

Administrative Authorization Decision

Application #: 2015-098

Name: Kaufman House Gravel Pad

Address: RIVERSIDE ST

Description: Installation of new 4 x 10 crushed gravel pad for 3 new HVAC condensing units.

<u>Criteria for an Administrative Authorization:</u> <u>(See Section 14-523 (4) on page 2 of this application)</u>	<u>Applicant's Assessment</u> <u>Yes, No, N/A</u>	<u>Planning Division</u> <u>Use Only</u>
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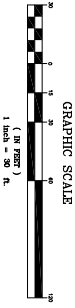
	<u>Applicant's Assessment</u> <u>Yes, No, N/A</u>	<u>Planning Division</u> <u>Use Only</u>
a) Is the proposal within existing structures?	No	No
b) Are there any new buildings, additions, or demolitions?	No	No
c) Is the footprint increase less than 500 sq. ft.?	Yes	Yes
d) Are there any new curb cuts, driveways or parking areas?	No	No
e) Are the curbs and sidewalks in sound condition?	Yes	Yes
f) Do the curbs and sidewalks comply with ADA?	Yes	Yes
g) Is there any additional parking?	No	No
h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	Yes	Yes
k) Are there adequate utilities?	Yes	Yes
l) Are there any zoning violations?	No	No
m) Is an emergency generator located to minimize noise?	Yes	Yes
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

The Administrative Authorization for the Kaufman House Gravel Pad was approved by Shukria Wiar, Planner on June 17, 2015 with the following condition of approval listed below:

- 1) Subject to obtaining all required building permits from the Inspection Division.

Shukria Wiar
Planner

Approval Date: June 17, 2015



N/P Record Book 25
 Jan Rosendahl
 (Professor of the J. Richard
 Thomas Building)
 Yale University
 (Yalester Avenue)

N/P Beahm, LLC
 Lot 15
 2385/243 (2007)
 Plan Book 157, Page 61

N/P Miller, LLC
 2490/252 (2007)
 Plan Book 157, Page 61

N/P Kowbungh, LLC
 2379/240 (1989)
 2379/240 (1989)
 See 1387/50 (1989)
 Plan Book 157, Page 61

The survey conforms to the current practice
 of the State of Maine for Professional Land
 Surveys & Maps, Part 12B

"Standard Boundary Survey"
 Site Plan & Existing Conditions Plan

MADE FOR
Spurwink Services
 899 Riverside Street, Portland, Maine

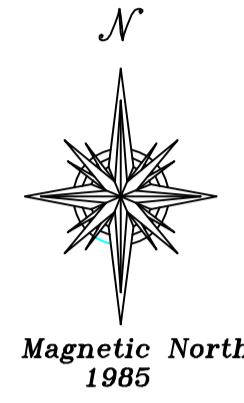
DATE: 12/07/14 SCALE: 1" = 30'
 DRAWN BY: Stephen J. Martin, PLS
 PROFESSIONAL LAND SURVEYOR
 CASHAM, MAINE 04089

NO.	DATE	DESCRIPTION	BY

Owner of Record
 The Spurwink School
 1116/353 (1989)
 Total Area
 146,997 square feet
 3.39 acres

- Legend**
- Iron Pipe Found
 - Iron Pin Set (6/4" capped rebar)
 - N/P New or Formerly of
 - Existing Building
 - Utility Pole
 - Edge of Pavement
 - Stone Monument Found
 - Fence Line
 - Catch Basin
 - Sewer Manhole
 - 11kV Spot Station
 - △ Survey Control Point

- Notes**
- 1) Bearings are based on magnetic north 1985.
 - 2) Bound and Pin Book reference are to the Cumberland County Registry of Deeds.
 - 3) Property shown on Index Number - N/A 238 2004
 - 4) Contours shown are based on an assumed elevation of 100.00
 - Control Point PK nail located in existing parking lot. (TM)
- References**
- 1) Triangle Industrial Park, Recording Pin, dated March 25, Page 67
 - 2) State of Maine, Department of Transportation, D.O.T. File 5-437, Sheets 3 of 16, 4 of 16 and 5 of 16, dated September 1997, recorded in Plan Book 203 Pages 110, 119 and 121
 - 3) Survey conducted and January 24, 1997, by Spurwink Assoc.
 - 4) Set for Portland, Proposed Site Plan, dated June 16, 2014, by ES, Civil.



- Notes:**
- 1) Bearings are based on magnetic north 1985, see Ref. #1.
 - 2) Deed and Plan Book references are to the Cumberland County Registry of Deeds.
 - 3) Property shown on Index Number - N4NE, 326 B004
 - 4) Elevations shown are based on an assumed elevation of 100.00 Control Point PK nail located in existing parking lot, (TBM).

- References**
- 1) Turnpike Industrial Park, Recording Plat, dated March 25, 1986, by Land Use Consultants and recorded in Plan Book 157, Page 61.
 - 2) State of Maine Department of Transportation, D.O.T. File 3-437, Sheets 3 of 16, 4 of 16 and 5 of 16, dated September 1997, recorded in Plan Book 203 Pages 115, 116 and 117.
 - 3) Landscape Plan of The Spurwink School for Spurwink Assoc. by Sebago Technics, dated January 24, 1997.
 - 4) Get Air Portland, Proposed Site Plan, dated June 16, 2014, by E.S. Coffin.

N/F
Kowabunga, LLC
13778/280 (1998)
See 13872/218 (1998)
See 13879/50 (1998)
Lot-13
Plan Book 157, Page 61

- Legend**
- Iron Pipe Found
 - Iron Pin Set (5/8" capped rebar)
 - N/F Now or Formerly of
 - ▨ Existing Building
 - Utility Pole
 - Edge of Pavement
 - Stone Monument Found
 - Fence Line
 - ⊙ Catch Basin
 - ⊙ Sewer Manhole
 - 119.36 Spot Elevation
 - △ Survey Control Point

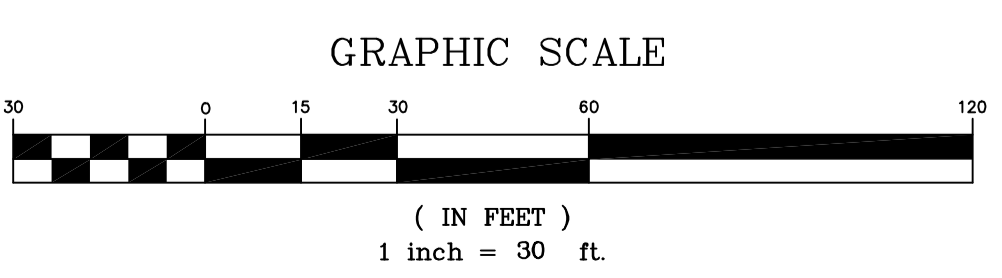
Owner of Record
The Spurwink School
11161/333 (1993)

Total Area
145,997 square feet
3.35 acres

N/F
Elikris, LLC
24906/332 (2007)
Lot-14
Plan Book 157, Page 61

N/F
Elikris Realty, LLC
24835/243 (2007)
Lot-15
Plan Book 157, Page 61

N/F
Raymond Pecor, Jr.
Jan Rozendaal
(Trustees of the J. Richard
Corley & Linda J. Corley
Trust Fund #1)
9428/284 (1990)
"Yankee Lanes"



NO.	DATE	DESCRIPTION	BY

"Standard Boundary Survey"

Site Plan & Existing Conditions Plan
Spurwink Services
899 Riverside Street, Portland, Maine

MADE FOR
Spurwink Services
899 Riverside Street, Portland, Maine

JOB# 201423	DATE: 12/01/14	SCALE: 1" = 30'
BOOK# folder	Stephen J. Martin, PLS Professional Land Surveyor Gorham, Maine 04038	
DISC# autoCadd		
FILE# folder		

This survey conforms to the current standards of the Board of Licensure for Professional Land Surveyors.

Stephen J. Martin, PLS 1282

