

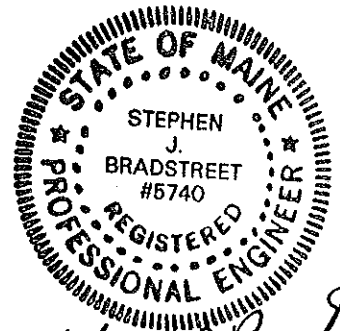
STORMWATER MANAGEMENT REPORT

FOR

M.R. BREWER FINE WOODWORKING

Submitted to:

**Malcolm "Rusty" Brewer
M.R. Brewer Fine Woodworking
91 Bell Street
Portland, Maine 04103**



Submitted by:

**Environmental Engineering & Remediation, Inc.
222 St. John Street
Suite 314
Portland, Maine 04102**

Stephen J. Bradstreet
9/20/99

September 29, 1998

Stormwater Management Report
for
M.R. Brewer Fine Woodworking
Portland, Maine

PROJECT LOCATION

The proposed project is located on the southeast corner of Morrill and Bell Streets. The parcel is bounded by Morrill Street to the north, Bell Street to the west, and Portland Terminal railroad property to the east. The site is a small watershed onto itself with no other drainage entering or crossing the site.

PRE-DEVELOPMENT CONDITIONS

The ± 4.3 acre parcel has a number of light industrial structures scattered over the site. There is one small office building with an associated paved parking area fronting on Bell Street. An additional structure and paved parking area is currently under construction on the southwest corner of the lot. The remaining areas on site are gravel parking and storage areas.

Drainage on site is divided into two distinct subareas. Subarea 1 to the north, drains to a low point at the end of Morrill Street and appears to enter a catch basin at this location. Subarea 2, to the south, drains to an on-site drainage ditch that has no outlet point. The ditch appears to have originally flowed off site to the south toward Reed Street. This outlet has been blocked off by filling of abutting properties. Drainage collects in the ditch and percolates into the soil. The native soils are Hollis, fine sandy loam and are "somewhat excessively drained" with "permeability – moderately rapid". It appears that when storm events exceed the ditch's volume and exfiltration capacity, it overflows to the railroad property.

POST-DEVELOPMENT CONDITIONS

The proposed 8,400 SF building and 4,900 SF paved parking area will be replacing an existing 2,400 SF building fronting on Bell Street. Access to the parking lot will be from Bell Street. The proposed building is anticipated to be divided into four separate units. The proposed improvements change the drainage area of Subarea 2 slightly, by now redirecting some flow toward Bell Street and into the Bell Street storm drain system. This impact is minimal due to the creation of a lawn area in front of the structure.

The remaining Subarea 2 drainage area will see a slight increase due to the parking lot and back half of the structure. Runoff will flow to the same low point where an exfiltration/detention basin will be constructed. Based on native soil conditions, the basin has been sized to exfiltrate runoff and detain flow for 2, 10, and 25 year storm events. The proposed basin will decrease runoff below pre-development conditions.

STORMWATER RUNOFF CALCULATIONS

Stormwater runoff calculations for this project were made using the Hydro CAD computer program which is based on the Soil Conservation Service's TR-20 methodology. Runoff was predicted based on the standard type III storm. Three storms were modeled; the two year storm (3.0 inches in 24 hours); the ten year storm (4.7 inches in 24 hours); and the 25 year storm (5.5 inches in 24 hours). The detention basin has been routed with each storm to assure that it is large enough.

Based on the calculations in Appendix A, the stormwater results are tabulated below.

Year Storm Event	Pre-Development		Post-Development	
	Subarea 1	Subarea 2	Subarea 1	Subarea 2
2	4.04 CFS	6.93 CFS	4.04 CFS	7.37 CFS
10	6.71 CFS	12.06 CFS	6.71 CFS	12.62 CFS
25	7.95 CFS	14.46 CFS	7.95 CFS	15.07 CFS

The detention basin will collect the run-off from subarea 2 and provide stormwater quantity and quality control by settling out fines washed off the gravel parking lot.

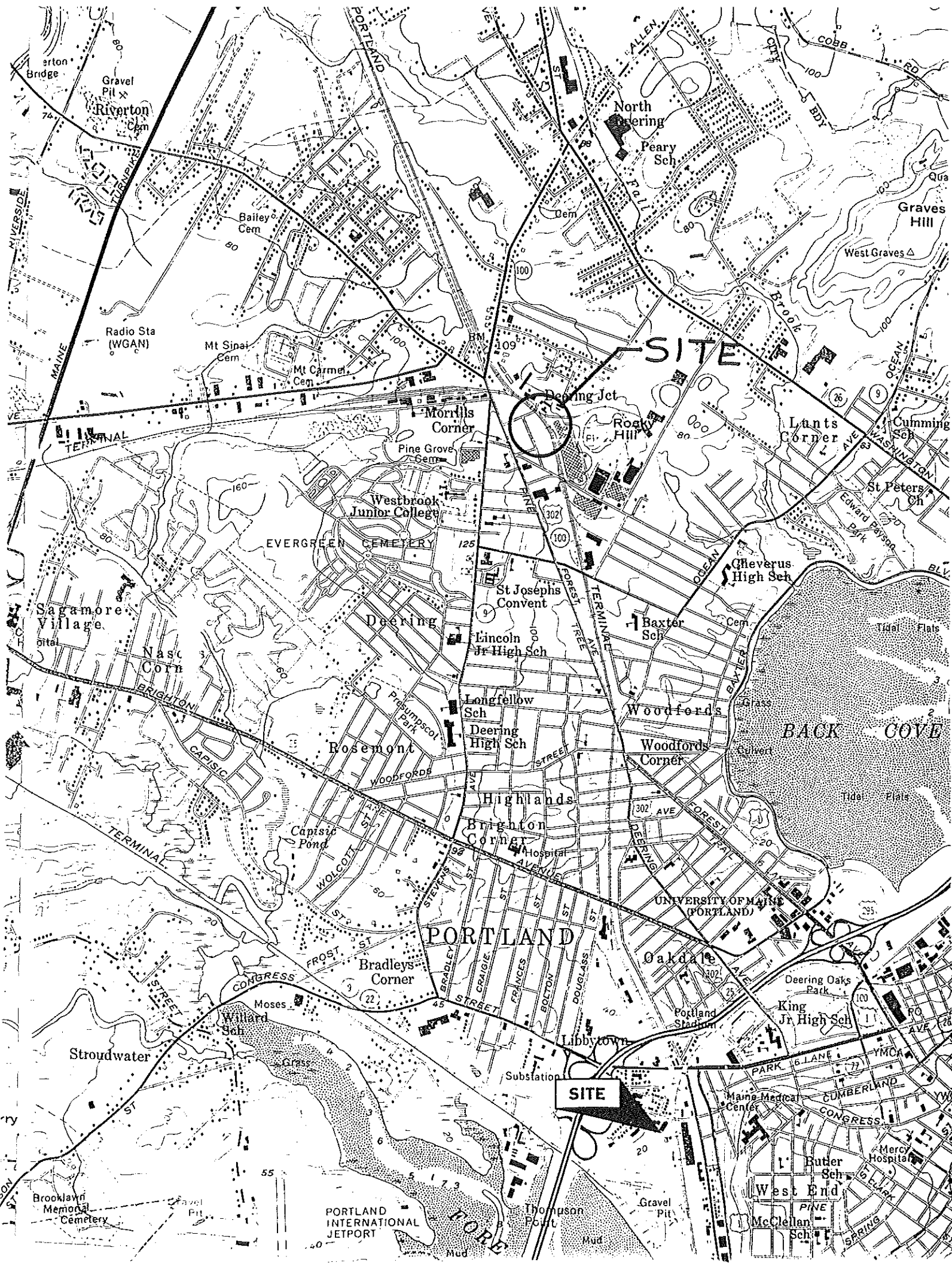
With the detention basin being proposed, the following table indicates the reduced flows at the analysis points (Reaches 1 and 3).

Year Storm Event	Pre-Development		Post-Development	
	Weir Overflow	Exfiltration	Weir Overflow	Exfiltration
2	1.46 CFS	1.0 CFS	0.0 CFS	1.0 CFS
10	11.06 CFS	1.0 CFS	0.0 CFS	1.0 CFS
25	13.46 CFS	1.0 CFS	2.24 CFS	1.0 CFS

SUMMARY AND CONCLUSIONS

While the additional building and paved parking area generates additional runoff, the proposed detention basin reduces runoff to below pre-development conditions. The creation of a detention basin will exfiltrate runoff and detain sufficient volume so to eliminate weir overflow onto the adjacent railroad property. Even during a 25-year event with incoming flows of ± 15 cfs only ± 2.3 cfs will be overflowing into the immediate area. Under existing conditions all of the incoming flow during a 10-year event would overflow the ditch.

APPENDIX A



SITE



SITE

PORTLAND

UNIVERSITY OF MAINE (PORTLAND)

Westbrook Junior College

BACK COVE

Rosemont

Highlands

Brighton Corner

Bradley's Corner

Oakdale

King Jr High Sch

Stroudwater

PORTLAND INTERNATIONAL JETPORT

Thompson Point

West End

McClellan Sch

Radio Sta (WGAN)

Mt Sinai Cem

Mt Carmel Cem

Morris Corner

Pine Grove Cem

Rocky Hill

Lantz Corner

Cumming Sch

Gheverus High Sch

St Josephs Convent

Lincoln Jr High Sch

Longfellow Sch

Deering High Sch

Woodfords

Woodford Corner

Hospital

Capisic Pond

Sagamore Village

Nasc Corn

Deering

Presumpscot Park

Baxter Sch

Edward Payson Park

St Peters Sch

Tidal Flats

Tidal Flats

Deering Oaks Park

YMCA

Maine Medical Center

CUMBERLAND

CONGRESS

Butler Sch

Mercy Hospital

PINE

SPRING

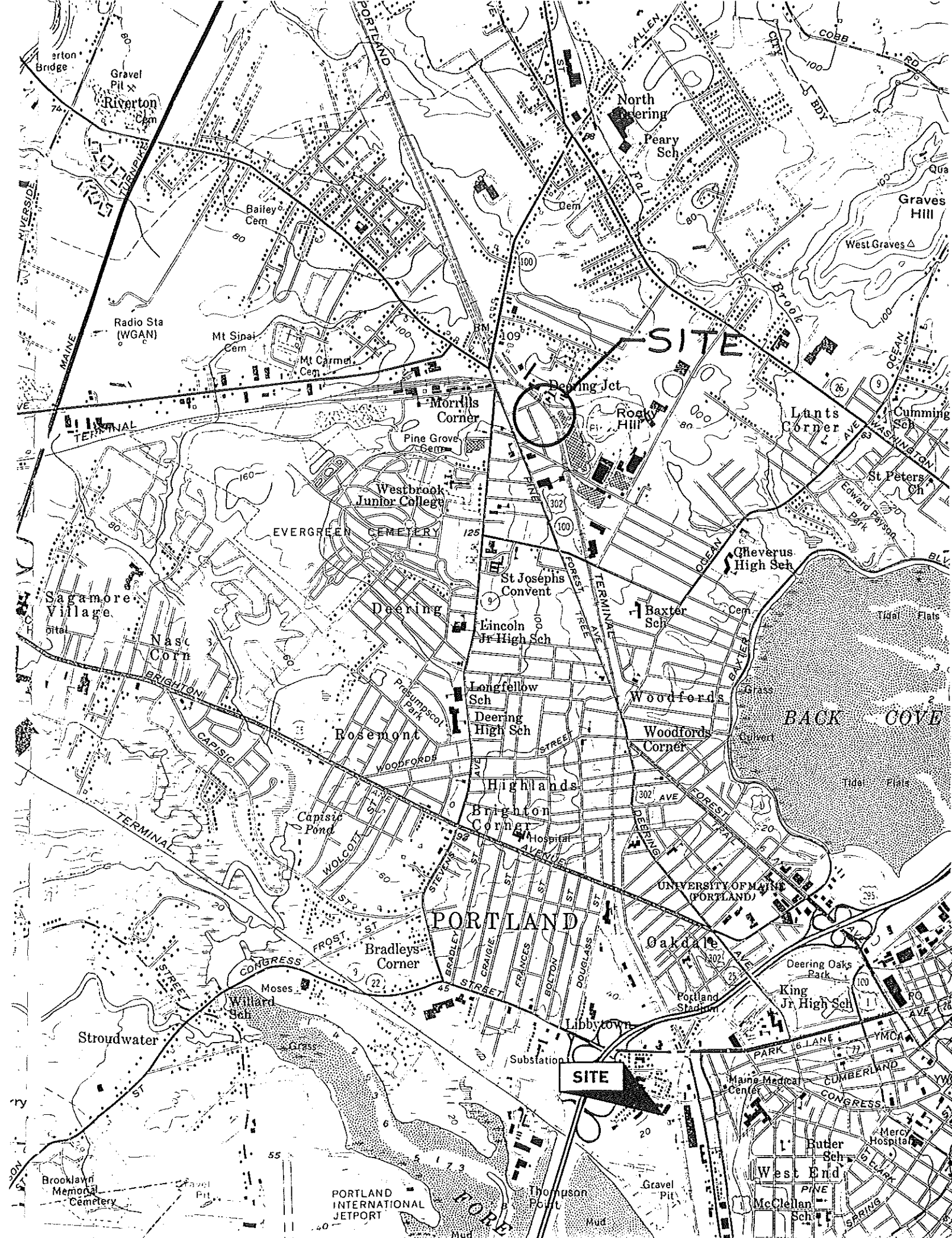
Brooklawn Memorial Cemetery

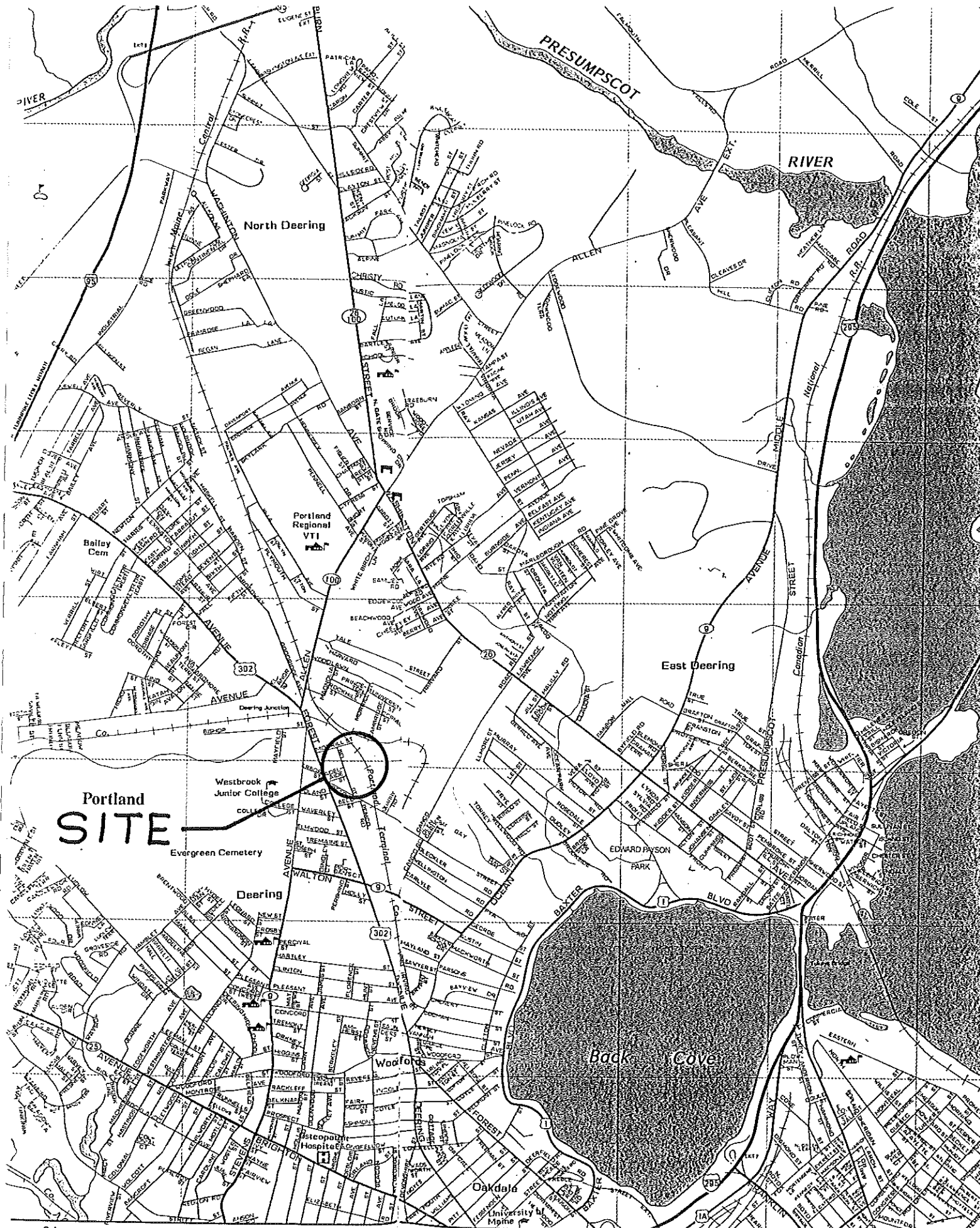
Gravel Pit

Gravel Pit

Mud

Mud





Portland
SITE

PRE-DEVELOPMENT CALCULATIONS

Pre-Development Conditions

Subarea 1	29.3 $\frac{A}{ft^2}$	Paved or building	.61 A
Flowing to	1.9 $\frac{A}{ft^2}$	Grass	.04 A
Morrill St	46.6 $\frac{A}{ft^2}$	Gravel	.96 A
	<u>77.8 $\frac{A}{ft^2}$</u>		

Subarea 2	23.3 $\frac{A}{ft^2}$	Paved or building	.48 A
Flowing to	14.1 $\frac{A}{ft^2}$	Grass	.29 A
drainage ditch	122.7 $\frac{A}{ft^2}$	Gravel	2.54 A
no outlet	<u>160.1 $\frac{A}{ft^2}$</u>		

Subarea 1 To Path

AB 180' $S = (112.5 - 111.5) / 180 = 0.0056$

BC 250' $S = (111.5 - 106) / 250 = 0.022$

AB Smooth surface - sheet flow
 BC unpaved - shallow concentrated

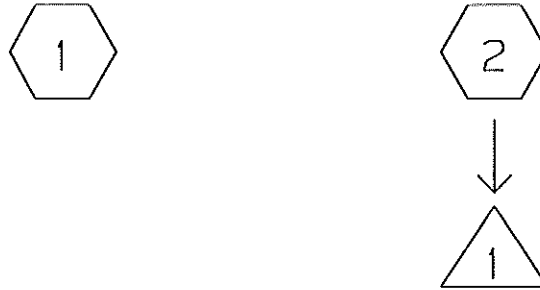
Subarea 2 To Path

AB 150' $S = (112.5 - 111.0) / 150 = 0.01$

BC 360' $S = (111.0 - 105.0) / 360 = 0.0083$

AB - smooth surface - sheet flow
 BC - unpaved - shallow concentrated

WATERSHED ROUTING =====

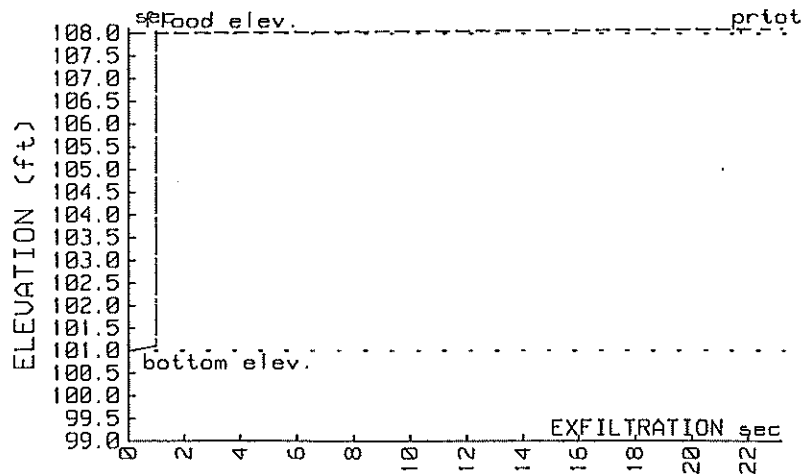


- SUBCATCHMENT 1 = Subarea 1 Flowing to Morrill Street ->
- SUBCATCHMENT 2 = Subarea 2 Flowing to Detention Pond -> POND 1
- POND 1 = Drainage ditch-no outlet ->

POND 1 SECONDARY DISCHARGE (CFS) vs ELEVATION

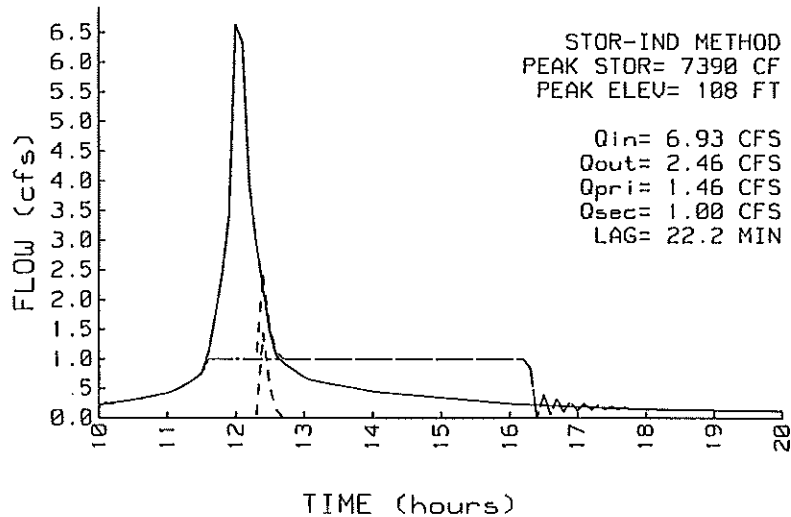
FEET	0.0	.1	.2	.3	.4	.5	.6	.7	.8	.9
101.0	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
102.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
103.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
104.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
105.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
106.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
107.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
108.0	1.00	1.00								

POND 1 DISCHARGE
Drainage ditch-no outlet



DISCHARGE (cfs)

POND 1 INFLOW & OUTFLOW
Drainage ditch-no outlet



Data for M.R. Brewer Fine Woodworking

TYPE III 24-HOUR RAINFALL= 4.70 IN

Prepared by Environmental Engineering & Remediation, Inc.

28 Sep 98

HydroCAD 5.01 000749 (c) 1986-1998 Applied Microcomputer Systems

WATERSHED ROUTING =====

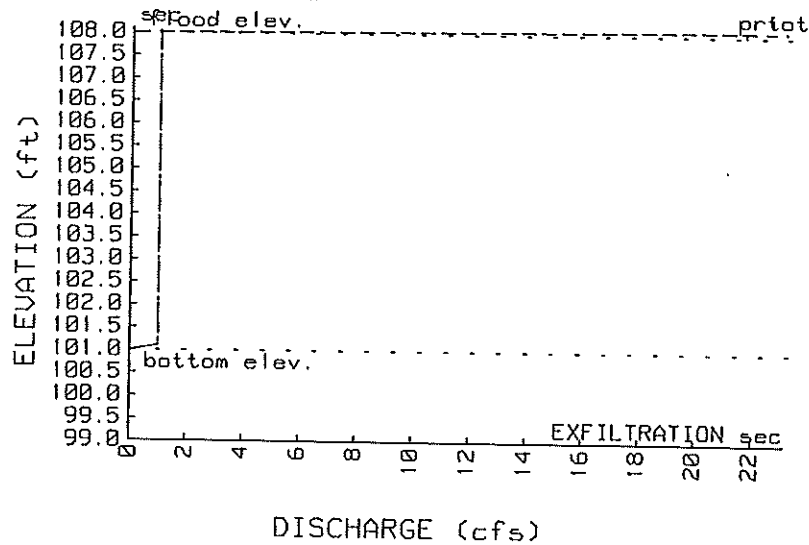


- SUBCATCHMENT 1 = Subarea 1 Flowing to Morrill Street ->
- SUBCATCHMENT 2 = Subarea 2 Flowing to Detention Pond -> POND 1
- POND 1 = Drainage ditch-no outlet ->

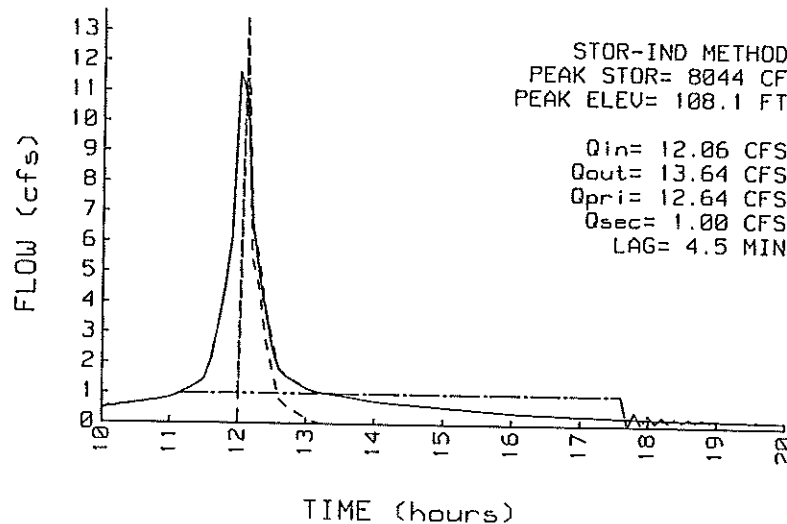
POND 1 SECONDARY DISCHARGE (CFS) vs ELEVATION

FEET	0.0	.1	.2	.3	.4	.5	.6	.7	.8	.9
101.0	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
102.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
103.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
104.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
105.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
106.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
107.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
108.0	1.00	1.00								

POND 1 DISCHARGE
Drainage ditch-no outlet



POND 1 INFLOW & OUTFLOW
Drainage ditch-no outlet



WATERSHED ROUTING =====

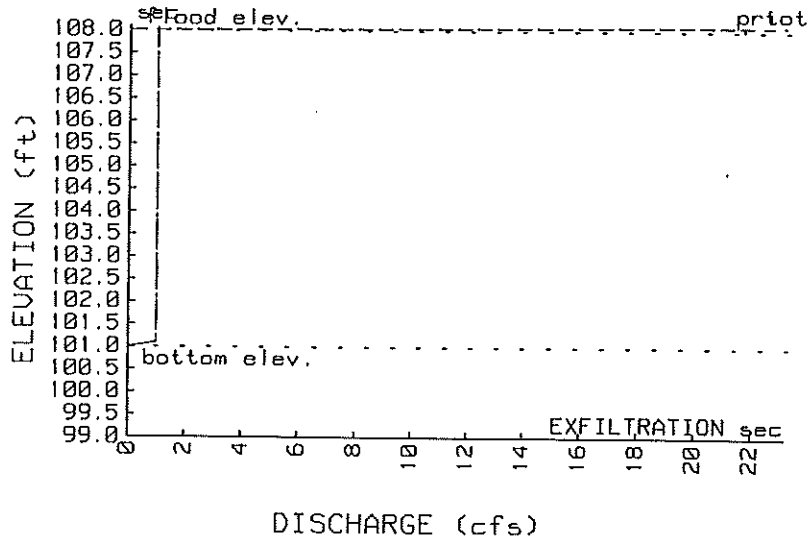


- SUBCATCHMENT 1 = Subarea 1 Flowing to Morrill Street ->
- SUBCATCHMENT 2 = Subarea 2 Flowing to Detention Pond -> POND 1
- POND 1 = Drainage ditch-no outlet ->

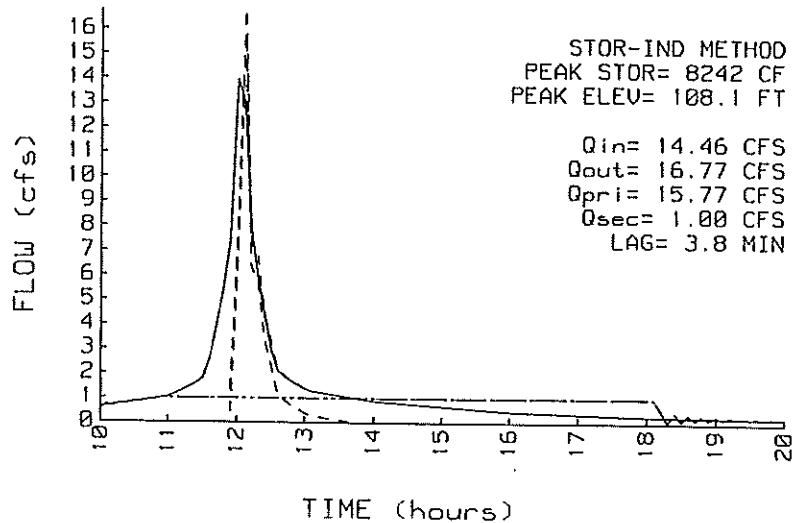
POND 1 SECONDARY DISCHARGE (CFS) vs ELEVATION

FEET	0.0	.1	.2	.3	.4	.5	.6	.7	.8	.9
101.0	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
102.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
103.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
104.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
105.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
106.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
107.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
108.0	1.00	1.00								

POND 1 DISCHARGE
Drainage ditch-no outlet



POND 1 INFLOW & OUTFLOW
Drainage ditch-no outlet



Data for M.R. Brewer Fine Woodworking

TYPE III 24-HOUR RAINFALL= 5.50 IN

Prepared by Environmental Engineering & Remediation, Inc.

28 Sep 98

HydroCAD 5.01 000749 (c) 1986-1998 Applied Microcomputer Systems

POND 1 SECONDARY OUTFLOW PEAK= 1.00 CFS @ 10.90 HOURS

HOUR	0.00	.10	.20	.30	.40	.50	.60	.70	.80	.90
10.00	.57	.70	.66	.77	.75	.84	.84	.92	.94	1.00
11.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
12.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
13.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
14.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
15.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
16.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
17.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
18.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
19.00	.31	.22	.54	.06	.45	.13	.39	.17	.34	.20
20.00	.24		.29	.22	.27	.23	.26	.23	.25	.23

WATERSHED ROUTING =====



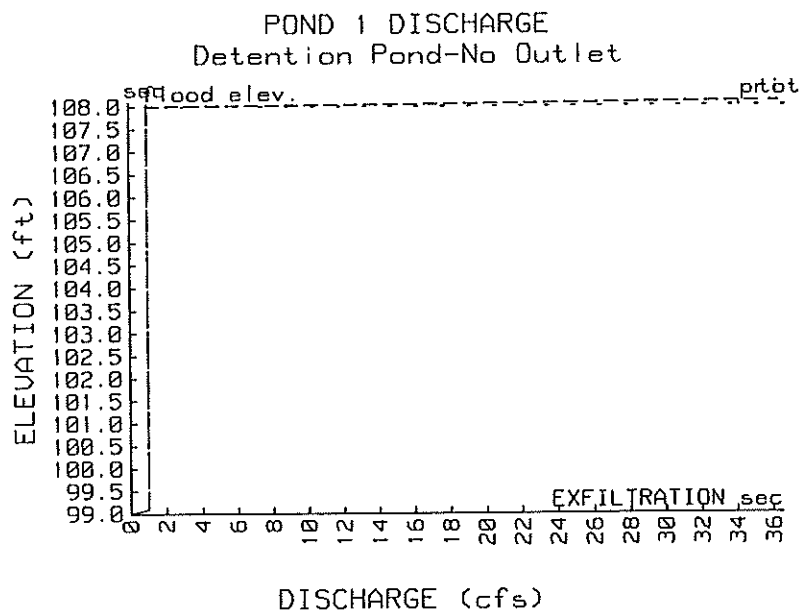
- SUBCATCHMENT 1 = Subarea 1 Flowing to Morrill Street ->
- SUBCATCHMENT 2 = Subarea 2 Flowing to Detention Pond -> POND 1
- POND 1 = Detention Pond-No Outlet ->

POND 1 PRIMARY DISCHARGE (CFS) vs ELEVATION

FEET	0.0	.1	.2	.3	.4	.5	.6	.7	.8	.9
99.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
102.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
103.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
104.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
105.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
106.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
107.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
108.0	0.00	35.52								

POND 1 SECONDARY DISCHARGE (CFS) vs ELEVATION

FEET	0.0	.1	.2	.3	.4	.5	.6	.7	.8	.9
99.0	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
100.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
101.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
102.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
103.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
104.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
105.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
106.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
107.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
108.0	1.00	1.00								



POST-DEVELOPMENT CALCULATIONS

Post-Development Conditions

Subarea 1	29.3	☐	Paved or building	.61A
Flowing to	1.9	☐	Grass	.04A
Morrill St	46.6	☐	Gravel	.96A
Total	77.8	☐		

Subarea 2	31.3	☐	Paved or building	.65A
Flowing to	14.1	☐	Grass	.29A
drainage ditch	109.0	☐	Gravel	2.25A
no outlet	154.4	☐		

Subarea 1 Tc Path

AB 180' $S = (112.5 - 111.5) / 180 = 0.0056$

BC 250' $S = (111.5 - 106) / 250 = 0.022$

AB - smooth surface - sheet flow

BC - unpaved - shallow concentrated

Subarea 2 Tc Path

AB 80' $S = (112.5 - 111.0) / 80 = 0.0188$

BC 360' $S = (111.0 - 108.0) / 360 = 0.0083$

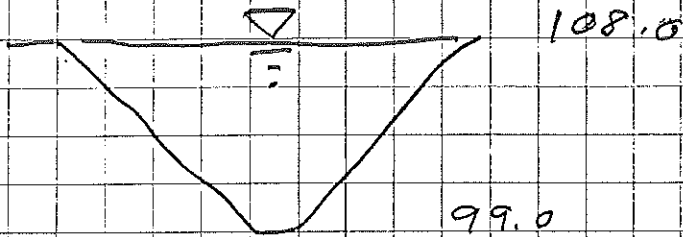
AB - smooth surface - sheet flow

BC - unpaved - shallow concentrated

99	0	
100	8'	81'
102	16'	96'
104	24'	109'
106	32'	112'
108	40'	120'

Δh varies depending on the water depth in the pond.

Broad crested weir elevation 108.0
 Bottom of pond elevation 99.0
9.0



Since the greatest volume is in the top 2/3, use 2/3 (9.0) as $\Delta h = 6.0 \text{ ft} = 1829 \text{ mm}$

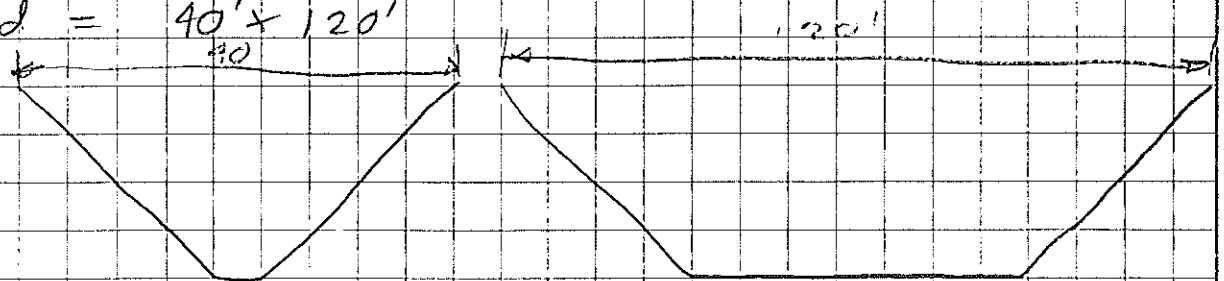
$$K = 1 \times 10^{-2} \text{ mm/sec} = 2 \times 10^{-3} \text{ fpm}$$

$$q = 2 \times 10^{-3} \frac{\text{ft}}{\text{min}} \left(\frac{6.0 \text{ ft } (\Delta h)}{1 \text{ ft } (L)} \right) 1 \text{ ft}^2 (A) = \text{cfm}$$

$$= 12 \times 10^{-3} \text{ cfm} = 2 \times 10^{-3} \text{ cfs} = 2 \times 10^{-4} \text{ cfs/SF}$$

$$q = 2 \times 10^{-4} \text{ cfs for each SF of area}$$

Pond = 40' x 120'



$$\approx \text{SF contact area} = 40 \times 120 = 4800 \text{ SF}$$

$$4800 (2 \times 10^{-4} \text{ cfs/SF}) = 9.6 \times 10^{-1} \text{ cfs} \approx 1 \text{ cfs}$$

Exfiltration $\approx 1 \text{ cfs}$

WATERSHED ROUTING =====



- SUBCATCHMENT 1 = Subarea 1 Flowing to Morrill Street ->
- SUBCATCHMENT 2 = Subarea 2 Flowing to Detention Pond -> POND 1
- POND 1 = Detention Pond-No Outlet ->

WATERSHED ROUTING =====



- SUBCATCHMENT 1 = Subarea 1 Flowing to Morrill Street ->
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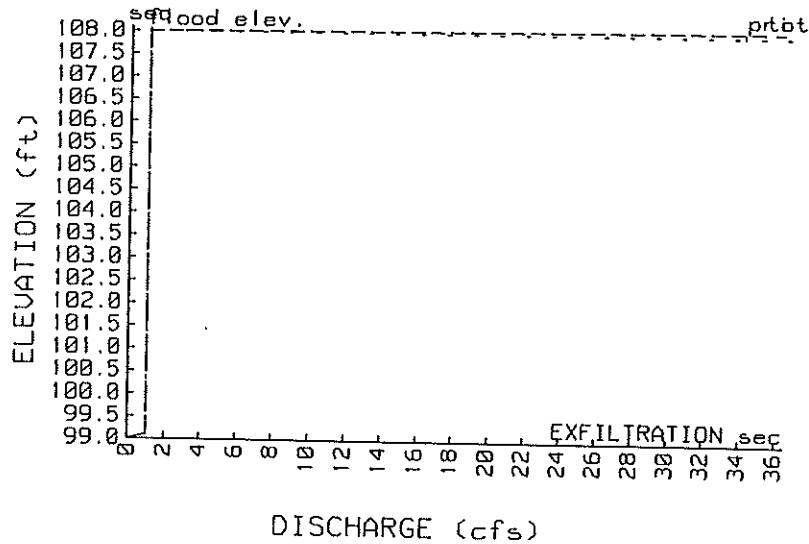
POND 1 PRIMARY DISCHARGE (CFS) vs ELEVATION

FEET	0.0	.1	.2	.3	.4	.5	.6	.7	.8	.9
99.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
102.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
103.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
104.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
105.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
106.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
107.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
108.0	0.00	35.52								

POND 1 SECONDARY DISCHARGE (CFS) vs ELEVATION

FEET	0.0	.1	.2	.3	.4	.5	.6	.7	.8	.9
99.0	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
100.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
101.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
102.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
103.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
104.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
105.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
106.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
107.0	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
108.0	1.00	1.00								

POND 1 DISCHARGE
Detention Pond-No Outlet



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

2001-0276
Application I. D. Number
9/26/01
Application Date
83 Bell Street
Project Name/Description

Morrill Street Associates
Applicant
91 Bell St, Portland, ME 04103
Applicant's Mailing Address
M.R. Brewer Fine Woodworking
Consultant/Agent
Agent Ph: (207)797-7534 Agent Fax: (207) 797-0973
Applicant or Agent Daytime Telephone, Fax

57 - 57 Bell St, Portland, Maine
Address of Proposed Site
150 B001001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) com. rental space 60' x 14'
8,400 sq. ft. 4.34 IL
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review _____ Date 9/26/01

Insp Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ 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	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

M.R. BREWER
FINE WOODWORKING, INC.

9/27/01

To Whom It May Concern:

In the proposed new building of lot 150-B-001 (CBL) at the address of 83 Bell St., I present the following information:

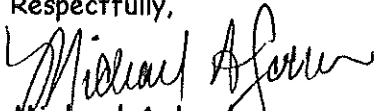
The lot is owned by Morrill Street Associates, a Maine corporation. This project is expected to cost \$200,000.00. This proposed project consists of the demolition of an existing building and construction of a new single story metal building to be used for commercial rental space. The basic dimensions of the proposed structure are 60' x 140' (8400 sq. ft.) The lot size totals 194,095 square feet. A copy of the deed to the property is included with this application.

The property is a corner lot, with access to Bell St. and Morrill St., and is currently serviced by municipal sewer and water, as well as gas and electric utilities.

It is anticipated that construction would begin as soon as possible and the project is expected to be completed in approximately four months. I am not aware of any state or federal regulatory agencies that this project may be subject to approval from. There are no unusual natural, fisheries, wildlife or archeological areas involved.

Financing for this project will be provided by Peoples Heritage Bank (contact John Campbell). M. R. BREWER, Fine Woodworking, Inc., the general contractor for this project, has been in business since 1987 and operates out of its' 11,000 square foot shop facility at 91 Bell St., Portland, ME., employing 18 as well as utilizing a broad network of subcontractors. We have completed many projects both commercial and residential.

Respectfully,



Michael A. Locke

M. R. Brewer Fine Woodworking, Inc.

1365

1994 FEB 22 11365 1309

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that FOX REALTY COMPANY, a corporation duly organized and existing under the laws of the State of Maine, with a mailing address of 275 Read Street, Portland, Maine 04104 ("Grantor"), for and in consideration of One Dollar and other full value and consideration paid by Morrill Street Associates a Maine Corporation having an address of 31 Morrill Street, Portland, Maine ("Grantee"), the receipt and sufficiency whereof Grantor does hereby acknowledge, does hereby GRANT unto Grantee, with WARRANTY COVENANTS, the following described property (the "Premises"):

A certain lot or parcel of land in the City of Portland, County of Cumberland and State of Maine, together with any improvements thereon and appurtenances thereto, more particularly described as follows:

SEE SCHEDULE A ATTACHED HERETO

N.T. FOX CO., INC. ("Fox") joins in this instrument for the purpose of conveying to Grantee the entire interest of Fox as Lessee under a certain Lease Agreement dated July 21, 1988 pursuant to which Grantor, as Lessor, leased the Premises to Fox, as Lessee, which Lease Agreement is evidenced by a Memorandum of Lease dated July 21, 1988 and recorded in Cumberland County Registry of Deeds Book 8392, Page 273.

IN WITNESS WHEREOF the said FOX REALTY COMPANY has caused this instrument to be executed this 22nd day of February, 1994.

FOX REALTY COMPANY

By: Thomas B. Fox Sr.
Its: President
Print Name: THOMAS B. FOX SR.

N.T. FOX CO., INC.

By: Jere S. Fox
Its: President
Print Name: Jere S. Fox

Susan Parsons
WITNESS

John H. [Signature]
WITNESS

MAINE REAL ESTATE TAX PAID

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PEOPLES HERITAGE
SAVINGS BANK
PORTLAND, ME 04101
52-74452112

M.R. BREWER
FINE WOODWORKING, INC.
91 BELL ST.
PORTLAND, ME 04103

PAY TO THE
ORDER OF

City of Portland
Five Hundred and ¹⁰/₁₀₀

\$ 500.00

DOLLARS



MEMO

87 BELL ST - GITE BUNION

⑈007103⑈ ⑆26274450⑆ 0290 81908⑈

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTE** If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.

MORRILL STREET ASSOCIATES

Applicant
BELL STREET

Application Date
9/25/01

Applicant's Mailing Address
PORTLAND, MAINE

Project Name/Description
NEW BUILDING

Consultant/Agent
MICHAEL A LOCKE M.R. BREWER
FINEWOODS WORKING, INC.

Address Of Proposed Site
83 BELL STREET
150 B 001
Assessor's Reference, Chart#, Block, Lot#

Applicant/Agent Daytime telephone and FAX

Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Other(Specify)

60x140 8900
Proposed Building Square Footage and /or # of Units

4.34
Acreage of Site

PRESENT IL PENDING
FUTURE IL-B ZONE CHANGE
Zoning

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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

Signature of applicant: <u>Michael A. Locke</u>	<u>M.R. BREWER</u> <u>FINEWOODS WORKING, INC.</u>	Date: <u>9/25/01</u>
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Site Review Fee: Major \$500.00 Minor 400.00

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