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Appl ID 2016-264

Appl Type Administrative Authorization

Additional CBL's

Appl. Date 11/14/2016 CBL 322 A008001

Status Approved Administratively with Condi

Project Telecom Facility

Planner Jean Fraser

Location 636 RIVERSIDE ST

Review Type Staff Review

Applicant/Owner Project Description Reviews and Approvals Status Dates Fees Comments Meetings Documents

Construct a 120' tower monopole for wireless telecommunication antenna panels with associated equipment. 90' x 90' compound, access and utilities. Note: this is a re-approval of a 2014 approval of the same proposal, which was also reviewed in 2014 by the Planning Board as it was part of an amendment to the Riverside Subdivision Plat (recorded in June 2014). The proposal was reviewed in conjunction with the review of the City's Fire Tower to ensure coordination, and both applicants were advised of the

Criteria	Appl	Planner
Is the proposal within existing structures?	No	No
Are there any new buildings, additions or demolitions?	Yes	Yes
Is the footprint increase less than 500 sq ft?	Yes	Yes
Are there any new curb cuts, driveways or parking areas?	N/A	N/A
Are the curbs and sidewalks in sound condition?	N/A	N/A
Do the curbs and sidewalks comply with ADA?	N/A	N/A
Is there any additional parking?	No	No
Is there an increase in traffic?	No	No
Are there any known stormwater problems?	No	No
Does sufficient property screening exist?	Yes	Yes
Are there adequate utilities?	Yes	Yes
Are there any zoning violations?	No	No

MEMORANDUM

To: FILE
From: Jean Fraser
Subject: Application ID: 2016-264
Date: 12/27/2016

Approval Conditions of Planning

- 1 That the applicant shall submit a certification that the operation of all antenna equipment to be installed on the tower shall comply with all radio frequency emission guidelines imposed by the FCC and such certification shall be submitted prior to installation of its antenna equipment. (Note: the applicant has submitted information regarding the FCC guidelines that indicates the tower would be in compliance).

- 2 That the applicant shall, at its own cost, construct a portion of a shallow swale along the west boundary that is located within the area being leased from Lucas Tree, as shown on the site plan Z-1 and Compound Plan C-1 prepared by Krupakran Kolandaivelu and dated 12/19/2016. The applicant shall liaise with Steve Smith of the Portland Fire Department as necessary to ensure coordination regarding the swale construction, and shall advise him when it has been completed and if there is any delay. The swale shall be completed prior to the installation of the antenna equipment.

- 3 That the testing of the 50kW diesel back up generator shall take place between the hours of 7am and 9pm Monday through Friday, no more than one time per week and for a duration of up to 1 hour;

- 4 That the sound levels of the generators during tests and normal operation shall not exceed the maximum noise allowances of the I-H zone

- 5 There shall be no electromagnetic interference that adversely affects the operation of any equipment other than that belonging to the creator of such interference, or that does not conform to the regulations of the Federal Communications Commission.

City of Portland
 Development Review Application
 Planning Division Transmittal Form

Application Number: 2016-264 **Application Date:** 11/14/2016
CBL: 322 A008001 **Application Type:** Administrative Authorization

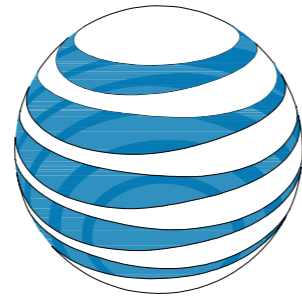
Project Name: Telecom Facility
Address: 636- RIVERSIDE ST

Project Description: Construct a 120' tower monopole for wireless telecommunication antenna panels, with associated equipment, 90' x 90' compound, access and utilities. Note: this is a re-approval of a 2014 approval of the same proposal, which was also reviewed in 2014 by the Planning Board as it was part of an amendment to the Riverside Subdivision Plat (recorded in June 2014). The proposal was reviewed in conjunction with the review of the City's Fire Tower to ensure coordination, and both applicants were advised of the other project .

Distribution List:

Planner	Jean Fraser	Parking	John Peverada
Zoning	Ann Machado	Design Review	Caitlin Cameron
Traffic Engineer	Tom Errico	Corporation Counsel	Jennifer Thompson
Civil Engineer	David Sensus	Sanitary Sewer	John Emerson
Fire Department	Keith Gautreau	Inspections	Tammy Munson
City Arborist	Jeff Tarling	Historic Preservation	Deb Andrews
Engineering	David Margolis-Pineo	DRC Coordinator	Phil DiPierro
		Outside Agency	

Note: Not all of the reviewers listed above were involved in the review of this project.



at&t
mobility corp.

**SR# ME5372
LUCAS TREE**

636 RIVERSIDE STREET
PORTLAND, ME 04103
CITY OF PORTLAND



**Know what's below.
Call before you dig.**



NB+C ENGINEERING SERVICES, LLC.
100 APOLLO DRIVE
SUITE 303
CHELMSFORD, MA 01824
(978) 856-8308

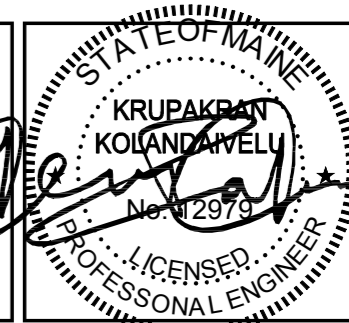


550 COCHITUATE ROAD
FRAMINGHAM, MA 01701

ME5372
LUCAS TREE
636 RIVERSIDE STREET
PORTLAND, ME 04103
CITY OF PORTLAND

REVISIONS

REV	DATE	DESCRIPTION	BY
8	12/19/16	REVISED GRADING	MJS
7	12/12/16	REVISED PER RF SHEET	MJS
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1	03/20/14	REVISED PER COMMENTS	DAK



KRUPAKARAN KOLANDAIVELU P.E.
ME PROFESSIONAL ENGINEER LIC. #12979

TITLE SHEET

T-1

SITE INFORMATION

SITE ADDRESS: 636 RIVERSIDE STREET
PORTLAND, ME 04103

LATITUDE (NAD 83): 43°41'52.7722"
LONGITUDE (NAD 83): -070°19'32.8017"

GROUND ELEVATION: 63.0' (AMSL)

JURISDICTION: CITY OF PORTLAND

TAX MAP NUMBER: 322-A-8/323-A-8

PARCEL AREA: 4.0 ACRES

PARCEL OWNER: ADDISON CAPITAL LLC
2 SHADY LANE
FALMOUTH, ME 04105

STRUCTURE TYPE: MONOPOLE

STRUCTURE HEIGHT: 120.0' (AGL)

VICINITY MAP



DIRECTIONS

FROM FRAMINGHAM, MA: TAKE I-90 E/MASSPIKE W/SPRINGFIELD/BOSTON. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR INTERSTATE 90 E/INTERSTATE 95/MASSACHUSETTS TURNPIKE/BOSTON AND MERGE ONTO I-90 E/MASSACHUSETTS TURNPIKE. TAKE EXIT 14 FOR I-95 N TOWARD N.H - MAINE. FOLLOW SIGNS FOR I-95 N/WALTHAM/PORTSMOUTH NH AND MERGE ONTO I-95 N. KEEP RIGHT TO STAY ON I-95 N, FOLLOW SIGNS FOR PORTSMOUTH NH. KEEP LEFT TO CONTINUE ON I-95. MERGE ONTO I-95 N. TAKE EXIT 48 TO MERGE ONTO LARRABEE RD TOWARD ME-25/US-302/RIVERSIDE ST. TURN RIGHT ONTO RIVERSIDE ST. DESTINATION WILL BE ON THE LEFT

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- MAINE UNIFORM BUILDING CODE (MUBC)
- 2008 NATIONAL ELECTRICAL CODE
- 2009 NFPA 101, LIFE SAFETY CODE
- 2009 IFC
- AMERICAN CONCRETE INSTITUTE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- MANUAL OF STEEL CONSTRUCTION 13TH EDITION
- TIA/EIA-222-G
- TIA 607
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
- TELECORDIA GR-1275
- ANSI/T 311
- 2006 101, LIFE SAFETY CODE

DRAWING INDEX

T-1	TITLE SHEET
Z-1	SITE PLAN
C-1	COMPOUND PLAN & ELEVATION
C-2	CONSTRUCTION DETAILS & NOTES
C-3	SHELTER & FOUNDATION DETAILS
A-1	ANTENNA MOUNTING PLAN & DETAILS
A-2	DETAILS
A-3	RF PLUMBING DIAGRAM
E-1	ELECTRICAL PLAN & DETAILS
E-2	ELECTRICAL PANEL SCHEDULE, DIAGRAM & NOTES
G-1	GROUNDING DIAGRAM & DETAILS

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE FULL-SIZE AT 24"x36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

PROJECT TEAM

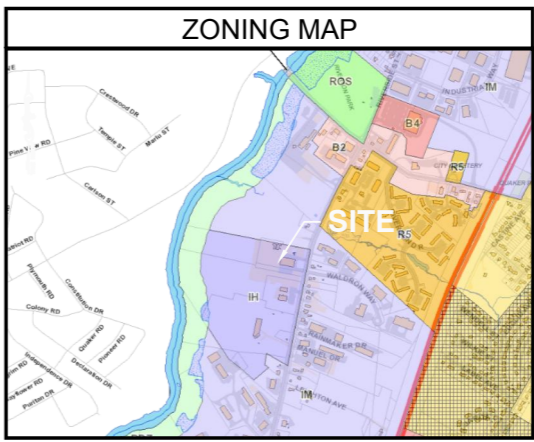
APPLICANT: AT&T MOBILITY CORPORATION
550 COCHITUATE ROAD
FRAMINGHAM, MA 01701

PROJECT MANAGEMENT FIRM: NETWORK BUILDING & CONSULTING, LLC.
100 APOLLO DRIVE, SUITE 303
CHELMSFORD, MA 01824
(978) 856-8308

ENGINEERING FIRM: NB&C ENGINEERING SERVICES, LLC.
100 APOLLO DRIVE, SUITE 303
CHELMSFORD, MA 01824
(978) 856-8308



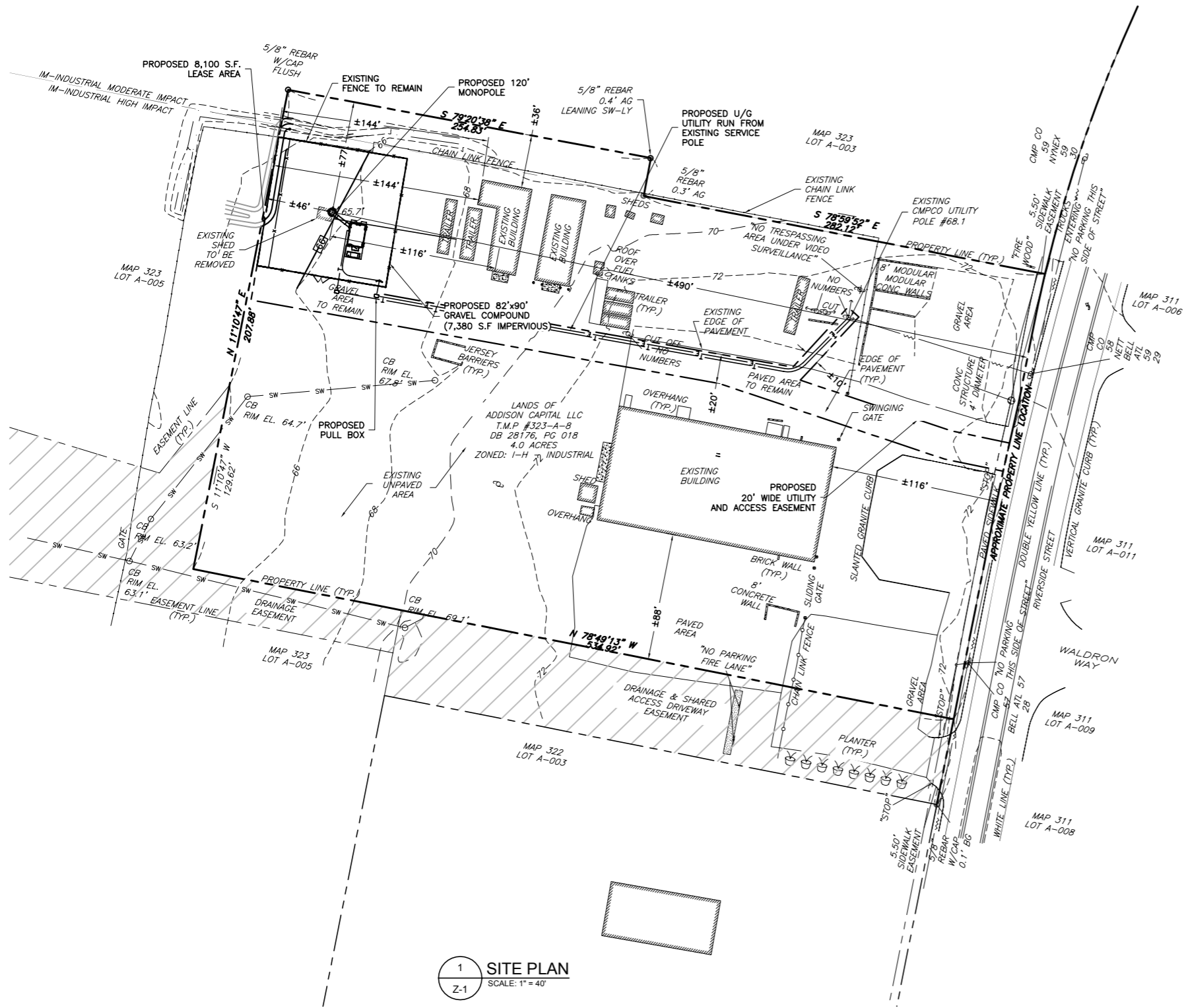
LEGEND			
	IRON BAR/PIPE FOUND		GAS
	CONCRETE MONUMENT FOUND		EXISTING GAS
	EXISTING UTILITY POLE		EXISTING TELEPHONE
	EXISTING FIRE HYDRANT		EXISTING OVERHEAD WIRE
	EXISTING TREES		EXISTING UNDERGROUND WIRE
	EXISTING MANHOLES		PROPOSED CONTOURS
	PROPERTY LINE		EXISTING CONTOURS
	ADJACENT PROPERTY LINE		PROPOSED ELECTRIC
	PROPERTY SETBACK LINE		PROPOSED TELEPHONE
	RIGHT OF WAY		PROPOSED FENCE
	ZONING DISTRICT LINE		SILT FENCE
	EXISTING ELECTRIC		EXISTING CHAIN LINK FENCE
			EXISTING TREE LINE



ZONING DATA			
ZONING DISTRICT:	I-H - INDUSTRIAL DISTRICT		
	REQUIRED	EXISTING	PROPOSED
FRONT:	75'	±106'	NO CHANGE
SIDE:	35'	±24'	NO CHANGE
REAR:	35'	±164'	NO CHANGE
TOWER HEIGHT:	N/A	N/A	120'
TOWER SETBACK:	N/A	N/A	47'

SITE NOTES

- PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, PLANS OF RECORD AND PLANS ENTITLED AMENDMENT TO RIVERSIDE SUBDIVISION LOT #3, BY PROMISED LAND SURVEY, LLC, DATED 03/20/14 AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
- THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 230051 0006 C PANEL 6 OF 17 EFFECTIVE DATE DECEMBER 8, 1998, THE PROPOSED FACILITY LOCATED IN FLOOD ZONE X WHICH IS DEFINED AS AREAS OUTSIDE OF THE 500-YEAR FLOOD PLAN.
- ALL BEARINGS SHOWN HEREON ARE ROTATED TO TRUE NORTH.
- UNDERGROUND UTILITIES OR IMPROVEMENTS, IF ANY AND NOT VISIBLE AT TIME OF SURVEY ARE NOT SHOWN.
- THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF THE TITLE.
- THIS SURVEY PLAN IS FOR SITE PLAN/ENGINEERING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR THE TRANSFER OF TITLE.
- THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
- THERE ARE NO NEW STREETS, CURBS, SIDEWALKS OR WALKWAYS PROPOSED.
- THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE EQUIPMENT AND TOWER AREAS.
- ALL EXISTING BUILDINGS WITHIN 200' OF THE PROPOSED TOWER AND COMPOUND HAVE BEEN DEPICTED ON THE PLAN

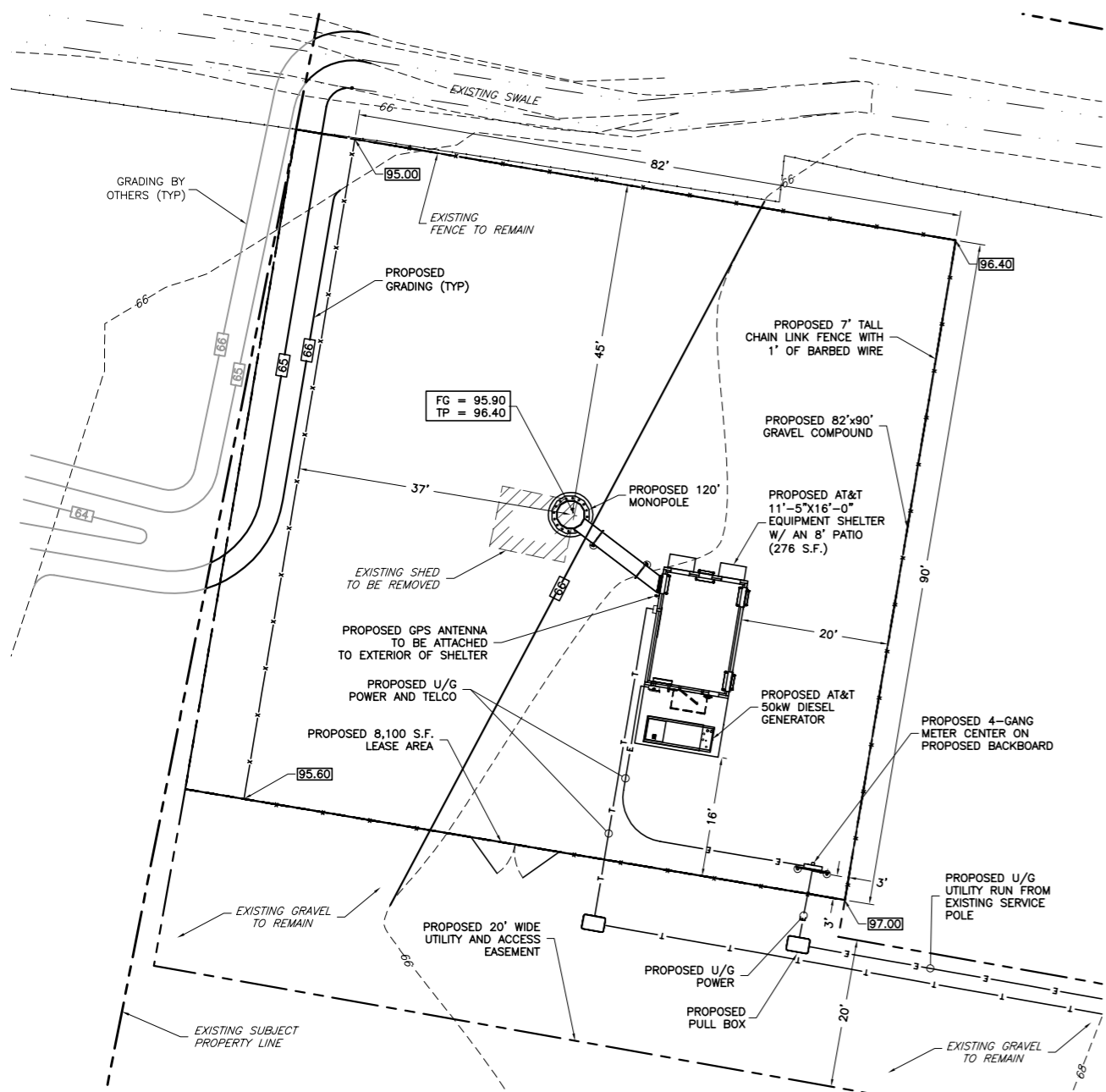


1 SITE PLAN
SCALE: 1" = 40'

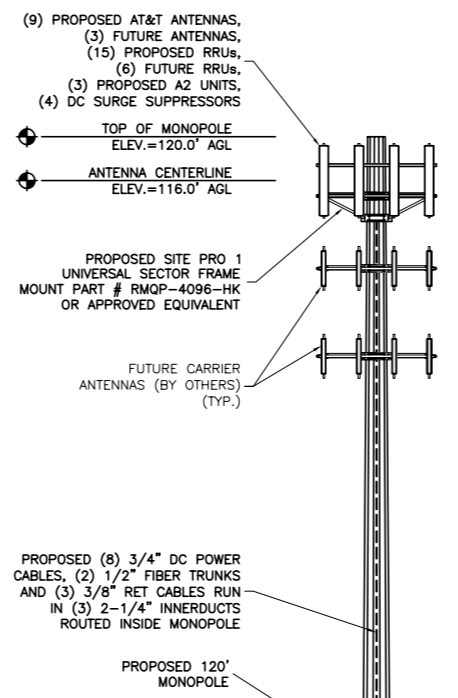
811
Know what's below.
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GRAPHIC SCALE
(IN FEET)
1 INCH = 40 FEET

ENGINEER	NB+C TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC. 100 APOLLO DRIVE SUITE 303 CHELMSFORD, MA 01824 (978) 856-6308																																				
APPLICANT	 550 COCHITUAETE ROAD FRAMINGHAM, MA 01701																																				
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SHEET TITLE	SITE PLAN																																				
SHEET NUMBER	Z-1																																				



1 COMPOUND PLAN
SCALE: 1" = 10'



2 ELEVATION
SCALE: 1" = 10'

GENERAL NOTES

- ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
- THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES AND NOTIFY UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION AT 1 (888) 344-7233 PRIOR TO EXCAVATION AT SITE.
- ANY UNDERGROUND UTILITIES OR STRUCTURES THAT EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
- OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY 2 TIMES PER MONTH.
- ALL EXCAVATION WITHIN 36" OF EITHER SIDE OF UNDERGROUND UTILITIES MUST BE COMPLETED BY HAND EXCAVATION METHODS.
- NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
- THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
- THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
- POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
- THERE ARE NO COMMERCIAL SIGNS PROPOSED FOR THIS INSTALLATION.
- RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
- THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF ENGINEERING.
- THE AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITY SHALL BE GRADED TO A UNIFORM SLOPE, FERTILIZED, SEED, AND COVERED WITH MULCH.
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE STATE OF MAINE STATE GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AND COORDINATED WITH THE CITY. CONTROL MEASURES SHALL INCLUDE BUT NOT LIMITED TO FILTER FABRIC SILT FENCE, ROCK CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA, TEMPORARY SOIL STOCKPILE, ETC.

ENGINEER	<p>NB+C ENGINEERING SERVICES, LLC. 100 APOLLO DRIVE SUITE 303 CHELMSFORD, MA 01824 (978) 856-6308</p>																																						
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