



Development Review Application

City of Auburn Planning and Permitting Department
City of Lewiston Department of Planning and Code Enforcement



PROJECT NAME: Family Dollar

PROPOSED DEVELOPMENT ADDRESS: 850 Minot Ave.

PARCEL ID#: 207-078

REVIEW TYPE: **Site Plan X** **Site Plan Amendment**
 Subdivision **Subdivision Amendment**

PROJECT DESCRIPTION: Construction of a Family Dollar retail store and associated parking

CONTACT INFORMATION:

Applicant
 Name: HRES Minot, LLC
 Address: 5100 W. Kennedy Blvd, Tampa, FL
 Zip Code 33609
 Work #:
 Cell #:
 Fax #:
 Home #:
 Email:

Property Owner
 Name: Westfield Inc.
 Address: 26 Rivers Edge Dr., Kennebunk, ME
 Zip Code 04043
 Work #:
 Cell #:
 Fax #:
 Home #:
 Email:

Project Representative
 Name: Stephen Bradstreet, PE (Ransom Consulting)
 Address: 400 Commercial St, Portland, ME
 Zip Code 04101
 Work #: 207 772-2891
 Cell #:
 Fax #:
 Home #:
 Email: stephen.bradstreet@ransomenv.com

Other professional representatives for the project (surveyors, engineers, etc.)
 Name: William Acheson, PLS (Titcomb Survey)
 Address: Gray Rd., Falmouth, ME
 Zip Code 04105
 Work #: 207 797-9199
 Cell #:
 Fax #:
 Home #:
 Email:

PROJECT DATA

The following information is required where applicable, in order complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	3523	sq. ft.
Proposed Total Paved Area	18631	sq. ft.
Proposed Total Impervious Area	26951	sq. ft.
Proposed Impervious Net Change	23428	sq. ft.
Impervious surface ratio existing	9	% of lot area
Impervious surface ratio proposed	71 (includes bldg.)	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	0	sq. ft.
Proposed Building Footprint	8320	sq. ft.
Proposed Building Footprint Net change	8320	sq. ft.
Existing Total Building Floor Area	_____	sq. ft.
Proposed Total Building Floor Area	_____	sq. ft.
Proposed Building Floor Area Net Change	_____	sq. ft.
New Building	yes	(yes or no)
Building Area/Lot coverage existing	0	% of lot area
Building Area/Lot coverage proposed	22	% of lot area

ZONING

Existing _____

Proposed, if applicable _____

LAND USE

Existing _____

Proposed _____

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units _____

Proposed Number of Residential Units _____

Subdivision, Proposed Number of Lots _____

PARKING SPACES

Existing Number of Parking Spaces _____

Proposed Number of Parking Spaces _____

Number of Handicapped Parking Spaces _____

Proposed Total Parking Spaces _____

ESTIMATED COST OF PROJECT

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	3523	sq. ft.
Proposed Disturbed Area	35485+/-	sq. ft.
Proposed Impervious Area	25948	sq. ft.

1. *If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.*
2. *If the proposed impervious area is greater than one acre including any impervious area created since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.*
3. *If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.*
4. *If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.*

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing (Since July 1, 1997) _____ N/A _____ passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) _____ 42 _____ passenger car equivalents (PCE)
 If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

Zoning Summary

1. Property is located in the GBII zoning district.
2. Parcel Area: 0.9 acres / 38,046 square feet(sf).

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	<u>10,000 sf</u>	<u>/ 38,046 sf</u>
Street Frontage	<u>100 ft</u>	<u>/ 200 ft</u>
Min Front Yard	<u>60 ft</u>	<u>/ >70 ft</u>
Min Rear Yard	<u>35 ft</u>	<u>/ 30 ft (waiver)</u>
Min Side Yard	<u>25 ft</u>	<u>/ 25 ft/71 ft</u>
Max. Building Height	<u>4 stories (45 ft.)</u>	<u>/ 1 story (<45 ft.)</u>
Use Designation	<u>department store</u>	<u>/ department store</u>
Parking Requirement	<u>1 space/ per 300 square feet of floor area</u>	
Total Parking:	<u>28</u>	<u>/ 28</u>
Overlay zoning districts(if any):	<u>none / /</u>	
Urban impaired stream watershed?	<u>YES/NO If yes, watershed name NO</u>	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include fifteen (15) complete packets containing the following materials:

1. Full size plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

Refer to the application checklist for a detailed list of submittal requirements.

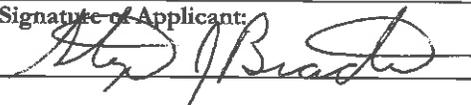
L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

Auburn: www.auburnmaine.org under City Departments/ Planning and Permitting/Land Use Division/Zoning Ordinance

Lewiston: <http://www.ci.lewiston.me.us/clerk/ordinances.htm> Refer to Appendix A of the Code of Ordinances

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant: 	Date: <u>2/7/14</u>
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