

Planning Board Presentation Site Plan Review

August 30, 2018

Conditional Uses

Conditional Use: A conditional use of land or buildings is a *use* that would not be appropriate in the land use district for which it is proposed, except that with certain restrictions and controls, it will meet the intentions and purposes of this Ordinance. Except for Home Occupations, ***conditional uses are permitted only after review and approval by the Planning Board for conformance with the Site Review Ordinance.***

The Planning Board shall hear and approve, approve with modifications or conditions, or deny an application for a Conditional Use Permit. A Conditional Use Permit shall not be issued unless specific provision for such conditional Use is made in this Ordinance.

A person informed by the Code Enforcement Officer that he requires a Conditional Use Permit shall file an application for the Permit with the Planning Board on forms provided by the Town of Damariscotta. In order to describe the conditions adequately the applicant may be requested by the Code Enforcement Officer or the Planning Board to supply the following information.

- 1) Detailed information to demonstrate compliance with the applicable standards or criteria.
- 2) Plans showing location of new and existing buildings, parking areas, traffic access, driveways, landscaping, open spaces.

Conditional Uses

The Planning Board may grant a conditional use *upon presentation by the applicant of proof* of the following:

- That the use requested meets the requirements of this Ordinance as set forth in Articles 1 through 8 and the requirements for the Damariscotta Site Review Ordinance.
- That the use requested will not have an adverse effect on the health, safety, or general welfare of the residents of the area or the general public. In making this determination, the Planning Board shall take into consideration the potential effect of the use on the environment from air, water, or soil pollution, noise, traffic, congestion, soil erosion, the burden on the sewage disposal, or water supply systems or other municipal facilities, services, or public ways, and any other relevant factors as set forth in Articles 1 through 8.
- The Planning Board may attach such conditions as necessary to ensure that the above requirements are met.

Code Enforcement Officer

The Code Enforcement Officer (CEO) shall have the following duties:

- Examine preliminary plans
- Act upon building permit applications received by the Town Office.
- ***Refer permits requiring Site Review, Conditional Use, Flood and Shoreland approved to the Planning Board as required.***
- Inspect sites where building permits have been issued to insure compliance with this Ordinance.
- Investigate complaints and report violations.
- Keep written inspection reports and thorough records stored in the Town Office.
- Issue violation notices.
- Appear in court when necessary.
- Offer advice upon request.
- Participated in appeals procedures.
- All powers conferred by state statute.

When there is a question concerning interpretation of this Ordinance, the Code Enforcement Officer shall refer to the Board of Appeals for interpretation.

Site Plan Review Preapp

1st step - The project **should** be reviewed informally with Code Enforcement officer and Board Chairman (or Planner) to determine if it generally conforms to applicable ordinance requirements. If the project appears to conform to applicable ordinance requirements, the applicant shall complete a building permit application, provide supporting documents and submit it with the Site Plan Review Ordinance application.

2nd step - Prior to submitting an application for approval of the proposed use or construction the applicant **may** meet informally with the Board at a regular meeting to present a sketch plan and generally discuss the proposal and to obtain guidance in development of the plan. The sketch plan may be a freehand drawing and show:

- The outline of the tract or parcel with estimated dimensions, road rights of way and existing easements;
- North Arrow
- The proposed layout of the building(s), driveways, and parking areas; identification of general areas of steep slopes, wetlands, streams, and flood plains;
- Other information pertinent to the project;

Upon written request by the applicant, the Board, at its discretion, may waive certain Submission Requirements specified in Section 10.E or 10.F due to the nature or size of the project.

Site Plan Review Application

3. A site plan drawn at a scale sufficient to allow review of the items listed under the preceding general standards but not at more than 50 feet to the inch for that portion of the total tract of land being proposed for development, and showing the following:
 - a. Names and addresses of all abutters on the plan
 - b. Sketch map showing general location of the site within the town.
 - c. Boundaries of all contiguous property under the control of the owner or applicant regardless of whether all or part is being developed at this time.
 - d. The bearings and distances of all property lines and the source of this information.
 - e. Classification(s) of the property and zoning district boundaries.
 - f. Soil types and location of soil boundaries suitable for waste water disposal
 - g. The location of all building setbacks
 - h. The location, size, and character of all signs and exterior lighting.
 - i. The location of all existing and proposed buildings (including size and height), driveways, sidewalks, parking spaces, loading areas, open spaces, large trees, open drainage courses, signs, exterior lighting, service areas, easements, and landscaping; and wetlands and streams as identified by a wetlands scientist.

Site Plan Review Application

- j. The location of all buildings within 50 feet of the parcel intersecting roads or driveways within 200 feet of the parcel.
 - k. Existing and proposed topography of the site at two foot contour intervals if major changes to the existing topography are being proposed.
4. A stormwater management plan in conformance with the provisions of Section 11.L.
 5. An erosion and sediment control plan in conformance with the provisions of Section 11.M.
 - 6 Building plans showing, at a minimum, floor plans and all elevations clearly indicating the type, color, and texture of all exterior surfacing materials of all proposed principal buildings and structures and all accessory buildings and structures.
 11. Location of any floodplains on the project parcel.
 15. Plan for supplying water for fire protection.
 17. Demonstration that access to the site will be safe and will meet or exceed minimum required sight distance.

Site Plan



LOCATION MAP

SITE TABULATIONS

TOTAL PARCEL AREA = 83,615 sf / 1.92 ACRES

EXISTING CONDITIONS -

BUILDINGS - 0 sf
 PAVEMENT - 5,342 sf
 IMPERVIOUS AREA - 15,840 sf (18.7%)
 LAWN AND WOODED AREAS - 6,175 sf (8.0%)
 EXISTING PARKING SPACES - 45

PROPOSED CONDITIONS -

BUILDINGS - 4,862 sf
 PAVED/CONCRETE AREAS - 22,710 sf
 IMPERVIOUS AREA - 27,630 sf (33.0%)
 LAWN AND WOODED AREAS - 59,385 sf (67.0%)
 PROPOSED PARKING SPACES - 35

APPROVAL

APPROVED BY THE CITY OF LEWISTON PLANNING BOARD

IF DEVELOPMENT HAS NOT OCCURRED AS DEFINED WITHIN THE SCOPE OF THE CITY OF LEWISTON CODE OF ORDINANCES WITHIN 24 MONTHS OF THE DATE OF APPROVAL, DEVELOPMENT REVIEW APPROVAL SHALL EXPIRE. THE APPLICANT MAY NOT BEGIN CONSTRUCTION OR OPERATION OF THE DEVELOPMENT UNTIL A NEW APPROVAL IS GRANTED (ARTICLE XII, SECTION II).

NOTES

- EXISTING CONDITIONS IS BASED UPON A PLAN ENTITLED "EXISTING CONDITIONS PLAN, LOT 25, SPARE THE RECREATION SUBDIVISION", REVISION DATED JANUARY 30, 2011, PREPARED BY FOUR POINTS ASSOCIATES, INC.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
- OWNER - ONE MOLLISON WAY, LLC
 DEED REFERENCE - BOOK 3528, PAGE 201
 TAX MAP 182 LOT 35
- THE LOCATION, DEPTH, SIZE & EXISTENCE OF ALL UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT VERIFIED. CONTRACTOR SHALL CONTACT DIG/SAFE/TARGET PRIOR TO EXCAVATION TO CONFIRM THE LOCATION OF ALL PUBLIC & PRIVATE UTILITIES WITHIN THE PROJECT AREA.
- THE PARCEL IS LOCATED IN THE COMMUNITY BUSINESS ZONING DISTRICT.
 MINIMUM LOT SIZE + NONE, MINIMUM FRONTAGE + 100'
 MINIMUM BUILDING HEIGHT + 50'
 MINIMUM BUILDING SETBACK - FRONT, SIDE & REAR + 20'
 MINIMUM YARD SETBACKS - FRONT + 5', SIDE & REAR + 10'
 MAXIMUM LOT COVERAGE + 50%, MAXIMUM IMPERVIOUS COVERAGE + 35%
- THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL 12002C 037E, DATED JULY 8, 2013.
- ALL SIGNAGE TO BE OBTAINED AND INSTALLED BY THE OWNER.
- SEE BUILDING PLANS BY ARCHITECT FOR EXACT DIMENSIONS.
- PATIO BLOCKS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS. BLOCK TYPE TO BE SELECTED BY OWNER.
- PROVIDE BITUMINOUS CURBING TYPICAL AT ALL ENDS OF CURBS. TYPED TO MEET CITY OF LEWISTON SPECIFICATIONS.

Existing and proposed conditions

Parking with islands, maneuvering, dimensions

Queuing Capacity

Pedestrian access

Signage

Vegetation to remain

Setback

Abutters

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- IRON ROD OR PIPE ROUND GRANITE MONUMENT ROUND
- EXISTING DEEDER MANHOLE
- NEW OR FORMERLY
- BOOK AND PAGE NUMBER
- EXISTING DEEDER MANHOLE
- EXISTING CATCH BASIN
- NEW CATCH BASIN
- EXISTING HYDRANT
- EXISTING WATER BUILT OFF VALVE
- UTILITY POLE WITH OVERHEAD WIRES
- EXISTING TREE LINE (TO REMAIN)
- EXISTING TREE LINE (TO BE REMOVED)
- NEW TREE LINE
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING BUILDING
- EXISTING PAVEMENT
- NEW BUILDING
- NEW PAVEMENT
- "SUBWAY DRIVE-THRU" SIGN
- "SUBWAY ENTER" SIGN
- "SUBWAY THANK YOU" SIGN
- WALL MOUNTED BUILDING LIGHT
- NEW POLE MOUNTED EXTERIOR LIGHT
- NEW RUBBER MANHOLE
- NEW WATER BUILT-OFF VALVE
- NEW CATCH BASIN
- NEW BOLLARD



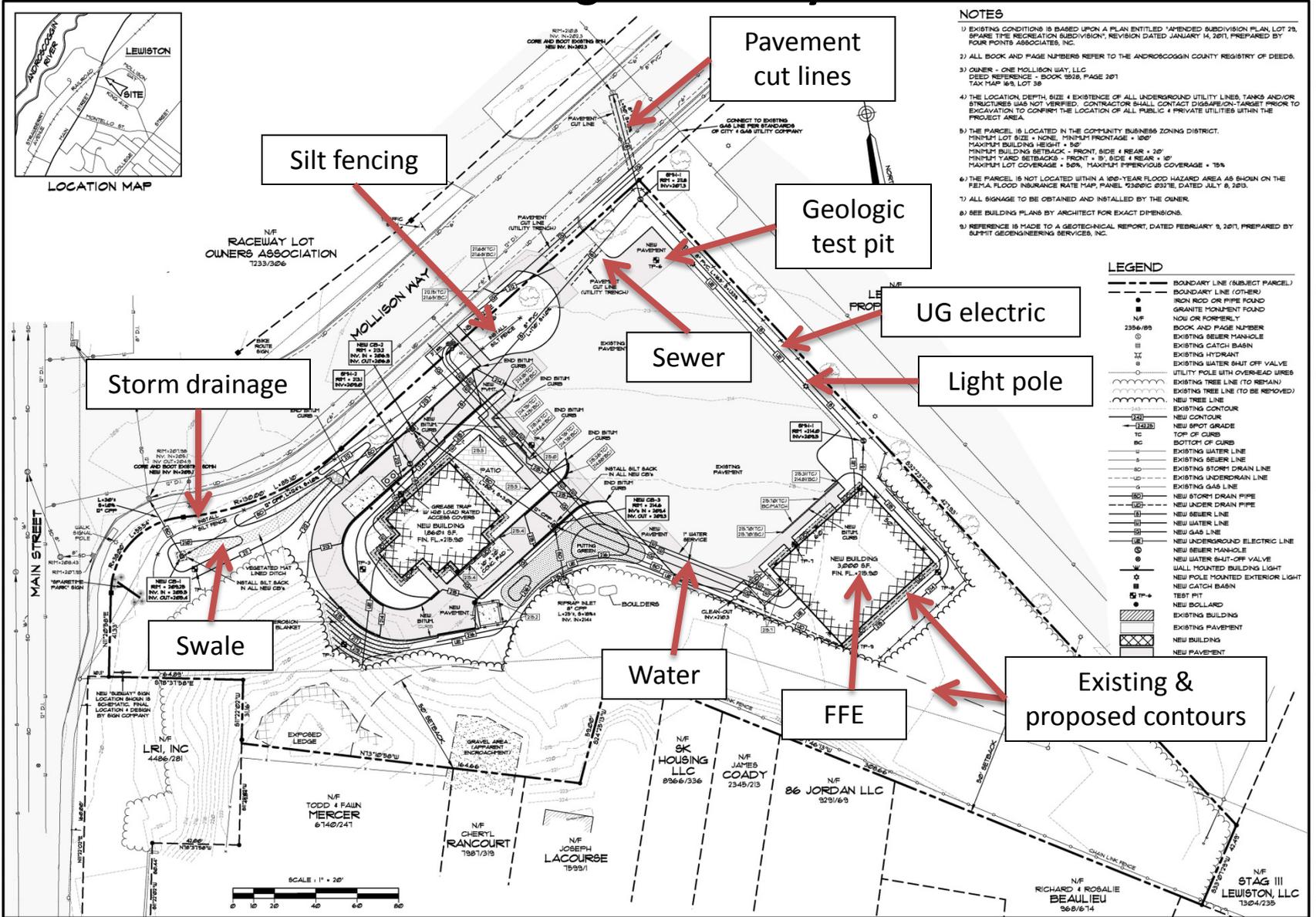
Stonebrook Consultants, Inc.
 456 Buckfield Road - Turner, Me 04282
 (207) 514-1451 Voice
 (207) 514-1450 Fax

SJR ENGINEERING, INC.
 31 HATFIELD ROAD
 AUGUSTA, MAINE 04330
 (207) 625-1636
 sjr@sjaeng.com
 SJR ENGINEERING

SITE & DEMOLITION PLAN	
1 MOLLISON WAY	
LEWISTON, MAINE	
PREPARED FOR	
ONE MOLLISON WAY, LLC	
155 CENTER STREET - AUBURN, MAINE 04210	
DATE	PROJECT
JAN 2011	2011-01
DRAWN BY	SCALE
SJR	1" = 20'
SHEET	

Scale

Grading and Utility Plan



FOR APPROVAL ONLY

Stonebrook Consultants, Inc.
 456 Buckfield Road - Turner, Me 04282
 (207) 514-1451 Voice
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SJR ENGINEERING, INC.
 21 MATHEW ROAD
 AUGUSTA, MAINE 04330
 (207) 625-1164
 stoneb@eng.com

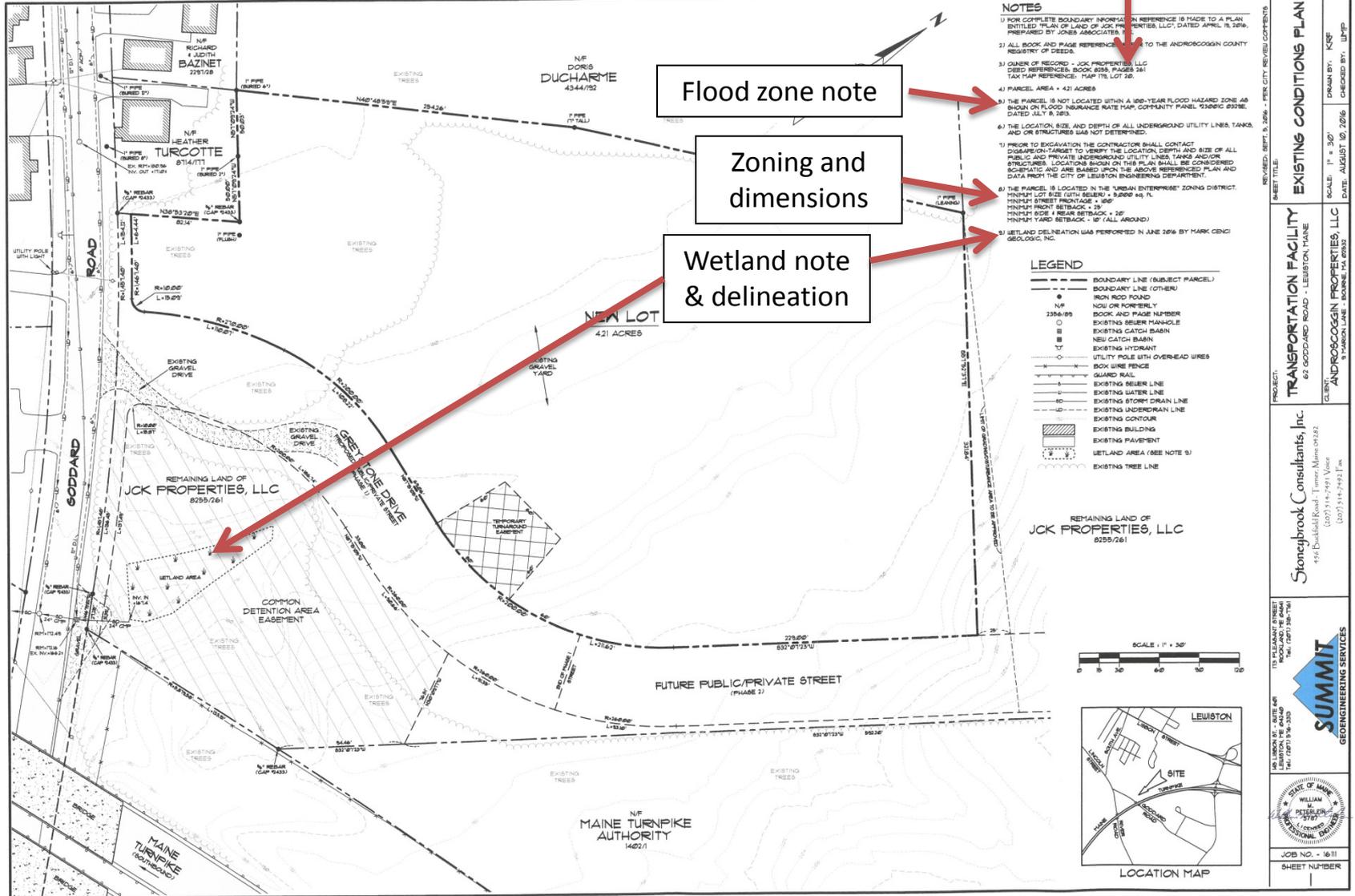
GRADING & UTILITY PLAN
 1 MOLLISON WAY
 LEWISTON, MAINE
 PREPARED FOR
ONE MOLLISON WAY, LLC
 100 CENTER STREET - AUBURN, MAINE 04210

DATE JAN 2017 **PROJECT** STAG III
DRAWN BY SJR **SCALE** 1" = 20'
SJR **ENGINEERING**
ONE MOLLISON WAY, LLC
 100 CENTER STREET - AUBURN, MAINE 04210

SHEET 2

Existing Conditions Plan

Owner and deed reference



REVISED: SEPT. 9, 2016 - PER CITY REVIEW COMMENTS

EXISTING CONDITIONS PLAN

PROJECT: TRANSPORTATION FACILITY
62 GODDARD ROAD - LEWISTON, MAINE

CLIENT: ANDROSCOGGIN PROPERTIES, LLC
3 MARION LANE - BOONE, MA 02013

SCALE: 1" = 30'
DATE: AUGUST 10, 2016

DRAWN BY: KRF
CHECKED BY: WTP

113 WILKINSON STREET
LEWISTON, MAINE 04240
TEL: (207) 361-7841

145 LEWIS ST. SUITE 401
LEWISTON, MAINE 04240
TEL: (207) 576-3333

SUMMIT
ENGINEERING SERVICES

STATE OF MAINE
WILLIAM PETERSEN
REGISTERED PROFESSIONAL ENGINEER

JOB NO. - 16111
SHEET NUMBER

Site Plan

Buildings on nearby lots

Paved car spaces

Setback

Sight distance

Wetland alteration

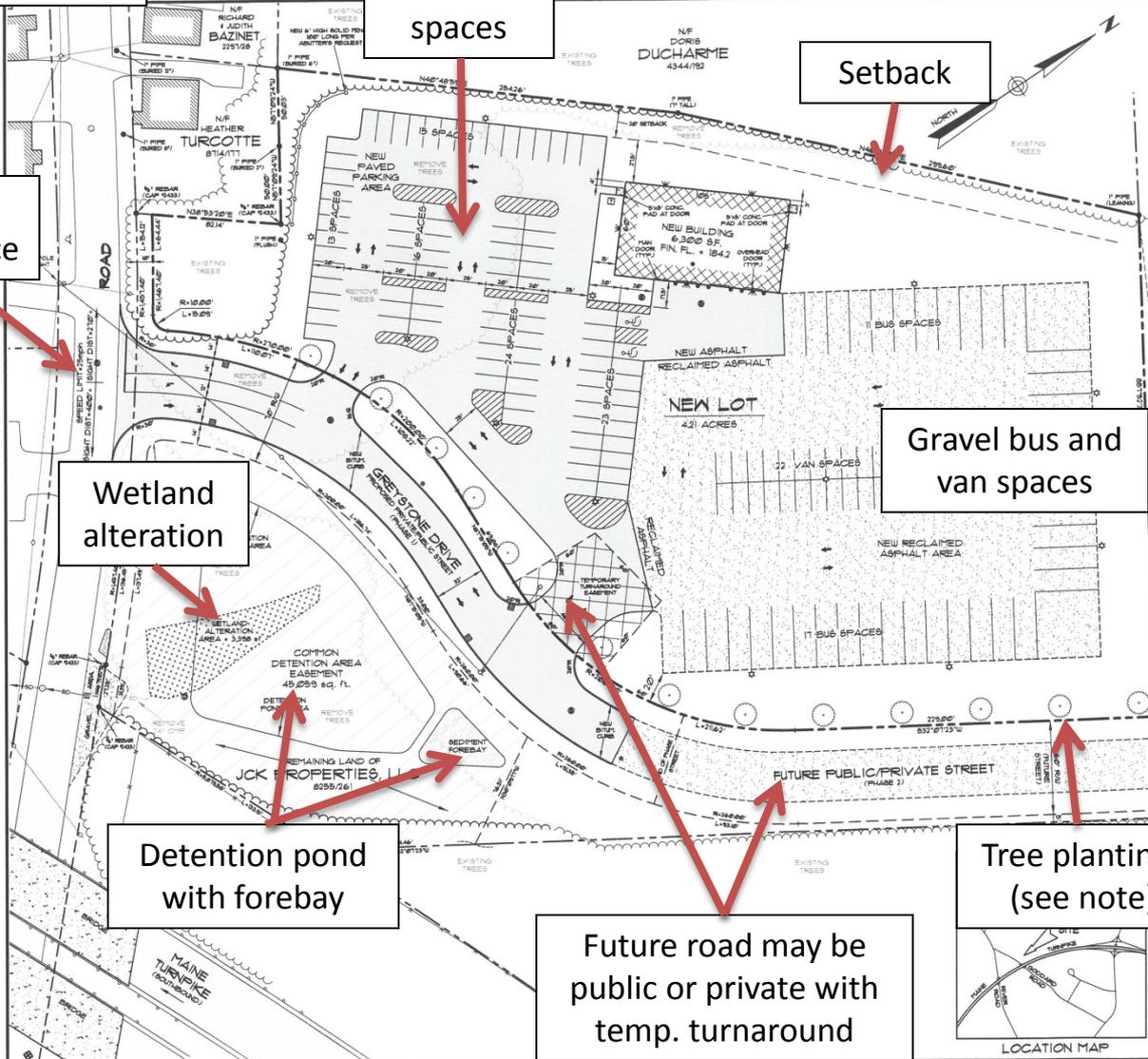
Gravel bus and van spaces

Detention pond with forebay

Future road may be public or private with temp. turnaround

Tree plantings (see note)

Note – if project not complete within 2 years approvals expire



NOTES

- FOR COMPLETE BOUNDARY INFORMATION REFERENCE IS MADE TO A PLAN ENTITLED "PLAN OF LAND OF JCK PROPERTIES, LLC", DATED APRIL 19, 2016, PREPARED BY JONES ASSOCIATES, INC.
- ALL BOOK AND PAGE REFERENCES REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
- OWNER OF RECORD - JCK PROPERTIES, LLC (DEED REFERENCES: BOOK 8394, PAGES 341; TAX MAP REFERENCE: "MAP 176, LOT 26).
- PARCEL AREA = 4.21 ACRES
- THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP, COMPANION PANEL 25269C 0378E, DATED JULY 8, 2017.
- THE LOCATION, SIZE, AND DEPTH OF ALL UNDERGROUND UTILITY LINES, TANKS, AND OR STRUCTURES WAS NOT DETERMINED.
- PRIOR TO EXCAVATION THE CONTRACTOR SHALL CONTACT DISAHEAD-TARGET TO VERIFY THE LOCATION, SIZE AND SIZE OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES. LOCATIONS SHOWN ON THIS PLAN SHALL BE CONSIDERED APPROXIMATE AND ARE BASED UPON THE ABOVE REFERENCED PLAN AND DATA FROM THE CITY OF LEWISTON ENGINEERING DEPARTMENT.
- THE PARCEL IS LOCATED IN THE "URBAN ENTERPRISE" ZONING DISTRICT.
- PROJECT LOT SIZE (WITH BUFFER) = 3,600 x 14.5 FT. STREET FRONTAGE = 150 FT. STREET FRONT SETBACK = 15 FT. FRONT SIDE & REAR SETBACK = 10 FT. FRONT YARD SETBACK = 15 FT. (SEE AROUND)
- SETBACK DELINEATION WAS PERFORMED IN JUNE 2016 BY MARK GENIG GEOLOGIC, INC.
- THE PURPOSE OF THIS PLAN IS TO SEEK APPROVALS FOR A TRANSPORTATION FACILITY FOR ANDROSCOGGIN PROPERTIES, LLC (ANDROSCOGGIN) LOCATED ON A PORTION OF THE LOT AS SHOWN. ROADWAY OWNED BY JCK PROPERTIES, LLC (JCK). THE NEW LOT WILL HAVE FRONTAGE ALONG A PROPOSED PUBLIC STREET TO BE KNOWN AS GREYSTONE DRIVE. GREYSTONE DRIVE WILL BE MAINTAINED AS A PRIVATE WAY BY ANDROSCOGGIN AND JCK UNLIT. IT IS ACCEPTED AS A PUBLIC STREET. BOTH PARCELS SHALL ALSO SHARE RESPONSIBILITY FOR COMMON UTILITY SERVICES AND COMPUTER CONTROL SYSTEMS. THOSE RIGHTS SHARED WILL BE FULLY DESCRIBED IN AN EASEMENT AND MAINTENANCE AGREEMENT TO BE RECORDED WITH THE CONVEYANCE OF THE NEW LOT FOR THE ANDROSCOGGIN PROJECT AFTER THIS PROJECT IS APPROVED.
- THIS PROJECT HAS BEEN APPROVED AS PHASE 1 WITH ITS AM PEAK HOUR TRIPS AND 26 PM PEAK HOUR TRIPS. THE TRAVEL MOVEMENT PERMIT (TMP) INCLUDES FULL-BUILT-OUT OF THIS AREA WITH A TOTAL PROJECT OF 208 AM PEAK HOUR TRIPS AND 216 PM PEAK HOUR TRIPS WITH PHASE 2 OFF-SITE IMPROVEMENTS DESCRIBED IN THE TMP.
- THIS PROJECT HAS BEEN APPROVED WITH A STORE-WATER DETENTION AREA DESIGNATED TO TREAT A TOTAL OF 847 ACRES OF IMPERVIOUS AREA WITH 313 ACRES OF DISTURBED AREA IN THE TOTAL PROJECT AREA. THE IMPERVIOUS AREA OF PHASE 1 IS 19.137 ACRES AND THE PHASE 2 (DISTURBED) AREA IS 6.619 ACRES.
- APPROVALS OF THIS PROJECT INCLUDES ALL WORK WITHIN THE LIST OF GRADING/COUNTERMEASURE AREA LINE SHOWN ON THE PROJECT PLANS. AN ADDITIONAL WORK ON THE REMAINING LAND OF JCK PROPERTIES, LLC THAT SECURE PERMITS AS REQUIRED UNDER ALL CITY REQUIREMENTS OR STANDARDS BEFORE ANY CONSTRUCTION OCCURS.

REMAINING LAND OF
JCK PROPERTIES, LLC
8255/261

APPROVAL

APPROVED BY THE CITY OF LEWISTON PLANNING BOARD

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LEGEND

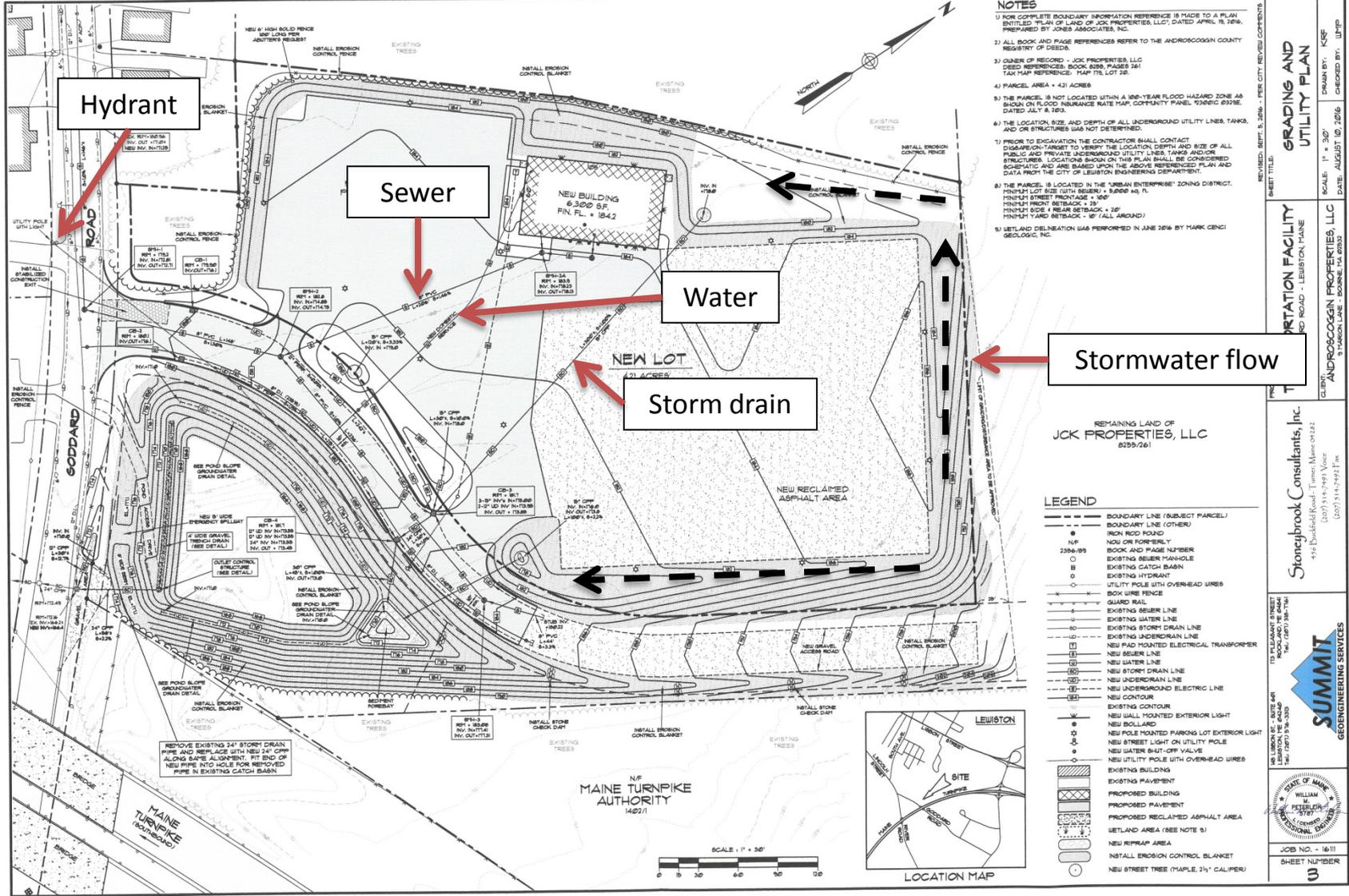
- BOUNDARY LINE (PUBLIC PARCEL)
- BOUNDARY LINE (OTHER)
- IRON ROD FOUND
- NOV OR PORTYIELD

NEW STREET TREE (MAPLE, 2 1/2" CALIPER)
EXISTING BUILDING
EXISTING PAVEMENT
PROPOSED BUILDING
PROPOSED PAVEMENT
PROPOSED RECLAIMED ASPHALT AREA
WETLAND AREA (SEE NOTE 5)
NEW RIPRAP AREA
NEW TREE LINE
EXISTING TREE LINE

LOCATION MAP

REVISIONS: SHEET 5, 2016 - PER CITY REVIEW COMMENTS	SITE PLAN
PROJECT: TRANSPORTATION FACILITY @ ACCORD ROAD - LEWISTON, MAINE	SCALE: 1" = 30'
CLIENT: ANDROSCOGGIN PROPERTIES, LLC	DATE: AUGUST 10, 2016
DESIGNER: Stonebrook Consultants, Inc. 494 Bowditch Road, Turner, Maine 05242 (207) 544-7991 Voice (207) 544-7992 Fax	DRAWN BY: KCF CHECKED BY: WJP
DATE: 08/10/2016	JOB NO. - 16111
	SHEET NUMBER 2

Grading and Utility Plan



A Few Words about Runoff and Low Impact Development

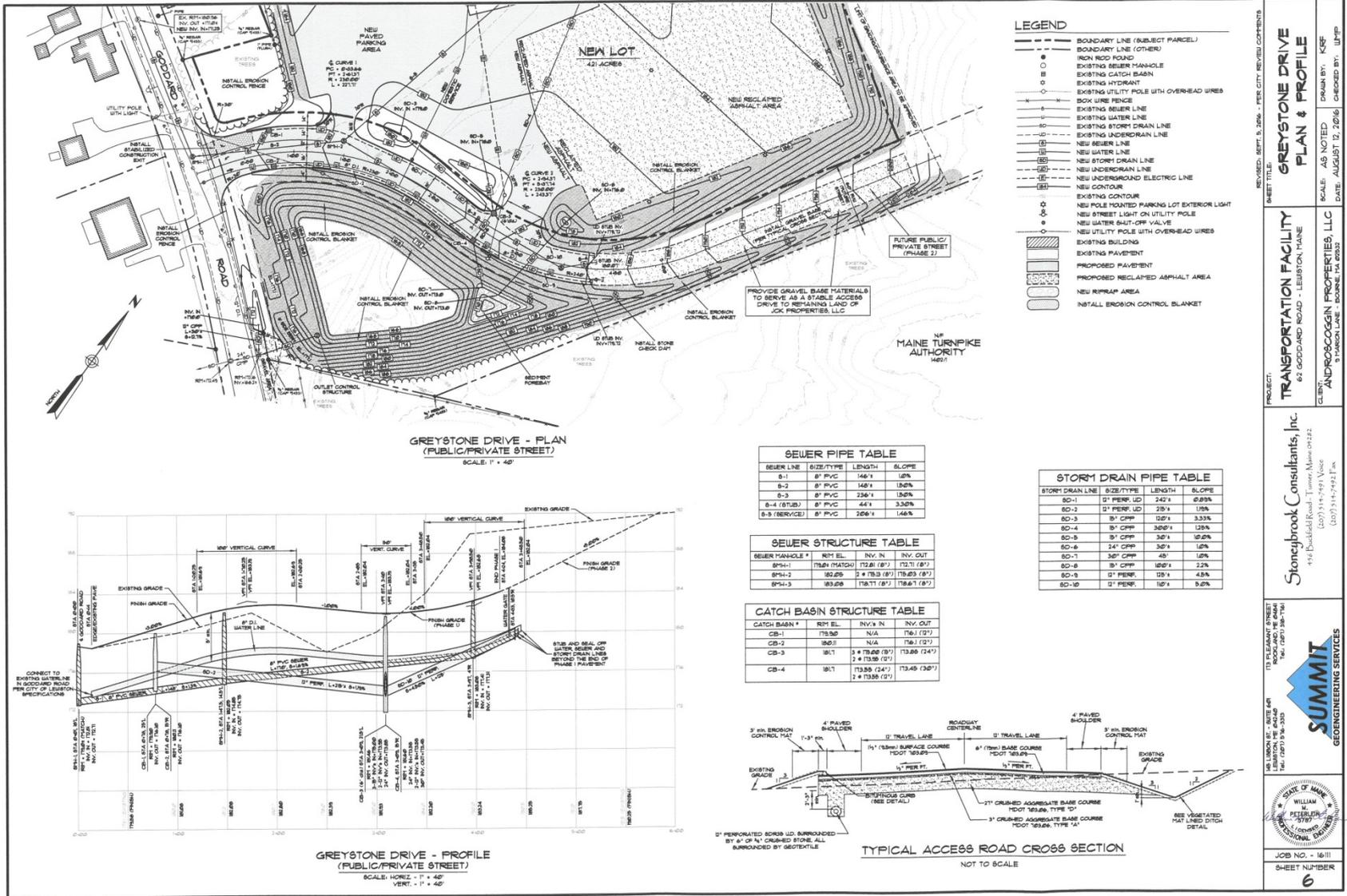
How can one informally assess the impact of new impervious surfaces on off-site runoff?

Do LIDs help reduce off-site runoff?

The *USEPA Stormwater Calculator* is a user friendly program designed for informal use by town officials, planning boards and property owners to provide site specific guidance on the impact of additional impervious surfaces on the volume of off-site runoff, among other drainage parameters. It also allows the user to select from a range of LIDs and determine their impact on project runoff.

Links to the *Stormwater Calculator* and *User's Guide* as well as a full demonstration developed by LCRPC staff are available at <http://lcrpc.org/land-use-planning/stormwater-calculator-demonstration>.

Road Plan and Profile



LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- - - BOUNDARY LINE (OTHER)
- RISK ROAD FOUND
- ⊕ EXISTING BESEER MANHOLE
- ⊕ EXISTING CATCH BASIN
- ⊕ EXISTING HYDRANT
- ⊕ EXISTING UTILITY POLE WITH OVERHEAD WIRES
- ⊕ BOX JUNE FENCE
- ⊕ EXISTING BESEER LINE
- ⊕ EXISTING WATER LINE
- ⊕ EXISTING STORM DRAIN LINE
- ⊕ EXISTING UNDERDRAIN LINE
- ⊕ NEW BESEER LINE
- ⊕ NEW WATER LINE
- ⊕ NEW STORM DRAIN LINE
- ⊕ NEW UNDERDRAIN LINE
- ⊕ NEW UNDERGROUND ELECTRIC LINE
- ⊕ NEW CONTOUR
- ⊕ EXISTING CONTOUR
- ⊕ NEW POLE MOUNTED PARKING LOT EXTERIOR LIGHT
- ⊕ NEW STREET LIGHT ON UTILITY POLE
- ⊕ NEW WATER SHUT-OFF VALVE
- ⊕ NEW UTILITY POLE WITH OVERHEAD WIRES
- ▨ EXISTING BUILDING
- ▨ EXISTING PAVEMENT
- ▨ PROPOSED RECLAIMED ASPHALT AREA
- ▨ NEW RIPRAP AREA
- ▨ INSTALL EROSION CONTROL BLANKET

SEWER PIPE TABLE

SEWER LINE	SIZE/TYPE	LENGTH	SLOPE
S-1	8" PVC	146'	1.0%
S-2	8" PVC	148'	1.0%
S-3	8" PVC	236'	1.0%
S-4 (SERV.)	8" PVC	44'	3.0%
S-5 (SERV.)	8" PVC	306'	1.4%

STORM DRAIN PIPE TABLE

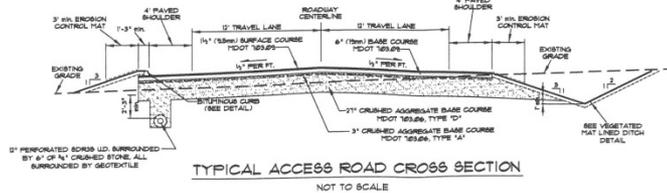
STORM DRAIN LINE	SIZE/TYPE	LENGTH	SLOPE
SD-1	12" PERK. UG	242'	0.83%
SD-2	12" PERK. UG	28'	1.9%
SD-3	8" CPP	126'	3.33%
SD-4	8" CPP	305'	1.3%
SD-5	8" CPP	30'	10.0%
SD-6	24" CPP	30'	1.0%
SD-7	30" CPP	48'	1.0%
SD-8	8" CPP	100'	2.2%
SD-9	12" PERK.	125'	4.8%
SD-10	12" PERK.	10'	0.0%

SEWER STRUCTURE TABLE

SEWER MANHOLE	RIM E.L.	INV. IN	INV. OUT
SM-1	176.81	173.81	172.71
SM-2	182.25	2 * 179.3	178.63
SM-3	193.08	178.71	178.61

CATCH BASIN STRUCTURE TABLE

CATCH BASIN #	RIM E.L.	INV. IN	INV. OUT
CB-1	176.81	N/A	176.1
CB-2	186.1	N/A	176.1
CB-3	181.1	3 * 178.68	173.88
CB-4	181.1	2 * 179.3	173.49



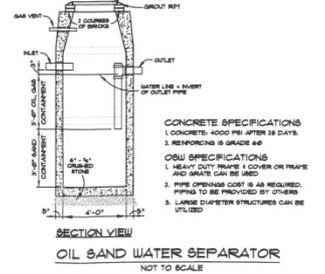
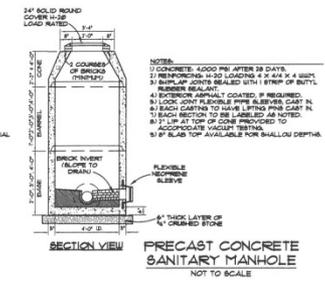
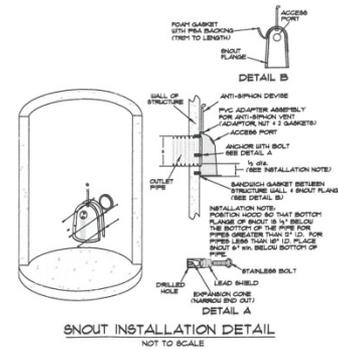
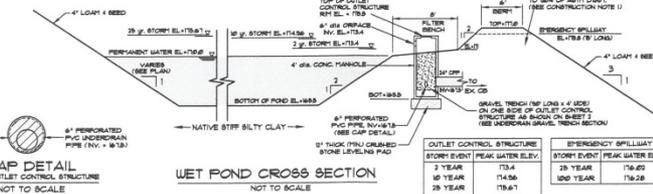
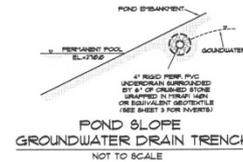
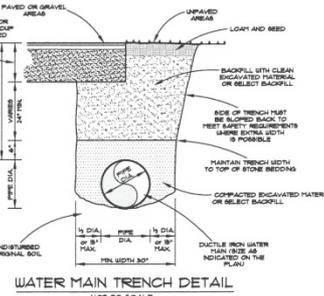
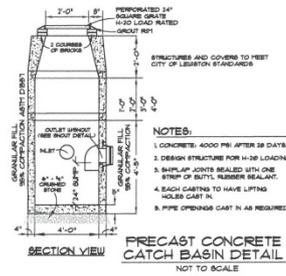
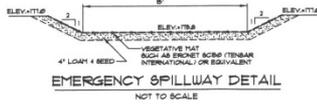
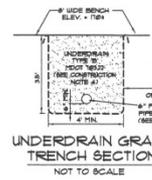
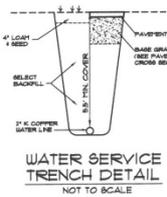
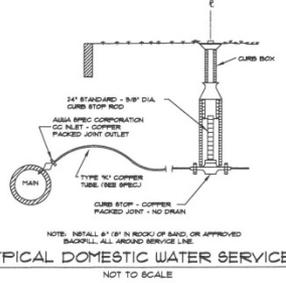
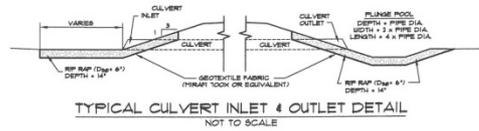
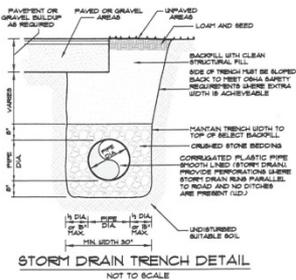
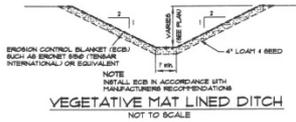
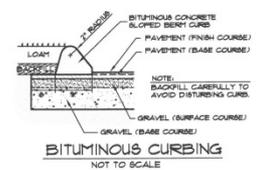
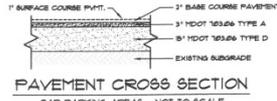
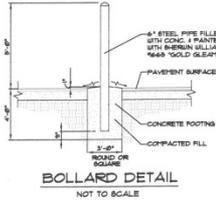
REVISED: SEPT. 5, 2016 - PER CITY REVIEW COMMENTS
SHEET TITLE: **GREYSTONE DRIVE PLAN & PROFILE**
PROJECT: **TRANSPORTATION FACILITY**
62 GOODHARD ROAD - LEWISTON, MAINE
CLIENT: **ANDROSOGOGN PROPERTIES, LLC**
9 MARCON LANE - BOONE, NH 07033
DRAWN BY: KRF
CHECKED BY: WJF
JOB NO. - 16111
SHEET NUMBER
6

Stoneybrook Consultants, Inc.
145 Dashed Road - Turner, Maine 05252
(207) 791-9421 Fax
(207) 791-9421
113 CLEAVAGE STREET
LEWISTON, MAINE 04240
TEL: (207) 536-3300
FAX: (207) 536-3010

SUMMIT
ENGINEERING SERVICES

STATE OF MAINE
WILLIAM M. PETERSON
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 10823

Construction Details



REVIEWED: REPT. 9, 2016 - PER CITY REVIEW COMMENTS

CONSTRUCTION NOTES & DETAILS

SCALE: AS NOTED
DATE: AUGUST 10, 2016
DRAWN BY: KCF
CHECKED BY: WJF

PROJECT: TRANSPORTATION FACILITY
62 CEDAR ROAD - LEWISTON, MAINE
CLIENT: ANDROSCOGGIN PROPERTIES, LLC
13000 STATE ST. LEWISTON, MAINE 04240

Stoneybrook Consultants, Inc.
455 Brookfield Road, Turner, Maine 04242
(207) 574-7291 Voice
(207) 574-7292 Fax

133 MILLBURN ST. SUITE 401
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SUMMIT
ENGINEERING SERVICES

100 WILSON ST. SUITE 401
LEWISTON, MAINE 04240
TEL: (207) 574-3333

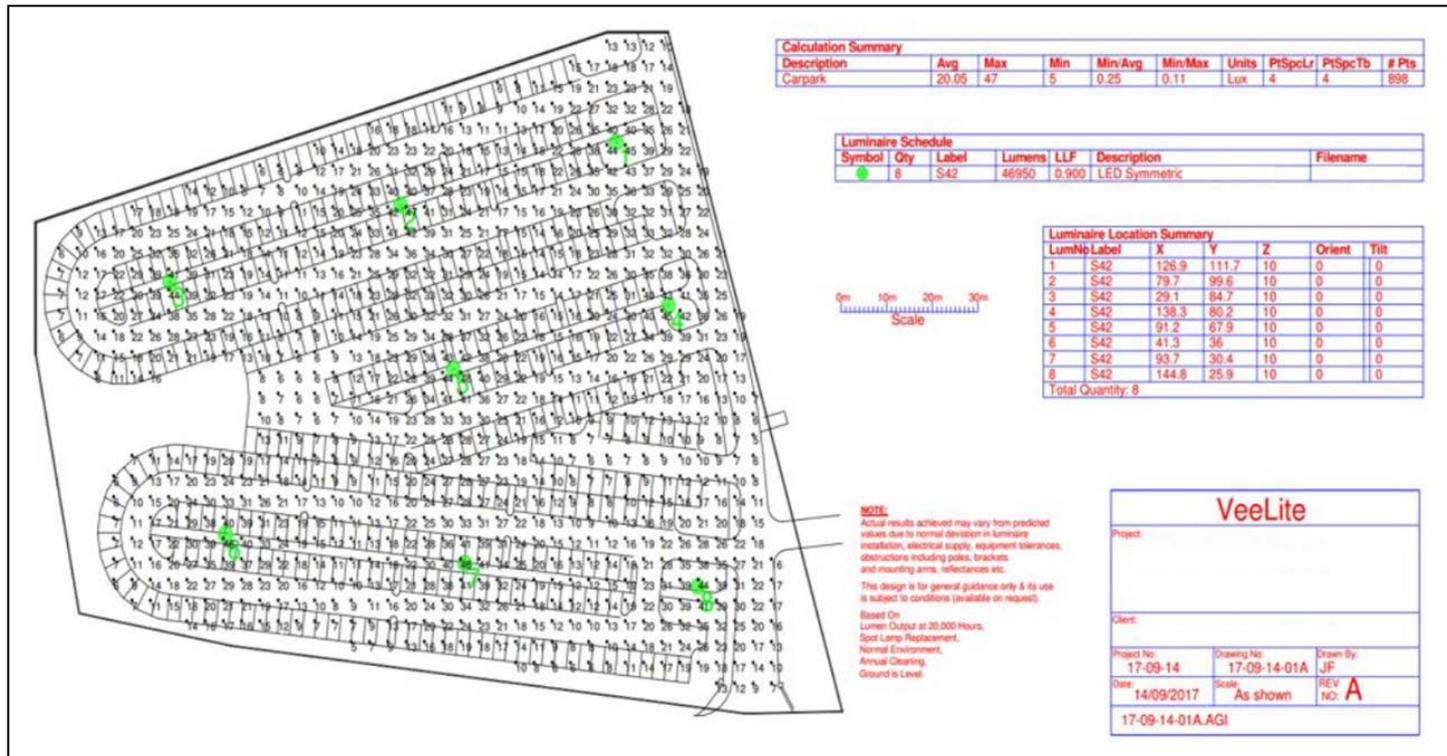
WILLIAM
D. DETMERS
P.E.
REGISTERED PROFESSIONAL ENGINEER

JOB NO. - 16111
SHEET NUMBER
4

Lighting and Glare

Town Requirements (partial)

Exterior lighting may be used which serves security, safety and operational needs but which does not directly or indirectly produce deleterious effects on abutting properties or which would impair the vision of a vehicle operator on adjacent roadways. Lighting fixtures shall be shielded or hooded so that the lighting elements are not exposed to normal view by motorists, pedestrians, or from adjacent dwellings. Direct or indirect illumination shall not exceed ***one-tenth (0.1) foot-candles upon abutting residential properties.***



Waivers of Performance Standards

Two Plans Required

As a requirement for being approved by the Board as a complete application and thus a preliminary plan, the applicant shall submit a plan that fully meets all the requirements of all the Section 11 Performance Standards. The applicant may also submit an accompanying separate preliminary plan that sets out any proposed waivers from Section 11 Performance Standards accompanied by a written statement(s) explaining why the applicant believes the waivers would still accomplish the purpose of the performance standard so proposed to be altered.

Selected Performance Standards

Adequacy of Public Road System

Town Requirement

Vehicular access to the site must be on roads which have adequate capacity to accommodate the ***MDOT Level of Service Process***, even if it is a Town owned road. A development not meeting this requirement may be approved if the applicant demonstrates that:

1. A public agency has committed funds to construct the improvements necessary to bring the level of access to this standard as soon as possible or,
 2. The applicant will assume financial responsibility for the improvements necessary to bring the level of service to this standard and will assure the completion of the improvements as soon as possible, with a financial guarantee acceptable to the municipality.
- .

Adequacy of Public Road System

Level of Service

Level of Service is a measurement of the delay experienced at an intersection as a result of traffic operations at that intersection. In general, there are six levels of service:

LOS A - free-flow operations where the effects of incidents are easily absorbed.

LOS B - maneuverability and speed limits are beginning to be restricted by other motorists although level of comfort is still high.

LOS C - experienced drivers are still comfortable but maneuverability is noticeably restricted.

LOS D - noticeable congestion and driver comfort levels decrease.

LOS E - roadway capacity is reached and disruptions are much more prevalent – driver comfort has declined.

LOS F - volumes greater than roadway capacity with congestion and possible stopped conditions.

***MaineDOT has determined that Levels of Service A-D
are acceptable conditions for intersections***

Adequacy of Public Road System

Level of Service Determination

Table 4: LOS from Control Delay

<i>Level of Service (LOS)</i>	<i>Unsignalized Control Delay (Sec./Vehicle)</i>	<i>Signalized Control Delay (Sec./Vehicle)</i>
A	≤10	≤10
B	>10-≤15	>10-≤20
C	>15-≤25	>20-≤35
D	>25-≤35	>35-≤55
E	>35-≤50	>55-≤80
F	>50	>80

Source: Highway Capacity Manual 2010

Table 13: Capitol St at Sewall St

<i>Movement</i>	<i>AM 2022 No Build</i>	<i>AM 2022 Build</i>	<i>PM 2022 No Build</i>	<i>PM 2022 Build</i>
	<i>Delay (sec.)/LOS</i>	<i>Delay (sec.)/LOS</i>	<i>Delay (sec.)/LOS</i>	<i>Delay (sec.)/LOS</i>
Capitol St EB LT	14/B	17/B	43/D	38/D
Capitol St EB TH	10/B	10/B	34/C	36/D
Capitol St EB RT	7/A	7/A	28/C	28/C
Capitol St WB LT	19/B	13/B	52/D	61/E
Capitol St WB TH	6/A	8/A	24/C	23/C
Capitol St WB RT	5/A	7/A	16/B	16/B
Sewall St NB LT	29/C	25/C	16/B	16/B
Sewall St NB TH	24/C	24/C	11/B	10/B
Sewall St NB RT	12/B	12/B	7/A	7/A
Sewall St SB LT	31/C	36/D	23/C	20/C
Sewall St SB TH	35/D	34/C	21/C	8/A
Sewall St SB RT	9/A	12/B	14/B	13/B
INTERSECTION	13/B	13/B	24/C	21/C

Traffic Sight Distance

Town Requirement

Any driveway or proposed street must be designed so as to provide the minimum sight distance according to the Maine Department of Transportation (MDOT) standards.

Unless otherwise specified by MDOT, the following standards apply: Posted Speed - Required Sight Distance (1)*

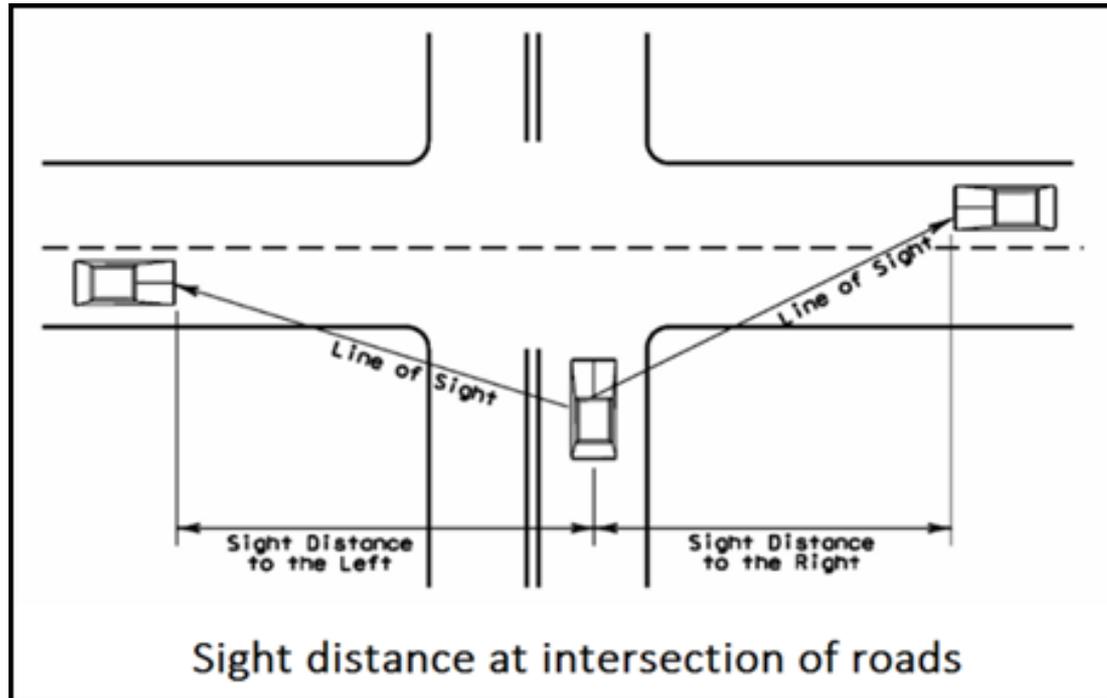
25 mph	200 ft
30 mph	250 ft
35 mph	305 ft
40 mph	360 ft
45 mph	425 ft
50 mph	495 ft
55 mph	570 ft

*(1) Sight distance shall be increased by up to 50% if 30% or more of the vehicles using the proposed driveway or street will consist of vehicles larger than pickup trucks

Traffic Sight Distance

MaineDOT Guideline for Measurement of Sight Distance

Sight distance is measured to and from the point on the centerline of the proposed access that is located 10 feet from the edge of traveled way. The height of the hypothetical person's view is considered to be 3½ feet above the pavement and the height of the object being viewed is considered to be 4¼ feet above the pavement.



Building Appearance

Town Requirements Section 11.V

The following standards apply to all buildings other than large-scale development (large scale development shall also satisfy the standards in Section 12.)

1. The building's architecture (e.g. buildings of less than 7,500 square feet of gross floor area) shall reflect traditional New England building forms including, but not limited to, pitched roofs, dormers, windows (rather than plate glass) and clapboard, shingle or brick siding. Freestanding accessory structures, such as ATMs, gas pump canopies, sheds or drive-thrus (so called), etc., shall be treated as architectural elements and meet the same design standards as the principal structures on the site.
2. Pitched roofs with a minimum pitch of 5/12 may be required by the Planning Board to complement existing abutting buildings or otherwise maintain a particular esthetic objective.
3. Building facade colors shall be non-reflective, subtle, neutral or earth tone. The use of high intensity colors, metallic colors, fluorescent colors or black on facades shall be prohibited. Building trim and architectural accent elements may feature colors of black, but such colors shall be muted, not metallic, not fluorescent and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on signage.

Traditional New England building forms including, but not limited to, pitched roofs, dormers, windows (rather than plate glass) and clapboard, shingle or brick siding.



Freestanding accessory structures, such as ATM's, gas pump canopies, sheds or drive-thrus (so called), etc., shall be treated as architectural elements and meet the same design standards as the principal structures on the site.



Building facade colors shall be non-reflective, subtle, neutral or earth tone. The use of high intensity colors, metallic colors, fluorescent colors or black on facades shall be prohibited. Building trim and architectural accent elements may feature colors other than black, but such colors shall be muted, not metallic, not fluorescent and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on signage.



Additional Standards from Section 12 – Large-Scale Development

A. Building Appearance.

The building shall employ varying setbacks, heights, roof treatments, doorways, window openings and other structural or decorative elements to reduce apparent size and scale of the building.



1. The building's architecture shall include, but not be limited to, pitched roofs, dormers, windows (rather than plate glass) and clapboard or brick siding.



2. a. A minimum of fifty (50) percent of the structure's facades, 50 feet or longer in length and that are directly facing (i.e. parallel to) a public street, shall employ architectural features such as, but not limited to, actual protrusions or recesses with a depth of at least six (6) feet. No uninterrupted façade shall extend more than forty-nine (49) feet.

b. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than fifty (50) percent of their horizontal length.



3. A minimum of twenty (20) percent of all of the linear roof eaves or parapet lines on the side of structures (with a façade of 50 feet or more in length fronting on a public way), shall employ differences in height, with such differences measured eaves to eaves or parapet to parapet.



5. Building facades shall include a repeating pattern that includes no fewer than three (3) of the following elements: (a) color change; (b) texture change; (c) material module change; (d) expression of architectural or structural bay through a change in plane no less than twenty-four (24) inches in width such as an offset, reveal or projection rib. At least one of these elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.



6. Any rear or side building façade that is directly facing a public street (i.e. parallel thereto), shall be designed to complement the architectural treatment of the primary façade. Rear and side building facades visible from residential properties shall be screened to block visibility from the residential property in conformance to Section 12.E.2.



8. Building Compatibility

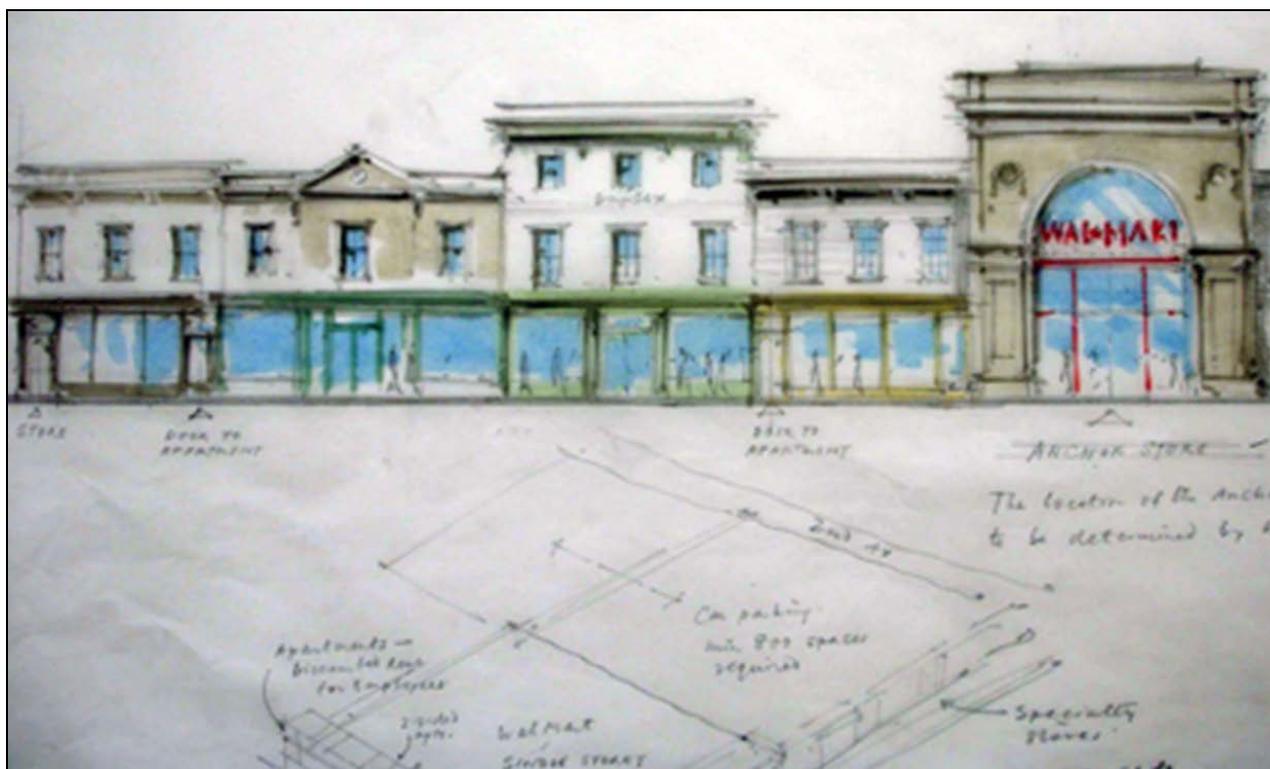
a. Exterior building materials shall be of a comparable aesthetic quality on sides of the building directly facing (parallel to) public ways. Building materials such as glass, brick, tinted or decorative concrete block, wood, stucco, vinyl siding or exterior insulation and finish systems (EIFS) shall be used. Decorative architectural metal with concealed fasteners or decorative tilt-up concrete panels may be approved if incorporated into the overall design of the building.



b. Sides of the building not visible from a public way shall maintain compatibility with other sides of the building by use of compatible colors.



9. The integration of windows into the building design is required and shall be transparent glass between three (3) to eight (8) feet above the walkway along any facades facing a public street. The use of blinds shall be acceptable where there is a desire for opacity. Any blinds shall comply with the color standards of Subsection A.7 above. If large areas of plate glass are proposed, the Planning Board may require the applicant to demonstrate that glare from such glass will not create safety concerns for vehicles.



10. Ground floor facades of retail buildings that face public streets or contain the principal access to the building and which exceed one hundred and fifty (150) feet in length shall be designed to appear as a series of attached, individual storefronts even though the building itself may consist of a single retail occupancy.



11. Public entryways shall be clearly defined and highly visible on the building's exterior design and shall be emphasized by on-site traffic flow patterns. Two (2) or more of the following design features shall be incorporated into all public entryways: canopies or porticos, overhangs, projections, arcades, peaked roof forms, arches, outdoor patios, display windows, distinct architectural details.



1. Areas for outdoor sales of products may be permitted if they are extensions of the sales_floor into which patrons are allowed free access. Such areas shall be incorporated into the overall design of the building and the landscaping, be counted as part of the minimum 7,500 square feet (or maximum of 35,000 square feet) of floor area and shall be permanently defined and screened with walls, roofs and shall conform to those compatible predominant materials and colors used on the rest of the building.

3. Outdoor sales areas must be clearly depicted on the site plan. They must be at least ten (10) feet from motor vehicle routes and protected by a physical barrier.

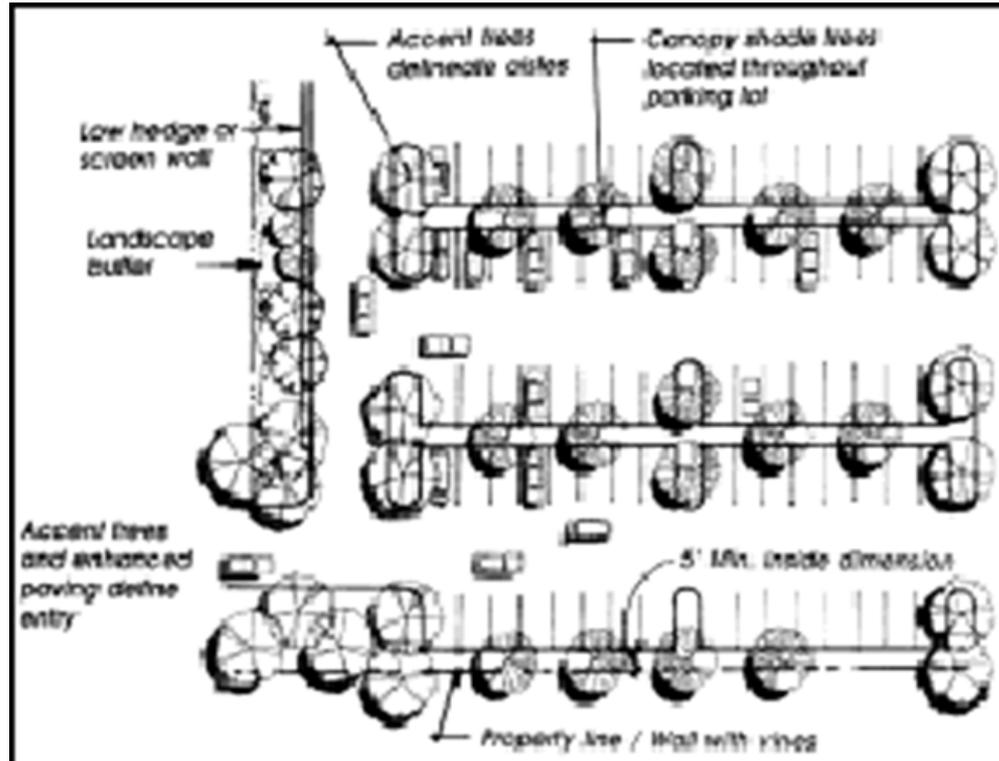


C. Parking.

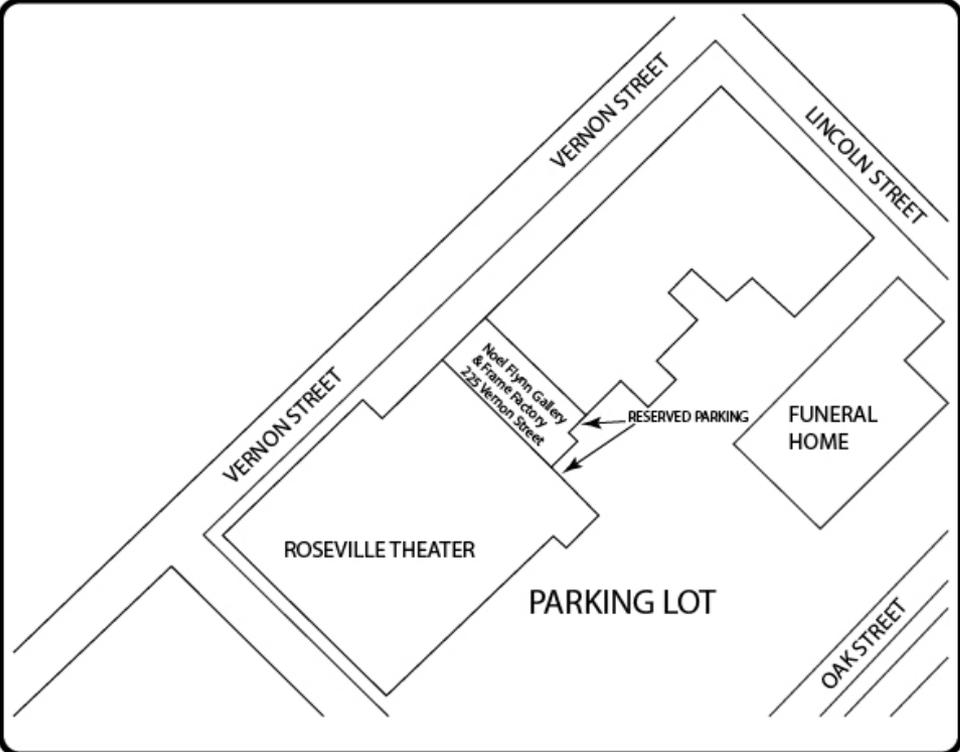
1. Parking areas shall provide safe, convenient and efficient access for vehicles and pedestrians. They shall be distributed around large buildings in order to shorten the distance to other buildings and public sidewalks and to reduce the overall scale of the paved surface.



2. Parking lots over 100 spaces shall be segmented visually and functionally into distinct parking areas of no more than 40 spaces by landscaped and curbed medians with a minimum curb to curb width of ten (10) feet. Curbed landscaped islands shall be sited at the end of each parking aisle and within parking aisles at intervals no greater than one island per every twenty (20) spaces. Islands at the ends of aisles shall be counted toward meeting this requirement. Each required landscaped island shall be a minimum of three hundred sixty (360) square feet of landscaped area.



3. No off-street parking shall be sited between the front façade of the principal building and the primary abutting streets with the exception of parking areas used for the display of vehicles for sale. The Planning Board may waive this requirement up to fifteen (15%) percent of off-street parking if it determines that the building and parking area are screened from view by out lot(s) (as defined in Section 12.H.2) consisting of buildings less than seven thousand and five hundred (7,500) square feet of floor area and by the use of additional tree plantings, berms, fencing, low walls, shrubs and/or perennials.



D. Bicycles and Pedestrian Facilities

1. Sidewalks internal to the development shall be provided and shall be no less than eight (8) feet in width and raised at least 6 inches above the vehicle travelway. Also, they shall be provided from the public sidewalk or right-of-way to the principal customer entrance(s) of all larger commercial buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points and shall feature adjoining landscaped areas that includes trees, shrubs, benches, flower beds, ground covers and other such materials for no less than fifty (50) percent of the length of the walkway.



2. Sidewalks at least five (5) feet in width shall be provided along all sides of the lot that abut a public street.



3. Sidewalks at least eight (8) feet in width shall be provided along the full length of the building along any façade featuring a customer entrance and along any façade abutting public parking areas. Such sidewalks shall be located at least six (6) feet from the façade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the façade. Weather protection features such as awnings or arcades are required at all customer entrances.



4. All internal pedestrian crosswalks shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as, but not limited to, pavers, bricks or scored concrete or asphalt to enhance pedestrian safety and comfort as well as the attractiveness of the walkways.

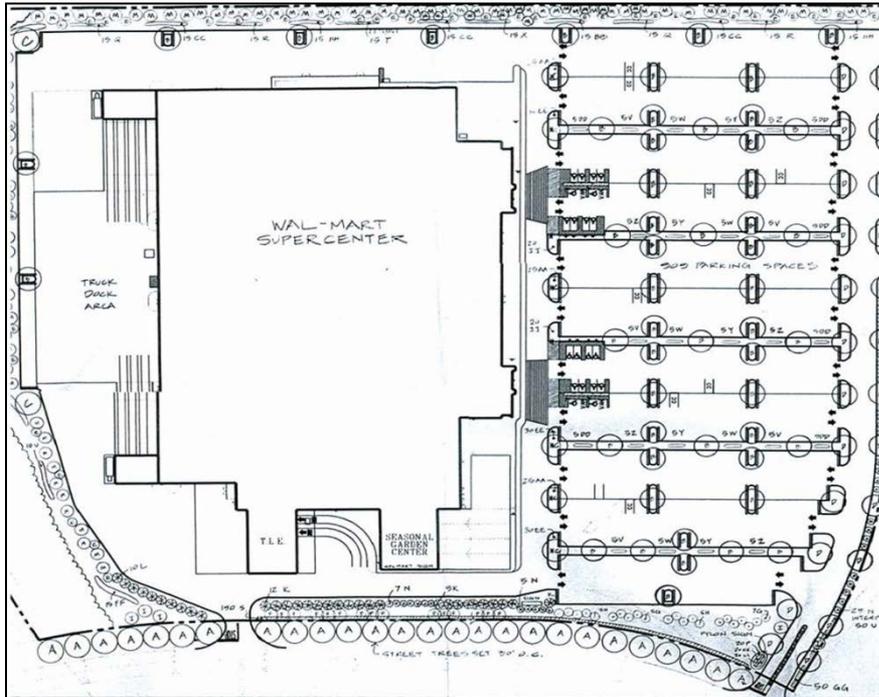


5. The development shall provide exterior pedestrian furniture in appropriate locations at the rate of one seat for every five thousand (5,000) square feet of gross floor area and secure, bicycle parking at the rate at least three bicycle rack spaces for every fifty (50) vehicle parking spaces.



E. Landscaping

1. The applicant shall submit a site landscaping plan that presents the location and quantity of all project plantings. The applicant shall also submit a planting schedule keyed to the site landscaping plan that lists the botanical and common names, size at planting and quantity of all project plantings. Landscaping shall be considered an integral component of the approved project. The applicant shall replace within thirty (30) days, or as seasonally required by the species, any landscaping that dies, is removed or otherwise requires replacement. Such replacement landscaping shall be equivalent in species and size to the original landscaping unless the applicant can demonstrate to the satisfaction of the Planning Board that the site conditions require an alternative species of comparable size.



CD.	#	BOTANICAL NAME	COMMON NAME	SIZE
CANOPY TREES				
A	26	ACER RUBRUM RED SUNSET	RED MAPLE	3-3 1/2" CAL.
B	65	FRAXINUS PENN. SUMMIT	SEEDLESS GREEN ASH	2 1/2-3" CAL.
C	18	GLEDITSIA T. SHADEMASTER	SHADEMASTER HONEYLOCUST	2 1/2-3" CAL.
D	24	QUERCUS RUBRA	RED OAK	2 1/2-3" CAL.
UNDERSTORY TREES & MULTISTEM CLUMPS				
E	70	AMELANCHIER AUTUMN BRILLIANCE	SHADBLow	6-8' HT.
F	15	BETULA PAPIRIFERA	PAPER BIRCH	1 1/2-2" CAL.
G	12	CRATAEGUS WINTER KING	WINTER KING HAWTHORN	8-10' HT.
H	10	MAGNOLIA ROYAL STAR	ROYAL STAR MAGNOLIA	5-6' HT.
I	5	MALUS ROYALTY	ROYALTY CRAB	1 1/2-2" CAL.
J	10	SALIX NIOBE	WEeping WILLOW	8-10' HT.
EVERGREEN TREES				
K	22	PICEA ABIES	NORWAY SPRUCE	5-6' HT.
L	25	PINUS NIGRA	AUSTRIAN PINE	5-6' HT.
M	120	PINUS STROBUS	EASTERN WHITE PINE	3-4' HT.
N	37	THUJA O. NIGRA	DARK AMER. ARBORVITAE	4-5' HT.
DECIDUOUS SHRUBS				
P	20	BERBERIS T. CRIMSON PYGMY	DWARF RED BARBERRY	15-18" SPD.
Q	50	CORNUS A. ELEGANTISSIMA	VAR. RED TWIG DOGWOOD	18-24" SPD.
R	50	CORNUS RACEMOSA	GRAY DOGWOOD	18-24" SPD.
S	150	FORSYTHIA NORTHERN GOLD	HARDY FORSYTHIA	18-24" SPD.
T	50	ILEX VERT. WINTER RED	WINTERBERRY	18-24" SPD.
U	90	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	18-24" SPD.
V	30	POTENTILLA F. ABBOTSWOOD	WHITE POTENTILLA	15-18" SPD.
W	30	POTENTILLA F. GOLDFINGER	GOLD POTENTILLA	15-18" SPD.
X	50	PRUNUS CISTENA	PURPLE LEAF SAND CHERRY	18-24" SPD.
Y	30	ROSA RUGOSA	RED RUGOSA ROSE	15-18" SPD.
Z	30	SPIRAEA JAPONICA GOLD MOUND	GOLD MOUND SPIREA	15-18" SPD.
EVERGREEN SHRUBS				
AA	75	ARCTOSTAPHYLOS UVA URSI	BEARBERRY	12-15" SPD.
BB	40	ILEX GLABRA COMPACTA	COMPACT INKBERRY	15-18" SPD.
CC	120	JUNIPERUS C. PFITZERIANA	PFITZER JUNIPER	15-18" SPD.
DD	30	JUNIPERUS H. BAR HARBOR	BAR HARBOR JUNIPER	15-18" SPD.
EE	90	JUNIPERUS H. BLUE CHIP	BLUE CHIP JUNIPER	15-18" SPD.
EF	40	PINUS MUGO MUGHUS	MUGO PINE	15-18" SPD.
GG	50	RHODODENDRON PJM	PJM RHODODENDRON	15-18" SPD.
HH	40	THUJA O. WOODWARDII	GLOBE ARBORVITAE	15-18" SPD.
GROUNDCOVERS				
JJ	40	PHLOX SUBULATA WHITE DELIGHT	WHITE CREEPING PHLOX	QT. POT
KK	20	RUDBECKIA GOLDSTURM	BLACK-EYED SUSAN	QT. POT
LL	20	SEDUM AUTUMN JOY	AUTUMN JOY SEDUM	QT. POT

2. A minimum of thirty (30) percent of the building's total foundation, including a minimum of fifty (50) percent along the building's façade facing a public street, shall be planted with landscaping, based on proper planting conditions, consisting of trees at least 1"caliper in width and an average height of six (6) feet, appropriate to USDA Plant Hardiness Zone 5 and placed into soil that would allow long-term growth and survival. Add adequate coverage by shrubbery to visually screen the base_(foundation) of the building(s). At a minimum, planted shrubbery shall be 3 gallon pot size so called. This landscaping shall be near entrances and facades facing public streets as well as in parking areas. If the building will be located in a village area and there will be no setback between it and a public sidewalk or street right-of-way, landscaping along the building's front façade is not required.

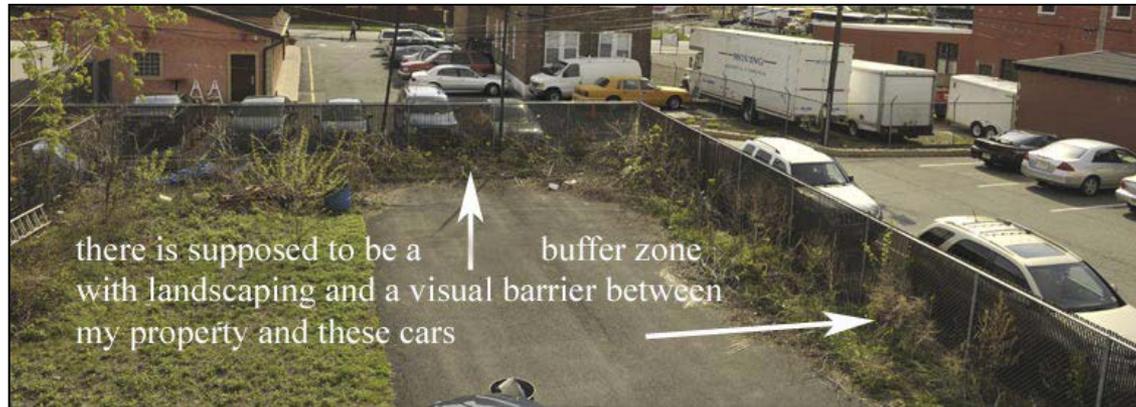
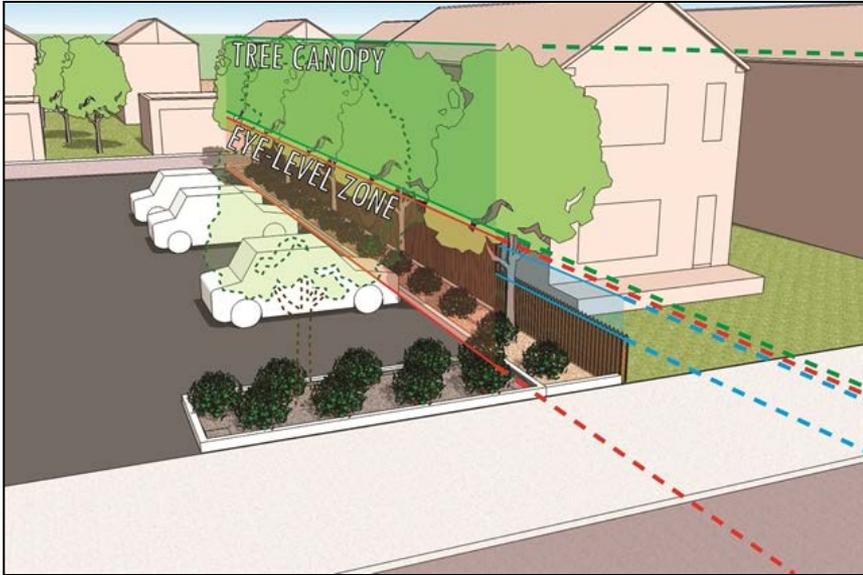
3. Parking islands shall be landscaped in conformance to Subsection 2 above.



4. Buffer strip landscaping shall consist of trees, based on proper planting conditions, at least 1" caliper in trunk width and a minimum suitable height appropriate to USDA Plant Hardiness Zone 5, placed into soil that would allow long-term growth and survival and in sufficient number to form a visual barrier consisting of understory trees, evergreen or deciduous shrubs and evergreen trees. These shall be planted along and within a minimum thirty (30) foot deep green buffer strip adjacent to all public and private streets and drives including parking lot connections, circulation drives (including those adjacent to buildings) and loading areas. If the building(s) will be located in a village area and there will be no setback between it and a public sidewalk or street right-of-way, landscaping adjacent to the public sidewalk or street right-of-way is not required.



5. Where the commercial building abuts a residential boundary line or a property with at least one residence, a stone wall or fencing with evergreen trees that provides screening and buffering shall be included, but not limited to, a six (6) foot high berm. or, as determined by the Planning Board, plantings that would protect the residents from seeing the commercial building(s).



F. Screening

1. Ground and wall-mounted mechanical equipment, refuse containers and permitted outdoor storage must be fully concealed from on-site and off-site ground level views with materials identical to those on building exteriors.



2. All trash collection areas that are not within an enclosed building or underground, must be screened or recessed so that they are not visible from public sidewalks, internal pedestrian walkways or adjacent residential properties and at least 50 feet from any lot line. Screening and landscaping of these areas shall conform to the predominant materials used on the site.



3. Roof-top equipment must be screened by parapets, upper stories or exterior walls from viewing from public streets within one-thousand (1,000) feet. Roof-top solar panels or windpower generators shall be screened only to the extent that their function is not compromised



5. Loading docks must be screened from surrounding roads and developed properties by walls matching the building's exterior or by fully opaque landscaping.



H. Additional Standards for Buildings 20,000 square feet or Greater in total floor area
Additional standards applicable only to large-scale development greater than twenty thousand (20,000) square feet in total floor area. These standards are intended to ensure that the buildings are not prominently visible from roads unless they are sited close to the road in a manner similar to traditional village commercial development.

1. Retail buildings of twenty (20,000) square feet or greater in total floor area that are set back more than fifty (50) feet from a road shall not be prominently visible from such a road. This may be accomplished by existing vegetation and topography as well as proposed site improvements such as landscaping, berms and similar site design features. In determining if existing vegetation and/or proposed landscaping will satisfy this standard, the Planning board shall require the applicant to provide a visualization of the building and landscaping as they would appear 7 years after completion of the project.



2. Alternatively, the standards in Section H herein, may be satisfied by the siting of smaller commercial buildings on pads or out-lots between the large-scale retail building and the designated road. This technique shall be employed for the full width of the development site along the road that provides its principal vehicular access except for access locations and landscaped public open spaces that the Planning Board determines will provide effective visual buffering of the large retail building.



G. Building Reuse

Additional standards for maintenance of a site after vacancy applicable only to large-scale developments consisting of commercial buildings (in the aggregate) greater than 7,500 square feet in total floor area are:

3. Community Impacts

The Planning Board may require an economic and fiscal impact analysis for a proposed large-scale development. The applicant shall provide adequate funding to the Town to retain a consultant of the Town's choice with appropriate experience to complete and present such analysis.