

41-A-1

2003-0114

300 Commercial St.

Temporary Storage

Vessel Services

logged on Spreadsheet

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2003-0114
Application I. D. Number

06/05/2003
Application Date

Temporary Storage - Vessel Services
Project Name/Description

Vessel Services
Applicant
PO Box 859, Portland, ME 04104
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 773-7050 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

300 - 300 Commercial St, Portland, Maine
Address of Proposed Site
041 A001001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1,750 s.f. WCZ
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|-------------------------------------------------------------|------------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 06/12/2003

Planning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permit _____ signature _____ date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|-------------------------------------------------------------|----------------------|----------------------------------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| <input type="checkbox"/> Building Permit Issue | _____ date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date | <input type="checkbox"/> Conditions (See Attached) | _____ expiration date |
| <input type="checkbox"/> Final Inspection | _____ date | _____ signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ date | _____ signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ date | _____ signature | |

Vessel Services Gear Company

Vessel Services Gear Company
2 Portland Fish Pier
PO Box 859
Portland, Maine 04104

Ms. Sarah Greene Hopkins
City of Portland
Development Review Program Manager
Planning Division
Department of Planning and Development
389 Congress Street
Portland, ME 04101

5/3/03

Dear Ms. Hopkins,

Further to our recent meeting, and pertinent to the attached site-plan review application, I would like to provide you the below information regarding our proposed use of the Portland Fish Pier land currently leased by Vessel Services, Inc. On any technical issues that may arise, please feel free to contact Mr. Chris Belanger of Sitelines, directly.

Subject Parcel

Vessel Services, Inc. leases the premises and uses it to store fuel for fishing vessels. Vessel Services, Inc. has licensed the premises to Vessel Services Gear Company (VSI, LLC) for the proposed uses.

Vessel Services Gear Company

Vessel Services Gear Company was established in December 2002 to conduct the commercial fishing gear business previously operated as a division of Vessel Services, Inc. The organization of the Company occurred so that most of the shareholders in Vessel Services, Inc. are also shareholders in the Gear Company. The Gear Company owns inventory and equipment valued in excess of \$500,000.00 and has a commercial lending relationship with Farm Credit of Maine. The Gear Company is fully capable of funding the cost of the proposed facility (approximately \$15,000).

Site Plan/Proposed work

Proposed storage facility to be placed in easterly corner of the Fish Pier complex (see attachments), and consist of 5 - 40' storage containers placed on compacted gravel and cribbing. Southwest of the containers, we propose an approximately 25' X 55' compacted gravel and paved for moving goods into and out of the containers. This design provides minimal disruption of the current land at the site, and would allow relatively easy return of the area to its current state. Limited landscaping would be carried out to ensure an aesthetic improvement. Details below:

- Primary access for delivery of goods for storage at site to be from Commercial Street via wrought gate in easterly corner of the complex and adjacent to storage. There is adequate space to park a tractor-trailer for offloading thus eliminating impact on traffic flow into and throughout the Fish Pier complex.

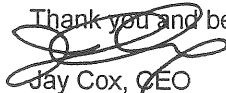


- Access to the storage site to be as shown on drawing, attached.
- Movement of goods between storage facility and shop at Marine Trade Center to be via forklift along road west and south of site. These trips will be infrequent, and will not disrupt traffic.
- We propose a berm to be constructed between the easterly ends of the containers and Commercial Street, which would be seeded to minimize the visual impact of the containers on passers-by. Also, arbor-vitae or other suitable shrubbery to be planted to make the site attractive.
- Total cost of improvements estimated at \$15,000. Time for completion: 3 weeks.

Logistics of Use:

- Goods will be delivered from our vendors and stored in shipping containers at site. Periodically, stores of goods at VSI, LLC's Marine Trade Center store will be re-stocked from site. Both deliveries from vendors and re-stocking of stores will be infrequent, perhaps deliveries once per week, and re-stocking four times per day.
- The site chosen is away from the usual traffic flow into, out of and within the Fish Pier complex. There will be minimal impact on traffic flow.
- Any solid-waste generated at the site will be disposed of at VSI, LLC dumpsters located at its Marine Trade Center facility.
- There are no federal or state agency approvals required.

Thank you and best regards,



Jay Cox, CEO
Vessel Service Gear Company

P.O. Box 859
Portland, Maine 04104
Ph: 207-773-7050
Fx: 207-775-3542

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Dept.

Address of Construction: <u>Portland Fish Pier, 300 Commercial St.</u>		Zone: <u>WC2</u>
Total Square Footage of Proposed Structure <u>~ 1,750 ff²</u>		Square Footage of Lot <u>10,030 ff²</u>
Tax Assessor's Chart, Block & Lot Chart# <u>41</u> Block# <u>A</u> Lot# <u>13</u> <u>041 A 001</u>	Property owner, mailing address: <u>CITY OF PORTLAND, ME</u>	Telephone:
Consultant/Agent, mailing address, phone & contact person <u>SITC CIVICS, P.A.</u> <u>8 Cumberland, St.</u> <u>Beverly, ME 04014</u> <u>207-225-1200</u>	Applicant name, mailing address, telephone #/Fax#/Pager#: <u>VESSEL SERVICES SEAS CO.</u> <u>P.O. Box 859</u> <u>Portland, ME 04104</u> <u>207-778-7050</u>	Project name: <u>VSI, LLC</u> <u>TEMPORARY</u> <u>STORAGE</u>
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input checked="" type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots <u> </u> \$25.00 per lot \$ <u> </u> <input type="checkbox"/> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot <u> </u> <input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other <u> </u> <input type="checkbox"/> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00 Major Development <input type="checkbox"/> \$500.00 Minor Development <input checked="" type="checkbox"/> \$400.00 Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input type="checkbox"/> Staff review \$100.00		
Who billing will be sent to: <u>VSI, LLC</u> Mailing address: <u>P.O. Box 859, PORTLAND</u> State and Zip: <u>ME 04104</u> Contact person: <u>Jay Cox</u> Phone: <u>207-871-8050</u>		

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x 11) you may also visit the web site: ci.portland.me.us chapter 14

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:	Date: <u>6/5/03</u>
-------------------------	---------------------

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST

USI, LLC Temporary Storage -
Project Name, Address of Project Portland Fish Pier.

Application Number

Submitted () & Date	Item	Required Information	Section 14-525 (b,c)
<u>6/5/03</u>	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
<u>6/5/03</u>	(2)	Name and address of applicant and name of proposed development	a
<u>"</u>	(3)	Scale and north points	b
<u>"</u>	(4)	Boundaries of the site	c
<u>"</u>	(5)	Total land area of site	d
<u>"</u>	(6)	Topography - existing and proposed (2 feet intervals or less)	e
<u>"</u>	(7)	Plans based on the boundary survey including:	2
<u>"</u>	(8)	Existing soil conditions	a
<u>"</u>	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
<u>"</u>	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
<u>"</u>	(11)	Approx location of buildings or other structures on parcels abutting the site	d
<u>N/A</u>	(12)	Location of on-site waste receptacles	e
<u>6/5/03</u>	(13)	Public utilities	e
<u>N/A</u>	(14)	Water and sewer mains	e
<u>6/5/03</u>	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
<u>"</u>	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
<u>"</u>	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
<u>N/A</u>	(18)	Parking areas	g
<u>N/A</u>	(19)	Loading facilities	g
<u>6/5/03</u>	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
<u>"</u>	(21)	Curb and sidewalks	g
<u>"</u>	(22)	Landscape plan showing:	h
<u>"</u>	(23)	Location of existing proposed vegetation	h
<u>"</u>	(24)	Type of vegetation	h
<u>"</u>	(25)	Quantity of plantings	h
<u>"</u>	(26)	Size of proposed landscaping	h
<u>N/A</u>	(27)	Existing areas to be preserved	h
<u>N/A</u>	(28)	Preservation measures to be employed	h
<u>N/A</u>	(29)	Details of planting and preservation specifications	h
<u>N/A</u>	(30)	Location and dimensions of all fencing and screening	i
<u>N/A</u>	(31)	Location and intensity of outdoor lighting system	j
<u>N/A</u>	(32)	Location of fire hydrants, existing and proposed	k
<u>6/5/03</u>	(33)	Written statement	c
<u>"</u>	(34)	Description of proposed uses to be located on site	l
<u>N/A</u>	(35)	Quantity and type of residential, if any	l
<u>6/5/03</u>	(36)	Total land area of the site	b2
<u>"</u>	(37)	Total floor area and ground coverage of each proposed building and structure	b2
<u>"</u>	(38)	General summary of existing and proposed easements or other burdens	c3
<u>"</u>	(39)	Method of handling solid waste disposal	4
<u>N/A</u>	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
<u>6/5/03</u>	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
<u>"</u>	(42)	An estimate of the time period required for completion of the development	7
<u>"</u>	(43)	A list of all state and federal regulatory approvals to which the development may be subject to	8
<u>N/A</u>	(44)	The status of any pending applications	8
<u>N/A</u>	(45)	Anticipated timeframe for obtaining such permits	h8

N/A
6/17/03

- (46) A letter of non jurisdiction h3
- (47) Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities;
- erosion and sedimentation controls to be used during construction;
- a parking and/or traffic study;
- and
- a noise study;
- an environmental impact study;
- a sun shadow study;
- a study of particulates and any other noxious emissions;
- a wind impact analysis.

Other comments:

**Planning and Development Department
SUBDIVISION/SITE DEVELOPMENT**

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 7/8/03

Name of Project: Vessel Services Gen Company Temporary Storage

Address/Location: 300 Commercial Street

Developer: VSI, LLC DBA Vessel Services Gen Co.

Form of Performance Guarantee: _____

Type of Development: Subdivision _____ Site Plan (Major/Minor) Minor

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road (pavings)						
Granite Curbing						
Sidewalks						
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs						
Other						
2. EARTH WORK						
Cut						
Fill						
3. SANITARY SEWER						
Manholes						
Piping						
Connections						
Main Line Piping						
House Sewer Service Piping						
Pump Stations						
Other						
4. WATER MAINS						
5. STORM DRAINAGE						
Manholes						
Catchbasins						
Piping						
Detention Basin						
Stormwater Quality Units						
Other						

2,000
These items are
covered in estimate
of 7/1/03 by
K.P. Murray + Son -
C/o Elizabeth Ph.
(See attached)
}

12,540

5. SITE LIGHTING	_____	_____	_____	_____	_____	_____
7. EROSION CONTROL	_____	_____	_____	_____	_____	_____
Silt Fence	_____	_____	_____	_____	_____	_____
Check Dams	_____	_____	_____	_____	_____	_____
Pipe Inlet/Outlet Protection	_____	_____	_____	_____	_____	_____
Level Lip Spreader	_____	_____	_____	_____	_____	_____
Slope Stabilization	_____	_____	_____	_____	_____	_____
Geotextile	_____	_____	_____	_____	_____	_____
Hay Bale Barriers	_____	_____	_____	_____	_____	_____
Catch Basin Inlet Protection	_____	_____	_____	_____	_____	_____
8. RECREATION AND OPEN SPACE AMENITIES	_____	_____	_____	_____	_____	_____
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	_____	_____	_____	_____	_____	_____
	grass seed					1500- 100-
10. MISCELLANEOUS	_____	_____	_____	_____	_____	_____

TOTAL: _____

GRAND TOTAL: _____

\$16,140

Contact - Jay Cox - 207-871-8050 / 207-939-7117 (Cell).

INSPECTION FEE (to be filled out by the City)

OK 7-15-03
R.

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:	_____	322.80	322.80
or			
B: Alternative Assessment:	_____	_____	_____
Assessed by:	_____	_____	_____
	(name)	(name)	R

Att: Joy

O'DONALS NURSERIES INC.
6 COUNTY ROAD
GORHAM, ME 04038

PAGE NO 1

PHONE: (207) 839-4262

*5 VASSEL SERVICES CASH/CHECK/BANKCARD MWD 7/ 8/03 4:01

**** CASH ****

EXP. DATE: 7/ 9/03

DOCN 29181

* ESTIMATE *

SLSPR: H HOUSE

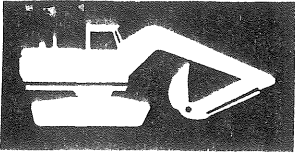
TAX : ME MAINE SALES TAX

EST. 29181

LN#	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	SUGG	UNITS	PRICE/PER	EXTENSION
1		10	EA	THUTEC6'	TECHNY ARBORVITAE 6-7'		10	151.50 /EA	1,515.00

** ESTIMATE ** ESTIMATE ** ESTIMATE ** ESTIMATE **

TAXABLE	1515.00
NON-TAXABLE	0.00
SUBTOTAL	1515.00
TD DISCOUNT	-151.50
TAX AMOUNT	68.18
TOTAL AMOUNT	1431.68



L.P. MURRAY & SONS, INC.

P.O. Box 6257
Cape Elizabeth, Maine 04107
phone: 207-799-4216 • fax: 207-799-7028
email: klpmurray@aol.com

CONTRACT

Contract Submitted To:

Jay Cox
1148 sawyer Road
Cape Elizabeth, Maine 04107

Work Performed At:

Vessel Services and Portland Fish Pier Authority

July 1, 2003

Dear Jay,

Submit price of \$12,540.00 (twelve thousand five hundred forty dollars) for site work as per plan of Sitelines PA, dated 5/29/03.

Price Includes:

Grub area and put into berm
Construct 42' x 60' gravel pad with 20' opening ✓
Compaction of gravels
Remove 30 feet of granite curbing
Install two granite tip downs
2" loam spread 4" thick over berm and around gravel pad

Price Does Not Include:

Landscaping
Paving
Catch basins or piping
Fine raking or seeding of loam

Respectfully Submitted:

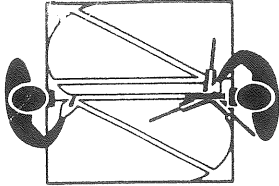
Leland P. Murray III

Work will not be scheduled until signed contract and 30% deposit is received. Payment is expected within 15 days of completion; a 30% down payment is required. If payment is not received within 15 days, interest will be charged at a rate of 1 ½% per month.

ACCEPTANCE OF CONTRACT (contract may be withdrawn after 30 days w/o notice. These terms are hereby accepted.) You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____ Date: _____





June 30, 2003

667-7

Sarah Hopkins - Planner
City of Portland
Portland, Maine

**RE: Tank Farm Parking Lot
Vessel Services, Inc. &
Portland Fish Pier Authority
300 Commercial Street, Portland**

Dear Ms. Hopkins:

Enclosed please find the revised plan for the proposed storage container area submitted by Vessel Services Inc. We have revised the plan to respond to Mr. Seymour's comments in a memo dated June 19, 2003.

The following responds to the memo:

1. Stormwater Management

- A. The area is being graded to drain to the access driveway and the existing catch basins located within the roadway. No new catch basins are being proposed for this facility.
- B. We have clarified the grading of the pavement and storage areas as requested.

2. Grading / Erosion Control

- A. o.k.
- B. We have added spot grades and a clarifying note requiring a 1 inch lip to maintain gutter flow to the catch basin.

Ms. Sarah Hopkins
Vessel Services Inc.
06/30/03
Page 2
3. **General**

- A. We have shown a 4' high berm with Arborvitae 4-5' high and spaced 10' center to center. The planting will be located on the proposed berm.
- B. We have added a curb transition detail as required. We have also added a note that curbing shall be installed in accordance with City of Portland specifications.
- C. A pavement section and gravel pad detail has been added.
- D. Landscape sizes have been clarified as requested.

Should you have any questions please call.

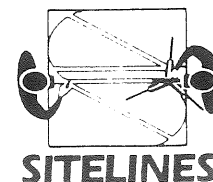
Very truly yours,



Christopher S. Belanger, P.E.
Project Manager

Enclosure

cc: Ned Sewall



Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

July 11, 2003

Jay Cox
Vessel Service Gear Co.
P.O.Box 859
Portland, ME 04104

RE: Vessel Services Proposed Storage Facility at 300 Commercial Street
CBL: 041-A001001

Dear Mr. Cox:

On July 9, 2003, the Portland Planning Authority granted minor site plan approval for the vessel Services storage facility on the Portland Fish Pier, as shown on the approved plan.

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.

Please note the following provisions and requirements for all site plan approvals: site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. 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. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule

to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
6. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven sets of final plans.

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please note that no Certificates of Occupancy will be issued until all site improvements have been completed and inspected in the field by the Development Review Coordinator.

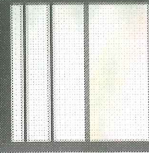
If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
✓ Sarah Hopkins, Development Review Program Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Michael Bobinsky, Public Works Director
Karen Dunfey, Inspections
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File
Correspondence File



03P114

TO: Sarah Hopkins- Planner
FROM: Jim Seymour – Development Review Coordinator, Sebago Technics, Inc.
RE: Storage Container Area – Vessel Services Inc
300 Commercial Street, Portland
DATE: June 19, 2003

Sebago Technics has reviewed the revised Site Plan Package (dated 5/29/03) for the proposed storage container Area and general improvements associated with Vessel Services Inc located at 300 Commercial Street. The following comments are submitted in outline format:

1. Stormwater Management

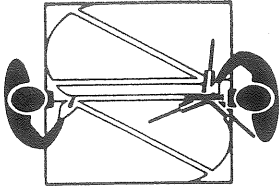
- A. The existing property is disturbed/previously developed, therefore no significant increase in stormwater runoff is anticipated as a result of the proposed project. Details are needed for the catch basins proposed.
- B. The runoff shall be directed away from the gravel pad into the open area and shall sheet flow off the paved section to the street drainage system. A spot grade should be shown in the middle of the paved section and gravel pad.

3. Grading/Erosion Control

- A. The submittal will not require an erosion control plan given the limited nature.
- B. The pavement on the driveway to the street shall be built with a one-inch lip to maintain gutter flow on the Street.

4. General

- A. All landscaping plans shall, be reviewed by the planning staff. A min. height shall be placed on the plan for the proposed berm.
- B. The granite curb will require realignment for the driveway opening and will need to be built to City Specifications and a detail of both the curb tip down and granite curb work will be required.
- C. Details of the gravel pad and paved section are also needed.
- D. The size of the proposed landscaping needs to be called out on the plan.



June 30, 2003

667-7

Sarah Hopkins - Planner
City of Portland
Portland, Maine

**RE: Tank Farm Parking Lot
Vessel Services, Inc. &
Portland Fish Pier Authority
300 Commercial Street, Portland**

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Ms. Sarah Hopkins
Vessel Services Inc.
06/30/03

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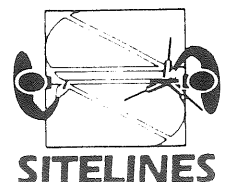
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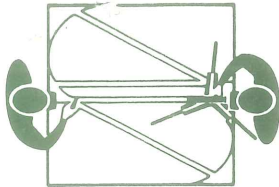


Christopher S. Belanger, P.E.
Project Manager

Enclosure

cc: Ned Sewall





June 30, 2003

667-7

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City of Portland
Portland, Maine

**RE: Tank Farm Parking Lot
Vessel Services, Inc. &
Portland Fish Pier Authority
300 Commercial Street, Portland**

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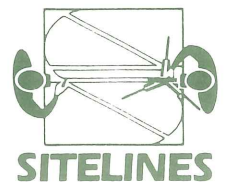
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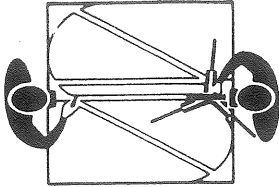


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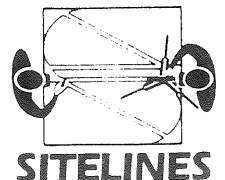
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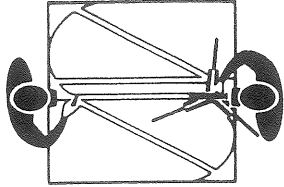


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SITELINES

ENGINEERS ■ SURVEYORS ■ 8 Cumberland Street ■ Brunswick, ME 04011 ■ 207-725-1200 ■ FAX 725-1114

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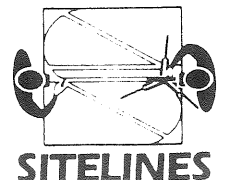
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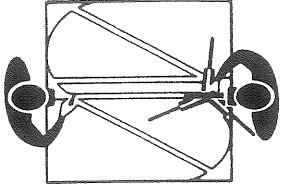


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