

February 8, 2008

Matt Nazar, Planner
Members of Augusta Planning Board
City Center Plaza
16 Cony Street
Augusta, Maine 04333

Re: Lot 18 Development for Central Maine Commerce Center
DEP #L-003511-26-A-T

Dear Matt and Board Members,

On behalf of Central Maine Commerce Center LLC, we are pleased to submit this preliminary site plan application to you for eventual Planning Board review and approval. The package includes the information required by the City. We believe this submission will satisfy the provisions for application completeness and hope to move forward with the Planning Board process. The project will require permits from the City of Augusta for site plan approvals and building permit, and the Maine DEP under their (1) General Permit - Construction Activity, (2) Site Location Law Permit General Conditions, and (3) MDOT traffic movement permit.

The Owner, Central Maine Commerce Center LLC, is planning to construct a new 51,000 sf (30,000 sf footprint) 2 story office building. The building will be flexible by design, as it will allow for different phases of construction depending on the client space needs, one floor or two floor operations. Parking for 163 vehicles (includes 8 handicap spaces) will encompass all sides of the proposed building providing for easy access and fire safety. Access to the site is from the existing private roads within the Central Maine Commerce Center facility. No access is to be provided from Civic Center Drive. The proposed building will utilize underground electricity and telephone, public sewer by force main connection (possible gravity sewer), and City public water supply. It is anticipated that this projects site infrastructure will be constructed during this construction season (2008).

The original 18 lot subdivision for the Central Maine Commerce Center was approved by the Augusta Planning Board on July 11, 2006. The lot is identified as Lot 18 on the Central Maine Commerce Center Subdivision plan prepared by Technical Services Inc dated July 2005 and revised November 16, 2007. The City has identified the Lot on Tax Map 1, Lot 235 and contains 3.22 acres (140,163 sf) of land.

Lot 18 lies within the Business and Industrial (IA) District. The parcel includes 415' of road frontage along Commerce Drive and 325' of road frontage along Civic Center Drive. A 50' easement for access to Lots 16 and 17 exists along the sideline of Lot 18. This access road is already constructed. The property does not lie within a floodplain. In the original subdivision approval, we were granted a wetlands alteration permit to disturb wetlands on the parcel from the Department of Environmental Protection (DEP) and the Army Corps of Engineers (ACOE).

Several of the subdivision lots have already been developed. Lot 13 contains the original SCI (now Central Maine Commerce Center) building. Lot 8 contains the State Police Maintenance facility. Lot 15 has been developed as a 352 space parking lot to service additional parking requirements for the Central Maine Commerce building. Lot 17 contains a recently constructed office building housing the USDA employees. In this proposal, Lot 18 is being developed with a speculative office building. No client is currently under contract for this construction.

The building and parking areas are to be constructed on previously disturbed soils. During the construction of the parking facility on Lot 15, significant quantities of soil were removed and compacted as base material on Lots 16, 17, and 18 of the Commerce Center Subdivision. Additional granular soil was obtained from McCarthy printing during the expansion of their facility and is stockpiled on Lot 18. This granular material is to be used for the construction of the parking surface and future extension of the Commerce Center road. Therefore, significant earthmoving for site construction has already been accomplished to bring the site into a stabilized parcel of land. The site is now ready to be developed with relatively minimal earth movement.

We have measured the site lot criteria with respect to differing land use and cover. The building footprint is 30,000 sf (21%), parking lot (57,085 sf or 41%), walkways (5,610 sf or 4%), green area (37,029 sf or 26%), and the existing access road to Lot 17 (10,439 sf or 8%). The lot's location along Civic Center Drive requires a 35' structure setback from the ROW, which is to be fully utilized for a landscaping type "C" bufferyard.

We have prepared a topographic site plan that incorporates locating the proposed building within setback criteria, yet allows for effective traffic movement completely around the building. Proposed grading for the site is optimum for parking, drainage, and landscaping features.

Adjacent areas and land uses are similar in nature to that being proposed. The area is larger lot commercial/office use, a mixture of woods, lawn, and meadow areas. The site is zoned to allow this type of use in the immediate area. Its location is ideal for the office use contemplated.

Erosion control has been completed for the most part during the earthwork filling of the site. Silt fences have been established and maintained during the construction of the fill project. Additional catch basins and culverts with rock channel protection have been constructed. The filled site is bare ground at this point, with the anticipation this project will occur in the Spring utilizing the gravel fill stockpiled onsite for the parking lot base and surface gravels.

Drainage from the parcel flows to an unnamed stream and manmade pond. The pond is to be utilized as a retention pond to control stormwater flows to existing conditions. This analysis was reviewed and approved by the City and DEP during the original subdivision approval. Each of the subdivision lots have been designed in the original subdivision approval with the future intention of 80% impervious cover. No specific onsite detention controls are necessary.

We have shown lighting to be installed for parking lot security and visibility. The light poles and fixtures will be similar to those already installed on the Central Maine Commerce Center complex. These lights are full cutoff design to prevent significant offsite glare to abutting properties. We have attached a footcandle lighting plan/study (see large plans, and copied attachment) that allows minimal stray lighting (up to 0.8 footcandles allowed at property line) onto the Lot 17 parking lot facility. We ask that this lighting be allowed considering the existing and proposed land use for both properties contemplated.

We have shown a concrete pad and enclosed fencing with supplemental landscaping to shield views from the aboveground propane tanks and dumpsters. Landscaping along the building and along the perimeter of the parking facility will enhance the aesthetics of this project and soften the view of the building from the entrance and Civic Center Drive. The landscaping requirement of 35' Bufferyard "C" along Civic Center Drive is shown on the plan. Additional bufferyard "A" required landscaping (15') along the parking areas is to be incorporated into the stie development. A split rail fence along Lots17/18 reduces the required bufferyard to 10'.

Lot 18, CMCC
Augusta, Maine

We have obtained a verbal approval from MDOT (Dave Allen) with regard to traffic improvements resulting from the original subdivision approval. However, no formal written approval has been issued to the Owner at this time. We have presented concept plans to MDOT that would make Civic Center Drive wider to provide for a full movement entrance onto Civic Center Drive with a single ingress lane and a single left turn egress lane and a single right turn slip lane, create an island at the Civic Center Drive/Commerce Drive intersection, and make improvements to the Civic Center Drive/Leighton Road intersection (right turn lane onto Leighton Road). A traffic impact fee is also being requested by MDOT as part of the original approval.

A Declaration forming a Lot Owners Association was presented to the City along with the original subdivision application. This sets up a structure governing road maintenance issues.

We have previously met with City staff and the utilities group to conceptualize this project and incorporate their comments/revisions into our plan. We look forward to presenting this project to the Planning Board and answering any questions you may have concerning the design of the project. Please call me if you have any questions.

Sincerely yours,

Stephen Roberge, PE
for SJR Engineering Inc.

cc: Central Maine Commerce Center LLC