

Land Design Solutions

Land Planning, Site Planning and Landscape Architecture

December 4, 2017

Ms. Barbara Barhydt
Portland Planning Department
Planning Division
389 Congress Street
Portland, ME 04101

**RE: 314-316 Presumpscot Street Development
Level II Site Plan Review Submission**

Dear Barbara,

On behalf of Jake's Development, Inc. (Tim O'Donovan) Land Design Solutions has prepared a Level II Site Plan Review Application and supporting documentation for submission to the City of Portland. The Owner went through the approval process and received final approval for a similar project on this site in 2008, and then put the project on hold due to the economic downturn.

We have met with City Staff two times over the past year, once on 12/14/16 and the second time on 11/9/17 for pre-application meetings as the project has evolved to its current proposal. The proposed project consists of two metal buildings to be constructed on an existing parcel at 314-316 Presumpscot Street (Map 423-A, Lots 33, 12, 13 & 20). The site is located in the IL (Light Industrial Zone). There are two small existing buildings currently in use on the site. One building is used by the Owner for storage and the other is leased to a commercial business. Both these structures and the area around them is proposed to remain untouched by the proposed project. The proposed project will take place on another area of the parcel. A 9,000 s.f. single story, multi bay metal building is proposed in the back of the site with a smaller two story metal building with a 1,600 s.f. footprint and associated parking in the front adjacent to Presumpscot Street. The uses anticipated for the proposed buildings are commercial, warehouse & office, all permitted uses within the IL Zone.

1. Right, Title and Interest: **The Owner/Applicant owns the project parcels outright. The various deeds to the parcel are included with this application. We have highlighted the section in the deed which identifies a 30.08' wide Right-of-Way deeded to the Owner "for ingress and egress for pedestrian and vehicular passage".**
2. Evidence of state and / or federal permits – **No state or federal permits required for this project.**

3. Written assessment of proposed project's specific compliance with applicable Zoning requirements – **We believe the proposed project will be in compliance with all applicable zoning requirements. A zoning summary is shown on the C-101 Site Plan.**
4. Summary of existing and / or proposed easements, covenants, public or private rights-of-way, or other burdens on the site: **A boundary survey was prepared for the Owner by Cullenberg Land Surveying of Auburn, Maine. The survey is dated May 4, 1994 and is included with the plans submitted with this application. There are no easements or covenants proposed, and the only know existing easement associated with the site is the 30.08' wide ingress and egress right of way described in #1 above. Please see the highlighted section of the deed for additional information.**
5. Evidence of financial and technical capacity: **We have included a letter from Bath Savings Institution indicating their knowledge of the project, relationship with the owner and their willingness to provide the necessary financing for the project. The Owner has a track record of numerous successful projects in the City of Portland, and the surrounding area which he has undertaken. In addition the owner has retained the services of the following design and construction professionals to assist with the project:**

Land Design Solutions – Site Planning & Landscape Architecture

Civil Engineering - Walsh Engineering Associates, Inc.

Geotechnical Services – Summit Geoenvironmental Services

Building Design – Biskup Construction, Inc.

Construction Manager – Biskup Construction Inc.

Surveying – Cullenberg Land Surveying

6. Construction Management Plan: **We anticipate the project will take approximately 4 months to complete. The Owner would like to begin construction in the early spring of 2018.**
7. A traffic study and other applicable transportation plans in accordance with Section 1 of the Technical Manual where applicable. **The proposed project is geared towards commercial tenants such as contractor type business that need some office and warehouse space but do not generate significant traffic. Based on the 9th edition of the ITE manual a General Light Industrial Use (we are in the light industrial zone) is expected to generate .92 AM peak hour trips, .97 PM peak hour trips and 6.97 daily weekday trips per 1,000 square feet of building.**
 - **AM Peak Hour Trips: .92 x 12.2 (9,000 s.f. + 3,200 s.f.) = 11.2 or 12 trips.**
 - **PM Peak Hour Trips: .97x12.2 (9,000 s.f. + 3,200 s.f.) = 11.8 or 12 trips.**
 - **Daily weekday trips: 6.97x12.2 (9,000 s.f. + 3,200 s.f.) = 85 trips per day**

- A reduction in the existing entrance drive curb cut width to bring the curb cut into compliance (30' width) with the City of Portland code is also proposed.**
8. Written summary of significant natural features located on the site (Section 14-526 (b) (a)): **The majority of the site including the area of the proposed project has been previously developed. We have found no indication of any significant natural features such as; trees or plants which are listed on the State's endangered species list, animals that are endangered or threatened, or wetlands, water courses or vernal pools on the site which would be impacted by the proposed project.**
 9. Stormwater management plan and stormwater calculations, including description of project, hydrology and impervious area: **A high percentage of the project site is currently developed land with approximately 60% of that being impervious area. Stormwater runoff currently flows easterly across the site towards Presumpscot Street. The proposed project will increase the impervious area by approximately 6,504 s.f., and the developed land 7,267 s.f. The project proposes to utilize a roof dripline filter along the rear of the 9,000 s.f. building. This filter will provide both stormwater treatment and detention prior to discharge to the riprap swale on the north side of the property. The project as proposed will disturb approximately 36,125 s.f. Because the total disturbance is less than one acre a Maine General Construction permit is not required. A stormwater Management report has been prepared by Walsh Engineering Associates, Inc. and is included with this application.**
 10. Written summary of project's consistency with related city master plans. **We do not believe this item is applicable to the proposed project.**
 11. Evidence of utility capacity to serve: **We have spoken with the Portland Water District, City of Portland Department of Public Services (Sewer) and Central Maine Power Company concerning our use of the existing infrastructure.**
 - **Water - A capacity to serve letter from the Portland Water District is included with this application.**
 - **Sanitary Sewer – a completed City of Portland Wastewater Capacity Application which was submitted to the Department of Public Services is included with this application.**
 - **Electric Power – We met on site with a field agent from CMP and show the proposed electric power line into the site on the plans per their direction.**
 12. Written summary of solid waste generation and proposed management of solid waste: **Solid waste type and quantities generated by the project will be typical of developments of this scope and use. The Owner and the existing**

commercial tenant currently each have a 4 yard dumpster on site which is maintained by McCormick and Sons Trucking from Hollis Maine. An additional dumpster is proposed for use by the proposed development. We anticipate this will be added to the existing McCormick and Sons contract.

13. A code summary referencing NFPA 1 and all Fire Department technical standards:
Based on our code interpretation we believe that

- **9,000 s.f. single story building: IBC: storage classification, type VB construction. NFPA: storage occupancy, type v (000).**
- **1,600 s.f. two story bldg.: IBC mixed office, storage classification, type VB construction. NFPA: mixed, office, storage occupancy, type v (000).**

14. Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526 and in the City Design Manuel:

- **Site access and circulation – The site has one curb cut and access from Presumpscot Street. Currently the curb cut is wider than allowed, this was brought to our attention at the pre-application meeting. The proposed project reduces the curb cut width to the 30' as allowed by the ordinance. The parking and drive area in the interior of the site is very open which works well for truck maneuvering.**
- **Loading and servicing – There is ample room interior of the site for truck maneuvering and unloading. Trucks are currently loaded and unloaded when needed with fork lift trucks. This will not change with the proposed project, no loading docks are proposed.**
- **Sidewalks – A curb, median and sidewalk is proposed to be constructed along the Presumpscot Street frontage.**
- **Parking – The parking requirement per code has been met.**
- **Snow storage – Snow storage areas are shown on the plan. The owner currently plows the site and believes there to be room for snow storage.**
- **Environmental quality standards – The proposed project site has been previously disturbed is not home to endangered or threatened species of plants, animals or birds. Neither are there wetlands, vernal pools or watercourses on site.**
- **Landscaping – Street Trees, shrubs and perennials are proposed along the Presumpscot Street frontage, a row of Serbian Spruce trees are proposed along the rear of the large building to assist with the existing vegetation in providing a buffer between the proposed project site and the adjacent**

Ocean Woods Condominium Development. Additional trees and shrubs have been planted in front of the proposed buildings to enhance their visual appearance from Presumpscot Street. Two clump Heritage River Birch trees are proposed along the east side of the property between the small building and the adjacent commercial property.

- **Water quality, stormwater management and erosion control – A roof dripline filter is proposed to treat the roof run-off from the large building. A silt fence/sediment barrier and a construction entrance are proposed to keep sediment from migrating off site during construction. A stormwater management report has been prepared by Walsh Engineering Associates, Inc. and is included with this submission.**
- **Public safety and fire prevention – The proposed project components are well organized and will be well cared for giving maximum visibility into the site. The Site is easy for emergency response vehicles to access. A fire hydrant is located approximately 375 feet to the east of the project site on Presumpscot Street. Neither proposed building is proposed to be sprinkled.**
- **Availability and adequate capacity of public utilities – The design team has been in contact with the Portland Water District and has received an Ability to Serve Determination from them. We have been in contact with City of Portland Department of Public Services to discuss additional flow to the existing connection and have filled a wastewater capacity application. We have met with CMP on site and been given guidance on pole relocation placement.**
- **Site design standards – The proposed structures leave ample room around them for air movement and ventilation. They will not create an adverse shadow impact for any adjacent structures or properties. The proposed site and buildings will not create a snow or ice loading issue onto adjacent properties or public ways. The proposed project will not impact any view corridors. There are no known designated historic landmarks with in the project site.**
- **Exterior lighting – no exterior lighting is proposed other than building mounted wallpack lights used to light the entrances and parking area. These wall mounted fixtures shall be full cut off fixtures.**
- **Noise and vibration – The project will utilize typical heating and cooling systems. We do not anticipate noise or vibrations over and above that typical of standard type equipment for this type of project.**
- **Signage and Wayfinding – All signage associated with the project will be designed to meet all MUTCD and City of Portland code requirements.**

15. Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements: **No mechanical equipment has been selected at this time. We would propose that this be done prior to the issuance of an occupancy permit.**

Attachments:

- Property Deeds
- Portland Water District capacity to serve letter.
- Stormwater management report.
- Letter of Financial Capacity from Bath Savings Institution
- City of Portland Department of Public Services Wastewater Capacity Application
- Site lighting fixture catalog cut sheet

Plans Set:

	Cover Sheet
	Boundary Survey
C-100	Existing Conditions and Demolition Plan
C-101	Site Plan
C-102	Grading, Drainage and Erosion Control Plan
C-103	Site Utility Plan
C-104	Landscape Plan
C-200	Erosion and Sedimentation Control Notes and Details
C-201	Site Details
C-202	Site Details
C-203	Site Details
A1	Building Floor Plan (small building)
A2	Building Elevations (small building)
A1	Building Floor Plan (large building)
A2	Building Elevations (large building)

Please do not hesitate to contact me with any questions or comments concerning the submitted plans and documentation, or should additional information be needed.

Sincerely,



Peter B. Biegel, RLA, LEED AP
Maine Licensed Landscape Architect
Land Design Solutions