
Augusta, ME 04330



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

October 01, 2015

Kirk Mohney
Maine Historic Preservation Commission
55 Capitol Street
State House Station 65
Augusta, Maine 04333



Subject: Swift River Properties
Blair Road
Augusta, Maine

Dear Kirk:

Swift River Properties, herein called the applicant, has a purchase/sale agreement for a parcel of land identified as Lot 43 on Tax Map 6 in the City of Augusta tax maps. The 22.0 acre parcel is located on Blair Road in Augusta. The applicant is proposing to subdivide the parcel into 14 single-family residential lots. A Site Location Map (SLM) has been provided for your use.

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

Sincerely,

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

James E. Coffin, PE

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

A handwritten signature in cursive that reads "Kirk F. Mohney".

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

11/4/15
Date

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



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

June 09, 2016

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

Subject: W.R. Rhea Associates, Inc.
Blair Road
Augusta, Maine

Dear Lionel,

W.R. Rhea Associates, Inc., herein called the applicant, has recently purchased a parcel of land identified as Lot 43 on Tax Map 6 in the City of Augusta tax maps. The 20 acre parcel is located on the north side of Blair Road in Augusta and the applicant is proposing to subdivide it into five single-family residential parcels, with a remainder.

The peak hour trips generated from the single-family residential lots from the Institute of Transportation Engineers (ITE) Manual (8th addition) under "Single-Family Detached Housing" result in the following:

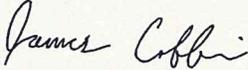
AM Peak Hour Rate = 0.77
5 units x 0.77 = 3.9 peak hour trips.

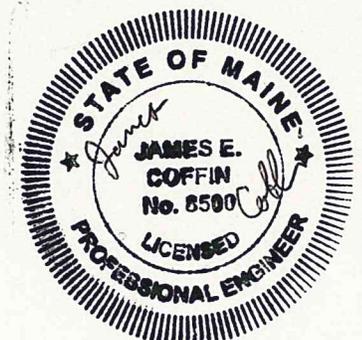
PM Peak Hour Rate = 1.02
5 units x 1.02 = 5.1 peak hour trips

Peak Hour Trips = 5.1

The project will not require a turning movement permit from the MDOT because there are less than 100-trips and in addition is less than the 35-trip threshold with the City of Augusta. The project will not cause unreasonable public road congestion and if you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully Submitted,


James E. Coffin, PE



Professionals Delivering Quality Solutions

Single-Family Detached Housing (210)

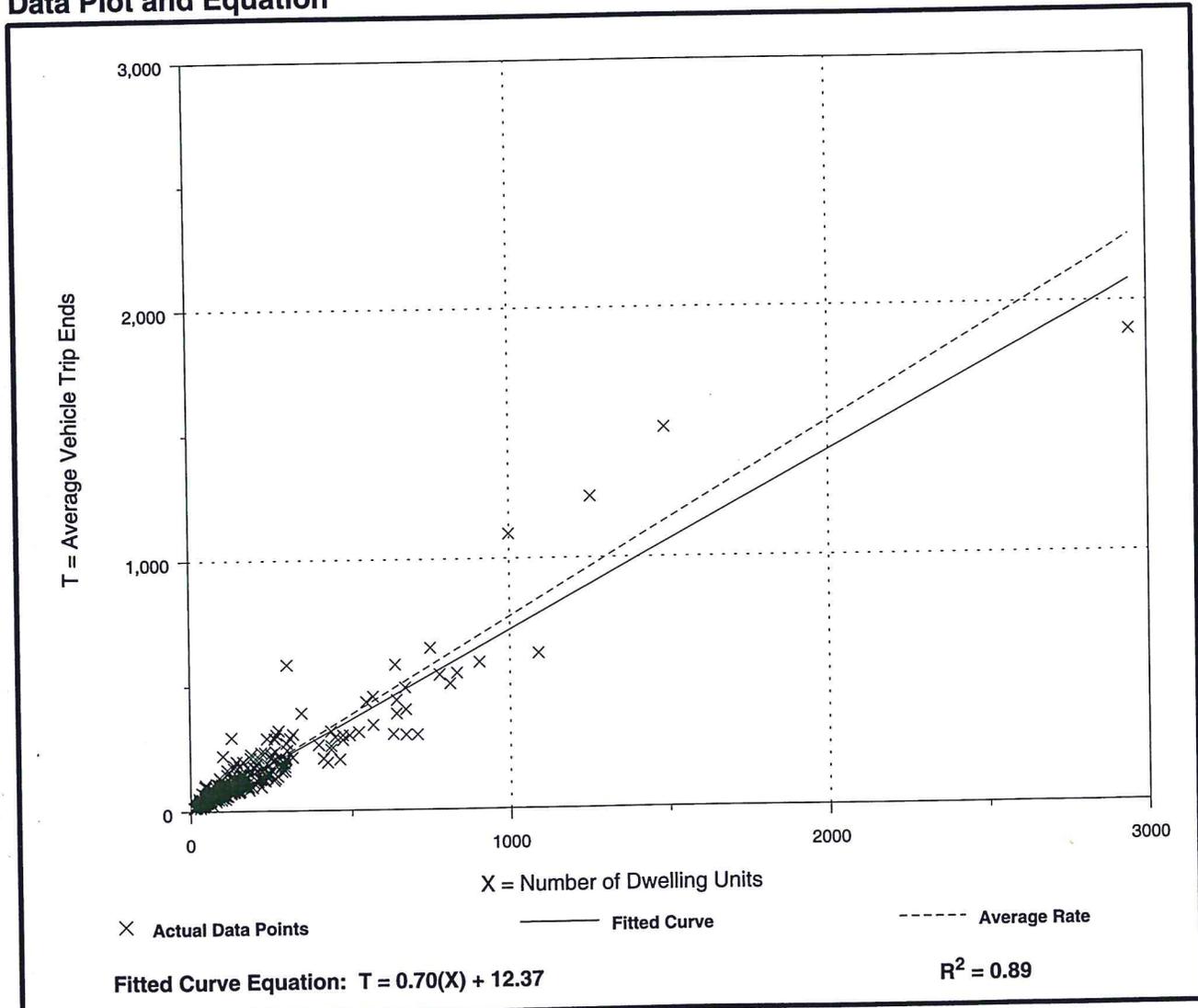
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 341
Avg. Number of Dwelling Units: 181
Directional Distribution: 26% entering, 74% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.77	0.33 - 2.27	0.91

Data Plot and Equation



Single-Family Detached Housing (210)

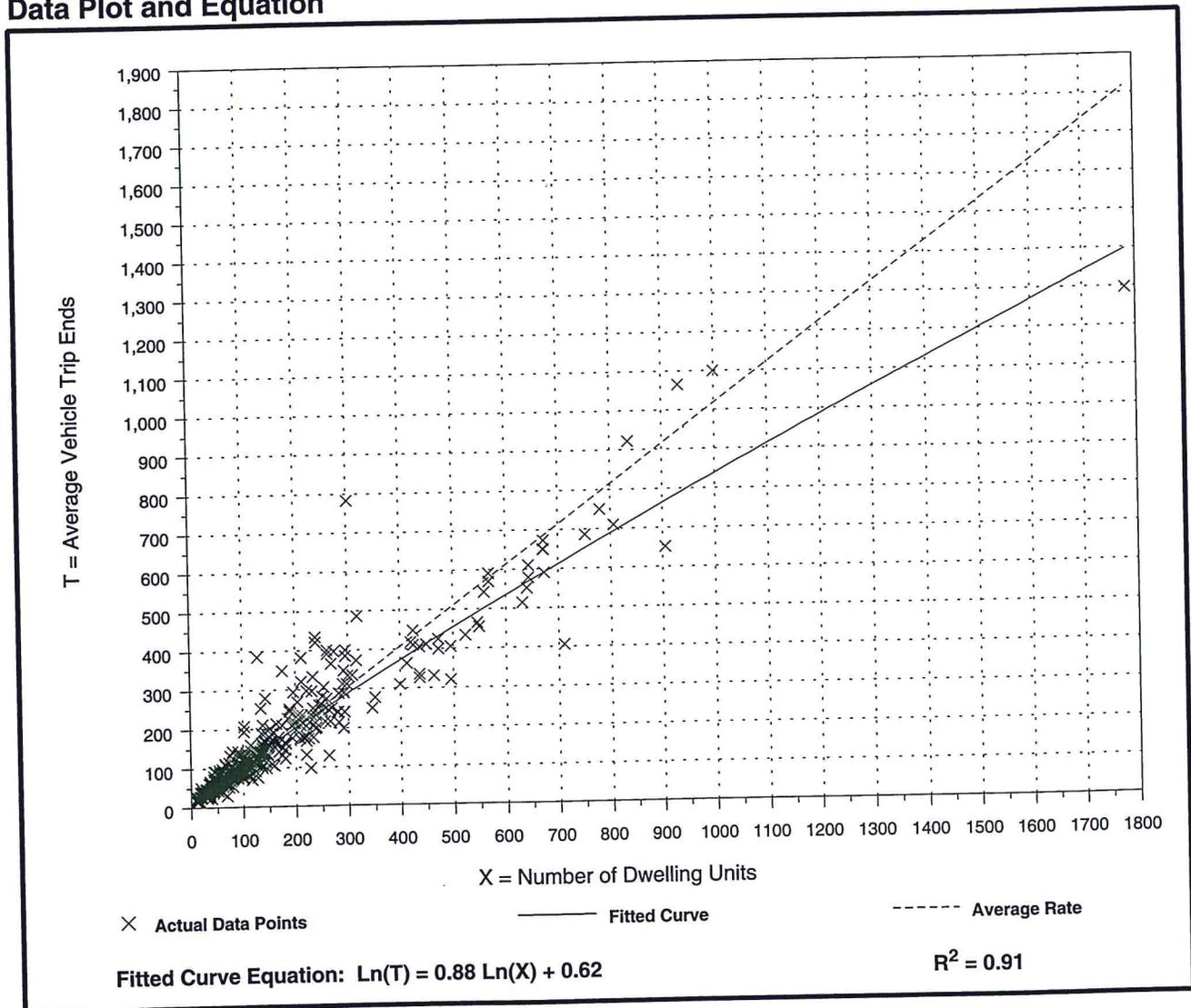
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 360
 Avg. Number of Dwelling Units: 174
 Directional Distribution: 64% entering, 36% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.02	0.42 - 2.98	1.05

Data Plot and Equation



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



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

June 09, 2016

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

Subject: Stormwater Report
W.R. Rhea Associates, Inc.
Blair Road

Dear Lionel,

W.R. Rhea Associates, Inc., herein called the applicant, has recently purchased a parcel of land identified as Lot 43 on Tax Map 6 in the City of Augusta tax maps. The 20 acre parcel is located on the north side of Blair Road in Augusta and the applicant is proposing to subdivide it into five single-family residential parcels, with a remainder.

The subdivision is unique in that a new road does not need to be built to provide access to each lot. The proposed lots in this subdivision all have frontage along Blair Road. With no new impervious area being created for a new road, the amount of stormwater runoff is greatly reduced. The only impervious area associated with the subdivision will be from the new houses and associated driveways. We are proposing to grade each lot in such a way where all of the runoff from each lot will flow into a ditch along the north side of Blair Road. The ditch will run parallel to Blair Road and extend to Riggs Brook where a ditch turnout will be provided so that the runoff is sheet flowed into Riggs Brook. No disturbances can take place within 75' of Riggs Brook without a permit from the DEP.

With the lack of a new road and minimal impervious areas associated with the subdivision, we are asking for a waiver in regard to stormwater for the proposed project. If you should have any questions or concerns, please do not hesitate to contact me at 623-9475.

Respectfully Submitted,


James E. Coffin, PE

