



July 29, 2013
13251

Ms. Carol Morrisette, Chair
Portland Planning Board
389 Congress Street
Portland, Maine 04101

Level III Site Plan Application
The Bay House Phase II

Dear Carol:

On behalf of 113 Newbury Street, LLC we are pleased to submit the enclosed preliminary application for your review of The Bay House Phase II. Located on the westerly corner of Hancock and Newbury Streets, The Bay House Phase II is a four story structure fronting on Newbury Street. The building is a multi-family structure with 39 units, of which 7 are townhouse units on the ground level, with 32 flats situated on the upper floors. There are 42 parking spaces under and behind the building; a dumpster and bicycle racks are also located in this area. Enclosed is the completed application form, attachments and the preliminary plan set.

Responses to Barbara Barhydt's Memo Dated July 17, 2013

1. Enclosed are a revised application form, submittal checklist and additional review fees (\$1,475.00) for subdivision review. We are resubmitting the Project Description as Attachment A, and an updated Fire Code Summary as Attachment B. Please note that the applicant is now 113 Newbury Street, LLC.
2. Current evidence of right, title and interest is enclosed as Attachment C. This includes a purchase and sale agreement between Village Café Inc. and Gordon Reger & Demetrios Dasco; as well as an assignment of that contract from Reger and Dasco to 113 Newbury Street, LLC.
3. A zoning assessment, dimensional standards, dimensions requested and a bar scale have been added to the site plan.
4. A traffic assessment has been completed by William Eaton, PE, as is enclosed as Attachment D.
5. A summary of waiver requests and rationale is enclosed as Attachment E.
6. Evidence of financial capacity, provided via letter from East Boston Savings Bank, is enclosed as Attachment F.
7. A narrative and supporting calculations for stormwater management is enclosed as Attachment G. The proposed design of the stormwater system and discharge point into the City system is in accordance with direction received from David Margolis- Pineo.
8. Final plans will be stamped by professional surveyors, engineers and landscape architects at the time of final submittal.

In addition to these responses, we have revised the initial site plan in accordance with input received from Helen Donaldson and Chris Pirone from the Portland Fire Department, summarized as follows:

- A sidewalk has been added adjacent to the entrance driveway, in order to provide egress from the westerly stair vestibule to the Newbury Street sidewalk.
- Bicycle parking areas have been added to the site plan.
- Street trees and street lights have been added to the site plan. The street lights will comply with the City Lighting standards and will match those to be installed as part of the Phase I project. Smaller versions of these lights have been added to the parking area in the rear of the building. Lighting cut sheets are enclosed as Attachment H.
- Landscape planting areas have been added at the building entrances and in locations along Newbury Street; these areas do not encroach into the public right of way, and will soften/ enhance the aesthetic quality of the project. The transformer is screened from public areas using a combination of screen fencing and landscape plantings.
- Screen fencing has been added to the site plan at the westerly edge of the property and in the northeast corner of the site, as part of the buffering plan for the project. Cut sheets of the screen fence are enclosed as Attachment I. Attachment I also includes a photo of the modular block walls proposed at the rear of the site.
- As requested we contacted City Surveyor William Clark regarding the concern he raised about the rear property line. As a result we learned that Village Café, Inc. / Domenic Reali did indeed convey a portion of land along the rear property line to the abutting condominium lot, after Sebago Technics, Inc. completed its survey in 2005. We have now adjusted the rear boundary line accordingly; however, there may need to be fine tuning on the exact location when we have completed our updated survey research.

On behalf of the applicant, we are most grateful to the Planning Department and the Fire Department for comments received to date, and we look forward to advancing this application for public hearing as soon as possible.

Sincerely,

SEBAGO TECHNICS, INC.



William T. Conway, RLA, LEED AP
Vice President, Landscape Architecture

WTC:jsf

Cc: Demetri Dasco
David White

PROJECT NAME: The Bay House Phase 2

PROPOSED DEVELOPMENT ADDRESS:
Newbury Street

PROJECT DESCRIPTION:
39 Unit, Four Story Residential Multi - Plex

CHART/BLOCK/LOT: 020 - D013
020 - D014
020 - D015
020 - D032

PRELIMINARY PLAN 7-16-13 (date)
FINAL PLAN TBD (date)

CONTACT INFORMATION:

<p>Applicant – must be owner, Lessee or Buyer</p> <p>Name: <u>113 Newbury Street LLC</u></p> <p>Business Name, if applicable: <u>Same</u></p> <p>Address: <u>35 Fay Street, 107B</u></p> <p>City/State: <u>Boston MA</u> Zip Code: <u>02110</u></p>	<p>Applicant Contact Information</p> <p>Work # <u>Demetri Dasco 617.482.3006</u></p> <p>Home# <u>N/A</u></p> <p>Cell # <u>N/A</u> Fax# <u>N/A</u></p> <p>e-mail: <u>dasco@atlusboston.com</u></p>
<p>Owner – (if different from Applicant)</p> <p>Name: <u>N/A</u></p> <p>Address:</p> <p>City/State: Zip Code:</p>	<p>Owner Contact Information</p> <p>Work # <u>N/A</u></p> <p>Home#</p> <p>Cell # Fax#</p> <p>e-mail:</p>
<p>Agent/ Representative</p> <p>Name: <u>William Conway, Sebago Technics</u></p> <p>Address: <u>75 John Roberts Road</u></p> <p>City/State: <u>So. Portland ME</u> Zip Code: <u>04106</u></p>	<p>Agent/Representative Contact information</p> <p>Work # <u>207.200.2055</u></p> <p>Cell # <u>207.205.5271</u></p> <p>e-mail: <u>Wconway@sebago technics.com</u></p>
<p>Billing Information</p> <p>Name: <u>Same as applicant</u></p> <p>Address:</p> <p>City/State: Zip Code:</p>	<p>Billing Information</p> <p>Work # <u>See Applicant Contact Info</u></p> <p>Cell # Fax#</p> <p>e-mail:</p>

Engineer Name: Sebago Technics, Inc. Address: City/State : Zip Code:	Engineer Contact Information Work # See Agent Contact Info Cell # Fax# e-mail:
Surveyor Name: Sebago Technics, Inc. Address: City/State : Zip Code:	Surveyor Contact Information Work # See Agent Contact Info Cell # Fax# e-mail:
Architect Name: David M. White Address: City/State : Zip Code:	Architect Contact Information Work # 603 - 494 - 0816 Cell # Fax# e-mail:
Attorney Name: N/A Address: City/State : Zip Code:	Attorney Contact Information Work # N/A Cell # Fax# e-mail:

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 checked="" type="checkbox"/> Less than 50,000 sq. ft. (\$500.00) <input checked="" type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000) <input type="checkbox"/> over 300,00 sq. ft. (\$5,000) <input type="checkbox"/> Parking lots over 11 spaces (\$1,000) <input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p> <hr/> <p>The City invoices separately for the following:</p> <ul style="list-style-type: none"> - Notices (\$.75 each) - Legal Ad (% of total Ad) - Planning Review (\$40.00 hour) - Legal Review (\$75.00 hour) <p>Third party review is assessed separately.</p>	<p>Other Reviews (check applicable reviews)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000) <input type="checkbox"/> Stormwater Quality (\$250) <input checked="" type="checkbox"/> Subdivisions (\$500 + \$25/lot) [\$ 1175] # of Lots ___ x \$25/lot = ___ <input type="checkbox"/> Site Location (\$3,000, except for residential projects which shall be \$200/lot) # of Lots ___ x \$200/lot = ___</p> <p><input type="checkbox"/> Other _____</p> <p><input type="checkbox"/> Change of Use <input type="checkbox"/> Flood Plain <input type="checkbox"/> Shoreland <input type="checkbox"/> Design Review <input type="checkbox"/> Housing Replacement <input type="checkbox"/> Historic Preservation</p>
<p>Plan Amendments (check applicable reviews)</p> <p><input type="checkbox"/> Planning Staff Review (\$250) <input type="checkbox"/> Planning Board Review (\$500)</p>	

APPLICATION SUBMISSION

All site plans and written application materials must be submitted in digital format. Each plan shall be submitted as a separate file and named as noted on page 12. In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), written materials, and application fee must be submitted to the Planning Division Office to start the review process.

Submissions shall include one (1) paper packet with folded plans containing the following materials:


1. One (1) full size set of plans that must be folded.
2. One (1) copy of all written materials 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. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
6. One (1) set of plans reduced to 11 x 17.

Refer to the application checklist for a detailed list of submittal 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: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.

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

This application is for a Level III Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant: 	Date: 7/16/13
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PROJECT DATA

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

Total Area of Site	30,492	sq. ft.
Proposed Total Disturbed Area of the Site	30,492	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 (Existing)	30,492	sq. ft.
Impervious Area (Proposed)	27,492	sq. ft.
Building Ground Floor Area and Total Floor Area		
Building Footprint (Existing)	0	sq. ft.
Building Footprint (Proposed)	17,395	sq. ft.
Floor Area (Existing)	0	sq. ft.
Floor Area (Proposed)	60,085	sq. ft.
Zoning		
Existing		
Proposed, if applicable	B2b B2b	
Land Use		
Existing		
Proposed	VACANT LOT RESIDENTIAL	
Residential, if applicable		
Residential Units (Existing)	0	
Residential Units (Proposed)	39	
# Number of Lots (Proposed)	1	
Affordable Housing Units (Proposed)	0	
Efficiency Units (Proposed)	0	
One-Bedroom Units (Proposed)		
Two-Bedroom Units (Proposed)	34	
Three-Bedroom Units (Proposed)	MIX	
Parking Spaces		
Parking Spaces (Existing)	0	
Parking Spaces (Proposed)	42	
Handicapped Spaces (Proposed)	2	
Bicycle Parking Spaces		
Bicycle Spaces (Existing)	0	
Bicycle Spaces (Proposed)	16	
Estimated Cost of Project	\$ 12.0 M	

**General Submittal Requirements – Preliminary Plan (Optional)
Level III Site Plan
Preliminary Plan Phase Check list (if elected by applicant)**

Applicant Checklist	Planner Checklist	Number of Copies	Written Submittal Requirements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Completed application form
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Application fees
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written description of project <i>See Attachment A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Evidence of right, title and interest. <i>See Attachment C</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Copies of required State and/or Federal permits. <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written assessment of proposed project's compliance with applicable zoning requirements. <i>Cover letter / Site Plan Notes</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written description of existing and proposed easements or other burdens. <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written requests for waivers from individual site plan and/or technical standards, where applicable. <i>See Attachment E</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Traffic analysis (may be preliminary, in nature, during the preliminary plan phase). <i>See Attachment D</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written summary of significant natural features located on the site. <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written summary of project's consistency with related city master plans. <i>Attach. A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Neighborhood Meeting Material (refer to page 13 of this application.) <i>TBD</i>
Applicant Checklist	Planner Checklist	Number of Copies	Site Plan Submittal Requirements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Boundary Survey meeting the requirements of Section 13 of the City of Portland Technical Manual.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	<i>Preliminary Site Plan including the following: (Information provided may be preliminary in nature during preliminary plan phase)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location of adjacent streets and intersections and approximate location of structures on abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed site access and circulation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed grading and contours.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Preliminary landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed utilities (preliminary layout).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Preliminary Infrastructure Improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, transit infrastructure, roadway improvements).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Preliminary stormwater management and erosion control plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b) 1. of the Land Use Code). <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed alterations to and protection measures for significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code). <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed easements or public or private rights of way. <i>N/A</i>

General Submittal Requirements – Final Plan (Required)

Level III Site Plan

Final Plan Phase Check list (including items listed above in General Requirements for Preliminary Plan, if applicant did not elect to submit for a preliminary plan review)

Applicant Checklist	Planner Checklist	Number of Copies	Written Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Evidence of financial and technical capacity. <i>Attachment F</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Evidence of utilities' capacity to serve the development. <i>At Final Plan</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). <i>Attachment B</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Construction management plan. <i>At Final Plan</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Traffic Plan (if development will (1) generate 100 or more PCE or (2) generate 25 or more PCE and is located on an arterial, within 1/2 mile of a high crash location, and/or within ¼ mile of an intersection identified in a previous traffic study as a failing intersection). <i>See Attachment D</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Stormwater management plan. <i>See Attachment G</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written summary of solid waste generation and proposed management of solid waste. <i>Title Cover letter</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written assessment of conformity with applicable design standards. <i>Attach A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Manufacturer's verification that HVAC and manufacturing equipment meets applicable state and federal emissions requirements. <i>Title Cover letter</i>

Final Plan Phase			
<input type="checkbox"/>	<input type="checkbox"/>	1	Final Site Plan including the following
<input type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed structures on the site with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Location of adjacent streets and intersections and approximate location of structures on abutting properties.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed site access and circulation.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed grading and contours.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways. Proposed curb lines must be shown.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed loading and servicing areas, including applicable turning templates for delivery vehicles
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed snow storage areas or snow removal plan.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed trash and recycling facilities.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed utilities.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Location and details of proposed infrastructure improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, public transit infrastructure, roadway improvements).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed septic system, if not connecting to municipal sewer. (Portland Waste Water Application included in this application)
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed finish floor elevation (FFE).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Exterior building elevation(s) (showing all 4 sides).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed stormwater management and erosion controls.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Exterior lighting plan, including street lighting improvements..

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<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Proposed signage.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Identification of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code). Wetlands must be delineated.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Proposed alterations to and protection measures for of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Total area and limits of proposed land disturbance.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Soil type and location of test pits and borings.</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Details of proposed pier rehabilitation (Shoreland areas only).</i>
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ <i>Existing and proposed easements or public or private rights of way.</i>

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

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



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

Date: 7-16-13

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

Site Address: Newbury Street Lot 020 - 0013, 0014, 0015, 0032
(Regarding addressing, please contact Leslie Kaynor, either at 756-8346, or at LMK@portlandmaine.gov) Chart Block Lot Number: _____

Proposed Use: RESIDENTIAL
 Previous Use: VACANT LOT

Existing Sanitary Flows: 0 GPD
 Existing Process Flows: 0 GPD

Description and location of City sewer, at proposed building sewer lateral connection:
NEWBURY STREET

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

Clearly, indicate the proposed connection, on the submitted plans. See Grading / Utility Plan

2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: _____ 5490 GPD

Peaking Factor/ Peak Times: _____
 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.

3. Please, Submit Contact Information.

Owner/Developer Name: 113 Newbury Street, LLC - Demetri Dasco
 Owner/Developer Address: 35 Fay Street - 107B Boston, MA 02110
 Phone: 617-482-3006 Fax: N/A E-mail: dasco@atlasboston.com
 Engineering Consultant Name: Selago Technics / Steven Groves
 Engineering Consultant Address: 75 John Roberts Rd. So. Portland, 04106
 Phone: 207-200-2064 Fax: N/A E-mail: sgroves@selagotechnics.com
 City Planner's Name: TBD Phone: TBD

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

4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: N/A 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/oshstats/sicser.html)

Note: On the submitted plans, please show the locations, where the building's sanitary, and process water sewer laterals, exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.