

October 22, 2013

Ms. Barbara Barhydt
Development Review Services Manager
Planning and Development Department
City of Portland
389 Congress Street
Portland, Maine 04101-3509

**Subject: Sheridan Street Apartments
Preliminary Site Plan Application**

Dear Ms. Barhydt:

On behalf of New Day Farm, LLC we are pleased to provide the accompanying package of submission materials related to a 5-unit apartment complex at 152-156 Sheridan Street. This submission package is intended to meet the City's Preliminary Submission Requirements as outlined in the Level III Application procedures. These materials represent the ongoing design development for the proposed residential complex on what is currently undeveloped land. The applicant has purchased approximately 10,502 SF of property from A&M Partners, LLC with approximately 117 LF of frontage on Sheridan Street. The property is steeply sloped from the street, as such, the applicant is proposing to construct a pier supported structure thereby minimizing disturbance to the slope. The total floor area will be approximately 11,589 SF. The units will include four 2-bedroom units as well as the top floor unit consisting of 3 bedrooms. An interior garage with capacity for five vehicles will be positioned on the east side of the building. The applicant is seeking Planning Board Approval to allow commencement of construction as soon as possible.

Accompanying this cover letter are the following materials:

- Site Plan Application
- Section 1: Written Description of Project
- Section 2: Evidence of Right, Title and Interest
- Section 3: Written Assessment of Proposed Project's Compliance with Applicable Zoning and Land Use Requirements
- Reduced Sized Plans

Ms. Barbara Barhydt
October 22, 2013
Page 2

You will find in the accompanying materials, information including the Preliminary Site Layout Plan and various site renderings that provide greater detail for the site development activities. We have also included preliminary building elevations for the proposed building. Preliminary information pertaining to the project's utilities needs and statements regarding compliance with the City's Standards are contained within this submission.

The Development Team expects to continue to work with City Officials/Representatives on both the onsite and offsite components including, but not limited to:

- Completion of the Neighborhood Meeting; and
- Coordination with Public Services representatives on new service connections for the proposed building.

On behalf of the Design Team, we look forward to your assistance on the project and we look forward to the nearest available workshop meeting with the Planning Board. Please find one (1) hard copy of the application materials including one set each of 1x17 and full size plans, along with a diskette containing PDF files for all submitted materials. If you have any questions regarding these materials please contact this office.

Sincerely,

FAY, SPOFFORD & THORNDIKE



Stephen R. Bushey, P.E.
Senior Engineer

SRB/smk

c: David Lloyd, Archetype, P.A.
Jonathan Smith, Great Falls Construction
Jeffrey Rosenblatt, New Day Farm, LLC

Attachment

Level III – Preliminary and Final Site Plans

Development Review Application Portland, Maine

Planning and Urban Development Department
Planning Division



Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level II: Preliminary or Final Site Plan. Please note that Portland has delegated review from the State of Maine for reviews under the Site Location of Development Act, Chapter 500 Stormwater Permits, and Traffic Movement Permits.

Level III: Site Plan Development includes:

- New structures with a total floor area of 10,000 sq. ft. or more except in Industrial Zones.
- New structures with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- New temporary or permanent parking area(s) or paving of existing unpaved parking areas for more than 75 vehicles.
- Building addition(s) with a total floor area of 10,000 sq. ft. or more (cumulatively within a 3 year period) except in Industrial Zones.
- Building addition(s) with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- A change in the use of a total floor area of 20,000 sq. ft. or more in any existing building (cumulatively within a 3 year period).
- Multiple family development (3 or more dwelling units) or the addition of any additional dwelling unit if subject to subdivision review.
- Any new major or minor auto business in the B-2 or B-5 Zone, or the construction of any new major or minor auto business greater than 10,000 sq. ft. of building area in any other permitted zone.
- Correctional prelease facilities.
- Park improvements: New structures greater than 10,000 sq. ft. and/or facilities encompassing 20,000 sq. ft. or more (excludes rehabilitation or replacement of existing facilities); new nighttime outdoor lighting of sports, athletic or recreation facilities not previously illuminated.
- Land disturbance of 3 acres or more (includes stripping, grading, grubbing, filling or excavation).

The Land Use Code (including Article V), the Technical Manual, and the Design Manual are available on the City's web site at <http://www.portlandmaine.gov/planning/default.asp>

Planning Division
Fourth Floor, City Hall
389 Congress Street
(207) 874-8721 or 874-8719

Office Hours
Monday thru Friday
8:00 a.m. – 4:30 p.m.

PROJECT NAME: Sheridan Street Apartments

PROPOSED DEVELOPMENT ADDRESS:

152-156 Sheridan Street, Portland, Maine

PROJECT DESCRIPTION:

New construction of three level, multi-unit residential complex consisting of 5 units with attached

garage.

CHART/BLOCK/LOT: 012/P / 17 & 21

PRELIMINARY PLAN

FINAL PLAN

10/22/13 (date)

(date)

CONTACT INFORMATION:

<p>Applicant – must be owner, Lessee or Buyer</p> <p>New Day Farm, LLC Name: c/o Jeffrey Rosenblatt Business Name, if applicable: Address: 11 McQuillians Hill Drive City/State : Gorham, ME Zip Code: 04038</p>	<p>Applicant Contact Information</p> <p>Work # N/A Home# Cell # N/A Fax# N/A e-mail: jeffrey_rosenblatt@yahoo.com</p>
<p>Owner – (if different from Applicant)</p> <p>New Day Farm, LLC Name: c/o Jeffrey Rosenblatt Address: 11 McQuillians Hill Drive City/State : Gorham, ME Zip Code: 04038</p>	<p>Owner Contact Information</p> <p>Work # Home# Cell # Fax# e-mail: jeffrey_rosenblatt@yahoo.com</p>
<p>Agent/ Representative</p> <p>Fay, Spofford & Thorndike Name: c/o Stephen Bushey, P.E. Address: 778 Main Street, Suite 8 City/State : South Portland, ME Zip Code: 04106</p>	<p>Agent/Representative Contact Information</p> <p>Work # 207-775-1121 Cell # 207-756-9359 e-mail: sbushey@fstinc.com</p>
<p>Billing Information</p> <p>New Day Farm, LLC Name: c/o Jeffrey Rosenblatt Address: 11 McQuillians Hill Drive City/State : Gorham, ME Zip Code: 04038</p>	<p>Billing Information</p> <p>Work # Cell # Fax# e-mail: jeffrey_rosenblatt@yahoo.com</p>

APPLICATION FEES:
 Check all reviews that apply. (Payment may be made by Cash or Check payable to the City of Portland.)

<p>Level III Development (check applicable reviews)</p> <p><input type="checkbox"/> X Less than 50,000 sq. ft. (\$500.00)</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> <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 (\$40.00 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>Traffic Movement (\$1,000)</p> <p>Stormwater Quality (\$250)</p> <p>Subdivisions (\$500 + \$25/lot)</p> <p># of Lots <input type="checkbox"/> x \$25/lot = <input type="checkbox"/></p> <p>Site Location (\$3,000, except for residential projects which shall be \$200/lot)</p> <p># of Lots <input type="checkbox"/> x \$200/lot = <input type="checkbox"/></p> <p>Other <input type="checkbox"/></p> <p>Change of Use <input type="checkbox"/></p> <p>Flood Plain <input type="checkbox"/></p> <p>Shoreland <input type="checkbox"/></p> <p>Design Review <input type="checkbox"/></p> <p>Housing Replacement <input type="checkbox"/></p> <p>Historic Preservation <input type="checkbox"/></p>
---	---

<p>Engineer</p> <p>Name: c/o Stephen Bushey, P.E.</p> <p>Address: 778 Main Street, Suite 8</p> <p>City/State: South Portland, ME Zip Code: 04106</p>	<p>Engineer Contact Information</p> <p>Work # 207-775-1121</p> <p>Cell # 207-756-9359</p> <p>Fax# 207-879-0896</p> <p>e-mail: sbushey@fstinc.com</p>
<p>Surveyor</p> <p>Name: c/o David Titcomb</p> <p>Address: 133 Gray Road</p> <p>City/State: Falmouth, ME Zip Code: 04105</p>	<p>Surveyor Contact Information</p> <p>Work # 207-797-9199</p> <p>Cell #</p> <p>Fax# 207-878-3142</p> <p>e-mail: dtitcomb@titcombsurvey.com</p>
<p>Architect</p> <p>Name: c/o David Lloyd</p> <p>Address: 48 Union Wharf</p> <p>City/State: Portland, ME Zip Code: 04101</p>	<p>Architect Contact Information</p> <p>Work # 207-772-6022</p> <p>Cell #</p> <p>Fax# 207-772-4056</p> <p>e-mail: lloyd@archetyppepa.com</p>
<p>Attorney</p> <p>Name: Van Meer & Belanger, PA</p> <p>Address: c/o Richard Bryant Esq.</p> <p>Address: 20 York Street</p> <p>City/State: Portland, ME Zip Code: 04101</p>	<p>Attorney Contact Information</p> <p>Work # 207-871-7500</p> <p>Cell #</p> <p>Fax# 207-871-7505</p> <p>e-mail: rbryant@vblawfirm.com</p>

<p><i>10/22/13</i></p> <p>Date:</p>	<p><i>[Signature]</i></p> <p>Signature of Applicant:</p>
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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 II Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection 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.

APPLICANT SIGNATURE:

Refer to the application checklist for a detailed list of submission requirements. Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site <http://www.portlandmaine.gov/citycode/chapter014.pdf>

1. One (1) full size plans that must be folded.
2. One (1) copy of all written materials or as follows, unless otherwise noted:
 - a. Application form that is completed and signed.
 - b. Cover letter stating the nature of the project.
 - c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
3. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. One (1) set of plans reduced to 11 x 17.

The application must be complete, including but not limited to the contact information, project data, application checklists, wastewater capacity, plan for fire department review, and applicant signature. The submissions shall include one (1) paper packet with folded plans containing the following materials:

- APPLICATION SUBMISSION:**
1. All site plans and written application materials must be submitted electronically on a CD or DVD with each plan submitted as separate files, with individual file names (see submittal requirements document attached).
 2. In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), paper copy of written materials, and the application fee must be submitted to the Planning Division Office to start the review process.

PROJECT DATA

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

10,502 sq. ft.	
Proposed Total Disturbed Area of the Site	7,000 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)	0 sq. ft.
Impervious Area (Total Proposed)	>1,000 sq. ft.
Building Ground Floor Area and Total Floor Area	
Building Footprint (Total Existing)	0 sq. ft.
Building Footprint (Total Proposed)	4,512 sq. ft.
Building Floor Area (Total Existing)	0 sq. ft.
Building Floor Area (Total Proposed)	11,589 sq. ft.
Zoning	
Existing	B2b
Proposed, if applicable	B2b
Land Use	
Existing	Undeveloped
Proposed	5-Unit Multiplex
Residential, if applicable	
# of Residential Units (Total Existing)	0
# of Residential Units (Total Proposed)	5
# of Lots (Total Proposed)	1
# of Affordable Housing Units (Total Proposed)	0
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)	4
Parking Spaces	
# of Parking Spaces (Total Existing)	0
# of Parking Spaces (Total Proposed)	5
# of Handicapped Spaces (Total Proposed)	0
Bicycle Parking Spaces	
# of Bicycle Spaces (Total Existing)	0
# of Bicycle Spaces (Total Proposed)	0
Estimated Cost of Project	
	\$1.5 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.

- Continued on next page -

Applicant Checklist	Planner Checklist	# of Copies	(* 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 property line (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;
			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;
			A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual;
			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;

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;		
A shadow analysis as described in Section 11 of the Technical Manual, if applicable;		
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.		

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

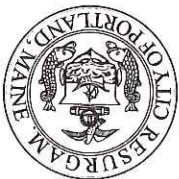
- 12. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.
- 11. Access to all structures [min. 2 sides]
- 10. Water main[s] size and location
- 9. Hydrant locations

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.)

- 8. Proposed fire protection of all structures
- 7. Elevation of all structures
- 6. Square footage of all structures [total and per story]
- 5.
- 4. Proposed uses of any structures [NFPA and IBC classification]
- 3. Name address, telephone number of architect
- 2.
- 1. Name, address, telephone number of applicant

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

**PORTLAND FIRE DEPARTMENT
SITE REVIEW
FIRE DEPARTMENT CHECKLIST**





FAY, SPOFFORD & THORNDIKE
 778 Main Street, Suite 8
 South Portland, ME 04106
 Toll Free: 800.835.8666
 Main: 207.775.1121
 Fax: 207.879.0896
 www.fstinc.com

October 22, 2013

Captain Chris Pirone
 City of Portland Fire Department
 380 Congress Street
 Portland, ME 04101

**Subject: Sheridan Street Apartments
 Fire Department Site Review Checklist**

Dear Captain Pirone:

In accordance with instructions in the City's Site Plan Review packet, please find enclosed the drawing necessary for your review of the proposed Sheridan Street Apartments project. We have listed each item in your checklist below, followed by our response.

1. Name, address, telephone number of applicant.
 New Day Farm, LLC
 11 McQuillians Hill Drive
 Gorham, ME 04038
 Attn: Jeffrey Rosenblatt
 c/o Fay, Spofford & Thorndike 207-775-1121
2. Name, address, telephone number of architect.
 Project Architect:
 Archetype, PA
 48 Union Wharf
 Portland, ME 04101
 Attn: David Lloyd, P.E.
 207-772-6022

3. Proposed uses of any structures (NFPA and IBC classification).

Building	IBC Code	NFPA Code
Residential	R-2 – 5A Type	NFPA 101 New Apartment Building

4. Square footage of all structures (total and per story).

Sheridan Street Apartments

- First Floor – Residential
- Second Floor – Residential
- Third Floor – Residential

4,512 SF
 4,619 SF
 2,458 SF
TOTAL 11,589 SF

5. Elevation of all structures.

The first floor elevation is expected to be approximately 114.0'. Architectural building elevations accompany this letter and they show the various locations of door openings, etc. around the building perimeter.

6. Proposed fire protection of all structures.

The building will have a sprinkler system with additional protection per code. Fire flows and requirements for system storage or booster pumping are subject to the fire system design which will be performed prior to the request for a building permit.

7. Hydrant locations.

Hydrants are currently located on Sheridan Street approximately 200 feet from the site.

8. Water main(s) size and location.

The site will be served by a 6" sprinkler service to be extended down Sheridan Street to the site. A 2" domestic service will also be extended to the site. The building is expected to have internal sprinkler risers and a Siamese fire pump connection on the Sheridan Street side of the building.

9. Access to all structures (min. 2 sides).

The accompanying site plan depicts the site access conditions from Sheridan Street.

10. A code summary shall be included referencing NFPA 1 and all fire department technical standards.

NFPA 1 – Chapter 18 Fire Department Access and Water Supply

18.2 Fire Department Access:

The project site is located in a downtown urban condition and is fronted by a public street. The following street width is currently available:

<u>Street</u>	<u>Width</u>
Sheridan Street	26 ft.

Per NFPA 1 – Chapter 18.2.3.3.1, there will be public street access within 50 ft. of at least one exterior door. Per NFPA 1 – Chapter 18.2.3.2.2.1, all first story floors shall be located not more than 450 ft. from a Fire Department access road.

City of Portland Technical Manual – Section 3 Public Safety

3.4.1 Every dead-end roadway more than one hundred fifty (150') feet in length shall provide a turnaround at the closed end. Turnarounds shall be designed to facilitate future street connectivity and shall always be designed to the right (refer to Figure I-5).

Supporting Evidence: Not applicable

3.4.2 Where possible, developments shall provide access for Fire Department vehicles to at least two sides of all structures. Access may be from streets, access roads, emergency access lanes, or parking areas.

Supporting Evidence: As depicted on the site plans, the proposed building layout provides for minimum two sided access to the structure.

3.4.3 Building setbacks, where required by zoning, shall be adequate to allow for emergency vehicle access and related emergency response activities and shall be evaluated based on the following factors:

- Building Height.
- Building Occupancy.
- Construction Type.
- Impediments to the Structures.
- Safety Features Provided.

Supporting Evidence: The proposed development layout has contemplated emergency access conditions and provided for safe and efficient access along the public street for emergency vehicles.

3.4.4 Fire Dept. access roads shall extend to within 50' of an exterior door providing access to the interior of the structure.

Supporting Evidence: The building will be provided with an exterior door that will be within 50' of a Fire Department access route.

3.4.5 Site access shall provide a minimum of nine (9) feet clearance height to accommodate ambulance access.

Supporting Evidence: A minimum of 9 ft. vertical clearance will be provided below any utilities entering the site.

3.4.6 Elevators shall be sized to accommodate an 80 x 24 inch stretcher.

Supporting Evidence: Elevator design has not yet commenced but it is understood that this requirement must be met.

3.4.7 All structures are required to display the assigned street number. Numbers shall be clearly visible from the public right of way.

Supporting Evidence: The applicant will work with the City's Public Services Division to assign street addresses and numbering to meet City Standards.

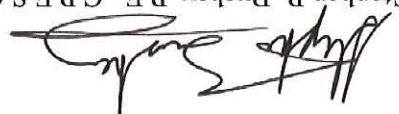
Captain Chris Pirone
October 22, 2013

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If you need any further information, please contact our office.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Stephen R. Bushey, P.E., C.P.E.S.C.

Senior Engineer

SRB/smk

Attachments: Drawing C-3.0 Site Layout, Landscape & Utility Plan

c: Jeffrey Rosenblatt, New Day Farm, LLC
David Lloyd, Archetype, PA

R:\3041 Sheridan Street Portland\Admin\Permitting\Preliminary Site Plan Application Oct 2013\3041 2013.10.22 Pirone-Fire Dept Review.doc



FAY, SPOFFORD & THORNDIKE
 778 Main Street, Suite 8
 South Portland, ME 04106
 Toll Free: 800.835.8666
 Main: 207.775.1121
 Fax: 207.879.0896
 www.fstinc.com

October 22, 2013

Mr. Frank Brancely
 City of Portland
 Department of Public Services
 55 Portland Street
 Portland, Maine 04101-2991

**Subject: Sheridan Street Apartments – Portland, Maine
 Wastewater Capacity Application**

Dear Mr. Brancely:

Our office is working as a consultant to Archetype, P.A. and New Day Farm, LLC on the Sheridan Street Apartments project in Portland. The project site is located on Map 012/Lots P017 and P021 according to the City of Portland Tax Assessor's Maps. On behalf of the developer, we are requesting a letter affirming that the proposed project can be served by the municipal wastewater treatment system.

The project will consist of the new construction of a three level, multi-unit residential complex consisting of 5 units with attached garages.

The projected water use using the typical City of Portland flows information is as follows:

Use	Design Flow
4 units at 180 gpd/unit =	720 GPD
1 unit at 270 gpd/unit =	270 GPD
5 parking spaces at 1 gpd/space =	5 GPD
Total Water Usage Required:	995 GPD

The property is currently undeveloped so there is no historic wastewater generation for the site.

Based on this modest amount of flow, we trust that the existing wastewater collection and treatment system has adequate capacity to serve this project. We are in the process of completing the Site Plan Application for a submission to the City Planning Staff and would appreciate your response to the Planning Department.

Mr. Frank Brancely
October 22, 2013
Page 2

If you have any questions concerning this request, please contact me.

Sincerely,

FAY, SPOFFORD & THORNDIKE



Stephen R. Bushey, P.E.
Senior Engineer

SRB/smk

c: David Lloyd, Archetype, P.A.
Jeffrey Rosenblatt, New Day Farm, LLC

Attachment

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991
Date: 10/22/13



Mr. Frank J. Brancey,
Senior Engineering Technician,
Phone #: (207) 874-8832,
Fax #: (207) 874-8852,
E-mail: fjb@portlandmaine.gov

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

Site Address: 152-156 Sheridan Street, Portland, ME

Chart Block Lot Number: 012/ P / 17 and 21

Proposed Use: 5-Unit Apartment Complex

Previous Use: Undeveloped

Existing Sanitary Flows: 0 GPD

Existing Process Flows: 0 GPD

Description and location of City sewer that is to receive the proposed building sewer lateral.

8" sewer in Sheridan Street

(Clearly, indicate the proposed connections, on the submitted plans)

2. Please, Submit Contact Information.

City Planner's Name: Barbara Barhydt

Phone: 207-874-8679

Owner/Developer Name:

New Day Farm, LLC, Attn: Jeffrey Rosenblatt

Owner/Developer Address:

11 McQuillians Hill Drive, Gorham, ME 04038

Phone:

Fax:

E-mail: jeffrey_rosenblatt@yahoo.com

Engineering Consultant Name:

Fay, Spofford & Thornolike, Attn: Stephen Bushey

Engineering Consultant Address:

778 Main Street, Suite 8, South Portland, ME 04106

Phone: 207-775-1121

Fax: 207-879-0896

E-mail: sbushey@fstinc.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:

995

GPD

Peaking Factor/ Peak Times: _____ x6

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))

(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)

4 Units (2 bedroom) at 180 gpd/unit = 720 gpd
 1 Unit (3 bedroom) at 270 gpd/unit = 270 gpd
 plus 1 gpd/parking space = 5 gpd
 Total = 995 gpd

Notes, Comments or Calculation

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

(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)

5. Please, Submit Industrial Process Wastewater Flow Calculations
 Estimated Industrial Process Wastewater Flows Generated: _____ 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): _____
 Peaking Factor/Peak Process Times: _____
<http://www.osha.gov/osstats/sicser.html>

(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)

4. Please, Submit External Grease Interceptor Calculations.
 Total Drainage Fixture Unit (DFU) Values: _____
 Size of External Grease Interceptor: _____
 Retention Time: _____
 Peaking Factor/Peak Times: _____

 N/A

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LIST OF ATTACHMENTS

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LIST OF PLANS

SHEET #	TITLE
C-1.0	COVER SHEET
C-1.1	GENERAL NOTES AND LEGEND
C-2.1	OVERALL EXISTING CONDITIONS PLAN
C-3.0	SITE LAYOUT, LANDSCAPE AND UTILITY PLAN
C-4.0	GRADING AND DRAINAGE PLAN
C-7.0	DETAILS
C-7.1	DETAILS
C-7.2	DETAILS

1. DEVELOPMENT DESCRIPTION

1.1 PROJECT OVERVIEW

New Day Farm, LLC owns a 10,502 SF parcel that was acquired from an assemblage of property owned by A&M Partners, LLC. The parcel is undeveloped and steeply sloped off the south side of Sheridan Street. The project location benefits from impressive views to the south and west and therefore is ideally suited for residential use, as is now proposed. The applicant's proposal includes the construction of a multi-level complex for five living units. The applicant is seeking a Level III Site Plan Approval.

1.2 PROJECT PURPOSE AND NEED

The proposed project is considered a unique opportunity to transform an undeveloped setting into a dynamic new high density residential setting along Sheridan Street. The project's community benefits include the following:

- Enhanced residential living opportunity within an area of similar residential uses.

- A net increase in residential units.

- Furtherance of the purposes of the B2-b zone as articulated in the Land Use Ordinance to "provide locations for moderate to high density housing in urban neighborhoods along arterials".

- Creation of an architecturally stunning project in a high profile location that may draw more interest and investment in the broader neighborhood.

1.3 EXISTING CONDITIONS

The site conditions are undeveloped and are primarily characterized by the steep grade sloping away from Sheridan Street.

The land area slopes from Sheridan Street towards Washington Avenue with approximately 33 or more feet of grade differential. Due to this steep grade, the applicant is proposing a pier supported structure with direct access off Sheridan Street.

Public utilities including water, sewer, power and communications are readily available in the area. New services will be extended into the site. Power to the site will be installed underground; however, the details to this installation are not fully developed at the time of this submission.

The street conditions around the block are described as follows:

Street Name	Description	On-street Parking	Condition	Other
Sheridan Street	Approximately 26 foot wide paved way with two way traffic. 40' wide ROW.	None	Concrete sidewalk is in moderate condition with several areas that require improvement	No drainage on site side of street

Dimensional Standard	Requirement
Minimum Lot Size	None
Minimum Frontage	None
Front yard setback	None
Side Yard Setback/Side Yard on a Street	5 feet/0 feet
Side Yard Setback when Abutting a Res Zone	10 feet
Rear Yard Setback	10 feet
Rear Yard Setback when Abutting a Res Zone	20 feet

The property currently lies within the City of Portland B-2b Zoning District. The following dimensional requirements will apply in the B-2b Zone all of which will be met by the project:

1.5.1 OVERVIEW

1.5 LAND ORDINANCE REVIEW

Site access is proposed via Sheridan Street primarily. It is expected that concrete sidewalk reconstruction will be required based on disturbance that will result from foundation and utility construction. A new concrete driveway will be installed at the ground level entrance.

1.4.2 OFF-SITE

Floor Level	Description
Third Floor	Contains 1 living unit possibly to be owner occupied.
Second Floor	Contains 2 living units and 2 nd floor space associated with one of the first floor units.
First Floor	Contains 5 parking spaces; 2 living units and access to the street.

The proposed project consists of new building construction for the 5-unit complex. The building will be oriented to align with the Sheridan Street frontage and the primary building entrance will be off Sheridan Street. The building will have a total of 3 floors of living space. The following summarizes the floor by floor layout:

The project developer is not seeking LEED designation, but the building will conform to the most current International Energy Conservation Code.

Five (5) Residential Units are proposed each with a covered parking space within an attached garage area. There will be bike storage for each unit. The units are highlighted by high ceilings and large windows. The units will all have individual laundry hookups. The building will be fully sprinkled. There will be one elevator serving the building. The units range in size from 1,298 SF to 2,458 SF. All units have decks.

1.4.1 ON-SITE

The applicant proposes to redevelop the property to its highest and best use. The development program includes the following components:

1.4 PROPOSED DEVELOPMENT

Aggregate materials for foundation backfill, pavement base and subbase gravels and all trench backfilling will be primarily imported from off-site sources. The project earthwork will involve minor cutting and filling. In general, the building will be supported by a pier system, except for the Sheridan Street side of the building which will be supported on a traditional concrete foundation.

- Topsoil/Fill Cover
- Glacial Till and Based Till

Summit Geoen지니어링 Services conducted a preliminary geotechnical investigation of the project site and their findings were presented to the development team. The site is generally characterized by layers of the following materials:

1.9.1 OVERVIEW

1.9 SOILS/GEOTECHNICAL REVIEW

The proposed project will not result in significant impacts to the surrounding street system. The project will result in fewer than 25 new peak hour. Given the nature of the two-way conditions of Sheridan Street, we foresee no major impact to the capacity conditions on the street. Site lines and street conditions at the site entrance appear to be favorable. The applicant will continue to work with City officials regarding sidewalk improvements and related access conditions within the development area. No further traffic analysis is currently proposed.

1.8 TRAFFIC

The land acquired by New Day Farm, LLC includes a 10' wide snow dumping easement benefitting A&M Partners, LLC. This easement is located at the far low (west) end of the site nearest land to be retained by A&M Partners, LLC. There is no development activity proposed within the easement area.

1.7 EASEMENTS OR OTHER BURDENS

The project does not require any State or Federal permits other than State Fire Marshall approval. The development is subject to Site Plan and Subdivision approval by the City of Portland and Building Permit(s) are also required.

1.6 STATE AND FEDERAL PERMITS

The site is not located within the Shoreland Zoning District.

1.5.2 SHORELAND ZONING

Dimensional Standard	Requirement
Maximum Impervious Surface	90%
Maximum Residential Density	435 SF of land area per unit
Maximum Building height	45 feet (65 feet if within sixty-five feet of Franklin Street)

1.10 NATURAL FEATURES

The development site does not contain any significant natural features including wetlands, vernal pools or other protected resource.

1.11 UTILITIES AND STORMWATER

The site will be served by existing utilities in the street including water, sewer and power. An 8" water main is located in Sheridan Street; however, the main currently ends approximately 190' south of the building. A main extension to the site will be necessary to allow a new sprinkler and domestic service into the building. There is a 12" sewer line flowing north towards Walnut Street, located off the northeast corner of the property in Sheridan Street. The utility planning includes a connection to this sewer line. Overhead power currently is located on the east side of Sheridan Street. An underground service extension into the building is proposed.

The site is currently undeveloped and the runoff conditions consist of sheet flow from Sheridan Street down to the developed area within the land retained by A&M Partners, LLC. The proposed conditions will consist of a pier supported structure that will basically leave an exposed ground condition beneath the building footprint. In order to minimize impact to the runoff flow regime attributable to the site, a layer of crushed stone will be installed beneath the building. One or more roof drain leaders will be directed to discharge into the stone layer, thus minimizing the potential for concentrated flow conditions. All other ground areas not otherwise located beneath the building will be revegetated with a low maintenance grass cover, thus the overall stormwater impacts attributable to the development are considered minimal. The proposed storm layer beneath the building will provide surface stabilization as well as a receptor for roof runoff. We propose to direct the roof runoff through one or more drain leaders into the stone layer beneath the building where the water will be allowed to infiltrate back into the ground.

1.12 ATTACHMENTS

Attachment A – Existing Site Photographs
Attachment B – Figures

Existing Site Photographs

ATTACHMENT A

Existing Site Photographs
Sheridan Street Apartments Project
Photos Taken 10.21.13 by Steve Bushey, P.E.

FAY, SPOFFORD &
THORNDIKE
778 Main Street, Suite 8
South Portland, ME 04106
Toll Free: 800.835.8666
Main: 207.775.1121
Fax: 207.879.0896



PHOTO 2 – View from sidewalk westerly across site



PHOTO 1 – View from Sheridan Street northwesterly





FAY, SPOFFORD &
THORNDIKE
778 Main Street, Suite 8
South Portland, ME 04106
Toll Free: 800.833.8666
Main: 207.775.1121
Fax: 207.879.0896

Existing Site Photographs
Sheridan Street Apartments Project
Photos Taken 10.21.13 by Steve Bushey, P.E.

PHOTO 3 – View of Sheridan Street in front of site

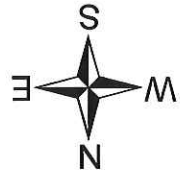


ATTACHMENT B
Figures

DRAWN: DED
CHECKED: SRB
DATE: OCT 2013
FILENAME: 3041_USGS
SCALE: 1 inch = 1,000 feet

FIGURE 1

USGS LOCATION MAP
SHERIDAN STREET TOWNHOUSES
PORTLAND, MAINE
SOURCE: MAINE OFFICE OF GIS - MAPS



DRAWN: DED
CHECKED: SRB
DATE: OCT 2013
FILENAME: 3041_TAX MAP
SCALE: 1 inch = 1,000 feet

3
FIGURE

TAX MAP
SHERIDAN STREET TOWNHOUSES
PORTLAND, MAINE
SOURCE: CITY OF PORTLAND





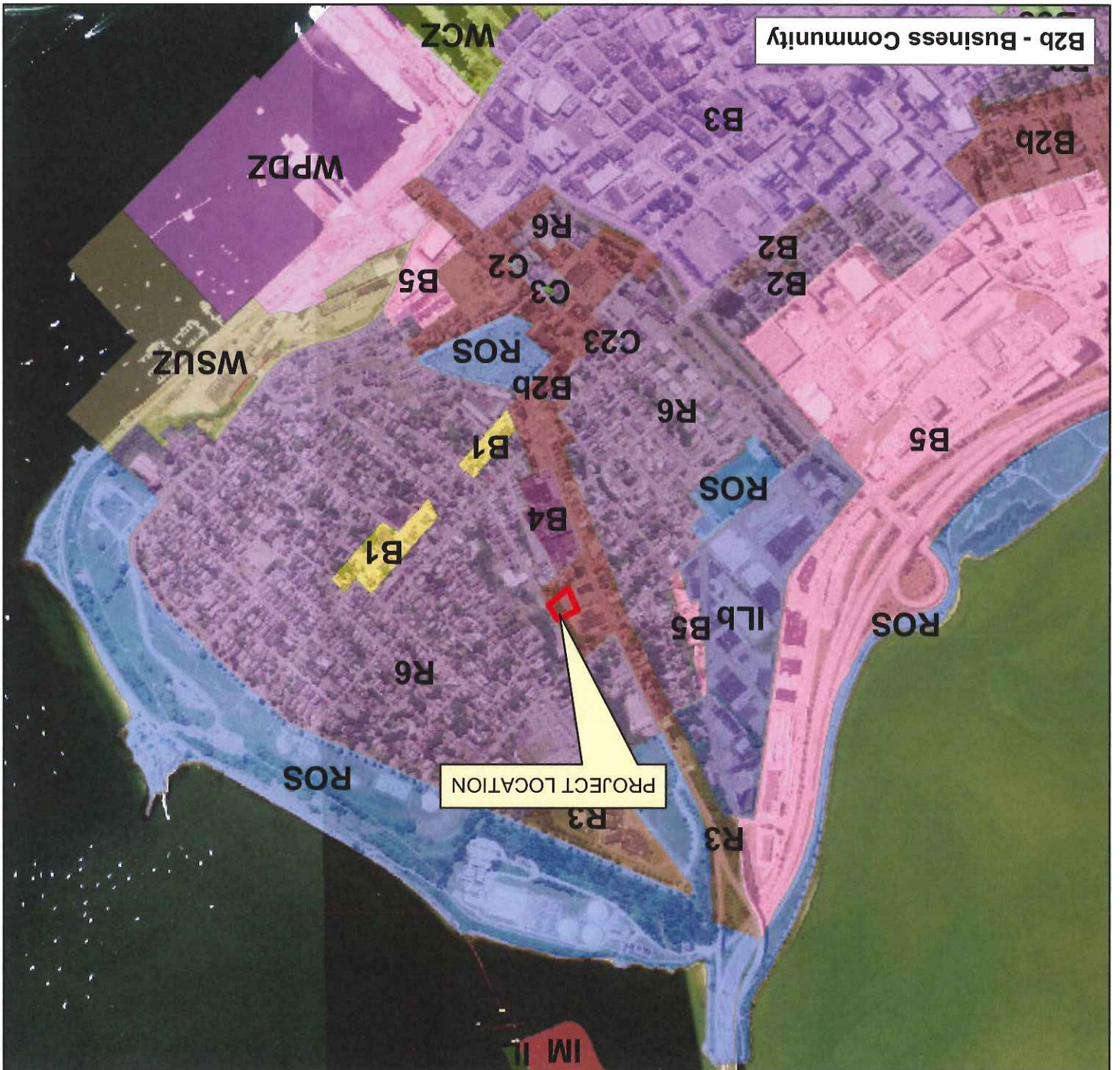
FIGURE 4

DRAWN: DED
 CHECKED: SRB
 DATE: OCT 2013
 FILENAME: 3041_ZONING
 SCALE: 1 inch = 1,000 feet

FAY, SPOFFORD & THORNDIKE, INC.
 ENGINEERS - PLANNERS - SCIENTISTS
 778 MAIN ST, SUITE B, SOUTH PORTLAND, ME 04106



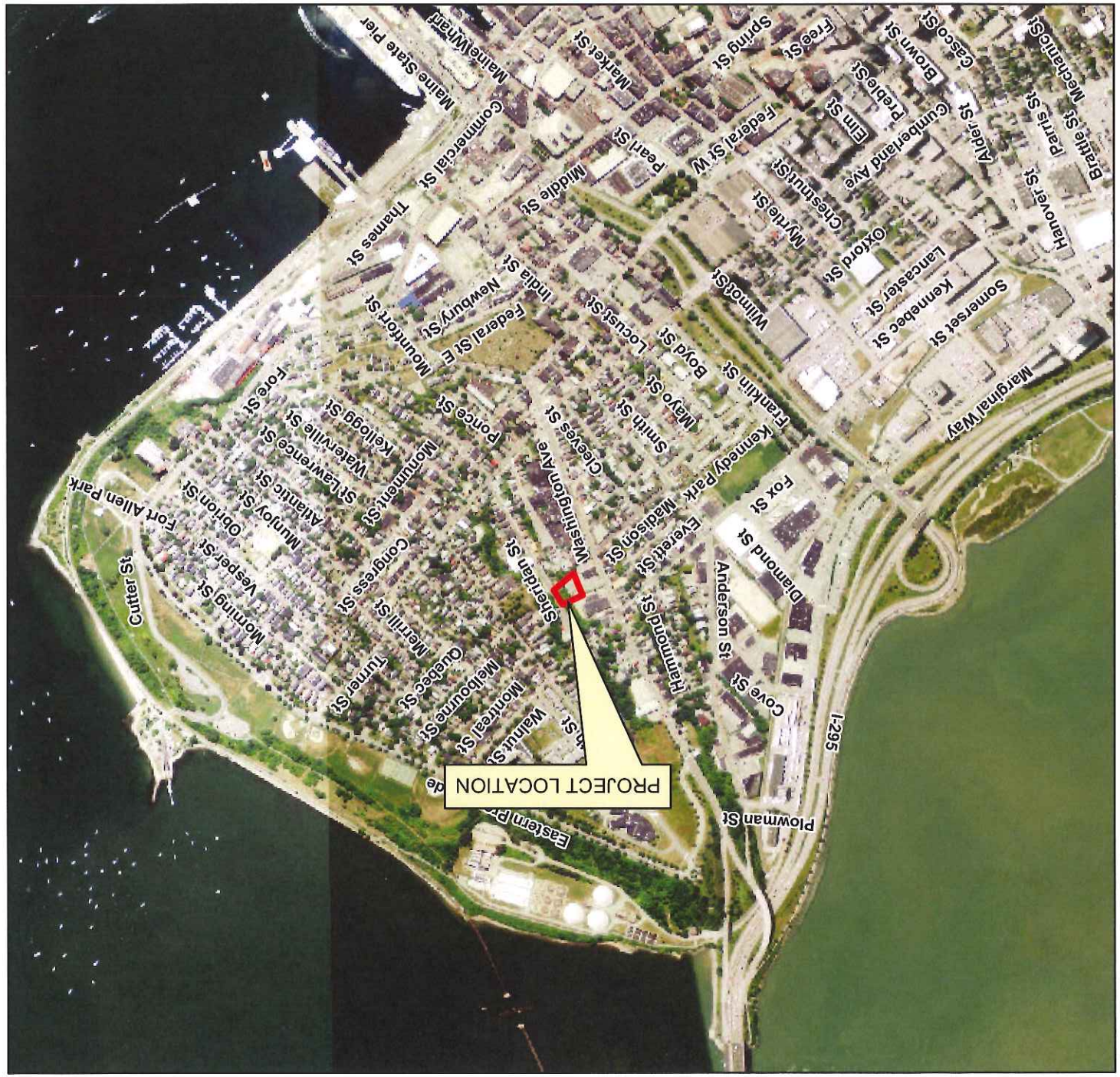
ZONING
NATHAN CLIFFORD SCHOOL
PORTLAND, MAINE
 SOURCE: CITY OF PORTLAND

DRAWN: DED
CHECKED: SRB
DATE: OCT 2013
FILENAME: 3041_AERIAL
SCALE: 1 inch = 1,000 feet

5
FIGURE

**AERIAL PHOTOGRAPH
SHERIDAN STREET TOWNHOUSES
PORTLAND, MAINE**
SOURCE: MAINE OFFICE OF GIS

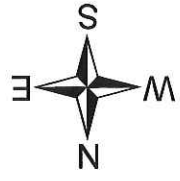


DRAWN: DED
CHECKED: SRB
DATE: OCT 2013
FILENAME: 3041_FLOOD
SCALE: 1 inch = 1,000 feet



FIGURE 7

FLOOD MAP
SHERIDAN STREET TOWNHOUSES
PORTLAND, MAINE
SOURCE: MAINE OFFICE OF GIS - MAPS



DRAWN: DED
 CHECKED: SRB
 DATE: OCT 2013
 FILENAME: 3041_SOILS
 SCALE: 1 inch = 1,000 feet

SOILS MAP
 SHERIDAN STREET TOWNHOUSES
 PORTLAND, MAINE
 SOURCE: MAINE OFFICE OF GIS - MAPS



Symbol	Description
HID	Hinckley gravelly sandy loam
HIB	Hinckley gravelly sandy loam
	Slope
	3 - 8%
	15 - 25%



DRAWN: DED
CHECKED: SRB
DATE: OCT 2013
FILENAME: 3041_AQUIFER
SCALE: 1 inch = 1,000 feet

9

FIGURE

SAND AND GRAVEL AQUIFER MAP
SHERIDAN STREET TOWNHOUSES
PORTLAND, MAINE
SOURCE: MAINE OFFICE OF GIS - MAPS



DRAWN: DED
CHECKED: SRB
DATE: OCT 2013
FILENAME: 3041_GEOLOGY
SCALE: 1 inch = 1,000 feet

10

FIGURE

SURFICIAL GEOLOGY MAP
SHERIDAN STREET TOWNHOUSES
PORTLAND, MAINE
SOURCE: MAINE OFFICE OF GIS - MAPS



DRAWN: DED
CHECKED: SRB
DATE: OCT 2013
FILENAME: 3041_NWI
SCALE: 1 inch = 1,000 feet

FIGURE 11

NWI MAP
SHERIDAN STREET TOWNHOUSES
PORTLAND, MAINE
SOURCE: MAINE OFFICE OF GIS - MAPS



2. TECHNICAL AND FINANCIAL CAPACITY

2.0 TITLE, RIGHT AND INTEREST

The applicant currently owns the site as evidenced by the accompanying deed contained in Attachment A to this section.

2.1 TECHNICAL CAPACITY

The applicant has assembled a highly qualified team of professionals to plan, permit, and develop construction documents for the project.

The Team services will be provided by the following companies and their respective team leaders:

2.2 CONSULTANT TEAM

<p><i>Civil Engineer</i></p> <p>Stephen R. Bushey, P.E. Fay, Spofford & Thorndike 778 Main Street, Suite 8 South Portland, ME 04106 (207) 775-1121 – Work (207) 756-9359 – Cell sbushey@fstinc.com</p>	<p><i>Surveyor</i></p> <p>David Titcomb Titcomb Associates 133 Gray Road Falmouth, ME 04105 (207) 797-9199 – Work (207) 878-3142 – Fax johann.buisman@northeastcivilsolutions.com</p>
<p><i>Architect</i></p> <p>David Lloyd Archetypa, PA 48 Wharf Street Portland, ME 04101 (207) 772-6022 – Work 207-671-9194 – Cell lloyd@archetypapa.com</p>	<p><i>Attorney</i></p> <p>Richard Bryant, Esq. Van Meer & Belanger, PA 20 York Street Portland, ME 04101 (207) 871-7500 – Work bryant@vblawfirm.com (207) 871-7505 – Fax</p>

Attachment A – Deed
Attachment B – Financial Capacity Letter

2.6 ATTACHMENTS

These values are considered preliminary and approximate and are subject to change as building design and project layout is refined.

- Site work \$100,000-\$250,000
- Structures \$1.0-\$1.2 million

A breakdown of the preliminary project cost includes the following:

2.5 CONSTRUCTION COST ESTIMATE

The applicant has the means at its disposal for financing the proposed Sheridan Street Apartments project, as evidenced by the letter from Gorham Savings Bank accompanying this section in Attachment B.

2.4 FINANCIAL CAPACITY

The team of consultants retained by developer has expertise and experience in the design of similar residential housing projects. Resumes of key personnel for development team can be provided upon request.

2.3 EXPERIENCE OF PROJECT TEAM

<p><i>Geotechnical</i></p>	<p>Summit Geoen지니어ing Services 640 Main Street Lewiston, Maine 04240 (207) 576-3313</p>
<p><i>Construction Manager</i></p>	<p>Great Falls Construction 20 Mechanic Street Gorham, ME 04038 (207) 839-2744 – Work</p>

ATTACHMENT A
Deed

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that A & M PARTNERS, LLC, a

Maine limited liability company with a place of business in Portland, Maine (the "Grantor"), in consideration of One Dollar (\$1.00) and other valuable consideration HEREBY GRANTS to NEW DAY FARM, LLC, a Maine limited liability company with a mailing address of c/o Jeffrey Rosenblatt, 11 McQuillan's Hill Drive, Gorham, ME 04038, with WARRANTY

COVENANTS, the premises situated in the City of Portland, County of Cumberland and State of Maine, described as follows:

A certain parcel of land located on the westerly side of Sheridan Street and being located northerly of Marion Street in the City of Portland, Maine, being a portion of Parcel 3 as shown on a plan entitled as depicted on a "Plan of Property (Former J. J. Nissen Bakery) Washington Avenue, Romasco Lane, Sheridan Street & Marion Street, Portland, Maine" made for A & M Partners, LLC, dated July 19, 2002 by Titcomb Associates and recorded in the Cumberland County Registry of Deeds in Plan Book 209, Page 190 (the "Plan"), being more particularly bounded and described as follows:

Beginning at an iron pin set on the westerly sideline of Sheridan Street at the northeasterly corner of land now or formerly of Richard G. Creighton and Raymond H. Creighton, Jr. as described in a deed recorded in said Registry of Deeds in Book 6368, Page 339;

Thence running S 59° 40' 28" W by said Creighton land and by land now or formerly of Edward F. Cogswell and Elizabeth I. Cogswell as described in a deed recorded in said Registry of Deeds in Book 2310, Page 307, and by land now or formerly of Loretta Dobson as described in a deed recorded in said Registry of Deeds in Book 13224, Page 335, a distance of Ninety-Eight and 34/100 (98.34) feet to an iron pin set and retained land A & M Partners, LLC;

Thence running N 07° 05' 05" W by said retained A&M Partners, LLC land a distance of One Hundred Forty-Five and 54/100 (145.54) feet to an iron pin set and other land of now or formerly of Richard G. Creighton and Raymond H. Creighton, Jr. as described in said deed recorded in said Registry of Deeds in Book 6368, Page 339;

Thence running N 76° 31' 29" E by said other land of Creighton a distance of Sixty-Seven and 62/100 (67.62) feet to an iron pin set at the southeasterly corner of said land of Creighton and the westerly sideline of said Sheridan Street.

Thence running S 18° 32' 41" E by the westerly sideline of said Sheridan Street a distance of One Hundred Sixteen and 59/100 (116.59) feet to point of beginning.

Being a portion of the premises conveyed by warranty deed from A.G. Car Co., Inc. to A & M Partners, LLC dated May 2, 2007 and recorded in said Registry of Deeds in Book 25070,

Page 52. Subject to the matters as shown on the Plan referenced above and to an updated depiction of the property herein conveyed prepared by Titcomb Associates updated through August 13, 2013, job #202048.1, file #8500, an excerpt of which is attached hereto as Exhibit A. The above described parcel contains 10,502 square feet. Bearings are based on Magnetic North 2002.

Reserved Snow Storage Easement. Excepting and reserving to A & M Partners, LLC, its successors and assigns, the remaining portion of said Parcel 3 and also excepting and reserving a perpetual easement ten feet (10') in width running along the westerly sideline of property herein conveyed abutting said A & M Partners, LLC's retained property for the deposit of snow and ice removed from said A & M Partners, LLC's retained property and for the entry on said easement area on foot and with vehicles and machines for purposes of depositing of snow and ice as aforesaid, for removal of debris inadvertently deposited within the easement area along with snow and ice, and for maintenance and repair of the existing wall adjacent to the westerly sideline of property herein conveyed, which easement area is bounded and described as follows:

Beginning at an iron pin set at the northwesterly corner of the property herein conveyed and a corner of the retained land of A & M Partners, LLC:

Thence running N 76° 31' 29" E by the northerly sideline of the property herein conveyed a distance of 10.06 feet to a point;

Thence running S 07° 05' 05" E a distance of 142.37 feet to the southerly sideline of the property herein conveyed;

Thence running S 59° 40' 28" W by the southerly sideline of the property herein conveyed a distance of 10.88 feet to a point;

Thence running N 07° 05' 05" W by land of A & M Partners, LLC a distance of 145.54 feet to the point of beginning.

A & M Partners, LLC, its successors and assigns, as holders of the benefited premises under the easement rights granted herein, shall be responsible each spring following snowmelt for the prompt removal from the easement area of any trash or debris (exclusive of sand and grit) inadvertently deposited in the easement area along with snow and ice, and for maintaining in good condition and repair the existing wall immediately adjacent to the westerly sideline of the property herein conveyed.

Support. The retained land of the A&M Partners LLC shall have no obligation to support the premises herein conveyed.

Surface Water Run-Off. New Day Farms, LLC, its successors and assigns, hereby covenant and agree as follows:

(i) to take commercially reasonable efforts not to increase the volume and peak levels of surface water run-off flowing from the property herein conveyed onto the retained land of A & M Partners, LLC above the volume and peak levels that currently exist, and

(ii) in the event that an increase in the surface water run-off from the property herein conveyed to the retained land of A & M Partners, LLC cannot be reasonably avoided despite diligent efforts, then the owner of the property herein conveyed shall have an easement to dispose of such increased surface water runoff across and under the retained land of A & M Partners, LLC and to enter with persons, vehicles and machines to install, repair and maintain thereon such storm drains or other infrastructure as may be reasonably required to facilitate the proper disposal of such runoff by connecting into a public storm drain (recognizing that said retained land is almost completely paved or improved with buildings), provided that:

(a) such increased runoff, drains or infrastructure shall not interfere with the use or lawful occupancy of the retained land of A & M Partners, LLC and shall minimize any impact on the future development potential of said retained land;

(b) the owner of the land herein conveyed shall comply with all applicable governmental codes, laws, ordinances and requirements and pay any governmental fees;

(c) before commencing construction, the owner of the land herein conveyed shall at its expense provide storm water calculations and plans for improvements prepared and stamped by a licensed civil engineer, all reasonably acceptable to the owner of said retained land and to governmental bodies with jurisdiction;

(d) the improvements shall be built and maintained in compliance with such approved plans in a good and workmanlike manner, and all costs of such installation, repair and maintenance shall be paid by New Day Farms, its successors and assigns, free and clear of all mechanics liens;

(e) the construction of the improvements shall be carried on so as to minimize any disruption to the use and enjoyment of said retained land of A & M Partners, LLC, all contractors shall have general liability and automobile insurance in an amount satisfactory to and naming the owner of said retained land as an additional insured, and following the installation, maintenance and repair of the improvements, the pavement and other pre-existing improvements shall be restored; and

(f) any entry, other than in an emergency, shall be coordinated reasonably in advance with the owners and occupants of the retained land.

These covenants and agreements shall run with the land.

Name: Lawrence R. Clough
Maine Attorney at Law/Notary Public

[Signature]

Then personally appeared before me the above named Andrea Girard in his/her capacity as Manager of A & M Partners, LLC, and acknowledged the foregoing instrument to be his/her free act and the free act and deed of said limited liability company.

September 12, 2013

State of Maine
Cumberland, ss.

By: *[Signature]*
name: U. A. WISEBROT
Its: Manager

Accepted and Agreed:
NEW DAY FARM, LLC

By: *[Signature]*
name: Andrea Girard
Its: Manager

A & M Partners, LLC

WITNESS its hand and seal on September 12, 2013.

Witness
[Signature]

Witness
[Signature]

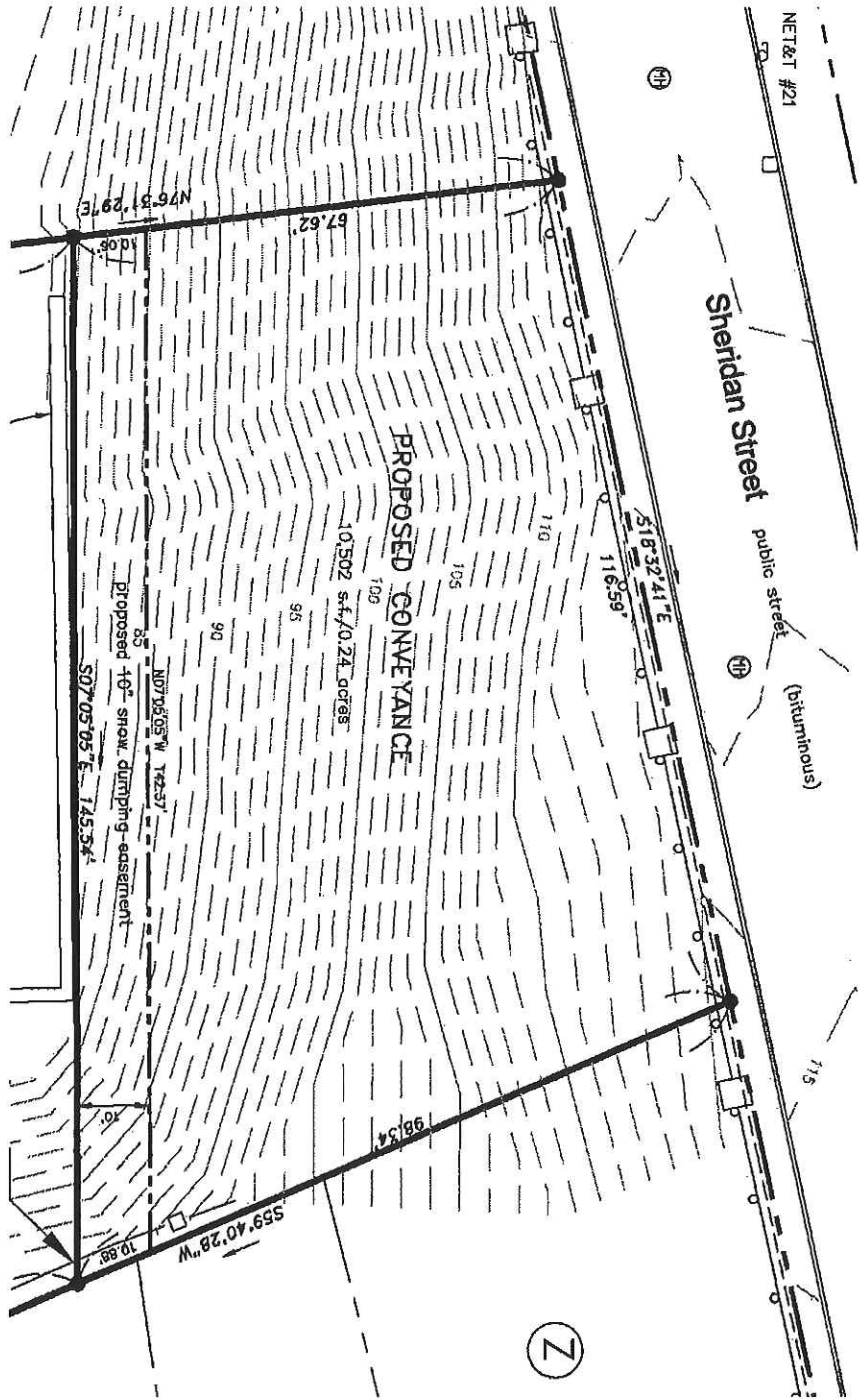


Exhibit A

CLOSING AGENDA

New Day Farm, LLC/A&M Partners, LLC/Gorham Savings Bank

BORROWER: New Day Farm, LLC
 11 McQuillan's Hill Drive
 Gorham, ME

BORROWER'S COUNSEL: Richard Bryant, Esq., VanMeer & Belanger, PA (RB)
 20 York Street, Portland, ME

SELLER: A&M Partners, LLC

SELLER'S COUNSEL: Lawrence R. Clough, Esq, (LRC)
 P.O. Box 4510, Portland, ME

LENDER: Gorham Savings Bank (GSB)
 Sarah Oakes
 soakes@gorhamsavingsbank.com

LENDER'S COUNSEL:

Gateway Title of Maine, Inc. (GWT)
 25 Spring Street
 Scarborough, ME 04704
 John M. Kirk, III, Esq. or Erin Kalakowsky, Esq.
 john@gatewaytitleme.com/erin@gatewaytitleme.com

CLOSING DATE AND TIME: September _____, 2013 at _____ AM/PM

ITEM #	DOCUMENT	RESPONSIBLE PARTY
--------	----------	-------------------

- | | | |
|----|----------------------|-----|
| 1. | Closing Statement | GWT |
| 2. | Disbursement Summary | GWT |
| 3. | Payoffs/Discharges | GWT |

LLC AUTHORITY - SELLER

- 4. Articles of Association LRC
- 6. Certificate(s) of Incumbency LRC
- 7. Certificates of Good Standing LRC
- 8. Members Resolution LRC

LLC AUTHORITY - BUYER

- 9. Articles of Association RB
- 10. Certificate(s) of Incumbency RB
- 11. Certificates of Good Standing RB
- 12. Members Resolution RB

TITLE INSURANCE DOCUMENTS

- 13. Title Insurance Commitment GWT
- (Loan Policy \$236,250.00 to GSB, Owner's Policy \$315,000.0 New Day Farm, LLC)
- 12. Commercial Parties-in-Possession and Mechanic's Lien Waiver GWT
- 13. Commercial Mortgage Inspection Sketch or As-Built Survey GWT
- 14. Invoice

TRANSFER DOCUMENTS

- 15. Warranty Deed LRC
- 16. RETTR LRC
- 17. REW-2 LRC
- 18. UST Notification LRC
- 19. FIRPTA Affidavit LRC

LOAN DOCUMENTS

- 20. Promissory Note (\$236,250.00) GSB
- 21. Mortgage and Security Agreement GSB
- 22. Guaranties of Jeffrey A. Rosenblatt and Debra E. Byers GSB
- 23. Affidavit of Undertaking/Compliance Agreement GWT
- 24. Statement of No Pending Litigation GWT
- 25. IRS Form W-9 for all Borrowers and Guarantors. GWT

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Borrower: New Day Farm, LLC
Seller: A & M Partners, LLC
Lender: Gorham Savings Bank
Settlement Agent: Gateway Title of Maine, Inc.
(207)553-2310
Place of Settlement: 25 Spring Street, Ste. A
Scarborough, Maine 04074
Settlement Date: September 12, 2013
Property Location: 152 & 156 Sheridan Street
Portland, ME 04101
Cumberland County, Maine

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

New Day Farm, LLC
BY: 
Jeffrey A. Rosenblatt, Manager

A & M Partners, LLC
BY: 
Andrew P. Girard, Manager

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

**MAINE PURCHASER'S AFFIDAVIT
(Real Estate Licensee's Mechanic's Lien)**

Name(s) of Purchaser(s): New Day Farm, LLC
Property Address: 152 & 156 Sheridan Street, Portland, ME

The above-named Purchaser(s) understands that Chicago Title Insurance Company (the Company) has been asked to issue title insurance, for the property referenced above, without exception for mechanics' liens.

In order to allow the Company to provide such coverage, the Purchaser(s) hereby certifies (with indemnification to the Company) that he/she (they) has (have) not received notice of any lien or potential lien filed or to be filed by a real estate licensee who provided professional services to facilitate the sale of the property described above.

Dated: 9-12-13

Witness: [Signature]

[Signature]
New-Day Farm, LLC

STATE: MAINE
COUNTY: Cumberland

Personally appeared the above-named Purchaser(s) and subscribed and made oath to the certifications contained herein on this 12th day of Sept, 2013.

[Signature]
Name:
Notary Public/Attorney at Law

CHICAGO TITLE INSURANCE COMPANY
MAINE
COMMERCIAL
MECHANICS' LIENS AND PERSONS IN POSSESSION AFFIDAVIT

PROPERTY IS LOCATED AT: 152 & 156 Sheridan Street, Portland, ME 04101

Chicago Title Insurance Company (hereinafter the Company) has been asked to issue a Owner's Policy of Title Insurance which will not take exception to: (a) unrecorded matters which could be ascertained by an inspection of said property or by making inquiry of persons in possession thereof; and (b) mechanics' liens, in consideration of such insurance, and in order to induce the Company to provide such insurance, the undersigned (hereinafter the Indemnitee) agrees to and undertakes the following obligations:

1. Indemnitee agrees to indemnify the Company for any loss, cost or damage, including attorneys' fees, resulting from any mechanics' liens encumbering the property, or from any rights of tenants or parties in possession.

2. Indemnitee represents that he/she/it has no knowledge of any real estate licensee who may assert a lien against the property based on non-payment of professional services rendered by the licensee to facilitate the sale of the property.

3. In the event any lien, claim or action arises as indemnified against herein, is filed, recorded, made or commenced with respect to the property, Indemnitee shall upon written demand cause such lien, claim or action to be removed, satisfied, terminated, released or otherwise disposed of in a form and manner satisfactory to the Company.

4. If within ten (10) days after written demand, Indemnitee has unreasonably failed to cause any lien, claim or action to be removed, satisfied, terminated, released or discharged, Indemnitee agrees to reimburse and repay in full any reasonable costs and expenses incurred by the Company as a result of any reasonable action taken by the Company to extinguish such lien, claim or action.

5. Indemnitee further represents that there are no tenants or persons in possession other than the

following (list tenants below)

Dated: Sept. 12, 2013

By: X. Anna [Signature]

Witness: _____

STATE OF MAINE
COUNTY OF Lumberland

Subscribed and sworn to before me on this 12th day of Sept, 2013.

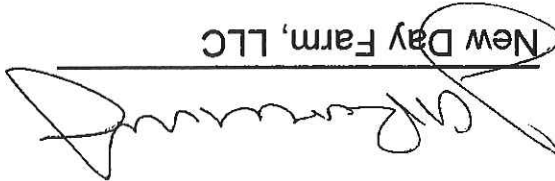
Name: _____

Notary Public/Attorney at Law

SURVEY DISCLOSURE

I/We, the undersigned, acknowledge that prior to closing, I/We have had the opportunity to have a survey performed on property I/we are purchasing from A & M Partners, LLC situate at 152 & 156 Sheridan Street, Portland, Maine. I/We choose not to have the property surveyed at this time and wish to proceed with the closing without a survey. I/We agree to hold GATEWAY TITLE and Chicago Title Insurance Company harmless from any costs or damages we may suffer resulting from survey issues or issues that may result from an accurate survey of the premises.

DATE: 9/12/13



New Day Farm, LLC

CHICAGO TITLE INSURANCE COMPANY

File#13-06208P

Subject property is located on 152 & 156 Sheridan Street, Portland, Maine, Cumberland County owned by A & M Partners LLC

Now, therefore, the Seller(s)/Owner(s), for the purpose of inducing Chicago Title Insurance Company to issue a loan and/or owner title insurance policy in the transaction, on oath depose(s) and say(s) as follows:

I/We have owned the property now being sold or mortgaged by me/us continuously for 10 years last past, and my/our enjoyment thereof has been peaceable and undisturbed and the title to said property has never been disputed or questioned to my/our knowledge, nor do I/we know of any facts by reason of which any claim to any of said property might be asserted adversely to me/us, and more particularly:

1. No party other than the Seller(s)/Owner(s) is/are in possession of all or any portion of the premises above described under any unrecorded leases, tenancy at will, except _____.

2. The Seller(s)/Owner(s) during the time of ownership of the premises above described has/have conveyed no portion of the premises nor done any act or allowed any act to be done which has changed or could change the boundaries of the premises.

3. The Seller(s)/Owner(s) have/have allowed no encroachments on the premises above described by any adjoining land owners nor has/have the undersigned encroached upon any property or adjoining land owners.

4. The Seller(s)/Owner(s) has/have allowed no easements, rights of way, continuous driveway usage, drain, sewer, water, gas or oil pipeline or other rights or passage to others over the premises above described and has/have no knowledge of such adverse rights.

5. The Seller(s)/Owner(s) at present, and for a period of 180 days past, has/have caused no construction, erection, alteration or repairs of any structures or improvements on the premises above cited to be done, nor has/have contracted for any materials to be delivered to the premises for which charges remain unpaid.

6. The Seller(s)/Owner(s) has/have no knowledge of any highways, abandoned roads, lanes, cemetery or family burial grounds, springs streams, rivers, ponds, or lakes bordering or running through the premises.

7. The Undersigned has/have no knowledge of any taxes or special assessments which are not shown as existing liens by the public records other than as shown in the title insurance binder and/or attorney's title opinion.
8. The Undersigned has/have not allowed and know(s) of no violation of any covenants, restrictions, agreements, conditions or zoning ordinances affecting the premises.

Shawn Ward
(Owner/Seller)

(Owner/Seller)

Subscribed and sworn to before me this 12th day of Sept., 2013

Notary Public

Note: If this transaction includes a transfer of title, then Buyer(s) must sign below.

In order to induce Chicago Title Insurance Company to issue a loan and/or owner title insurance policy, the undersigned Buyer(s) of subject property on oath depose and say(s) that I/we have read the contents of the above, have viewed the property, and know of no facts which would contradict the contents of said Affidavit.

[Signature]
(Buyer)

(Buyer)

Subscribed and sworn to before me this 12th day of Sept., 2013.

Notary Public

FIRPTA AFFIDAVIT

CERTIFICATION WITH RESPECT TO SECTION 1445 OF THE INTERNAL REVENUE CODE

Section 1445 of the Internal Revenue Code provides that a transferee of a United States real property interest must withhold tax if the transferor is a foreign person.

In order to inform the Transferee, NEW DAY FARM, LLC, of the United States real property interests described as 152-158 Sheridan Street, Portland, ME that withholding of tax is not required upon the disposition of United States real property interest by the Transferor, A & M PARTNERS, LLC, the undersigned, hereby certifies the following:

1. Transferor is not a nonresident alien for purposes of U.S. income taxation, foreign corporation, foreign partnership, foreign trust, foreign estate or foreign person (as such terms are defined in the Internal Revenue Code and Income Tax Regulations).
2. The Transferor's Federal Tax Identification Number is 27-0337429.
3. The Transferor's address is 380 Warren Avenue, Portland, ME 04103.
4. Transferor understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained herein may be punished by fine, imprisonment, or both.

Under penalty of perjury, I declare that I have examined this certification and, to the best of my knowledge and belief, it is true, correct and complete.

Date: September 12, 2013

A & M PARTNERS, LLC

By: Andrew Trivand
Name: Andrew Trivand
Title: Manager

NOTICE PURSUANT TO 38 M.R.S.A. § 563 (6)

A & M PARTNERS, LLC as seller of the real property located at 152-158 Sheridan St, Portland, Maine (the "Premises"), hereby files this written notice with NEW DAY FARM, LLC as buyer of the Premises, in accordance with 38 M.R.S.A. § 563 (6). (Check A or B, as appropriate, and if B is checked, complete the information in)

A. To the best of my knowledge, no underground storage facility for the storage of oil or petroleum products exists on the Premises.

B. An underground oil storage facility exists on the Premises.

B1. The State of Maine Registration numbers for all oil storage facilities on the Premises are as follows:

No. _____
No. _____

(use additional space at bottom of this page if necessary)

B2. (check one) The oil storage facilities have _____ have not _____ been abandoned in place (taken out of service for more than 12 months), pursuant to 38 M.R.S.A. Section 566-A.

B3. The facility is subject to regulation, including registration requirements, by the Maine Department of Environmental Protection under 38 M.R.S.A. §§ 561 et seq.

C. To the best of my knowledge, underground piping exists for any above ground oil or petroleum storage facility exists on the Premises.

If such underground piping exists on the Premises, the Maine DEP required registration numbers are as follows: use additional sheets as required:

No. _____
No. _____

Date: September 13, 2013.

Seller
A & M PARTNERS, LLC

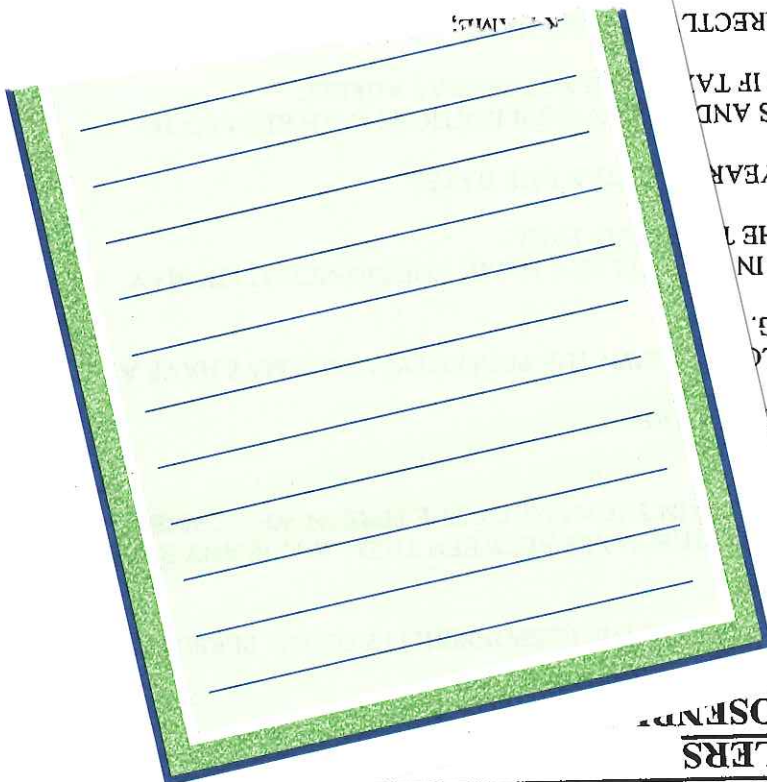
By: _____
Its Manager

Acknowledgment of Receipt
NEW DAY FARM, LLC

By: _____
Its _____

IMPORTANT NOTICE ABOUT PROPERTY TAXES FOR BUYERS

SELLERS
13-06208P ROSFND



1. UNDER MAINE LAW PAYMENT OF PROPERTY TAXES IS REQUIRED BY THE BUYER WHO OWNS THE PROPERTY ON APRIL 1ST.
2. THE BUYER AND SELLER MAY AGREE TO SHARE THE TAXES. IF THE BUYER DOES NOT PAY THE TAXES BY APRIL 1ST, A LIEN WILL BE FILED AGAINST THE PROPERTY ON APRIL 1ST.

PLEASE NOTE:
IF YOU ARE THE SELLER - EVEN IF YOU NO LONGER OWN THE PROPERTY, THERE IS A NEGATIVE EFFECT ON YOUR CREDIT RATING.
IF YOU ARE THE BUYER - IF A LIEN IS FILED IN YOUR NAME, IT MAY AFFECT YOUR ABILITY TO OBTAIN A MORTGAGE OR OTHER CREDIT.
MUNICIPALITIES HAVE DIFFERENT FISCAL YEARS. MAKE SURE YOU UNDERSTAND THE BUYER'S AND SELLER'S PROPERTY TAXES AND WHAT MAY HAPPEN IF TAXES ARE NOT PAID.

3. IF YOU ARE THE BUYER - IF A LIEN IS FILED IN YOUR NAME, IT MAY AFFECT YOUR ABILITY TO OBTAIN A MORTGAGE OR OTHER CREDIT.
4. MAKE SURE YOU UNDERSTAND THE BUYER'S AND SELLER'S PROPERTY TAXES AND WHAT MAY HAPPEN IF TAXES ARE NOT PAID.
5. IF YOU FEEL A LIEN HAS BEEN FILED INCORRECTLY, CONTACT THE TOWN CLERK IMMEDIATELY.

- A. OBTAIN A COPY OF THE LIEN FROM THE REGISTRY OF DEEDS; AND
- B. DISCUSS THE MATTER WITH YOUR MUNICIPALITY.

IF YOUR CREDIT REPORT IS INCORRECT, CONTACT THE BUREAU OF CONSUMER CREDIT PROTECTION AT 1-800-DEBT-LAW TO DETERMINE WHAT REMEDIES ARE AVAILABLE TO YOU TO CORRECT YOUR CREDIT REPORT.

THESE POTENTIAL TAX LIEN PROBLEMS CAN BE AVOIDED BY PROVIDING THAT FUNDS ARE SET ASIDE IN ESCROW AT THE TIME OF CLOSING TO ENSURE THAT PROPERTY TAXES WILL BE PAID.

DATE: 9-12-13

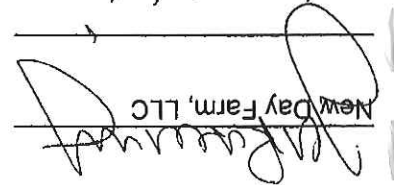
SELLER: [Signature]
BUYER: A & M Partners, LLC
SELLER: [Signature]
BUYER: New Day Farm, LLC

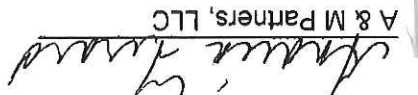
HOLD HARMLESS

RE: TAX BILL & FINAL WATER/SEWER

The undersigned, acknowledge that the property taxes for the property located at 152 & 156 Sheridan Street, Portland Maine 04101, MAP 12 BL P LOT 21 & 17 will be due . It is the responsibility of the Buyer(s) to pay the Tax Bill. We acknowledge that if the Tax Bill is not paid, a Lien will be filed against the property in the name of the seller. We will hold Gateway Title and Chicago Title Insurance Company harmless of any claim thereto.

Dated: 09/12/13


New Day Farm, LLC


A & M Partners, LLC

TAX ADJUSTMENT

The following is an explanation of the adjustment of the 2013-2014 real estate taxes at the time of closing:

Annual Taxes		Acreage	
Map 12, Lots P17	\$837.36	0.22	
Map 12 Lot P21	\$925.86	0.27	
	\$1,763.22	0.49	
			Percentage
Buyer's Acreage	48.98%	0.24	
Seller's Acreage	51.02%	0.25	

City of Portland Tax Calculations

Seller's Retained land
Prorate land sold

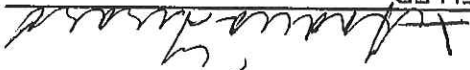

Seller
\$899.60
\$175.09
\$1,074.69

Buyer
\$688.53
\$688.53

If it cannot be determined at this time what the upcoming taxes will be, we have made the above adjustment based on figures available to us at closing.

If there is an increase or decrease in the upcoming tax bill, the undersigned parties agree that they will re-adjust the taxes, based upon the actual amount due, and the adjustment will be made directly between themselves and they will not look to Gateway Title to make the same. The tax bill will be issued to the record titleholder as of 04/01/13, and if the buyer is not the owner as of 04/01/13 the buyer may wish to obtain a duplicate tax bill to avoid delay in paying taxes. THE BUYER SHALL BE RESPONSIBLE FOR MAKING THE NEXT TAX PAYMENT. Furthermore, it is understood by the undersigned that it is the responsibility of the buyers and sellers to prorate any water and sewer charges and any utility bills such as electricity and/or heating fuel bills. The undersigned specifically exonerate and hold harmless the Lender or Gateway Title from any responsibility in making any such proration or in payment of any such bills.

We have read and understand the above and acknowledge receipt of the same.

SELLER  WITNESS 

SELLER _____

SELLER _____

SELLER _____

BUYER  WITNESS 

BUYER _____

BUYER _____

**NOTICE OF AVAILABILITY
OF OWNER'S TITLE INSURANCE**

TO: New Day Farm, LLC

Buying property identified as 152 & 156 Sheridan Street, Portland, ME

A Mortgagee's Policy of title insurance insuring the title to the property you are buying is being issued to your mortgage lender, but that policy does not provide title insurance coverage to you.

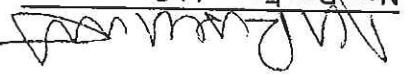
You may obtain an Owner's Policy of title insurance, which provides title insurance to you. If you request it at this time the total premium for both policies will be \$995.00. This is an additional \$661.50 above the cost of the Lender's Policy.

If you are uncertain as to whether you should obtain an Owner's Policy of title insurance, you are urged to seek independent advice.

() We do request an Owner's Policy of title insurance.

() We do not request an Owner's Policy of title insurance.

Dated: 9-12-13


New Day Farm, LLC



October 18, 2013

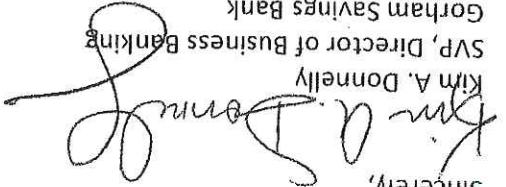
RE: New Day Farm, LLC/Jeffrey Rosenblatt

To Whom It May Concern,

Jeffrey Rosenblatt d/b/a New Day Farm, LLC has an established Banking relationship with Gorham Savings Bank. Based on the information provided to the Bank, he has the financial capacity to fund the proposed project at **152-156 Sheridan Street, Portland ME**. Final approval of any Bank financing is subject to complete underwriting of the project budget and receipt of City permits and approvals.

If you have any further questions, I can be reached at 207-222-1499 or kdonnelly@gorhamsavingsbank.com.

Sincerely,


Kim A. Donnelly
SVP, Director of Business Banking
Gorham Savings Bank

3. CONFORMITY WITH APPLICABLE DESIGN STANDARDS

The following statement is made in accordance with the City of Portland Code of Ordinances, Chapter 14 Land Use, Article V Section 14-526.

3.1 OVERVIEW

This project conforms with all the applicable design standards of Section 14-526 as demonstrated in the following narrative.

(a) Transportation Standards

1. Impact on Surrounding Street Systems:

The development will fit in with the existing street system as it will use a new curb cut off on Sheridan Street. Based on the number of residential units the project is expected to have an insignificant impact on traffic in the neighborhood.

2. Access and Circulation:

a. Site Access and Circulation.

(i) The development provides access via Sheridan Street. Door controlled access will be provided at each end of the building and ample turning movement is provided at the street entrance. Internal circulation has been reviewed and is highlighted by the turning template figures contained in Attachment A to this section.

(ii) Access and egress have been designed to avoid conflicts with existing turning movements and traffic flows.

(iii) The site does not feature drive up services as mentioned in this requirement.

b. Loading and Servicing.

(i) Not required

c. Sidewalks.

(i) Sidewalks have been provided to connect to the sidewalks on Sheridan Street. All sidewalk improvements shall conform to the City of Portland Technical Manual as shown on the project design drawings.

(ii) The sidewalk on Sheridan Street appears to be in satisfactory condition and does not require any major improvements.

3. Access and Circulation:
 - a. The development consists of fewer than twenty (20) dwelling units therefore is not subject to Public Transit Standards.
 - b. A new Transit stop is not proposed.
 - c. A new transit stop is not proposed based on the close proximity of nearby transit stops.
 - d. Waiver: The applicant requests a waiver of the transit facility requirement, if necessary.
4. Parking:
 - a. Location and Required Number of Vehicle Parking Spaces:
 - (i) The applicant is providing parking on a 1 space per residential unit ratio which satisfies Section 14-332 (a) (4) of the code.
 - (ii) The applicant has not prepared a TDM strategy.
 - (iii) The applicant proposes the amount of parking which is appropriate for the anticipated uses of this site.
 - (iv) Parking spaces and aisles have been designed to meet the dimensional requirements of the Technical Manual.
 - (v) The parking garage has been designed to withstand site conditions. The parking space will be paved and graded to drain to a formal drainage system inside the garage that will be tied into the building's plumbing system.
 - b. Location and Required Number of Bicycle Parking Spaces:
 - (i) The project will include interior bicycle storage for each unit.
 - c. Motorcycles and Scooter Parking:
 - (i) The project does not provide designated motorcycle/scooter parking in the parking structure facility.
 - d. Snow Storage:
 - (i) Snow storage management will employ two strategies:
 1. On-site snow storage around the perimeter of the site.
 2. Snow removal and offsite storage. Generally speaking the nature of the proposed site use precludes the need for significant snow removal.

5. Transportation Demand Management (TDM):
 - a. A TDM plan is not required for the project.
- (b) Environmental Quality Standards
 1. Preservation of Significant Natural Features:
 - a. The existing site retains no prominent significant natural features therefore no issue related to the preservation of these features applies.
 - b. The applicant is not requesting a waiver from this standard.
 2. Landscaping and Landscaping Preservation:
 - a. Landscape Preservation.
 - (i) The site's existing tree population is limited so there is no formal tree preservation proposed.
 - (ii) Not applicable
 - (iii) Not applicable
 - (iv) The applicant will require a waiver from this standard, if applicable.
 - b. Site Landscaping.
 - (i) Landscaped Buffers:
 - (a) There are no observable service or loading areas.
 - (b) The development will be designed to meet the understory planting requirements of Section 4 of the Technical Manual.
 - (c) Not applicable.
 - (iii) Parking Lot Landscaping:
 - a) All parking is interior of the building therefore no parking lot planting is required.
 - b) Not applicable.
 - c) Not applicable.
 - (iiii) Not applicable.

- a. The site has been designed to promote safe and inviting residential access. Controlled access into the interior parking spaces has been designed into the site plan through the use of overhead door system.
- b. No changes to emergency access conditions within the surrounding streets is proposed.
- c. Fire hydrants are located within the adjacent street system. The new building will be fully sprinklered.

2. Public Safety and Fire Prevention:

- a. The project has been designed to be consistent with the City's Zoning Ordinance and off-site infrastructure.
- b. Not applicable.

1. Consistency with City Master Plans:

(c) Public Infrastructure and Community Safety Standards.

- a. Stormwater:
 - (i) Stormwater draining onto the site from adjacent properties is very limited. No changes to these offsite flow regimes is anticipated.
 - (ii) The project will not adversely impact adjacent lots or the City street system.
 - (iii) The project will not adversely impact adjacent lots or the City street system.
 - (iv) The project will not adversely impact adjacent lots or the City street system.
- b. The Stormwater Management Plan will meet the requirements and goals stated in Section 5 of the Technical Manual.
- c. The project is not located in a watershed of an urban impaired stream as listed by the MeDEP.
- d. N/A
- e. The project is serviced by both a public wastewater system and public drainage system. The project will not pose a risk of groundwater contamination.
- f. The project will be connected to the public sanitary sewer system which is adequately sized for the project flows.

3. Water Quality, Stormwater Management and Erosion Control:

1. Massing, Ventilation and Wind Impact:
 - a. The bulk, location and height of the proposed building have been designed to not result in adverse impacts to abutting properties. The elevations depicting building massing are enclosed in the site plan package.
 - b. HVAC venting is proposed to be directed to the building roof and directed away from public spaces.
2. Shadows:
 - a. The development is located in the B-2b Zone and this standard is not applicable.
3. Snow and Ice Loading:
 - a. The proposed buildings will be designed and located such that accumulated snow and ice will not fall onto adjacent properties or public ways.
4. View Corridors:
 - a. The project site is located outside the Downtown Vision View Corridor Protection Plan.
5. Historic Resources:
 - a. The development is not located in a historic district, historic landscape district or City designated landmark.

(d) Site Design Standards.

3. Availability and Adequate Capacity of Public Utilities:
 - a. The applicant will secure letters from all applicable utilities stating their ability to serve this project. The project will require new utility service infrastructure to serve the new buildings.
 - b. All on site electrical lines will be underground.
 - c. All new utility infrastructures will meet the provisions of the Technical Manual.
 - d. The project will require a new service connection to the sewer system in Sheridan Street
 - e. The sanitary sewer collection system will be designed to meet all applicable sections of the Technical Manual. A stormwater management system is not required based on the project size.
 - f. The project will use an interior trash room to store trash and recyclables temporarily until a contracted waste management company can pick up and dispose of the solid waste.

b. The development is not located adjacent to or within 100 ft. of a designated landmark, historic district, or historic landscape district.

c. There are no known archaeological resources on the site.

6. Exterior Lighting:

a. Site Lighting:

(i) Exterior lighting will be designed to meet the requirements of Section 12 of the Technical Manual.

7. Noise and Vibration:

The project noise levels will be designed to meet the permitted levels as outlined in the B-2b Zone. All HVAC and mechanical equipment is proposed to be mounted on the roof.

8. Signage and Wayfinding:

a. All street and wayfinding signage shall meet the requirements of the Manual on Uniform Traffic Devices (MUTCD) and Division 22 of the City Code.

(i) The project is not located in a historic district or subject to Article IX.

(ii) Proposed commercial signage is still being designed and subject to a condition of approval.

(iii) All street and wayfinding signage shall meet the requirements of the Manual on Uniform Traffic Devices (MUTCD) and Division 22 of the City Code.

9. Zoning Related Design Standards:

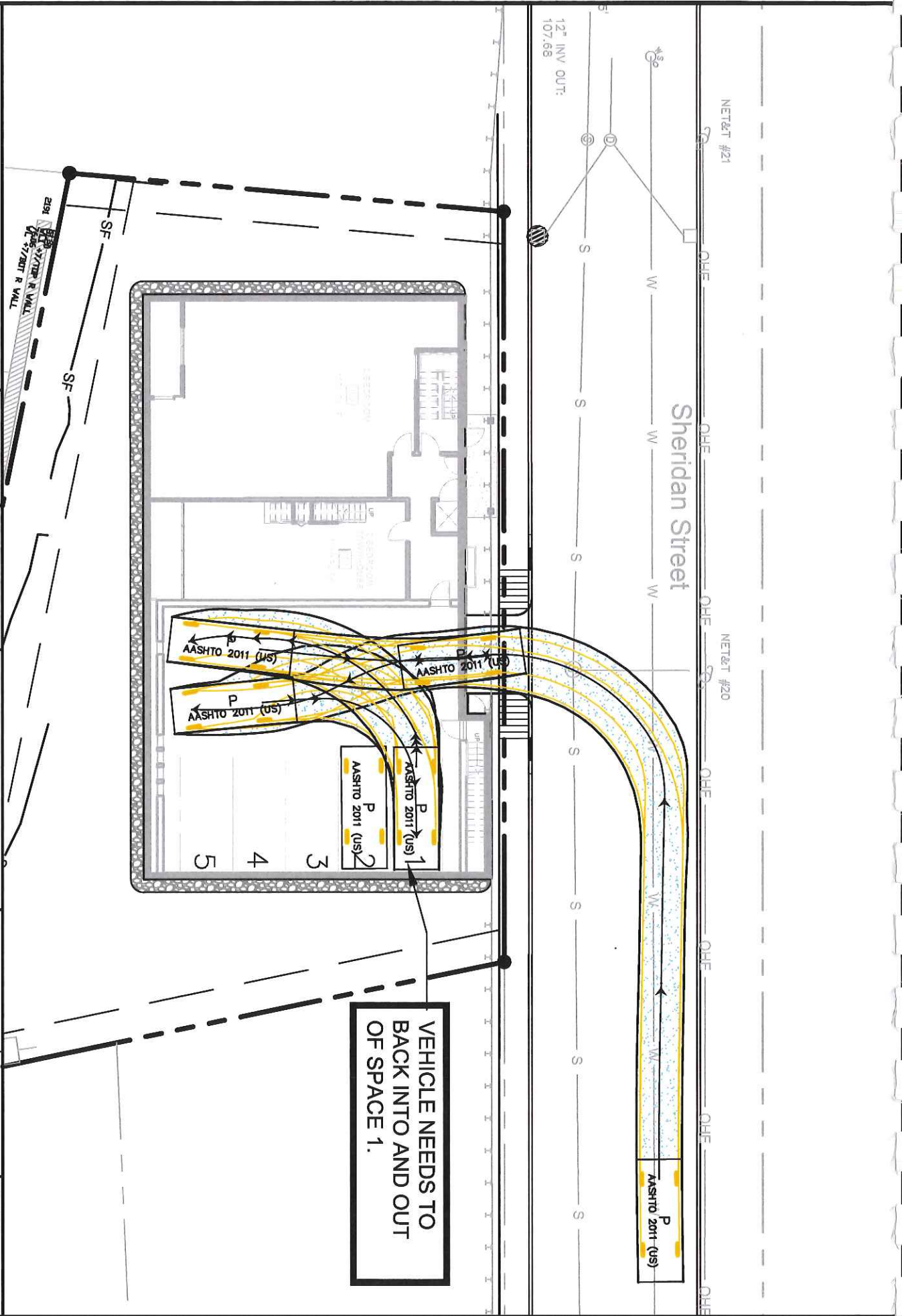
a. The project is designed to be a high density development with multiple story building, interior parking structures and attractive public space.

3.2 ATTACHMENTS

Attachment A – Turning Template Figures

Turning Template Figures

ATTACHMENT A



FAY, SPOFFORD & THORNDIKE, INC.
 ENGINEERS · PLANNERS · SCENARISTS
 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

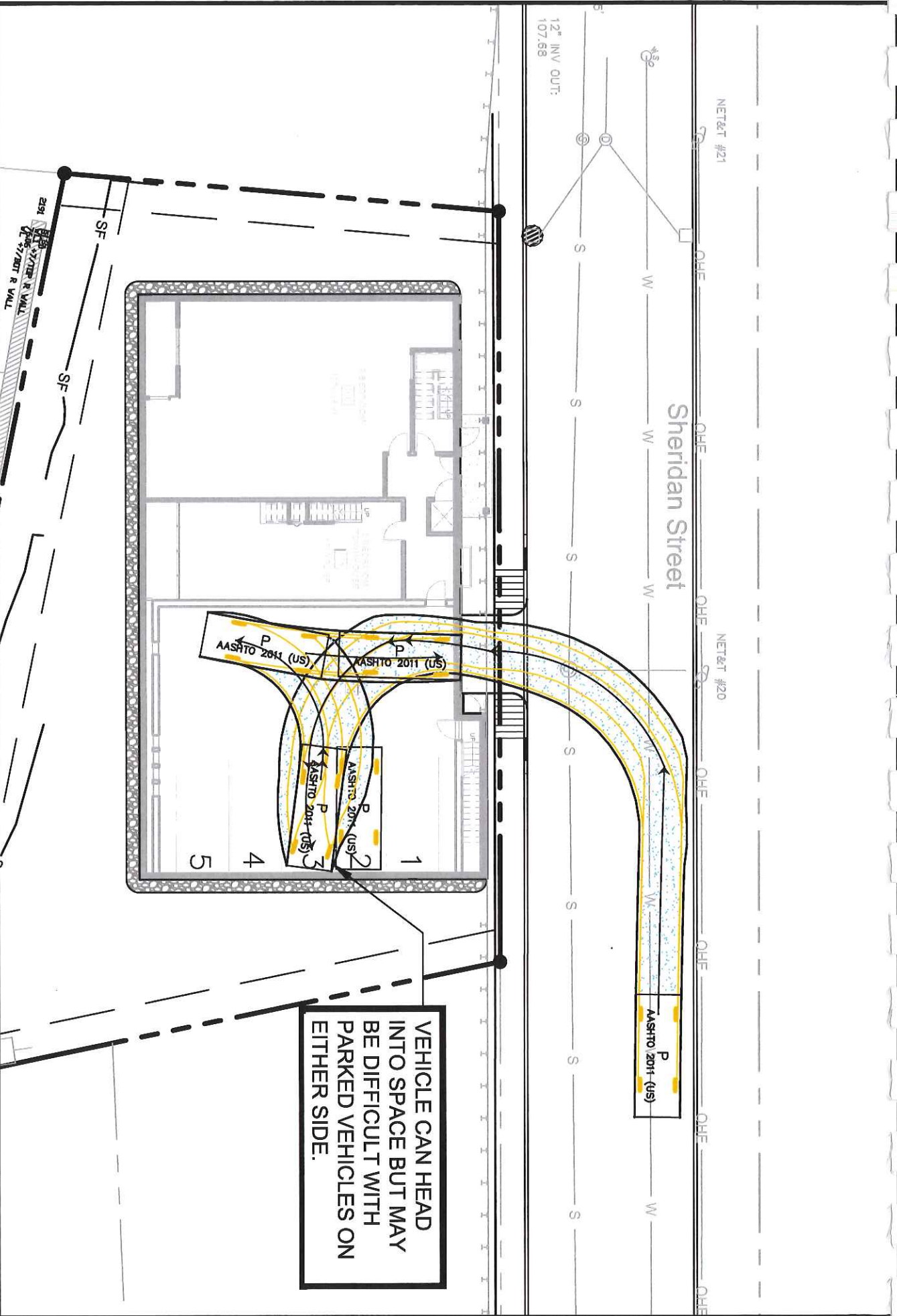
SHERIDAN STREET

AUTOTURN MOVEMENT
AASHTO 2011-P (LARGE CAR)
STALL NO. 1

DRAWN:	BEK	DATE:	2013.10.21
DESIGNED:	BEK	SCALE:	1" = 20'
CHECKED:	JRP	JOB NO.	3041
FILE NAME:	3041 AUTOTURN.DWG		

FIGURE

AT 1



FAY, SPOFFORD & THORNDIKE, INC.
 ENGINEERS · PLANNERS · SCENARISTS
 778 MAIN ST, SUITE B, SOUTH PORTLAND, ME 04106

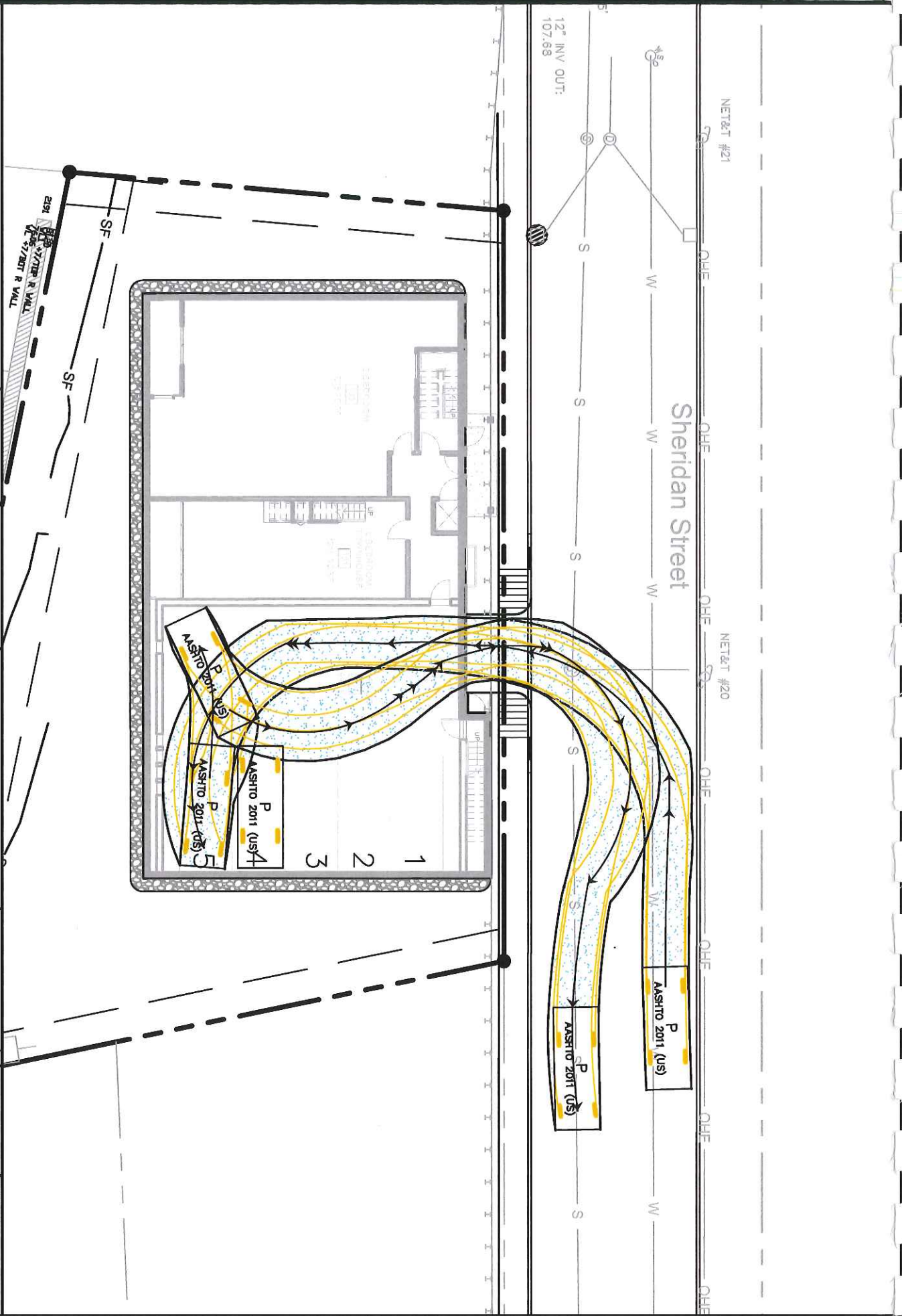
SHERIDAN STREET

**AUTOTURN MOVEMENT
 AASHTO 2011-P (LARGE CAR)
 STALL NO. 3**

DRAWN:	BEK	DATE:	2013.10.21
DESIGNED:	BEK	SCALE:	1" = 20'
CHECKED:	JRP	JOB NO.	3041
FILE NAME:	3041 AUTOTURN.DWG		

FIGURE

AT 2

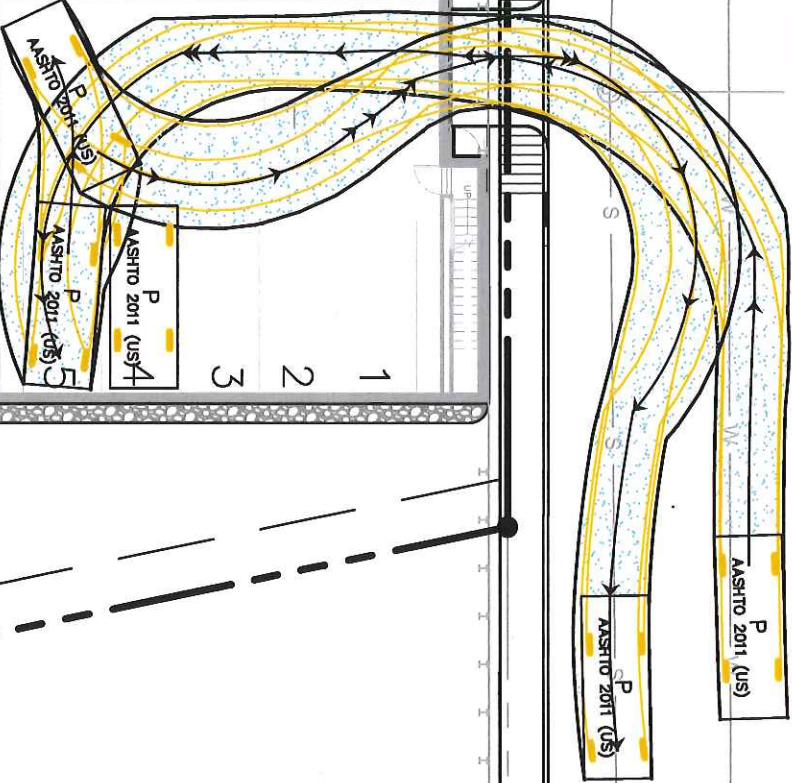


NET&T #21

NET&T #20

Sheridan Street

12' INV. OUT.
107.58



FAY, SPOFFORD & THORNDIKE, INC.
ENGINEERS · PLANNERS · SCENARISTS
778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106

SHERIDAN STREET

AUTOTURN MOVEMENT
ASHTO 2011-P (LARGE CAR)
STALL NO. 5

DRAWN:	BEK	DATE:	2013.10.21
DESIGNED:	BEK	SCALE:	1" = 20'
CHECKED:	JRP	JOB NO.:	3041
FILE NAME:	3041 AUTOTURN.DWG		

FIGURE

AT 5







