

March 3, 2015

Project 151.06176

Barbara Barhydt
Department of Planning and Urban Development
Planning Division
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Preliminary Site Plan Application
400 Riverside Street, Portland, Maine

Dear Barbara:

Ransom Consulting, Inc. (Ransom) is pleased to present this preliminary site plan application on behalf of our client, Art Girard of Delta Realty, for a proposed structure at 400 Riverside Street.

PROJECT DESCRIPTION

The project parcel is located on the west side of Riverside Street, roughly 1000 feet north of Warren Avenue. The site has three existing structures, which house several business (mainly offices), as well as an existing building foundation (approximately 1,300 square feet), on which a structure was never built.

The applicant is proposing to construct a simple, one-story structure on this existing foundation which will house one employee and will be used to support maintenance activities pertaining to Delta Realty's other properties throughout the area. The changes to the site are extremely minimal, and consist mostly of minor alterations to how the parking lot is striped. There will be no additional pavement or other impervious area (assuming the foundation is already considered impervious area).

PROPOSED PROJECT'S COMPLIANCE WITH APPLICABLE ZONING REQUIREMENTS

The proposed structure and its use are well in line with the Permitted Uses within the I-M moderate impact industrial zone. This project, as proposed, complies with the applicable site plan standards of Section 14-526 (a) – (d) of the City Code, with the exception of requirements from which our client is seeking a waiver. Due to the minimal scope of the proposed project – building a 1,300 sq ft structure atop an existing foundation without adding impervious area or further altering the site – our client is seeking a waiver from submittals of traffic analysis, a stormwater management plan, a landscaping plan, and construction of a sidewalk. These requests are further explained in a separate document included with this submission.

SUMMARY OF EXISTING/PROPOSED EASMENTS, COVENANTS, ETC.

This site contains one signage easement (23269/73), located at the eastern corner of the site, as well as a 10' wide travel easement on its northeastern side. There is a 40' – 50' travel easement to the north of the

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Pease International Tradeport, 112 Corporate Drive, Portsmouth, New Hampshire 03801, Tel (603) 436-1490

12 Kent Way, Suite 100, Byfield, Massachusetts 01922, Tel (978) 465-1822

2127 Hamilton Avenue, Hamilton, New Jersey 08619, Tel (609) 584-0090

60 Valley Street, Building F, Suite 106, Providence, Rhode Island 02909, Tel (401) 433-2160

site (23269/82). See the survey provided by Sebago Technics and performed by Matthew W. Ek PLS 2117 (Sheet C1).

In addition to the completed application form, plan sheets and waiver request, you will also find a copy of the deed for 400 Riverside Street, identifying Delta Realty as the purchaser, as well as a letter demonstrating the applicant's financial ability.

Thank you for your review of this application. If you have any questions, please do not hesitate to contact me.

Sincerely,

RANSOM CONSULTING, INC.



Stephen J. Bradstreet, P.E.
Principal/Senior Project Manager

SJB
Attachment