

71-F-7

328 W. Commercial St.

Structural repairs - Ricker Wharf

Cianbro, Corp

Logged on Spreadsheet



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

I. D. Number \_\_\_\_\_

Applicant Cianbro Corp  
328 W. Commercial St

Application Date \_\_\_\_\_

Applicant's Mailing Address  
Jim Thibodeau - 871-8333]

Project Name/Description  
328 W. Commercial St/ AKA Ricker Wharf

Consultant/Agent  
Planner Associates

Applicant or Agent Daytime Telephone, Fax \_\_\_\_\_

Address of Proposed Site  
071-F-007

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 XX Other (specify) Structural repairs of structure

Proposed Building Square Feet or # of Units 103,093 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"/> Single-Family Minor   | <input type="checkbox"/> Other _____             |

Fees paid: site plan 300.00 subdivision \_\_\_\_\_

**Approval Status:**

Reviewer [Signature]

- Approved  Approved w/Conditions listed below  Denied

- SEE ATTACHED CONDITIONS
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Approval Date 11/15/96 Approval Expiration 11/15/97 Extension to \_\_\_\_\_ date date  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ 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 _____            |                             |
| Performance Guarantee Reduced                           | _____ date _____           | _____ remaining balance _____ | _____ signature _____       |
| Performance Guarantee Released                          | _____ date _____           | _____ signature _____         |                             |
| Defect Guarantee Submitted                              | _____ submitted date _____ | _____ amount _____            | _____ expiration date _____ |
| Defect Guarantee Released                               | _____ date _____           | _____ signature _____         |                             |

Address: 328 W. Commercial St AKA Ricker Wharf



## CITY OF PORTLAND

December 2, 1996

Cianbro Corp.  
328 W. Commercial Street  
Portland, ME 04101

Re: Ricker's Wharf Reconstruction

Dear Sir:

On November 15, 1996 the Portland Planning Authority granted minor site plan approval for Ricker's Wharf Reconstruction at 328 W. Commercial Street with the following condition:

- Disturbance of shoreline for installation of new abutment pier shall be kept to a minimum. Contractor shall install a turbidity control curtain appropriate for the application in the area of the new abutment.

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:

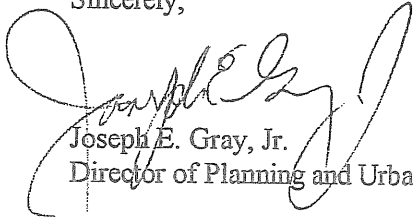
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant 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 1.7% 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.

O:\PLANDEVRE\PROJECTS\328WCOMM\APPRVLTR.WPD

4. Prior to construction, a preconstruction 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 preconstruction 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. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

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  
Kandice Talbot, Planner  
P. Samuel Hoffses, Chief of Building Inspections  
Marge Schmuckal, Zoning Administrator  
Kathi Staples PE, City Engineer  
Development Review Coordinator  
William Bray, Deputy Director/City Traffic Engineer  
Jeff Tarling, City Arborist  
Natalie Burns, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Mary Gresik, Building Permit Secretary  
Kathleen Brown, Assistant Director of Economic Development  
Susan Doughty, Assessor's Office  
Approval Letter File

CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW (ADDENDUM)  
CONDITIONS OF APPROVAL

APPLICANT: CIANBRO CORP  
ADDRESS: 328 W. COMMERCIAL ST  
SITE ADDRESS/LOCATION: 328 W COMMERCIAL ST/AKA RICKER WHARF  
DATE: 9/30/96

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1.  All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
2.  Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
3.  Your new street address is now \_\_\_\_\_, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4.  The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
5.  Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6.  A sewer permit is required for your project. Please contact Carol Poliskey at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

7. \_\_\_\_\_ A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300 , ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. \_\_\_\_\_ As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9. \_\_\_\_\_ The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
10. \_\_\_\_\_ The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
11. \_\_\_\_\_ A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.
12.  The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

13.  DISTURBANCE OF SHORELINE FOR INSTALLATION OF NEW ABUTMENT PIER SHALL BE KEPT TO A MINIMUM. CONTRACTOR SHALL INSTALL A TURBIDITY CONTROL CURTAIN APPROPRIATE FOR THE APPLICATION IN THE AREA OF

cc: Katherine Staples, P.E., City Engineer

THE NEW ABUTMENT

CITY OF PORTLAND, MAINE  
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.



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

I. D. Number \_\_\_\_\_

Applicant Claubre Corp  
328 W. Commercial St

Application Date \_\_\_\_\_

Applicant's Mailing Address  
Jim Thibodeau - 671-8333

Project Name/Description  
328 W. Commercial St/AXA Ricker Wharf

Consultant/Agent  
Planner Associates

Address of Proposed Site  
071-F-007

Applicant or Agent Daytime Telephone, Fax \_\_\_\_\_

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  Other (specify) Structural repairs of structure  
103,093

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   |
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| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance             | <input type="checkbox"/> Single-Family Minor   | <input type="checkbox"/> Other _____             |

Fees paid: site plan 300.00 subdivision \_\_\_\_\_

**Approval Status:**

Reviewer Kandi Talbot

- Approved  Approved w/Conditions listed below  Denied

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Approval Date 11/15/96 Approval Expiration 11/15/97 Extension to \_\_\_\_\_ date \_\_\_\_\_ date  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

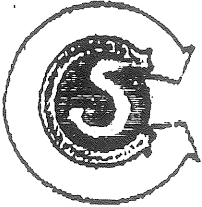
Performance Guarantee  Required\*  Not Required

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

- |   |                            |                               |                             |
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| Defect Guarantee Submitted                              | _____ submitted date _____ | _____ amount _____            | _____ expiration date _____ |
| Defect Guarantee Released                               | _____ date _____           | _____ signature _____         |                             |

Address: 328 W. Commercial St, Portland, ME 04101





# CONTAINMENT SYSTEMS

P.O. BOX 1390 COCOA, FLORIDA 32923 (407) 632-5640

TELEX: 56-8536 CSC Coca FAX: (407) 639-4017

## FLOATING TURBIDITY CONTROL CURTAINS

### APPLICATION GUIDE

#### Introduction:

Floating Turbidity Control Curtains are impermeable barriers constructed of flexible reinforced thermoplastic material dielectrically welded to provide an upper hem for enclosing flotation material and a lower hem for enclosing ballast material. The skirt depth of the curtain is the material vertically below the upper hem. The length of the curtain is the horizontal distance between ends. Additional construction features are dependent on curtain design.

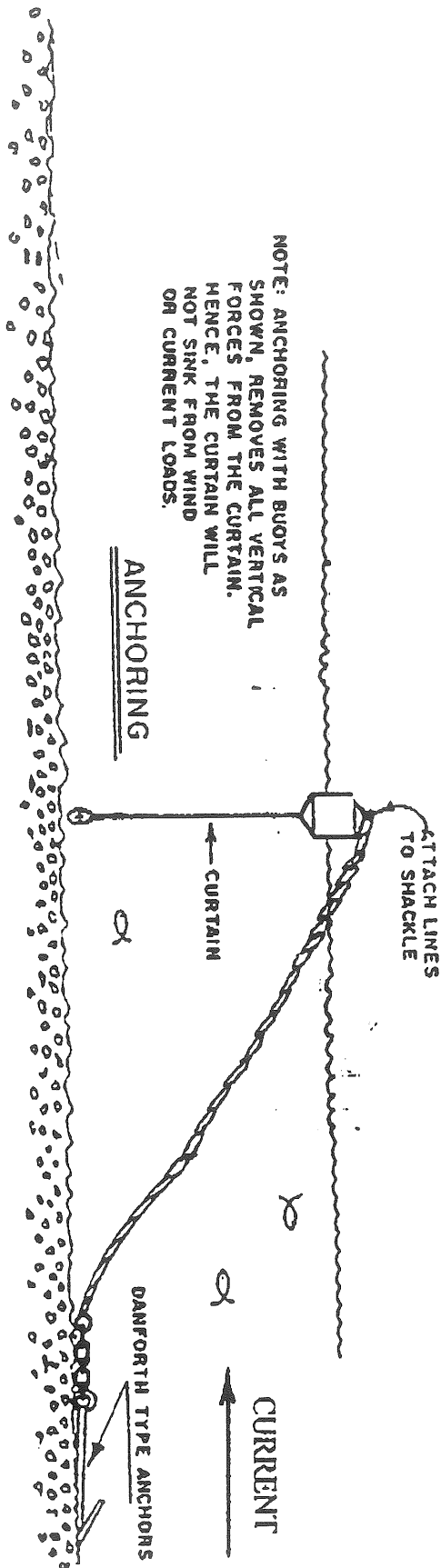
Floating curtains are designed to control the settling of solids (silt) suspended in water by providing a controlled area of containment. This condition of suspension (turbidity) is usually created by disrupting natural conditions through construction or dredging in the marine environment. The containment of settleable solids is desirable to reduce the impact area of these solids.

#### Conditions:

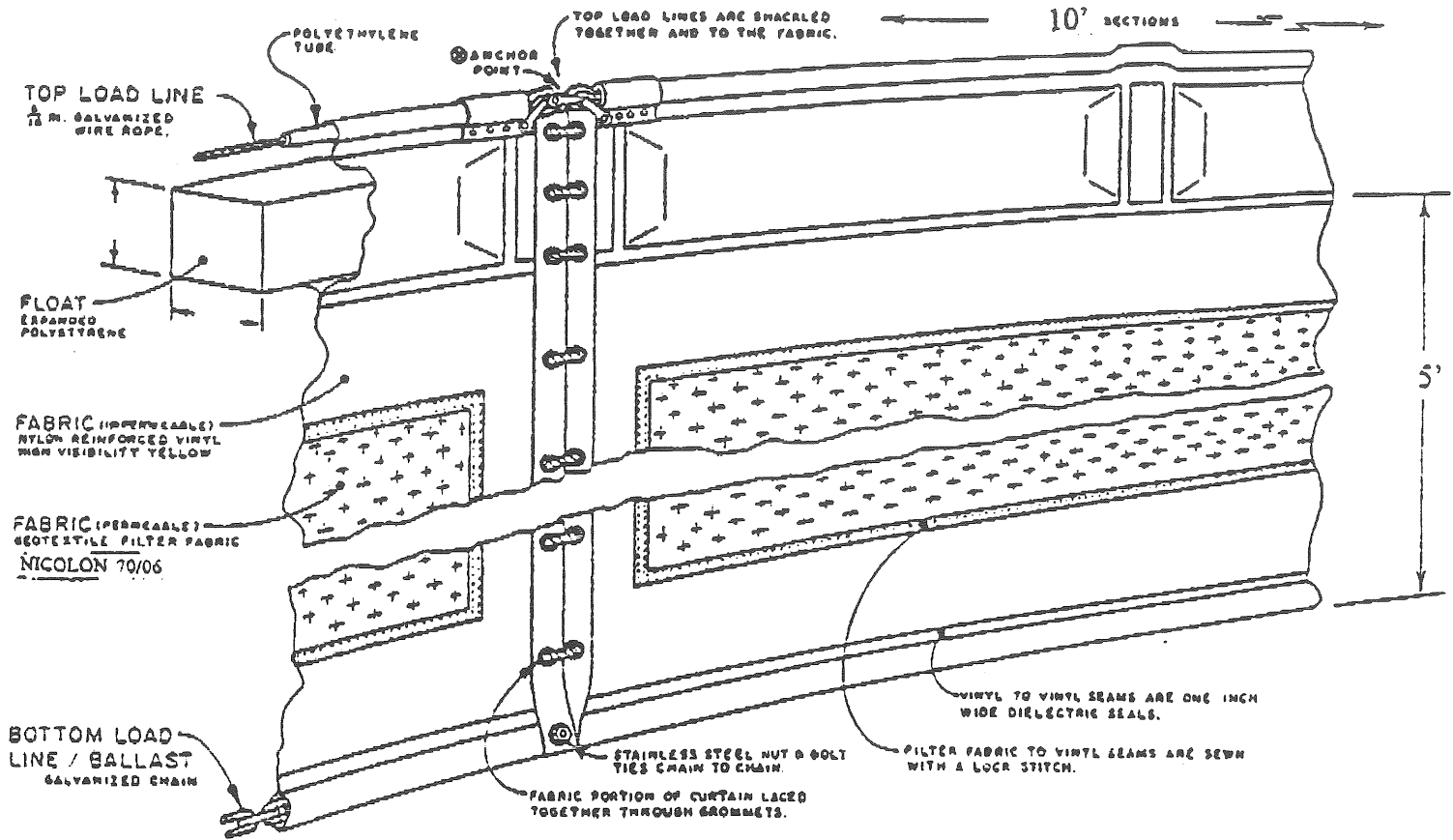
In order to select the proper floating curtain, it is first necessary to broadly define the conditions present at the proposed site of installation. These conditions are as follows:

- Condition 1. An area that is calm and protected with no current, such as small lakes, ponds, canals and protected shoreline areas.
- Condition 2. An area that is semi-protected with minimal current, such as moderate sized lakes, canals and shoreline areas.
- Condition 3. An area that is exposed and usually has moderate currents, such as rivers, streams, large lakes and exposed shorelines with current in one direction.
- Condition 4. An area that is exposed and subjected to current, wind and tides such as harbors, and shorelines exposed to large expanses of water.

Post-It™ brand fax transmittal memo 7671		# of pages >	9
To	BOB GILLESPIE	From	Bobny
Co.		Co.	RJGRONDIN
Dept.		Phone #	854-1147
Fax #	324-8042	Fax #	854-4315



**CURTAIN ANCHOR DETAIL**  
 NOT TO SCALE



### SILT CURTAIN DETAIL

NOT TO SCALE

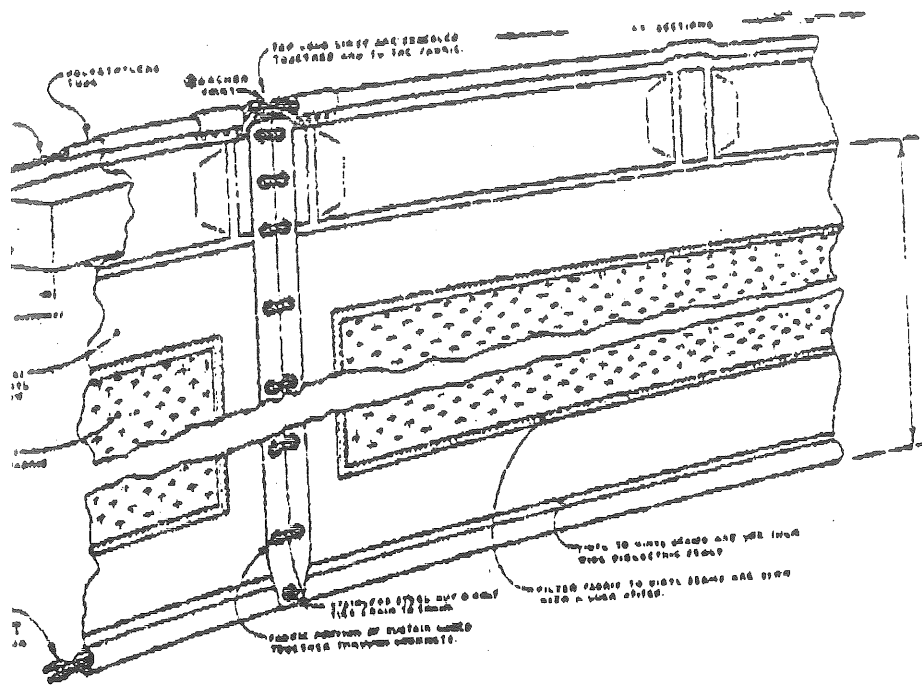
MAR 17 '94 09:03 GRONDIN CONSTRUCTION

# CUSTOM DESIGN BARRIERS

Containment Systems manufactures floating baffles and diversion barriers for municipal, industrial and commercial wastewater treatment lagoons, using a variety of strong, chemical resistant materials.

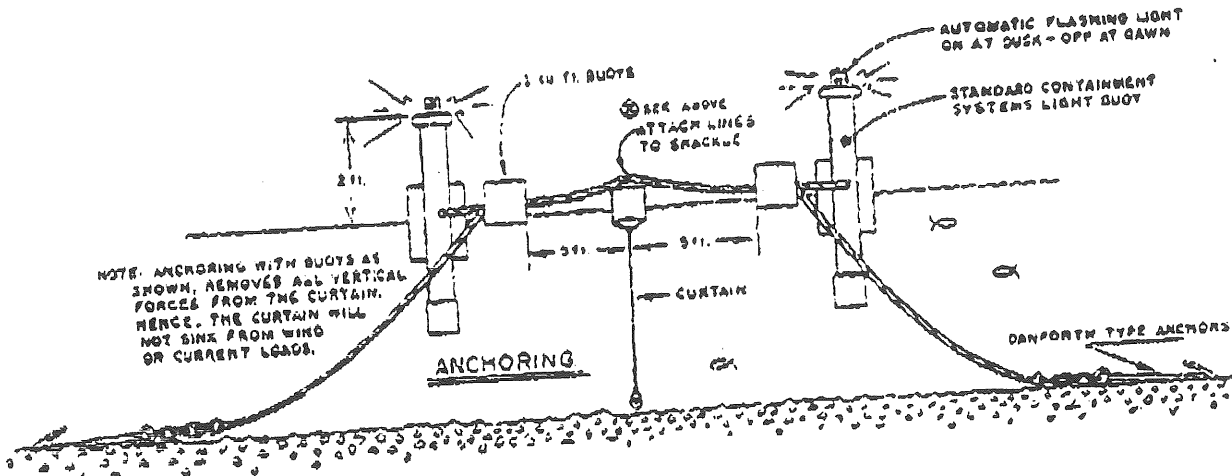
We also manufacture floating barriers for amusement parks and swimming areas at beaches.

Pervious Type with Geotextile insert.



## TURBIDITY BARRIER ACCESSORIES

- Anchor Assemblies
- Marker Buoys
- Warning Lights
- Repair Kits



Suggested Anchoring System in tidal areas  
light buoys are optional

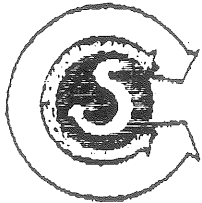
### OIL SPILL PRODUCTS

- SPILL CONTAINMENT BOOMS
- SORBENT MATERIALS
- RECLAMATION EQUIPMENT

SUBJECT TO CHANGE WITHOUT NOTICE



# CONTAINMENT SYSTEMS

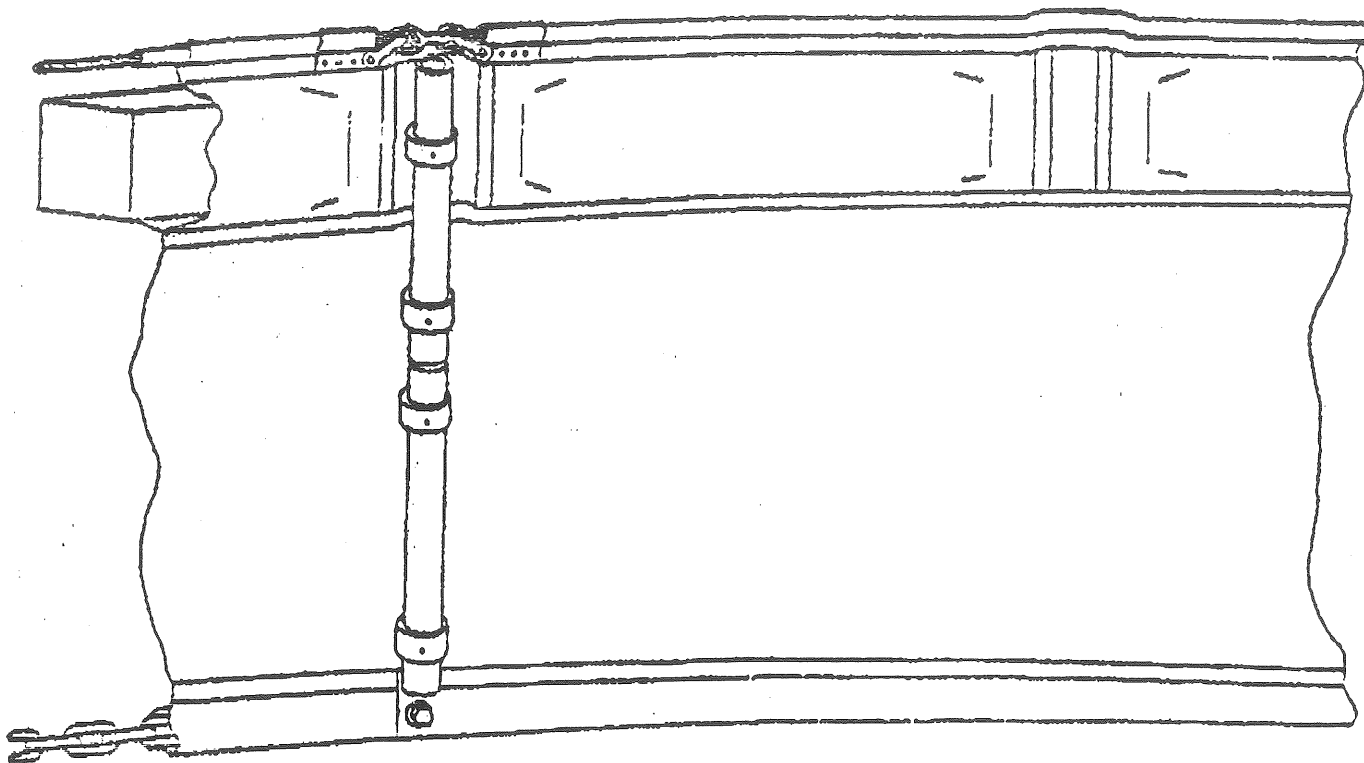


# CONTAINMENT SYSTEMS

P.O. BOX 1390 COCOA, FLORIDA 32923 (407) 632-5640

TELEX: 58-8535 CSC Coca FAX: (407) 639-4017

ERIC



## MIDDLEWEIGHT

TURBIDITY CURTAIN

**APPLICATION:**

Rivers, streams, open lakes and exposed shorelines with moderate current moving in one direction.

**SPECIFICATIC**

FABRIC

Polyester reinforced vinyl high visibility yellow 18 oz/yd<sup>2</sup> weight.

E  
1

10/16

4ft.

CONNECTOR

Shackled and bolted load lines with slotted reinforced PVC pipe for fabric closure.

7

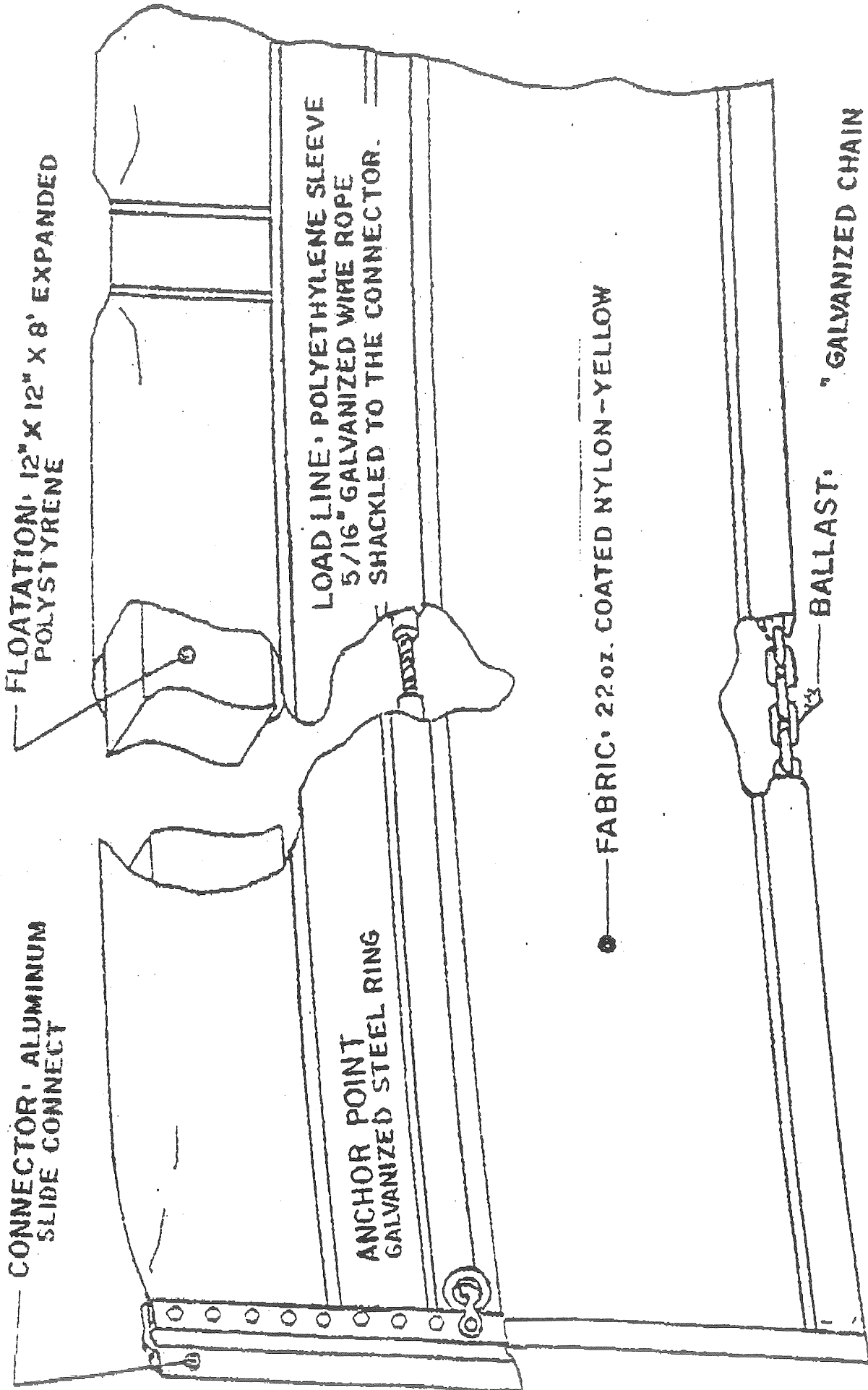
9.65 12.00 - P  
SHIPPING - 300. -

loaded

1.25 DEL PER FT.

FLOTATION

8" expanded polystyrene over 19 lbs/ft buoyancy.



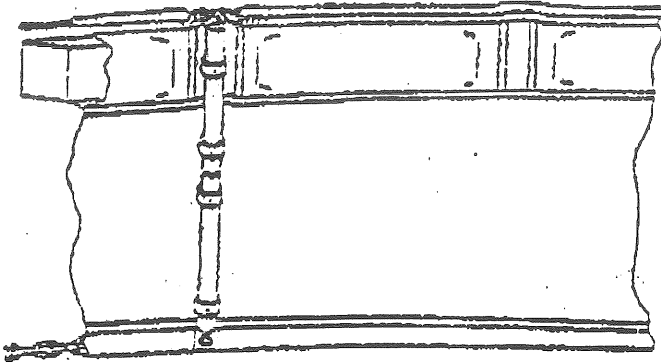
CONTAINMENT SYSTEMS		P. 00	
658 SOUTH INDUSTRY RD. COCOA, FL. 32926		D. 00	
HEAVYWEIGHT		MATERIAL	
TURBIDITY CURTAIN		DRAWING NO.	
DRAWN BY	SCALE		
CHECK'D	DATE		
TRACED	APP'D		

# MIDDLE WEIGHT

## TURBIDITY BARRIER

**APPLICATION:** Rivers, streams, open lakes and exposed shorelines with moderate current moving in one direction.

### SPECIFICATIONS



<b>FABRIC</b>	Polyester reinforced vinyl high visibility yellow 18 oz/yd <sup>2</sup> weight.
<b>CONNECTOR</b>	Shackled and bolted load lines with slotted reinforced PVC pipe for fabric closure.
<b>FLOTATION</b>	8" expanded polystyrene over 1# lbs/ft buoyancy.
<b>BALLAST LINE/BALLAST</b>	5/16" galvanized chain (1.1lbs/ft).
<b>TOP LOAD LINE</b>	5/16" galvanized wire rope enclosed in heavy tubing.

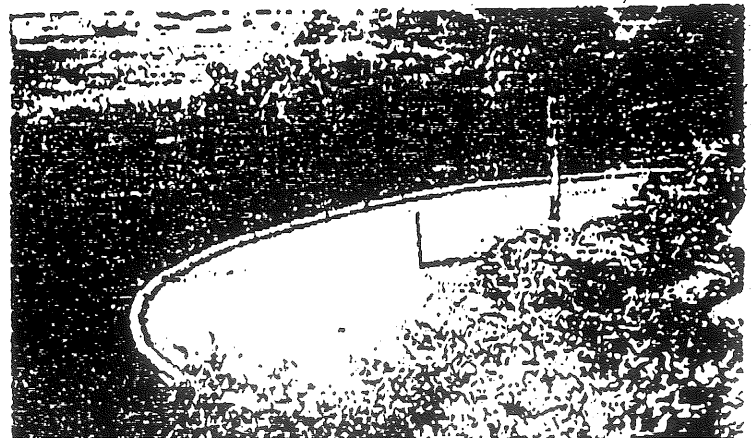
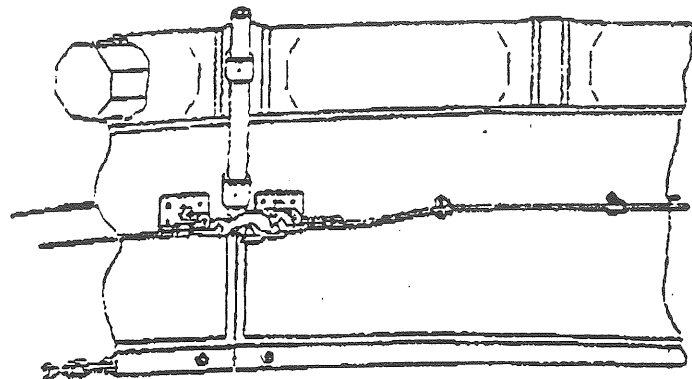
# HEAVYWEIGHT

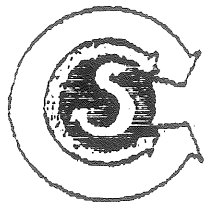
## TURBIDITY BARRIER

### SPECIFICATIONS

**APPLICATION:** Exposed areas subject to current, wind and tides.

<b>FABRIC</b>	High strength nylon reinforced vinyl high visibility yellow 22 oz/yd <sup>2</sup> weight.
<b>CONNECTOR</b>	Snap hooks and rings connect load lines with slotted reinforced PVC pipe for fabric closure. *Optional extruded aluminum connectors.
<b>FLOTATION</b>	12" expanded polystyrene over 2# lbs./ft buoyancy.
<b>BALLAST</b>	5/16" galvanized chain (1.1lbs/ft).
<b>LOAD LINES</b>	Dual 5/16" galvanized wire ropes with heavy vinyl coating.

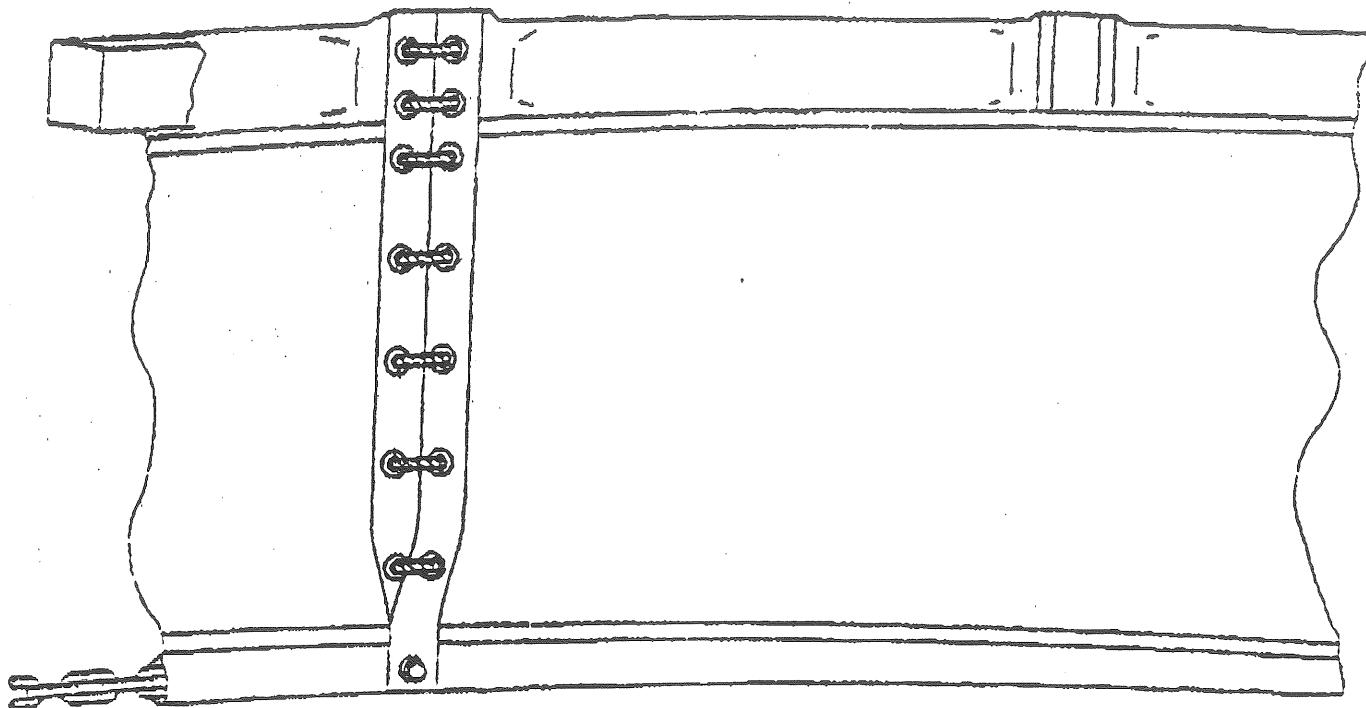




# CONTAINMENT SYSTEMS

P.O. BOX 1390 COCOA, FLORIDA 32923 (407) 632-6640

TELEX: 56-6535 CSC Coca FAX: (407) 639-4017



## FLATWATER

### TURBIDITY CURTAIN

#### APPLICATION:

Calm protected water with no current such as lakes, ponds, canals and protected shoreline areas.

#### SPECIFICATIONS

<p><b>FABRIC</b></p> <p>Polyester reinforced vinyl high visibility yellow.</p>	<p><b>BALLAST</b></p> <p>1/4" galvanized chain (.7 lbs/ft).</p>
<p><b>CONNECTOR</b></p> <p>Sections are laced together through grommets.</p>	
<p><b>FLOTATION</b></p> <p>4" expanded polystyrene over 5 lbs/ft buoyancy.</p>	

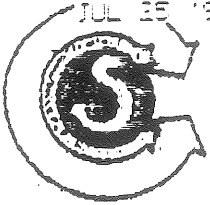


Curtain Selection:

Containment Systems Corporation manufactures four standard models of Floating Turbidity Control Curtains to match the conditions previously listed. They are as follows:

- |                               |   |              |
|-------------------------------|---|--------------|
| Flatwater Turbidity Curtain   | - | Condition 1. |
| Lightweight Turbidity Curtain | - | Condition 2. |
| Middiweight Turbidity Curtain | - | Condition 3. |
| Heavyweight Turbidity Curtain | - | Condition 4. |

It must be noted that recommendations herein are of a general nature to assist in the proper selection of Floating Turbidity Control Curtains. Varying site conditions and job duration may require the curtains to be modified or upgraded to perform as desired. In this respect, Containment Systems Corporation, through its design and manufacturing experience can make floating curtain recommendations based on specific requirements and conditions.



# CONTAINMENT SYSTEMS

P.O. BOX 1390 COCOA, FLORIDA 32923 (407) 632-6640  
TELEX: 56-6535 CSC Coca FAX: (407) 639-4017

## FLOATING TURBIDITY CONTROL CURTAINS

### INSTALLATION GUIDE

#### Introduction:

Each Floating Turbidity Control Curtain installation is usually unique due to its individual setting. In the following there are some general guidelines and examples of installations which may prove useful.

#### Installation:

When a curtain arrives on the job site, each section length has been separately bundled for shipping. The curtain must be unbundled by removing the outside bundling ropes. Next, the curtain should be laid out in an orderly fashion near the point of entry into the water. Inspect ballast chain (lower hem of curtain) to insure that it is not twisted around the float. If multiple lengths of curtains are involved, lay out remaining curtains and untie the furling ties nearest the section ends. Connect sections and retire the furling ties.

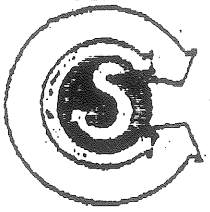
**CAUTION: DO NOT CUT FURLING TIES UNTIL CURTAIN IS COMPLETELY INSTALLED. IT IS VERY DIFFICULT TO MOVE TURBIDITY CURTAIN THROUGH THE WATER ONCE ITS SKIRT IS UNFURLED.**

Next, set anchors around the approximate perimeter of installation.

#### Anchors:

For best performance use Danforth type anchors for sandy bottoms, or kedge type or mushroom anchors for mud bottoms. It is recommended that an anchor buoy be used between the curtain and the anchor rode when working in currents. Alternative methods of anchoring might include fabricated heavy concrete weights or driven pilings. Shore anchor points are usually posts or pilings tied back to a buried anchor.

After anchors have been positioned, tie one end of the curtain to a boat with a towline and the other end to the shore anchor point. Tow the curtain into position slowly. A worker should be at the shore area to assist the curtain into the water. Once the curtain is in position, go back and tie off the curtain at intermediate anchor points. After the installation is complete and the curtain is properly anchored, go back along the curtain and cut all the furling ties to lower the curtain skirt.



# CONTAINMENT SYSTEMS

P.O. BOX 1390 COCOA, FLORIDA 32923 (407) 632-5640  
TELEX: 56-8535 CSC Coca FAX: (407) 639-4017

## Installation Examples:

### Conditions 1&2 - Calm Water

Set anchor points and deploy the curtain in a furled condition. Put in all intermediate anchors, then cut furling ties and let the skirt fall into position.

### Condition 3. - Rivers

- A. River with current where entire river crossing must be protected. First set your shore anchor points. A good post with tieback anchor is recommended. Tie off one end of curtain to the upstream anchor point. Then, if possible, lay the curtain along the bank from that point upstream the entire length of the curtain. (Keep the curtain furled until installation is complete.) Take a boat and tie upstream end of curtain to the boat. Then let current and boat under power take the curtain across the river to the downstream anchor point. Add anchors as required; depends on current. Be sure the anchor is accompanied with a buoy or else it will pull the curtain under the water under extreme current.
- B. River with current where you are protecting a small area on the side. Set both downstream and upstream anchor points so the curtain will form a half moon of sufficient size for the work to be done. Fasten curtain to upstream anchor point. Then begin at the top with good heavy anchors and anchor it off in designed half moon configuration.
- C. River with swift current where you desire to enclose a dredge or the discharge area. Since the silt cannot run upstream a half V will do the job. The bottom of the V should be downstream. Make it exceptionally long to cut down on current pressure. Anchors may have to be used on both sides under severe conditions.

### Condition 4. - Tidal Areas

- A. Assume you want to enclose a discharge area out in the bay. A circle, rectangular or diamond configuration is acceptable. It is recommended that anchors be used on both sides of curtain or else the current will over-run them during tide change and spring the flukes out of their holding position causing them to ease their hold on the bottom.
- B. Inshore work: Use half moon configuration. Anchors well set on the outside should be sufficient. To provide ingress and egress for work boats to service the dredge, disconnect one section on the up-tide-side - the silt will not travel upstream. When tide gets slack, connect this section together and open a section on the other side when the tide starts running.

# City of Portland Planning Department

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City Hall  
389 Congress Street, 4th Floor  
Portland, Maine 04101  
FAX NUMBER: 756-8258

## FAX TRANSMISSION COVER SHEET

---

To:

Jim Thibodeau

Fax #:

871-1188

# of Pages:

3

From:

Kandi Talbot

Date:

Oct. 2, 1996

RE:

If this isn't the area - let me

know

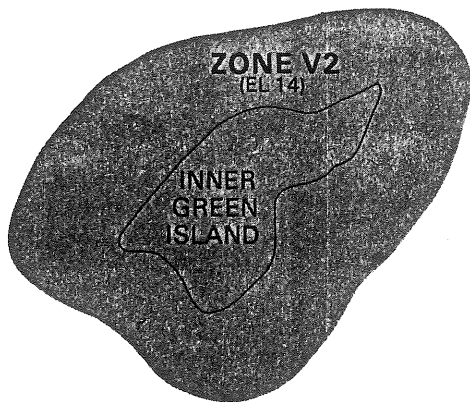
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*If you do not receive all of the pages, please call 874-8721.*

FLOOD ELEVATIONS  
LANDWARD OF 0.0 NGVD



### KEY TO MAP

500-Year Flood Boundary	—————	<b>ZONE B</b>
100-Year Flood Boundary	—————	<b>ZONE A1</b>
Zone Designations*		<b>ZONE A5</b>
100-Year Flood Boundary	—————	<b>ZONE B</b>
500-Year Flood Boundary	—————	
Base Flood Elevation Line With Elevation In Feet**	~~~~~	513
Base Flood Elevation in Feet Where Uniform Within Zone**		(EL 987)
Elevation Reference Mark		RM7 <sub>X</sub>
Zone D Boundary	—————	
River Mile		•M1.5

\*\*Referenced to the National Geodetic Vertical Datum of 1929

### \*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

### NOTES TO USER

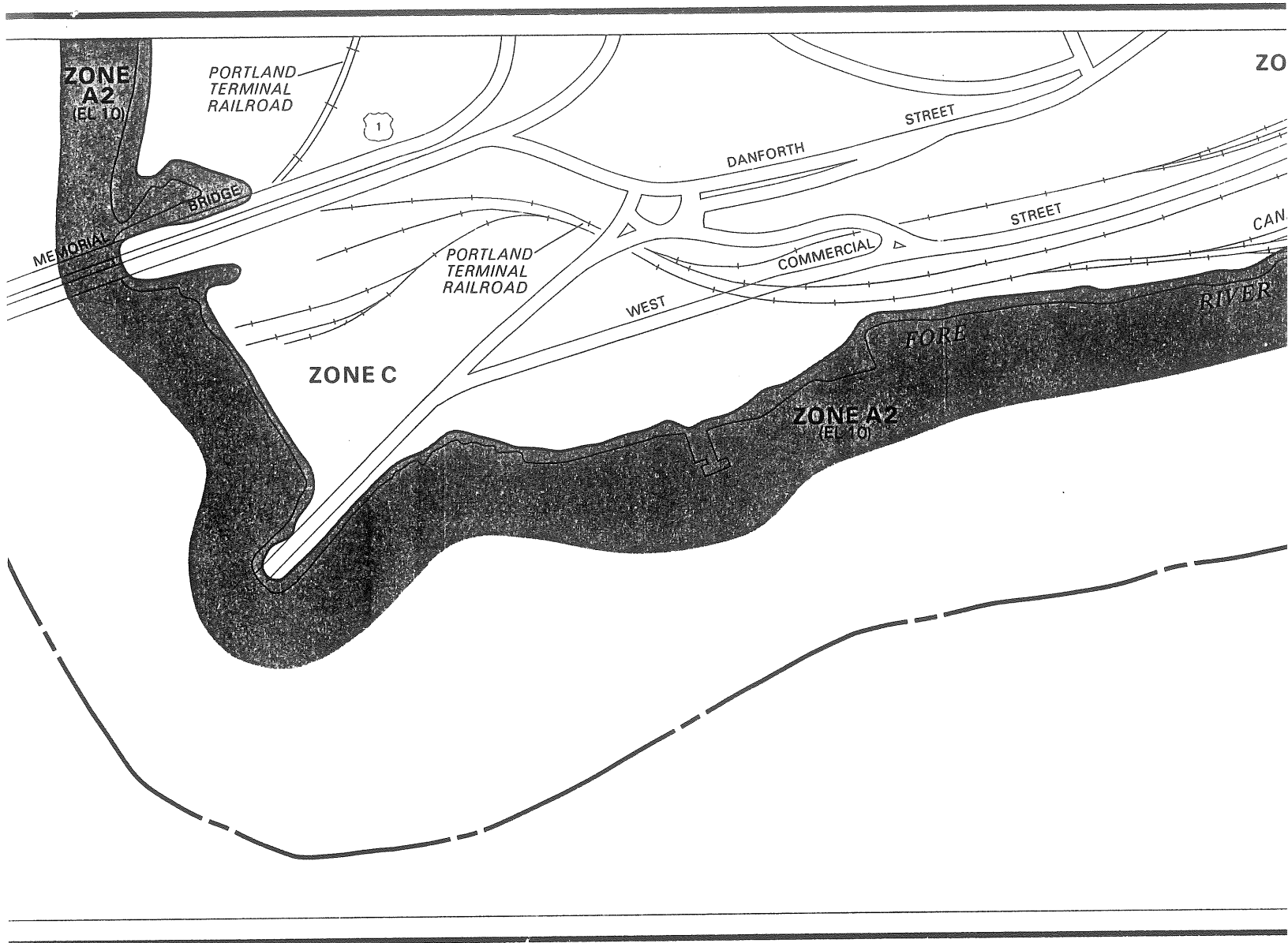
Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance and flood plain management purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas. The coastal flooding elevations shown may differ significantly from those developed by the National Weather Service for hurricane evacuation planning.

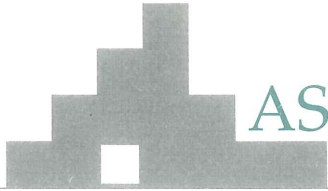
For adjoining map panels, see separately printed Index To Map Panels.

Coastal base flood elevations shown on this map include the effects of wave action.

Coastal base flood elevations apply only landward of 0.0 NGVD.



INSET A



*Ally*

# ASSOCIATED DESIGN PARTNERS INC.

222 Riverside St. • Portland, Maine 04103

Office: 207•871•8333

## WRITTEN STATEMENTS TO ACCOMPANY PORTLAND SITE PLAN ORDINANCE

PROJECT : Ricker's Wharf Reconstruction , @ 328 West Commercial St.  
Map 71, Block "F" , Lot 7

APPLICANT: Associated Design Partners Inc. FOR Cianbro Corporation

The following statements are provided in response to article 14-525 (c) :

1. The current use of these piers serves as a construction staging area for the loading and unloading of tugs and barges with construction equipment and materials. The proposed future use is the unchanged. The primary purpose of this project is to provide for necessary structural repairs or replacement of existing deteriorated structural pilings and decking.
2. The existing land from which the piers extend is owned by Cianbro Corporation . The lot size is approximately 109,573 SF. The total square footage currently occupied by the piers is approximately 9000 SF.
3. None
4. Demolition debris will include wood pilings , steel decking , and steel girder beams. The steel will be salvaged at Merrill Industries for scrap and the wood piles will be taken to Lewiston Maine to be chipped and incinerated.
5. Not required for this project
6. The existing drainage is sheet flow into the harbor and will be unaltered as a result of this project
7. Construction is currently scheduled to begin Nov. 15 1996 , anticipated completion is Feb. 1996
8. Shown on the attached site plan ; D.E.P. NRPA, Army Corp, Portland Harbor Commission all have been submitted , all are anticipated to be approved prior to Nov. 15 1996.
9. Attached
10. A copy of the deed is attached.
11. None

# CIANBRO

## CREDIT INFORMATION

### COMMERCIAL BANK

Key Bank of Maine  
One Canal Plaza  
Portland, Maine 04112

TELEPHONE: (207)874-7259  
CONTACT: Stephen M. Gilchrist, Senior Vice President

### INSURANCE AGENCY

The Dunlap Corporation  
31 Court Street  
Auburn, Maine 04210

TELEPHONE: (207)783-2211  
CONTACT: Stephen F. Dunlap, Chairman

### BONDING AGENT

The Dunlap Corporation  
31 Court Street  
Auburn, Maine 04210

TELEPHONE: (207)783-2211  
CONTACT: David H. Skillings, Vice President

### TRADE REFERENCES

Cardinal Concrete Company  
P.O. Box 725  
Springfield, Virginia 22150

TELEPHONE: (703)550-7650  
CONTACT: Mike Collins, Credit Manager

Gilman Electric  
P.O. Box 98  
Newport, Maine 04953

TELEPHONE: (207)368-4367  
CONTACT: Skip Estes, Manager or  
Sandy Martin, Credit Manager

American Steel & Aluminum, Inc.  
P.O. Box 816  
Portland, Maine 04104

TELEPHONE: (207)772-4641  
CONTACT: Virginia Stealey,  
Accounts Receivable  
Manager

Williams Form Engineering Corporation  
P.O. Box 7389  
Grand Rapids, Michigan 49510

TELEPHONE: (616)452-3107  
CONTACT: Norma Hunt,  
Accounts Receivable Clerk

Hilti  
P.O. Box 21148  
Tulsa, Oklahoma 74121

TELEPHONE: (800)879-8000, ext. 6812  
CONTACT: Ginger Hinds, New England  
Credit Representative

D.S. Brown Company  
300 East Cherry Street  
North Baltimore, Ohio 45872

TELEPHONE: (419)257-3561  
CONTACT: Dan Brown, President

**DUN & BRADSTREET RATING 4A2**



## Know All Men by These Presents,

That Portland Terminal Company,

a Corporation organized and existing under the laws of the State  
of Maine and located at Portland  
in the County of Cumberland and State of Maine,  
in consideration of one dollar and other valuable considerations

paid by Cianbro Corporation, a corporation duly organized by law  
and having an office at Hunnewell Avenue, P. O. Box D, Pittsfield,  
in the County of Somerset and State of Maine,  
the receipt whereof it does hereby acknowledge, does hereby ~~release,~~  
~~release, bargain, sell and convey~~ and ~~transfer~~ Quit-Claim unto the said

Cianbro Corporation, its successors

~~and~~ and assigns forever,  
a certain lot or parcel of land situated southerly of West Com-  
mercial Street in the City of Portland, County of Cumberland, State  
of Maine, bounded and described as follows:

Beginning at a point on the southerly line of West Commercial Street  
six hundred and ninety-eight (698) feet easterly, by the southerly  
line of West Commercial Street, from the southeasterly line of  
Vaughan Bridge location (location of sixty (60) feet in width);

Thence easterly, along said southerly line of West Commercial Street,  
one hundred eleven and nineteen hundredths (111.19) feet to an iron  
pipe;

Thence southerly, along a line at right angles to said West Com-  
mercial Street, fifty-three (53) feet to an iron pipe;

Thence easterly, along a line forming an interior angle of two  
hundred sixty-three degrees and twelve minutes ( $263^{\circ}-12'$ ), three  
hundred forty-seven and eighty-four hundredths (347.84) feet to an  
iron pipe;

Thence southerly, along a line forming an interior angle of ninety-  
six degrees and forty-eight minutes ( $96^{\circ}-48'$ ), one hundred eighty-  
three (183) feet, more or less, to the Harbor Commissioner's Line  
as established December 13, 1929;

Thence westerly, along said Harbor Commissioner's Line, four hundred  
fifty-nine (459) feet, more or less, to its point of intersection  
with a line normal to the southerly line of West Commercial Street  
at the point of beginning;

Thence northerly, along said normal line, two hundred twenty-seven  
(227) feet, more or less, to the point of beginning.

Said parcel contains 109,573 square feet, more or less.

For source of title, reference may be had to deed of J. B. Brown et  
als to Portland and Ogdensburg Railroad Company, dated December 15,

1871, and recorded in Cumberland County Registry of Deeds in Book 394, Page 113; and to deed of J. B. Brown & Sons to Portland Terminal Company, dated January 2, 1917, and recorded in Cumberland County Registry of Deeds in Book 982, Page 236.

On here and in hold the same, together with all the privileges and appurtenances thereunto belonging, to it the said Cianbro Corporation, its successors ~~XXXXX~~ and Assigns forever.

In Witness Whereof, the said Portland Terminal Company

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by E. S. Miller

, its President thereunto duly authorized, this 26th day of June in the year one thousand nine hundred and seventy-three.

Signed, Sealed and Delivered in presence of

*Henry C. Lally*

PORTLAND TERMINAL COMPANY

By: *E. S. Miller*

President

045532 STATE OF MAINE DEPARTMENT OF REVENUE BUREAU OF TAXATION JUL 73 \*\*\* 25.30



# City of Portland Planning Department

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City Hall  
389 Congress Street, 4th Floor  
Portland, Maine 04101  
FAX NUMBER: 756-8258

## FAX TRANSMISSION COVER SHEET

---

To: Jim Thibodeau

Fax #: 871-1188

# of Pages: 2

From: Kandi Talbot

Date: Oct. 2, 1996

RE: If you still need something else,  
let me know.

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*If you do not receive all of the pages, please call 874-8721.*

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
PORTLAND, MAINE  
CUMBERLAND COUNTY

PANEL 16 OF 17  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
230051 0016 B

EFFECTIVE DATE:  
JULY 17, 1986



Federal Emergency Management Agency

CC → KANDI TALBOT



RICKERS WHARF  
RECONSTRUCTION  
FOR  
CIANBRO CORP.

FEDERAL EMERGENCY MANAGEMENT AGENCY

NATIONAL FLOOD INSURANCE PROGRAM

ELEVATION CERTIFICATE

AND

INSTRUCTIONS

PREPARED BY:

JAMES THIBODEAU P.E. 5795  
ASSOC. DESIGN PARTNERS INC.

# ELEVATION CERTIFICATE

## FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No 3067-0077  
Expires May 31, 1993

**ATTENTION:** Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). Instructions for completing this form can be found on the following pages.

<b>SECTION A PROPERTY INFORMATION</b>	<b>FOR INSURANCE COMPANY USE</b>
BUILDING OWNER'S NAME <b>CIAMBRO CORPORATION</b>	POLICY NUMBER
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER <b>328 W. COMMERCIAL ST. PORT. ME 04102</b>	COMPANY NAIC NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.) <b>TAX MAP 71 BLOCK "F", LOT 7</b>	
CITY <b>PORTLAND</b>	STATE <b>MAINE</b>
	ZIP CODE <b>04102</b>

### SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER <b>230051-00168</b>	2. PANEL NUMBER <b>160F17</b>	3. SUFFIX <b>0016B</b>	4. DATE OF FIRM INDEX <b>JULY 17, 1986</b>	5. FIRM ZONE <b>A2</b>	6. BASE FLOOD ELEVATION (in AO Zones, use depth) <b>10.0</b>
--	----------------------------------	---------------------------	---	---------------------------	---

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE):  NGVD '29  Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: 11.10 feet NGVD (or other FIRM datum—see Section B, Item 7).

### SECTION C BUILDING ELEVATION INFORMATION

- Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level 5.
- 2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of 11.10 feet NGVD (or other FIRM datum—see Section B, Item 7).
- (b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of 11.10 feet NGVD (or other FIRM datum—see Section B, Item 7).
- (c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is     feet above  or below  (check one) the highest grade adjacent to the building.
- (d). FIRM Zone AO. The floor used as the reference level from the selected diagram is 12.0 feet above  or below  (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown
3. Indicate the elevation datum system used in determining the above reference level elevations:  NGVD '29  Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)
4. Elevation reference mark used appears on FIRM:  Yes  No (See Instructions on Page 4)
5. The reference level elevation is based on:  actual construction  construction drawings  
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is:     feet NGVD (or other FIRM datum—see Section B, Item 7).

### SECTION D COMMUNITY INFORMATION

1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is:     feet NGVD (or other FIRM datum—see Section B, Item 7).
2. Date of the start of construction or substantial improvement NOV. 15, 1996

SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AC, All, A (with BFE), V1-V30, VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

Reference level diagrams 6, 7 and 8 - Distinguishing Features If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure also, location of servicing equipment, area use, wall openings, or unfinished area Features, then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, item 1, must also be entered.

I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code Section 1001.

**JAMES A. THIBODEAU** P.E. **5795**

CERTIFIER'S NAME LICENSE NUMBER (or Affix Seal)

**PRESIDENT,** **ASSOCIATED DESIGN PARTNERS INC.**

TITLE COMPANY NAME

**222 RIVERSIDE ST. PORTLAND ME 04103**

ADDRESS CITY STATE ZIP

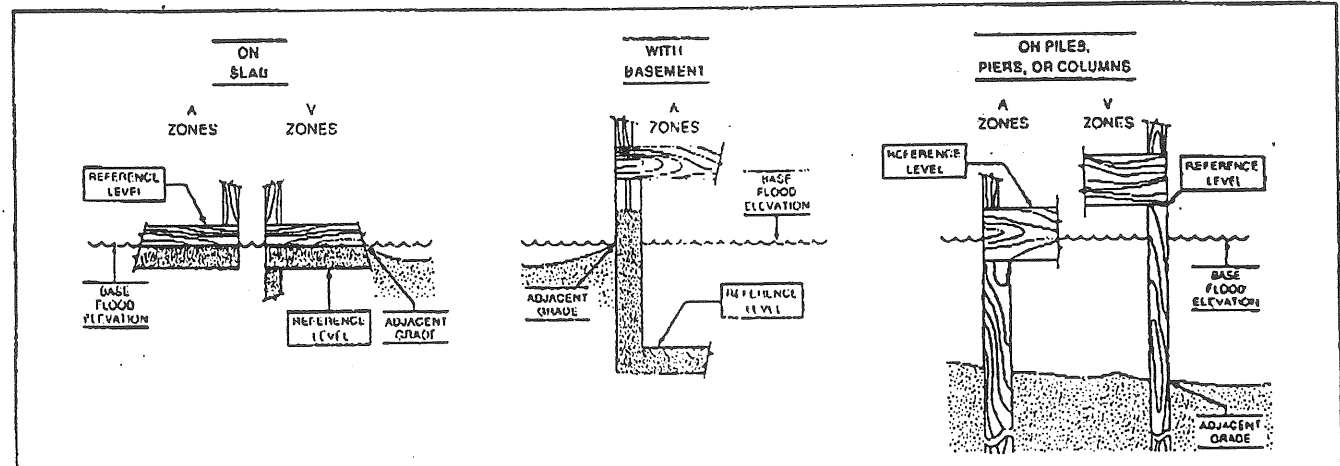
*James A. Thibodeau* **9-30-96** **207-871-8333**

SIGNATURE DATE PHONE

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS:

**THIS PROJECT CONSISTS OF RECONSTRUCTING AN EXISTING TIMBER PILE SUPPORTED WHARF, FOR PURPOSES OF STRUCTURAL CAPACITY UPGRADE AND MAINTENANCE.**



The diagrams above illustrate the points at which the elevations should be measured in A Zones and V Zones.

Elevations for all A Zones should be measured at the top of the reference level floor.

Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.

NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

CITY OF PORTLAND, MAINE CUMBERLAND COUNTY

PANEL 16 OF 17 (SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER 230051 0016 B

EFFECTIVE DATE: JULY 17, 1986



Federal Emergency Management Agency

10-02-1996 2:39AM

FROM PLANNING DEPARTMENT 756 8258

P. 2

KEY TO MAP

500-Year Flood Boundary	
100-Year Flood Boundary	
Zone Designations*	
100-Year Flood Boundary	
500-Year Flood Boundary	
Base Flood Elevation Line With Elevation In Feet**	513
Base Flood Elevation in Feet Where Uniform Within Zone**	(EL 987)
Elevation Reference Mark	RM7X
Zone D Boundary	
River Mile	•M1.5

\*\*Referenced to the National Geodetic Vertical Datum of 1929

\*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
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D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This map is for flood insurance and flood plain management purposes only; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas. The coastal flooding elevations shown may differ significantly from those developed by the National Weather Service for hurricane evacuation planning.

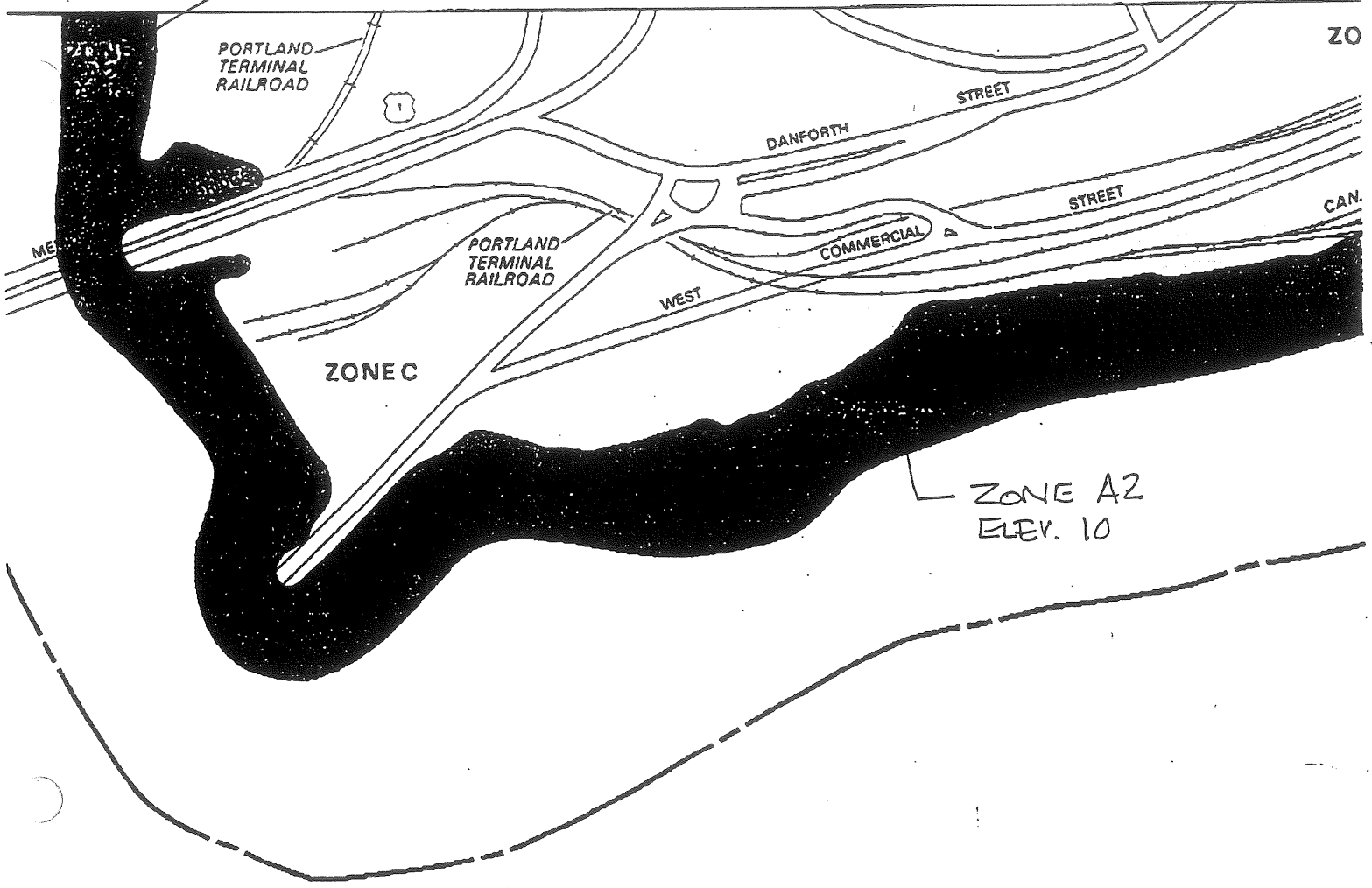
For adjoining map panels, see separately printed Index To Map Panels.

Coastal base flood elevations shown on this map include the effects of wave action.

Coastal base flood elevations apply only to areas of 0.0 NGVD



ZONA A2 (E110)



ZONE A2  
ELEV. 10

INSET A