

February 12, 2014



Ms. Barbara Barhydt
Development Review Services Manager
Planning and Development Department
City of Portland
389 Congress Street
Portland, Maine 04101-3509

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

Dear Ms. Barhydt:

On behalf of PH Warren Avenue, LLC, we are pleased to provide the accompanying package of submission materials related to a 7-unit commercial complex at 421 Warren Avenue. This submission package is intended to meet the City's Preliminary 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 400' (28,000 SF) industrial building similar in styling to the applicant's buildings at 429 Warren Avenue. The 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.

Accompanying this cover letter are the following materials:

- Site Plan Application
- Section 1: Written Description of Project
- Section 2: Evidence of Right, Title and Interest
- Section 3: Written Assessment of Proposed Project's Compliance with Applicable Zoning and Land Use Requirements
- Section 4: Stormwater Management Report
- Reduced Sized Plans

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

The Development Team expects to continue to work with City Officials/Representatives on both the onsite and offsite components including, but not limited to:

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- Completion of the Neighborhood Meeting; and
- Coordination with Public Services representatives on new service connections for the proposed building.

In addition, the project requires a Maine Department of Environmental Protection Natural Resources Protection Act (NRPA) Tier III permit for wetland impacts of approximately 25,093 SF.

On behalf of the Design Team, we look forward to your assistance on the project and we look forward to the nearest available workshop 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/cmd/smk

c: Peter Holmes
Jim Biskup, Biskup Construction

Attachments

Site Plan Application

Section 1: Written Description of Project

Section 2: Evidence of Right, Title and Interest

Section 3: Written Assessment of Proposed Project's Compliance with Applicable Zoning and Land Use Requirements

Section 4: Stormwater Management Report

Reduced Sized Plans