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January 6, 2014

Ms. Helen Donaldson

Planning and Development Department  
 City of Portland, Maine

389 Congress Street  
 Portland, Maine 04101-3509

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

Dear Ms. Donaldson:

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 Final Submission Requirements as outlined in the Level III Application procedures. As you know, the project team appeared before the Planning Board at their 11/26/13 workshop meeting at which the Board accepted the preliminary application and authorized the project to be scheduled for a Public Hearing pending the Final Site Plan Application submission. 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 11,623 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:

- Final Site Plan Application
- Section 1: Written Description of Project
- Section 2: Evidence of Right, Title and Interest and Technical Capacity
- Section 3: Utilities
- Section 4: Fire Safety
- Section 5: Construction Management Plan

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- Section 6: Solid Waste
- Section 7: Written Assessment of Proposed Project's Compliance with Applicable Zoning and Land Use Requirements
- Section 8: Comment Response Letter Addressing Preliminary Plan Comments
- Reduced Sized Plans

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

On behalf of the Design Team, we look forward to your continued assistance on the project and we look forward to the nearest available Public Hearing meeting with the Planning Board. Please find one (1) hard copy of the application materials including one set each of 11x17 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**

(date)

10/22/13

**FINAL PLAN**

(date)

01/06/14

**CONTACT INFORMATION:**

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



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

<p><b>Level III Development (check applicable reviews)</b></p> <p>X Less than 50,000 sq. ft. (\$500.00)          50,000 - 100,000 sq. ft. (\$1,000)          100,000 - 200,000 sq. ft. (\$2,000)          200,000 - 300,000 sq. ft. (\$3,000)          over \$300,000 sq. ft. (\$5,000)          Parking lots over 11 spaces (\$1,000)          After-the-fact Review (\$1,000.00 plus applicable application fee)</p> <p><b>Plan Amendments (check applicable reviews)</b></p> <p>___ Planning Staff Review (\$250)          ___ Planning Board Review (\$500)</p> <p>The City invoices separately for the following:</p> <ul style="list-style-type: none"> <li>• Notices (\$.75 each)</li> <li>• Legal Ad (% of total Ad)</li> <li>• Planning Review (\$40.00 hour)</li> <li>• Legal Review (\$75.00 hour)</li> </ul> <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><b>Other Reviews (check applicable reviews)</b></p> <p>___ Traffic Movement (\$1,000)          ___ Stormwater Quality (\$250)          X Subdivisions (\$500 + \$25/lot)          # of Lots <u>1</u> x \$25/lot = \$25          Site Location (\$3,000, except for residential projects which shall be \$200/lot)          # of Lots ___ x \$200/lot = _____</p> <p>Other _____          Change of Use _____          Flood Plain _____          Shoreland _____          Design Review _____          Housing Replacement _____          Historic Preservation _____</p>
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<p><b>Engineer</b>          Name: c/o Stephen Bushey, P.E.          Address: 778 Main Street, Suite 8          City/State: South Portland, ME Zip Code: 04106</p>	<p><b>Engineer Contact Information</b>          Work # 207-775-1121          Cell # 207-756-9359          Fax# 207-879-0896          e-mail: sbushey@fstinc.com</p>	<p><b>Surveyor</b>          Name: c/o David Titcomb          Titcomb Associates          Address: 133 Gray Road          Falmouth, ME Zip Code: 04105</p>	<p><b>Surveyor Contact Information</b>          Work # 207-797-9199          Cell # 207-878-3142          Fax# 207-878-3142          e-mail: dtitcomb@titcombsurvey.com</p>
<p><b>Architect</b>          Name: c/o David Lloyd          Archetype, P.A.          Address: 48 Union Wharf          Portland, ME Zip Code: 04101</p>	<p><b>Architect Contact Information</b>          Work # 207-772-6022          Cell # 207-772-4056          Fax# 207-772-4056          e-mail: lloyd@archetypepa.com</p>	<p><b>Attorney</b>          Van Meer &amp; Belanger, PA          Name: c/o Richard Bryant Esq.          Address: 20 York Street          Portland, ME Zip Code: 04101</p>	<p><b>Attorney Contact Information</b>          Work # 207-871-7500          Cell # 207-871-7505          Fax# 207-871-7505          e-mail: rbryant@vblawfirm.com</p>

Signature of Applicant: 	Date: 1/6/14
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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 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.

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.

**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 site 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:

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.

**APPLICATION SUBMISSION:**

**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	
<b>Impervious Surface Area</b>	
Impervious Area (Total Existing)	0 sq. ft.
Impervious Area (Total Proposed)	<1,000 sq. ft.
<b>Building Ground Floor Area and Total Floor Area</b>	
Building Footprint (Total Existing)	0 sq. ft.
Building Footprint (Total Proposed)	4,759 sq. ft.
Building Floor Area (Total Existing)	0 sq. ft.
Building Floor Area (Total Proposed)	11,623 sq. ft.
<b>Zoning</b>	
Existing	B2b
Proposed, if applicable	B2b
<b>Land Use</b>	
Existing	Undeveloped
Proposed	5-Unit Multiplex
<b>Residential, if applicable</b>	
# of Residential Units (Total Existing)	0
# of Residential Units (Total Proposed)	5
# of Lots (Total Proposed)	1
# of Affordable Housing Units (Total Proposed)	0
<b>Proposed Bedroom Mix</b>	
# of Efficiency Units (Total Proposed)	
# of One-Bedroom Units (Total Proposed)	
# of Two-Bedroom Units (Total Proposed)	4
# of Three-Bedroom Units (Total Proposed)	1
<b>Parking Spaces</b>	
# of Parking Spaces (Total Existing)	0
# of Parking Spaces (Total Proposed)	5
# of Handicapped Spaces (Total Proposed)	0
<b>Bicycle Parking Spaces</b>	
# of Bicycle Spaces (Total Existing)	0
# of Bicycle Spaces (Total Proposed)	2
<b>Estimated Cost of Project</b>	
	\$1.5 million



<b>PRELIMINARY PLAN (Optional) - Level III Site Plan</b>			
Applicant Checklist	Planner Checklist	# of Copies	<b>GENERAL WRITTEN SUBMISSIONS CHECKLIST</b>
			X
X	X	1	Application fees
X	X	1	Written description of project
X	X	1	Evidence of right, title and interest
N/A	X	1	Evidence of state and/or federal approvals, if applicable
X	X	1	Written assessment of proposed project's compliance with applicable zoning requirements
X	X	1	Summary of existing and/or proposed easement, covenants, public or private rights-of-way, or other burdens on the site
N/A	X	1	Written requests for waivers from site plan or technical standards, if applicable.
X	X	1	Evidence of financial and technical capacity
N/A	X	1	Traffic Analysis (may be preliminary, in nature, during the preliminary plan phase)
Applicant Checklist	Planner Checklist	# of Copies	<b>SITE PLAN SUBMISSIONS CHECKLIST</b>
X	X	1	Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
X	X	1	Preliminary Site Plan including the following: (information provided may be preliminary in nature during preliminary plan phase)
X	X	X	Proposed grading and contours;
X	X	X	Existing structures with distances from property line;
X	X	X	Proposed site layout and dimensions for all proposed structures (including piers, docks or wharves in Shoreland Zone), paved areas, and pedestrian and vehicle access ways;
X	X	X	Preliminary design of proposed stormwater management system in accordance with Section 5 of the Technical Manual (note that Portland has a separate applicability section);
X	X	X	Preliminary infrastructure improvements;
X	X	X	Preliminary Landscape Plan in accordance with Section 4 of the Technical Manual;
N/A	N/A	N/A	Location of significant natural features (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features) located on the site as defined in Section 14-526 (b) (1);
N/A	N/A	N/A	Proposed buffers and preservation measures for significant natural features, as defined in Section 14-526 (b) (1);
X	X	X	Location , dimensions and ownership of easements, public or private rights of way, both existing and proposed;
X	X	X	Exterior building elevations.

<b>FINAL PLAN - Level III Site Plan</b>			
<b>Applicant Checklist</b>	<b>Planner Checklist</b>	<b># of Copies</b>	<b>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)</b>
X	X	1	* Completed Application form
X	X	1	* Application fees
X	X	1	* Written description of project
X	X	1	* Evidence of right, title and interest
N/A	N/A	1	* Evidence of state and/or federal permits
X	X	1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
X	X	1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
X	X	1	* Evidence of financial and technical capacity
X	X	1	Construction Management Plan
N/A	N/A	1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
X	X	1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
X	X	1	Stormwater management plan and stormwater calculations
X	X	1	Written summary of project's consistency with related city master plans
X	X	1	Evidence of utility capacity to serve
X	X	1	Written summary of solid waste generation and proposed management of solid waste
X	X	1	A code summary referencing NFPA 1 and all Fire Department technical standards
X	X	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
X	X	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	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)	* Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
			1	Final Site Plans including the following:
X			1	Existing and proposed structures, as applicable, and distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone);
X				Existing and proposed structures on parcels abutting site;
X				All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections;
X				Location, dimensions and materials of all existing and proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines;
X				Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks;
N/A				Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;
N/A				Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications;
X				Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information;
N/A				Location of all snow storage areas and/or a snow removal plan;
N/A				A traffic control plan as detailed in Section 1 of the Technical Manual;
X				Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14-526(b)(1);
N/A				Location and proposed alteration to any watercourse;
N/A				A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual;
N/A				Proposed buffers and preservation measures for wetlands;
X				Existing soil conditions and location of test pits and test borings;
X				Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable;
X				A stormwater management and drainage plan, in accordance with Section 5 of the Technical Manual;
X				Grading plan;
N/A				Ground water protection measures;
X				Existing and proposed sewer mains and connections;



X	Location of all existing and proposed fire hydrants and a life safety plan in accordance with Section 3 of the Technical Manual;
X	Location, sizing, and directional flows of all existing and proposed utilities within the project site and on all abutting streets;
X	Location and dimensions of off-premises public or publicly accessible infrastructure immediately adjacent to the site;
N/A	Location and size of all on site solid waste receptacles, including on site storage containers for recyclable materials for any commercial or industrial property;
X	Plans showing the location, ground floor area, floor plans and grade elevations for all buildings;
N/A	A shadow analysis as described in Section 11 of the Technical Manual, if applicable;
N/A	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;
N/A	Location and dimensions of all existing and proposed HVAC and mechanical equipment and all proposed screening, where applicable;
X	An exterior lighting plan in accordance with Section 12 of the Technical Manual;
N/A	A signage plan showing the location, dimensions, height and setback of all existing and proposed signs;
X	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

**(NFPA 101 2009 ed.)**  
**required to be sprinkled in compliance with NFPA 13D. This is required by City Code.**

- 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**



**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 Locus 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: Helen Donaldson  
 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, Spoford & Thordike, 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. Please, Submit External Grease Interceptor Calculations.**

Total Drainage Fixture Unit (DFU) Values: \_\_\_\_\_  
 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: \_\_\_\_\_  
 Do you currently hold Federal or State discharge permits? \_\_\_\_\_  
 Is the process wastewater termed categorical under CFR 40? \_\_\_\_\_  
 OSHA Standard Industrial Code (SIC): \_\_\_\_\_  
 Peaking Factor/Peak Process Times: \_\_\_\_\_

GPD \_\_\_\_\_  
 Yes \_\_\_\_\_  
 No \_\_\_\_\_  
<http://www.osha.gov/oshstats/sicser.html>

*(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 below, or attached, as a separate sheet)*

**Notes, Comments or Calculation**

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

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C-1.0	COVER SHEET
C-1.1	GENERAL NOTES AND LEGEND
C-2.0	EXISTING CONDITIONS PLAN
C-3.0	SITE LAYOUT AND UTILITY PLAN
C-4.0	GRADING AND DRAINAGE PLAN
C-5.0	DETAILS
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L-1.0	LANDSCAPE PLAN

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	Attachment B	-	Figures
	Attachment C	-	Building Elevations and Floor Plans
Section 2:	Attachment D	-	Deeds
	Attachment E	-	Financial Capacity Letter
Section 3:	Attachment F	-	Correspondence with Portland Water District
	Attachment G	-	Correspondence with Central Maine Power and Utilitl
Section 4:	Attachment H	-	NFPA 1 Review to Access and Other Fire Department Issues
		-	Memo
Section 5:	Attachment I	-	Construction Management Plan
Section 6:	Attachment J	-	Computations of Types of Volumes of Solid Wastes for Construction Projects
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**LIST OF ATTACHMENTS**

# 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 and communications to the site will be installed underground from an existing pole opposite the site on Sheridan Street. Overhead lines currently exist on the north side of Sheridan Street.

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

<b>Dimensional Standard</b>	<b>Requirement</b>
Minimum Lot Size	None
Minimum Frontage	None
Front yard setback	None

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**

The proposed building will be set on a column supported foundation system to overcome the site's steep grade. The building includes a 5-space parking garage. The applicant is requesting waivers from the City's Technical Standards for aisle width and space width.

<b>Floor Level</b>	<b>Description</b>
Third Floor	Contains 1 living unit possibly to be owner occupied.
Second Floor	Contains 2 living units and 2 <sup>nd</sup> 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**



- 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. 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
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
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)

The drainage area contributing to the existing catch basin is less than 0.3 acres that includes only a small portion of Sheridan Street in front of the site; therefore, the existing catch basin appears to have adequate capacity to handle the roof runoff from the site. 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.

Storm Event	Peak Discharge (Q=CIA)	Runoff Volume (CF)
25-Year	0.59 cfs	2.117 CF
10-Year	0.51 cfs	1.809 CF
2-Year	0.38 cfs	1.154 CF

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. In addition, the final site plans now include a roof drain connection to the City's storm drainage system in Sheridan Street. An existing catch basin located just northwest of the building contains a 10" outlet pipe that connects to a 12" main line drain conveying stormwater towards Walnut Street. We have had an initial discussion with David Margolis-Pineo of the Public Services Division who has indicated a willingness by the City to accept the roof runoff from this development. We have also discussed the proposal to provide a roof drain water quality filter device to meet the City's water quality standards. Example of the proposed roof drain filter accompany this submission in Attachment A of Section 8. Based on a roof area of approximately 4,619 SF, the following runoff values are approximated for various storm events:

The site will be served by existing utilities in the street including water, sewer, drainage and power. An 8" water main is located in Sheridan Street; however, the main currently ends approximately 190' southeast 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 an 8" sanitary 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.

**1.11 UTILITIES AND STORMWATER**

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

**1.10 NATURAL FEATURES**

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. A copy of the geotechnical findings are contained in Section 8 of this submission.

**1.12 ATTACHMENTS**

- Attachment A – Existing Site Photographs
- Attachment B – Figures
- Attachment C – Building Elevations and Floor Plans



Existing Site Photographs

ATTACHMENT A

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

PHOTO 2 – View from sidewalk westerly across site

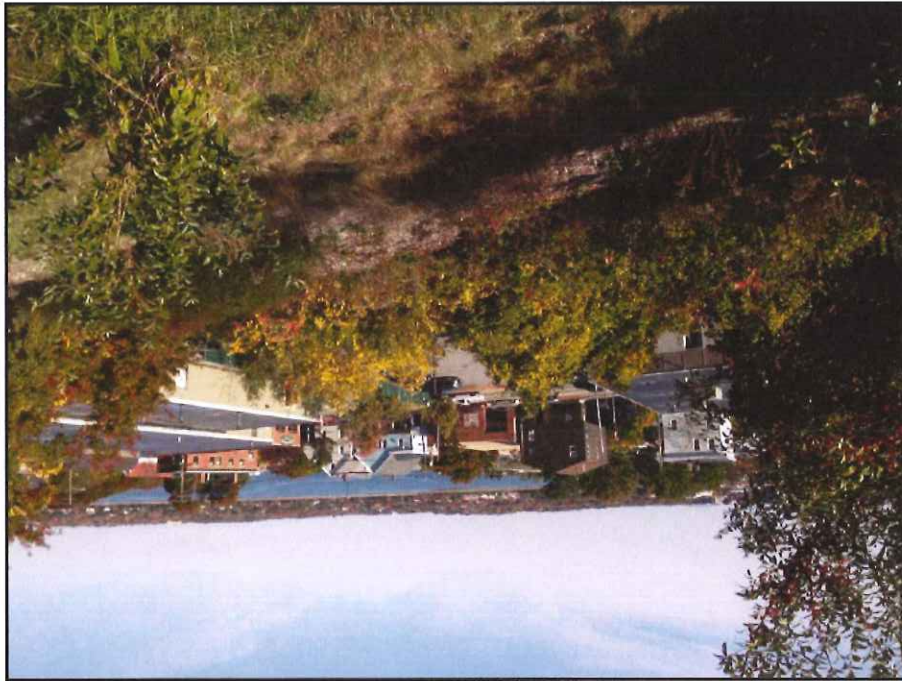


PHOTO 1 – View from Sheridan Street northwesterly

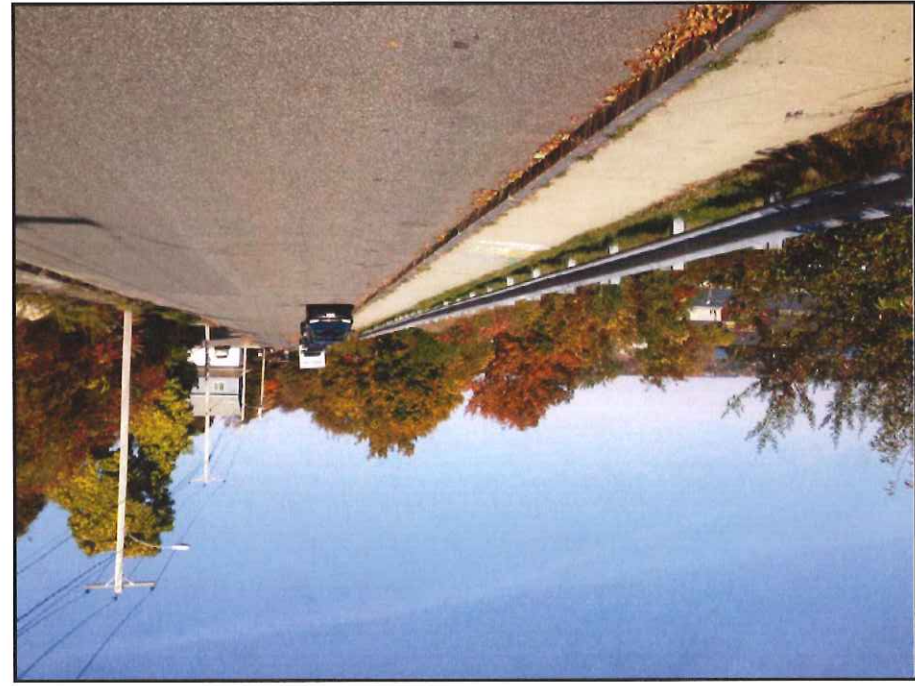




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Fax: 207.879.0896

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





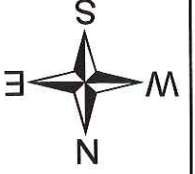
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DATE: OCT 2013  
FILENAME: 3041\_TAX MAP  
SCALE: 1 inch = 1,000 feet

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3041\_TAX MAP \_\_\_\_\_  
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3

FIGURE

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





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DATE: OCT 2013  
FILENAME: 3041\_TAX MAP  
SCALE: 1 inch = 1,000 feet

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FIGURE

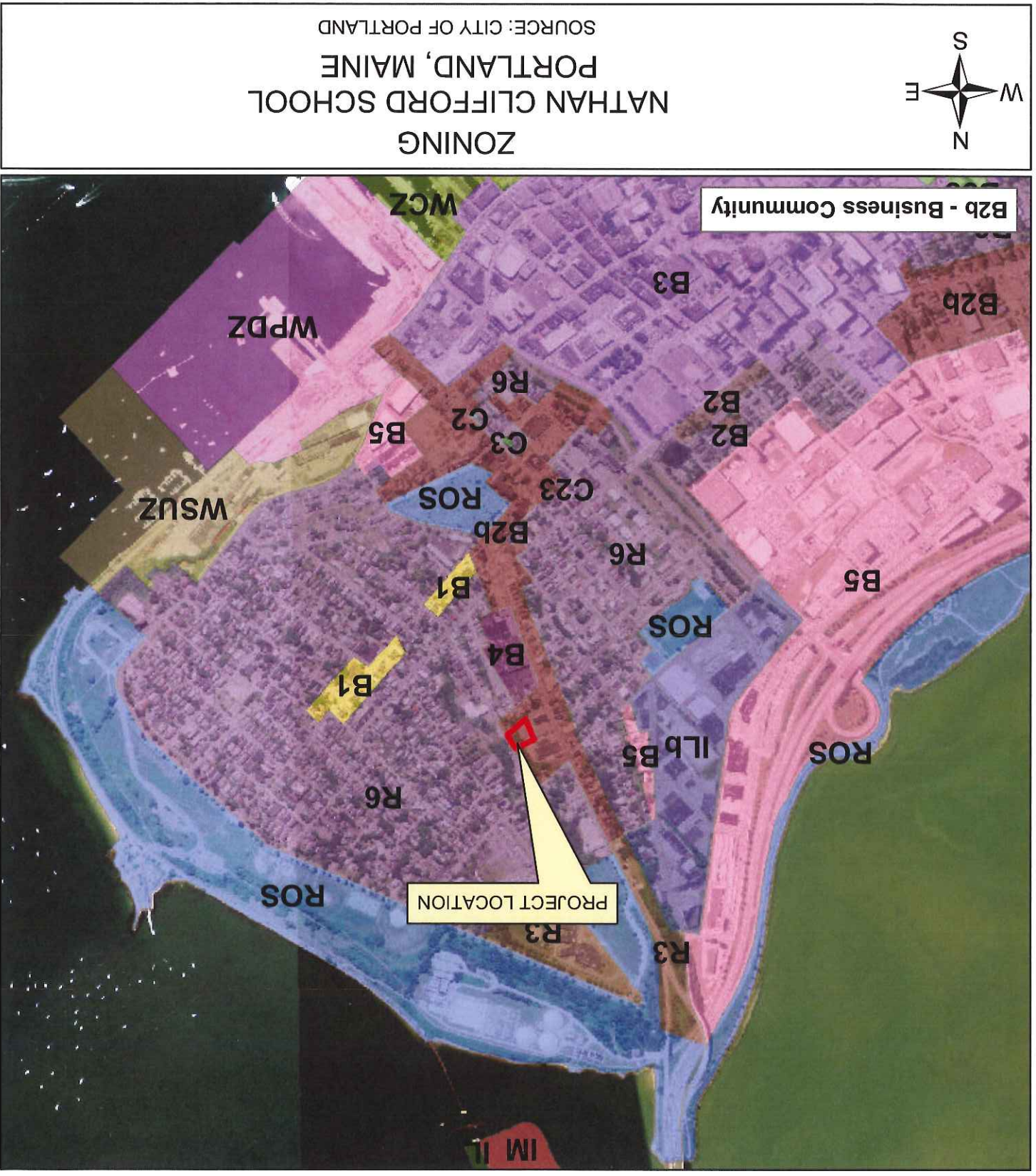
TAX MAP  
SHERIDAN STREET TOWNHOUSES  
PORTLAND, MAINE  
SOURCE: CITY OF PORTLAND





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

FIGURE 4





DRAWN: DED  
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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





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DATE: OCT 2013  
FILENAME: 3041\_AQUIFER  
SCALE: 1 inch = 1,000 feet

**9**  
FIGURE





# 10

FIGURE

DEW: DED  
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DATE: OCT 2013  
FILENAME: 3041\_GEOLOGY  
SCALE: 1 inch = 1,000 feet

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SINCE 1926  
**FAY, SPOFFORD & THORNDIKE, INC.**  
ENGINEERS • PLANNERS • SCIENTISTS  
778 MAIN ST., SUITE B, SOUTH PORTLAND, ME 04106





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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





**ATTACHMENT C**

**Building Elevations and Floor Plans**





Vertical text on the left edge of the page, likely from a binder or folder, including the words "Sundance Plaza" and "Sherman St".







