

Listed below are key characters (in bold) for searching within this file.

Hold down the control key and select the "f" key. Enter either a key character from the list below or document name and select enter for a list of documents containing the search word you entered.

APL – all documents behind this target sheet pertain to the original application submitted by the Applicant.

REVIEW – all documents behind this target sheet pertain to those documents submitted to and from staff as part of the project review.

PBM1 – all documents behind this target sheet are any Planning Board memos with attachments that went to the Board.

PBR1 - all documents behind this target sheet are any Planning Board reports with attachments that went to the Board.

CC1 - all documents behind this target sheet are any City Council memos/reports that went to the City Council.

DRC1 - all documents behind this target sheet are those pertaining to the post review of the project by the Development Review Coordinator.

MISC1 - all documents behind this target sheet are those that may not be included in any of the categories above.

APL

and since these mini storage units are significantly smaller we anticipate no problems with the soils for this project.

- b. Location of watercourses: The proposed drainage is going to exit the site essentially the same way it does now with no increase in volume.
- c. Physical building information - new and existing: This information is shown on the site plan and/or on the U-Haul Detail sheets.
- d. Buildings on abutting sites: Since this site is surrounded by roads or railroad lines, no abutting buildings are shown.
- e. Utility locations: All are shown on the Site Plan. Only electrical power is used in the Mini Storage units. There is no solid waste generated by the proposed use.
- f. Easements - rights-of-way: Does not apply.
- g. Pedestrian - vehicular access and parking: The units have been located to allow emergency access. All other parking is to be located in front of the individual storage units. From experience it is anticipated there will be an average of 8 to 12 vehicles per day (maximum) accessing the storage.
- h. Landscaping: See site and landscape plan.
- i. Fencing and screening: See site plan.
- j. Lighting: See site plan and U-Haul detail sheets.
- k. Traffic: A traffic report from William Bray will be available soon.

CONSTRUCTION PROJECTIONS:

It is anticipated that this project will take approximately two months to construct and cost between two and three hundred thousand dollars. Financing will be the responsibility of U-Haul International Inc.

I hope this letter and the accompanying plans will meet all your needs. If there are any questions please do not hesitate to call.

Sincerely,

William E. Hamilton

92-84-MA

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Melodie Esterberg
- Planning

10/1/92

U-Hall Int'l Inc.
Applicant
411 Marginal Wsdy - Ptld, ME 04101

411 Marginal Way

Date

Mailing Address
construct three new buildings

Address of Proposed Site

Proposed Use of Site
2.97 acres / 20'x170' - 3 bldgs

Site Identifier(s) from Assessors Maps

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: contact person: William Hamilton - 782-1212

Date Dept. Review Due: _____

Major Site Plan Review

PUBLIC WORKS DEPARTMENT REVIEW

10/2/92
(Date Received)

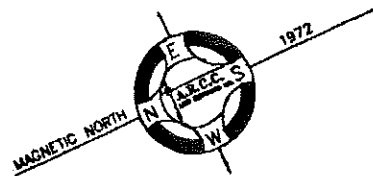
	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: _____

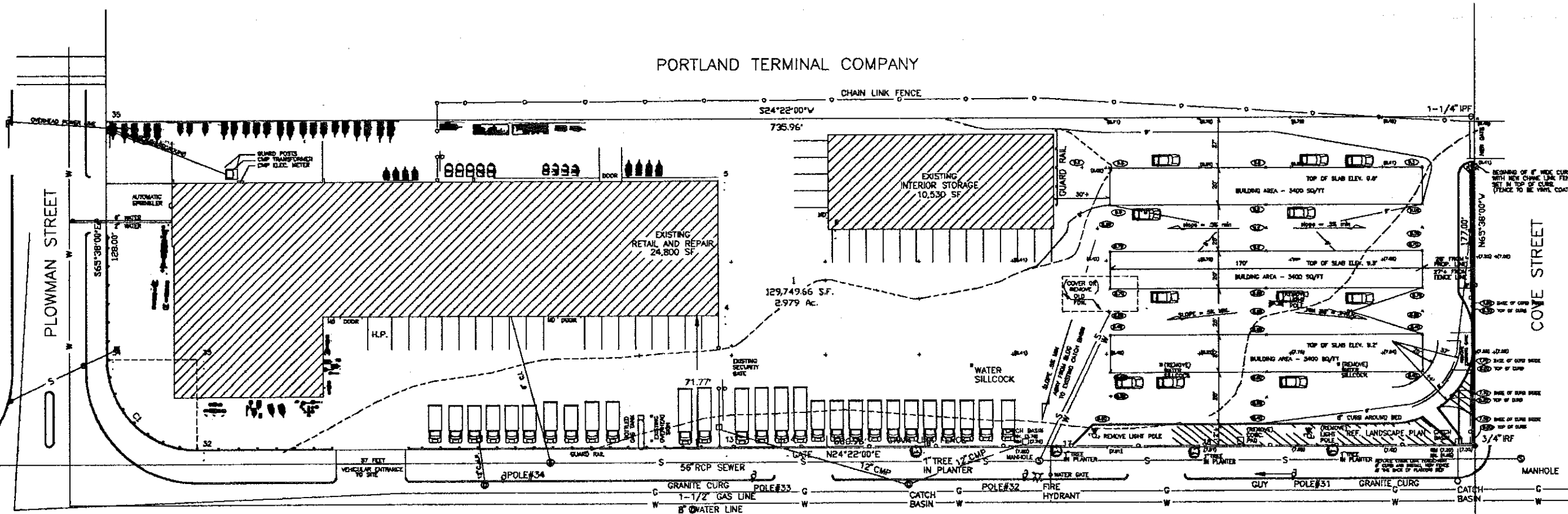
(Attach Separate Sheet if Necessary)

Melodie Esterberg 10/4/92

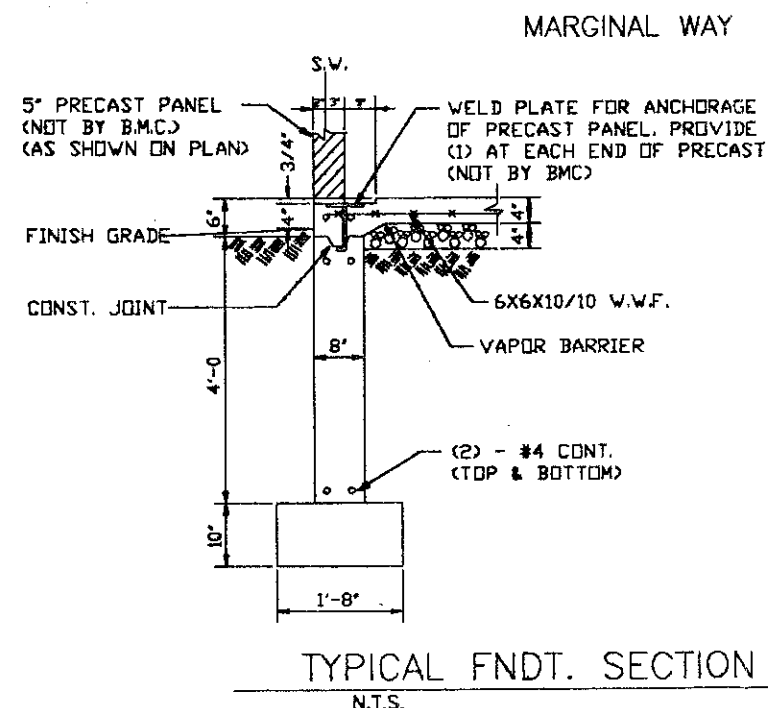
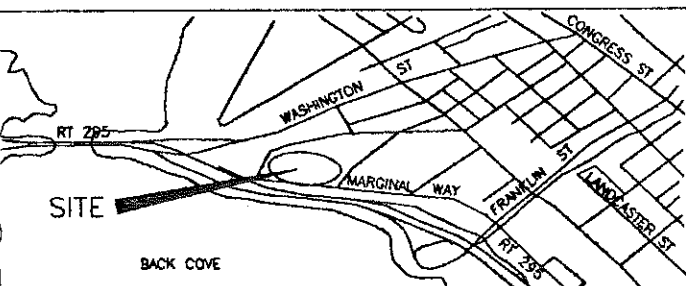
SIGNATURE OF REVIEWING STAFF/DATE



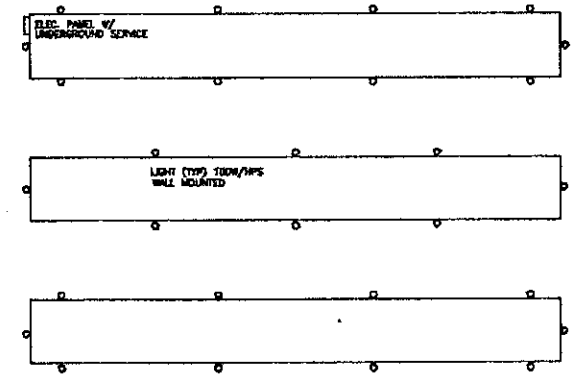
PORTLAND TERMINAL COMPANY



No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	90°00'00"	49.00	76.97	69.38	N69°22'00"E

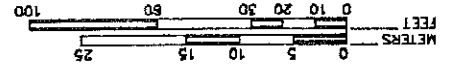
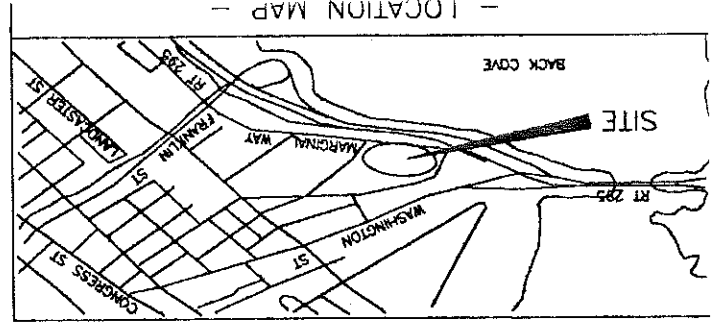


PARKING REQUIREMENTS
 EXISTING RETAIL AND REPAIR
 OFFICE = 180 SF = 1 SPACE
 RETAIL = 2000 SF = 9 SPACES
 OTHER = 22,810 SF = 28 SPACES
 EXISTING INTERIOR STORAGE
 OTHER = 10,800 SF = 11 SPACES
 PROPOSED EXTERIOR STORAGE
 OTHER = 10,200 SF = 11 SPACES



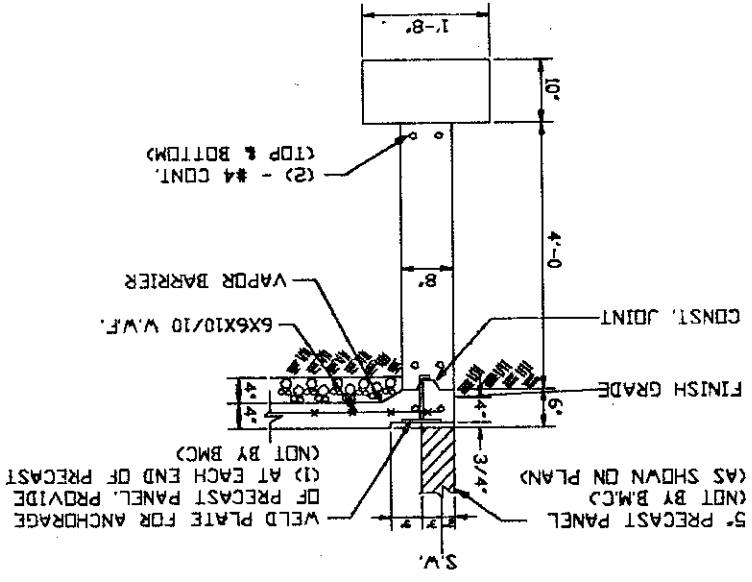
- NOTES :**
- SOURCE DEED - THE HENLEY-KIMBALL COMPANY TO U-HAUL CO. OF MAINE DATED AUGUST 20, 1980 RECORDED IN BOOK 4648, PAGE 177.
 - ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - REFERENCE PLAN : PROPERTY PLAN IN PORTLAND MAINE MADE FOR U-HAUL INTERNATIONAL DATED JULY 1973 DONE BY H.L. & E.C. JORDAN SURVEYORS UNRECORDED

DRAWING NO. TWO
 SHEET NO. 03
 JOB NO. 1-35
 DATE: 10/09/72
 DRAWN BY: A.W.H.
 CHECKED BY: R.W.G.
 CUMBERLAND COUNTY, PORTLAND, MAINE
 JOY & HAMILTON
 U-HAUL OF MAINE
 MARGINAL WAY
 PORTLAND, MAINE
 A.R.C.C.
 LAND SURVEYORS INC.
 P.O. BOX 8082
 LEWISTON, MAINE 04243-8082
 ARTHUR R. HOLLOWAY PLS. & SURV.
 PHONE 753-3000
 MAINE REG. NO. 1177



No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	90°00'00"	49.00	76.97	69.38	N69°22'00"E

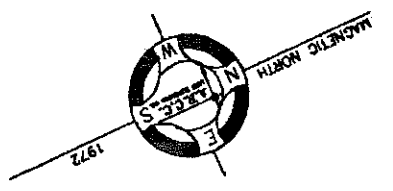
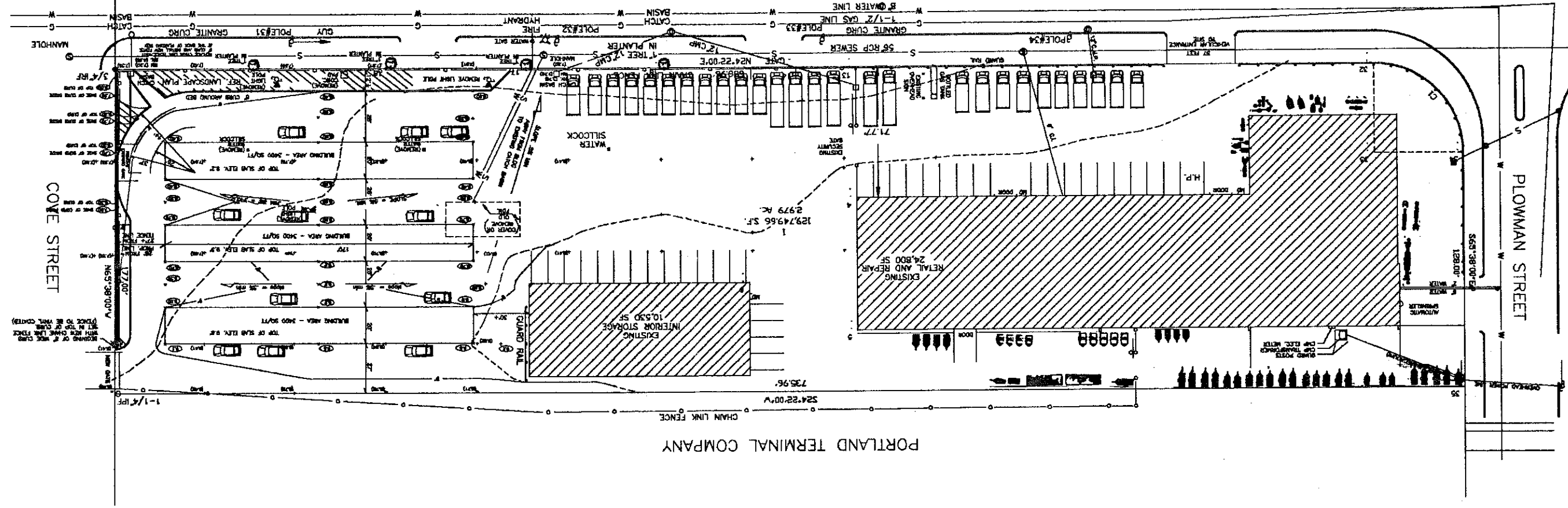
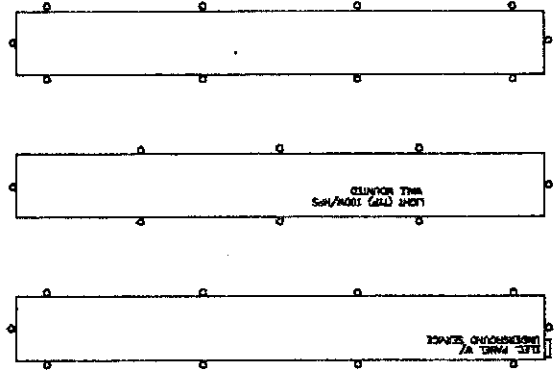
TYPICAL FNDT. SECTION
N.T.S.



PARKING REQUIREMENTS
EXISTING RETAIL AND REPAIR
AREA = 100' x 100' = 10,000 S.F.
EXISTING INTERIOR STORAGE
AREA = 200' x 50' = 10,000 S.F.
EXISTING EXTERIOR STORAGE
AREA = 1000' x 100' = 100,000 S.F.
TOTAL = 120,000 S.F.

- NOTES:
1. SOURCE DEED - THE HENLEY-KIMBALL COMPANY TO U-HAUL CO. OF MAINE DATED AUGUST 20, 1980 RECORDED IN BOOK 4848, PAGE 177.
 2. ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 3. REFERENCE PLAN: PROPERTY PLAN IN PORTLAND MAINE MADE FOR U-HAUL INTERNATIONAL DATED JULY 1973 DONE BY H.L. & E.C. JORDAN SURVEYORS UNRECORDED.

ELECTRICAL LIGHTING PLAN



TWO

SHEET NO. 03

DATE: 05/01/72

DRAWN BY: R.M.G.

CHECKED BY: A.M.M.

SCALE: 10/000/72

SITE PLAN
U-HAUL CO. OF MAINE
411 MARGINAL WAY
PORTLAND, MAINE

JOY & HAMILTON
U-HAUL OF MAINE
MARGINAL WAY
PORTLAND, MAINE

A.R.C.C.
LAND SURVEYORS INC.
P.O. BOX 8082
LEWISTON, MAINE 04243-8082
PHONE: 755-5177

NO.	REVISIONS	DATE	BY

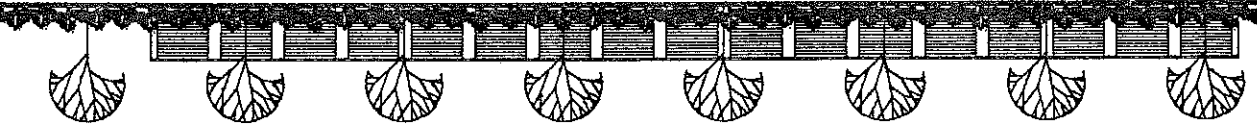
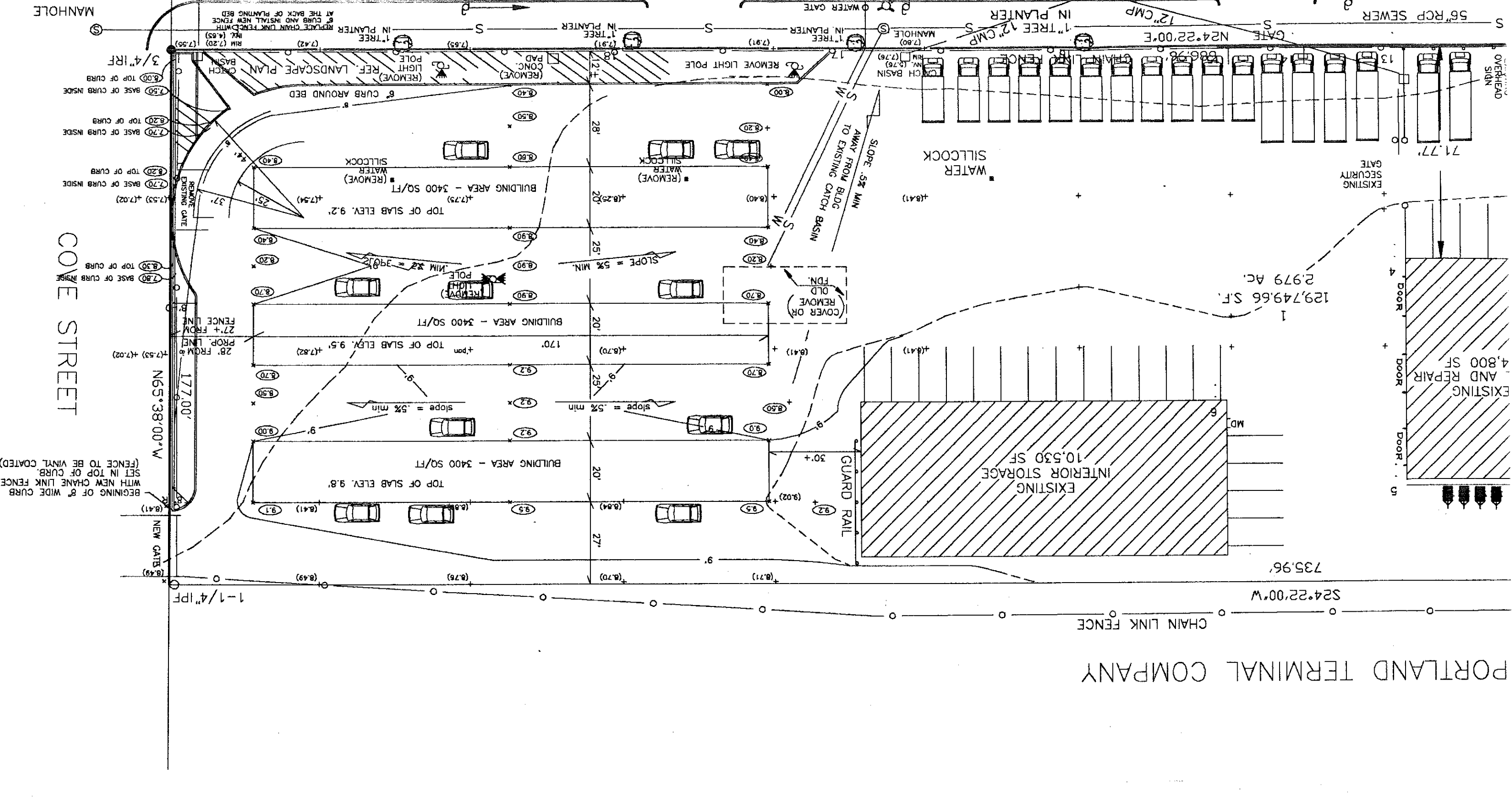
PORTLAND TERMINAL COMPANY

CHAIN LINK FENCE

S24°22'00"E

735.96'

1-1/4" IPF



COVE STREET

BEGINNING OF 8" WIDE CURB
 WITH NEW CHAIN LINK FENCE
 SET IN TOP OF CURB.
 (FENCE TO BE VINYL COATED)

N65°38'00"W

177.00'

7.80
 8.30
 7.70
 8.20
 7.90
 8.70
 7.50

3/4" IRF
 8.00
 7.90
 7.90
 8.20
 7.70
 8.20
 7.90
 8.00

MANHOLE

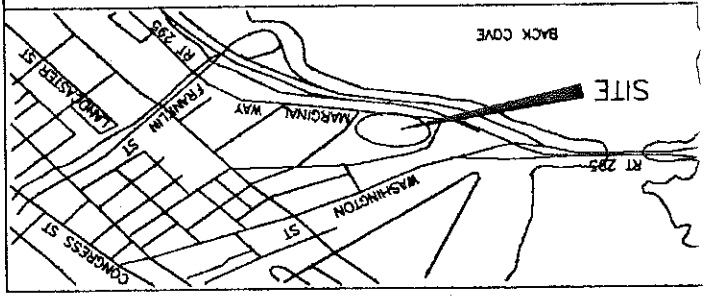
56" RCP SEWER
 N24°22'00"E
 12" CMP
 1" TREE IN PLANTER
 1" TREE IN PLANTER
 1" TREE IN PLANTER
 WATER GATE
 MANNHOLE
 CATCH BASIN
 CHAIN LINK FENCE
 OVERHEAD SIGN

EXISTING SECURITY GATE
 71.77'

129,749.66 S.F.
 2,979 AC.

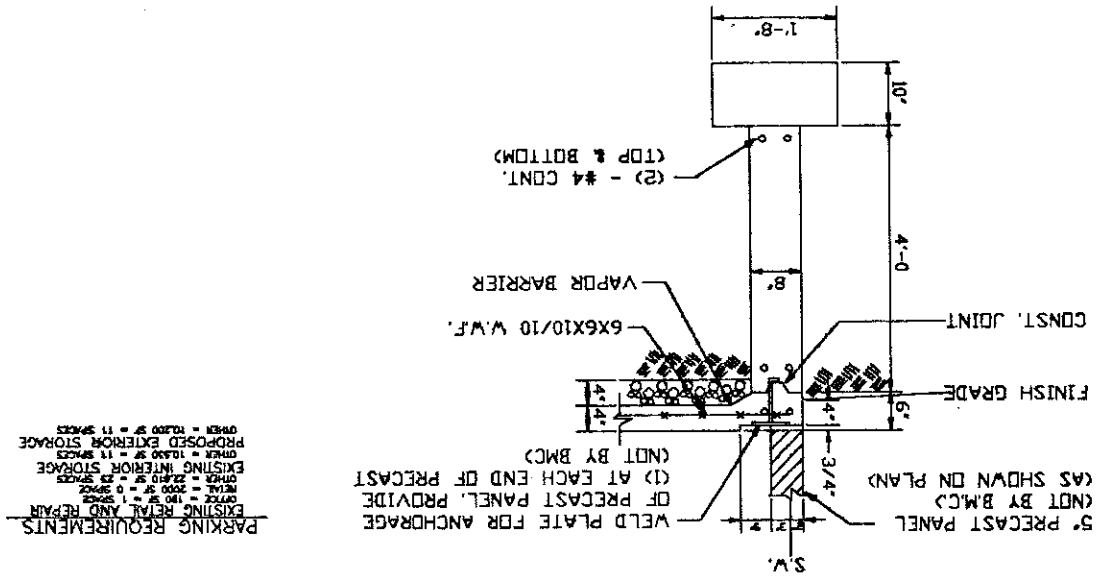
4,800 SF
 EXISTING
 AND REPAIR
 DOOR
 DOOR
 DOOR
 DOOR

MD



No.	Date	Revised	Acc Length	Chord Length	Chord Bearing
1	90-00-00	49.00	76.97	69.30	N69°22'00"E

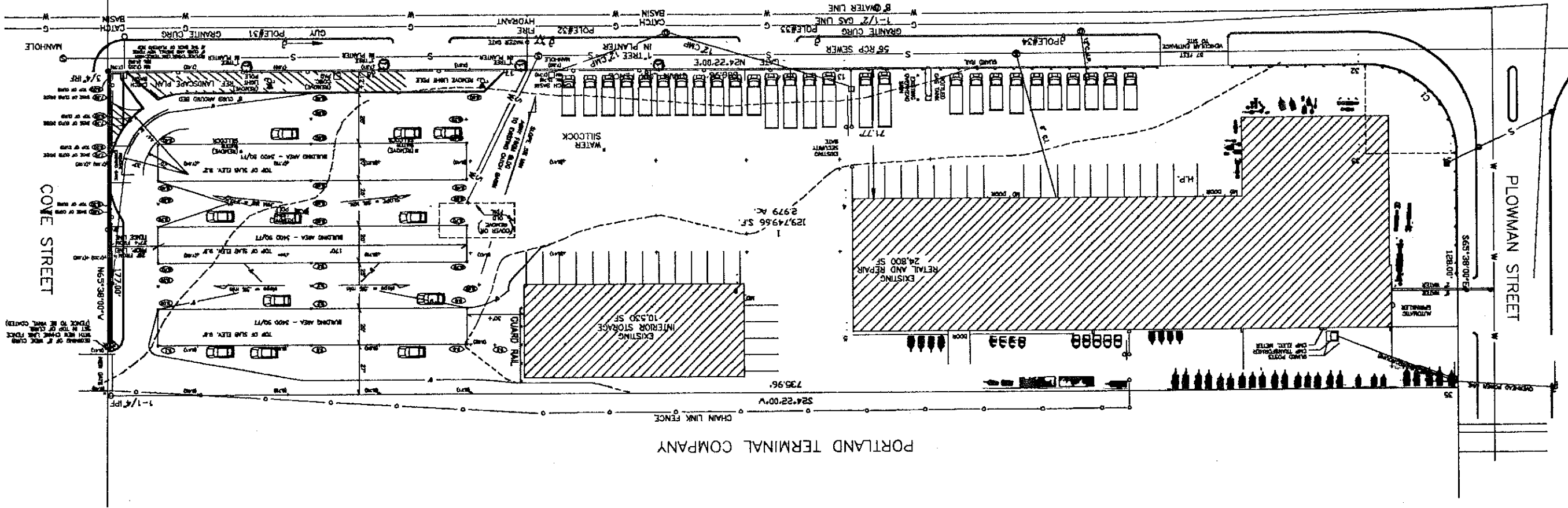
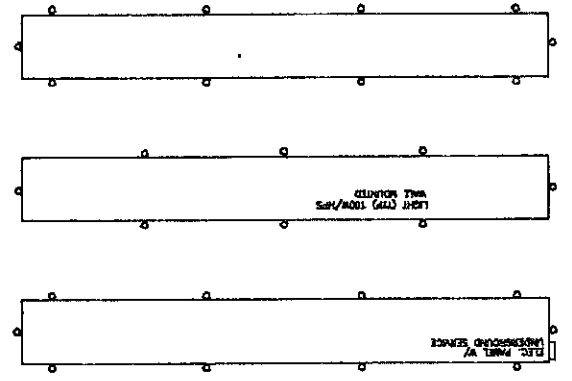
TYPICAL FNDT. SECTION
N.T.S.



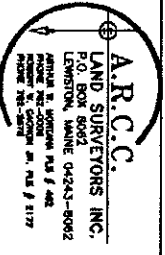
PARKING REQUIREMENTS
EXISTING RETAIL AND REPAIR
AREA = 100 SF
EXISTING INTERIOR STORAGE
AREA = 2240 SF = 23 SPACES
PROPOSED EXTERIOR STORAGE
AREA = 1030 SF = 11 SPACES
TOTAL = 3270 SF = 34 SPACES

- NOTES:
- SOURCE DEED - THE HENLEY-KIMBALL COMPANY TO U-HAUL CO. OF MAINE DATED AUGUST 20, 1980 RECORDED IN BOOK 4545, PAGE 177.
 - ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTER OF DEEDS.
 - REFERENCE PLAN: PROPERTY PLAN IN PORTLAND MAINE MADE FOR U-HAUL INTERNATIONAL DATED JULY 1873 DONE BY H.L. & E.C. JORDAN SURVEYORS UNRECORDED.

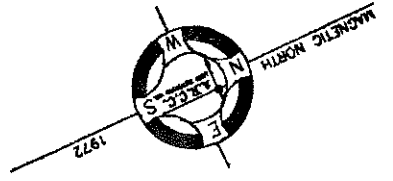
ELECTRICAL LIGHTING PLAN



DRAWING NO. TWO
JOB NO. 35
JOB DATE: 10/09/92
OWNER: R.W.G.
OWNER: A.W.M.
JOB TITLE: SITE PLAN
U-HAUL CO. OF MAINE
411 MARGINAL WAY
PORTLAND, MAINE
JOY & HAMILTON
U-HAUL OF MAINE
MARGINAL WAY
CUMBERLAND COUNTY
PORTLAND, MAINE



NO.	REVISION	DATE	BY



PORTLAND TERMINAL COMPANY

CHAIN LINK FENCE

S24°22'00"W

735.96'

1-1/4" I.P.F.

(8.49)

NEW GATE

(8.41)

BEGINNING OF 8' WIDE CURB

WITH NEW CHAIN LINK FENCE
SET IN TOP OF CURB.
(FENCE TO BE VINYL COATED)

177.00'

N65°38'00"W

COVE STREET

(7.80)

BASE OF CURB INSIDE

(8.30)

TOP OF CURB

(7.70)

BASE OF CURB INSIDE

(8.20)

TOP OF CURB

(7.50)

BASE OF CURB INSIDE

(8.00)

TOP OF CURB

MANHOLE

S24°22'00"E

12" CMP

IN PLANTER

1" TREE

MANHOLE

IN PLANTER

1" TREE

IN PLANTER

1" TREE

IN PLANTER

1" TREE

REPLACE CHAIN LINK FENCE WITH
8' CURB AND INSTALL NEW FENCE
AT THE BACK OF PLANTING BED

EXISTING
SECURITY
GATE

EXISTING
AND REPAIR
4,800 SF
DOOR
DOOR
DOOR

129,749.66 S.F.
2.979 AC.

EXISTING
INTERIOR STORAGE
10,530 SF

GUARD RAIL

MD

MD

MD

MD

MD

MD

MD

AWAY FROM BLDG
TO EXISTING CATCH BASIN

SLOPE .5% MIN

SLOPE = 5% MIN.

slope = .5% min

slope = .5% min

(REMOVE)
WATER
SILCOCK

(REMOVE)
WATER
SILCOCK

(REMOVE)
LIGHT
POLE

(REMOVE)
LIGHT
POLE

BUILDING AREA - 3400 SQ/FT
TOP OF SLAB ELEV. 9.8'

BUILDING AREA - 3400 SQ/FT
TOP OF SLAB ELEV. 9.5'

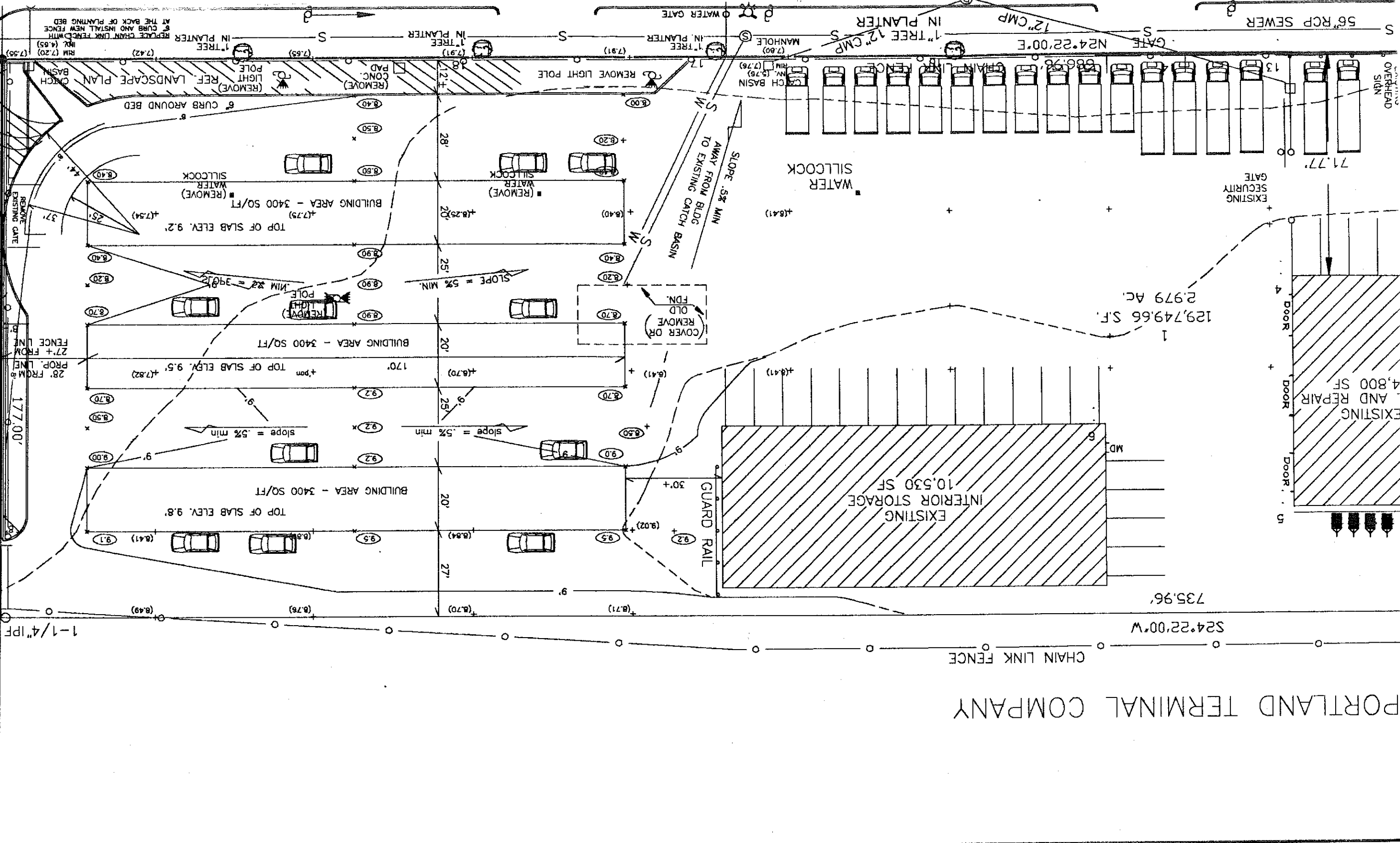
BUILDING AREA - 3400 SQ/FT
TOP OF SLAB ELEV. 9.2'

(COVER OR
REMOVE)
OLD
FDN.

OVERHEAD
SIDE

EXISTING SECURITY GATE

71.77'



PORTLAND TERMINAL COMPANY

CHAIN LINK FENCE

S24°22'00"W

735.96'

1-1/4" I.P.F.

NEW GATES

N65°38'00"W

177.00'

COVE STREET

BEGINNING OF 8' WIDE CURB WITH NEW CHAIN LINK FENCE (FENCE TO BE VINYL COATED) SET IN TOP OF CURB.

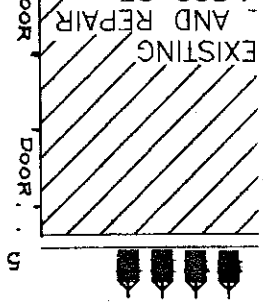
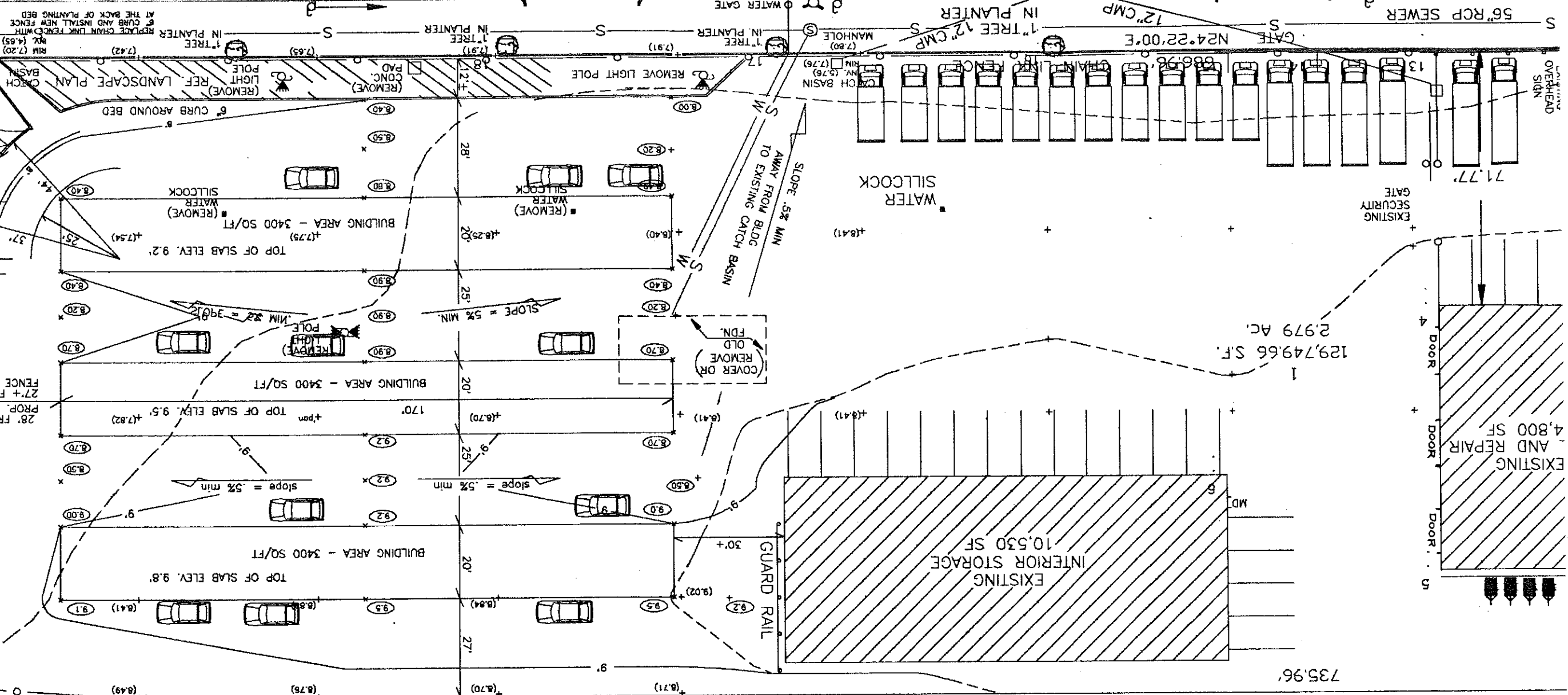
28' FROM PROP. LINE

27' FROM FENCE LINE

REMOVE EXISTING GATE

REPLACE CHAIN LINK FENCE WITH 8' CURB AND INSTALL NEW FENCE AT THE BACK OF PLANTING BED

MANHOLE



2,979 AC.

129,749.66 S.F.

EXISTING SECURITY GATE



56" RCP SEWER

S24°22'00"E

12" CMP

1" TREE 12" CMP IN PLANTER

WATER GATE

1" TREE 12" CMP IN PLANTER

RIM (7.20) (7.56)

CONC. PAD (REMOVE)

6' CURB AROUND BED

REF. LANDSCAPE PLAN CHECK

REMOVE EXISTING GATE

REMOVE EXISTING GATE

REMOVE EXISTING GATE

REMOVE EXISTING GATE

REMOVE EXISTING GATE

REMOVE EXISTING GATE

REMOVE EXISTING GATE

REMOVE EXISTING GATE

REMOVE EXISTING GATE

REMOVE EXISTING GATE

REMOVE EXISTING GATE

REMOVE EXISTING GATE

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REMOVE EXISTING GATE

REMOVE EXISTING GATE

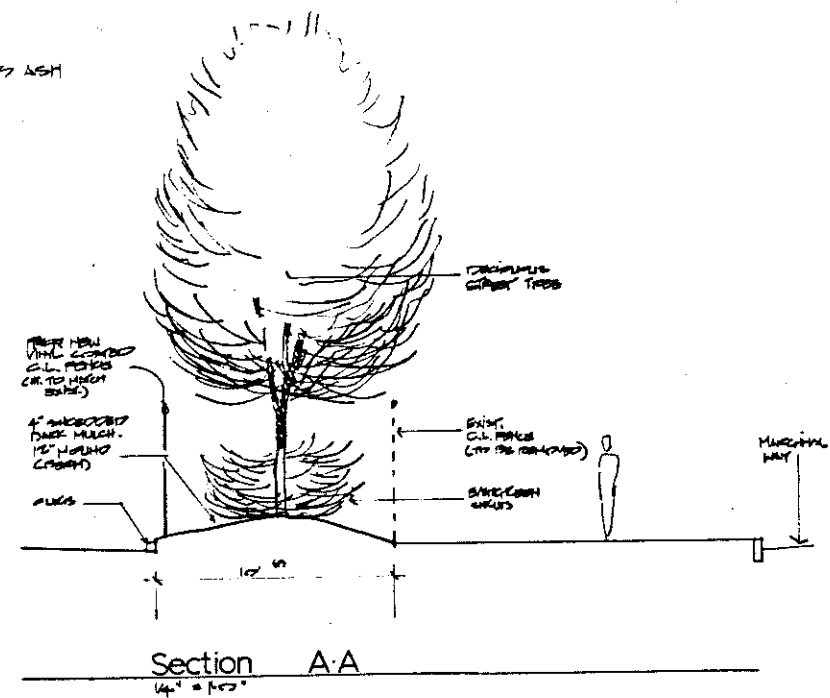
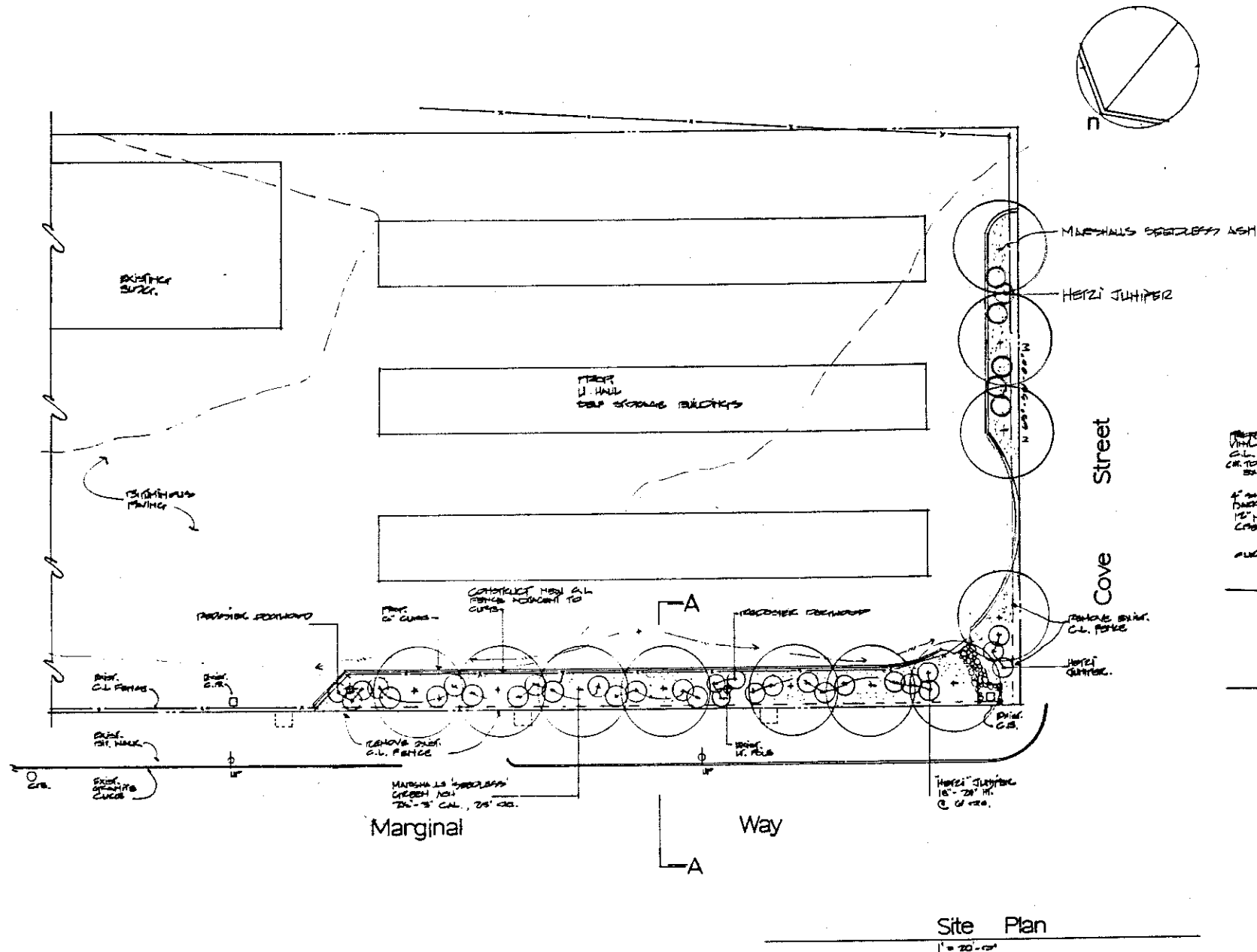
REMOVE EXISTING GATE

REMOVE EXISTING GATE

REMOVE EXISTING GATE

REMOVE EXISTING GATE

REMOVE EXISTING GATE

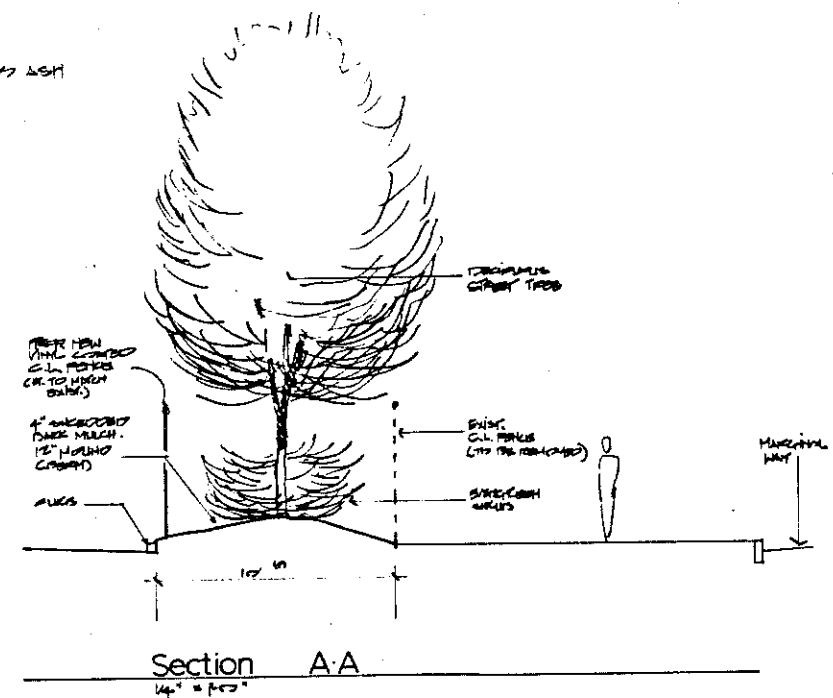
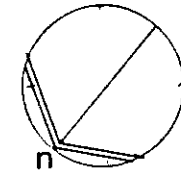
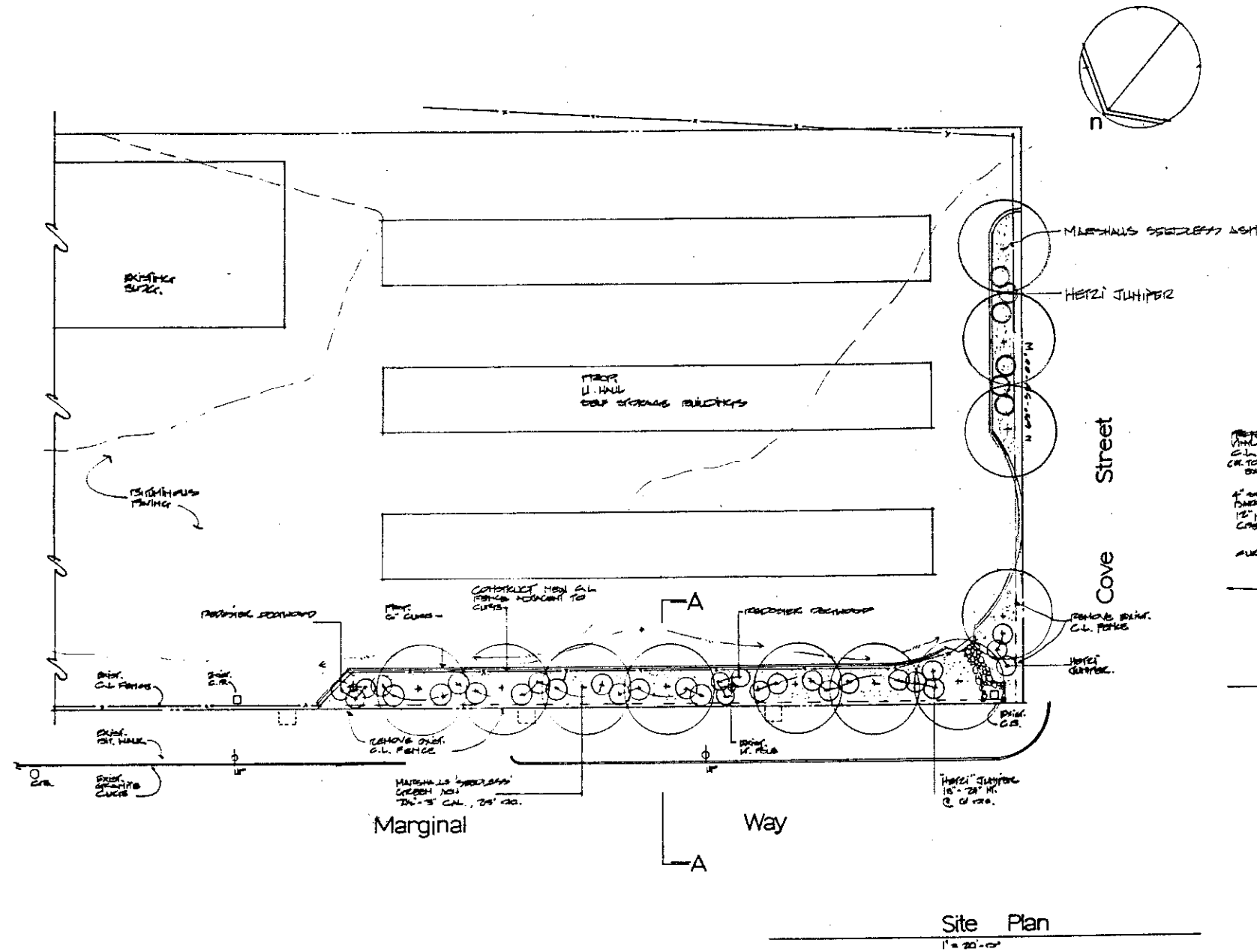


PLANT TOTALS

REDWOOD DRUMWOOD	60
HERZLI JUNIPER	31
MARSHALL'S 'SEEDLESS' ASH	11

U-HAUL
 Self Storage
 Building
 MARGINAL WAY
 PORTLAND, ME.

 Landscape
 Plan
 ANTHONY MUENCH
 LANDSCAPE ARCHITECT
 74 COMMERCIAL STREET
 PORTLAND, MAINE 04101



Section A-A
1/4" = 1'-0"

PLANT TOTALS	
REDWOOD DRUMMOAD	0
HETZI JUNIPER	31
MARSHALL'S 'SEEDLESS' ASH	11

Site Plan
1" = 20'-0"

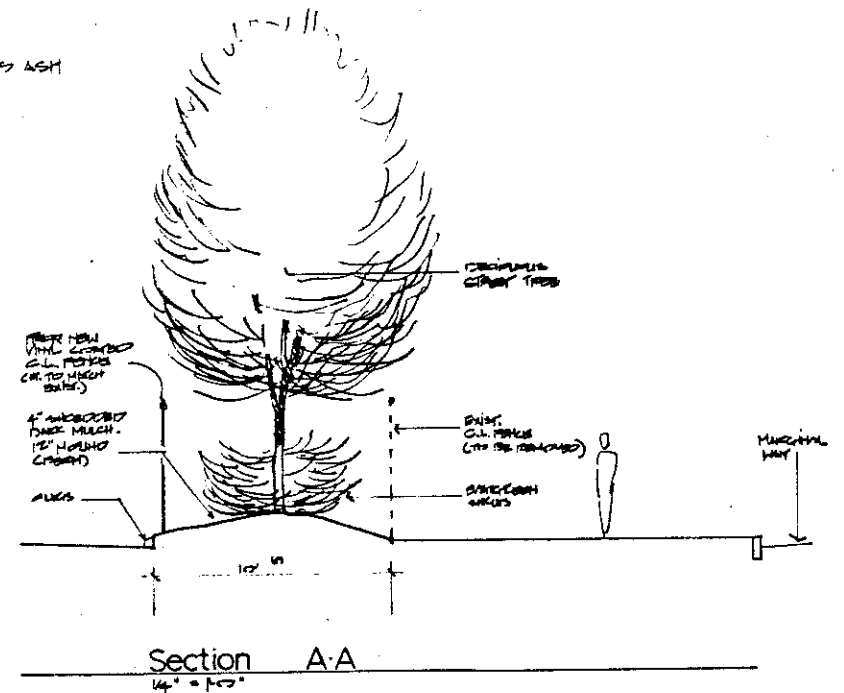
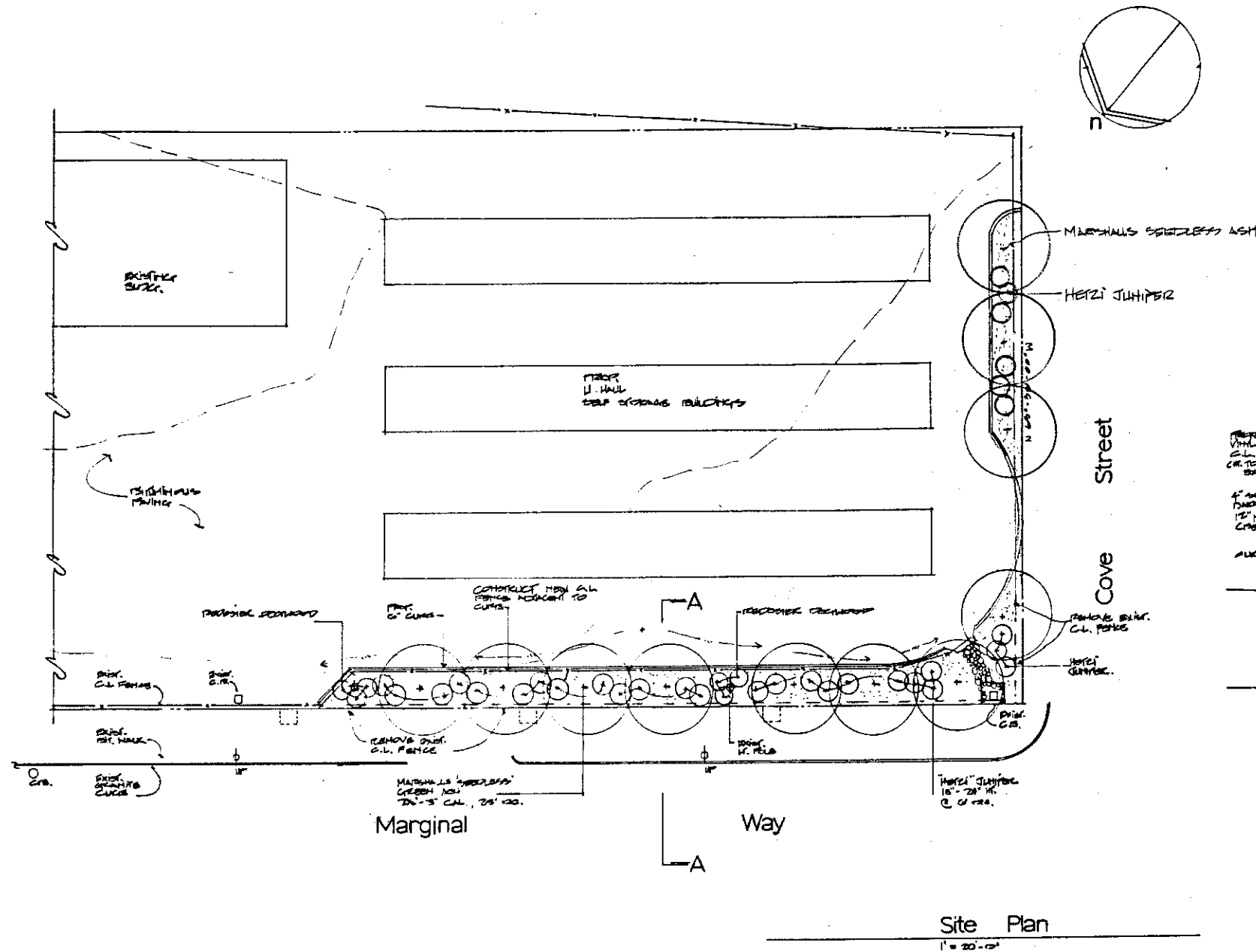
APR. 26, 1972

**U-HAUL
Self Storage
Building**

MARGINAL WAY
PORTLAND, ME.

Landscape
Plan

ANTHONY MUENCH
LANDSCAPE ARCHITECT
94 COMMERCIAL STREET
PORTLAND, MAINE 04101



PLANT TOTALS

RECYCLED DRINKWOOD	60
HERZI JUNIPER	23
MARSHALL'S 'SCOTLESS' ASH	11

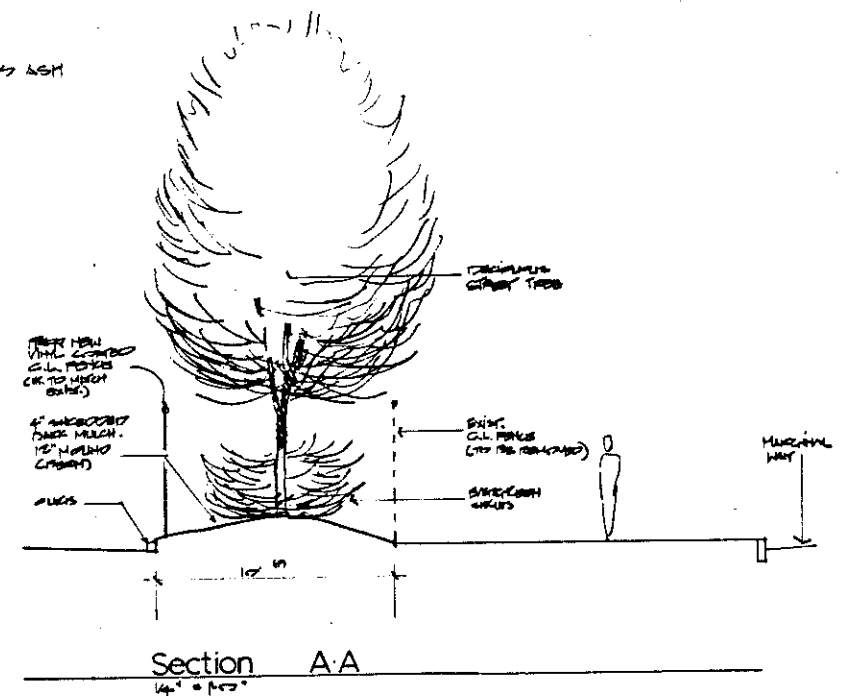
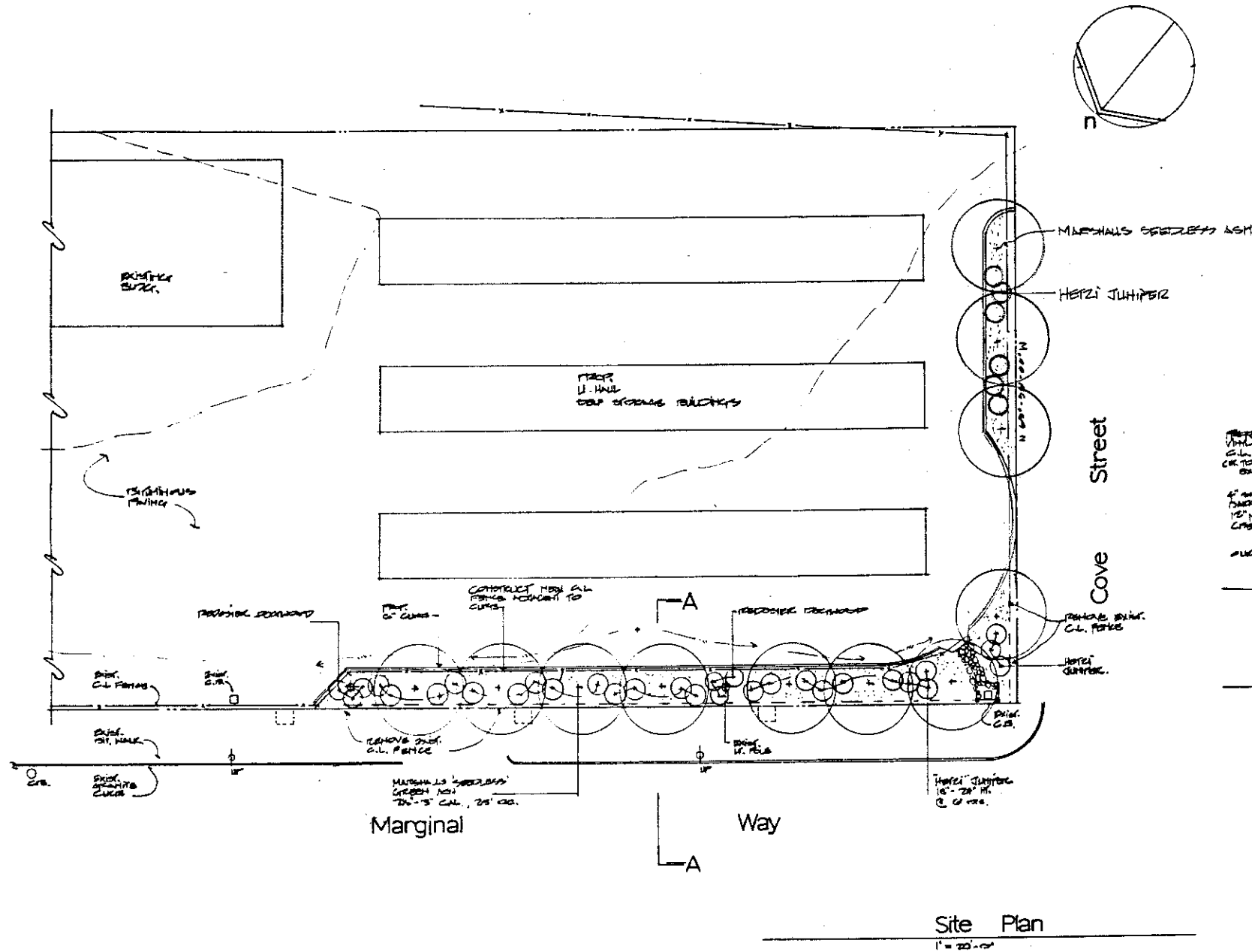
APR. 28, 1972

**U-HAUL
Self Storage
Building**

MARGINAL WAY
PORTLAND, ME.

**Landscape
Plan**

ANTHONY MUENCH
LANDSCAPE ARCHITECT
94 COMMERCIAL STREET
PORTLAND, MAINE 04101



PLANT TOTALS

REDWOOD DRUMWOOD	0
HERZI JUNIPER	3!
MARSHALL'S "SEEDLESS" ASH	11

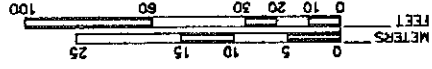
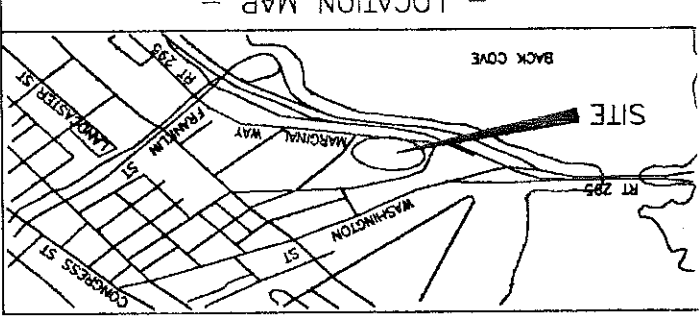
Site Plan
1" = 20'-0"

SEP. 26, 1972

U-HAUL
Self Storage
Building
MARGINAL WAY
PORTLAND, ME.

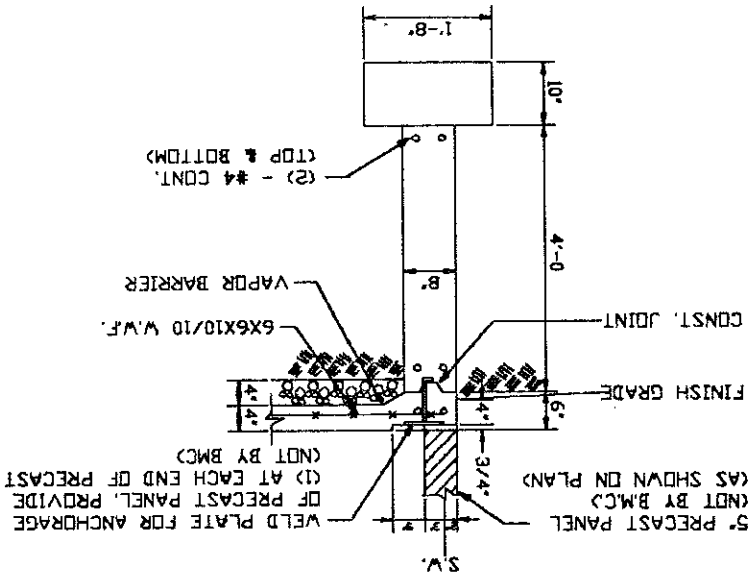
Landscape
Plan

ANTHONY MUENCH
LANDSCAPE ARCHITECT
94 COMMERCIAL STREET
PORTLAND, MAINE 04101



No.	Date	By	Desc.
1	9/20/00	4900	As-Built
2	7/6/97	7697	As-Built
3	6/9/90	6930	As-Built
4	9/22/00	6930	As-Built

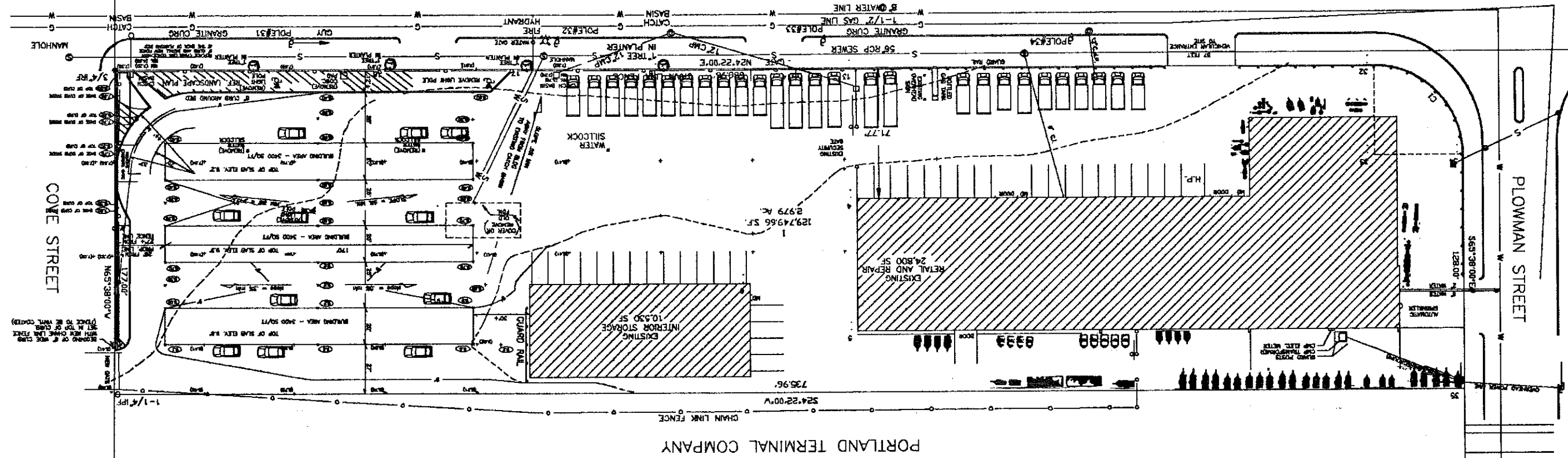
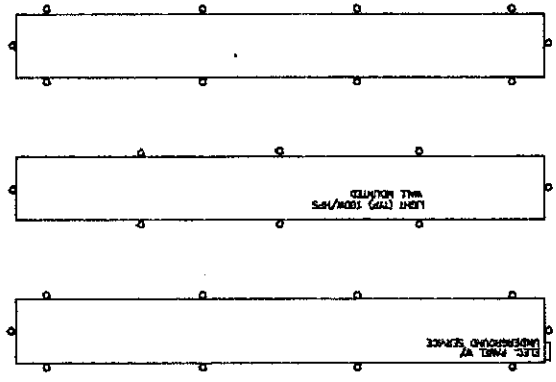
TYPICAL FNDT. SECTION
N.T.S.



PARKING REQUIREMENTS
EXISTING RETAIL AND REPAIR
EXISTING INTERIOR STORAGE
EXISTING EXTERIOR STORAGE
PROPOSED EXTERIOR STORAGE
OVER = 1000 SF = 11 SPACES
OVER = 1000 SF = 11 SPACES

- NOTES:
- SOURCE DEED - THE HENLEY-KIMBALL COMPANY TO U-HAUL CO. OF MAINE DATED AUGUST 20, 1980 RECORDED IN BOOK 464B, PAGE 177.
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 - REFERENCE PLAN: PROPERTY PLAN IN PORTLAND MAINE MADE FOR U-HAUL INTERNATIONAL BY H.L. & E.C. JORDAN SURVEYORS UNRECORDED DATED JULY 1973.

ELECTRICAL LIGHTING PLAN



CHANGING SHEET NO. TWO

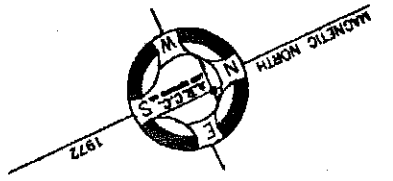
DATE: 03/09/00
JOB NO.: 35
JOB NAME: SITE PLAN
JOB TITLE: U-HAUL CO. OF MAINE
411 MARGINAL WAY
PORTLAND, MAINE

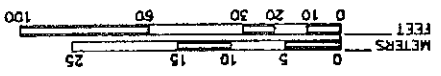
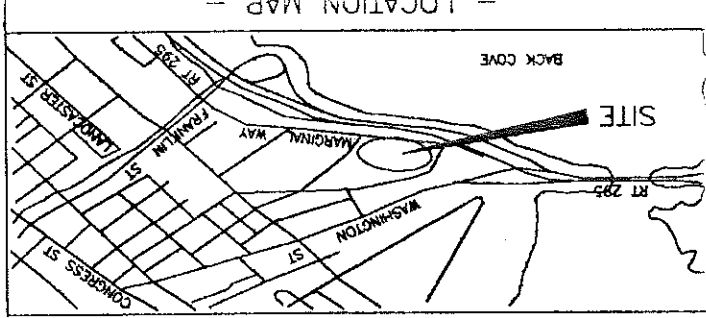
DATE: 10/09/02
JOB NO.: 10/09/02
JOB NAME: JOY & HAMILTON
U-HAUL OF MAINE
MARGINAL WAY
PORTLAND, MAINE

A.R.C.C.
LAND SURVEYORS INC.
P.O. BOX 5095
LEWISTON, MAINE 04243-8092
PHONE: 603-853-1177
FAX: 603-853-1178

NO.	REVISION	DATE	BY

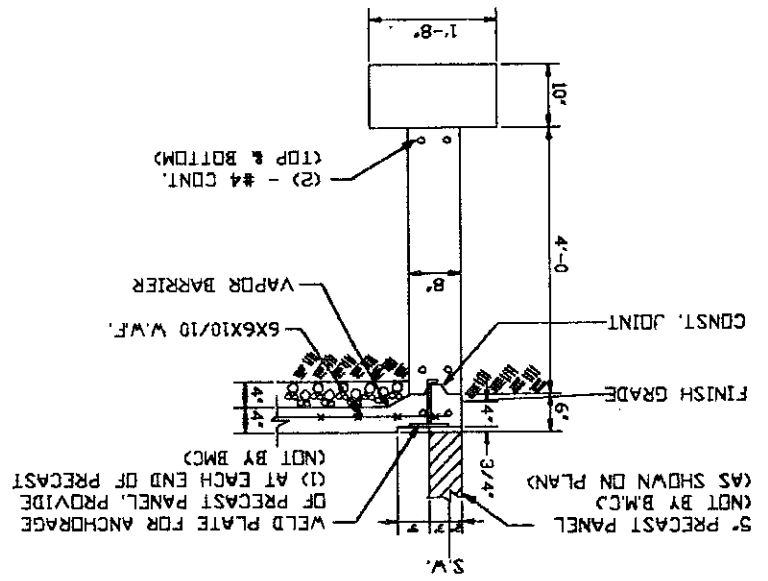
ATTACHMENT 2B
DETAIL





No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
1	90°00'00"	49.00	76.97	69.30	N69°22'00"E

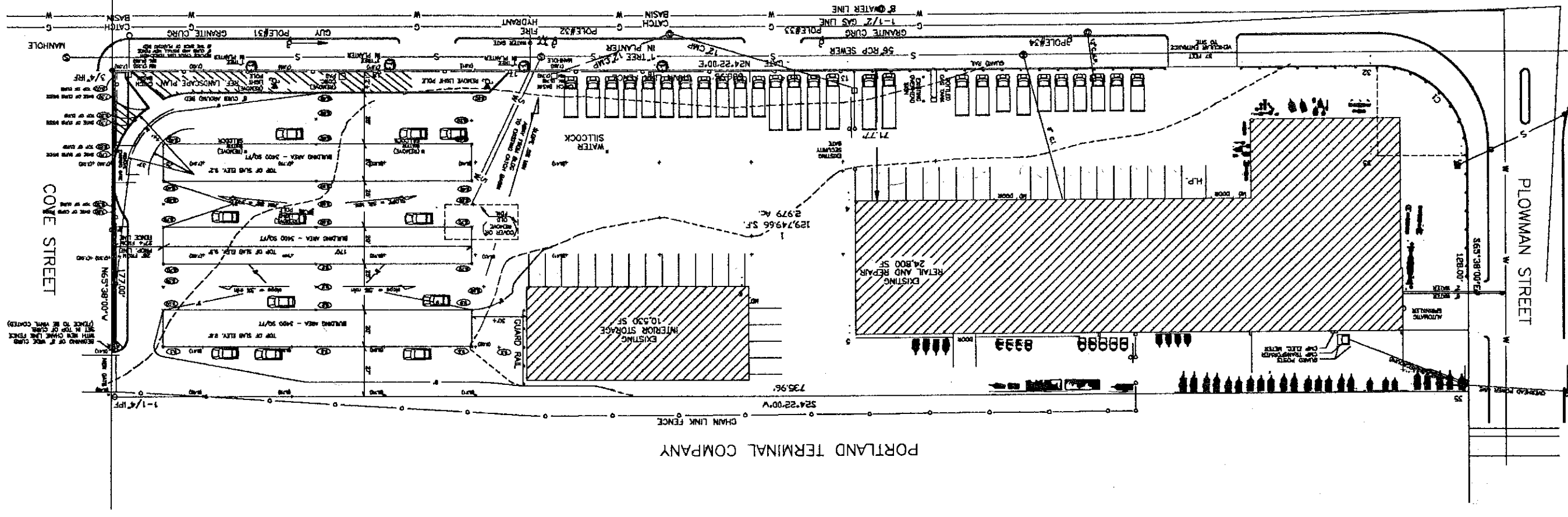
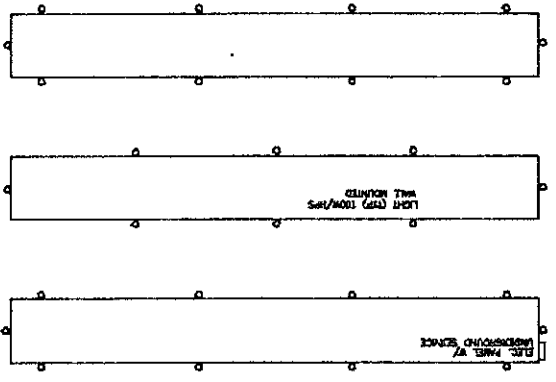
TYPICAL FN.DT. SECTION
N.T.S.



PARKING REQUIREMENTS
EXISTING RETAIL AND REPAIR
EXISTING INTERIOR STORAGE
EXISTING EXTERIOR STORAGE
OTHER = 10000 SF = 11 SPACES
PROPOSED EXTERIOR STORAGE
OTHER = 10000 SF = 11 SPACES

- NOTES :
- SOURCE DEED - THE HEALEY-KIMBALL COMPANY TO U-HAUL CO. OF MAINE DATED AUGUST 20, 1980 RECORDED IN BOOK 4848, PAGE 177.
 - ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - REFERENCE PLAN :
PROPERTY PLAN IN PORTLAND MAINE MADE FOR U-HAUL INTERNATIONAL DATED JULY 1973 DONE BY H.L. & E.C. JORDAN SURVEYORS UNRECORDED

ELECTRICAL LIGHTING PLAN



PORTLAND TERMINAL COMPANY
CHAIN LINK FENCE

DRAWING NO. TWO

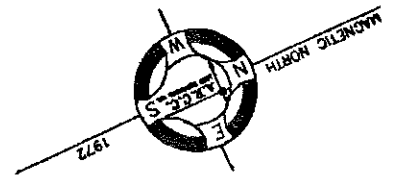
SITE PLAN
U-HAUL CO. OF MAINE
411 MARGINAL WAY
PORTLAND, MAINE

JOB TITLE :
JOY & HAMILTON
U-HAUL OF MAINE
MARGINAL WAY
PORTLAND, MAINE

SCALE : 1/8" = 1'-0" / 1/4" = 1'-0" / 1/2" = 1'-0" / 3/4" = 1'-0" / 1" = 1'-0"

A.R.C.C.
LAND SURVEYORS INC.
P.O. BOX 5042
LEWISBURG, OHIO 44641-8042
PHONE (614) 533-1111
FAX (614) 533-1112

NO.	REV.	DATE	DESCRIPTION



Handwritten notes:
See...
...
...

REVIEW

U-Haul Bldgs:

Knox ~~lock~~ lock
at both gates

ends are concrete

concrete piers between units

typ color: slate black

concrete panels - white sand

doors:

signage - no signage

Bill Bray would like to eliminate left hand turn off
no problem w/ access w/in site

all access is in front of initial bldg
relocate access gate to rear.

pinipers would grow + track

site now used for rental vehicles - open parking lot
only in marginal use now

Gates to have Knox padlocks ~~but~~ ^{for} nighttime access by
fire dept.

Chain link fence to be inside landscaping
around bldg?

Where are making van to be parked

U-Haul has been parking on Marginal Way - Bill Brown

impact on parking

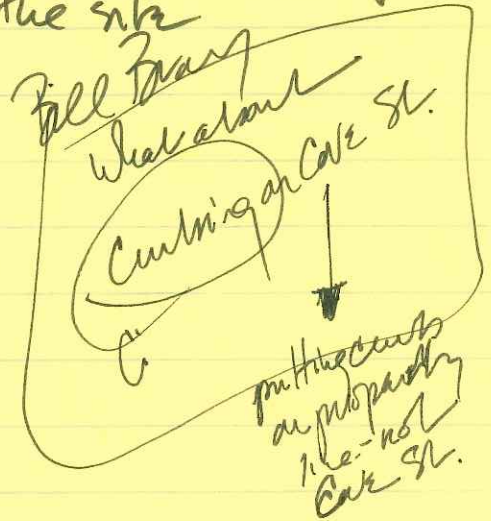
Strip it out

→ user is the parking need.

What is the parking requirement on the site

Frontage on Case Street.

is parking allowed on Marginal



need calculations from

have someone from U-Haul here to address parking.
- what do they maintain as a fleet there

- Could make it a requirement of approval

- also want to show entry points

show parking for users
" " for trucks

Peter Martinielli
603-627-9182

have public water address parking on the street.

- add more trees along Case St.

M

Debbie Andrews
- Planning



Inspection Services
Samuel P. Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 13, 1992

U-Haul Int'l Inc.
411 Marginal Way
Portland, ME 04101

Re: 411 Marginal Way

Dear Sir,

Your application to construct (3) three foundations (20'x170') for rental storage has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all the requirements of this letter are met.

Site Plan Review Requirements

- Inspection Services Approved
- Public Works Approved
- Fire Department Gates shall have either Knox Box Keys or access cards or Knox Padlocks provided.
- Planning Department All storage of commercial vehicles and apparatus shall be accommodated on site and only in area designated on the attached

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

The change in the foundation design architect, Mr.

If you have any questions hesitate to contact this

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

cc: W. Giroux, Building I
M. Esterberg, Planning
LT W. Garroway, Fire
D. Andrews, Planning

389 Congress Street

U-Haul Int'l Inc.
Applicant
411 Marginal Way - Portland, ME 04101
Mailing Address
Proposed Use of Site
2.97 acres / 20'x170' - 3 bldgs
Acreage of Site / Ground Floor Coverage

411 Marginal Way
Address of Property
Site Identifier
Zoning of Property

- Site Location Review (DEP) Required: () Yes () No
- Board of Appeals Action Required: () Yes () No
- Planning Board Action Required: () Yes () No

Other Comments: contact person: William Ham

Date Dept. Review Due:

Major Site Plan Review

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

U-Haul Company of Maine, Vermont & New Hampshire - 1-800-553-5998

December 12, 1990

Applicant: Peter Martinelli
515 South Willow St., Manchester, N.H. 03103

Date

Mailing Address: U-Haul Mini-Storage

Address of Proposed Site: 411 Marginal Way

Proposed Use of Site: 3.5 STAMENSA. / 6,000.00

Site Identifier(s) from Assessors Maps: XXX 9-A-6

Acres: 3.5 / Ground Floor Coverage

Zoning of Proposed Site: I-2

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors: 2

Board of Appeals Action Required: () Yes () No

Total Floor Area: 12,000.00

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received) _____

Major Development — Requires Planning Board Approval: Review Initiated

Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN	
APPROVED													CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY													
DISAPPROVED													

REASONS: _____

(Attach Separate Sheet if Necessary)


 2.11.91 (still need a PG)

SIGNATURE OF REVIEWING STAFF/DATE

Planning & Urban Development

Joseph E. Gray Jr.
Director



CITY OF PORTLAND

February 15, 1991

Mr. Peter Martinelli
U-Haul
515 South Willow Street
Manchester, NH 03103

Re: U-Haul on Marginal Way

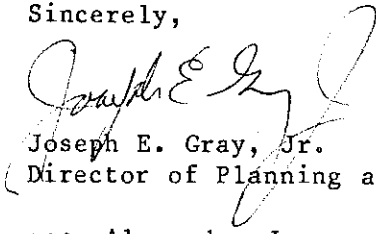
Dear Mr. Martinelli:

On February 12, 1991 the Portland Planning Authority granted minor site plan approval for the U-Haul mini-storage expansion on Marginal Way.

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. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Any request to extend site plan approval must be received in written form, prior to original site plan approval expiration. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before a building permit can be issued. A defect bond, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

If there are any questions, please contact the Planning Staff.

Sincerely,


Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Sarah Greene, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Administrator
Bruce Ringrose, City Engineer
William Boothby, Principal Engineer
Stephen Harris, Planning Engineer
William Bray, Traffic Engineer
Jeff Tarling, City Arborist
Benjamin H. O'Reilly, Jr., Superintendent of Parks and Islands
Approval Letter File

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Deb Andrews, Senior Planner

FROM: Melodie Esterberg PE, Development Review Coordinator *Melodie Esterberg*

DATE: October 23, 1992

SUBJECT: Proposed Self Storage Buildings
U-Haul Company of Maine

I have reviewed the plans for the proposed self storage buildings to be constructed at the existing U-Haul facilities at 411 Marginal Way. My comments are as follows:

Storm Water Management

The existing site is paved in its entirety, therefore there is no increase of impervious surface and corresponding stormwater associated with the proposed development. The site will be regraded to prevent ponding of runoff between the new buildings. All stormwater runoff will be directed to existing catch basins on site which then tie into the city system in Marginal Way.

Erosion and Sedimentation Control

Given the site topography and the nature of construction, erosion and sedimentation is expected to be minimal. However, during construction the existing catch basins should be protected from sediments. This can be accomplished by installing hay bales or silt fence around the catch basins prior to starting construction.

Sanitary Sewer and Water

The self storage buildings will not have any sanitary facilities. For this reason, no additional sanitary or water flows will be generated by this project.

WESTINGHOUSE ELECTRIC CORP

GATEWAY CENTER
PITTSBURG PA
009 - A-002-001 15222

CEDARS NURSING CARE CENTER

PO BOX 466
PORTLAND ME
010 - B-008-001 04112

JHA SERVICES INC
% CEDARS NURSING CARE CENTER
PO BOX 466
PORTLAND ME
010 - C-001-001 04112

~~CITY OF PORTLAND~~

~~389 CONGRESS ST
PORTLAND ME
008 - A-004-001 04101~~

~~CITY OF PORTLAND~~

~~389 CONGRESS ST
PORTLAND ME
008 - A-007-001 04101~~

77 TARRYTOWN RD STE 100
WHITE PLAINS NY
010 - E-002-001 10607

SHEVIS %ALLEN SCREEN PRINTING
PO BOX 4835
46 COVE ST
PORTLAND ME
010 - H-004-001 04101

STONE RICHARD I FARM ROAD

PO BOX 928
BANGOR ME
010 - H-001-001 04401

TIBBETTS KATHLEEN A

889 SAWYER ST
SO PORTLAND ME
010 - A-036-001 04106

U-HAUL REAL ESTATE CO
C/O AMERCO REAL ESTATE
PO BOX 29046
PHOENIX AZ
009 - A-006-001 85038

~~U-HAUL REAL ESTATE CO
C/O AMERCO REAL ESTATE
PO BOX 29046
PHOENIX AZ
009 - A-007-001 85038~~

WATERHOUSE ALINA & RAYMOND H
JTS
105 PARTRIDGE CIR
PORTLAND ME
010 - D-001-001 04102

WEST HAROLD L
& CHRISTINA E JTS
9 GOULD ST
PORTLAND ME
010 - A-027-001 04101

~~WEST HAROLD L
& CHRISTINA E JTS
9 GOULD ST
PORTLAND ME
010 - A-028-001 04101~~

~~WEST HAROLD L
& CHRISTINA E JTS
9 GOULD ST
PORTLAND ME~~

PORTLAND TERMINAL CO TAX
DEPARTMENT
IRON HORSE PARK
NO BILLERICA MA
008 - A-006-001 01882

~~PORTLAND TERMINAL CO TAX
DEPARTMENT
IRON HORSE PARK
NO BILLERICA MA
009 - A-005-001 01882~~

~~PORTLAND TERMINAL CO TAX
DEPARTMENT
IRON HORSE PARK
NO BILLERICA MA
010 - H-003-001 01882~~

PORTLAND WEST NEIGHBOR HOOD
PLANNING COUNCIL
155 BRACKETT ST PO BOX 1278
PORTLAND ME
010 - F-009-001 04104

~~PORTLAND WEST NEIGHBOR HOOD
PLANNING COUNCIL
155 BRACKETT ST PO BOX 1278
PORTLAND ME
010 - G-006-001 04102~~

PORTNOY NEIL &
HANNAH V HOLMES JTS
53 HAMMOND ST
PORTLAND ME
010 - F-006-001 04101

PRESTON MILLEDGE A JR AND
LORRAINE M OR SURV
51 HAMMOND ST
PORTLAND ME
010 - F-008-001 04101

RICCHIO JOHN S
& DENISE L JTS
61 HAMMOND ST
PORTLAND ME
010 - F-001-001 04101

RICE GEOFFREY I
% THOMAS LAYTE
BOX 4845
PORTLAND ME
010 - A-029-001 04101

SANDELMAN SANFORD JR

202 WASHINGTON AVE
PORTLAND ME
010 - A-019-001 04101

LORING CHARLES
AMVETS POST NO 25
186 WASHINGTON AVE
PORTLAND ME
010 - F-002-001 04101

MAINE AUTOMOBILE ASSOC
425 MARGINAL WAY
PO BOX 3544
PORTLAND ME
008 - A-005-001 04104

MALONEY PHILIP & PHYLLIS JTS

218 WASHINGTON AVE
PORTLAND ME
010 - A-015-001 04101

MCDUFFIE STEPHEN J
& CHRISTINE D JTS
52 WELLWOOD RD
PORTLAND ME
009 - A-016-001 04103

MILLEY STEPHEN R
& ELIZABETH JTS
22 ANDERSON AVE
YARMOUTH ME
010 - A-024-001 04096

NAPPI JOHN JR
& ROSE JTS C/O NAPPI'S BAKERY
220 ANDERSON ST
PORTLAND ME
009 - A-013-001 04101

ORLANDO LOUIS S

7 OAKLEY ST
PORTLAND ME
010 - F-004-001 04103

P & J CORPORATION
C/O STANDARD ELEC CO
327 MARGINAL WAY
PORTLAND ME
010 - H-002-001 04101

PINE STATE ELEVATOR CO

230 ANDERSON ST
PORTLAND ME
010 - A-040-001 04101

GAGNON WILLIAM H JR,
STACEY W MORRISON ETAL
200 ANDERSON ST
PORTLAND ME
010 - E-001-001 04101

GERBER JOHN H
& SANDRA B JTS
112 LONGWOOD DR
PORTLAND ME
009 - A-017-001 04102

GORDON FRANK B C
& O HARCON CORP
110 ANDERSON ST
PORTLAND ME
010 - H-005-001 04101

GOULD ORIELLA & REGINALD G
JTS
215 PINE PT RD
SCARBOROUGH ME
010 - F-007-001 04074

INVESTMENT ASSOCIATES INC

PO BOX 465 DTS
PORTLAND ME
009 - A-014-001 04112

~~INVESTMENT ASSOCIATES INC

PO BOX 465 DTS
PORTLAND ME
009 - A-015-001 04112~~

~~INVESTMENT ASSOCIATES INC

PO BOX 465 DTS
PORTLAND ME
010 - H-006-001 04112~~

~~INVESTMENT ASSOCIATES INC

PO BOX 465 DTS
PORTLAND ME
010 - H-007-001 04112~~

KANE PETER

243 SPURWINK AVE
CAPE ELIZABETH ME
010 - A-030-001 04107

KELLY KEVIN D

U-Haul

CHANDLER GRANT & DIANE
THORNTON JTS
288 CABBELL SHORE RD
GRAY ME
010 - F-003-001 04039

CLIFFORD HERBERT B
C/O ROCKINGHAM ELECTRIC
SPAULDING TURNPIKE
NEWINGTON NH
010 - A-008-001 03801

CLIFFORD HERBERT B

219 ANDERSON ST
PORTLAND ME
010 - A-010-001 04101

~~CLIFFORD HERBERT B SR
C/O ROCKINGHAM ELECTRIC
SPAULDING TURNPIKE
NEWINGTON NH
010 - A-013-001 03801~~

CROCKETT IRVING H
& MILDRED W JTS
56 HAMMOND ST
PORTLAND ME
010 - G-002-001 04101

CUMMINGS JOSEPH A

180 WASHINGTON AVE
PORTLAND ME
010 - F-011-001 04101

FABER-ANDERSON STREET CO

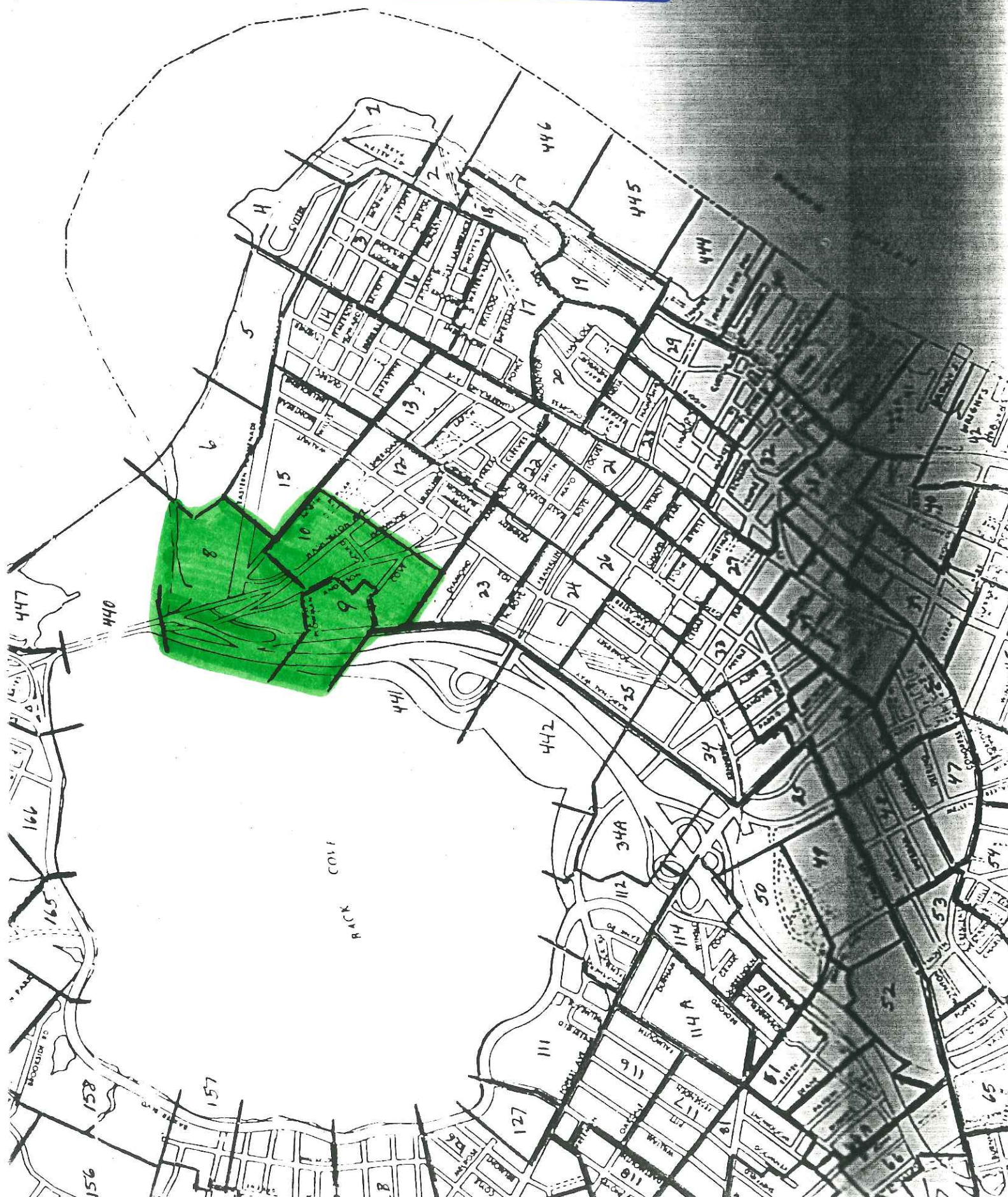
449 MAIN ST
ROCKLAND ME
010 - A-021-001 04841

FERRANTE THOMAS C
& DONNA M JTS
48 HAMMOND ST
PORTLAND ME
010 - G-004-001 04101

FOGG JAMES V
& SUSAN JTS
67 MASS AVE
PORTLAND ME
010 - A-026-001 04102

Drawer 5

- U-Haul
Marginal Way





Melodie Esterberg
- Planning

Inspection Services
Samuel P. Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 13, 1992

U-Haul Int'l Inc.
411 Marginal Way
Portland, ME 04101

Re: 411 Marginal Way

Dear Sir,

Your application to construct (3) three foundations (20'x170') for rental storage has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all the requirements of this letter are met.

Site Plan Review Requirements

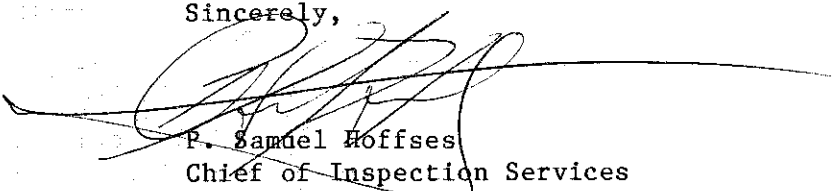
- Inspection Services - Approved
 - Public Works - Approved
 - Fire Department - Approved
 - Planning Department - Approved
- Gates shall have either Knox Box Keys or access cards or Knox Padlocks provided.
- All storage of commercial vehicles and apparatus shall be accommodated on site and only in area designated on the attached site plan. Such storage shall not conflict with required parking spaces for customers.

Building Code Requirements

The change in the foundation plan must be approved by U-Haul Int'l Inc. and the design architect, Mr. William E. Hamilton, before work begins.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

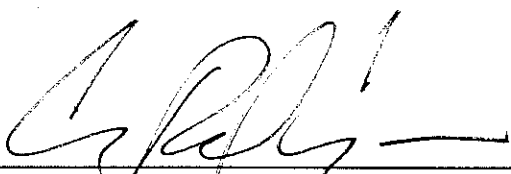
- cc: W. Giroux, Building Inspections
- M. Esterberg, Planning
- LT W. Garroway, Fire Prevention Bureau
- D. Andrews, Planning

PBM1

CITY OF PORTLAND
MEMORANDUM

TO: Duane G. Kline, Director of Finance
FROM: Craig R. Carrigan, PE, Development Review Coordinator
DATE: December 13, 1993
RE: UHaul Site, 411 Marginal Way

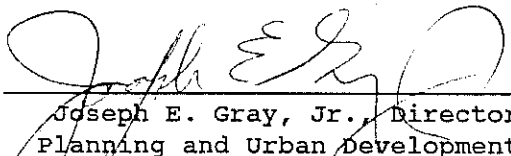
Please inform Dawn Mensendick of Republic Western Insurance Co., 2721 North Central Avenue, Phoenix Arizona 85004, that the City of Portland releases all claim to the performance guarantee associated with Bond No. 18PF 6020. This release is based on the execution, this date, of a satisfactory defect guarantee.



Craig R. Carrigan, PE
Development Review Coordinator



Natalie L. Burns
Associate Corporation Counsel



Joseph E. Gray, Jr., Director
Planning and Urban Development

Duane G. Kline
Director of Finance

cc: Paul Niehoff, Materials Engineer

CITY OF PORTLAND
MEMORANDUM

TO: Chair DeCoursey and Members of the Portland Planning Board

FROM: Deborah Andrews, Senior Planner

DATE: October 13, 1992

RE: Site Plan Review of Proposed 3-Building Addition to U-Haul Site;
U-Haul International, Inc., applicant.

U-Haul International proposes to construct three 20' x 170' self-storage buildings at the south end of its present complex at 411 Marginal Way. The buildings will have a total ground coverage of 10,200 square feet. The area proposed for construction is now an open parking lot, which is largely unused.

As the enclosed site plan (Attachment 2) indicates, the three buildings are to be placed one in front of the other with their long side facing Marginal Way. Access to the storage units is from a single curb-cut located directly in front of U-Haul's main building on the north end of the lot. Those entering the proposed storage area will pass through a security gate located at the south end of the main building. A card system will activate the gate. (Emergency vehicles will be able to access this area through a Knox-lock; a second emergency access gate, with Knox-lock, is to be located at the southeast corner of the self-storage units on Cove Street.)

The plan calls for 25' wide access lanes between storage buildings and a 27' wide lane at the southern end of the property. According to Lt. Garroway of the Fire Prevention Bureau, this width should allow sufficient space for emergency vehicles.

Each 20' x 170' single-story building will house 34 bays. The buildings are to be Butler manufactured and constructed of concrete, corrugated metal and asphalt roofing. Building colors are to be white sand for the concrete piers and side walls, orange for the metal doors, and black for the trim and roofing. No permanent signage is proposed for the building. See Attachment 3 for photograph of completed storage facility in Auburn; the proposed Portland building will be identical in appearance.

The southeast perimeter of the site is currently enclosed within a chain link fence. This fence, which is deteriorated, will be replaced with a dark-colored, vinyl-coated chain link fence. That portion of the fence along Marginal Way is to be moved in 12 feet towards the interior of the lot to make room for a landscaped buffer along the street edge. The proposed buffer consists of eight evenly-spaced deciduous trees (Marshalls green ash), with an understory of junipers and redosier dogwoods. At maturity, the junipers grow to 5-6 feet; the proposed ash is also a fairly large tree. This buffer will wrap a short distance around the corner along Cove Street. Jeff Tarling, City Arborist, has reviewed and approved the proposed landscaping. (See Attachment 4 for landscape plan.)

Stormwater sheet flows to existing catch basins on site. No additional runoff will be generated by the proposed development.

ATTACHMENTS:

1. 9/29/92 letter from architect Bill Hamilton
2. Site plan
3. Photograph of recently completed storage buildings in Auburn; proposed buildings to be identical (not available at time of this writing)
4. Landscaping plan

M

and since these mini storage units are significantly smaller we anticipate no problems with the soils for this project.

- b. Location of watercourses: The proposed drainage is going to exit the site essentially the same way it does now with no increase in volume.
- c. Physical building information - new and existing: This information is shown on the site plan and/or on the U-Haul Detail sheets.
- d. Buildings on abutting sites: Since this site is surrounded by roads or railroad lines, no abutting buildings are shown.
- e. Utility locations: All are shown on the Site Plan. Only electrical power is used in the Mini Storage units. There is no solid waste generated by the proposed use.
- f. Easements - rights-of-way: Does not apply.
- g. Pedestrian - vehicular access and parking: The units have been located to allow emergency access. All other parking is to be located in front of the individual storage units. From experience it is anticipated there will be an average of 8 to 12 vehicles per day (maximum) accessing the storage.
- h. Landscaping: See site and landscape plan.
- i. Fencing and screening: See site plan.
- j. Lighting: See site plan and U-Haul detail sheets.
- k. Traffic: A traffic report from William Bray will be available soon.

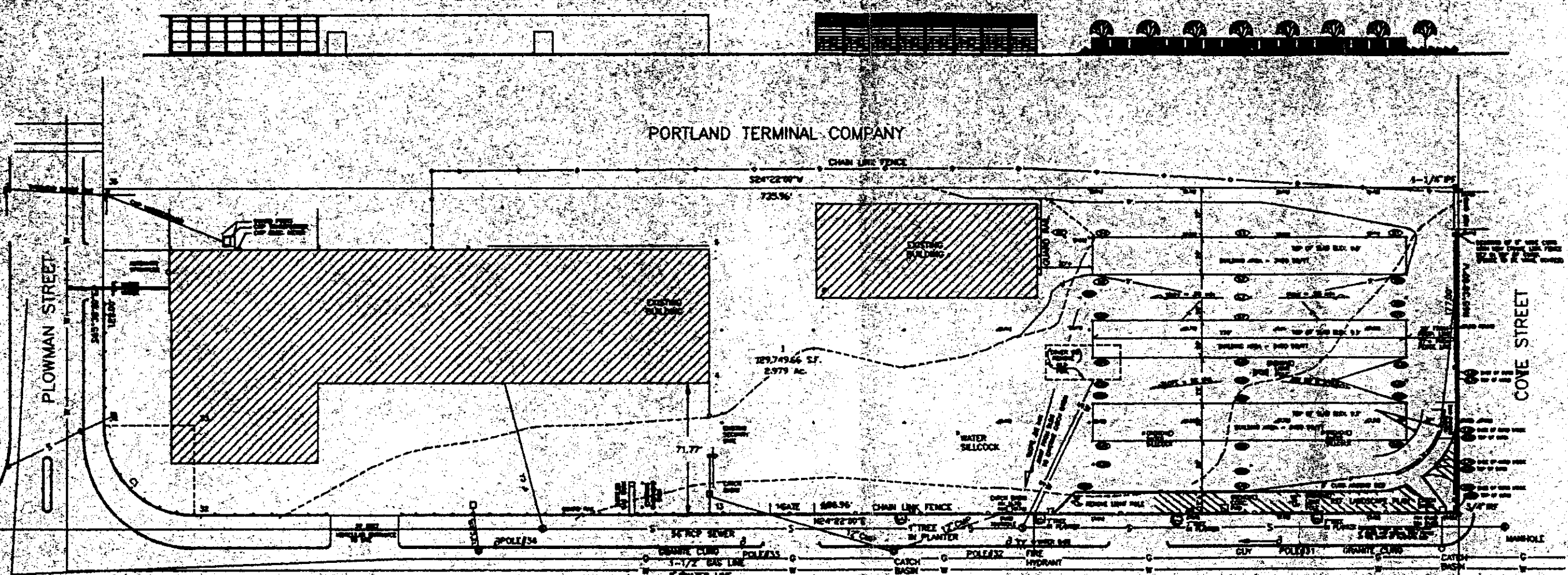
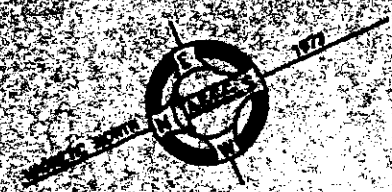
CONSTRUCTION PROJECTIONS:

It is anticipated that this project will take approximately two months to construct and cost between two and three hundred thousand dollars. Financing will be the responsibility of U-Haul International Inc.

I hope this letter and the accompanying plans will meet all your needs. If there are any questions please do not hesitate to call.

Sincerely,

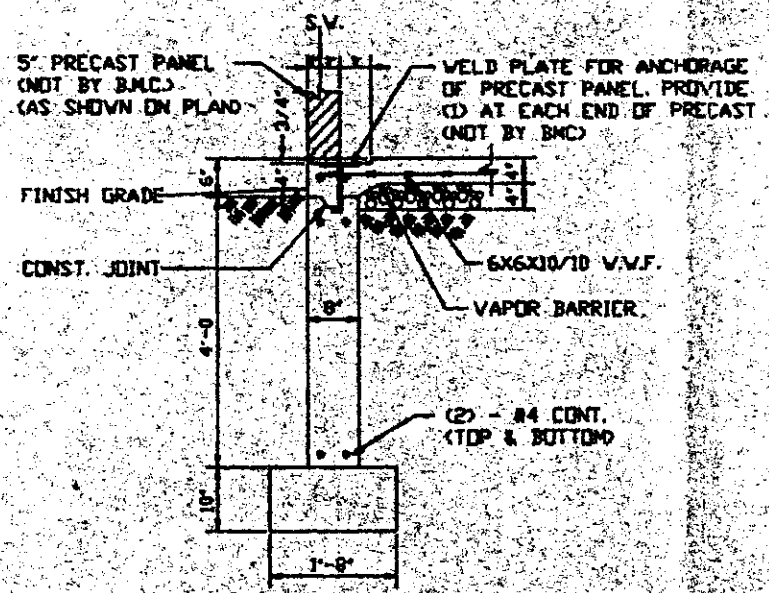
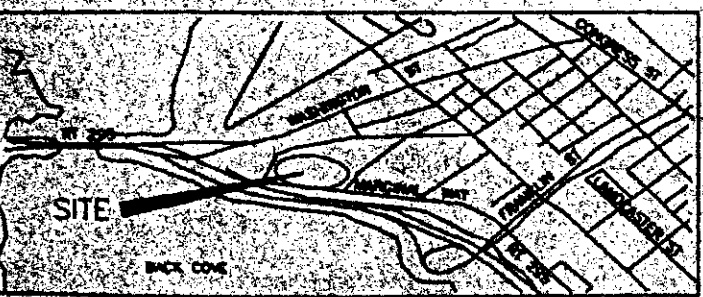
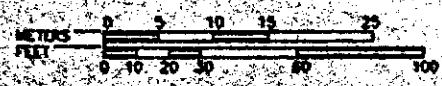
William E. Hamilton



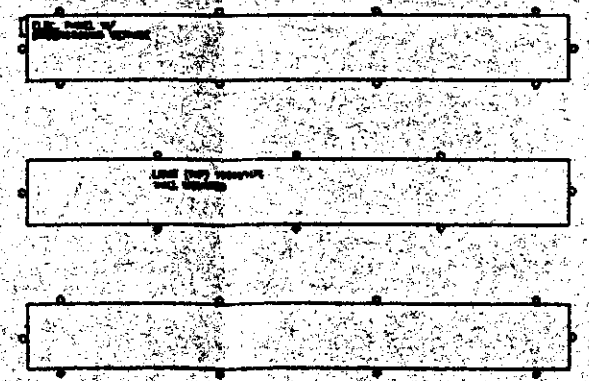
PORTLAND TERMINAL COMPANY

MARGINAL WAY

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
1	10.00	43.80	74.57	69.50	107.22 05'



TYPICAL FNDT. SECTION
N.T.S.



ELECTRICAL LIGHTING PLAN

NOTES

1. SOURCE DEED - THE HENLEY-SMITH COMPANY TO U-HAUL CO. OF MAINE DATED AUGUST 20, 1980, RECORDED IN BOOK 4848, PAGE 177.
2. ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. REFERENCE PLAN - PROPERTY PLAN IN PORTLAND MAINE MADE FOR U-HAUL INTERNATIONAL DATED JULY 1983 DONE BY H.S. & C.O. JORDAN SURVEYORS (UNRECORDED)



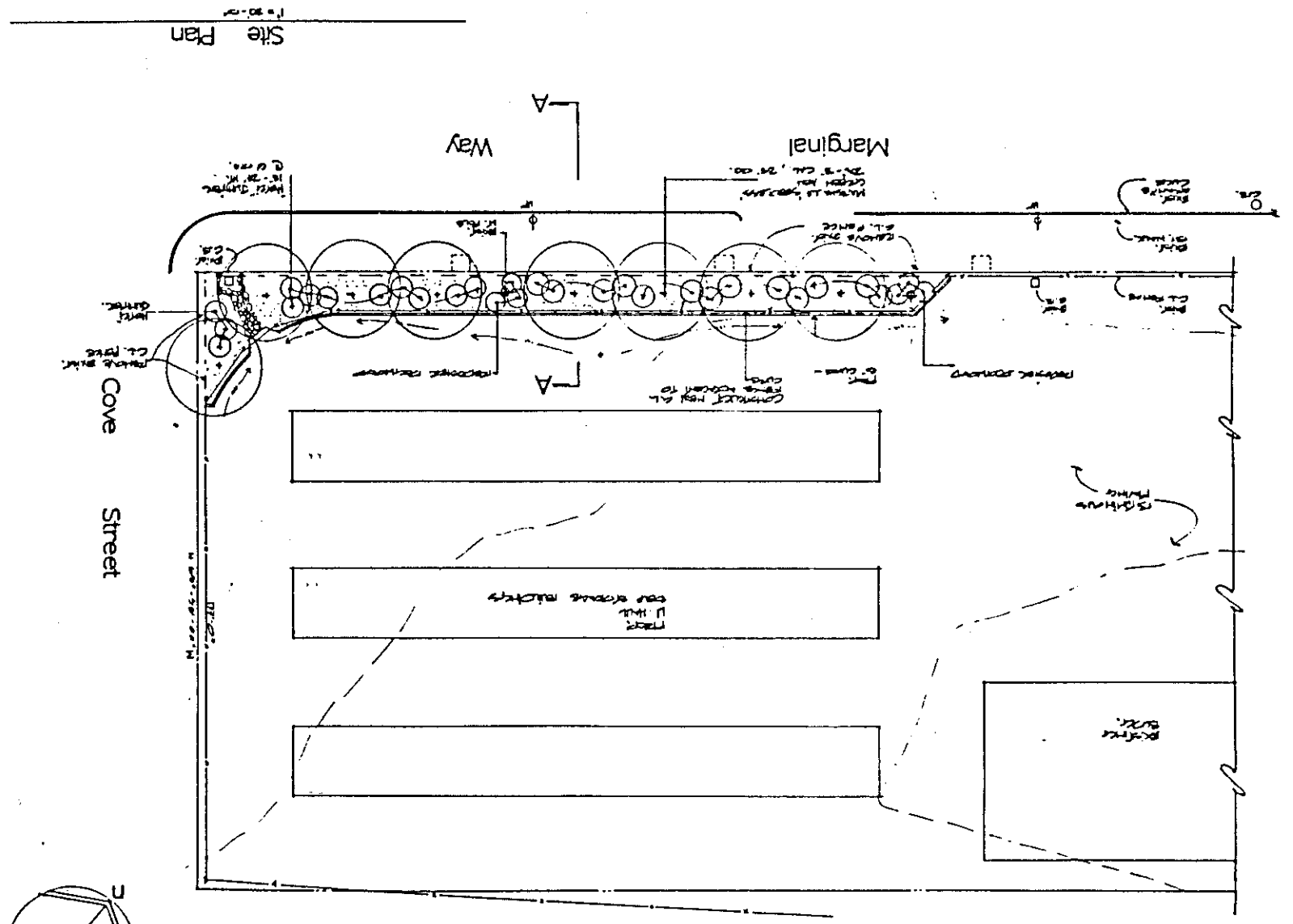
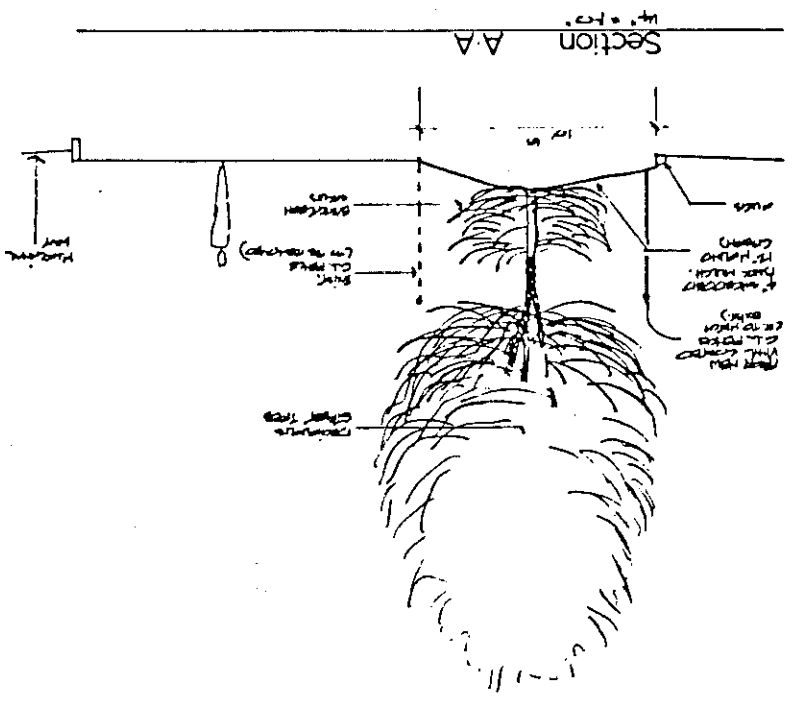
JOY & HAMILTON
U-HAUL OF MAINE
MARGINAL WAY
CUMBERLAND COUNTY, MAINE

SITE PLAN
U-HAUL CO. OF MAINE
411 MARGINAL WAY
PORTLAND, MAINE

U-HAUL Self Storage Building
 Marginal Way
 Portland, ME.
 Landscape Plan
 Anthony Muench
 Landscape Architect
 94 Commercial Street
 Portland, Maine 04101

PLANT TOTALS

REDWOOD DOGWOOD	6
HARDY JUNCK	25
MIRACULOUS 'SERRIS' KAY B	8



Attachment #4

**CITY OF PORTLAND
MEMORANDUM**

TO: Chair DeCoursey and Members of the Portland Planning Board

FROM: Deborah Andrews, Senior Planner

DATE: October 13, 1992

RE: Site Plan Review of Proposed 3-Building Addition to U-Haul Site;
U-Haul International, Inc., applicant.

U-Haul International proposes to construct three 20' x 170' self-storage buildings at the south end of its present complex at 411 Marginal Way. The buildings will have a total ground coverage of 10,200 square feet. The area proposed for construction is now an open parking lot, which is largely unused.

As the enclosed site plan (Attachment 2) indicates, the three buildings are to be placed one in front of the other with their long side facing Marginal Way. Access to the storage units is from a single curb-cut located directly in front of U-Haul's main building on the north end of the lot. Those entering the proposed storage area will pass through a security gate located at the south end of the main building. A card system will activate the gate. (Emergency vehicles will be able to access this area through a Knox-lock; a second emergency access gate, with Knox-lock, is to be located at the southeast corner of the self-storage units on Cove Street.)

The plan calls for 25' wide access lanes between storage buildings and a 27' wide lane at the southern end of the property. According to Lt. Garroway of the Fire Prevention Bureau, this width should allow sufficient space for emergency vehicles.

Each 20' x 170' single-story building will house 34 bays. The buildings are to be Butler manufactured and constructed of concrete, corrugated metal and asphalt roofing. Building colors are to be white sand for the concrete piers and side walls, orange for the metal doors, and black for the trim and roofing. No permanent signage is proposed for the building. See Attachment 3 for photograph of completed storage facility in Auburn; the proposed Portland building will be identical in appearance.

The southeast perimeter of the site is currently enclosed within a chain link fence. This fence, which is deteriorated, will be replaced with a dark-colored, vinyl-coated chain link fence. That portion of the fence along Marginal Way is to be moved in 12 feet towards the interior of the lot to make room for a landscaped buffer along the street edge. The proposed buffer consists of eight evenly-spaced deciduous trees (Marshalls green ash), with an understory of junipers and redosier dogwoods. At maturity, the junipers grow to 5-6 feet; the proposed ash is also a fairly large tree. This buffer will wrap a short distance around the corner along Cove Street. Jeff Tarling, City Arborist, has reviewed and approved the proposed landscaping. (See Attachment 4 for landscape plan.)

Stormwater sheet flows to existing catch basins on site. No additional runoff will be generated by the proposed development.

ATTACHMENTS:

1. 9/29/92 letter from architect Bill Hamilton
2. Site plan
3. Photograph of recently completed storage buildings in Auburn; proposed buildings to be identical (not available at time of this writing)
4. Landscaping plan

and since these mini storage units are significantly smaller we anticipate no problems with the soils for this project.

- b. Location of watercourses: The proposed drainage is going to exit the site essentially the same way it does now with no increase in volume.
- c. Physical building information - new and existing: This information is shown on the site plan and/or on the U-Haul Detail sheets.
- d. Buildings on abutting sites: Since this site is surrounded by roads or railroad lines, no abutting buildings are shown.
- e. Utility locations: All are shown on the Site Plan. Only electrical power is used in the Mini Storage units. There is no solid waste generated by the proposed use.
- f. Easements - rights-of-way: Does not apply.
- g. Pedestrian - vehicular access and parking: The units have been located to allow emergency access. All other parking is to be located in front of the individual storage units. From experience it is anticipated there will be an average of 8 to 12 vehicles per day (maximum) accessing the storage.
- h. Landscaping: See site and landscape plan.
- i. Fencing and screening: See site plan.
- j. Lighting: See site plan and U-Haul detail sheets.
- k. Traffic: A traffic report from William Bray will be available soon.

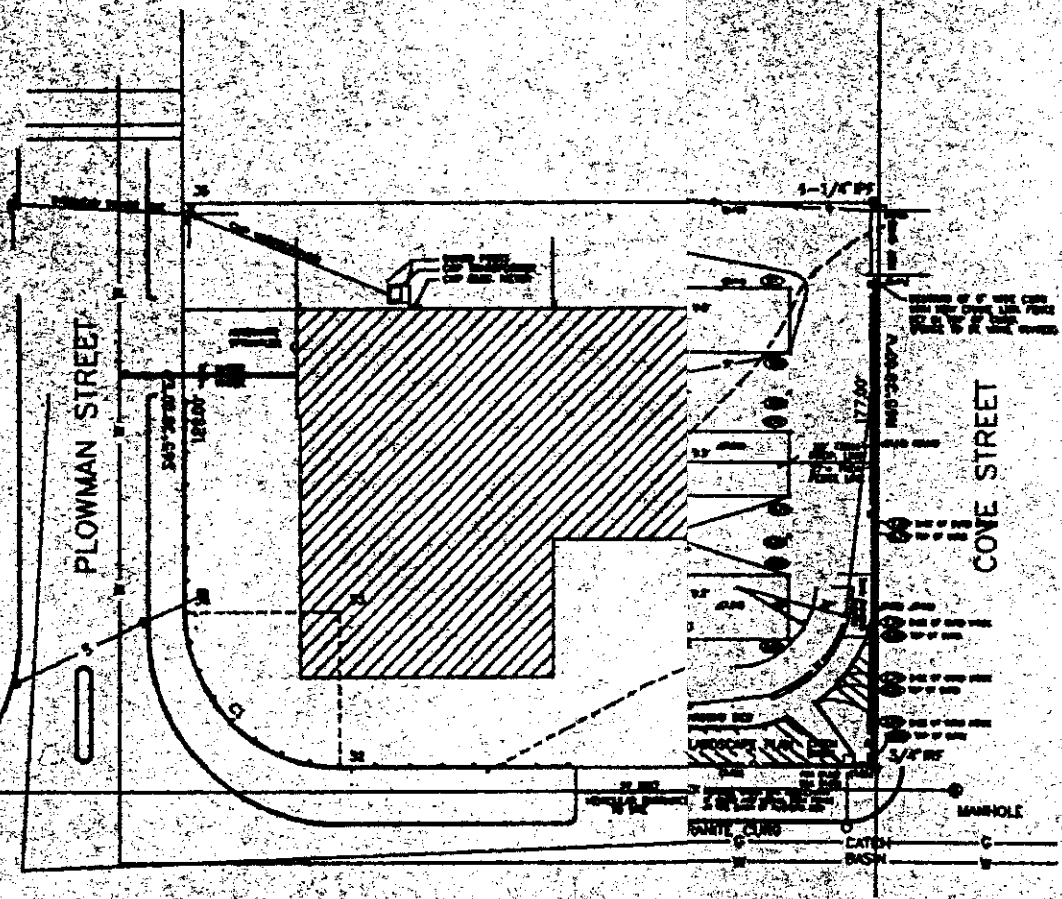
CONSTRUCTION PROJECTIONS:

It is anticipated that this project will take approximately two months to construct and cost between two and three hundred thousand dollars. Financing will be the responsibility of U-Haul International Inc.

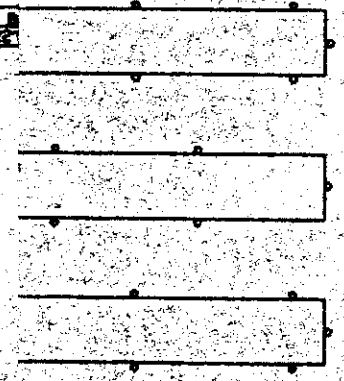
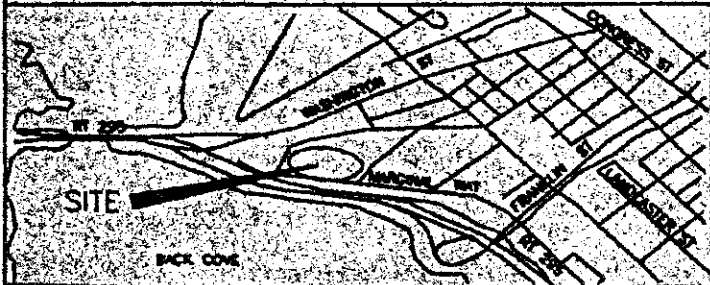
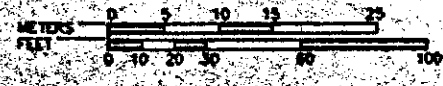
I hope this letter and the accompanying plans will meet all your needs. If there are any questions please do not hesitate to call.

Sincerely,

William E. Hamilton



No.	Dials	Radius	Arc Length	Chord Length	Chord B
1	170° 00' 00"	149.86	74.97	169.58	169.58



ELECTRICAL LIGHTING PLAN

BY GENERAL COMPANY TO U-HAUL CO.
 3, 1980, RECORDED IN BOOK 4648, PAGE 177.
 DO NOT REFER TO THE CAMBERLAND COUNTY

NOTLAND NAME MADE FOR U-HAUL INTERNATIONAL
 BY M.E. & E.C. JORDAN SURVEYORS UNRECORDED



JOY & HAMILTON
 U-HAUL OF MAINE
 MARGINAL WAY
 CAMBERLAND COUNTY, PORTLAND, MAINE

SITE PLAN
 U-HAUL CO. OF MAINE
 411 MARGINAL WAY
 PORTLAND, MAINE

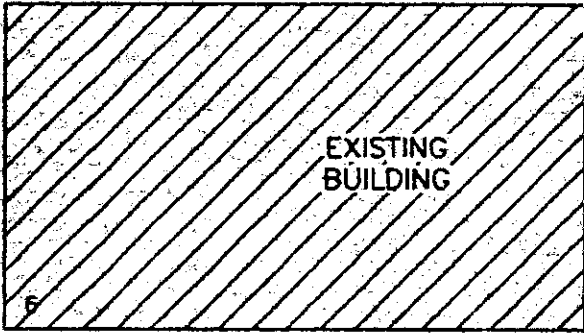


PORTLAND TER

CHAIN LINK FENCE

S24°22'00"W

735.96'



EXISTING BUILDING

NEW GATE

N65°38'00"W

BEGINNING OF 8" WIDE CURB WITH NEW CHAIN LINK FENCE SET IN TOP OF CURB. (FENCE TO BE VINYL COATED)

(7.53) +(7.02)

(7.50) BASE OF CURB (8.50) TOP OF CURB

(7.53) +(7.02) (7.70) BASE OF CURB INSIDE (8.30) TOP OF CURB

(7.70) BASE OF CURB INSIDE (8.20) TOP OF CURB

(7.50) BASE OF CURB INSIDE (8.00) TOP OF CURB

COVE STREET

129,749.66 S.F.
2.979 Ac.

WATER SILC

1 GATE 686.96' CHAIN LINK FENCE

N24°22'00"E

1" TREE 12" CMP IN PLANTER

3/4" IRF

MANHOLE



CATCH BASIN

POL

JOB TITLE :

DRAWING TITLE :

DRAWING NO.

JOB NO.

JOY & HAMILTON
U-HAUL OF MAINE
MARGINAL WAY

SITE PLAN
U-HAUL CO. OF MAINE
411 MARGINAL WAY
PORTLAND, MAINE

THREE

3248

CUMBERLAND COUNTY PORTLAND, MAINE

FIELD BK: 03 JOB DISK: 35 DWG. DISK: 35 DWG. BY: A.W.M. SCALE: DATE: 10/09/92

CITY OF PORTLAND, MAINE
PLANNING BOARD

Joseph R. DeCoursey, Chair
Kenneth M. Cole III, Vice Chair
Jadine R. O'Brien
Irving Fisher
Cyrus Hagge
John H. Carroll
Donna Williams

October 30, 1992

Peter Martinelli
U-Haul International Inc.
411 Marginal Way
Portland, ME 04101

Dear Mr. Martinelli:

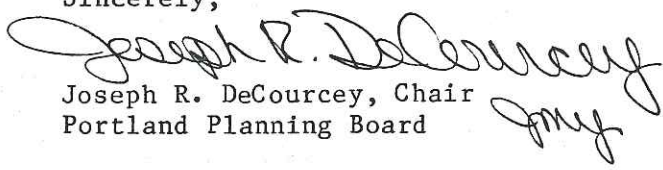
On October 27, 1992 the Portland Planning Board voted unanimously to approve the site plan for the construction of three mini-storage unit buildings within U-Haul's current building complex at 411 Marginal Way. The approval was granted for the project with the following condition:

1. All storage of unleased commercial vehicles and apparatus shall be accommodated on site and only in areas designated on the attached site plan. Such storage shall not conflict with required parking spaces for customers.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #31-92, which is attached. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

If there are any questions, please contact the Planning Staff.

Sincerely,


Joseph R. DeCoursey, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Deborah Andrews, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Administrator
George Flaherty, Director of Parks and Public Works
William Boothby, Principal Engineer
✓ Melodie Esterberg, Development Review Coordinator
William Bray, City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Wallace Garroway, Fire Prevention
Paul Niehoff, Materials Engineer
Approval Letter File

PBR1

PROPOSAL FOR CONSTRUCTION OF 3 SELF-STORAGE BUILDINGS
411 MARGINAL WAY
SITE PLAN REVIEW
U-HAUL INTERNATIONAL, INC., APPLICANT

Submitted to:

Portland Planning Board
Portland, Maine

October 27, 1992

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I. INTRODUCTION

U-Haul International is requesting site plan approval to construct three 20' x 170' self-storage buildings at the south end of its present complex at 411 Marginal Way. The property is zoned I-2. U-Haul's building complex currently consists of a 24,800 sq. ft. retail/repair building and a 10,530 sq. ft. storage facility. The proposed self-storage buildings, which will have a total ground coverage of 10,200 sq. ft., will be constructed on what is now an open, largely unused parking area south of the existing buildings.

A copy of a 9/29/92 letter from architect Bill Hamilton summarizing the proposal is included as Attachment 1. Attachment 2 is a copy of the proposed site plan (2b is an enlarged detail of the south end of the property). Attachment 3 is a landscape plan for the project. Attachment 4 is a photograph of a recently completed facility in Auburn; the proposed Portland buildings will be identical in appearance. Attachment 5 relates to a proposed traffic improvement project in the area and U-Haul's agreement with such.

Advertisement of the public hearing appeared in the Portland Press Herald on October 19th and 20th, 1992. Approximately 40 notices were sent to area residents.

II. SUMMARY OF FINDINGS

Zoning: I-2 Industrial

Land Area: Total Site: 2.97 acres

Lot Coverage: Almost 100%, with exception of proposed landscaped buffer at south end of property (I-2 zone allows 100% lot coverage)

Use: 3 mini storage unit buildings, each housing 34 bays

Square Footage: Each building: 3,400 sq. ft.
Total: 10,200 sq. ft.

Building Height: 9 ft.

Parking: Required for total complex: 46
(based on separate requirements for storage, retail & repair facilities)

Provided: 46

Adjacent Land Uses: Retail, warehousing, service-related uses

III. PROJECT DESCRIPTION

The applicant proposes to construct three (3) single-story Butler-manufactured buildings at the southern end of its present complex on Marginal Way. The area proposed for construction is currently an open parking lot which is largely unused. Each 20' x 170' building is to house a total of 34 self-storage units, with 17 units accessed on a side.

M

As the site plan (Attachment 2) indicates, the three buildings are to be positioned one in front of the other with their long sides facing Marginal Way. The plan calls for 25' wide access lanes between the three buildings.

Access to the storage units will be from a single curb-cut located directly in front of U-Haul's main building at the north end of the lot. Customers entering the proposed storage building area will pass through a security gate located at the south end of the main building. A card system will activate the gate. Emergency vehicles will be able to access the area through a Knox lock on the gate. A second emergency access gate is to be located at the southeast corner of the lot, on Cove Street.

A landscape buffer is to be planted around the south end of the lot, along Marginal Way and Cove Street. This portion of the site is currently enclosed within a chain link fence. The existing fence, which is deteriorated, will be replaced with a dark-colored, vinyl-coated chain link fence. The portion to the fence that faces Marginal Way will be moved in twelve (12) feet towards the interior of the lot, behind the landscape buffer. Landscaping is to consist of eleven (11) deciduous trees (Marshalls green ash), with an understory of hetzi junipers and redosier dogwoods.

Regarding the design and materials of the proposed storage facilities, the single-story buildings are to be constructed of concrete and corrugated metal. Roofs are to be flat and sheathed in asphalt. Building colors are to be white sand for the concrete piers and side walls, orange for the metal doors, and black for the trim and roofing. No permanent signage is proposed for the building. (See Attachment 1 for photograph of similar facility.)

According to Portland zoning ordinance, eleven (11) parking spaces are required for the proposed storage buildings. The parking requirement for U-Haul's entire complex is 46 spaces, based on the combination of retail, storage and repair functions on site. The enclosed site plan includes provisions for the required 46 parking spaces. While the eleven spaces required for the self-storage buildings are not marked as such, the plan shows eleven vehicles pulled up next to these buildings and, in fact, indicates there is more room available if needed. This area is not striped for parking as it is felt it is understood that short term parking is allowed directly in front of each storage bay as items are dropped off or picked up.

Also shown on the plan are those areas designated for exterior storage of U-Haul vehicles and other large rental items, such as trailer hitches, wheelbarrows, etc. U-Haul is prepared to commit to confining its exterior storage to these designated areas.

Regarding stormwater management, the southern end of the property is to be regraded to prevent ponding of runoff between the new buildings. All stormwater will be directed to existing catchbasins on site which will tie into the city system on Marginal Way.

IV. SITE PLAN REVIEW

The proposed development has been reviewed by Planning and Public Works staff for conformance with the review criteria of the Site Plan Ordinance.

1. Traffic, Parking and Circulation

Traffic Engineer Bill Bray has reviewed and approved the plan's provisions for access, circulation and parking.

Regarding the proposed project's impact on area traffic, please refer to Attachments 5a, b and c. As these attachments indicate, a traffic accident problem currently exists at the intersection of Marginal Way and Franklin Arterial. According to Mr. Bray, this problem is caused by Franklin Street traffic attempting to make a left hand turn eastbound onto Marginal Way. If the situation were not addressed, the proposed project could exacerbate the existing problem. However, the City's Public Works Department and MDOT have for some time been discussing plans to eliminate the left turn from Franklin eastbound to Marginal Way and to redirect the traffic making this turn to Fox Street. Once on Fox Street, traffic would be directed to Diamond Street and then back onto Marginal Way. This project will be undertaken in the near future. The applicant has been made aware of the proposed project and has submitted a letter supporting the change.

Regarding circulation and parking within the U-Haul site, Mr. Bray is comfortable with the proposed plan. Although the eleven spaces required for the new storage buildings are not specifically indicated on site, common sense dictates how such parking would be handled. Furthermore, cars are generally "parked" for short periods of time as storage items are loaded or unloaded.

At its recent workshop on this item, the Board expressed concern about parking on site, in particular U-Haul's parking (storage) of its own inventory. The applicant's site plan designates specific areas for exterior display and storage of its vehicles and other items. As shown, these areas do not conflict with customer parking spaces and representatives of U-Haul have stated they do not anticipate needing additional exterior storage space on site. If the Board wishes additional assurance in this regard, the following condition of approval might be considered:

All storage of commercial vehicles and apparatus shall be accommodated on site and only in areas designated on the attached site plan. Such storage shall not conflict with required parking spaces for customers.

2. Bulk, Location, Height and Uses

The bulk, location, height and use of the proposed development is consistent with and will not be detrimental to other private developments in the area. Also, while a very large presence on Marginal Way, the individual components of U-Haul's multi-building complex have been coordinated to make a generally positive, consistent visual statement.

3. Sewer, Water and Solid Waste

The self-storage buildings will not have any sanitary facilities. For this reason, no additional sanitary or water flows will be generated for this project. No provision for solid waste disposal has been made, as none appears to be needed.

4. Landscaping

Landscape plans are detailed in Section III of this report. See also Attachment 3. At the Board's request, additional landscaping has been introduced at the Cove Street property line. The depth and configuration of this additional buffer has been reviewed by Lt. Garroway of the Fire Prevention Bureau to insure that sufficient pavement width remains for emergency vehicle access.

Jeff Tarling, City Arborist, has reviewed and approved the landscape plan.

5. Disturbance of Existing Vegetation

As there is no existing vegetation on site, the proposed project will have no effect.

6. Soil Drainage, Erosion and Sedimentation

Staff Engineer Melodie Esterberg has reviewed and approved the plan for stormwater management and erosion and sedimentation control. Please see Attachment 6 for her comments.

7. Lighting

Attachment 7 is a catalogue cut indicating the type of fixture to be used. Plans call for ten 100-watt high pressure sodium light fixtures to be wall mounted at a 7 foot height along the perimeter of each storage building.

*recommended
submittal
listings with
photographs*

8. Fire Safety

Lt. Garroway of the Fire Prevention Bureau finds that the development will not create fire or other safety hazards and that it provides adequate access to and within the site for emergency vehicles.

9. Infrastructure

The proposed development is designed so as to be consistent with off premises infrastructure, existing or planned by the City. See Attachments 5a, b & c for discussion of proposed traffic improvements at Franklin Street/Marginal Way.

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V. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Report #31-92 relevant to the standards for Site Plan review and/or other findings as follows:

The Board finds:

1. That the plan is in conformance with the Site Plan Ordinance of the Land Use Code.

A. Potential Condition of Approval:

- i. All storage of ^{unloaded} commercial vehicles and apparatus shall be accommodated on site and only in areas designated on the attached site plan. Such storage shall not conflict with required parking spaces for customers.

Attachments:

1. 9/29/92 letter from project architect Bill Hamilton
2. a. Site Plan
b. Detail of Site Plan, showing specific project site
3. Landscape plan
4. Photograph of recently completed storage buildings in Auburn; proposed buildings to be identical in appearance
5. a. 10/22/92 memorandum from Traffic Engineer, Bill Bray, regarding proposed traffic improvements in the vicinity
b. 10/20/92 letter from U-Haul regarding proposed traffic improvements
c. 10/20/92 letter from MDOT regarding proposed traffic improvements
6. Memorandum from Melodie Esterberg, Development Review Coordinator, regarding stormwater management, erosion & sedimentation control, and sanitary sewer and water
7. Catalogue cut for proposed exterior light fixtures

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and since these mini storage units are significantly smaller we anticipate no problems with the soils for this project.

- b. Location of watercourses: The proposed drainage is going to exit the site essentially the same way it does now with no increase in volume.
- c. Physical building information - new and existing: This information is shown on the site plan and/or on the U-Haul Detail sheets.
- d. Buildings on abutting sites: Since this site is surrounded by roads or railroad lines, no abutting buildings are shown.
- e. Utility locations: All are shown on the Site Plan. Only electrical power is used in the Mini Storage units. There is no solid waste generated by the proposed use.
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- k. Traffic: A traffic report from William Bray will be available soon.

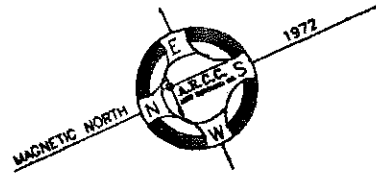
CONSTRUCTION PROJECTIONS:

It is anticipated that this project will take approximately two months to construct and cost between two and three hundred thousand dollars. Financing will be the responsibility of U-Haul International Inc.

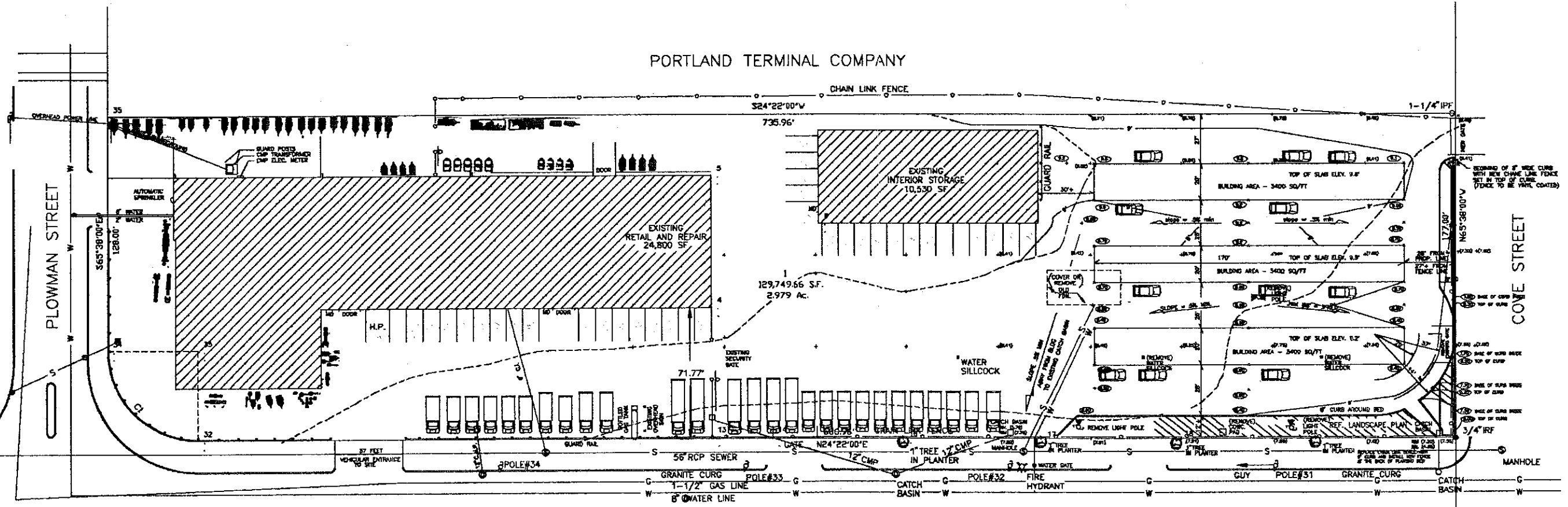
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Sincerely,

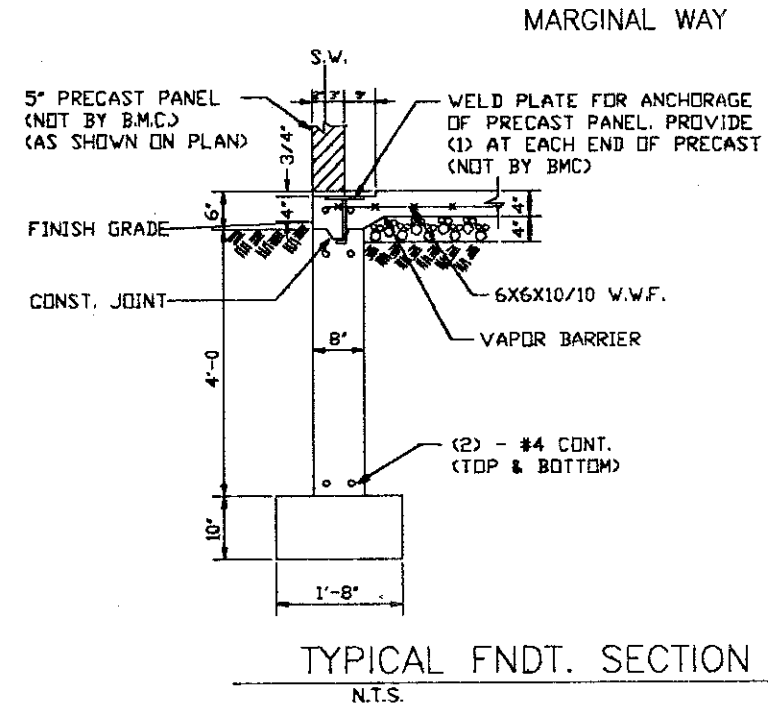
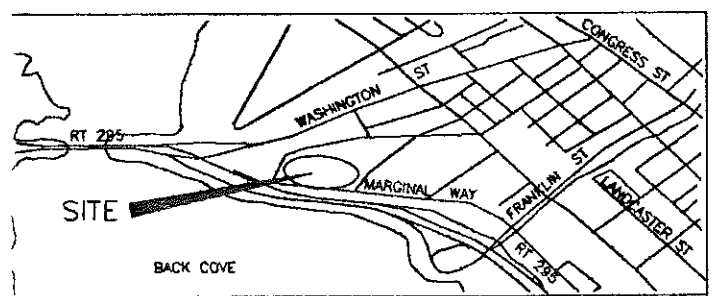
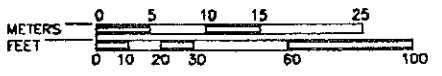
William E. Hamilton



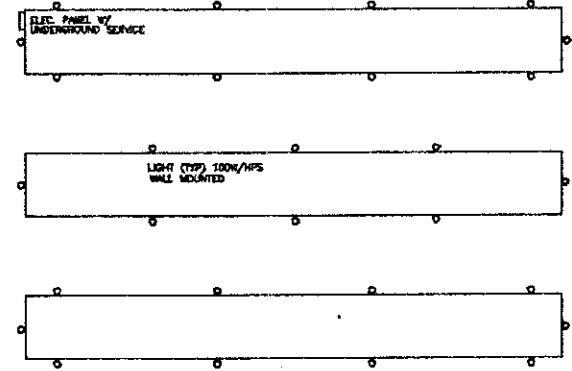
PORTLAND TERMINAL COMPANY



No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	90°00'00"	49.00	76.97	69.30	N69°22'00"E



PARKING REQUIREMENTS
 EXISTING RETAIL AND REPAIR
 OFFICE = 180 SF = 1 SPACE
 RETAIL = 2000 SF = 8 SPACES
 OTHER = 24,810 SF = 23 SPACES
 EXISTING INTERIOR STORAGE
 OTHER = 10,830 SF = 11 SPACES
 PROPOSED EXTERIOR STORAGE
 OTHER = 10,830 SF = 11 SPACES



ELECTRICAL LIGHTING PLAN

NOTES :

- SOURCE DEED - THE HENLEY-KIMBALL COMPANY TO U-HAUL CO. OF MAINE DATED AUGUST 20, 1980 RECORDED IN BOOK 484B, PAGE 177.
- ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- REFERENCE PLAN : PROPERTY PLAN IN PORTLAND MAINE MADE FOR U-HAUL INTERNATIONAL DATED JULY 1973 DONE BY H.L. & E.C. JORDAN SURVEYORS UNRECORDED

DATE: _____
 REVISION: _____
 NO. _____
 DATE _____
 NO. _____
 DATE _____

A.R.C.C.
 LAND SURVEYORS INC.
 P.O. BOX 8043
 LEWISTON, MAINE 04243-8043
 PHONE 755-3000
 FAX 755-3000

JOY & HAMILTON
 U-HAUL OF MAINE
 MARGINAL WAY
 CUMBERLAND COUNTY PORTLAND, MAINE

SCALE: AS SHOWN
 DATE: 10/09/93

PROJECT: R.W.G. COMPANY: A.W.M. SCALE: AS SHOWN
 DATE: 10/09/93

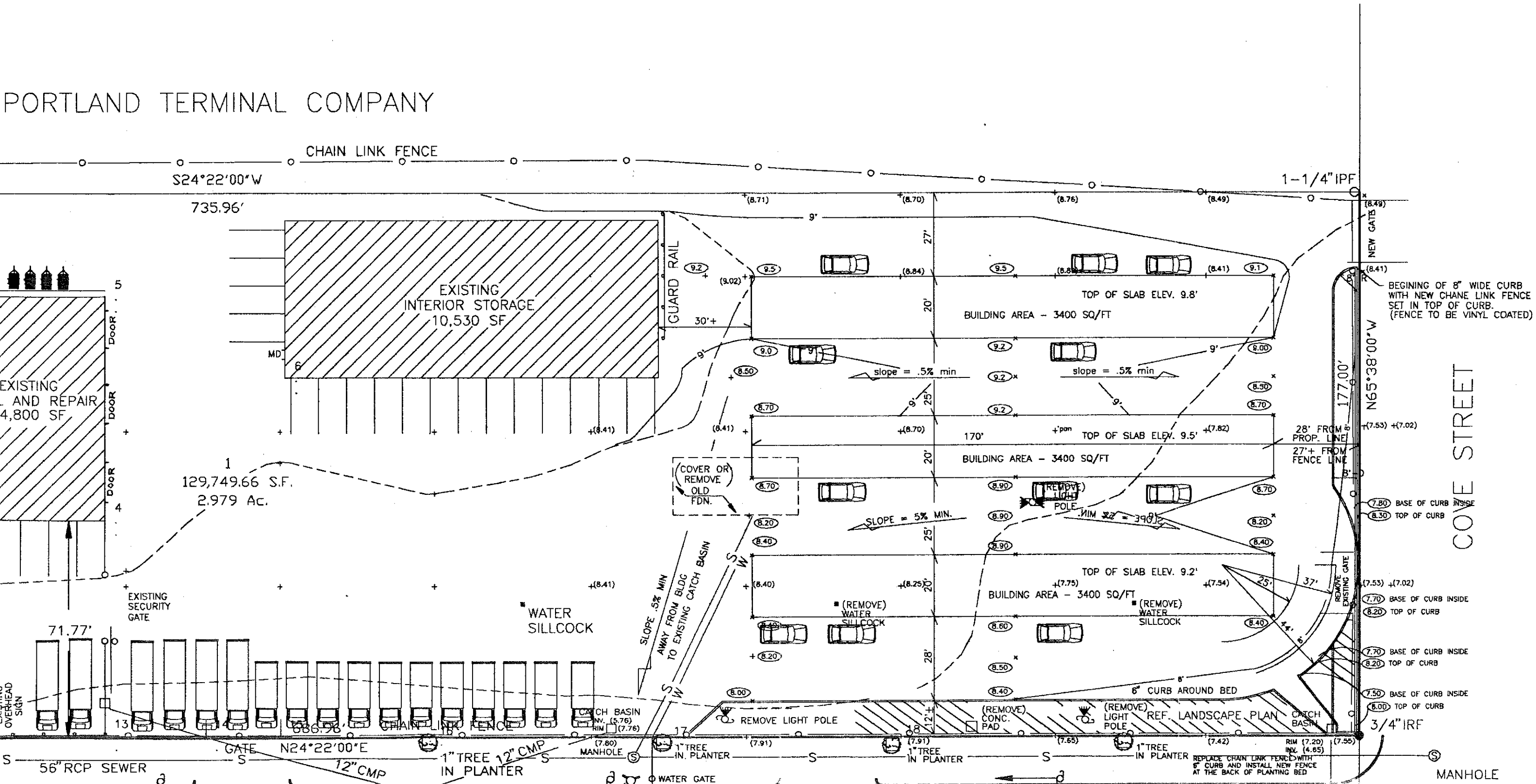
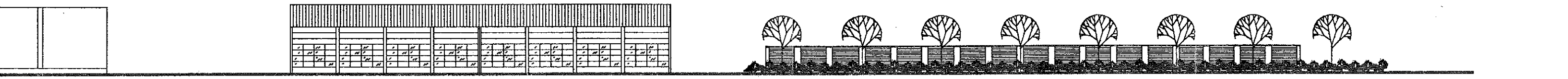
PROJECT: SITE PLAN
 U-HAUL CO. OF MAINE
 411 MARGINAL WAY
 PORTLAND, MAINE

SCALE: AS SHOWN
 DATE: 10/09/93

DRIVING: TWO

M

PORTLAND TERMINAL COMPANY



COVE STREET

MANHOLE

M

ATTACHMENT 4



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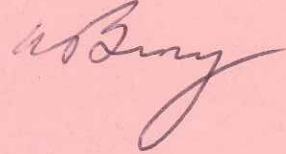
ATTACHMENT 5a,
RECEIVED

OCT 23 1992

PORTLAND PLANNING OFFICE

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Debra Andrews, Senior Planner
FROM: William J. Bray, Deputy Director of Parks & Public Works
DATE: October 22, 1992
SUBJECT: U-Haul Site Plan



As explained in Mr. Peter A. Martinelli's letter (see attachment #1) an existing traffic accident problem exists at the Franklin Arterial/Marginal Way Intersection. The City of Portland is currently working with the Maine Department of Transportation (refer to attachment #2) in the development of an improvement project that addresses this safety concern. The project scope has been explained to Mr. Martinelli and as his letter states, U-Haul agrees to and supports the proposed design change. U-Haul's proposed project has a negligible impact on traffic operations with the proposed safety project. I would recommend approval of the site plan.

WJB/sjf

pc: Mary Theriault, Traffic Project Engineer

M

Attachment #1

ATTACHMENT 5b.



U-HAUL CO. OF NEW HAMPSHIRE, VERMONT & MAINE
515 S. WILLOW ST. • MANCHESTER, NEW HAMPSHIRE 03103-5787 • PHONE (603) 668-7762 • FAX 1 (603) 668-9856

October 20, 1992

Mr. William Bray, Deputy Director
Parks and Public Works
City of Portland
55 Portland Street
Portland, ME 04101

Dear Mr. Bray:

Following our meeting of a couple of weeks ago concerning the Portland accident problem at the intersection of Franklin Street and Marginal Way, we agree with your design change. The change we anticipated and agreed with is going to require the traffic exiting from Rt. 295 onto Franklin Street continuing across Marginal Way without turning. Any traffic that wished to turn left on Marginal Way will turn left at this next intersection per signage provided by your department. From that point any vehicle destined for our U-Haul facility will turn left at one of the next few streets, taking them back to Marginal Way and to our U-Haul facility.

Sincerely yours,

Peter A. Martinelli
Marketing Company President

PAM/JJh

Post-It™ brand fax transmittal memo 7571		# of pages > 1
To: <i>Planning Dept</i>	From: <i>P. Martinelli</i>	
City of Portland	Co: <i>U-Haul</i>	
Dept:	Phone # <i>603-627-9112</i>	
Fax #	Fax # <i>603-668-9856</i>	
<i>Pls. Advise Mr. Bray this has arrived</i>		

Moving Made Easier™

Attachment # 2

M

ATTACHMENT 5c.

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION

STATE HOUSE STATION 16

TRANSPORTATION BUILDING

AUGUSTA, MAINE

04333-0016

mdot

DANA F. CONNORS

Commissioner

RECEIVED

October 20, 1992

OCT 21 1992

PARKS/PUBLIC WORKS

George A. Flaherty
Public Works Director
55 Portland Street
Portland, ME 04101

Dear George:

This letter is intended to confirm the Maine Department of Transportation's support for expanding the Park & Ride Lot on Marginal Way, easterly of the Franklin Street Arterial.

We have been working with members of your staff concerning safety issues at the intersection of Franklin Street and Marginal Way.

Bill Bray has recommended eliminating the left turn from Franklin Street eastbound to Marginal Way because of the relatively high accident level occurring with this movement, and redirect the traffic making this turn to Fox and Diamond Streets. We concur with this recommendation and will assure that any necessary improvements resulting from the redirection of travel on Federal/State roads will be the responsibility of the Department.

In the interim, the Department feels it is desirable to expand the current lot by some thirty (30) spaces over the winter months by providing a gravel parking surface. We are currently discussing the best mechanism to accomplish this goal.

Sincerely,



Paul J. Minor, Director
Bureau of Planning
Maine Dept. of Transportation

PJM/jdj

cc: Arnie Leavitt

M

ATTACHMENT 6

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Deb Andrews, Senior Planner

FROM: Melodie Esterberg PE, Development Review Coordinator

Melodie Esterberg

DATE: October 23, 1992

SUBJECT: Proposed Self Storage Buildings
U-Haul Company of Maine

I have reviewed the plans for the proposed self storage buildings to be constructed at the existing U-Haul facilities at 411 Marginal Way. My comments are as follows:

Storm Water Management

The existing site is paved in its entirety, therefore there is no increase of impervious surface and corresponding stormwater associated with the proposed development. The site will be regraded to prevent ponding of runoff between the new buildings. All stormwater runoff will be directed to existing catch basins on site which then tie into the city system in Marginal Way.

Erosion and Sedimentation Control

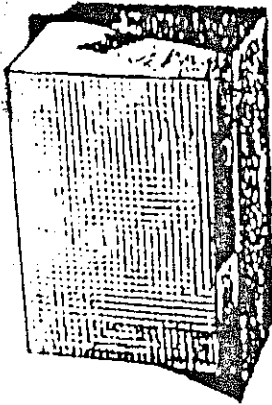
Given the site topography and the nature of construction, erosion and sedimentation is expected to be minimal. However, during construction the existing catch basins should be protected from sediments. This can be accomplished by installing hay bales or silt fence around the catch basins prior to starting construction.

Sanitary Sewer and Water

The self storage buildings will not have any sanitary facilities. For this reason, no additional sanitary or water flows will be generated by this project.

Q TYPE FIXTURE

Micro-Pak
100-35 Watt/HPS



Micro-Pak

Appearance Enduring and appealing premium die cast aluminum construction. The durable dark bronze Polyester Powder Coat finish offers an aesthetically pleasing look that stands up to weather and corrosion.

Performance The precision designed optics throw light down and out, eliminating glare and wasted light. The clear, high-impact resistant prismatic polycarbonate refractor allows for varied spacing between luminaires. The components are sealed and gasketed against moisture and outside contaminants, insuring energy savings, longevity and reduced maintenance. An optional field installed photo cell is also available.

Flexibility Easy and economical to install, the Micro-Pak mounts to any vertical surface or 4" octagonal junction box. K.O.s located in side for surface mounted conduit.

Applications Loading docks, underpasses, tunnels, stairways, building entrances, public garages, and vehicle lamps



U-HAUL CO. OF NEW HAMPSHIRE, VERMONT & MAINE

516 S. WILLOW ST. • MANCHESTER, NEW HAMPSHIRE 03103-5787 • PHONE (603) 668-7762 • FAX 1 (603) 668-9866

October 20, 1992

Mr. William Bray, Deputy Director
Parks and Public Works
City of Portland
55 Portland Street
Portland, ME 04101

Dear Mr. Bray:

Following our meeting of a couple of weeks ago concerning the Portland accident problem at the intersection of Franklin Street and Marginal Way, we agree with your design change. The change we anticipated and agreed with is going to require the traffic exiting from Rt. 295 onto Franklin Street continuing across Marginal Way without turning. Any traffic that wished to turn left on Marginal Way will turn left at this next intersection per signage provided by your department. From that point any vehicles destined for our U-Haul facility will turn left at one of the next few streets, taking them back to Marginal Way and to our U-Haul facility.

Sincerely yours,

Peter A. Martinelli
Marketing Company President

PAH/ljh

Post-It™ brand fax transmittal memo 7671		# of pages	1
To	Planning Dept	From	P. Martinelli
City	City of Portland	Co	U-Haul
Dept.		Phone #	603-627-9182
Fax #		Fax #	603-668-9866

P.S. Call me Mr. Bray this has arrived

Moving Made Easier.

M

and since these mini storage units are significantly smaller we anticipate no problems with the soils for this project.

- b. Location of watercourses: The proposed drainage is going to exit the site essentially the same way it does now with no increase in volume.
- c. Physical building information - new and existing: This information is shown on the site plan and/or on the U-Haul Detail sheets.
- d. Buildings on abutting sites: Since this site is surrounded by roads or railroad lines, no abutting buildings are shown.
- e. Utility locations: All are shown on the Site Plan. Only electrical power is used in the Mini Storage units. There is no solid waste generated by the proposed use.
- f. Easements - rights-of-way: Does not apply.
- g. Pedestrian - vehicular access and parking: The units have been located to allow emergency access. All other parking is to be located in front of the individual storage units. From experience it is anticipated there will be an average of 8 to 12 vehicles per day (maximum) accessing the storage.
- h. Landscaping: See site and landscape plan.
- i. Fencing and screening: See site plan.
- j. Lighting: See site plan and U-Haul detail sheets.
- k. Traffic: A traffic report from William Bray will be available soon.

CONSTRUCTION PROJECTIONS:

It is anticipated that this project will take approximately two months to construct and cost between two and three hundred thousand dollars. Financing will be the responsibility of U-Haul International Inc.

I hope this letter and the accompanying plans will meet all your needs. If there are any questions please do not hesitate to call.

Sincerely,


William E. Hamilton

M

CITY OF PORTLAND, MAINE

PLANNING BOARD

Joseph R. DeCoursey, Chair
Kenneth M. Cole III, Vice Chair
Jadine R. O'Brien
Irving Fisher
Cyrus Hagge
John H. Carroll
Donna Williams

October 30, 1992

Peter Martinelli
U-Haul International Inc.
411 Marginal Way
Portland, ME 04101

Dear Mr. Martinelli:

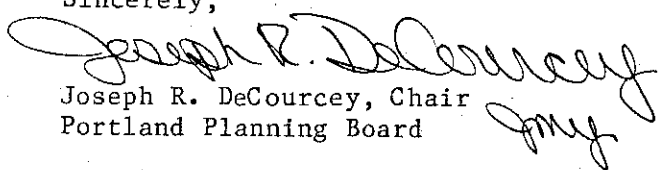
On October 27, 1992 the Portland Planning Board voted unanimously to approve the site plan for the construction of three mini-storage unit buildings within U-Haul's current building complex at 411 Marginal Way. The approval was granted for the project with the following condition:

1. All storage of unleased commercial vehicles and apparatus shall be accommodated on site and only in areas designated on the attached site plan. Such storage shall not conflict with required parking spaces for customers.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #31-92, which is attached. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

If there are any questions, please contact the Planning Staff.

Sincerely,


Joseph R. DeCoursey, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
✓ Deborah Andrews, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Administrator
George Flaherty, Director of Parks and Public Works
William Boothby, Principal Engineer
Melodie Esterberg, Development Review Coordinator
William Bray, City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Wallace Garroway, Fire Prevention
Paul Niehoff, Materials Engineer
Approval Letter File

DRC1



REPUBLIC WESTERN INSURANCE COMPANY

December 9, 1993

City of Portland
Planning & Urban Development
389 Congress Street
Portland, ME 04101

Attn: Craig Carrigan

RE: U-Haul Co. of New Hampshire, Vermont and Maine
Performance Bond #18 PF 6020

Dear Mr. Carrigan:

Enclosed is Defect Bond 18 DFT 1611 in reference to the above.
Please release the referenced bond.

Thank you for all your help on this matter.

Sincerely,

Dawn Mensendick
Policy Service Representative

DM

Enclosure

RECEIVED
DEC 13 1993
PORTLAND PLANNING OFFICE

DEFECT BOND

BOND NO. 18 DFT 1611

KNOW ALL MEN, that we U-Haul Co. of New Hampshire, Vermont and Maine called the Principal and the Republic Western Insurance Company called the Surety, are held and firmly bound unto the **CITY OF PORTLAND**, Maine, called the Obligee, in the sum of Four Thousand Three Hundred Thirty-Four Dollars (\$4,334.00) for the payment whereof said Principal and Surety bind themselves firmly by these presents.

WHEREAS, the Principal does hereby guarantee the workmanship and durability of all materials used as determined by the City Engineer in conformance with the plans provided and as approved by the City of Portland and all applicable requirements of Portland ordinances.

NOW THEREFORE, the conditions of this obligation are such that the Principal shall faithfully complete said corrections in the manner aforesaid within one (1) year from the date hereof, and indemnify and save harmless the obligee from all loss, cost or damage which it may suffer by reason of the failure to do so. One year from the date hereof this obligation shall be void; otherwise to remain in full force and effect.

SIGNED, SEALED AND DATED THIS 9th DAY OF December, 1993.

Spence Redd
WITNESS

John G. Lorenz
PRINCIPAL

Lawn Mensendick

Republic Western Insurance Co.

Capt. Wm. B. Bowen
ATTORNEY-IN-FACT

REPUBLIC WESTERN INSURANCE COMPANY

2721 North Central Avenue, Phoenix Arizona 85004

POWER OF ATTORNEY

Republic Western Insurance Company, a corporation organized and existing under the laws of the state of Arizona, with its principal office at 2721 North Central Avenue, City of Phoenix, County of Maricopa, State of Arizona, hereby appoints Cynthia B. Borum, of the City of Phoenix, County of Maricopa, State of Arizona, as its Attorney in Fact in and for the State of Arizona for the following purposes:

To sign its name as surety to, and to execute, seal and acknowledge any and all bonds and undertakings.

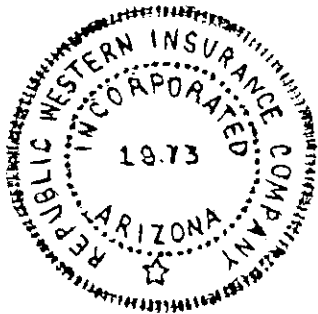
Authority to grant this Power of Attorney was conferred by resolution of the Board of Directors of Republic Western Insurance Company dated the 22nd day of June, 1990.

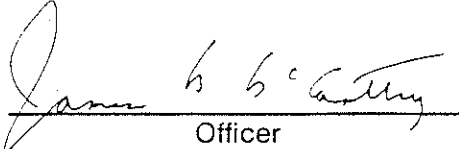
RESOLVED: That Cynthia B. Borum be and hereby is authorized and empowered to execute and sign with the company's name and seal:

- (1) Any and all bonds or recognizances which this company, under and by virtue of its charter has authority to execute; and
- (2) Powers of Attorney authorizing, upon such terms and conditions as the President shall deem prudent, the grantee of such power to execute and sign upon behalf of the company any bonds or recognizances which this company has authority to execute.

Republic Western Insurance Company, through its Board of Directors, hereby ratifies and confirms everything that the Attorney in Fact may lawfully do by virtue of this instrument.

IN WITNESS WHEREOF, Republic Western Insurance Company has caused this instrument to be sealed with its Corporate Seal, duly attested by its authorized officer this 22nd day of June, 1990.



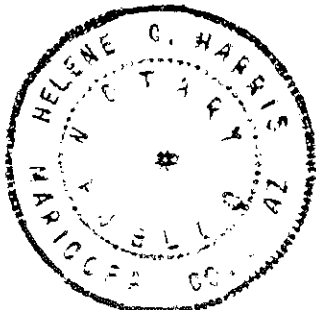

Officer

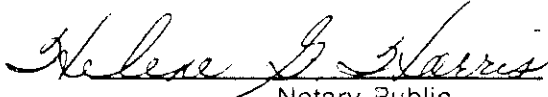
Republic Western Insurance Company

CERTIFICATE OF ACKNOWLEDGEMENT

State of Arizona
County of Maricopa

Before me, the undersigned, a Notary Public in and for this county, on this 22nd day of June, 1990, personally appeared James M. McCarthy, known to me personally, and who, being duly sworn by me, deposes and says that he is the Vice President of Republic Western Insurance Company and that the seal affixed to the foregoing instrument is the Corporate Seal of that corporation by the authority of its Board of Directors, and James M. McCarthy acknowledged the instrument to be the free act and deed of that corporation.




Notary Public

My Commission Expires July 4, 1993

DEFECT BOND

BOND NO. 18 DFT 1611

KNOW ALL MEN, that we U-Haul Co. of New Hampshire, Vermont and Maine called the Principal and the Republic Western Insurance Company called the Surety, are held and firmly bound unto the CITY OF PORTLAND, Maine, called the Obligee, in the sum of Four Thousand Three Hundred Thirty-Four Dollars (\$4,334.00) for the payment whereof said Principal and Surety bind themselves firmly by these presents.

WHEREAS, the Principal does hereby guarantee the workmanship and durability of all materials used as determined by the City Engineer in conformance with the plans provided and as approved by the City of Portland and all applicable requirements of Portland ordinances.

NOW THEREFORE, the conditions of this obligation are such that the Principal shall faithfully complete said corrections in the manner aforesaid within one (1) year from the date hereof, and indemnify and save harmless the obligee from all loss, cost or damage which it may suffer by reason of the failure to do so. One year from the date hereof this obligation shall be void; otherwise to remain in full force and effect.

SIGNED, SEALED AND DATED THIS 9th DAY OF December, 1993.

Spotts Redd
WITNESS

John G. Lorenz
PRINCIPAL

Lawn Mensendick

Republic Western Insurance Co.

Robert B. Bowen
ATTORNEY-IN-FACT

REPUBLIC WESTERN INSURANCE COMPANY

2721 North Central Avenue, Phoenix Arizona 85004

POWER OF ATTORNEY

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To sign its name as surety to, and to execute, seal and acknowledge any and all bonds and undertakings.

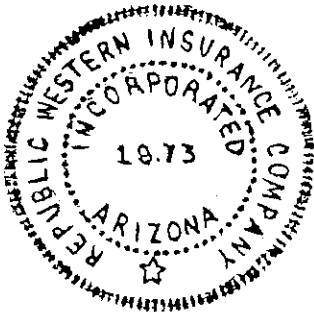
Authority to grant this Power of Attorney was conferred by resolution of the Board of Directors of Republic Western Insurance Company dated the 22nd day of June, 1990.

RESOLVED: That Cynthia B. Borum be and hereby is authorized and empowered to execute and sign with the company's name and seal:

- (1) Any and all bonds or recognizances which this company, under and by virtue of its charter has authority to execute; and
- (2) Powers of Attorney authorizing, upon such terms and conditions as the President shall deem prudent, the grantee of such power to execute and sign upon behalf of the company any bonds or recognizances which this company has authority to execute.

Republic Western Insurance Company, through its Board of Directors, hereby ratifies and confirms everything that the Attorney in Fact may lawfully do by virtue of this instrument.

IN WITNESS WHEREOF, Republic Western Insurance Company has caused this instrument to be sealed with its Corporate Seal, duly attested by its authorized officer this 22nd day of June, 1990.



James M. McCarthy

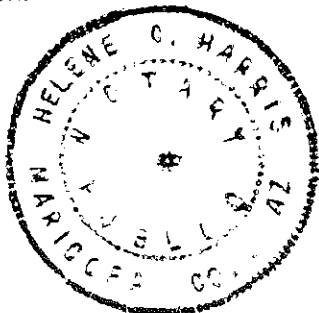
Officer

Republic Western Insurance Company

CERTIFICATE OF ACKNOWLEDGEMENT

State of Arizona
County of Maricopa

Before me, the undersigned, a Notary Public in and for this county, on this 22nd day of June, 1990, personally appeared James M. McCarthy, known to me personally, and who, being duly sworn by me, deposes and says that he is the Vice President of Republic Western Insurance Company and that the seal affixed to the foregoing instrument is the Corporate Seal of that corporation by the authority of its Board of Directors, and James M. McCarthy acknowledged the instrument to be the free act and deed of that corporation.



Helene G. Harris

Notary Public

My Commission Expires July 4, 1995

Post-It™ brand fax transmittal memo 7871		# of pages	2
To	Schmuckal	From	Pete Martinelli
Ct.	Inspector	Co.	U-Haul
Dept.	Bldg Permit	Phone #	603-668-9182
Fax #	603-668-3649	Fax #	603-668-9866

U-Haul - original to follow

Bond No. 18 PF 6020

PERFORMANCE (SURETY) BOND

KNOW ALL MEN BY THESE PRESENTS, that we U-Haul Co. of New Hampshire, Vermont and Maine called the Principal, and the Republic Western Insurance Company called the Surety, are held and firmly bound unto the CITY OF PORTLAND, Maine, called the Oblige, in the sum of Forty-Three Thousand Three Hundred Thirty-Five Dollars (\$43,335.00) for the payment whereof said Principal and Surety bind themselves firmly by these presents.

WHEREAS, the Principal does hereby guarantee to complete the construction of, in general, all site improvements excluding structures permitted by the Building Inspector in conformance with the plans provided and as approved by the Portland Planning Authority on October 27, 1992 and all applicable requirements of Portland ordinances.

NOW THEREFORE, the conditions of this obligation are such, that if the Principal shall faithfully complete said construction in the manner aforesaid within one (1) year from the date hereof, and indemnify and save harmless the obligee from all loss, cost or damage which it may suffer by reason of the failure to do so, and provide to the City of Portland a 10% defect guarantee insuring for a period of one year the workmanship and the durability of all materials used, and provide to the Engineering Division a set of as-built plans, then this obligation shall be void; otherwise to remain in full force and effect;

PROVIDED, HOWEVER, that no suit shall be brought on this bond after one (1) year from the date of completion and acceptance of the work.

SIGNED, SEALED AND DATED THIS 4th DAY OF November, 1992.

U-Haul Co. of New Hampshire, Vermont and Maine

Dawn Menseudick
WITNESS

BY: John C. Kerans

REPUBLIC WESTERN INSURANCE CO.

[Signature]
WITNESS

BY: Cynthia B. Brown

inspection due 1/30/90

REPUBLIC WESTERN INSURANCE COMPANY

2721 North Central Avenue, Phoenix Arizona 85004

POWER OF ATTORNEY

Republic Western Insurance Company, a corporation organized and existing under the laws of the state of Arizona, with its principal office at 2721 North Central Avenue, City of Phoenix, County of Maricopa, State of Arizona, hereby appoints Cynthia B. Borum, of the City of Phoenix, County of Maricopa, State of Arizona, as its Attorney in Fact in and for the State of Arizona for the following purposes:

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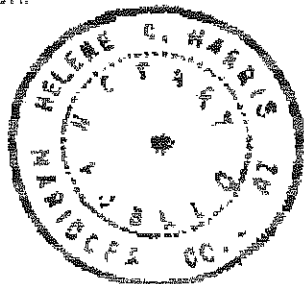
James M. McCarthy
 Officer

Republic Western Insurance Company

CERTIFICATE OF ACKNOWLEDGEMENT

State of Arizona
County of Maricopa

Before me, the undersigned, a Notary Public in and for this county, on this 22nd day of June, 1990, personally appeared James M. McCarthy, known to me personally, and who, being duly sworn by me, deposes and says that he is the Vice President of Republic Western Insurance Company and that the seal affixed to the foregoing instrument is the Corporate Seal of that corporation by the authority of its Board of Directors, and James M. McCarthy acknowledged the instrument to be the free act and deed of that corporation.



Helene C. Harris
 Notary Public

My Commission Expires July 4, 1993