

# Town of Arundel, Maine

## SITE PLAN REVIEW PREAPPLICATION FORM

### APPLICANT INFORMATION

1. Project Name: Fitzpatrick Development
2. Property Owner Name: BDF Holdings LLC c/o Ben Fitzpatrick  
Mail Address: 4 Jeffery's Way  
Town, State, ZIP Code Kennebunk, Maine 04043  
Telephone #: 207-229-5257  
Email ben.fitzpatrick61@gmail.com
3. ~~Applicant~~ <sup>Agent</sup> Name (if different): Christopher Taylor - Sebago Technics  
Mail Address: 75 John Roberts Road Suite A  
Town, State, ZIP Code South Portland, Maine 04106  
Telephone #: 207-200-2092  
Email ctaylor@sebagotechnics.com

### GENERAL INFORMATION

4. Project Location: Heavy Hammer Lane  
Arundel Tax Map 4 Lot 23 & 23C
5. Land Use District: Alfred Road District

### SITE INFORMATION

6. Please describe the existing use of the property to be developed and neighboring properties.  
The existing condition of the parcel is undeveloped with occasional timber harvesting. Neighboring lots include a warehouse storage facility to the north and residential single family dwellings.
7. Please describe the proposed use of the property.  
The proposed development includes 2 warehouse storage buildings, 10,000 SF and 4,800 SF with a 12 foot lean to off the side, a 7 unit campground, and an outdoor parking/storage area.

8. Total Acreage of Site: 29.76 AC Proposed Development Area: 5.8 AC  
Proposed Road/driveway Length: 850 FT Area of parking lot: 39,200 SF  
Total Impervious Area: 3.0 AC
9. Proposed Infrastructure Improvements (List Facility Type & Public/Private Ownership)  
Sewer: Private septic Water: Private well  
Road: Private Utilities: Public electrical (CMP)

**To the best of my knowledge, all of the above stated information is true and correct.**



2022-08-30

Applicant's Signature

Date

**Plenary Site Plan Review Applications:** Submit ten (10) copies of this application and any site plan sketches indicating the general site layout and location of the proposed conditional use, drawn at a scale not to exceed 1"=40'. Please include written requests and justifications for any requested waivers from the application requirements

If sketch plans are larger than 11" x 17", you may provide 2 full-sized sets and 8 copies reduced to 11" x 17". Applications will not be placed upon a Planning Board Agenda until the Town Planner receives all the plans, fees, written submissions or waiver requests to be considered complete. After receipt of all the necessary information, the Town Planner shall place the application on the next available agenda.

**Administrative Site Plan Review Applications:** Submit four (4) copies of this application and any site plan sketches indicating the general site layout and location of the proposed conditional use, drawn at a scale not to exceed 1"=60' to the Town Planner. Please include written requests and justifications for any requested waivers from the application requirements.

# AGENT AUTHORIZATION

<b>APPLICANT/ OWNER</b>	<b>Name</b>	BDF Holdings LLC c/o Ben Fitzpatrick		
<b>PROPERTY DESCRIPTION</b>	<b>Physical Address</b>	Heavy Hammer Lane	<b>Map</b>	04
		Arundel, ME 04046	<b>Lot</b>	23 & 23C
<b>APPLICANT'S AGENT INFORMATION</b>	<b>Name</b>	Christopher Taylor, PE		
	<b>Phone</b>	207-200-2092	<b>Business Name &amp; Mailing Address</b>	SEBAGO TECHNICS, INC 75 John Roberts Road, Suite 4a South Portland, ME 04106

APPLICANT SIGNATURE

DATE

8/28/2022

*Ben Fitzpatrick*

PLEASE TYPE OR PRINT NAME HERE

Ben Fitzpatrick  
B.D.F. Holdings LLC

APPLICANT'S AGENT SIGNATURE

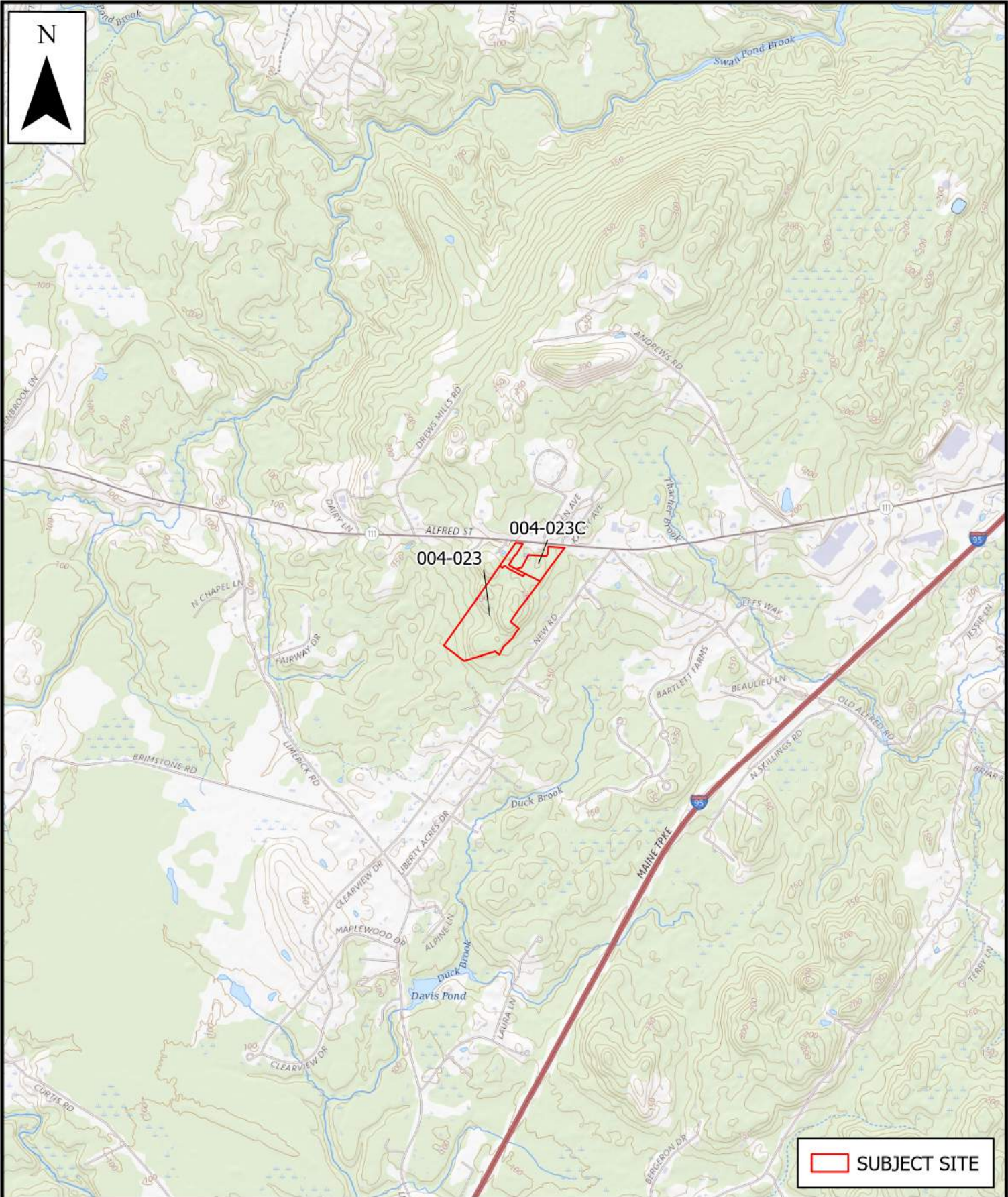
DATE

*Christopher Taylor*

2022-08-30

PLEASE TYPE OR PRINT NAME HERE

Christopher Taylor, PE



SUBJECT SITE

**SEBAGO**  
TECHNICS

WWW.SEBAGOTECHNICS.COM  
75 John Roberts Rd., Suite 4A  
South Portland, ME 04106  
Tel. 207-200-2100

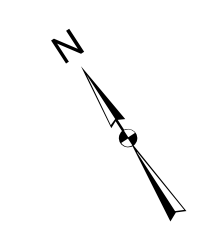
**LOCATION MAP  
BDF HOLDINGS, LLC**

SCALE: 1:24,000  
DATE: 08/24/2022

LOCATION:  
ROUTE 111  
ARUNDEL, ME

INFORMATION:  
TOWN OF KENNEBUNK, ME  
USGS KENNEBUNK QUADRANGLE

PROPERTY MAPS  
TOWN OF ARUNDEL MAINE



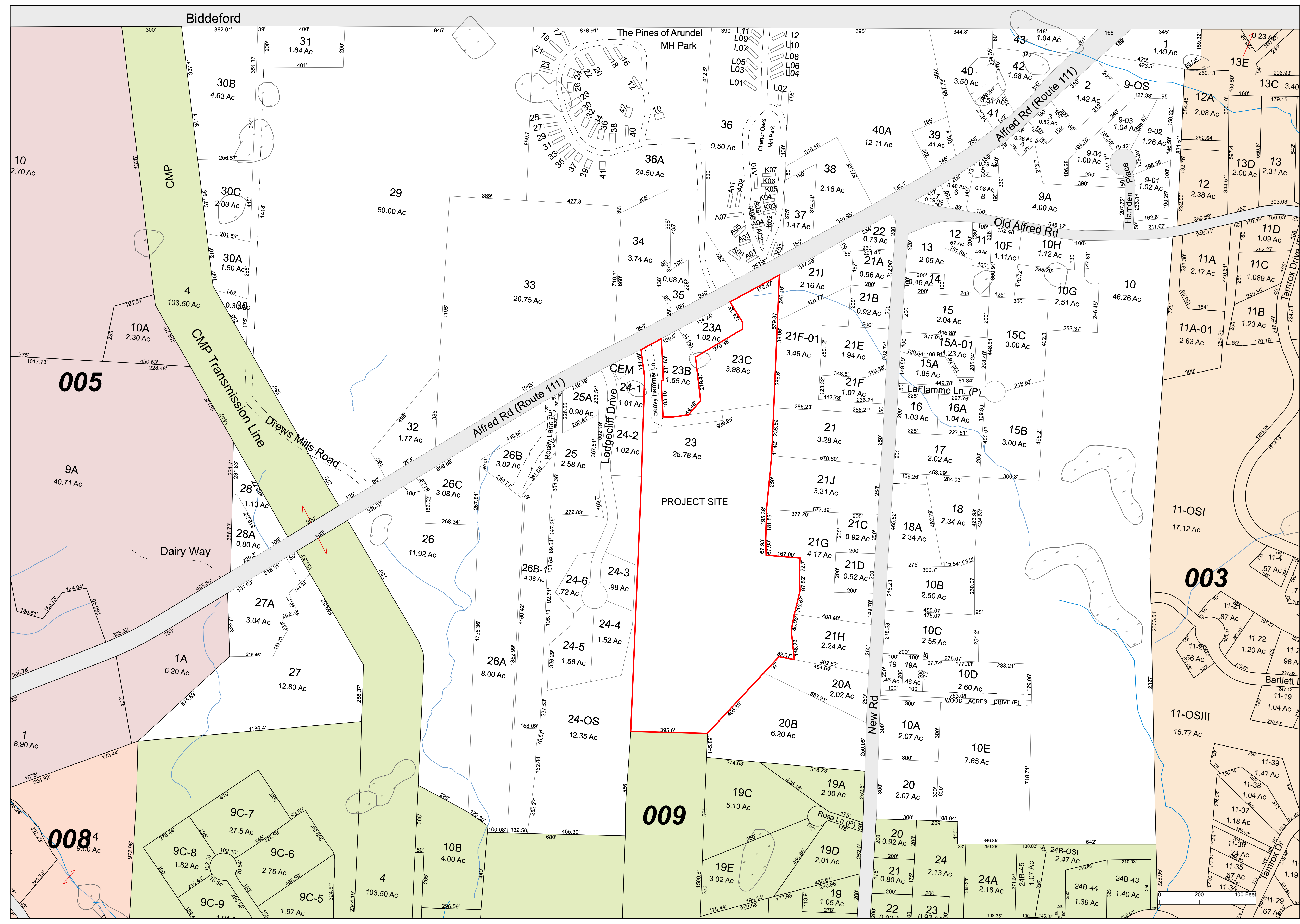
James H. Thomas  
gisSolutions of Maine  
Cumberland, Maine  
jh@maine.rr.com

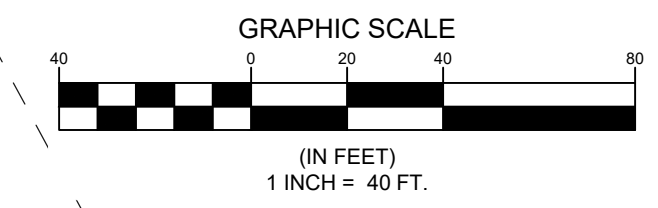
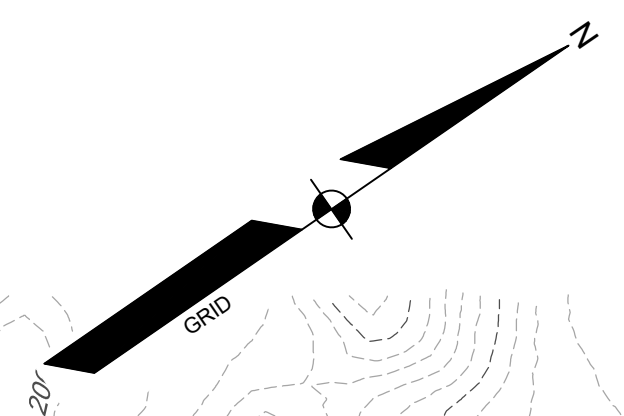
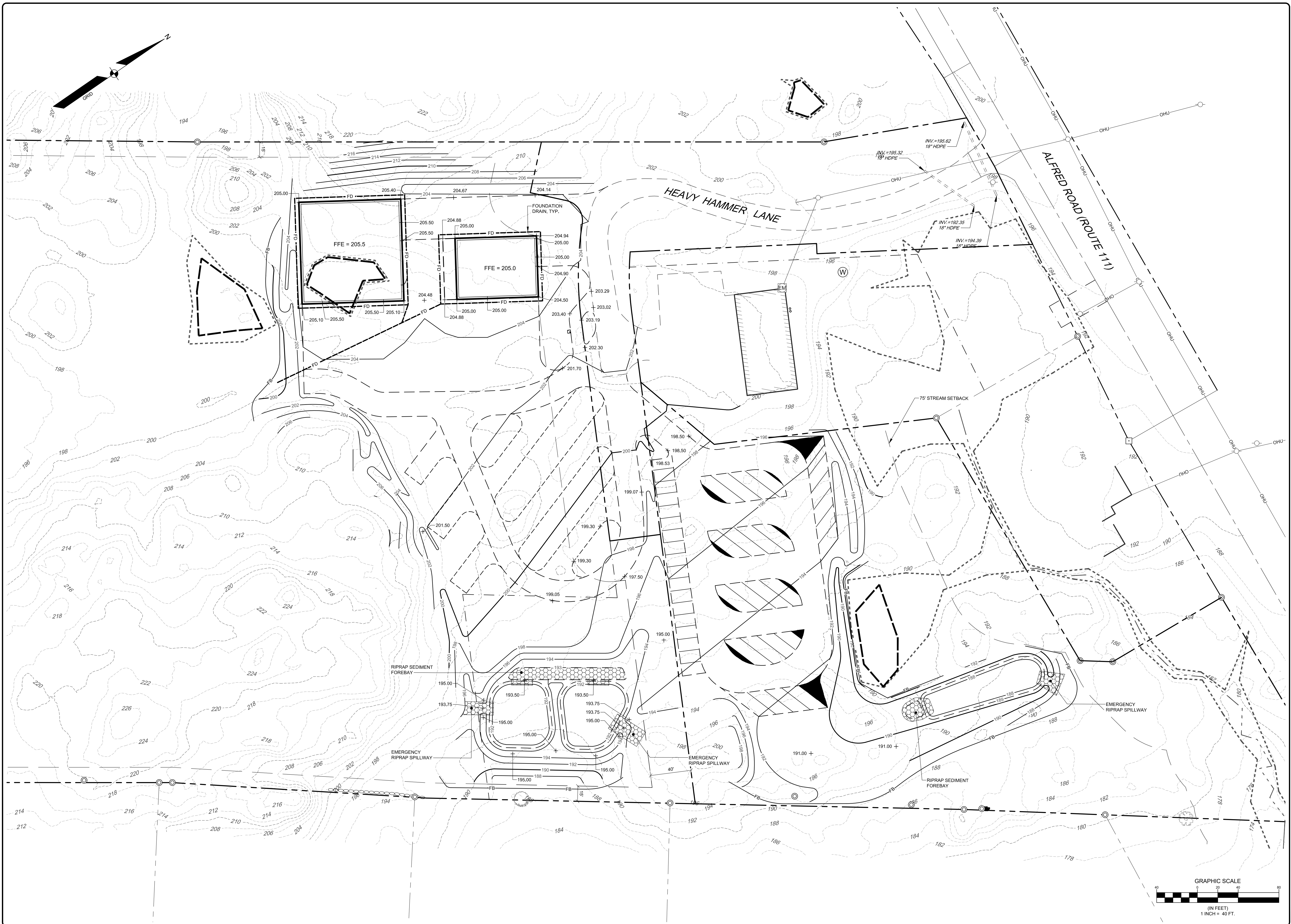
These maps are intended to be used for the purpose of Property Tax Assessments and should not be used for conveyances.  
Revised to April 1st

Scale: 1 Inch = 200

- Easement
- Hooks
- ROW
- Streams
- Town Boundary
- Snow
- Water body
- Subject Map
- Boundary Map
- Boundary Map
- Boundary Map
- Boundary Map

2021  
MAP: 004





PLS OR PE  
**PROGRESS PRINT**

PLS OR PE  
**NOT FOR CONSTRUCTION**

A	CPT	08-25-2022	PRE-APPLICATION SITE PLAN REVIEW
REV	BY	DATE	STATUS
<small>THIS PLAN SHALL NOT BE COPIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.</small>			

**SEBAGO**  
 TECHNICS  
WWW.SEBAGOTECHNICS.COM  
 75 John Roberts Rd.  
 Suite 4A  
 South Portland, ME 04106  
 Tel. 207-200-2100

**GRADING PLAN**  
 OF:  
**FITZPATRICK DEVELOPMENT**  
 ARUNDEL, MAINE 04046  
 FOR:  
**BDF HOLDINGS, LLC.**  
 4 JEFFREY'S WAY  
 KENNEBUNK, MAINE 04043

DESIGNED	KMD
DRAWN	KMD/DAB
CHECKED	CPT
DATE	08/22/2022
SCALE	1" = 40'
PROJECT	20126-01

**SHEET 5 OF**----

20126-01 Grading TAB 5 GRADING PLAN