



April 21, 2014

Ms. Jean Fraser, Planner  
Planning and Development Department  
City of Portland  
389 Congress Street  
Portland, Maine 04101-3509

**Subject: 421 Warren Avenue  
Final Site Plan Application/Delegated Review Stormwater**

Dear Ms. Fraser:

On behalf of PH Warren Avenue, LLC, we are pleased to provide the accompanying package of submission materials related to a proposed 6-unit commercial complex at 421 Warren Avenue. This submission package is intended to meet the City's Final Submission Requirements as outlined in the Level III Application procedures. These materials represent the ongoing design development for the proposed commercial complex on what is currently undeveloped land. The applicant has purchased approximately 48.71 AC. of property from JMC Warren Ave, LLC, with approximately 140.51 LF of frontage on Warren Avenue. The applicant is proposing a 70' x 300' (25,040 SF) industrial building similar in styling to the applicant's buildings at 429 Warren Avenue. The nearly rectangular building will be oriented perpendicular to Warren Avenue and the lot access will be off the applicant's existing drive that serves 429 Warren Avenue. The applicant is seeking Planning Board Approval to allow commencement of construction as soon as possible.

Since the Preliminary Submission on February 12, 2014, the applicant has reconsidered the building configuration layout. As a result, the proposed building site has decreased from the original 28,000 SF. By decreasing the building size and adjusting the pavement area footprint, the project's wetland impact has been decreased to below 15,000 SF, thus qualifying for a MeDEP NRPA Tier 1 Permit review.

Accompanying this cover letter are the following materials:

- Final Site Plan Application
- Section 1: Written Description of Project
- Section 2: Evidence of Right, Title and Interest
- Section 3: Utilities
- Section 4: Fire Safety
- Section 5: Construction Management Plan

Ms. Jean Fraser  
April 21, 2014  
Page 2

- Section 6: Solid Waste Generation
- Section 7: Written Assessment of Proposed Project's Compliance with Applicable Zoning and Land Use Requirements
- Section 8: Stormwater Management Plan
- Section 9: Comment Response Letter Addressing Preliminary Plan Comments
- Reduced Sized Plans

You will find in the accompanying materials, information including the Final Site Layout Plan and various site plans that provide greater detail for the site development activities. We have also included building elevations for the proposed building. Information pertaining to the project's utilities needs and statements regarding compliance with the City's Standards are contained within this submission.

In addition, the project requires a Maine Department of Environmental Protection Natural Resources Protection Act (NRPA) Tier I permit for wetland impacts of approximately 14,323 SF.

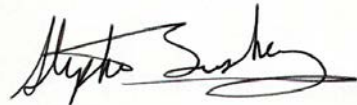
Finally, the applicant has scheduled a Public Information Meeting for April 30, 2014 at the Riverton School. Meeting minutes and list of attendees will be provided to the Planning Department upon completion of the Public Information Meeting.

On behalf of the Design Team, we look forward to your assistance on the project and we look forward to the nearest available Public Hearing meeting with the Planning Board. Please find one (1) hard copy of the application materials including one set each of 11 x 17 and full size plans, along with a diskette containing PDF files for all submitted materials.

If you have any questions regarding these materials please contact this office.

Sincerely,

FAY, SPOFFORD & THORNDIKE



Stephen R. Bushey, P.E.  
Senior Engineer

SRB/smk

c: Peter Holmes  
Jim Biskup, Biskup Construction