



Permit # 2012-04-3870

Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

Left message on 5/22/12 for better date plan

received - 5/3

PROJECT NAME: 135 WALTON ST LOADING DOCK CHANGES

PROJECT ADDRESS: 135 WALTON ST CHART/BLOCK/LOT: 142-I-1

APPLICATION FEE: 50 (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

CHANGE EXISTING RAMP INTO LOADING DOCK AND RAMP - ADD DOOR

CONTACT INFORMATION:

OWNER/APPLICANT

CONSULTANT/AGENT

Name: DAKOTA BEAR PROPERTIES LLC

Name: _____

Address: 45 SOMEVIEW DRIVE
SWEEDEN MAINE

Address: _____

Work #: _____

Work #: _____

Cell #: 8909199

Cell #: _____

Fax #: _____

Fax #: _____

Home #: _____

Home #: _____

E-mail: _____

E-mail: _____

Criteria for an Administrative Authorizations:

(see section 14-523(4) on pg .2 of this appl.)

Applicant's Assessment Planning Division

Y(yes), N(no), N/A

Y(yes), N(no), N/A

- a) Is the proposal within existing structures? no
- b) Are there any new buildings, additions, or demolitions? no
- c) Is the footprint increase less than 500 sq. ft.? X yes
- d) Are there any new curb cuts, driveways or parking areas? no
- e) Are the curbs and sidewalks in sound condition? X yes
- f) Do the curbs and sidewalks comply with ADA? X yes
- g) Is there any additional parking? no
- h) Is there an increase in traffic? no
- i) Are there any known stormwater problems? no
- j) Does sufficient property screening exist? X yes
- k) Are there adequate utilities? X yes
- l) Are there any zoning violations? no
- m) Is an emergency generator located to minimize noise? N/A
- n) Are there any noise, vibration, glare, fumes or other impacts? no

<u>no</u>	<u>[initials]</u>
<u>no</u>	<u>[initials]</u>
<u>X yes</u>	<u>[initials]</u>
<u>no</u>	<u>[initials]</u>
<u>X yes</u>	<u>[initials]</u>
<u>X yes</u>	<u>[initials]</u>
<u>no</u>	<u>[initials]</u>
<u>no</u>	<u>[initials]</u>
<u>no</u>	<u>[initials]</u>
<u>X yes</u>	<u>[initials]</u>
<u>X yes</u>	<u>[initials]</u>
<u>no</u>	<u>[initials]</u>
<u>N/A</u>	<u>[initials]</u>
<u>no</u>	<u>[initials]</u>

Signature of Applicant:

Date:

April 27, 2012

Administrative Authorization

135 Walton Street

Changes to the Loading Dock

Criteria for an Administrative Authorizations:
(See Section 14-523 (4) on page 2 of this application)

Applicant's Assessment
Y(yes), N(no), N/A

Planning Division
Use Only

a) Is the proposal within existing structures?	No	No
b) Are there any new buildings, additions, or demolitions?	No	Yes, loading docks
c) Is the footprint increase less than 500 sq. ft.?	Yes	yes
d) Are there any new curb cuts, driveways or parking areas?	No	no
e) Are the curbs and sidewalks in sound condition?	Yes	yes
f) Do the curbs and sidewalks comply with ADA?	Yes	yes
g) Is there any additional parking?	No	no
h) Is there an increase in traffic?	No	no
i) Are there any known stormwater problems?	No	no
j) Does sufficient property screening exist?	Yes	yes
k) Are there adequate utilities?	Yes	yes
l) Are there any zoning violations?	No	no
m) Is an emergency generator located to minimize noise?	n/a	n/a
n) Are there any noise, vibration, glare, fumes or other impacts?	No	no

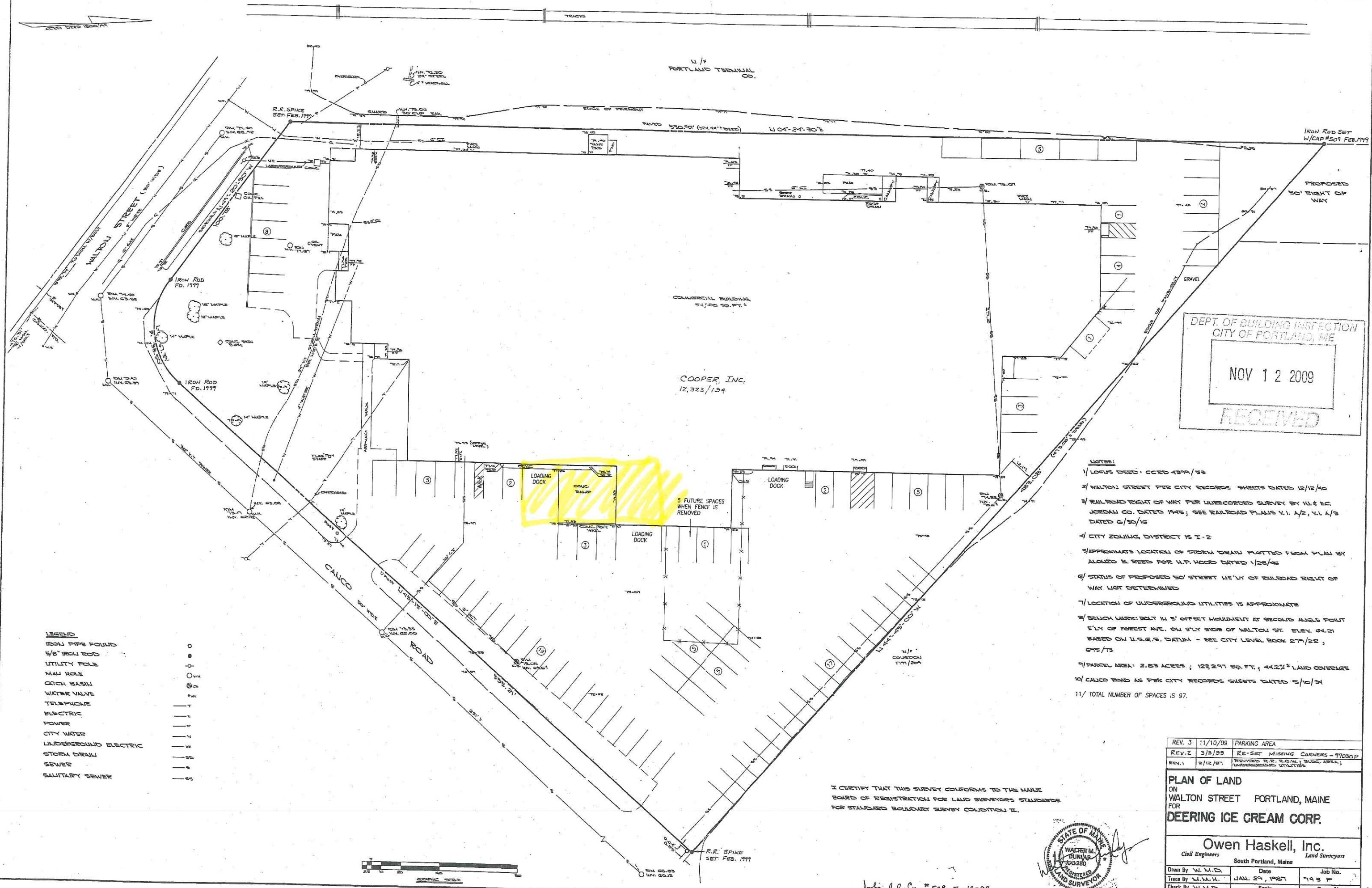
The plan submitted in May did not have a site plan showing the changes to the loading docks at 135 Walton Street. Revised plans were submitted on June 25th and the plans were reviewed at the Wednesday Development Review meeting on June 27, 2012.

The Administrative Authorization for 135 Walton Street is approved by Barbara Barhydt, Development Review Services Manager on June 29, 2012 with the following Standard Condition of Approval listed below:

1. **Standard Condition of Approval:** The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.

Barbara Barhydt
Development Review Services Mgr
June 29, 2012

CCED DEED RECORD

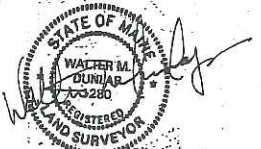


DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
NOV 12 2009
RECEIVED

- NOTES:
- 1/ LOCUS DEED: CCED 4399/53
 - 2/ WALTON STREET PER CITY RECORDS SHEETS DATED 12/12/40
 - 3/ RAILROAD RIGHT OF WAY PER UNRECORDED SURVEY BY H.L. & C. JORDAN CO. DATED 1945; SEE RAILROAD PLANS V. 1, 1/2, 1, 1/3 DATED 6/30/16
 - 4/ CITY ZONING DISTRICT IS I-2
 - 5/ APPROXIMATE LOCATION OF STORM DRAIN PLOTTED FROM PLAN BY ALONZO B. REED FOR U.P. WOOD DATED 1/28/46
 - 6/ STATUS OF PROPOSED 50' STREET W/RT OF RAILROAD RIGHT OF WAY NOT DETERMINED
 - 7/ LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE
 - 8/ BENCH MARK: BOLT IN 3' OFFSET MONUMENT AT SECOND ANGLE POINT E'LY OF FOREST AVE. ON S'LY SIDE OF WALTON ST. ELEV. 64.21 BASED ON U.S.G.S. DATUM - SEE CITY LEVEL BOOK 274/22, 645/13
 - 9/ PARCEL AREA: 2.53 ACRES; 123,297 SQ. FT.; 44.2% LAND COVERAGE
 - 10/ CALCO ROAD AS PER CITY RECORDS SHEETS DATED 5/10/34
 - 11/ TOTAL NUMBER OF SPACES IS 97.

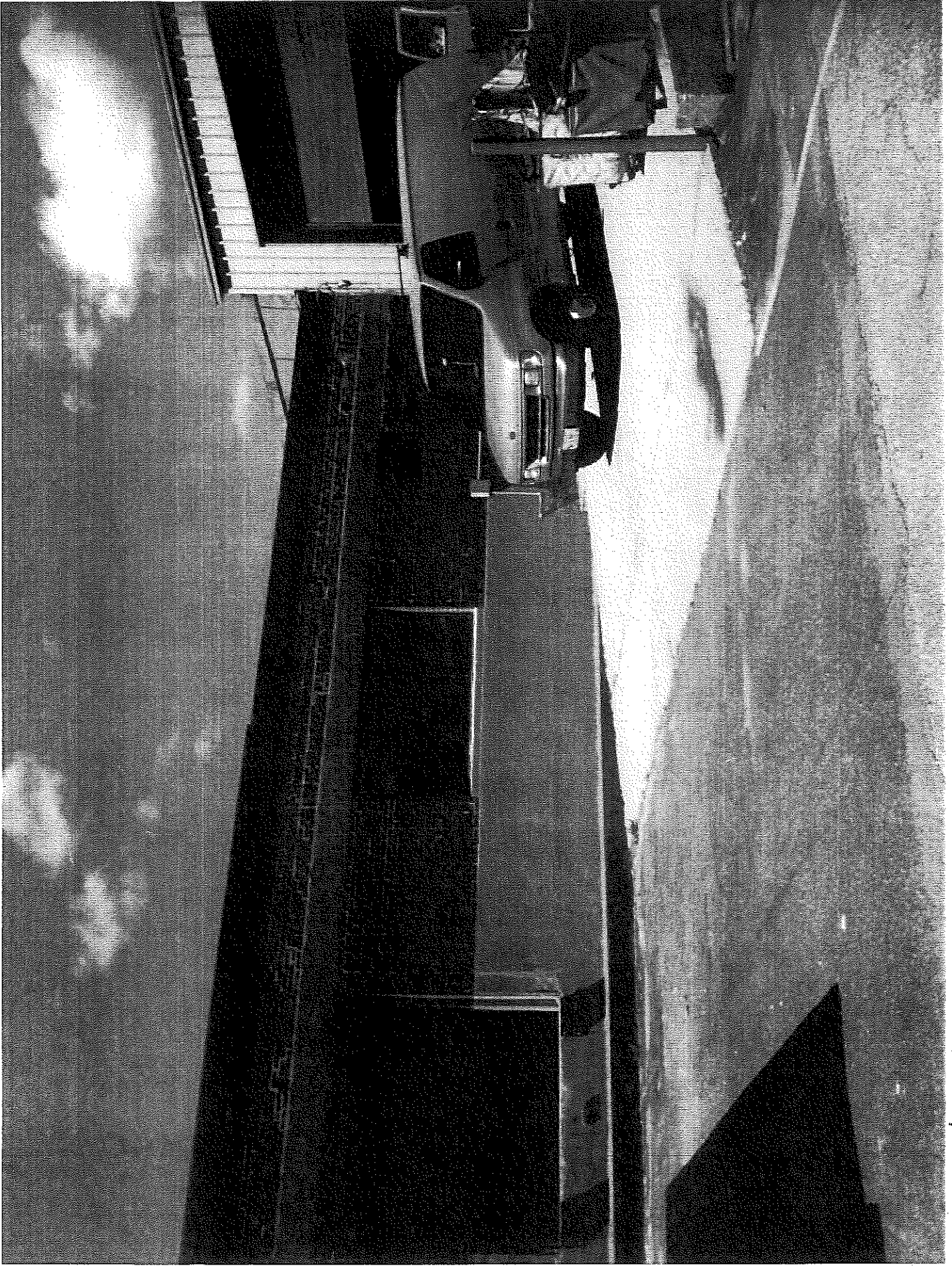
- LEGEND
- IRON PIPE FOUND ○
 - 5/8" IRON ROD ○
 - UTILITY POLE ○
 - MAN HOLE ○
 - CATCH BASIN ○
 - WATER VALVE ○
 - TELEPHONE T
 - ELECTRIC —
 - POWER —
 - CITY WATER —
 - UNDERGROUND ELECTRIC —
 - STORM DRAIN —
 - SEWER —
 - SANITARY SEWER —

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARDS FOR STANDARD BOUNDARY SURVEY CONDITION II.



July P.R. Op # 509 7-13-99

REV. 3	11/10/09	PARKING AREA
REV. 2	3/5/99	RE-SET MISSING CORNERS - 99050P
REV. 1	2/12/87	REVISED R.R. R.O.W.; BLDG. AREA; UNDERGROUND UTILITIES
PLAN OF LAND ON WALTON STREET PORTLAND, MAINE FOR DEERING ICE CREAM CORP.		
Owen Haskell, Inc. Civil Engineers South Portland, Maine Land Surveyors		
Drawn By	W.M.D.	Date
Trace By	W.M.H.	JAN. 29, 1987
Check By	W.M.D.	Scale
Bk No	568	1" = 20'
Job No.	793 P	Drwg. No.
		2

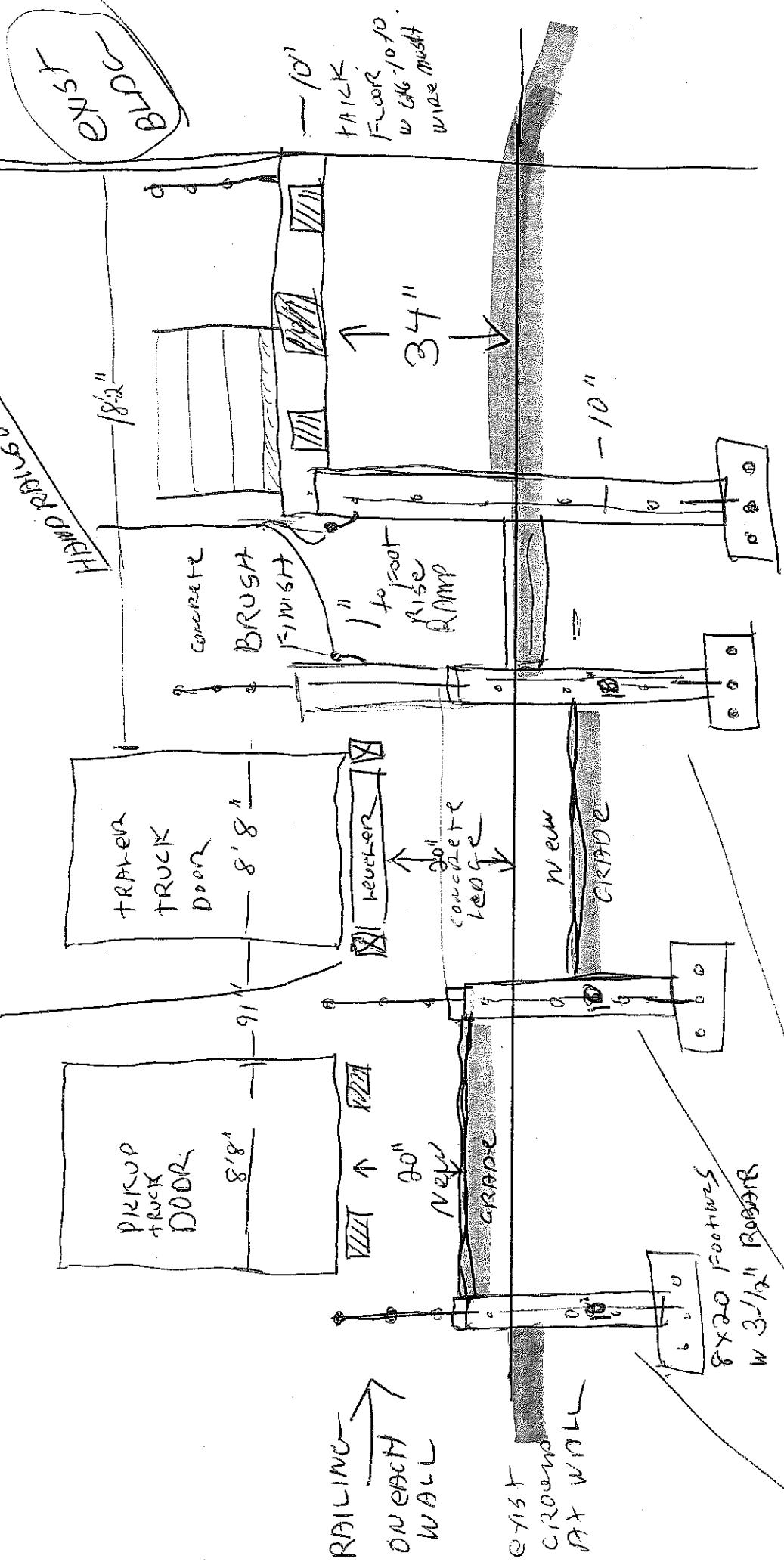


- 12" - for pick-up trucks -

LOADING DOCK 135 WATSON ST

FRONT VIEW

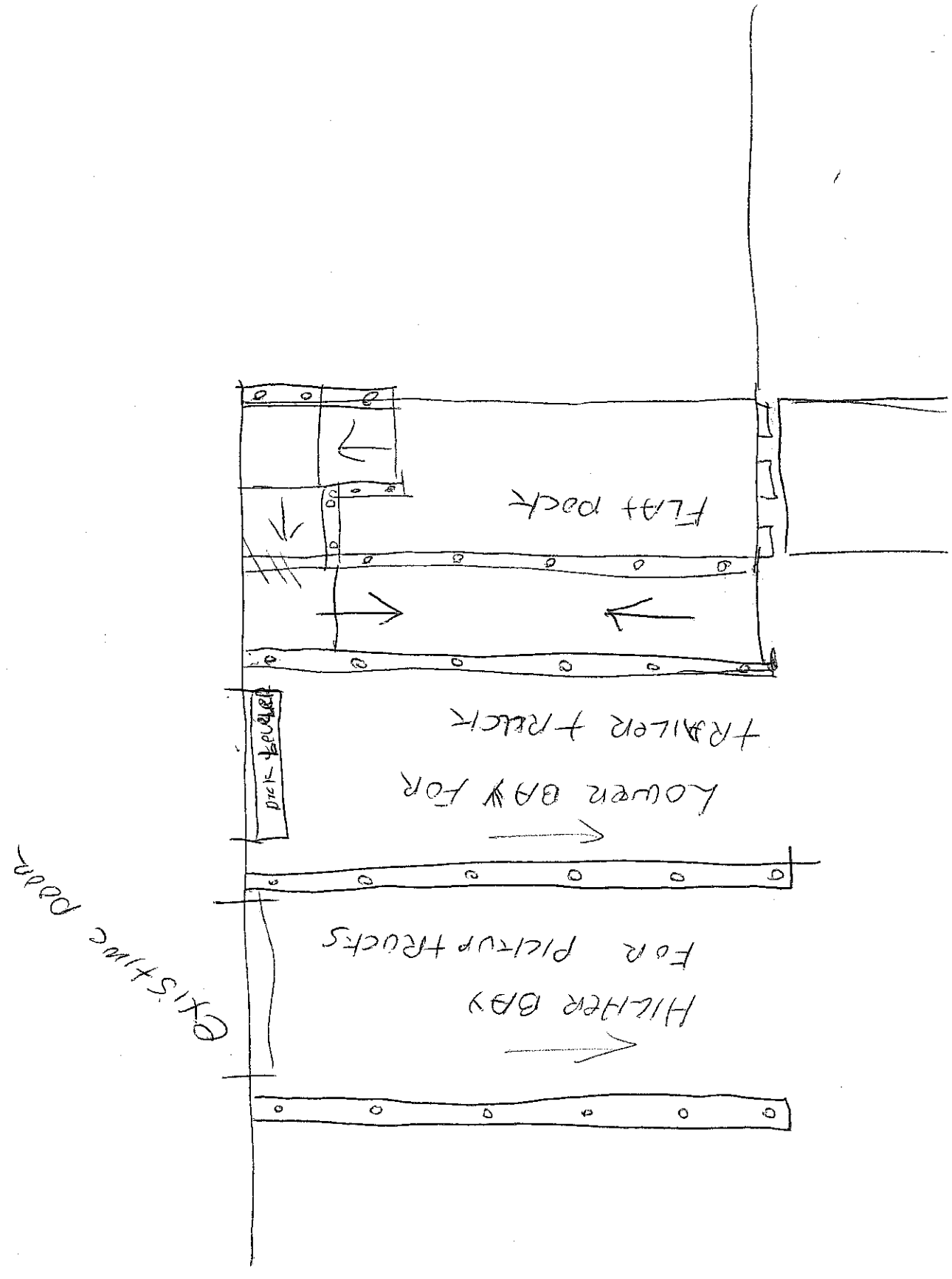
LEUCREN WILL BE SPALED
OFF BLDG TO CLEAR EXISTING
CONCRETE LEDGE



LOADING AREA - R2
135 WATSON ST

PROPOSED

ABOVE VIEW



#1



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 39842

Tender Amount: 50.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 4/27/2012

Receipt Number: 43337

Receipt Details:

Reference ID:	6295	Fee Type:	BP-HRAD
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-04-3870-ALTCOMM - Alter Loading area			
Additional Comments: 135 Walton			

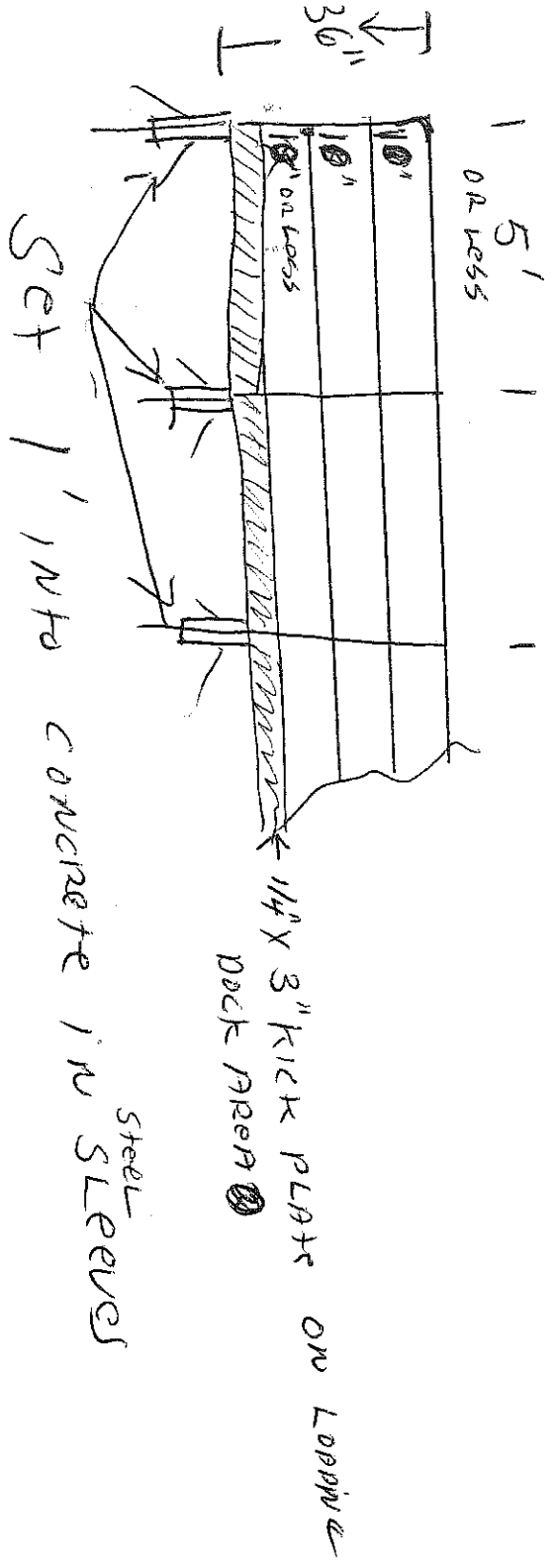
Thank You for your Payment!

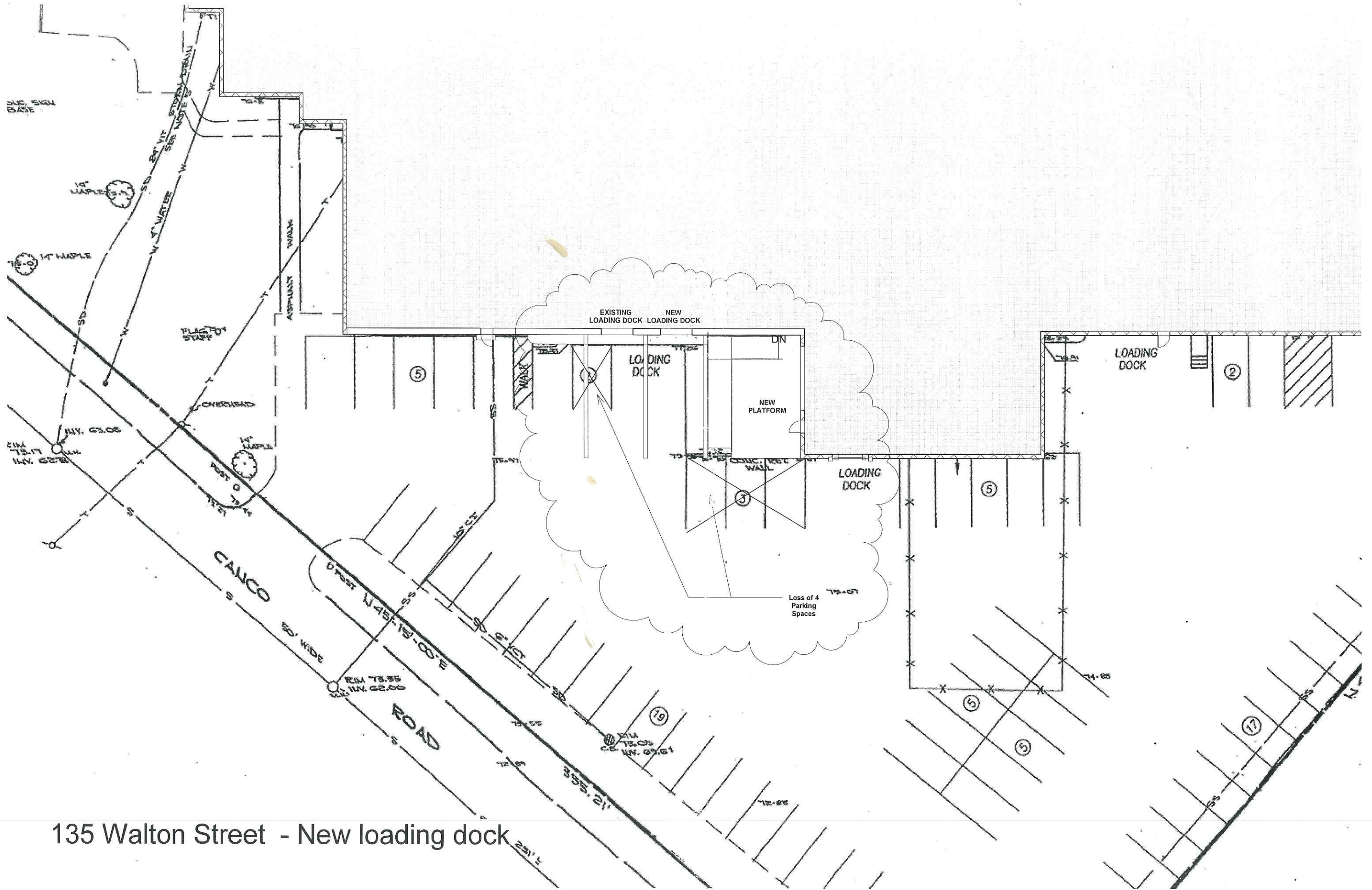
LONG ROCK 15
135 WATSON ST

RAILING DETAILS

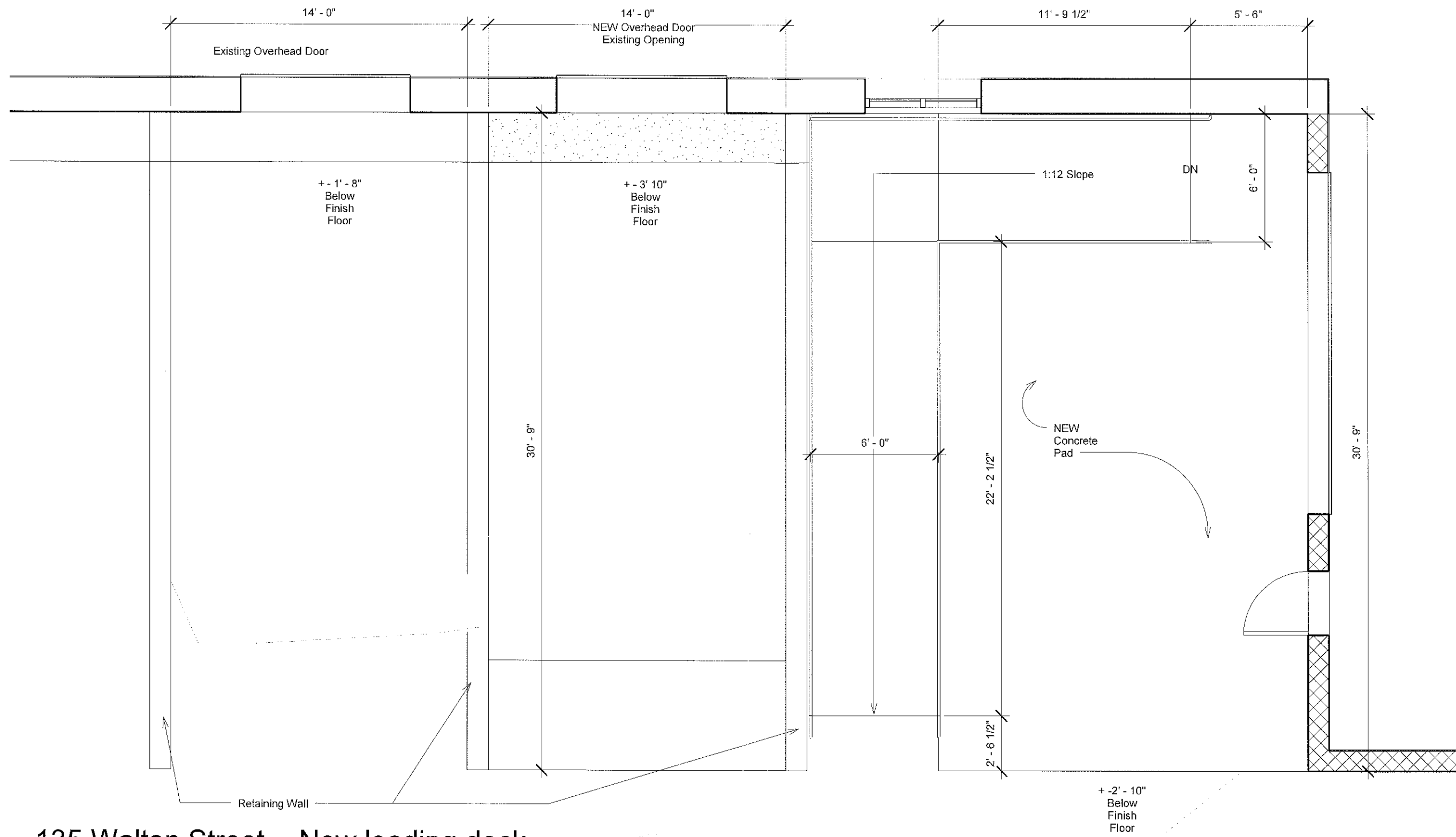
1 1/4" SCH 40 PIPE WELDED RAILS

PAINTED REB

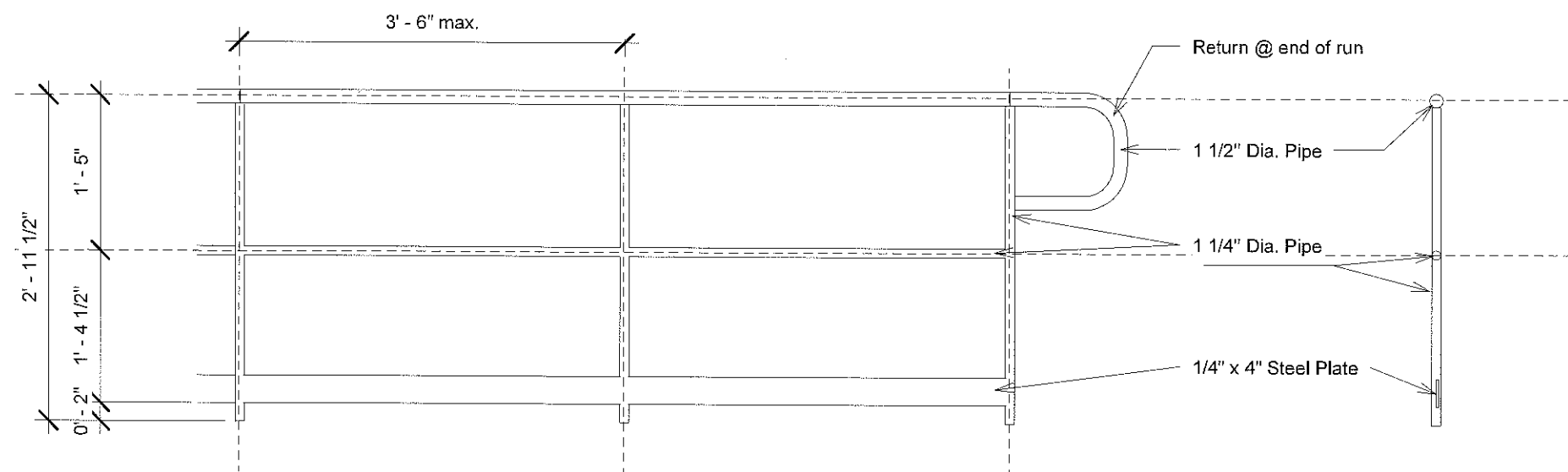




135 Walton Street - New loading dock



135 Walton Street - New loading dock



Guardrail - Typical Details