



February 15, 2024

22-173

Lee Jay Feldman, Town Planner
Town of Arundel
257 Limerick Road
Arundel, ME 04046

**PRE-APPLICATION SUBMISSION
BIRCH PARK MIXED USE DEVELOPMENT, 1248 PORTLAND ROAD**

Dear Lee Jay:

On behalf of Birch Park, LLC, LLC, we are pleased to submit the Birch Park Mixed Use Development for Pre-Application review.

Existing Property

The development parcel is located on the eastern side of Portland Road (Route 1) at 1248 Portland Road. The property is shown as lot 12B on the Town of Arundel Tax Map 33 and is currently undeveloped. The 2.91-acre property is located within the Downtown Business 1 & 2 (DB-1 & DB-2) zones. The zoning boundary is located approximately 250' east of the Portland Road right-of-way with the area closest to the road designated DB-1. The property is located just north of a commercial development located on Old Sawmill Lane and just south of a single family residence.

The property drains to a large wetland system that is partially located on the northern half of the site.

Proposed Project Overview

The development consists of a variety of uses to be located in three buildings. The first building is located adjacent to Portland Road in the DB-1 zone and is planned to be approximately 2,100 SF. It will be two-stories with retail on the bottom floor and two 2-bedroom apartments on the second floor. The second and third buildings are each one-story and are located near the rear of the site in the DB-2 zone. The second building is shown as 4,500 SF with approximately half of it to be used for a medical office while the other half will contain two service business offices. The third building will contain five service business offices. Each service business office will contain a garage. There'll be a, 11.5' wide loading area outside of the garage door that can be used for parking as well as one dedicated, standard-sized parking spot.

The entire development will be served by Town water, private septic systems and underground power.

The plan will feature a 15' landscaped buffer along Portland Road and a 10' wide landscaped buffer along the southern property line. The single family house to the north will be buffered by approximately 90' of forest that will remain undisturbed in the wetland area. Barry Hosmer, Landscape Architect, will be providing the landscaping design for the project.

Stormwater flows will be directed to a proposed pond that will be located adjacent to the drive aisle between the parking area for Building 1 & Building 2. Roof drain filter strips will be used extensively along Buildings 2 & 3 to reduce the size of the stormwater pond.

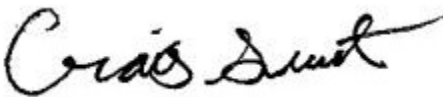
Waiver Request

Section 6.5.7 of the Land Use Ordinance specifies that a minimum 5' wide planting strip shall separate parking areas and buildings. We are asking for a waiver from this standard in the buildings areas that will contain the service businesses. Each unit is only 25' long and will contain a door & 10'-12' wide garage door. That only leaves 7'-8' in front of each unit that is not already pavement.

CLOSURE

We hope to meet with the planning board at the March meeting to introduce the project and gain their feedback. I appreciate your consideration. Please contact me at (207) 370-2776 or by email at craig@terradynconsultants.com if you have any questions as you review the enclosed plan and information.

Sincerely,



Craig Sweet, P.E.
Project Engineer

Town of Arundel, Maine

SITE PLAN REVIEW PREAPPLICATION FORM

APPLICANT INFORMATION

- 1. Project Name: Birch Park Mixed Use Development
- 2. Property Owner Name: Birch Park Properties, LLC c/o Mr. Jeff Verreault
 Mail Address: P.O. Box 565
 Town, State, ZIP Code Old Orchard Beach, ME 04064
 Telephone #: 207-590-0747
 Email jeff@acerentalsmaine.com
- 3. Applicant Name (if different): Same
 Mail Address: _____
 Town, State, ZIP Code _____
 Telephone #: _____
 Email _____

GENERAL INFORMATION

- 4. Project Location: _____ 1248 Portland Road
 Arundel Tax Map 33 Lot 12B
- 5. Land Use District: _____ DB-1 & DB-2

SITE INFORMATION

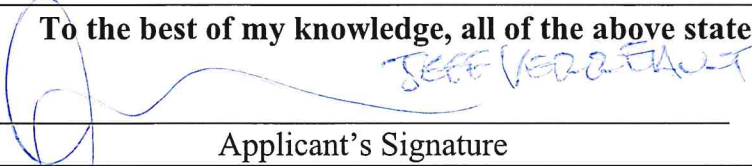
- 6. Please describe the existing use of the property to be developed and neighboring properties.
Property is undeveloped. It's just north of the commercial development on the
Branch Brook Old Sawmill Lane and just south of a single family house.

- 7. Please describe the proposed use of the property.
Creation of mixed use development consisting of three buildings. The closest building
to Portland road is a proposed two-story building with retail on the first floor and two
apartments on the second floor. The second building will contain a medical office and
two service business offices. The third building contains 5 service business offices.

8. Total Acreage of Site: 2.91 Ac Proposed Development Area: 62,000 SF
Proposed Road/driveway Length: 450' Area of parking lot 27,000 SF
Total Impervious Area: 40,900 SF

9. Proposed Infrastructure Improvements (List Facility Type & Public/Private Ownership)
Sewer: private septic Water: connection to town water
Road: n/a Utilities: _____

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



Applicant's Signature

2/15/2024

Date

Fee: \$100.00

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 five (5) 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.

GENERAL NOTES

- ALL BOOK AND PAGE NUMBERS REFER TO THE YORK COUNTY REGISTRY OF DEEDS, UNLESS OTHERWISE NOTED.
- THE RECORD OWNER OF THE SUBJECT PARCEL IS BIRCH PARK PROPERTIES, LLC BY DEED DATED MARCH 7, 2023 AND RECORDED IN BOOK 19206, PAGE 404.
- THE SUBJECT PARCEL IS SHOWN ON THE TOWN OF ARUNDEL TAX MAP 33 AS LOT 12-B AND IS LOCATED IN THE DOWNTOWN BUSINESS DISTRICT (DB1) AND THE DOWNTOWN BUSINESS 2 DISTRICT (DB2).
- TOTAL AREA OF THE SUBJECT PARCEL IS 2.910 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY TERRADYN CONSULTANTS, LLC IN FEBRUARY OF 2024.
- PLAN REFERENCES:
 - "BOUNDARY RETRACEMENT AND LOT DIVISION SURVEY" PREPARED BY SCOT A. MACDONALD, DATED JULY 9, 2022, AND BEING PREVIOUSLY UNRECORDED.
 - "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - STATE HIGHWAY 1 - FEDERAL AID PROJECT NO. F-FG-01-1(69)" DATED MARCH 1985, SHEETS 1 & 2. D.O.T. FILE NO. 16-292.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802 NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL-FREQUENCY GPS OBSERVATIONS.

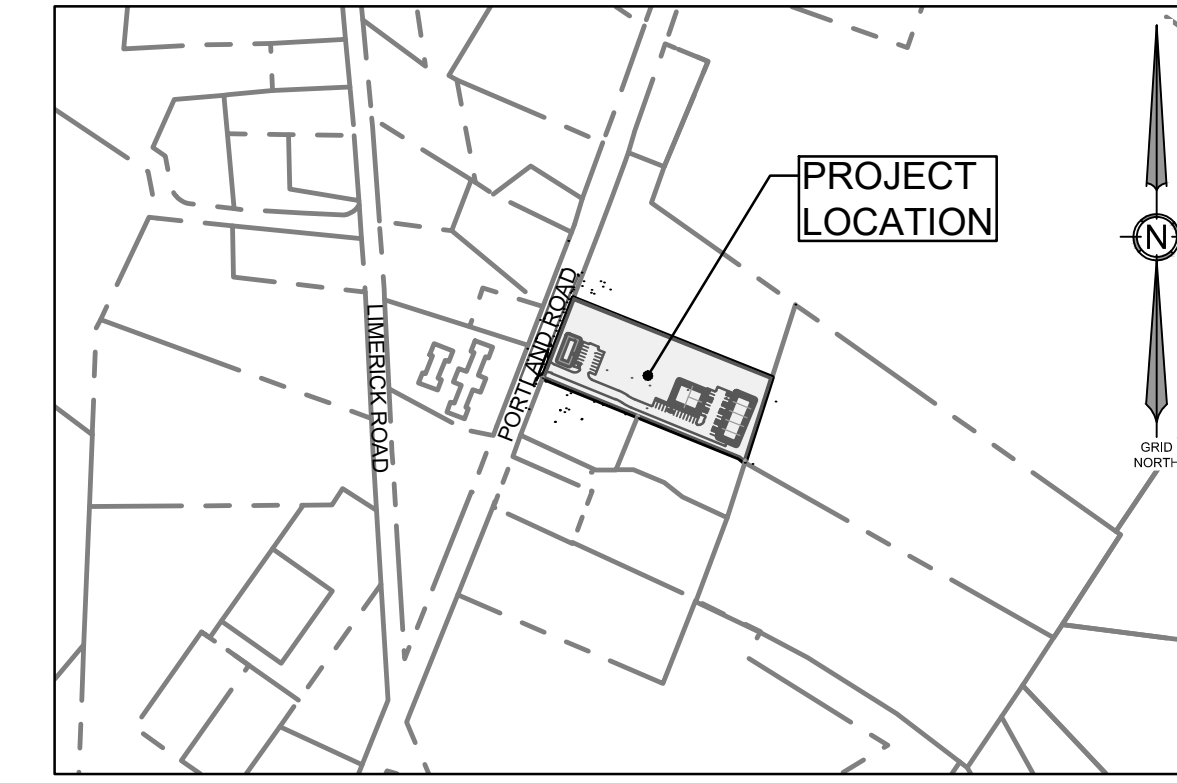
- THE LOCATION OF PORTLAND ROAD/ROUTE ONE IS ASSUMED AND BASED ON LOCAL EXISTING MONUMENTS FOUND.
- THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF ARUNDEL, YORK COUNTY, COMMUNITY-PANEL NUMBER 2301920010C, HAVING AN EFFECTIVE DATE OF JUNE 4, 1996.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE BY MARK HAMPTON ASSOCIATES. THIS WETLANDS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLAND DELINEATION MANUAL AND NORTHEAST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEM (GPS) TECHNOLOGY CAPABLE OF DECIMETER ACCURACY.
- UNDERGROUND UTILITIES DEPICTED HEREON WERE MARKED BY PROMARK UTILITY LOCATING, INC. ON FEBRUARY 1, 2024 AND MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES WITHIN THE SUBJECT PARCELS. OWNERS, CONTRACTORS, AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (CALL 811) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO DIGGING OR BREAKING GROUND.
- SNOW AND ICE CONDITIONS WERE PRESENT AT THE TIME OF THIS SURVEY. A FIELD INSPECTION IN THE SPRING MAY BE NEEDED TO VERIFY CERTAIN DETAILS.

SPACE AND BULK REQUIREMENTS

ZONING STANDARD	RESIDENTIAL USES	MIXED USE & NON RESIDENTIAL
DB-1		
MIN LOT SIZE	1 ACRE	1 ACRE
MIN NET LOT AREA PER FAMILY UNIT	25,000 SF	25,000 SF
MIN FLOOR AREA PER FAMILY UNIT		
ONE BEDROOM	600 SF	600 SF
TWO BEDROOM	750 SF	750 SF
THREE+ BEDROOM	900 SF	900 SF
MIN LOT FRONTAGE	100 FT	100 FT
MAX BUILDING FOOTPRINT	N/A	20,000 SF
MAX LOT COVERAGE	70%	70%
MAX PRINCIPAL BUILDING HEIGHT	30 FT	50 FT
FRONT YARD SETBACK	20 FT	20 FT
MAX FRONT YARD SETBACK	N/A	50 FT
SIDE YARD SETBACK	10 FT	10 FT
REAR YARD SETBACK	20 FT	20 FT
DB-2		
ZONING STANDARD	MIXED USE & NON RESIDENTIAL	
MIN LOT SIZE	1 ACRE	
MAX BUILDING FOOTPRINT	100,000 SF	
MAX LOT COVERAGE	70%	
MAX PRINCIPAL BUILDING HEIGHT	50 FT	
FRONT YARD SETBACK	40 FT	
SIDE YARD SETBACK	15 FT	
REAR YARD SETBACK	25 FT + 5 FT FOR EVERY STORY OVER 2 STORIES	
SETBACK FROM ADJACENT R1, R2 & R4	75 FT	
MIN LOT FRONTAGE	100 FT	

LEGEND

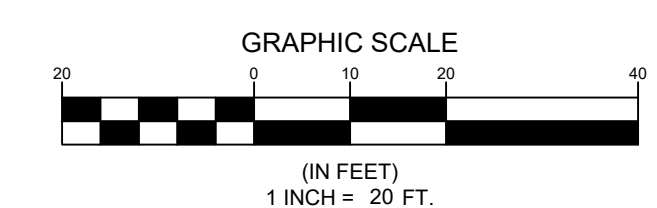
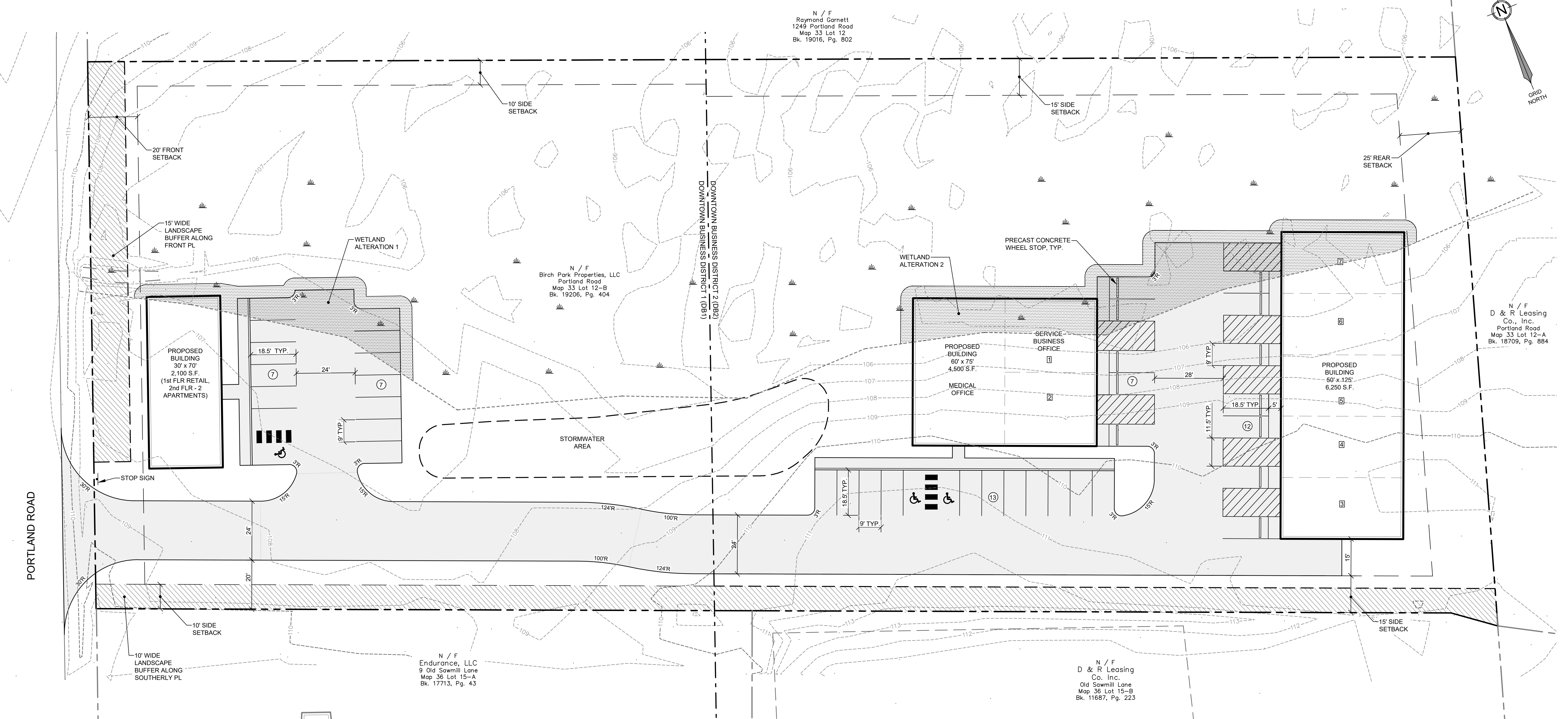
EXISTING	DESCRIPTION	PROPOSED
---	LOCUS PROPERTY LINE	---
---	PROPERTY LINE	---
---	BUFFER LINE	---
---	STREET / SITE SIGN	---
---	BUILDING	---
---	BITUMINOUS PAVEMENT	---
---	CURBING	---
---	WETLAND AREA	---
---	CONTOUR	---



LOCATION MAP
SCALE: 1" = 500'

PARKING CALCULATION

USE:	UNIT	AMOUNT	TOTAL
RETAIL:	4/1000 SF	2,100 SF	8.4
RESIDENTIAL (WITH 2 BEDROOMS):	2/UNIT	2 UNITS	4
MEDICAL OFFICE:	4/DOCTOR	3 DOCTORS	12
SERVICE BUSINESS:	1/300 SF	6,500 SF	28.3
TOTAL REQUIRED SPACES:			52.7
TOTAL PROVIDED SPACES:			53 (INCLUDING GARAGES)



DATE:	02-13-2024	
SCALE:	1" = 20'	
JOB NO.:	22-173	
SHEET:	C-1.0	
PROJECT:	BIRCH PARK MIXED USE DEVELOPMENT 1248 PORTLAND ROAD, ARUNDEL, MAINE	
SHEET TITLE:	CONCEPT PLAN	
CLIENT:	BIRCH PARK PROPERTIES, LLC 1248 PORTLAND ROAD, ARUNDEL, MAINE 04046	
ADDRESS:	41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260	
PHONE:	(207) 936-5111	
WEB SITE:	www.terradynconsultants.com	
TERRADYN CONSULTANTS, LLC	Civil Engineering Land Surveying Geomatics Stormwater Design Land Planning Environmental Permitting	
PERMIT DRAWING	NOT FOR CONSTRUCTION	
NO.	DATE	REVISIONS

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