

PROJECT NAME:

122 ANDERSON STREET INDUSTRIAL FLEX BUILDING

PROPOSED DEVELOPMENT ADDRESS:

122 ANDERSON ST, PORTLAND ME.

PROJECT DESCRIPTION:

PROPOSED 22,400 SF 10 UNIT MULTI-TENANT INDUSTRIAL FLEX BUILDING/DEVELOPMENT TO INCLUDE PARKING, PEDESTRIAN AND STORMWATER IMPROVEMENTS TO AN EXISTING BROWNFIELD LOT.

CHART/BLOCK/LOT: MAP 10, BLOCK H, LOT 5
& MAP 12 BLOCK N, LOT 1
MAP 10 BLOCK H, LOT 8

PRELIMINARY PLAN _____ (date)
FINAL PLAN 9/21/16 (date)

CONTACT INFORMATION:

<p>Applicant – must be owner, Lessee or Buyer</p> <p>Name: DOUG CARDENTE</p> <p>Business Name, if applicable: ANDERSON STREET REALTY, LLC</p> <p>Address: 322 FORE STREET</p> <p>City/State: PORTLAND, ME Zip Code: 04101</p>	<p>Applicant Contact Information</p> <p>Work #: 207 775-7363</p> <p>Home #:</p> <p>Cell #: Fax#: 773-0066</p> <p>e-mail: doug@cardente.com</p>
<p>Owner – (if different from Applicant)</p> <p>Name: SAME AS ABOVE</p> <p>Address:</p> <p>City/State : Zip Code:</p>	<p>Owner Contact Information</p> <p>Work #:</p> <p>Home #:</p> <p>Cell #: Fax#:</p> <p>e-mail:</p>
<p>Agent/ Representative</p> <p>Name: JAMES SEYMOUR, P.E. SEBAGO TECHNICS INC</p> <p>Address: 75 JOHN ROBERTS RD, STR 1A</p> <p>City/State : Zip Code: 04106 SOUTH PORTLAND, ME</p>	<p>Agent/Representative Contact information</p> <p>Work #: 207-200-2083</p> <p>Home #:</p> <p>Cell #: 207 632-1199 Fax#: 207 856-2206</p> <p>e-mail: jseymour@sebagotechnics.com</p>
<p>Billing Information</p> <p>Name: SAME AS APPLICANT.</p> <p>Address:</p> <p>City/State : Zip Code:</p>	<p>Billing Contact Information</p> <p>Work #:</p> <p>Home #:</p> <p>Cell #: Fax#:</p> <p>e-mail:</p>

<p>Engineer JAMES R. SEYMOUR PE Name: SEBAGO TECHNICS INC Address: 75 JOHN ROBERTS RD, STE 1A City/State: SOUTH PORTLAND ME Zip Code: 04106</p>	<p>Engineer Contact Information Work #: SAME AS AGENT. Home #: Cell #: Fax#: e-mail:</p>
<p>Surveyor CHARLIE MARCHESE PLS Name: SEBAGO TECHNICS INC Address: 75 JOHN ROBERTS RD, STE 1A City/State: SO. PORTLAND, ME Zip Code: 04106</p>	<p>Surveyor Contact Information Home #: Work #: 207 200-2069 Cell #: Fax#: e-mail: cmarchese@sebagotechnics.com</p>
<p>Architect Name: Address: City/State : Zip Code:</p>	<p>Architect Contact Information Work #: Home #: Cell #: Fax#: e-mail:</p>
<p>Attorney Name: Address: City/State : Zip Code:</p>	<p>Attorney Contact Information Work #: Home #: Cell #: Fax#: e-mail:</p>
<p>Designated person/person(s) for uploading to e-Plan:</p> <p>Name: e-mail:</p> <p>Name: e-mail:</p> <p>Name: e-mail:</p>	

APPLICATION FEES:

<p>Level III Development (check applicable reviews)</p> <p><input checked="" type="checkbox"/> Less than 50,000 sq. ft. (\$750.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000)</p> <p><input type="checkbox"/> 100,000 – 200,000 sq. ft. (\$2,000)</p> <p><input type="checkbox"/> 200,000 – 300,000 sq. ft. (\$3,000)</p> <p><input type="checkbox"/> over 300,00 sq. ft. (\$5,000)</p> <p><input type="checkbox"/> Parking lots over 11 spaces (\$1,000)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p> <p>Plan Amendments (check applicable reviews)</p> <p><input type="checkbox"/> Planning Staff Review (\$250)</p> <p><input type="checkbox"/> Planning Board Review (\$500)</p> <hr/> <p>The City invoices separately for the following:</p> <ul style="list-style-type: none"> • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$50.00 hour) • Legal Review (\$75.00 hour) <p>Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.</p>	<p>Other Reviews (check applicable reviews)</p> <p><input type="checkbox"/> Traffic Movement (\$1,500)</p> <p><input checked="" type="checkbox"/> Stormwater Quality (\$250)</p> <p><input type="checkbox"/> Subdivisions (\$500 + \$25/lot)</p> <p># of Lots ___ x \$25/lot = _____</p> <p><input type="checkbox"/> Site Location (\$3,500, except for residential projects which shall be \$200/lot)</p> <p># of Lots ___ x \$200/lot = _____</p> <p><input type="checkbox"/> Other _____</p> <p><input type="checkbox"/> Change of Use</p> <p><input type="checkbox"/> Flood Plain</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Design Review</p> <p><input type="checkbox"/> Housing Replacement</p> <p><input type="checkbox"/> Historic Preservation</p>
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INSTRUCTIONS FOR ELECTRONIC SUBMISSION:

Please refer to the application checklist (attached) for a detailed list of submission requirements.

1. Fill out the application completely and e-mail the **application only** to planning@portlandmaine.gov (Please be sure to designate a person who will be responsible for uploading documents and drawings.) This step will generate the project ID number for your project.
2. An invoice for the application fee will be e-mail to you. Payments can be made on-line at [Pay Your Invoice](#) , by mail or in person at City Hall, 4th Floor. Please reference the Application Number when submitting your payment which is located in the upper left hand corner of the invoice.
3. The designated person responsible for uploading documents and drawings will receive an email from eplan@portlandmaine.gov with an invitation into the project. At this time, you will upload all corresponding documents and plans into the project. For first time users you will receive a temporary password which you must change on entry. Make note of your username and password for any future projects.

Reminder: Before the project can move forward, the application fee shall be paid in full and all required documents and drawings shall be uploaded into e-plan correctly.

4. Follow the link below (Applying Online Instructions) for step by step instructions on how to do the following:
 - Tab 1 - Setting up the appropriate compatibility settings for your PC and getting started in e-plan.
 - Tab 2 - Preparing your drawings, documents and photos for uploading using the correct naming conventions
 - Tab 3 - Preparing and uploading revised drawings and documents

Applying Online Instructions

5. When ready, upload your files and documents into the following folders:
 - "Application Submittal – Drawings"
 - "Application Submittal – Documents"

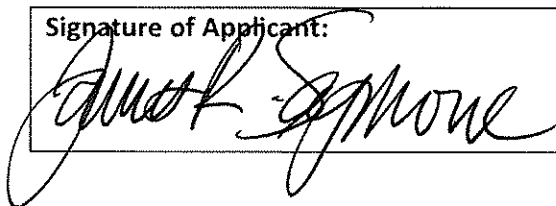
6. Once a preliminary check has been made of the submittal documents and drawings, staff will move them to permanent folders labeled Drawings and Documents. As the process evolves you will be able to log in and see markups, comments and upload revisions as requested into these folders.

APPLICANT SIGNATURE:

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a *legal signature* per Maine state law.

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, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement'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 a Level III Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant: 	Date: 9/22/16
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PROJECT DATA

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

Total Area of Site	117,516 sq. ft.
Proposed Total Disturbed Area of the Site	APPROX 72,000 sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland.	
Impervious Surface Area	
Impervious Area (Total Existing)	100,933 sq. ft.
Impervious Area (Total Proposed)	998 sq. ft.
	SITE TOTAL = 101,991
Building Ground Floor Area and Total Floor Area	
Building Footprint (Total Existing)	2216 sq. ft.
Building Footprint (Total Proposed)	22,400 sq. ft.
Building Floor Area (Total Existing)	2216 sq. ft.
Building Floor Area (Total Proposed)	22,400 sq. ft.
Zoning	
Existing	ILB
Proposed, if applicable	
Land Use	
Existing	WAREHOUSE / MULTUSE OFFICE
Proposed	INDUSTRIAL / WAREHOUSE / MULT. USE
Residential, If applicable	
# of Residential Units (Total Existing)	
# of Residential Units (Total Proposed)	
# of Lots (Total Proposed)	
# of Affordable Housing Units (Total Proposed)	
Proposed Bedroom Mix	
# of Efficiency Units (Total Proposed)	
# of One-Bedroom Units (Total Proposed)	
# of Two-Bedroom Units (Total Proposed)	
# of Three-Bedroom Units (Total Proposed)	
Parking Spaces	
# of Parking Spaces (Total Existing)	35+
# of Parking Spaces (Total Proposed)	72
# of Handicapped Spaces (Total Proposed)	4 HC.
Bicycle Parking Spaces	
# of Bicycle Spaces (Total Existing)	0
# of Bicycle Spaces (Total Proposed)	8
Estimated Cost of Project	1.2 MILLION

FINAL PLAN - Level III Site Plan			
Applicant Checklist	Planner Checklist	# of Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
✓		1	* Completed Application form
✓		1	* Application fees
✓		1	* Written description of project
✓		1	* Evidence of right, title and interest
✓		1	* Evidence of state and/or federal permits
✓		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
✓		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
✓		1	* Evidence of financial and technical capacity
✓		1	Construction Management Plan
✓		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
✓		1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
✓		1	Stormwater management plan and stormwater calculations
✓		1	Written summary of project's consistency with related city master plans
✓		1	Evidence of utility capacity to serve
✓		1	Written summary of solid waste generation and proposed management of solid waste
✓		1	A code summary referencing NFPA 1 and all Fire Department technical standards
✓		1	Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526 and in City of Portland Design Manual
✓		1	Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

Applicant Checklist	Planner Checklist	# of Copies	SITE PLAN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
✓		1	* Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
		1	Final Site Plans including the following:
✓			Existing and proposed structures, as applicable, and distance from propertyline (including location of proposed piers, docks or wharves if in Shoreland Zone);
✓			Existing and proposed structures on parcels abutting site;
✓			All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections;
✓			Location, dimensions and materials of all existing and proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines;
✓			Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks;
✓			Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;
NA			Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications;
✓			Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information;
✓			Location of all snow storage areas and/or a snow removal plan;
✓			A traffic control plan as detailed in Section 1 of the Technical Manual;
✓			Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14-526(b)(1);
✓			Location and proposed alteration to any watercourse;
NA			A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual;
NA			Proposed buffers and preservation measures for wetlands;
✓			Existing soil conditions and location of test pits and test borings;
✓			Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable;
✓			A stormwater management and drainage plan, in accordance with Section 5 of the Technical Manual;
✓			Grading plan;
✓			Ground water protection measures;
✓			Existing and proposed sewer mains and connections;

- Continued on next page -

✓		Location of all existing and proposed fire hydrants and a life safety plan in accordance with Section 3 of the Technical Manual;
✓		Location, sizing, and directional flows of all existing and proposed utilities within the project site and on all abutting streets;
		Location and dimensions of off-premises public or publicly accessible infrastructure immediately adjacent to the site;
✓		Location and size of all on site solid waste receptacles, including on site storage containers for recyclable materials for any commercial or industrial property;
✓		Plans showing the location, ground floor area, floor plans and grade elevations for all buildings;
NA		A shadow analysis as described in Section 11 of the Technical Manual, if applicable;
NA		A note on the plan identifying the Historic Preservation designation and a copy of the Application for Certificate of Appropriateness, if applicable, as specified in Section Article IX, the Historic Preservation Ordinance;
—		Location and dimensions of all existing and proposed HVAC and mechanical equipment and all proposed screening, where applicable;
✓		An exterior lighting plan in accordance with Section 12 of the Technical Manual;
—		A signage plan showing the location, dimensions, height and setback of all existing and proposed signs;
✓		Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed.

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



Bradley Roland, P.E.
Water Resources Division

Date: 9/21/16

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 122 ANDERSON ST.

Proposed Use: MULTI-USE INDUSTRIAL FEEX
 Previous Use: WAREHOUSE/MULTI-USE
 Existing Sanitary Flows: UNKNOWN GPD
 Existing Process Flows: 0 GPD
 Description and location of City sewer that is to receive the proposed building sewer lateral.

ANDERSON ST.

Chart Block Lot Number: MAP 10, BLK H, Lot 5
MAP 10, BLK H, LOT 8, MAP 12, BLK N LOT 1

Site Category	Commercial (see part 4 below)	<input checked="" type="checkbox"/>
	Industrial (complete part 5 below)	<input checked="" type="checkbox"/>
	Governmental	<input type="checkbox"/>
	Residential	<input type="checkbox"/>
	Other (specify)	<input type="checkbox"/>

Clearly, indicate the proposed connections, on the submitted plans.

2. Please, Submit Contact Information.

City Planner's Name: _____ Phone: _____
 Owner/Developer Name: ANDERSON STREET REALTY LLC. 40 DOUG CARDENTE
 Owner/Developer Address: 322 FORE ST. PORTLAND, ME 04101
 Phone: 207-775-7363 Fax: 773-0066 E-mail: d.
 Engineering Consultant Name: James Seymour P.E. (Sebago Technics)
 Engineering Consultant Address: 75 JOHN ROBERTS RD, STE 1A, So. Portland, ME
 Phone: 200-2083 Fax: 856-2206 E-mail: jseymour@sebagotechnics.com

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

3. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 40 emp x 15gal/d = 600 GPD *
 Peaking Factor/ Peak Times: -NA-
 Specify the source of design guidelines: (i.e. "Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records,
 Other (specify) MAINE STATE PLUMBING CODE.

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

* FROM STATE OF MAINE PLUMBING CODE.

4. Please, Submit External Grease Interceptor Calculations.

Total Drainage Fixture Unit (DFU) Values:

FLOOR DRAIN (TRAP)

Size of External Grease Interceptor:

Retention Time:

Peaking Factor/ Peak Times:

Note: In determining your restaurant process water flows, and the size of your external grease interceptor, please use The Uniform Plumbing Code. Note: In determining the retention time, sixty (60) minutes is the minimum retention time.

Note: Please submit detailed calculations showing the derivation of your restaurant process water design flows, and please submit detailed calculations showing the derivation of the size of your external grease interceptor, either in the space provided below, or attached, as a separate sheet.

5. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated:

0 GPD

Do you currently hold Federal or State discharge permits?

Yes _____ No _____

Is the process wastewater termed categorical under CFR 40?

Yes _____ No _____

OSHA Standard Industrial Code (SIC):

(<http://www.osha.gov/oshstats/sicser.html>)

Peaking Factor/Peak Process Times:

Note: On the submitted plans, please show where the building's domestic sanitary sewer laterals, as well as the building's industrial-commercial process wastewater sewer laterals exits the facility. Also, show where these building sewer laterals enter the city's sewer. Finally, show the location of the wet wells, control manholes, or other access points; and, the locations of filters, strainers, or grease traps.

Note: Please submit detailed calculations showing the derivation of your design flows, either in the space provided, or attached, as a separate sheet.



PORTLAND FIRE DEPARTMENT
 SITE REVIEW
 FIRE DEPARTMENT CHECKLIST



A separate drawing[s] shall be provided as part of the site plan application for the Portland Fire Department's review.

1. Name, address, telephone number of applicant **ANDERSON STREET REALTY LLC**
2. **322 FORE ST. PORTLAND, ME 04101**
3. Name address, telephone number of architect **c/o DOUG CARDENTE 775-7563**
4. **DATCO Construction, c/o Greg Patterson, 1293 Main St. Sanford, ME 04073**
5. Proposed uses of any structures [NFPA and IBC classification] **By others (metal building) TEL: 207 324-5574**
6. Square footage of all structures [total and per story] **Proposed Bldg. 22,400 SF**
7. Elevation of all structures **Attached w/ plan set.**
8. Proposed fire protection of all structures
 - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
9. Hydrant locations **@ the corner of Cove St & Anderson St. 280' from the site.**
10. Water main[s] size and location **8" ductile iron main in Anderson St.**
11. Access to all structures [min. 2 sides] **Yes.**
12. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards. **To be provided by others.**

Some structures may require Fire flows using annex H of NFPA 1