

334-A-14

#2013-181

56 Milliken Street

Truck Loading Area Addition

DRC – Post Development Review

DEVELOPMENT REVIEW COORDINATOR
POST APPROVAL PROJECT CHECKLIST

Date: 9/17/13

Project Name: Truck Loading Area Addition

Project Address: 56 Milliken Str.

Site Plan ID Number: #2013-181

Planning Board/Authority Approval Date: 8/27/13

Site Plan Approval Date: 8/27/13

Performance Guarantee Accepted: 9/24/13 Bath Savings
Co # 145

Inspection Fee Paid: 9/17/13 ck # 271
\$ 3,734.00

Infrastructure Contributions Paid: N/A

Amount of Disturbed Area in SF or Acres: 46,609 SF

MCGP/Chapter 500 Stormwater PBR: City Permit SW Maint. Agreement
Submitted 9/24/13

Plans/CADD Drawings Submitted: 9/24/13

Pre-Construction Meeting: 9/26/13

Conditions of Approval Met: 9/29/14

As-Builts Submitted: 9/29/14

Public Services Sign Off: N/A

Certificate of Occupancy Memo Processed:
(Temporary or Permanent) 9/29/14

Performance Guarantee to Defect Guarantee: 1/28/14

Defect Guarantee Released: 9/29/14

1/8/14 - Sent pdf as-builts to Bid Clerk for review



PORTLAND MAINE

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Planning & Urban Development Department
Jeff Levine, AICP, Director

Planning Division
Alexander Jaegerman, FAICP, Director

August 30, 2013

Mike Lyne and Neil Geary
JHR Development of Maine, LLC
169 Park Row, Suite 5
Brunswick, ME 04011

Robert J. Woodman
FST, Inc.
778 Main Street, Suite 8
South Portland, ME 04106

Project Name:	Truck Loading Area Addition	Project ID:	2013-181
Address:	56 Milliken Street	CBL:	334 A014 001
Applicant:	JHR Development of Maine, LLC		
Planner:	Shukria Wiar		

Dear Mr. Lyne and Mr. Geary:

On August 27, 2013, the Planning Authority approved with conditions a Level II site plan for a truck loading area addition at 56 Milliken Street. The project will consist of constructing two recessed loading docks and one at grade dock along with an associated paved truck maneuvering area and a stormwater management facility. The project will result in a net increase of 23,100 square feet of impervious area. The project is approved with conditions as an amendment to the existing Site Location of Development Permit. The decision is based upon the application, documents and plans as submitted and prepared by Robert Woodman of FST, Inc. with a revision date of 08.09.2013. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

WAIVERS

1. The Planning Authority waives the requirement of Technical Standard Section 14-526 (a) (2) (c) of the Site Plan Ordinance that states all development shall provide sidewalk and curbing along all frontages, to allow no sidewalk and curbing along the street frontages along the Milliken Street. The waiver is based on the findings that there are no sidewalks within 1000 feet of the project site and given the industrial nature of the area, and pedestrian use is not expected. In addition it is a short dead end street, which is wide enough to function as alternative pathway (the street can function safely as a shared facility).
2. The Planning Authority waives the requirement of Technical Standard Section 14-526 (a) (2) (c) of the Site Plan Ordinance that that all development shall provide sidewalk and curbing along all frontages, to allow no sidewalk and curbing along the frontage side of the Riverside Industrial Parkway. This waiver is based on the findings that there are no sidewalks within 1000 feet of the project site and given the industrial nature of the area, sidewalks are not expected. In addition, the City will be upgrading the roadway in the near future and has made a design decision that sidewalks are not included.

SITE PLAN REVIEW

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following conditions of approval:

1. Storm Water Management Condition of Approval

City Hall, 389 Congress Street . Portland, ME 04101-3509 . Ph (207) 874-8719 . Fx 756-8258 . TTY 874-8936

OK
9/24/13

The developer/contractor/subcontractor must comply with conditions of the construction stormwater management plan and sediment and erosion control plan based on City standards and state guidelines.

The owner/operator of the approved stormwater management system and all assigns shall comply with the conditions of Chapter 32 Stormwater including Article III, Post Construction Stormwater Management, which specifies the annual inspections and reporting requirements.

- done
9/24/13
2. A maintenance agreement for the stormwater drainage system, as attached, or in substantially the same form with any changes to be approved by Corporation Counsel, shall be submitted and signed prior to the issuance of a building permit with a copy to the Department of Public Services.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Shukria Wiar at (207) 756-8083 or via shukriaw@portlandmaine.gov

Sincerely,


Alexander Jaegerman, FAICP (33)
Planning Division Director

Attachments:

1. **Sample Stormwater Maintenance Agreement**
2. **Performance Guarantee Packet**

cc: Jeff Levine, AICP, Director of Planning and Urban Development
Alexander Jaegerman, FAICP, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
Captain Chris Pirone, Fire Department
Danielle West-Chuhta, Corporation Counsel
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File

SUBDIVISION/SITE DEVELOPMENT
Cost Estimate of Improvements to be covered by Performance Guarantee

Date: 9/5/13

Name of Project: PROPOSED TRUCK LOADING AREA

Address/Location: 56 MILLIKEN STREET

Application ID #: 2013-181

Developer: JHR DEVELOPMENT OF MAINE, LLC

Form of Performance Guarantee: LETTER OF CREDIT

Type of Development: Subdivision _____ Site Plan (Level I, II or III) LEVEL II

TO BE FILLED OUT BY THE APPLICANT:


Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road/Parking Areas				23,128 SF	\$3.86/SF	\$92,362 ✓
Curbing				-		
Sidewalks		N/A		-		
Esplanades				-		
Monuments				-		
Street Lighting				-		
Street Opening Repairs				-		
Other			CONCRETE	1413 SF	\$3.70/SF	\$5233 ✓
2. EARTH WORK						
Cut		N/A		3753 CY	\$6.16	\$23,118 ✓
Fill				111 CY	\$5.16	\$573 ✓
EXPORT				556 CY	\$7.74	\$4,300 ✓
3. SANITARY SEWER						
Manholes						
Piping						
Connections						
Main Line Piping		N/A			N/A	
House Sewer Service Piping						
Pump Stations						
Other						
4. WATER MAINS						
			RELOCATE HYDRANT		LS	\$2,580 ✓
5. STORM DRAINAGE						
Manholes				2	\$2580	\$5160 ✓
Catchbasins				1	\$3870	\$3870 ✓
Piping		N/A		379 FT	\$46.44	\$17,600 ✓
Detention Basin						
Stormwater Quality Units			12" WATER QUAL FILTER	1	LS	\$19,450 ✓
Other						

\$ 174,246

6. SITE LIGHTING	N/A				
7. EROSION CONTROL					
Silt Fence			355 FT	3.87	1,374 ✓
Check Dams			2	\$516	\$1,032 ✓
Pipe Inlet/Outlet Protection					
Level Lip Spreader	N/A				
Slope Stabilization			2,300SF	0.32	\$742 ✓
Geotextile					
Hay Bale Barriers			1	516	\$516 ✓
Catch Basin Inlet Protection			CONST ENTRANCE # 1	1935	\$1935 ✓
8. RECREATION AND OPEN SPACE AMENITIES	N/A				
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	N/A				
10. MISCELLANEOUS	N/A				\$6,855 ✓
TOTAL:					12,454
GRAND TOTAL:					\$ 186,700

total \$186,700
OK 9/17/13

INSPECTION FEE (to be filled out by the City)

	PUBLIC	PRIVATE	TOTAL
A: 2.0% of totals:		\$3,734.00	\$3,734.00
or			
B: Alternative Assessment:			
Assessed by:			9/17/13
	(name)	(name)	

September 17, 2013




Philip DiPierro
Development Review Coordinator
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

RE: 56 Milliken Street

Dear Philip:

Enclosed is payment of the required site inspection fee for the above referenced project. Thank you.

Very Truly Yours,


Rick Donald
Senior Vice President, Finance

Memorandum
Department of Planning and Urban Development
Planning Division



To: Phil DiPierro- Development Review Coordinator
Assessor's Office *plus: one for contractor*
Marge Schmuckal- Zoning Administrator
Rhonda Zazzara, Public Services
Bill Clark- Public Services

From: Shukria Wiar, Planner

Date: September 9, 2013
RE: Level II Site Review
CBL: 334 A014 001
App #: 2013-181
Project Address: 56 Milliken Street

The attached are the final approved plans for a truck loading area addition at 56 Milliken Street, approved August 27, 2013.

If you have any questions, please contact me.

Thanks.



FAY, SPOFFORD &
THORNDIKE
778 Main Street, Suite 8
South Portland, ME 04106
Toll Free: 800.835.8666
Main: 207.775.1121
Fax: 207.879.0896
www.fstinc.com

December 24, 2013

Ms. Shukria Wiar
City of Portland Planning
389 Congress Street
Portland, ME 04104-3553

**Subject: Proposed Truck Loading Area – 56 Milliken Street
Application ID: 2013-181
Updated Plans**

Dear Shukria:

Please find attached the revised Overall Plan (C-1.3) and Grading and Drainage Plan (C-3.0) for the truck loading and maneuvering project at 56 Milliken St., Portland, ME.

The Overall Plan now shows the excess material deposition area along the southerly edge of the site and the Grading and Drainage Plan has been revised to eliminate Manhole A2.

We trust that these updated plans will complete the plan requirements for this project. If you have any questions with regards to this letter, please contact our office.

Sincerely,

FAY, SPOFFORD & THORNDIKE

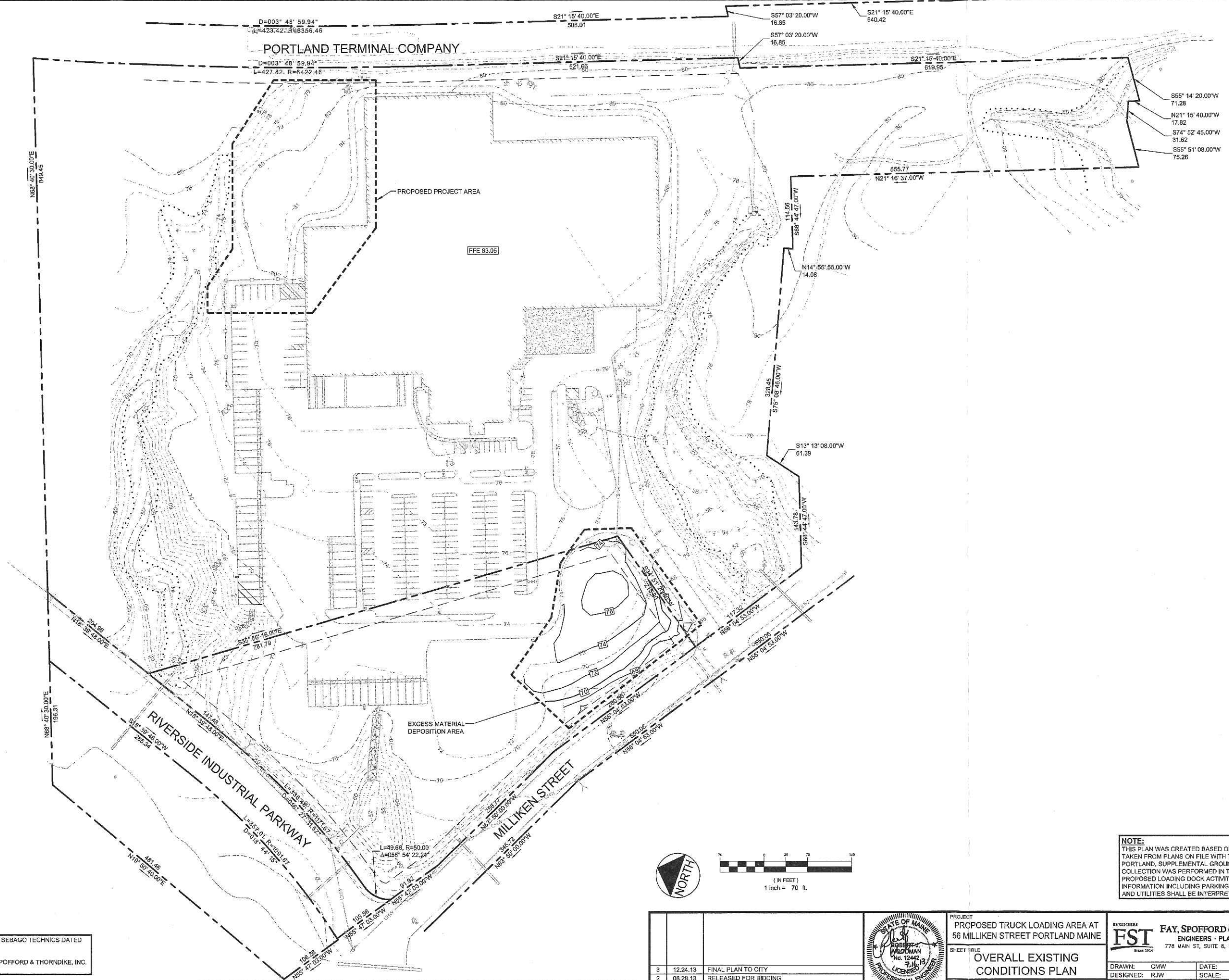
Robert J. Woodman, P.E.
Engineer

RJW/smk

Enclosure

c: Mike Lyne
Neil Geary

R:\3215-56 Milliken Street-Loading Exp\Admin\Permitting\Level II Site Plan Application\3215 12.24.13 Wiar.doc



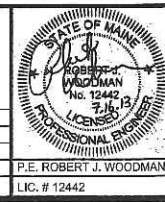
NOTE:
 THIS PLAN WAS CREATED BASED ON DIGITIZED DATA TAKEN FROM PLANS ON FILE WITH THE CITY OF PORTLAND, SUPPLEMENTAL GROUND TOPOGRAPHY DATA COLLECTION WAS PERFORMED IN THE AREA OF THE PROPOSED LOADING DOCK ACTIVITY. OTHER INFORMATION INCLUDING PARKING, CIRCULATION DRIVES AND UTILITIES SHALL BE INTERPRETED AS APPROXIMATE.



TOPOGRAPHIC SURVEY BASED ON "SITE PLAN" BY SEBAGO TECHNICS DATED 04.24.95.
 SUPPLEMENTAL TOPOGRAPHIC SURVEY BY FAY, SPOFFORD & THORNDIKE, INC. PERFORMED ON JULY 2013.

PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	PROFESSIONAL ENGINEER
3	12.24.13	FINAL PLAN TO CITY	P.E. ROBERT J. WOODMAN
2	08.28.13	RELEASED FOR BIDDING	LIC. # 12442
1	07.16.13	LEVEL II SITE PLAN APPLICATION	
REVISIONS			



PROJECT
 PROPOSED TRUCK LOADING AREA AT
 56 MILLIKEN STREET PORTLAND MAINE

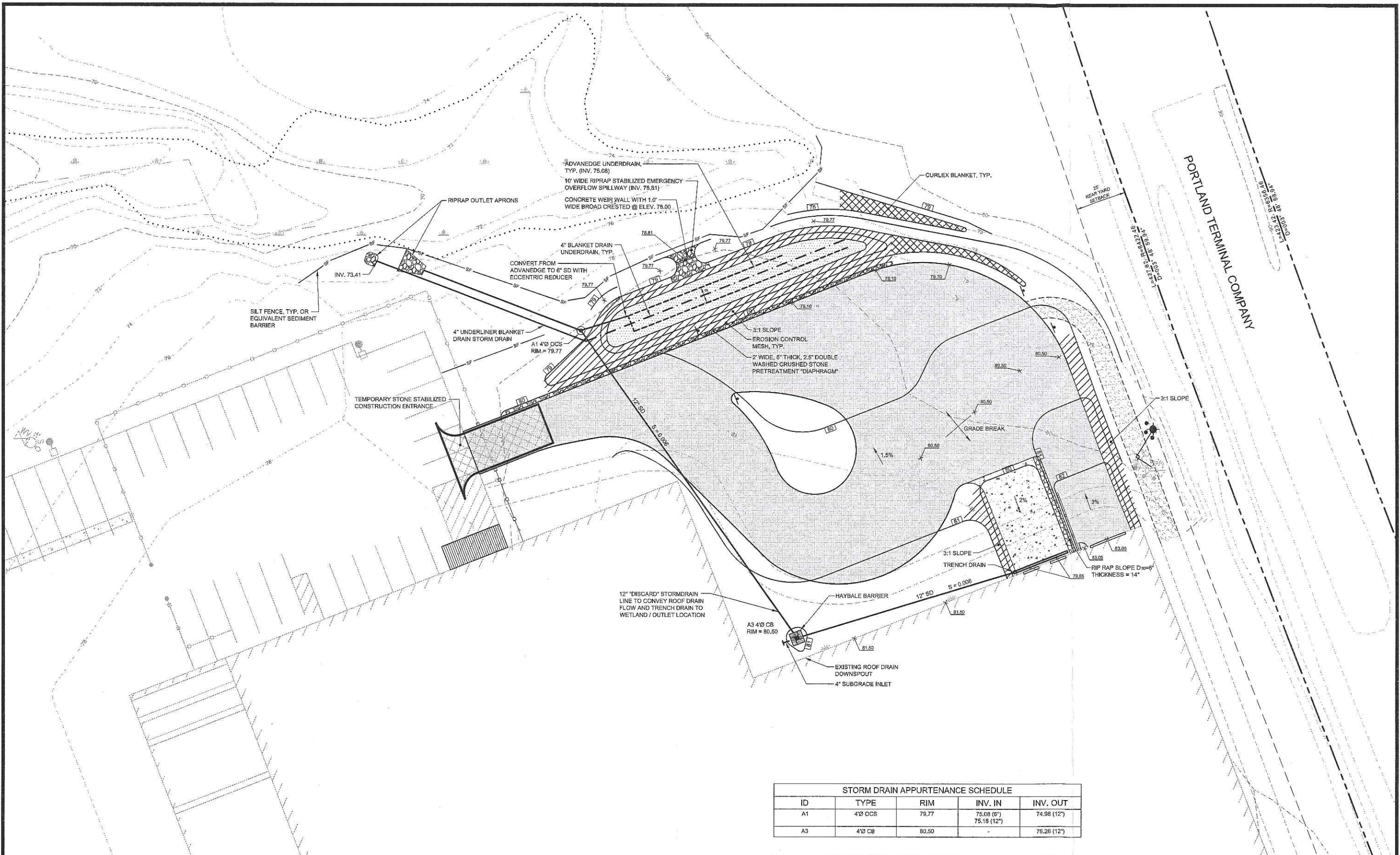
SHEET TITLE
**OVERALL EXISTING
 CONDITIONS PLAN**

CLIENT
 JHR DEVELOPMENT
 OF MAINE, LLC

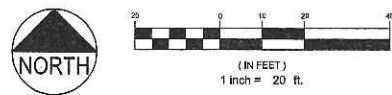
ENGINEERS
FST
 Since 1914

FAY, SPOFFORD & THORNDIKE, INC.
 ENGINEERS - PLANNERS - SCIENTISTS
 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN: CMW DATE: JULY 2013
 DESIGNED: RJW SCALE: 1" = 70'
 CHECKED: RJW JOB NO. 3215
 FILE NAME: 3215-SP
 SHEET C-1.3



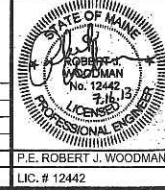
TOPOGRAPHIC SURVEY BASED ON "SITE PLAN" BY SEBAGO TECHNICS DATED 04.24.95.
 SUPPLEMENTAL TOPOGRAPHIC SURVEY BY FAY, SPOFFORD & THORNDIKE, INC. PERFORMED ON JULY 2013.



PRELIMINARY - NOT FOR CONSTRUCTION

STORM DRAIN APPURTENANCE SCHEDULE				
ID	TYPE	RIM	INV. IN	INV. OUT
A1	4" OCS	79.77	75.08 (6") 75.18 (12")	74.98 (12")
A3	4" CB	80.50		76.26 (12")

REV	DATE	DESCRIPTION	REVISIONS
4	12.24.13	FINAL PLAN TO CITY	
3	08.28.13	RELEASED FOR BIDDING	
2	08.09.13	REVISED PER CITY REVIEW COMMENTS	
1	07.16.13	LEVEL II SITE PLAN APPLICATION	



PROJECT: PROPOSED TRUCK LOADING AREA AT 56 MILLIKEN STREET PORTLAND MAINE
 SHEET TITLE: GRADING, DRAINAGE AND EROSION CONTROL PLAN
 CLIENT: JHR DEVELOPMENT OF MAINE, LLC

ENGINEERS: **FST** FAY, SPOFFORD & THORNDIKE, INC.
 ENGINEERS - PLANNERS - SCIENTISTS
 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106
 DRAWN: CMW DATE: JULY 2013
 DESIGNED: RJW SCALE: 1" = 20'
 CHECKED: RJW JOB NO. 3215
 FILE NAME: 3215-SP
 SHEET: C-3.0