



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207.775.1121
FAX 207.879.0896

- SITE PLANNING AND DESIGN
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- PERMITTING
- AIRPORT ENGINEERING
- CONSTRUCTION ADMINISTRATION
- LANDSCAPE PLANNING

March 26, 2013

Revised April 23, 2013

Mr. Frank Brancely
City of Portland
Department of Public Services
55 Portland Street
Portland, Maine 04101-2991

**Subject: Proposed Multi-Use Development
2282 Congress Street, Portland, Maine
Wastewater Capacity Application**

Dear Mr. Brancely:

Our office has been retained by CJ Developers, Inc., which has a Purchase and Sale Agreement for the property at 2282 Congress Street in Portland, to prepare site plans and assist with permitting for a new structure on the lot (Map 237, Block 'A' Lot 012). On behalf of the developer, we are requesting a letter affirming that the proposed project can be served by the municipal wastewater treatment system.

The project will consist of the construction of a new convenience store/fuel station and drive thru ATM machine. The building will have a total size of approximately 3,850 square feet. A copy of a 2013 Survey Plan has been attached to this letter for reference. The proposed convenience store will likely be served by an 8" private sewer extending northerly toward Hutchins Drive where it ties into a 10" public main as shown on the enclosed figure. It is anticipated that the site's service will extend off from the adjacent lot with a private service.

The projected water use using the Maine State Plumbing Code and vendor information are as follows:

Use	Demand (Chapter 5 – Maine Subsurface Waste Water Disposal Rules)	Design Flow
Gas/Service Station with Convenience Store	400 gpd/Water Closet @ 1 Water Closet 15 gpd/Employee @ 4 Employees 1 gpd/Parking Space @ 32 Spaces	492 GPD
Total Mixed Use Water Usage Required:		492 GPD

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Page 2

Based on this modest amount of flow, we trust that the existing wastewater collection and treatment system has adequate capacity to serve this project. Additionally, our office proposes a 1,000-gallon grease trap will be used for a small kitchen/food preparation area within the convenience store. We are in the process of completing the Site Plan Application for a submission to the City Planning Staff.

If you have any questions concerning this request, please contact me.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Bo Kennedy, P.E.
Project Engineer

BEK/smk

Enclosures: Survey Plan

R:\3118-Convenience Store, Portland, ME\Admin\Permitting\Local\Wastewater Capacity Application\3118 2013.03.26-Brancely-WWCapacity Rev.doc

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: 03-26-13

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

Site Address: 2282 Congress Street Chart Block Lot Number: 237, A, 012

Proposed Use: Mixed-Use Commercial
 Previous Use: Undeveloped
 Existing Sanitary Flows: 0 GPD
 Existing Process Flows: 0 GPD
 Description and location of City sewer that is to receive the proposed building sewer lateral.
The site does not currently have a sewer service.

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

Clearly, indicate the proposed connections, on the submitted plans.

2. Please, Submit Contact Information.

City Planner's Name: Jean Fraser Phone: 207-874-8728
 Owner/Developer Name: CJ Developers, Inc.
 Owner/Developer Address: 35 Primrose Lane, Freeport, ME 04032
 Phone: 207-865-4323 Fax: _____ E-mail: dlatulip@aol.com
 Engineering Consultant Name: Bo Kennedy, DeLuca-Hoffman Associates, Inc.
 Engineering Consultant Address: 778 Main Street, Suite 8, South Portland, ME 04106
 Phone: 207-775-1121 Fax: 207-879-0896 E-mail: bkennedy@delucahoffman.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: 492 GPD
 Peaking Factor/ Peak Times: Estimated to be 8 times daily flow and equal to 2.5 gal/min. Peak time is projected to be 11:00am-2:00pm (lunchtime)
 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) See attached letter dated March 26, 2013

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

4. Please, Submit External Grease Interceptor Calculations.

Total Drainage Fixture Unit (DFU) Values: _____
Size of External Grease Interceptor: 1,000 Gallons
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: N/A

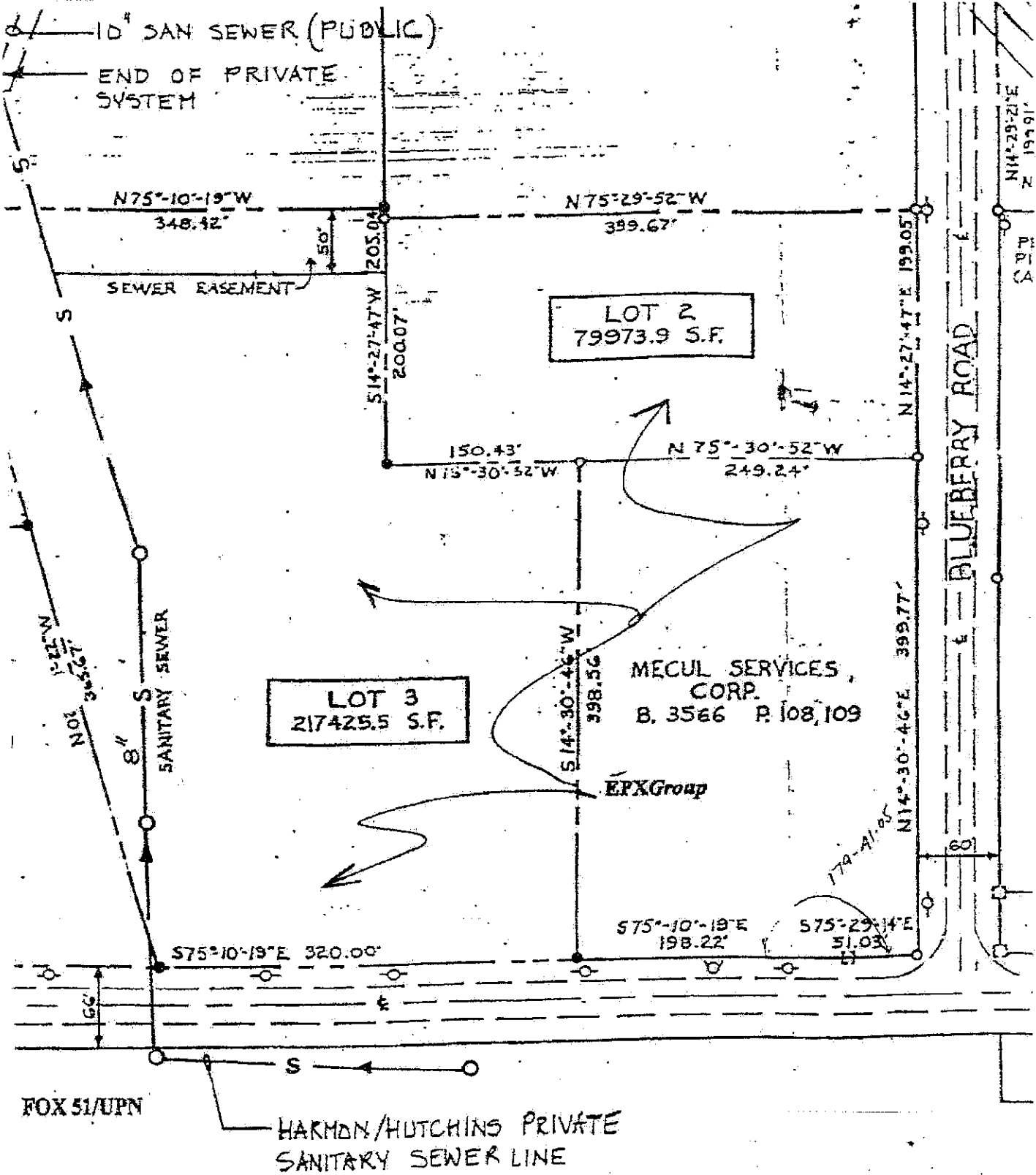
Note: On the submitted plans, please show where the building's domestic sanitary sewer laterals, as well as the building's industrial-commercial process wastewater sewer laterals exits the facility. Also, show where these building sewer laterals enter the city's sewer. Finally, show the location of the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

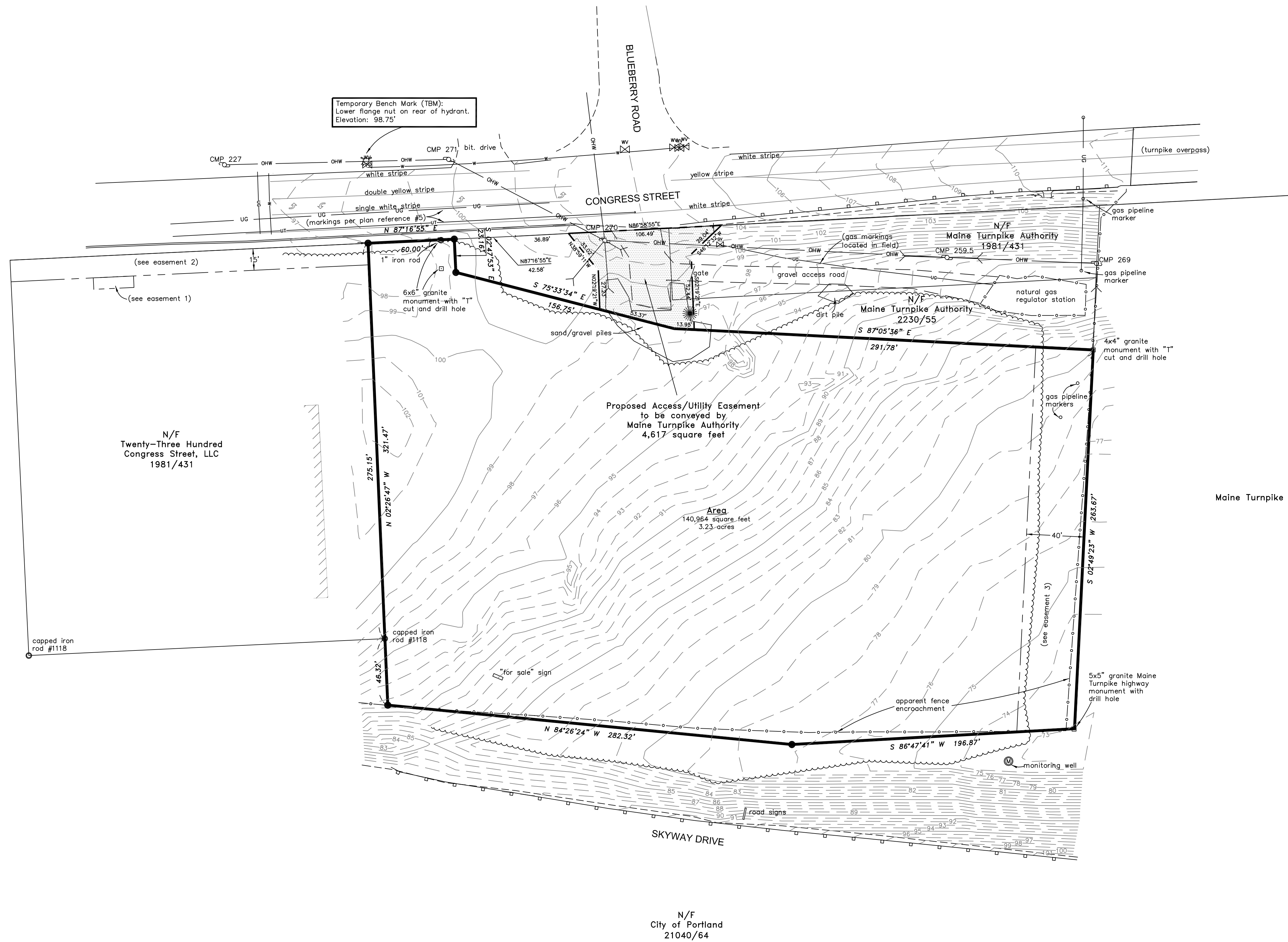
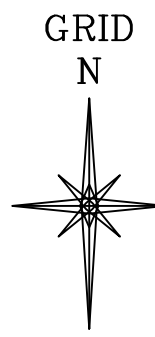
Note: Please submit detailed calculations showing the derivation of your design flows, either in the space provided, or attached, as a separate sheet.

Notes, Comments, or Calculations:

1. See attached plans for sanitary sewer layout, rim and invert elevation and details.

2. The average daily flow is estimated to be 25 gallons per day from the fixtures draining to the external grease trap. 1,000 gallons is considered the smallest permissible tank size for an external grease interceptor and will be more than sufficient for this development.





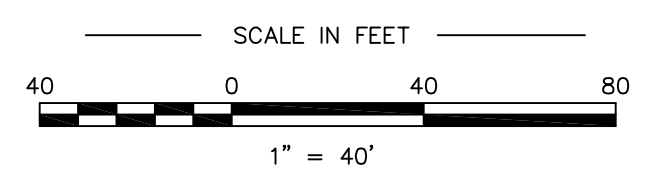
LEGEND	
	Monument - found
	Iron marker - found
	Iron marker - to be set (#5 rebar)
	Property line (locus)
	Property line (abutter)
	Easement line
	Chain link fence
	Guard rail
	Edge of pavement
	Edge of gravel
	Curb
	Sign
	Utility pole
	Guy wire
	Gas valve
	Water valve
	Fire hydrant
	Overhead utility line
	Underground water line
	Underground gas line
	Underground telephone line
	Contours (5ft)
	Contours (1ft)
	Dead reference (Book/Page)
	Now or formerly of
	Tree line
	Coniferous tree
	Existing building

- NOTES**
- 1) Book and Page references are to the Cumberland County Registry of Deeds, unless otherwise noted.
 - 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
 - 3) Elevations are based on NGVD 1929. Benchmark is a flange bolt on a fire hydrant. Elev. 98.75'.
 - 4) Utility information on this plan is approximate, based on location of visible features and information contained on plans and drawings provided by others. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
 - 5) Property lies within Zone X based on FIRM Community #230051 Panel #12-C, dated Dec. 8, 1998. It does not lie within a special flood hazard area.
 - 6) Project area was covered by snow and ice at the time of the survey and some features may have been obscured and not shown on this plan.

- PLAN REFERENCES**
- 1) Maine Turnpike Authority plan of Section 1 - Kittery to Portland, Supplemental Sheet No. 2, made by Howard, Needles, Tammen & Bergendoff, dated August 1947.
 - 2) Maine Turnpike Authority plan of Section 1 - Kittery to Portland, Congress Street Property Plan Supplemental Sheet No. 11, made by Howard, Needles, Tammen & Bergendoff, dated July 1954, recorded in Plan Book 41, Page 66.
 - 3) Maine Turnpike Authority plan of Property and Right of Way Plans Section 1 - Kittery to Portland, Jetport Interchange Project drawing number ROW01, ROW02, ROW04 and ROW05, dated February 1997.
 - 4) Maine Turnpike Authority plan of Property and Right of Way Plans Section 1 - Kittery to Portland, Jetport Interchange Project drawing number Supplemental 101 and Supplemental 102.
 - 5) Standard Boundary & Topographic Survey made for Hutchcourt, L.L.C. by CEST Associates, Inc. dated March 1999 and revised through September 2, 1999, recorded in Plan Book 199, Page 412.

- EASEMENTS OF RECORD**
- 1) Sewer easement conveyed to Hutchcourt, L.L.C. by Robert E. Baldacci, Jr. in Book 15032, Page 299.
 - 2) Sewer line easement reserved by Harry A. Harmon and George M. Hutchins in Book 3426, Page 278.
 - 3) Utility easement conveyed to Northern Utilities, Inc. by Harry A. Harmon and George M. Hutchins.

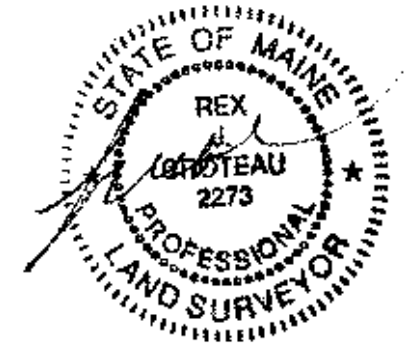
OWNERS OF RECORD
Hutchcourt, L.L.C. Book 15017, Page 281

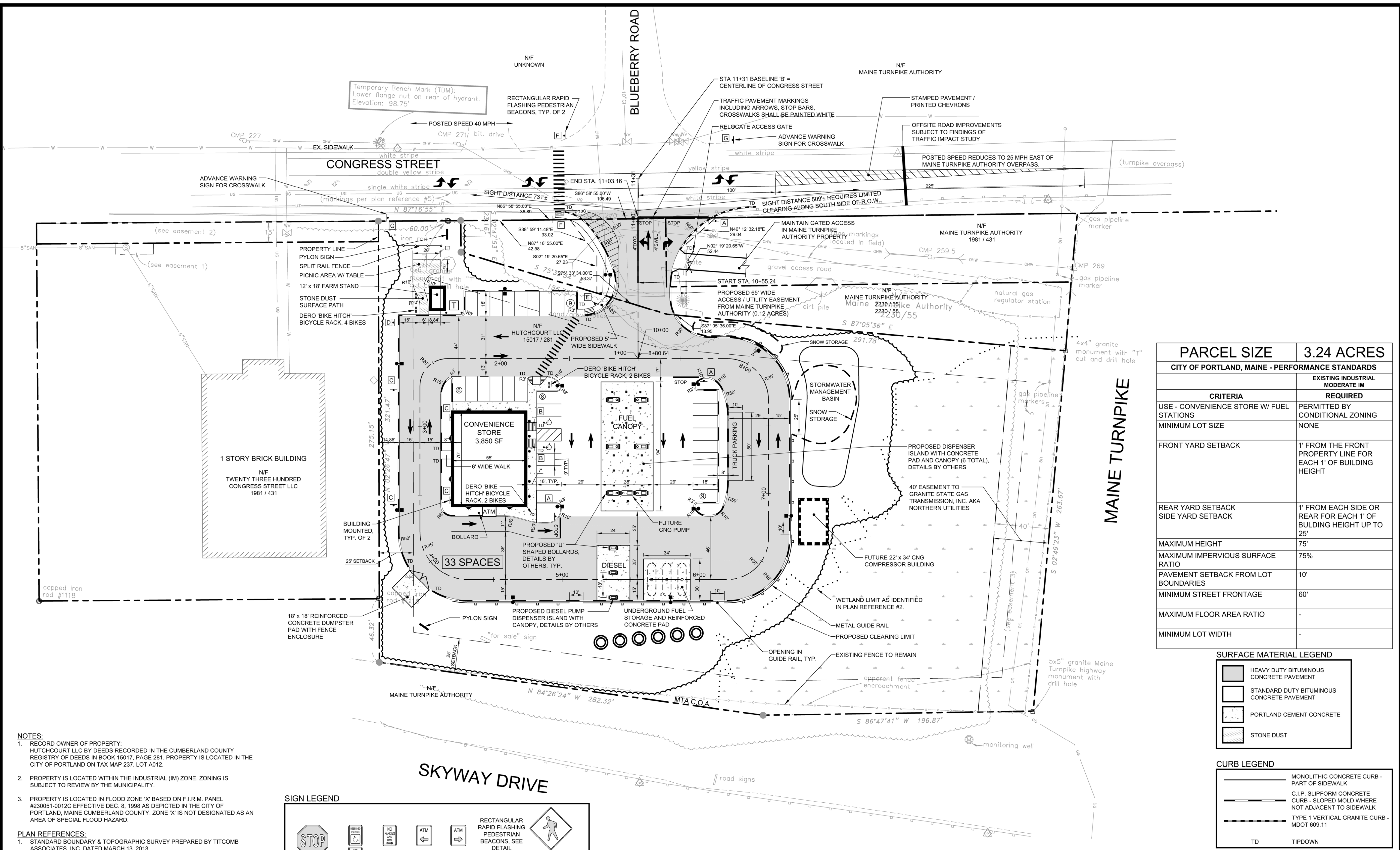


Rev. 1	04/11/13	access/utility easement	RJC
PLAN OF Boundary Survey			
2282 Congress Street		Portland, Maine	
MADE FOR Priority Group, LLC			
2 Main Street		Topsham, Maine	
JOB #213008	DATE: Mar. 13, 2013	SCALE: 1" = 40'	
BOOK #838			
CP/2013/213008			
FILE #9642			

CERTIFICATION
This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Rex J. Croteau, P.L.S. #2273





CRITERIA	REQUIRED
USE - CONVENIENCE STORE W/ FUEL STATIONS	PERMITTED BY CONDITIONAL ZONING
MINIMUM LOT SIZE	NONE
FRONT YARD SETBACK	1' FROM THE FRONT PROPERTY LINE FOR EACH 1' OF BUILDING HEIGHT
REAR YARD SETBACK SIDE YARD SETBACK	1' FROM EACH SIDE OR REAR FOR EACH 1' OF BUILDING HEIGHT UP TO 25'
MAXIMUM HEIGHT	75'
MAXIMUM IMPERVIOUS SURFACE RATIO	75%
PAVEMENT SETBACK FROM LOT BOUNDARIES	10'
MINIMUM STREET FRONTAGE	60'
MAXIMUM FLOOR AREA RATIO	-
MINIMUM LOT WIDTH	-

SURFACE MATERIAL LEGEND

	HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
	STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
	PORTLAND CEMENT CONCRETE
	STONE DUST

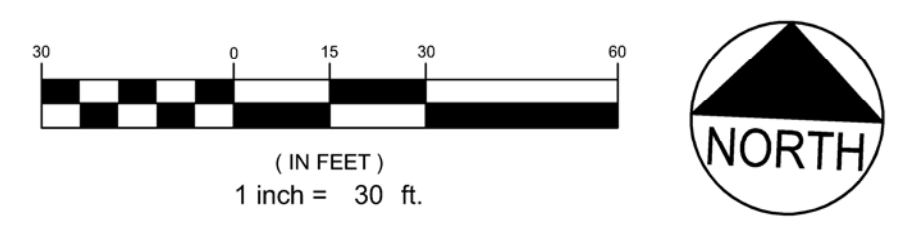
CURB LEGEND

	MONOLITHIC CONCRETE CURB - PART OF SIDEWALK
	C.I.P. SLIPFORM CONCRETE CURB - SLOPED MOLD WHERE NOT ADJACENT TO SIDEWALK
	TYPE 1 VERTICAL GRANITE CURB - MDOT 609.11
	TD TIPDOWN

- NOTES:**
- RECORD OWNER OF PROPERTY: HUTCHCOURT LLC BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 15017, PAGE 281. PROPERTY IS LOCATED IN THE CITY OF PORTLAND ON TAX MAP 237, LOT A012.
 - PROPERTY IS LOCATED WITHIN THE INDUSTRIAL (IM) ZONE. ZONING IS SUBJECT TO REVIEW BY THE MUNICIPALITY.
 - PROPERTY IS LOCATED IN FLOOD ZONE 'X' BASED ON F.I.R.M. PANEL #230051-0012C EFFECTIVE DEC. 8, 1998 AS DEPICTED IN THE CITY OF PORTLAND, MAINE CUMBERLAND COUNTY. ZONE 'X' IS NOT DESIGNATED AS AN AREA OF SPECIAL FLOOD HAZARD.
- PLAN REFERENCES:**
- STANDARD BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY TITCOMB ASSOCIATES, INC. DATED MARCH 13, 2013.
 - COMPOSITE PLAN PREPARED FOR CJ DEVELOPERS, INC. BY ALBERT FRICK ASSOCIATES, INC. DATED 04.02.12.

SIGN LEGEND

A 24" x 24" R1-1	B 12" x 18" R7-8A	C 12" x 18" R7-1	D 12" x 18" ATM-1	E 12" x 18" ATM-2	F 36" x 36" W11-2 12" x 18" R15-3-DH	G 36" x 36" W11-2 12" x 18" R15-3-DH



REV	DATE	DESCRIPTION
3	04.18.13	REVISED PER CITY STAFF COMMENTS
2	04.09.13	SUBMITTED TO MEDEP STORMWATER DISCHARGE PERMIT
1	03.28.13	SUBMITTED TO CITY OF PORTLAND

STATE OF MAINE
 P.E. STEPHEN BUSHEY
 LIC. # 7429

PROJECT: MULTI-USE DEVELOPMENT
 2282 CONGRESS ST., PORTLAND, ME

SHEET TITLE: SITE LAYOUT PLAN

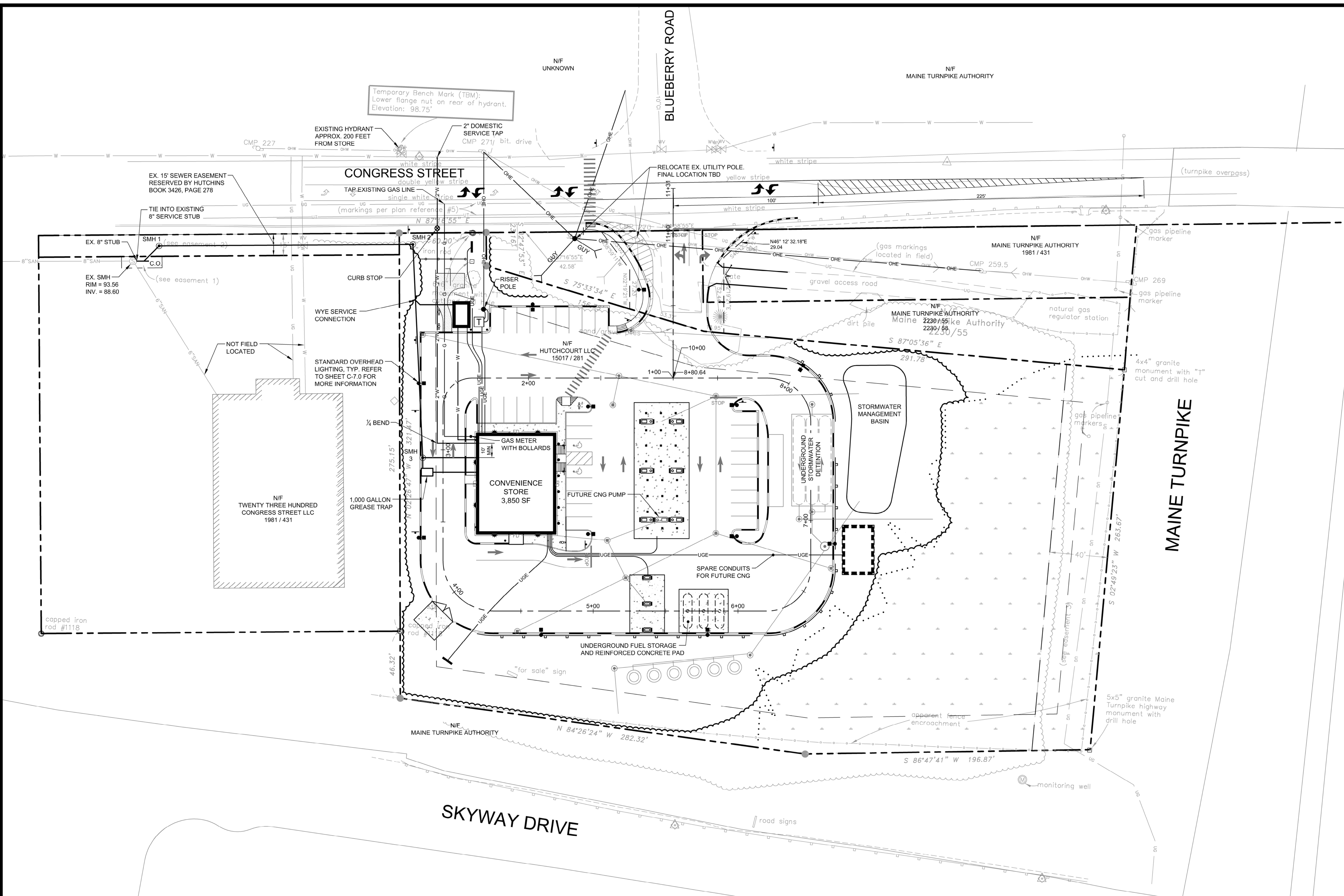
CLIENT: CJ DEVELOPERS, INC.
 35 PRIMROSE LANE, FREEPORT, MAINE 04032

DeLUCA-HOFFMAN ASSOCIATES, INC.
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, ME 04106
 WWW.DELUCAHOFFMAN.COM

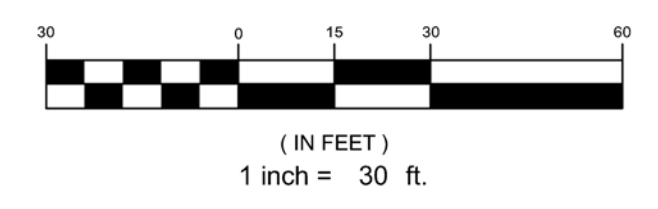
DRAWN: CMW DATE: MAR. 2013
 DESIGNED: SRB SCALE: 1" = 30'
 CHECKED: SRB JOB NO. 3118
 FILE NAME: 3118-SP

SHEET: C-2.0

PRELIMINARY - NOT FOR CONSTRUCTION



SANITARY SEWER APPURTENANCE SCHEDULE			
ID	RIM	INV. IN / SIZE / FROM	INV. OUT / SIZE / TO
SMH 1	MATCH EX.	88.89 / 8" / SMH 2	88.79 / 8" / EX. SMH
SMH 2	98.00	93.31 / 8" / SMH 3	93.21 / 8" / SMH 1
SMH 3	98.40	94.13 / 8" / BLDG 94.13 / 4" / GREASE TRAP	94.03 / 8" / SMH 2
1,000 GAL. GREASE TRAP		94.71 / 4" / BLDG	94.46 / 4" / SMH 4



PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
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1	03.28.13	SUBMITTED TO CITY OF PORTLAND

PROJECT	MULTI-USE DEVELOPMENT 2282 CONGRESS ST., PORTLAND, ME
SHEET TITLE	UTILITY PLAN
CLIENT	CJ DEVELOPERS, INC. 35 PRIMROSE LANE, FREEPORT, MAINE 04032

 DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.775.1121 WWW.DELUCAHOFFMAN.COM	DRAWN:	CMW	DATE:	MAR. 2013
	DESIGNED:	SRB	SCALE:	1" = 30'
	CHECKED:	SRB	JOB NO.:	3118
	FILE NAME:	3118-SP		
SHEET		C-4.0		

R13118-Convenience Store, Portland, ME\Cadd\Permit Set\dwg\3118-SP.dwg cwinintermute 4/23/2013 10:23 AM