



PO Box 1237, 15 Shaker Road
Gray, Maine 04039
207.657.6910

May 13, 2015

Barbara Barhydt
Development Review Manager
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101


Subject: Bangor Savings Bank
Applicant: Bangor Savings Bank
Level III Site Plan Application

Dear Barbara,

On behalf of Bangor Savings Bank we are pleased to submit the enclosed Level III Site Plan Application for the proposed construction of a three story, 2,100 sf footprint bank/office building with a double drive thru at 20 Marginal Way in Portland. On April 14, 2015 the Planning Board voted to send a text change application from the Applicant to the City Council for review. The change would allow a bank drive thru in a building less than 20,000 sf as a conditional use. Since the conditional use requires planning board approval, a Level III application has been submitted.

Enclosed you will find a Preliminary Level III Site Plan Application package and set of plans illustrating the proposal. We appreciate the Planning Authority's consideration of our proposal and look forward to meeting with City staff, as necessary, and with the Planning Board to present the proposal and address any questions. If you require any additional information, please don't hesitate to contact our office.

Sincerely,
Gorrill Palmer



Douglas Reynolds, PE
Project Manager

Enclosures: Level III Site Plan Application
Site Plans

cc: David Latulippe, Jason Donovan

DER/jwa/U:\2970 - Marginal Way Portland\IP Applications\Local\Site Plan application\Cover letter 4-7-15.doc

APPLICATION



Jeff Levine, AICP, Director
Planning & Urban Development Department

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- I intend to deliver a payment method through the U.S. Postal Service mail once my application paperwork has been electronically delivered.

[Handwritten Signature] AGENT FOR APPLICANT
Applicant Signature:

5-13-15
Date:

[Handwritten Signature]
I have provided digital copies and sent them on:

5-13-15
Date:

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3rd Floor, Room 315.



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: Bangor Savings Bank

PROPOSED DEVELOPMENT ADDRESS:

20 Marginal Way, Portland, Maine

PROJECT DESCRIPTION:

Proposed approx. 2,100 sf footprint, 3 story bank/office
building with double bank drive thru.

CHART/BLOCK/LOT: 113-A-25

PRELIMINARY PLAN 5-13-15 (date)

FINAL PLAN _____ (date)

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: Wendy Durrah Business Name, if applicable: Bangor Savings Bank Address: 99 Franklin Street City/State : Bangor, ME Zip Code: 04401	Applicant Contact Information Work # 207-541-2715 Home# Cell # Fax# e-mail: wendy.durrah@bangor.com
Owner – (if different from Applicant) Name: Northern Pride Auto Wash Address: P.O. Box 2147 City/State : So. Portland, Me Zip Code: 04116	Owner Contact Information Work # 207-776-5565 Home# Cell # Fax# e-mail: wdesena@maine.rr.com
Agent/ Representative Name: Gorrill Palmer Address: P.O. Box 1237 Gray, ME 04039 City/State : Zip Code:	Agent/Representative Contact information Work # 207-657-6910 Cell # 207-329-5584 e-mail: dreynolds@gorrillpalmer.com
Billing Information Name: Jason Donovan, Bangor Savings Bank Address: 99 Franklin Street City/State : Bangor, Me Zip Code: 04401	Billing Information Work # Cell # Fax# e-mail: jason.donovan@bangor.com

Engineer Name: Gorrill Palmer Address: P.O. Box 1237 Gray, ME 04039 City/State : Zip Code:	Engineer Contact Information Work # 207-657-6910 Cell # 207-329-5584 Fax# e-mail: dreynolds@gorrillpalmer.com
Surveyor Name: Owen Haskell, Inc. Address: 390 U.S. Route 1 City/State : Falmouth, ME Zip Code: 04105	Surveyor Contact Information Work # 207-774-0424 Cell # Fax# e-mail:
Architect Name: Address: City/State : Zip Code:	Architect Contact Information Work # Cell # Fax# e-mail:
Attorney Name: Address: City/State : Zip Code:	Attorney Contact Information Work # Cell # Fax# e-mail:

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 type="checkbox"/> Stormwater Quality (\$250) <input type="checkbox"/> Subdivisions (\$500 + \$25/lot) # 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 = ___ <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
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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 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.

Signature of Applicant:  <i>AGENT FOR Applicant</i>	Date: <i>5-13-15</i>
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PROJECT DATA

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

Total Area of Site	17,862	sq. ft.
Proposed Total Disturbed Area of the Site	17,862	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)	15,769	sq. ft.
Impervious Area (Total Proposed)	15,976	sq. ft.
Building Ground Floor Area and Total Floor Area		
Building Footprint (Total Existing)	2,706	sq. ft.
Building Footprint (Total Proposed)	2,100	sq. ft.
Building Floor Area (Total Existing)	2,706	sq. ft.
Building Floor Area (Total Proposed)	7,284	sq. ft.
Zoning		
Existing	B-7	
Proposed, if applicable		
Land Use		
Existing	Commercial	
Proposed	Commercial	
Residential, If applicable		
# of Residential Units (Total Existing)		
# of Residential Units (Total Proposed)		
# of Lots (Total Proposed)		
# of Affordable Housing Units (Total Proposed)		
Proposed Bedroom Mix		
# of Efficiency Units (Total Proposed)		
# of One-Bedroom Units (Total Proposed)		
# of Two-Bedroom Units (Total Proposed)		
# of Three-Bedroom Units (Total Proposed)		
Parking Spaces		
# of Parking Spaces (Total Existing)	9	
# of Parking Spaces (Total Proposed)	24	
# of Handicapped Spaces (Total Proposed)	2	
Bicycle Parking Spaces		
# of Bicycle Spaces (Total Existing)	0	
# of Bicycle Spaces (Total Proposed)	2	
Estimated Cost of Project	\$1,800,000	

PRELIMINARY PLAN (Optional) - Level III Site Plan			
Applicant Checklist	Planner Checklist	# of Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST
x		1	Completed Application form
x		1	Application fees
x		1	Written description of project
x		1	Evidence of right, title and interest
N/A		1	Evidence of state and/or federal approvals, if applicable
x		1	Written assessment of proposed project's compliance with applicable zoning requirements
x		1	Summary of existing and/or proposed easement, covenants, public or private rights-of-way, or other burdens on the site
x		1	Written requests for waivers from site plan or technical standards, if applicable.
x		1	Evidence of financial and technical capacity
x		1	Traffic Analysis (may be preliminary, in nature, during the preliminary plan phase)
Applicant Checklist	Planner Checklist	# of Copies	SITE PLAN SUBMISSIONS CHECKLIST
x		1	Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
x		1	Preliminary Site Plan including the following: (information provided may be preliminary in nature during preliminary plan phase)
x			Proposed grading and contours;
x			Existing structures with distances from property line;
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			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			Preliminary infrastructure improvements;
x			Preliminary Landscape Plan in accordance with Section 4 of the Technical Manual;
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			Proposed buffers and preservation measures for significant natural features, as defined in Section 14-526 (b) (1);
x			Location , dimensions and ownership of easements, public or private rights of way, both existing and proposed;
x			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)
		1	* Completed Application form
		1	* Application fees
		1	* Written description of project
		1	* Evidence of right, title and interest
		1	* Evidence of state and/or federal permits
		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
		1	* Evidence of financial and technical capacity
		1	Construction Management Plan
		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
		1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
		1	Stormwater management plan and stormwater calculations
		1	Written summary of project's consistency with related city master plans
		1	Evidence of utility capacity to serve
		1	Written summary of solid waste generation and proposed management of solid waste
		1	A code summary referencing NFPA 1 and all Fire Department technical standards
		1	Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526 and in City of Portland Design Manual
		1	Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

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

- Continued on next page -

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



PORTLAND FIRE DEPARTMENT
SITE REVIEW
FIRE DEPARTMENT CHECKLIST



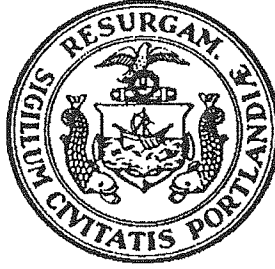
A separate drawing[s] shall be provided as part of the site plan application for the Portland Fire Department's review.

1. Name, address, telephone number of applicant
- 2.
3. Name address, telephone number of architect
4. Proposed uses of any structures [NFPA and IBC classification]
- 5.
6. Square footage of all structures [total and per story]
7. Elevation of all structures
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
10. Water main[s] size and location
11. Access to all structures [min. 2 sides]
12. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.

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: 5-5-15

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

Site Address: 20 Marginal Way Chart Block Lot Number: 113-A-25

Proposed Use: Bank/Office

Previous Use: Car Wash

Existing Sanitary Flows: _____ GPD

Existing Process Flows: _____ GPD

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

Existing San Sewer in front of parcel in Marginal Way

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

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

2. Please, Submit Contact Information.

City Planner's Name: Barbara Barhydt Phone: 207-874-8699

Owner/Developer Name: Bangor Savings Bank

Owner/Developer Address: 99 Franklin Street, Bangor, Maine

Phone: 207-541-2715 Fax: _____ E-mail: wendy.durrah@bangor.com

Engineering Consultant Name: Gorrill Palmer

Engineering Consultant Address: P.O. Box 1237, Gray, Me 04039

Phone: 207-657-6910 Fax: _____ E-mail: dreynolds@gorrillpalmer.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: _____ 160 GPD

Peaking Factor/ Peak Times: _____ 288 GPD Peak

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)

Handbook of Subsurface Wastewater Disposal in Maine

(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)

Bangor
Savings Bank

You matter more.

April 20, 2015

Re: Bangor Savings Bank
20 Marginal Way
Portland, Maine

To Whom It May Concern:

Jason Donovan authorizes Gorrill Palmer to execute land development permit applications on behalf of Bangor Savings Bank for the referenced project.

If you have any questions or if I can be of any further assistance, please contact me at 207-949-4027.

Very truly yours,



Jason Donovan
VP, Facilities Manager
Bangor Savings Bank

ATTACHMENT 2

FINANCIAL CAPACITY

Bangor
Savings Bank

You matter more.

May 5, 2015

Portland Planning Board

Re: Proposed Redevelopment of 20 Marginal Way, Portland, Maine

To Whom It May Concern:

Bangor Savings Bank has previously completed bank branch and office developments within Portland and throughout the State of Maine and has the technical expertise and financial capacity to complete the proposed redevelopment of 20 Marginal Way, Portland, Maine. Bangor Savings Bank has ample, liquid funding resources available to self-fund this project.

Sincerely,



Bruce G. Nickerson, CPA
Executive Vice President,
Chief Financial Officer and
Treasurer

ATTACHMENT 5

UTILITIES

4. Please, Submit External Grease Interceptor Calculations.

Total Drainage Fixture Unit (DFU) Values: N/A
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: 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): 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

From State of Maine Subsurface Wastewater Disposal Rules:
Table 4C
Employees at place of employment with no showers = 12 GPD/Employee
Assume 24 employees in a 24 hour period
Design Flow = 24x12 GPD = 288 GPD

May 13, 2015

Ms. Glissen Havu
Portland Water District
225 Douglas Street
Portland, Maine 04104

Re: Proposed Bangor Savings bank
20 Marginal Way, Portland
Letter of Ability to Serve

Dear Glissen:

Bangor Savings Bank has retained Gorrill Palmer to prepare plans and permit applications for a proposed Bank/Office building at 20 Marginal Way in Portland. The site is shown on Assessor's chart/block/lot number 113-A-25, is approximately 17,862 square feet in size and is located in the B-7 zone. Refer to Figure 1 – Location Map following this page for the project location. The project requires a site plan permit from the City of Portland. As required by the reviewing authorities, we are writing to request a letter indicating the ability of the Portland Water District to serve this project. A preliminary utility plan is enclosed for your review.

Project Description

Bangor Savings Bank is proposing a three story 2,100 square foot footprint banking and office building. The building will be sprinklered for fire protection. The project is a redevelopment of the existing site. The existing building will be demolished in order to construct the proposed project.

Existing Service

An existing 8" water main is located in Marginal Way. A 2" water service provides water to the existing site. The site is currently developed with the Northern Pride Car Wash and Detailing Center.

Anticipated Flows

The anticipated water demand for the development was computed using the Maine Subsurface Waste Water Disposal Rules Table 4C for Employees at place of employment with no showers. Based on the publication Water Supply and Pollution Control, Third Edition, by Clark, Viessman and Hammer, Chapter 4, Section 5; the peak daily use can be considered to about 180% of the average daily use.

Using information supplied by the Applicant, the building is anticipated to have 24 employees over a 24 hour period. From Table 4C:

$$(12 \text{ GPD/employee}) \times (24 \text{ employees}) = 288 \text{ GPD}$$

The table below is a summary of the water demand that is anticipated for the development.



Ms. Glissen Havu
May 13, 2015
Page 2 of 2

<i>Anticipated Wastewater Generation</i>		
	Average Daily Wastewater Generation (gpd)	Peak Daily Wastewater Generation (gpd)
Proposed bank/office structure	160	288
Total	160	288

The proposed building will be sprinklered with a proposed 6" fire service line connected to the 8" water main in Marginal Way.

Ability to Serve

In support of the applications to the reviewing authorities, we are writing to request a letter indicating the ability of the Portland Water District to serve the proposed project. In addition, we are interested in receiving:

- An estimate for any work the Water District would perform within the right-of-way.
- Information as to any easements that the District may require on-site.
- Any results of hydrant tests in the vicinity of the site.
- Any other information that you believe would be useful as this project proceeds.

Please contact me if you have any questions relative to this matter.

Sincerely,

Gorrill Palmer



James Attianese

Copy:

JWA/jwa/U:\2970 - Marginal Way Portland\H Utilities\Havu_5-5-15.doc



PO Box 1237, 15 Shaker Road
Gray, Maine 04039
207.657.6910

May 13, 2015

Mr. Bill Bennett
Pine Tree Waste
87 Pleasant Hill Road
Scarborough, ME 04074

Subject: Bangor Savings Bank
Portland, Maine
Ability to Serve Letter

Dear Bill:

Gorrill Palmer has been retained by Bangor savings bank to prepare plans and permit applications for the construction of a proposed 2,100 s.f., three story bank/office building, associated parking, and infrastructure off Marginal Way in Portland, Maine. Figure 1 attached to this letter is a location map reflecting the proposed site location for your review.

As required by the reviewing authorities, we are writing to request a letter indicating the ability of Pine Tree Waste to serve this project. Using typical solid waste generation rates it is anticipated that the construction of the new development could result in the following quantities:

- Demolition – Approximately 27 c.y.
- Construction Waste – Approximately 49 c.y.
- Commercial Solid Waste, Non-Recyclable – 18 c.y. per month
- Commercial Solid Waste, Recyclable – 15 c.y. per month

Based on information provided previously by your company, construction waste and universal waste can be handled by Pine Tree Waste and would be transported to the Juniper Ridge Facility in Old Town. This facility is licensed by the MDEP to accept construction debris. It is our understanding that Pine Tree Waste would be able to provide the necessary containers for use on-site to collect the construction debris and universal waste and can also transport the waste to Old Town.

We are writing to request the ability of Pine Tree Waste to serve this project for the collection and transport of the solid and universal waste to an approved location.



Mr. Bill Bennett
May 13, 2015
Page 2 of 2

If you have any questions, please contact this office. An acknowledgement statement is presented below for your signature. Gorrill Palmer looks forward to your response on this matter.

Sincerely,

Gorrill Palmer

James Attianese

JWA/jwa/U:\2970 - Marginal Way Portland\H Utilities\Bennett 5-5-15 solid waste.doc

I have reviewed the contents of this letter and find that the representations made regarding Pine Tree Waste are accurate, and that Pine Tree Waste can provide services relative to transport and disposal of generated wastes from the proposed development to the facilities outlined above.

Bill Bennett, Pine Tree Waste

Date

ATTACHMENT 6
NFPA CODE SUMMARY

CODE REVIEW – BANGOR SAVINGS BANK MARGINAL WAY

CLASSIFICATION	IBC 2009 EDITION	NFPA 101 2009 EDITION	CONCLUSION
USE GROUP	BUSINESS GROUP B	NEW BUSINESS OCCUPANCIES	BUSINESS GROUP B NEW BUSINESS OCCUPANCIES
CONSTRUCTION TYPE	TYPE IIB	TYPE II 000	TYPE IIB / TYPE II 000
HEIGHT AND AREA SEPARATIONS	BUILDING HEIGHT 75 FEET FOUR STORIES ABOVE GRADE AREA PER FLOOR 23,000 SF		BUILDING HEIGHT 75 FEET FOUR STORIES ABOVE GRADE AREA PER FLOOR 23,000 SF
REQUIREMENTS FOR AUTOMATIC SPRINKLER SYSTEMS	AUTOMATIC SPRINKLER SYSTEMS PROVIDED	AUTOMATIC SPRINKLER SYSTEMS PROVIDED	AUTOMATIC SPRINKLER SYSTEMS PROVIDED

EGRESS

OCCUPANT LOAD	BUSINESS USE 100 GROSS FIRST STORY = 22 SECOND STORY = 28 THIRD STORY = 28 MECHANICAL USE 300 GROSS PENTHOUSE = 3 TOTAL BUILDING = 81	BUSINESS USE 100 GROSS FIRST STORY = 22 SECOND STORY = 28 THIRD STORY = 28 MECHANICAL USE 300 GROSS PENTHOUSE = 3 TOTAL BUILDING = 81	BUSINESS USE 100 GROSS FIRST STORY = 22 SECOND STORY = 28 THIRD STORY = 28 MECHANICAL USE 300 GROSS PENTHOUSE = 3 TOTAL BUILDING = 81
MEANS OF EGRESS	MINIMUM NUMBER OF EXITS PER STORY TWO PENTHOUSE CONSIDERED APART OF THE STORY BELOW.	MINIMUM NUMBER OF EXITS PER STORY TWO, EXCEPT FOR MECHANICAL EQUIPMENT ROOM STORY A SINGLE MEANS OF EXIT.	MINIMUM NUMBER OF EXITS PER STORY TWO, EXCEPT FOR MECHANICAL EQUIPMENT ROOM STORY A SINGLE MEANS OF EXIT.
LOCATIONS OF MEANS OF EGRESS	LOCATED AT A DISTANCE FROM ONE ANOTHER NOT LESS THAN ONE-THIRD THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING.	LOCATED AT A DISTANCE FROM ONE ANOTHER NOT LESS THAN ONE-THIRD THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING.	LOCATED AT A DISTANCE FROM ONE ANOTHER NOT LESS THAN ONE-THIRD THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING.

TRAVEL DISTANCE TO EXITS	MAXIMUM 300 FEET	MAXIMUM 300 FEET	MAXIMUM 300 FEET
COMMON PATH OF TRAVEL	MAXIMUM 100 FEET	MAXIMUM 100 FEET, EXCEPT FOR MECHANICAL EQUIPMENT ROOM STORY IS 50 FEET.	MAXIMUM 100 FEET, EXCEPT FOR MECHANICAL EQUIPMENT ROOM STORY IS 50 FEET.
DEAD END CORRIDORS	MAXIMUM 50 FEET	MAXIMUM 50 FEET	MAXIMUM 50 FEET

FIRE RESISTANCE RATINGS BASED ON TYPE VBN 000 CONSTRUCTION

IBC 2009 EDITION

NFPA 101 2009 EDITION

CONCLUSION

	IBC 2009 EDITION	NFPA 101 2009 EDITION	CONCLUSION
PRIMARY STRUCTURAL FRAME	0	0	0
BEARING WALL EXTERIOR	0	0	0
BEARING WALL INTERIOR	0	0	0
NONBEARING WALLS AND PARTIONS EXTERIOR	0	0	0
NONBEARING WALLS AND PARTIONS INTERIOR	0	0	0
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0	0	0
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0	0	0
CORRIDOR FIRE-RESISTANCE RATING	0	0	0
SHAFTS CONNECTING LESS THEN FOUR STORIES	1	1	1
SHAFTS CONNECTING FOUR OR MORE STORIES	2	2	2
EXIT ENCLOSURES CONNECTING LESS THEN FOUR STORIES	1	1	1
EXIT ENCLOSURES CONNECTING FOUR OR MORE STORIES	2	2	2