CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

January 29, 1988

1125 Forest Avenue

Team Auto Body
1125 Forest Avenue
Portland, Maine 0410[illegible]

Gentlemen:

We are requesting by this letter that you have J & J Towing and Joseph Nightingale please send us a letter stating that they are no longer using your location at 1125 Forest Avenue as a place of business, in accordance with a request by Charles Lane, Associate Corporation Counsel for the City of Portland.

We are informed that both of these above named towing companies have been issued licenses by the City using 1125 Forest Avenue as their address for their business.

Please be certain that these above letters are furnished this office as soon as possible.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

cc: Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Fred Williams, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

PERMIT # 256 CITY OF Portland BUILDING PERMIT APPLICATION MAP #_____ LOT#_____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Team Auto Body

Address: 1125 Forest Avenue 797-0472

LOCATION OF CONSTRUCTION 1125 Forest Avenue

CONTRACTOR: N.E.S.A. SUBCONTRACTORS:

ADDRESS: 17 Elm Street Gorham, ME 04038 839-3569

Est. Construction Cost:_____ Type of Use: Auto body repair shop

Past Use:

Building Dimensions L___ W___ Sq. Ft.___ # Stories:___ Lot Size:___

Is Proposed Use:_____ Seasonal_____ Condominium_____ Apartment

_____ Conversion - Explain 3/24/88-4/24/88 - temporary sign

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units _____ # Of New Dwelling Units_____

Foundation:

1. Type of Soil:_____
2. Set Backs - Front_____ Rear_____ Side(s)_____
3. Footings Size:_____
4. Foundation Size:_____
5. Other_____

Floor:

1. Sills Size:_____ Sills must be anchored.
2. Girder Size:_____
3. Lally Column Spacing:_____ Size:_____
4. Joists Size:_____ Spacing 16" O.C.
5. Bridging Type:_____ Size:_____
6. Floor Sheathing Type:_____ Size:_____
7. Other Material:_____

Exterior Walls:

1. Studding Size_____ Spacing_____
2. No. windows_____
3. No. Doors_____
4. Header Sizes_____ Span(s)_____
5. Bracing: Yes_____ No._____
6. Corner Posts Size_____
7. Insulation Type_____ Size_____
8. Sheathing Type_____ Size_____
9. Siding Type_____ Weather Exposure_____
10. Masonry Materials_____
11. Metal Materials_____

Interior Walls:

1. Studding Size_____ Spacing_____
2. Header Sizes_____ Span(s)_____
3. Wall Covering Type_____
4. Fire Wall if required_____
5. Other Materials_____

For Official Use Only

Date March 24, 1988
Inside Fire Limits_____
Bldg Code_____
Time Limit_____
Estimated Cost_____
Value/Structure_____
Fee 10

Subdivision: Yes / No
Name_____
Lot_____
Block_____
Permit Expiration:_____
Ownership: _____ Public _____ Private

PERMIT ISSUED
MAR 28 1988
City of Portland

Ceiling:

1. Ceiling Joists Size:_____
2. Ceiling Strapping Size_____ Spacing_____
3. Type Ceilings:_____
4. Insulation Type_____ Size_____
5. Ceiling Height:_____

Roof:

1. Truss or Rafter Size_____ Span_____
2. Sheathing Type_____ Size_____
3. Roof Covering Type_____
4. Other_____

Chimneys:

Type:_____ Number of Fire Places_____

Heating:

Type of Heat:_____

Electric:

Service Entrance Size:_____ Smoke Detector Required Yes___ No___

Plumbing:

1. Approval of soil test if required Yes_____ No_____
2. No. of Tubs or Showers_____
3. No. of Flushes_____
4. No. of Lavatories_____
5. No. of Other Fixtures_____

Swimming Pools:

1. Type:_____
2. Pool Size :_____ x _____ Square Footage_____
3. Must conform to National Electrical Code and State Law.

Zoning:

District_____ Street Frontage Req.:_____ Provided_____
Required Setbacks: Front_____ Back_____ Side_____ Side_____

Review Required:

Zoning Board Approval: Yes_____ No_____ Date:_____
Planning Board Approval: Yes_____ No_____ Date:_____
Conditional Use:_____ Variance_____ Site Plan_____ Subdivision_____
Shore and Floodplain Mgmt._____ Special Exception_____
Other_____ (Explain)_____
Date Approved_____

Permit Received By Lynne Benoit

Signature of Applicant Dennis W. Martin Date 3/24/88

Signature of CEO Dennis Martin Date_____

Inspection Dates_____

White-Tax Assesor Yellow-GPCOG White Tag -CEO

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CITY OF PORTLAND, MAINE
339 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

1125 Forest Ave.

December 8, 1987

Team Auto Body
1125 Forest Avenue
Portland, Maine 04103

Gentlemen:

This is in further reference to the letter from the Office of the Corporation Counsel which was sent to your firm and Joseph Nightingale of T & J Towing at 159 Ocean Avenue. It was recommended that Team Auto Body, as owner of the parking facility, should file an application for an exception to provide for joint use of his parking facility by his firm and that of T & J Towing before the Board of Appeals.

I do not recall any further action concerning this request. Have you filed your request for a special exception before the Board of Appeals? If not, perhaps you will wish to use the forms which are enclosed for that purpose.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Variance Forms

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Fred Williams, Code Enforcement Officer

PERMIT # 001972 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Philip White

Address: 24 Merrill Street Portland

LOCATION OF CONSTRUCTION [redacted] 1125 Forest Ave

CONTRACTOR: Sebago Technics SUBCONTRACTORS: 781-0359

ADDRESS: P.O. Box 1339

Est. Construction Cost: $422,420 Type of Use: commercial auto body shop

Past Use:

Building Dimensions L ___ W ___ Sq. Ft. ___ # Stories: ___ Lot Size: ___

Is Proposed Use: ___ Seasonal ___ Condominium ___ Apartment ___ Conversion - Explain Major site plan review / To construct new - 2 sets site plans 2 sets construction plans submitted.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units ___ # Of New Dwelling Units ___

Foundation:

1. Type of Soil: ___
2. Set Backs - Front ___ Rear ___ Side(s) ___
3. Footings Size: ___
4. Foundation Size: ___
5. Other ___

Floor:

1. Sills Size: ___ Sills must be anchored.
2. Girder Size: ___
3. Lally Column Spacing: ___ Size: ___
4. Joists Size: ___ Spacing 16" O.C.
5. Bridging Type: ___ Size: ___
6. Floor Sheathing Type: ___ Size: ___
7. Other Material: ___

Exterior Walls:

1. Studding Size ___ Spacing ___
2. No. windows ___
3. No. Doors ___
4. Header Sizes ___ Span(s) ___
5. Bracing: Yes ___ No. ___
6. Corner Posts Size ___
7. Insulation Type ___ Size ___
8. Sheathing Type ___ Size ___
9. Siding Type ___ Weather Exposure ___
10. Masonry Materials ___
11. Metal Materials ___

Interior Walls:

1. Studding Size ___ Spacing ___
2. Header Sizes ___ Span(s) ___
3. Wall Covering Type ___
4. Fire Wall if required ___
5. Other Materials ___

For Official Use Only

Date July 15, 1988 Subdivision: Yes / No

Inside Fire Limits ___ Name ___

Bldg Code ___ Lot ___

Time Limit ___ Block ___

Estimated Cost ___ Permit Expiration: ___

Value/Structure ___ Ownership: ___ Public ___ Private

Fee $50.00 - Major site plan $2,130 - Building fee - 2/1/89

PERMIT ISSUED

APR 26 1989

City Of Portland

Ceiling:

1. Ceiling Joists Size: ___
2. Ceiling Strapping Size ___ Spacing ___
3. Type Ceilings: ___
4. Insulation Type ___ Size ___
5. Ceiling Height: ___

Roof:

1. Truss or Rafter Size ___ Span ___
2. Sheathing Type ___ Size ___
3. Roof Covering Type ___
4. Other ___

Chimneys:

Type: ___ Number of Fire Places ___

Heating:

Type of Heat: ___

Electrical:

Service Entrance Size: ___ Smoke Detector Required Yes ___ No ___

Plumbing:

1. Approval of soil test if required Yes ___ No ___
2. No. of Tubs or Showers ___
3. No. of Flushes ___
4. No. of Lavatories ___
5. No. of Other Fixtures ___

Swimming Pools:

1. Type: ___
2. Pool Size: ___ x ___ Square Footage ___
3. Must conform to National Electrical Code and State Law.

Zoning:

District ___ Street Frontage Req.: ___ Provided ___

Required Setbacks: Front ___ Back ___ Side ___ Side ___

Review Required:

Zoning Board Approval: Yes ___ No ___ Date: ___

Planning Board Approval: Yes ___ No ___ Date: ___

Conditional Use: ___ Variance ___ Site Plan ___ Subdivision ___

Shore and Floodplain Mgmt ___ Special Exception ___

Other ___ (Explain) ___

Date Approved ___

Permit Received By Joane Quint

Signature of Applicant Audrey Blythfield as agent for owner Date July 15, 1988 Fee $1,989

Signature of CEO ___ Date ___

Inspection Dates ___

White-Tax Assesor Yellow-GPCOG White Tag -CEO

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PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PORTLAND PERMIT # 3,219 TOWN COPY

Date Permit Issued: 11/28/88 $ 24.00 FEE

Local Plumbing Inspector Signature [signature] LPI # 1123

PROPERTY ADDRESS

Town Or Plantation: Portland

Street Subdivision Lot #: [illegible]

PROPERTY OWNERS NAME

Last: Fill it up First: Please

Applicant Name: Mutual Plumbing

Mailing Address of Owner/Applicant (If Different): 587 Riverside Portland Me.

Owner/Applicant Statement

I certify that the information submitted is correct to the best of m knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

[signature] 11/24/88
Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation approved above and found it to be in compliance with the Maine Plumbing Rules.

[signature] 4-[illegible]-1989
Local Plumbing Inspector Signature Date Approved

PERMIT INFORMATION

This Application is for

1. [X] NEW PLUMBING
2. [ ] RELOCATED PLUMBING

Type Of Structure To Be Served:

1. [ ] SINGLE FAMILY DWELLING
2. [ ] MODULAR OR MOBILE HOME
3. [ ] MULTIPLE FAMILY DWELLING
4. [ ] OTHER - SPECIFY Car Wash

Plumbing To Be Installed By:

1. [ ] MASTER PLUMBER
2. [ ] OIL BURNERMAN
3. [ ] MFG'D. HOUSING DEALER/MECHANIC
4. [ ] PUBLIC UTILITY EMPLOYEE
5. [ ] PROPERTY OWNER

LICENSE #

Hook-Up & Piping Relocation Maximum of 1 Hook-Up

- [ ] HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

- [ ] HOOK-UP: to an existing subsurface wastewater disposal system.
- [ ] PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

Number of Hook-Ups & Relocations: ____

$ 0. Hook-Up & Relocation Fee

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
	Hosebibb / Silcock		Bathtub (and Shower)
8	Floor Drain		Shower (Separate)
	Urinal		Sink
	Drinking Fountain		Wash Basin
	Indirect Waste		Water Closet (Toilet)
	Water Treatment Softener, Filter, etc.		Clothes Washer
	Grease/Oil Separator		Dish Washer
	Dental Cuspidor		Garbage Disposal
	Bidet		Laundry Tub
	Other: ____		Water Heater
8	Fixtures (Subtotal) Column 2	0	Fixtures (Subtotal) Column 1
		8	Fixtures (Subtotal) Column 2
		8	Total Fixtures
		$24.	Fixture Fee
		$ —.	Hook-Up & Relocation Fee
		$24.	Permit Fee (Total)

Page 1 of 1
HHE 2:1 Rev 1/85

TOWN COPY

PERMIT # 11075 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Philip White

Address: 24 Morrill Street Portland

LOCATION OF CONSTRUCTION ~~24 Morrill Street~~ 1135 Forest Ave

CONTRACTOR: Sebago Technics SUBCONTRACTORS: 781-0359

ADDRESS: P.O. Box 1339

Est. Construction Cost: $422,420 Type of Use: commercial auto body shop

Past Use:

Building Dimensions L___ W___ Sq. Ft.___ # Stories:___ Lot Size:___

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____ Conversion - Explain Major site plan review/To construct 2 sets site plans 2 sets construction plans submitted.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units _____ # Of New Dwelling Units _____

For Official Use Only

Date July 15, 1988 Subdivision: Yes / No

Inside Fire Limits _____ Name _____

Bldg Code _____ Lot _____

Time Limit _____ Block _____

Estimated Cost _____ Permit Expiration: _____

Value/Structure _____ Ownership: _____ Public _____ Private

Fee $50.00 - Major site pl[illegible] = Building fee [illegible]

PERMIT ISSUED

APR 26 1989

City Of Portland

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No. _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Size _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

PERMIT ISSUED WITH LETTER

E8-1-2

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes___ No___

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers 00.cc
3. No. of Flushes _____
4. No. of Lavatories 00.cc
5. No. of Other Fixtures 00.cc

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning:

District I-2 Street Frontage Req.: _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt _____ Special Exception _____

Other _____ (Explain) _____

Date Approved OK 4-26-89

Permit Received By Joane Quint

Signature of Applicant [signature] Date July 15, 1988

Signature of CEO _____ Date _____

Inspection Dates _____

White-Tax Assesor Yellow-GPCOG White-Tag-CEO

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FATHIA ROWE

PLOT PLAN

N

FEES (Breakdown From Front)

Base Fee $ 25.00
Subdivision Fee $
Site Plan Review Fee $ 350.00
Other Fees $ 2,105
(Explain)
Late Fee $

Inspection Record

Type	Date
	/ /
	/ /
	/ /
	/ /
	/ /
	/ /

COMMENTS File

Signature of Applicant Audrey Buttofield agent for owner **Date** 2-1-89

BUILDING PERMIT REPORT

ADDRESS: 1127 Forest Ave. DATE 21/APR/89

REASON FOR PERMIT: Auto body Shop

BUILDING OWNER: Phil White

CONTRACTOR: owner

PERMIT APPLICANT:

APPROVED: *1,2,*10,*11 ~~DENIED~~:

~~CONDITION OF APPROVAL OR DENIAL~~:

*1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.

*2.) Precaution must be taken to protect concrete from freezing.

3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.

4.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.

5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.

6.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m^2). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).

7.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite of sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistive rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.

10.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year.

11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

/el
11/16/88

ALLIED CONSTRUCTION
208 FORE STREET
PORTLAND, ME 04104
(207) 772-2888

LETTER OF TRANSMITTAL

No. 00015
Project: Team Auto Body Job: 1253

CITY OF PORTLAND
389 CONGRESS ST.
PORTLAND, ME 04101

April 24, 1989

Attn: SAM HOFFSES

RE: TEAM AUTO BODY

X Attached _ Separate Cover Via:

_ Shop Dwg _ Prints X Plans _ Samples _ Specifications
_ Letter _ Change Order _ Other:

Copies	Date	Item Number	Description
1			SET TEAM AUTO BODY DRAWINGS

These above items are transmitted for your action as noted:

_ For Approval _ For Review And Comment _ Returned For Corrections
X For Your Use _ Approved As Submitted _ Resubmit _ Copies For Approval
_ As Requested _ Approved As Noted _ Submit _ Copy For Distribution
_ Bids Due: _ Returned After Loan _ Return _ Copies Corrected Print

The attached drawings are for your use in regards to issuing a building permit.

Transmitted by: ALLIED CONSTRUCTION

Signed: (AB)
By: Audrey Butterfield
Date:

cc: FILE

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

April 24, 1989

Sebago Technics
P.O. Box 1339
Portland, Maine

Re: 1125 Forest Aveneu

Dear Sir:

Your application to construct an auto-body shop has been reviewed and a permit is herewith issued subject to the following requirements:

Site Plan Review Requirements

Inspection Services	Approved	Mr. Giroux	April 21, 1989
Planning Division	Approved	Ms. O'Meara	December 6, 1989
Fire Department	Approved	FF. Dobkowski	July 18, 1989
Public Works	Approved	Mr. Harris	April 10, 1989

Building/Fire Requirements

1.) Fire alarm activation to be by the following: Sprinkler flow, smoke detection manual pull station. Fire alarm system to be tied into either a Fire Department Master Box or an approved U.L. listed central station.
2.) Sprinkler protection throughout per this requirements of N.F.P.A. #13. The "Spray Booth" may be protected within by a Halon system, provided the Sprinkler System covers the area above.
3.) Exits to be marked with illuminated exit signs.
4.) Path of travel to exits to be provided with emergency lighting.
5.) Doors from office area to the industrial area to be 1 hour rated with hydraulic self-closers.
6.) Fire shutter for pass through window must be alarm activated.
7.) Please read and implement items 1,2,10 and 11 of the attached Building Permit Report.

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

Sincerely,

P. Samuel Hoffses
Chief, Inspection Services

cc: Ms. O'Meara - Planner
Lt. Garroway - Fire Department
S. Harris - Public Works

SEBAGO TECHNICS, INC.
P.O. Box 1339
841 Soring Street
WESTBROOK, ME 04092

Phone 761-0359

LETTER OF TRANSMITTAL

HAND CARRIED

DATE 7·15 88	JOB NO. 87282
ATTENTION PLANNING DIRECTOR	
RE TEAM AUTO BODY	
SITE PLAN SUBMISSION	

TO PORTLAND PLANNING

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☒ SUBMISSION

COPIES	DATE	NO.	DESCRIPTION
6			COVER LETTER
6			DRAINAGE CALCS
6			EROSION & SEDIMENT CONTROL PLAN
6		1-3	SITE PLAN, LANDSCAPE PLAN, DETAIL SHT
6		A1, A2	ARCHITECTURAL PLANS

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit ____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit ____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return ____ corrected prit.
☒ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO T[illegible]IE

SIGNED: Nancy Littlejohn

PRODUCT 1081 [illegible]

If enclosures are not as noted, kindly notify us at once.

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Philip White — Applicant
July 15, 1988 — Date
24 Morrill St., Portland — Mailing Address
1125 Forest Avenue — Address of Proposed Site
Auto Body Shop — Proposed Use of Site
152-B-9 — Site Identifier(s) from Assessors Maps
3.04 / 16,634 — Acreage of Site / Ground Floor Coverage
I-2 — Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No
Board of Appeals Action Required: ( ) Yes ( ) No
Planning Board Action Required: ( ) Yes ( ) No
Proposed Number of Floors 1
Total Floor Area 16,634

Other Comments: _____

Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
(Does not include review of construction plans)

☐ Use does NOT comply with Zoning Ordinance
- ☐ Requires Board of Appeals Action
- ☐ Requires Planning Board/City Council Action

Explanation _____

☑ Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTA-	OFF-STREET PARKING	LOADING BAYS	
COMPLIES																			
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: _____

4-21-89
OK WDH

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT--ORIGINAL

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Philip White
Applicant

July 15, 1988
Date

24 Morrill St., Portland
Mailing Address

1125 Forest Avenue
Address of Proposed Site

Auto Body Shop
Proposed Use of Site

152-B-9
Site Identifier(s) from Assessors Maps

3.04 / 16,634
Acreage of Site / Ground Floor Coverage

I-2
Zoning of Proposed Site

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

Proposed Number of Floors 1
Total Floor Area 16,634

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													
APPROVED CONDITIONALLY													CONDITIONS SPECIFIED BELOW
DISAPPROVED													REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

Maureen O'Meara 12/16/88
SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Philip White — Applicant
July 15, 1988 — Date
24 Morrill St., Portland — Mailing Address
1125 Forest Avenue — Address of Proposed Site
Auto Body Shop — Proposed Use of Site
152-8-9 — Site Identifier(s) from Assessors Maps
3.04 / 16,634 — Acreage of Site / Ground Floor Coverage
I-? — Zoning of Proposed Site

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

Proposed Number of Floors 1
Total Floor Area 16,634

Other Comments: _____

Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW 7/18/88 (Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMESE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									
APPROVED CONDITIONALLY									CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

FF John R. Dubé

SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

071588-6

Philip White
Applicant

July 15, 1988
Date

24 Morrill St., Portland
Mailing Address

1125 Forest Avenue
Address of Proposed Site

Auto Body Shop
Proposed Use of Site

152-B-9
Site Identifier(s) from Assessors Maps

3.84 / 16,634
Acreage of Site / Ground Floor Coverage

I-
Zoning of Proposed Site

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

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

Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors 1

Total Floor Area 16,634

Other Comments: _____

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(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)

Stephen K. Harris 4/10/89
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

STEPHEN BEGAGO TECHNICS INC.
Civil Engineers, Land Surveyors, Landscape Architects & Planners
Westbrook • Brunswick

87282

July 15, 1988

Joseph E. Gray, Jr.
Planning Director
City of Portland
289 Congress STreet
Portland, Maine 04101

Site Plan Submittal, Team Auto Body Facility

Gentlemen:

On behalf of the developer, Philip White, we are pleased to submit the following site plan for your review.

The project entails the construction of an approximately 16,640 square foot auto body facility on a 3.04 acre parcel of land located off Forest Ave. and Morrill Street. The site was formerly occupied by Fox Lumber Co. The development of Mr. White's Team Auto Body facility will consist of the construction of his office/operations building, installation of a paved parking area for visitors and a gravel parking area for employees and vehicles to be worked on.

City water, sewage and electrical service is available along Morrill Street. Solid waste will be removed from the site by private contract.

The enclosed site plans and landscape plans show the proposed layout and site treatment for the facility. In addition preliminary architectural plans and elevations have been enclosed for your consideration.

A Stormwater Management Plan and a Sediment and Erosion Control Plan have been included for your review. Due to the negligible increases in stormwater runoff as a result of development, no detention is proposed. The grading on site will enhance the existing drainage scenario and direct sheet runoff to the existing outlet off of the site. Sediment and Erosion Control measures will provide additional environmental protection during construction.

P.O. Box 1339, 841 Spring Street, Westbrook, Maine 04092 • (207) 761-0359

We have enclosed six copies of the project plans and technical information for your evaluation, along with the $350 application fee, for major site plan review.

We look forward to meeting with the Planning Board at its next regularly schedule meeting to discuss the details of the proposed project. In the interim, if you have any questions, please give me a call.

Sincerely,

Nancy J. Littlejohn

Nancy J. Littlejohn
Civil Engineer

NJL:ko

Enc.

87282

Stormwater Drainage Plan

TEAM AUTO BODY SITE
Portland, Maine

Project Description

Enclosed is the Stormwater Management Plan for the construction of the Team Auto Body site off Morrill Street in Portland.

The parcel of land is 3.04 acres. The access for the lot will be from Morrill Street. The only construction to take place will be for the building, parking, and utilities. The site will be served by public water and sewer.

The terrain of the site is relatively flat with an average slope of 3%. The soils on-site are mapped by the Cumberland County Soil Conservation Service as being of the Hollis, Deerfield, and Windsor Soil Series. These soils are described as fine sandy loams. (See attached soil descriptions).

Watershed Description

The contributing watershed boundaries were determined by the Portland U.S.G.S. topographic quadrangle and on-site topographic survey. The boundaries of the watershed are Route 302 (Forest Ave.) to the west, Morrill Street to the south, Fill-It-Up-Please gas station to the north, and Portland Terminal Company to the east. The site is within a highly commercial district. (See excerpt from U.S.G.S. quadrangle).

Evaluation Procedures

Stormwater runoff has been analyzed for the 2-year and 25-year storm events, pre- and post-development conditions. The Modified Rational Method was utilized for the analysis due to the small area of the watershed.

Results and Management Plan

The following table illustrates a summary of the analysis:

24-Hour Storm Event	Peak Discharge (cfs)		
	Present	Developed	Net Increase
2-Year	11.58	11.87	.29 cfs
25-Year	17.22	17.65	.43 cfs

Due to the small scale of the project and the fact that the existing ground cover is similar to that proposed for the developed condition, the calculated stormwater increase is minimal. The net difference for the 2-year storm event is .29 cfs and .43 cfs for the 25-year storm event. As a result of the minimal increase, the estimated storage volumes were 87 cubic feet for the 2-year storm and 129 cubic feet for the 25 year storm event. Therefore, due to this small detention requirement, no detention is proposed for the developed site.

The site will be graded to drain towards its present outlet at the northeast edge of the property along the Maine Central Railroad's Land. The project, as designed will maintain adequate stormwater control for the site.

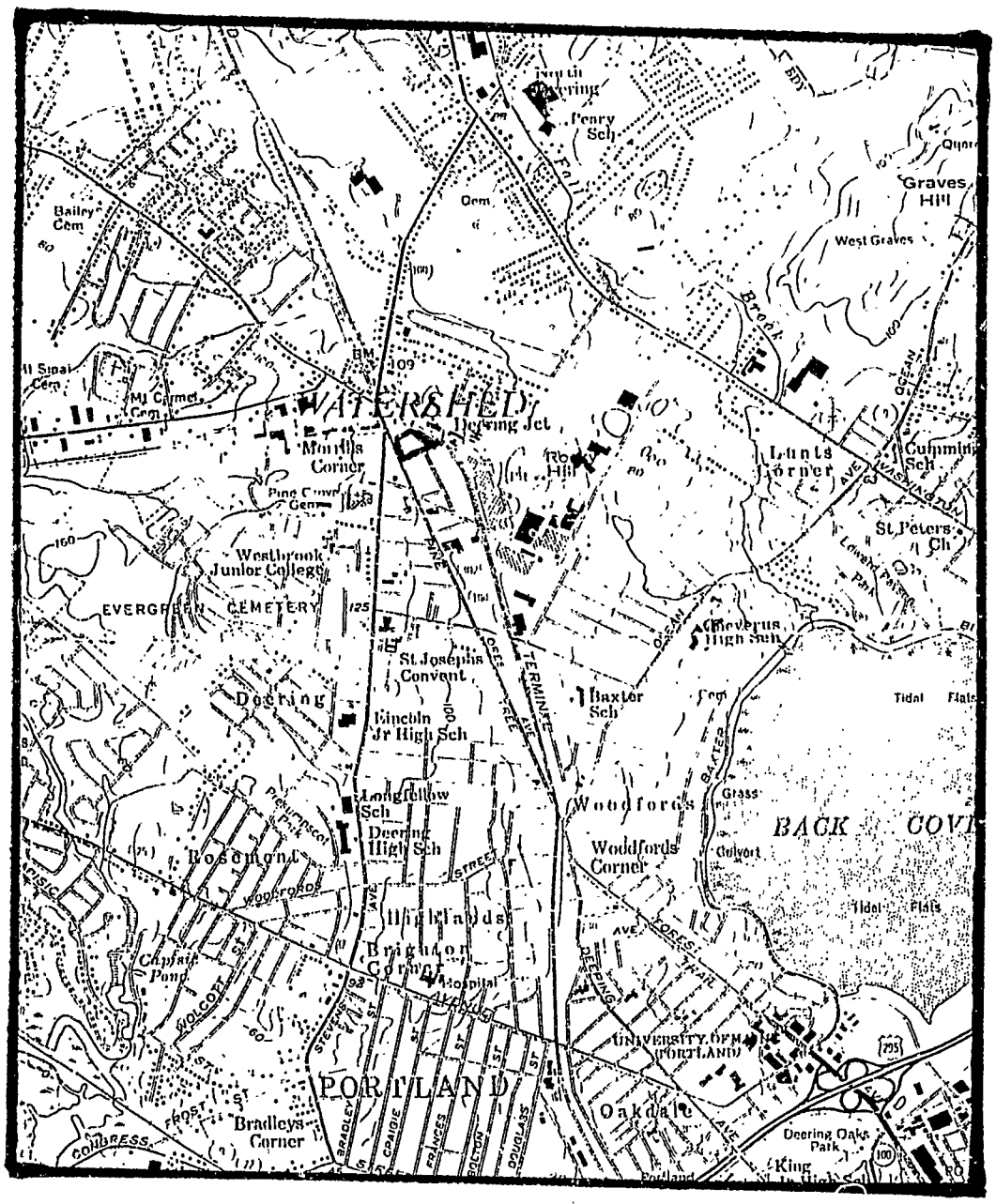
Prepared by:

Danica Krabbe

Danica K. Krabbe
Geologist/Technician

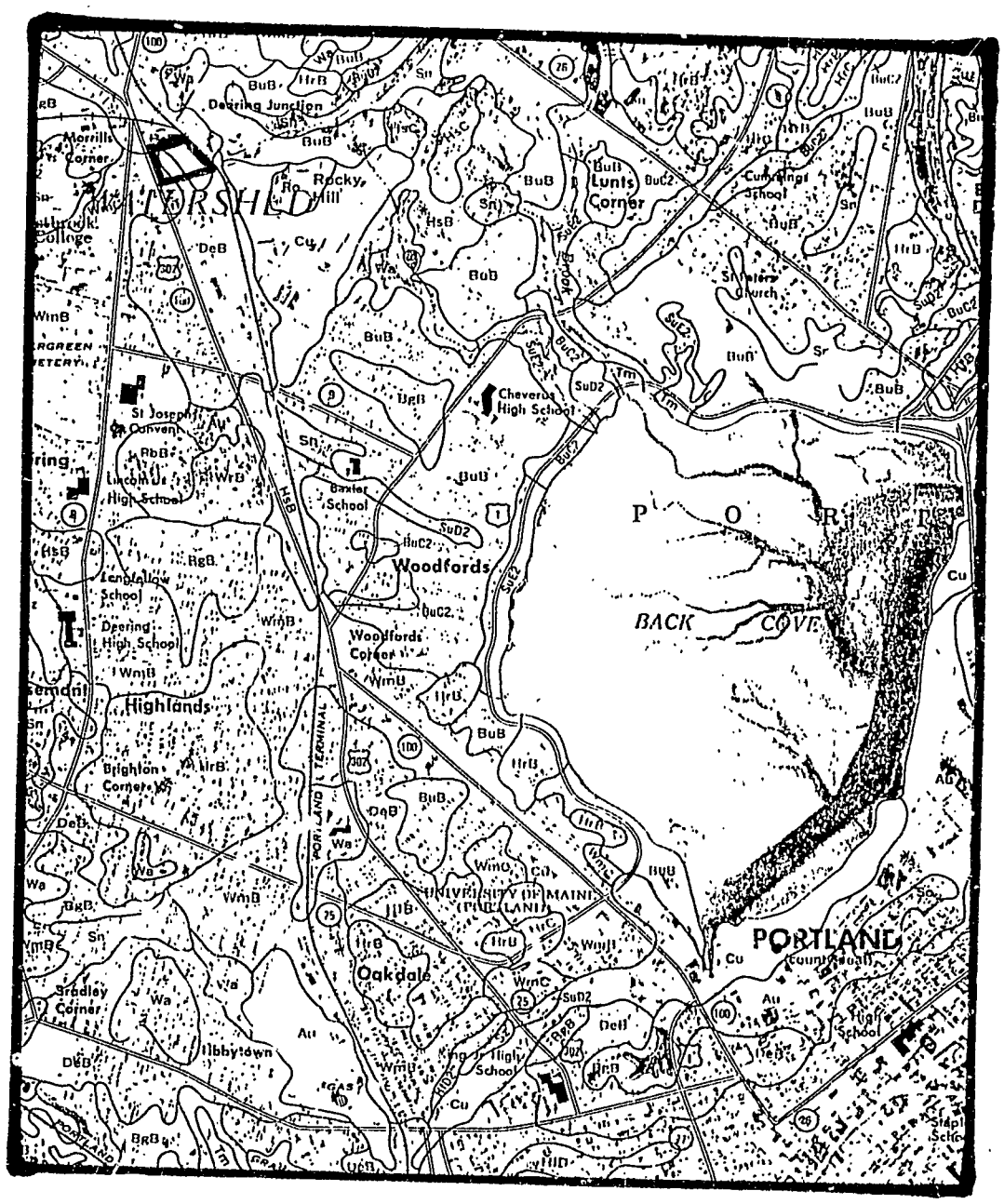
DKK:ko:mf
7/14/88

USGS TOPOGRAPHIC QUADRANGLE



MEDIUM INTENSITY SOILS SURVEY

SCALE 1:20000



Hollis Series

The Hollis series consists of shallow, somewhat excessively drained, gently sloping to steep, moderately coarse-textured soils that have a few to many outcrops. These soils formed in glacial till, and they are on uplands in the northern and central parts of the county and in the coastal areas.

Hollis fine sandy loam, 3 to 8 percent slopes (HkB).—This soil has the profile described as representative of the series. It is on the crests of ridges and has a few rock outcrops. Runoff is slow. Included in mapping are small areas of Woodbridge soils in inland areas. Also included are a few small areas of Buxton soils and wet spots near coastal areas.

This Hollis soil can be used for hay and pasture, but, because of shallowness to bedrock, droughtiness limits these uses during dry periods. If this soil is irrigated, fertilized, and limed, it is suitable for row crops. If it is cultivated, erosion is a severe hazard. This soil is also suitable for woodland, and white pine and red pine are suited, though seedling mortality is severe and the windthrow hazard is moderate because of the shallowness to bedrock. Because this soil is shallow to bedrock, limitations are severe to very severe for all community uses, and severe for recreational uses. Capability unit IIIe–1; woodland group 5d1; wildlife group 6.

Hollis fine sandy loam, 8 to 15 percent slopes (HkC).—This soil is on the lower part of ridges. Its profile is similar to the one described as representative of the series, except that its surface layer and the upper part of its subsoil are slightly thinner, and depth to bedrock is about 16 inches. This soil has a few rock outcrops. Runoff is medium to rapid. Included in mapping are small areas of Paxton and Woodbridge soils. Also included are small areas of Buxton soils and of soils that have many outcrops.

This Hollis soil can be used for hay and pasture, but because of shallowness to bedrock, droughtiness limits these uses during dry periods. If this soil is irrigated, fertilized, and limed it is suitable for row crops. If it is cultivated, the erosion hazard is severe. This soil can also be used for woodland, and white pine and red pine are suitable for planting, though seedling mortality is severe and the windthrow hazard is moderate because of the shallowness to bedrock. Limitations are severe to very severe for community use and severe for recreational use because of shallowness to bedrock. Capability unit IVe–1; woodland group 5d1; wildlife group 6.

Hollis fine sandy loam, 15 to 25 percent slopes (HkD).—This soil is on the irregular sides of slopes of ridges. Its profile is similar to the one described as representative of the series, except that its surface layer and the upper part of its subsoil are slightly thinner, and depth to bedrock is about 16 inches. This soil has a few rock outcrops. Runoff is medium to rapid. Included in mapping are small areas of Woodbridge soils.

This Hollis soil can be used as permanent pasture. Moderately steep slopes limit its use for row and hay crops. It is suitable for woodland, and white pine and red pine are suited, though seedling mortality is severe, and equipment limitations are moderate because of moderately steep slopes. Also, the windthrow hazard is moderate because of shallowness to bedrock. Limitations for community development are severe, and limitations for recreational use are severe to very severe because of steepness of slope and shallowness to bedrock. In places this soil is well suited to ski areas. Capability unit VIe–1; woodland group 5d2; wildlife group 8.

Hollis very rocky fine sandy loam, 3 to 8 percent slopes (HsB).—This soil is on the crests of wooded ridges. It has a profile similar to the one described as representative of the series, except that its surface layer and the upper part of its subsoil are slightly thinner, and depth to bedrock is about 16 inches. This soil has many rock outcrops. Included in mapping are small areas of Woodbridge soils, Hollis soils that have fewer rock outcrops, and Sebago soils. Also included are small areas that have many stones on the surface.

This Hollis soil can be used as permanent pasture and as woodland. White pine and white spruce are suitable for planting, but seedling mortality is high. Rock outcrops moderately limit the use of woodland equipment. The windthrow hazard is moderate because of shallowness to bedrock. Shallowness to bedrock very severely limits the use of this soil for community development. Recreational uses are moderately to very severely limited by shallowness to bedrock and many rock outcrops. Capability unit VIs-1; woodland group 5x1; wildlife group 8.

Hollis very rocky fine sandy loam, 8 to 20 percent slopes (HsC).—This soil is on the lower part of the slopes of wooded ridges. It has a profile similar to the one described as representative of the series, except that its surface layer and the upper part of its subsoil are slightly thinner, and the depth to bedrock is about 14 inches. Included in mapping are small areas of Paxton and Woodbridge soils.

This Hollis soil can be used as permanent pasture and as woodland. White pine and white spruce are suitable for planting, but seedling mortality is high. Many rock outcrops and steepness of slope moderately restrict the use of woodland equipment. The windthrow hazard is moderate because of shallowness to bedrock. Limitations are very severe for community development because of shallowness to bedrock. Limitations are moderate to very severe for recreational use because of shallowness to bedrock, many rock outcrops, and steepness of slope. Capability unit VIs-1; woodland group 5x1; wildlife group 8.

Hollis very rocky fine sandy loam, 20 to 35 percent slopes (HsE).—This soil is on the rough and irregular sides of slopes of wooded ridges. Its profile is similar to the one described as representative of the series, except that its surface layer and the upper part of its subsoil are thinner, and depth to bedrock is about 12 to 14 inches. This soil has many rock outcrops that range from 15 to 20 feet in height. Included in mapping are small areas that have stones on the surface.

This Hollis soil can be used as woodland. White pine and red pine are suitable for planting, but seedling mortality is severe. Rock outcrops and strongly sloping to steep slopes moderately limit the use of woodland equipment. The windthrow hazard is moderate because of shallowness to bedrock. Shallowness to bedrock very severely limits the use of this soil for community development. Shallowness to bedrock, rock outcrops, and steepness of slope are moderate to severe limitations for recreational use. Capability unit VIIs-1; woodland group 5x2; wildlife group 8.

Deerfield Series

The Deerfield series consists of deep, moderately well drained, nearly level to gently sloping soils that formed in sandy deposits. The soils occur in depressions on outwash terraces and plains throughout the survey area.

In a representative profile, in a formerly cultivated area that has reverted to forest the soil has a surface layer of dark reddish brown decomposed organic material 1 inch thick over very dark grayish brown loamy fine sand 7 inches thick. The subsurface layer is light gray to gray loamy fine sand 1 inch thick. The subsoil is 18 inches thick. The upper 2 inches is brown to dark brown, friable loamy fine sand; the next 5 inches is yellowish brown, friable loamy fine sand; and the lower 11 inches is olive brown, loose loamy sand that has olive, yellowish brown, and brown to dark brown mottles. The underlying material extending to a depth of 60 inches is olive gray, loose loamy sand that has gray and olive mottles.

Permeability is very rapid to rapid. The available water capacity is low.

Deerfield soils are used mainly as woodland, and occasionally for hay, pasture, and cultivated crops.

Depth to bedrock is generally more than 5 feet. The solum is 15 to 30 inches thick. The soil ranges from very strongly acid through medium acid throughout except where limed. It is as much as 15 percent coarse fragments, generally gravel. Texture to a depth of 10 inches ranges from fine sandy loam to sand. Below a depth of 10 inches it is loamy sand through coarse sand.

The Ap horizon has hue of 10YR, value of 2 to 4, and chroma of 1 to 3. Unplowed soils have O1 and O2 horizons and a thin black (10YR 2/1) A1 horizon underlain by a thin A2 horizon. The A2 horizon has hue of 5YR through 10YR, value of 4 through 7, and chroma of 1 or 2. The B21 horizon has hue of 10YR or 7.5YR, value of 3 through 5, and chroma of 2 through 6. The B22 horizon has hue of 10YR, value of 4 or 5, and chroma of 4 or 6. The B3 horizon has hue of 2.5Y, value of 4 or 5, and chroma of 4 or 6. Below a depth of 15 inches the B horizon is mottled. The C horizon has hue of 5Y or 2.5Y, value of 4 through 6, and chroma of 1 through 3. The C horizon is [illegible]ttled or unmottled.

The moderately well drained Deerfield soils are near the excessively drained Windsor soils and Hinckley soils. The Deerfield soils are also associated on the landscape with the very poorly drained Scarboro soils.

DeB—Deerfield loamy fine sand, 0 to 8 percent slopes. This nearly level to gently sloping soil is on outwash terraces and plains throughout the county.

Included with this soil in mapping are a few areas of Hinckley soils or Windsor soils in narrow bands along the edges of the areas and on knolls. Included small depressions occupied by Scarboro soils or Scantic soils are indicated on the soil map by wet spot symbols. In some areas the subsoil and underlying material have thin layers of fine gravel or gravelly sand.

This soil can be used for hay, pasture, cultivated crops, or as woodland. Wetness in spring and during rainy seasons is a management problem, but drainage will improve the suitability of this soil for cultivated crops. The limitations to use of this soil for septic tank absorption fields are severe. Capability subclass IIIw; woodland group 4o.

Windsor Series

The Windsor series consists of deep, excessively drained, nearly level to strongly sloping, coarse textured soils. These soils formed in glacial outwash deposits. They are on terraces adjacent to many streams and rivers throughout the county.

A representative profile of a Windsor soil in a cultivated area has a surface layer of dark-brown loamy sand 6 inches thick. The upper 9 inches of the subsoil is brown, very friable loamy sand, and the lower 11 inches of the subsoil is light olive-brown, loose loamy sand. The substratum, at a depth of 26 inches, is pale-yellow, loose medium sand.

Permeability is rapid or very rapid in these soils, and available water capacity is low. Depth to bedrock is 5 feet or more.

Many areas of Windsor soils were formerly cultivated, but they are now wooded. Common species are northern hardwoods, white pine, red pine, and eastern hemlock.

Windsor loamy sand, 0 to 8 percent slopes (WmB).—This soil has the profile described as representative of the series. It is on the top of terraces adjacent to streams and rivers. Runoff is slow. Included in mapping are small areas of Hinckley, Deerfield, and Au Gres soils. Also included are small areas of soils that have thin lenses of clay.

This Windsor soil can be used for row crops, pasture, and hay, and as woodland. For row crops, irrigation is needed because of low available water capacity. Low available water capacity also limits the use of this soil for hay and pasture. This soil does respond well to fertilizer.

For woodland use, white pine and red pine are suitable for planting, but seedling mortality is severe. This soil has slight limitations for use as homesites that have public sewage disposal. Because of possible ground-water contamination from septic effluent, this soil has moderate limitations for use as homesites where septic tank systems must be installed. This soil has slight limitations for use as wilderness tent sites. Capability unit IIIs–5; woodland group 5s1; wildlife group 5.

Windsor loamy sand, 8 to 15 percent slopes (WmC).—This soil is on the side of terraces adjacent to streams and rivers. Runoff is medium. Included in mapping are small areas of moderately steep and gently sloping Windsor soils and small areas of Hinckley soils.

This Windsor soil can be used for hay, pasture, row crops, and woodland. If this soil is used for row crops, irrigation is needed because of low available water capacity. Low available water capacity limits the use of this soil for hay and pasture and measures to conserve soil moisture should be used. This soil does not hold fertilizer well. For woodland, white pine and red pine are suitable for planting, but seedling mortality is severe. This soil has slight limitations for use as homesites that have public sewage disposal. Because ground water is likely to become contaminated from septic effluent, this soil has moderate limitations for use as homesites where septic tank systems must be installed for the disposal of sewage. This soil has slight limitations for use as wilderness tent sites. Capability unit IVs–5; woodland group 5s1; wildlife group 5.

Windsor loamy sand, 15 to 30 percent slopes (WmD).—This soil is on the lower part of irregular slopes of terraces adjacent to streams and rivers. It has a profile similar to the one described as representative of the series, except that its surface layer and the upper part of its subsoil are thinner. Runoff is rapid. Included in mapping are small areas of gently sloping, steep, and very steep Windsor soils and small areas of Hinckley soils.

This Windsor soil can be used for pasture and as woodland, but if it is used for pasture, droughtiness is a problem during dry periods. For woodland, white pine and

Windsor loamy sand, 15 to 30 percent slopes (WsD).—This soil is on the lower part of irregular slopes of terraces adjacent to streams and rivers. It has a profile similar to the one described as representative of the series, except that its surface layer and the upper part of its subsoil are thinner. Runoff is rapid. Included in mapping are small areas of gently sloping, steep, and very steep Windsor soils and small areas of Hinckley soils.

This Windsor soil can be used for pasture and as woodland, but if it is used for pasture, droughtiness is a problem during dry periods. For woodland, white pine and red pine are suitable for planting, but seedling mortality is severe, and equipment limitations are moderate because of strong slopes. Strong slopes severely limit use of this soil for homesites where septic tank systems must be installed for the disposal of sewage, and they severely or very severely limit it for most recreational uses. Capability unit VIs–5; woodland group 5s2; wildlife group 8.

SEBAGO TECHNICS, INC.
~~12 Westbrook Commons~~
WESTBROOK, ME 04092-1339

87284

re: PHIL WHITE, MORRILL ST.
SHEET NO. 1 OF 5
CALCULATED BY KRABBE DATE 7/12/88
CHECKED BY DATE
SCALE

- PROJECT: TEAM AUTO BODY
- PROJECT LOCATION: PORTLAND
- AREA OF SITE: 3.04 AC
- WATERSHED AREA: 3.81 AC
- SOIL PROFILE USING CUMBERLAND COUNTY MEDIUM INTENSITY SOIL SURVEY. MAJORITY OF SOIL ON SITE IS FINE SANDY LOAM (HOLLIS)
- RUNOFF COEFFICIENT (C) .75 - GRAVEL SURFACE
  .95 - IMPERVIOUS AREA
  WEIGHTED C VALUES .60 - LAWN

$$C_{PRE} = \frac{.75(2.702) + .95(1.07) + .60(.038)}{3.81} = .80$$

$$C_{POST} = \frac{.75(1.039) + .95(1.546) + .60(.225)}{3.81} = .82$$

- TIME OF CONCENTRATION

LOS	SLOPE	LENGTH	VELOCITY	T_c	T_r
PRE	.15	40	3.25	.003	
	.017	240	1.35	.049	
				5 MIN MINIMUM	.052
POST	.20	30	3.75	.002	
	.005	100	1.42	.019	
	.010	230	1.00	.064	
					.085

~ 5 MIN TIME

SEBAGO TECHNICS, INC.
~~12 Westbrook Common~~
WESTBROOK, ME 04092-1339

JOB PHIL WHITE, MORRILL ST. 87252
SHEET NO 2 OF 5
CALCULATED BY KRASNE DATE 7/12/88
CHECKED BY DATE
SCALE

MODIFIED RATIONAL METHOD Q = CIA

• 2 YEAR STORM

WS	AREA	INTENSITY	"C" VALUE	FLOW(Q)
PRE	3.81	3.80	.80	11.58
POST	3.81	3.80	.82	11.87

• 25 YEAR STORM

WS	AREA	INTENSITY	"C" VALUE	FLOW(Q)
PRE	3.81	5.65"	.80	17.22
POST	3.81	5.65"	.82	17.65

STORMWATER INCREASE SUMMARY

• 2 YEAR STORM

11.87 CFS - 11.58 CFS = .29 CFS

• 25 YEAR STORM

17.65 CFS - 17.22 CFS = .43 CFS

SEBAGO TECHNICS, INC.
~~12 Westbrook Common~~
WESTBROOK, ME 04092-1339

JOB PHIL WHITE, MORRILL ST 87282
SHEET NO. 3 OF 5
CALCULATED BY KRADKE DATE 7/12/88
CHECKED BY DATE
SCALE

HYDROGRAPH DATA

• 2 YEAR STORM CA = 3.124

t MIN	INTENSITY	Q=CIA	RUNOFF VOL	RELEASE VOL	STORAGE VOL
5	3.80	11.87	3561	3474	87
6	3.65	11.40	4104	—	—

HYDROGRAPH DATA

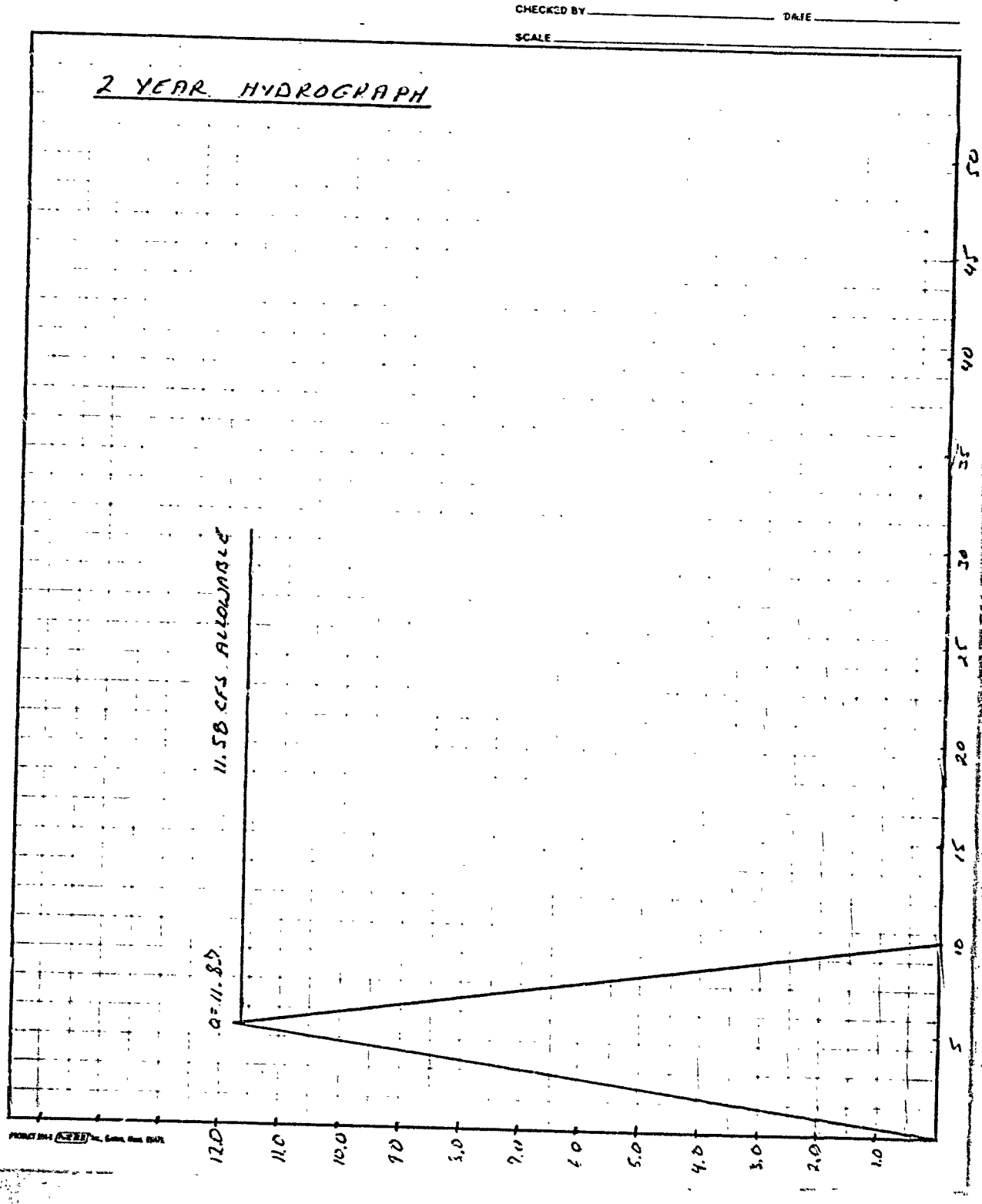
• 25 YEAR STORM CA = 3.124

t MIN	INTENSITY	Q=CIA	RUNOFF VOL	RELEASE VOL	STORAGE VOL
5	5.65	17.65	5295	5166	129
6	5.40	16.87	6073	—	—

SEBAGO TECHNICS, INC.
~~12 Westbrook Commons~~
WESTBROOK, ME 04092-1337

JOB PHIL WHITE, MORRILL ST 87202
SHEET NO 4 OF 5
CALCULATED BY KRADDE DATE 7/12/88
CHECKED BY _____ DATE _____
SCALE _____

2 YEAR HYDROGRAPH



SEBAGO TECHNICS, INC.
~~12 Westbrook Common~~
WESTBROOK, ME 04092-1339

87282

JOB FULL WHITE MORRILL ST

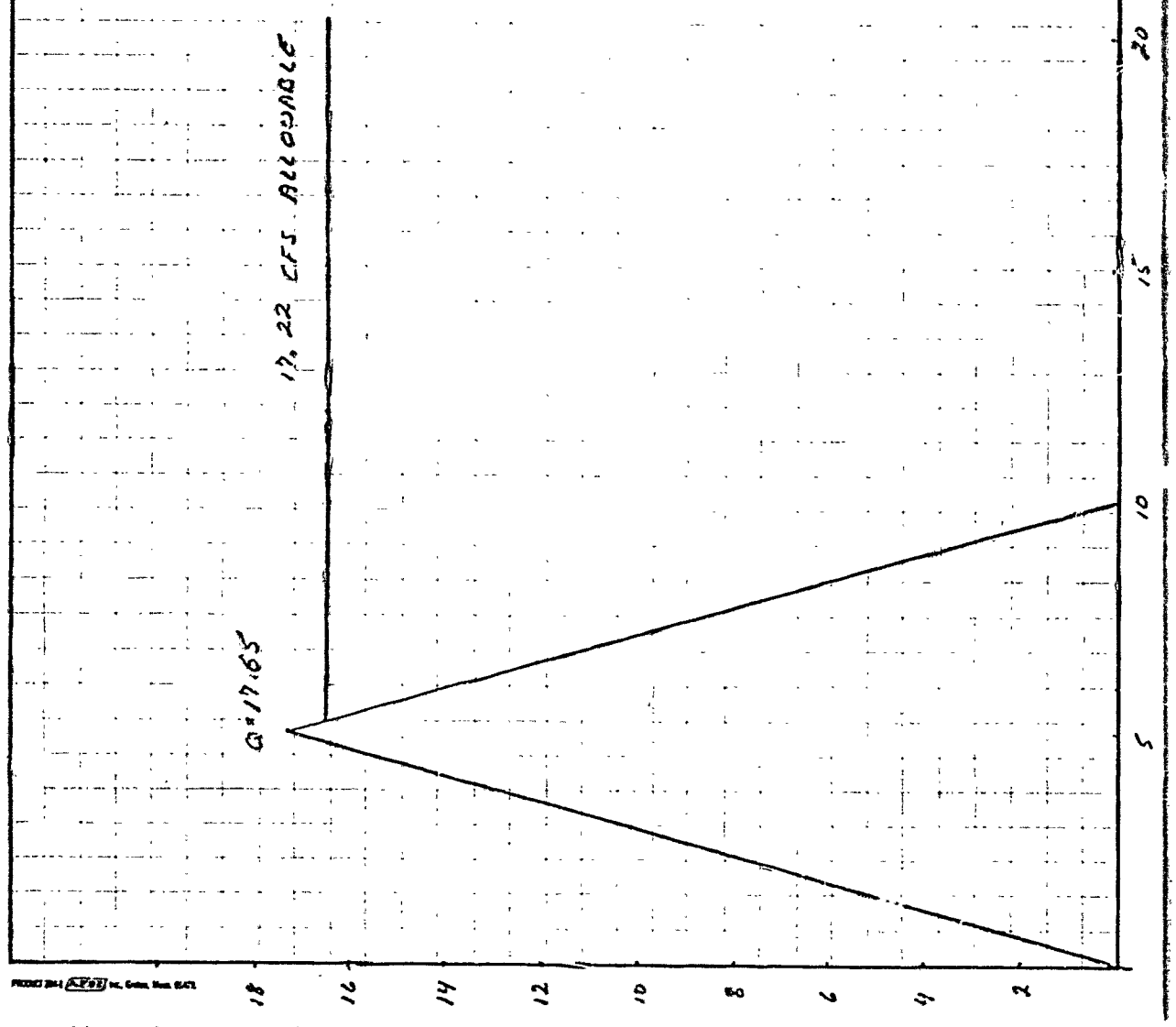
SHEET NO. 5 OF 5

CALCULATED BY KRAUSE DATE 7/12/88

CHECKED BY _____ DATE _____

SCALE _____

2.5 YEAR HYDROGRAPH



87282

Erosion and Sediment Control Plan

Morrill Street
Portland, Maine

for

Team Auto Body

1.0 General

This plan has been developed to minimize soil erosion and sedimentation during and after the construction of the building, utilities, and parking lot. This plan is based on the standards and specifications for erosion prevention as contained in the Environmental Quality Handbook for Erosion & Sedimentation Control, dated March 1986.

The proposed building footprint will encompass approximately 15,400 square feet of the 3.04 acre parcel. The typical equipment involved for this site will be standard equipment such as backhoes, bulldozers, vibratory rollers and dump trucks.

The site is located off Morrill Street and Forest Avenue in a B2 and I2 Zone. The site is located in a relatively congested commercial area bordered by a gas station to the north, railroad tracks to the east, and road frontage or small businesses abutting the south and west borders of the site. The majority of the existing buildings will be removed to construct the new facility.

The principal erosion control measures will be hay bale barriers and/or filter fabric fencing protecting watercourses and downslope areas. Surface grading will limit erosion hazards and avoid concentrated runoff.

2.0 Construction Phase

In order to protect soil, water and wetlands of this development and adjacent lands, only those areas necessary to construct the building, parking, utility services, and the stormwater management system will be disturbed.

The following actions will be taken:

2.1. Prior to the start of construction, sediment control fencing (filter fabric) and/or hay bales will be staked across the slope(s), on the contour, at or just below the limits of clearing or grubbing, and/or just above any adjacent property line to protect against construction related erosion.

2.2 Those areas undergoing actual construction will be left in an untreated or unvegetated condition for a minimum time. Loam will be saved and anchored for later use where possible.

2.3 At a minimum, the hay bale barriers shall be inspected and repaired once a week or immediately following any significant rainfall or snow melt. Sediment trapped behind these hay bale barriers shall be excavated when it reaches a depth of 6 inches and re-graded on to the site. If hay bale barriers prove to be ineffective, the applicant shall substitute silt fencing. All silt fences and hay bale barriers shall be installed where shown on the Plans and according to the engineer's specifications.

2.4 Any fill used on the site will meet D.O.T. Standard 703.18 for common borrow and D.O.T. Standard 703.06(b) for subbase aggregate.

2.5 If final seeding of the disturbed areas is not completed by September 15th of the year of construction then on that date these areas will be graded and smoothed, then seeded to a winter cover crop of Rye at the rate of 112 lbs./acre or 3 lbs./1000 sq. ft. The Rye seeding will be preceded by an application of 3 tons of lime and 1,000 lbs of 10-10-10 fertilizer or its equivalent. If the Rye seeding cannot be completed by October 1st, then on that date hay mulch will be applied at the rate of 2 tons per acre to provide Winter protection. If Rye does not make adequate growth by December 1st, then on that date hay mulch at the above rates will be added.

3.0 Revegetation Plan

Revegetation measures will commence immediately upon completion of construction except as noted under paragraph 2.5 above. All disturbed areas not otherwise stabilized will be graded, smoothed, and prepared for final seeding as follows:

3.1 Four inches of loam will be spread over disturbed areas and smoothed to a uniform surface.

3.2 In lieu of soil tests, agricultural limestone will be spread at the rate of three tons per acre. 10-20-20 fertilizer will follow at the rate of 800 lbs per acre. These two soil amendments will be incorporated into the soil prior to seeding.

3.3 Following seed bed preparation, fill areas and back slopes will be seeded to a mixture of 35% Creeping Red Fescue, 6% Red Top, 24% Kentucky Bluegrass, 10% Perennial Ryegrass, 20% Annual Ryegrass and 5% White Dutch Clover. The lawn areas will be seeded to a premium turf mixture of bluegrass and/or fescue. Sod may be substituted for seed only.

3.4 Hay mulch at the rate of two tons per acre may be applied following seeding or a hydro-application of asphalt, wood, or paper fiber. A suitable binder such as Terra Tack II or Aerospray 70 will be used on hay mulch according to manufacturers recommendations.

4.0 Monitoring Schedule

4.1 Maintenance measures will be applied as needed during the entire construction cycle. After each rainfall, a visual inspection will be made of all installed erosion control measures and repairs will be made as needed to insure their continuing function as designed. Following the final seedings, the site will be inspected every thirty days until the seedings have been 75% established. Reseeding will be carried out, with follow-up inspections, in the event of any failures. All erosion control measures will be removed within 10 days after vegetation is adequately established.

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