



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 III: 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 prerelease 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).

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14) which is available on our website:

Land Use Code: <http://me-portland.civicplus.com/DocumentCenter/Home/View/1080>

Design Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2355>

Technical Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2356>

Planning Division

Fourth Floor, City Hall
389 Congress Street
(207) 874-8719

Office Hours

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

PROJECT NAME: 5 Briggs Street Apartments

PROPOSED DEVELOPMENT ADDRESS:

5 Briggs Street, Portland, ME

PROJECT DESCRIPTION:

Three unit rental apartment residential structure at 5 Briggs St. in the West End

57 J 31
CHART/BLOCK/LOT: 57 J 29

PRELIMINARY PLAN _____ (date)
FINAL PLAN 6/10/2015 (date)

CONTACT INFORMATION:

| | |
|--|---|
| Applicant – must be owner, Lessee or Buyer Name: Nicholas Burnett Business Name, if applicable: Briggs Street Property , LLC Address: 55 Salem St. City/State : Portland, ME Zip Code: 04102 | Applicant Contact Information Work # Home# Cell # 207.272.4956 Fax# e-mail: nick3ddesign@gmail.com |
| Owner – (if different from Applicant) Name: Address: City/State : Zip Code: | Owner Contact Information Work # Home# Cell # Fax# e-mail: |
| Agent/ Representative Name: same Address: City/State : Zip Code: | Agent/Representative Contact information Work # Cell # e-mail: |
| Billing Information Name: same Address: City/State : Zip Code: | Billing Information Work # Cell # Fax# e-mail: |

| | |
|--|--|
| Engineer Tom Greer Name: Pinkham & Greer, Civil Engineers Address: 28 Vannah St. City/State : Portland, ME Zip Code: 04103 | Engineer Contact Information Work # 207.781.5242 Cell # Fax# 207.781.4245 e-mail: tgreer@pinkhamandgreer.com |
| Surveyor Mark CVarpenter Name: Nadeau Land Surveys Address: 918 Brighton Ave City/State : Portland, ME Zip Code: 04102 | Surveyor Contact Information Work # 207.878.7870 Cell # Fax# 207.878.7871 e-mail: mark@nadeaulandsurveys.com |
| Architect John Whipple Name: Whipple Callendar Architects Address: 136 Pleasant Ave. City/State : Portland, ME Zip Code: 04103 | Architect Contact Information Work # 207.775.2696 x104 Cell # 207.807.6997 Fax# 207.775.3631 e-mail: john@whipplecallendar.com |
| Attorney Susan Logiudice Name: Preti Flaherty Address: One City Center PO Box 9546 City/State : Portland, ME Zip Code: 04112-9546 | Attorney Contact Information Work # 207.791.3218 Cell # 207.233.5184 Fax# 207.233.0937 e-mail: sel@preti.com |

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Credit Card, Cash or Check payable to the City of Portland.)

| | |
|--|--|
| Level III Development (check applicable reviews) <input checked="" type="checkbox"/> Less than 50,000 sq. ft. (\$500.00) <input 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) Plan Amendments (check applicable reviews) <input type="checkbox"/> Planning Staff Review (\$250) <input type="checkbox"/> Planning Board Review (\$500) The City invoices separately for the following: <ul style="list-style-type: none"> • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) 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. | Other Reviews (check applicable reviews) <input type="checkbox"/> Traffic Movement (\$1,000) <input checked="" type="checkbox"/> Stormwater Quality (\$250) <input type="checkbox"/> Subdivisions (\$500 + \$25/lot) # of Lots ___ x \$25/lot = ___ <input checked="" type="checkbox"/> Site Location (\$3,000, except for residential projects which shall be \$200/lot) # of Lots <u>2</u> x \$200/lot = <u>400</u> <input type="checkbox"/> Other _____ <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 |
|--|--|

APPLICATION SUBMISSION:

1. All site plans and written application materials must be submitted electronically on a CD or thumb drive with each plan submitted as separate files, with individual file which can be found on the **Electronic Plan and Document Submittal** page of the City’s website at <http://me-portland.civicplus.com/764/Electronic-Plan-and-Document-Submittal>
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 Building Inspections Office to start the review process.**

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:

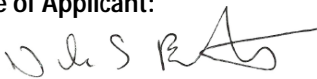
1. **One (1) full size site plans** that must be **folded**.
2. One (1) copy of all written materials or as follows, unless otherwise noted:
 - a. Application form that is completed and signed.
 - b. Cover letter stating the nature of the project.
 - c. All Written Submittals (Sec. 14-525 2. (c), including 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.

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

APPLICANT SIGNATURE:

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: 6/10/2015 |
|---|---------------------------|

PROJECT DATA

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

| | | |
|--|--------------------------------------|--------------|
| Total Area of Site | 4419 | sq. ft. |
| Proposed Total Disturbed Area of the Site | 4419 | 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) | 378 | sq. ft. |
| Impervious Area (Total Proposed) | 1409 | sq. ft. |
| Building Ground Floor Area and Total Floor Area | | |
| Building Footprint (Total Existing) | 378 | sq. ft. |
| Building Footprint (Total Proposed) | 1409 | sq. ft. |
| Building Floor Area (Total Existing) | 378 | sq. ft. |
| Building Floor Area (Total Proposed) | 4251 | sq. ft. |
| | (plus 1409 s.f. unfinished basement) | |
| Zoning | | |
| Existing | | |
| Proposed, if applicable | R-6 | |
| Land Use | | |
| Existing | | 2 car garage |
| Proposed | | residence |
| Residential, If applicable | | |
| # of Residential Units (Total Existing) | 0 | |
| # of Residential Units (Total Proposed) | 3 | |
| # 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) | 3 | |
| # of Two-Bedroom Units (Total Proposed) | | |
| # of Three-Bedroom Units (Total Proposed) | | |
| Parking Spaces | | |
| # of Parking Spaces (Total Existing) | 2 | |
| # of Parking Spaces (Total Proposed) | 2 | |
| # of Handicapped Spaces (Total Proposed) | 0 | |
| Bicycle Parking Spaces | | |
| # of Bicycle Spaces (Total Existing) | 0 | |
| # of Bicycle Spaces (Total Proposed) | 2 | |
| Estimated Cost of Project | 550,000 | |

PRELIMINARY PLAN (Optional) - Level III Site Plan

| Applicant Checklist | Planner Checklist | # of Copies | GENERAL WRITTEN SUBMISSIONS CHECKLIST |
|---------------------|-------------------|-------------|--|
| | | 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 approvals, if applicable |
| | | 1 | Written assessment of proposed project's compliance with applicable zoning requirements |
| | | 1 | Summary of existing and/or proposed easement, covenants, public or private rights-of-way, or other burdens on the site |
| | | 1 | Written requests for waivers from site plan or technical standards, if applicable. |
| | | 1 | Evidence of financial and technical capacity |
| | | 1 | Traffic Analysis (may be preliminary, in nature, during the preliminary plan phase) |
| Applicant Checklist | Planner Checklist | # of Copies | SITE PLAN SUBMISSIONS CHECKLIST |
| | | 1 | Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual |
| | | 1 | Preliminary Site Plan including the following: (information provided may be preliminary in nature during preliminary plan phase) |
| | | | Proposed grading and contours; |
| | | | Existing structures with distances from property line; |
| | | | 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; |
| | | | Preliminary design of proposed stormwater management system in accordance with Section 5 of the Technical Manual (note that Portland has a separate applicability section); |
| | | | Preliminary infrastructure improvements; |
| | | | Preliminary Landscape Plan in accordance with Section 4 of the Technical Manual; |
| | | | 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); |
| | | | Proposed buffers and preservation measures for significant natural features, as defined in Section 14-526 (b) (1); |
| | | | Location , dimensions and ownership of easements, public or private rights of way, both existing and proposed; |
| | | | Exterior building elevations. |

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) |
|---------------------|-------------------|-------------|---|
| x | | 1 | * Completed Application form |
| x | | 1 | * Application fees |
| x | | 1 | * Written description of project |
| x | | 1 | * Evidence of right, title and interest |
| na | | 1 | * Evidence of state and/or federal permits |
| x | | 1 | * Written assessment of proposed project's specific compliance with applicable Zoning requirements |
| x | | 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 |
| x | | 1 | Construction Management Plan |
| na | | 1 | A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable. |
| na | | 1 | Written summary of significant natural features located on the site (Section 14-526 (b) (a)) |
| x | | 1 | Stormwater management plan and stormwater calculations |
| x | | 1 | Written summary of project's consistency with related city master plans |
| x | | 1 | Evidence of utility capacity to serve |
| x | | 1 | Written summary of solid waste generation and proposed management of solid waste |
| x | | 1 | A code summary referencing NFPA 1 and all Fire Department technical standards |
| 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 | | 1 | Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements. |

| Applicant Checklist | Planner Checklist | # of Copies | SITE PLAN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required) |
|---------------------|-------------------|-------------|---|
| x | | 1 | * Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual |
| | | 1 | Final Site Plans including the following: |
| x | | | 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; |
| na | | | Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles; |
| na | | | Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications; |
| x | | | Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information; |
| x | | | Location of all snow storage areas and/or a snow removal plan; |
| na | | | A traffic control plan as detailed in Section 1 of the Technical Manual; |
| na | | | Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14-526(b)(1); |
| na | | | Location and proposed alteration to any watercourse; |
| na | | | A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual; |
| na | | | Proposed buffers and preservation measures for wetlands; |
| na | | | 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; |
| x | | | Ground water protection measures; |
| x | | | Existing and proposed sewer mains and connections; |

- Continued on next page -

| | | |
|----|--|--|
| 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; |
| na | | Location and dimensions of off-premises public or publicly accessible infrastructure immediately adjacent to the site; |
| na | | 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; |
| na | | A shadow analysis as described in Section 11 of the Technical Manual, if applicable; |
| na | | A note on the plan identifying the Historic Preservation designation and a copy of the Application for Certificate of Appropriateness, if applicable, as specified in Section Article IX, the Historic Preservation Ordinance; |
| x | | 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; |
| na | | 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. |



PORTLAND FIRE DEPARTMENT
SITE REVIEW
FIRE DEPARTMENT CHECKLIST



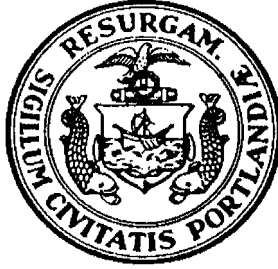
A separate drawing[s] shall be provided as part of the site plan application for the Portland Fire Department's review.

1. Name, address, telephone number of applicant
Nicholas Burnett, 55 Salem St. Portland, ME 207.272.4956
3. Name address, telephone number of architect
John Whipple, Whipple Callendar Architects, 36 Vannah St. Portland, ME 207. 775.2696 x104
4. Proposed uses of any structures [NFPA and IBC classification]
NFPA- Single Family Residential, IBC R-2
6. Square footage of all structures [total and per story]
1417 per story, 5660 total, including basement
7. Elevation of all structures
+/- 35'-0"
8. Proposed fire protection of all structures
 - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
9. Hydrant locations
Approx. 96'-0" from the structure, located at the NW corner of Briggs St. and Salem St.
10. Water main[s] size and location
Please refer to the Grading and Utilities Plan
11. Access to all structures [min. 2 sides] Yes, primary access at south and west sides of the building.
West access through gated path , south access using 10'-0" driveway
12. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards. Enclosed

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

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: May 28, 2015

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

Site Address: 5 Briggs Street Chart Block Lot Number: 57 /J / 29 & 31

Proposed Use: Apartment Building
Previous Use: Open lot

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.

Site Category: Commercial (see part 4 below)
Industrial (complete part 5 below)
Governmental
Residential
Other (specify)

| |
|---|
| |
| |
| x |
| |

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

2. Please, Submit Contact Information.

City Planner's Name: Helen Donaldson Phone: 207.874.8723

Owner/Developer Name: Briggs Street Property, LLC (Nick Burnett)

Owner/Developer Address: 55 Salem St. Portland, ME 04102

Phone: 207.272.4956 Fax: _____ E-mail: nick3ddesign@gmail.com

Engineering Consultant Name: Pinkham & Greer Civil Engineers (Thomas S. Greer, P.E.)

Engineering Consultant Address: 28 Vannah Avenue, Portland, ME 04103

Phone: 207.781.5242 Fax: 207.781.4245 E-mail: tgreer@pinkhamandgreer.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: 900 GPD

Peaking Factor/ Peak Times: typical residential am & pm peaks

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)
Based on EPA standards water use per person 60 gpd / criteria

(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: not required
Size of External Grease Interceptor: _____
Retention Time: _____
Peaking Factor/ Peak Times: _____

(Note: In determining your restaurant process water flows, and the size of your external grease interceptor, please use The Uniform Plumbing Code. Note: In determining the retention time, sixty (60) minutes is the minimum retention time. Note: Please submit detailed calculations showing the derivation of your restaurant process water design flows, and please submit detailed calculations showing the derivation of the size of your external grease interceptor, either in the space provided below, or attached, as a separate sheet)

5. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: 0 GPD
Do you currently hold Federal or State discharge permits? Yes No
Is the process wastewater termed categorical under CFR 40? Yes No
OSHA Standard Industrial Code (SIC): <http://www.osha.gov/oshstats/sicser.html>
Peaking Factor/Peak Process Times: _____

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

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

Notes, Comments or Calculation

This is a standard residential building with 1 bedroom apartments. The total number of units is 3.