

154-B-46

262-292 Conco Rd.

Office Building  
Donbury, Inc.

July 2, 1987

Joseph E. Gray, Jr.  
Director of Planning  
City Hall, Room 211  
Portland, Maine 04101

Dear Mr. Gray,

While I am writing to you I want to tell you that I am very up-set with the growth of this beautiful city. I know I am not alone in this feeling. Realize progress is necessary but I believe it can be accomplished in ways other than ruining our most unique & precious assets such as building corridors on the waterfront & historic office buildings. There is much to be done to up-date & refurbish the building on Congress Street. Portland is beginning to look like Boston with all the huge brick office buildings. We

certainly don't need another one  
in Lincoln Park.

Through the years I have  
found the Planning Board much  
too willing to change the zon-  
ing laws. All one needs ~~is~~  
the money & desire to build  
& the zones are changed to  
meet the purpose. We don't  
need a building on every  
square foot of land. As it is  
predicted we have empty  
office space already, as well  
as empty condos.

We have a lovely city, please  
preserve some of it.

Sincerely,  
Germaine Gerwin

July 2, 1987

Joseph E. Gray, Jr.  
Director of Planning  
City Hall, Rm. 211  
Portland, Maine 04101

Re: Office Building on Lanes Rd.  
Dear Sir:

I have no complaint regarding the above except I am concerned about the blasting that will be necessary in order to build on that site. There has been considerable blasting while building the First Baptist Church, as well as, the Tannery Lane Apts. located across Lanes Rd. I wonder how much more our homes on Harvard St. & vicinity can take.

I thought I would bring this to your attention as I know that parcel of land is full of rock & ledge & will

need alot of blasting.

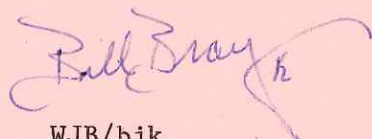
Sincerely,  
Germaine Gerbain

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Rick Knowland, Senior Planner  
FROM: William J. Bray, Traffic Engineer  
SUBJECT: Donbury Offices Site Plan

DATE: 7/2/87

The subject site plan as presented meets with my approval.



WJB/bjk



STATE OF MAINE

# Department of Environmental Protection

21 Vocational Drive, South Portland, ME 04106

MAIN OFFICE: RAY BUILDING, HOSPITAL STREET, AUGUSTA  
MAIL ADDRESS: State House Station 17, Augusta, 04333

JOHN R. McKERNAN, JR.  
GOVERNOR

June 25, 1987

DEAN C. MARRIOTT  
COMMISSIONER

G. Charles Shumway II  
Brunette, Shumway, Romanow and Ryer  
465 Congress Street  
Portland, Maine 04101

Dear Mr. Shumway:

I am writing in regard to your inquiry if a Site Location of Development Permit (38 M.R.S.A. §481 et seq.) must be obtained to construct a proposed subdivision on Canco Road in Portland.

A letter from you dated June 4, 1987 and an undated site plan drawn by Stevens, Morton, Rose, and Thompson illustrate that J. B. Brown and Sons of Portland owned 27.55 acres which was divided into 3 lots. In October 1986 Lots #1 (4.59 acres) and #2 (19.56 acres) were purchased by the First Baptist Church of Portland. Donbury, Inc. has a contract to purchase Lot #1.

A site plan titled "Donbury Offices" dated March 3, 1987 drawn by Mitchell-DeWan Associates illustrates that structures totaling approximately 26,600 square feet and roads and parking areas totaling approximately 31,600 square feet are planned to be built on Lot #1.

Based on the information provided, a Site Location of Development Permit would not be necessary for Donbury, Inc. to develop Lot #1. A "subdivision" [38 M.R.S.A. §482(5)] that would require a permit is the division of 20 or more acres into 5 or more lots that are offered for sale or lease to the general public. A "structure" [38 M.R.S.A. §482(6)] would require a permit if a building exceeded 60,000 square feet or an area over 3 acres on a parcel of land is stripped and graded and not revegetated.

If you have any questions, contact me at 767-4763.

Sincerely,

Donald B. Kale  
Regional Director of Enforcement & Field Services  
Bureau of Land Quality Control

DK/PP/mgb

cc: Dave Dominie, DEP-Augusta  
Planning Board-City of Portland

REGIONAL OFFICES

• Portland •

• Bangor •

• Presque Isle •

June 23, 1987

Mitchell-DeWan Associates  
386 Fore Street  
Portland, ME 04101

Attention: John Mitchell

Re: Donbury Offices  
Portland, Maine

Dear John:

This letter provides supplemental information for the Stormwater Management Analysis on Donbury Offices of June 9, 1987. A clarification of where water flows in Drainage Basin #3 was requested.

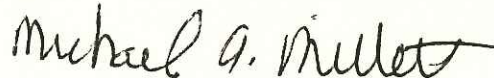
Under existing conditions, runoff from the proposed Donbury site sheets from the high point on the site toward the rear. After going off site, the runoff enters either a small retention pond or sheets across an existing gravel path into a large swampy area. It is also evident that when and if the pond fills with water, it spills across this same gravel path and into the wet area.

Under post-development conditions, the path of the runoff will be the same. Development will not alter the water course. Runoff will flow to the retention pond and the wet area as it did under pre-development conditions. Also, we would like to reiterate that the pre-/post-development peak discharge from this drainage basin will be nearly the same (2 year storm 4.23 c.f.s pre, 4.28 c.f.s. post; 25 year storm 12.1 c.f.s. pre, 12.25 c.f.s. post). The difference in flows is negligible.

Please feel free to give us a call if you have any questions.

Sincerely,

BERRY HUFF MCDONALD MILLIGAN INC.



Michael A. Millett

cc: Bob Roy

MAM/taf



# Casco Northern Bank



a BANK OF BOSTON company

June 23, 1987

Planning Board  
City of Portland  
City Hall  
Portland, ME 04101

**RE: Donbury, Inc.**

Ladies and Gentlemen:

This letter is to advise you that we have been doing business with Donbury, Inc. since the 1970s and the company has maintained an excellent relationship with Casco Northern Bank. I am familiar with the financial capacity and with the proposed project on the Canco Road. Donbury has the capability to finance this project and to successfully construct this project. We have lent the company funds in excess of this amount in the past. If you have any additional questions, please feel free to contact me.

Sincerely yours,

Robert S. Blackwood, Jr.  
Senior Vice President

RSB/lrs

84 Torrey Street  
Portland, Maine 04103  
November 25, 1989

Ms. Sara Greene  
Planning and Urban Development  
389 Congress Street  
Portland, Maine 04101

Re: Nov. 28th Meeting for a zone  
change from R-3 Residential to  
O-P Office Park for a parcel  
located on Canco Road

Dear Ms. Greene:

It is my understanding that you are developing the City's  
recommendations for presentation to the Portland Planning  
Board on the above named matter.

It is sincerely hoped that you will give serious consideration  
to the recommendation of CONDITIONAL REZONING TO OFFICE PARK.

There are serious water problems from this area for those of  
us who abut this property between Canco Road and Ocean Avenue.  
Please refer to Mr. Ringrose's letter of November 21st.

With CONDITIONAL REZONING O-P Office Park: \_\_\_\_\_

1. The developer gets what he wants if he is bargaining in good  
faith, permission to build his office park.
2. The Planning Board holds the reins on the development which  
is in the best interest of the citizens involved with property  
concerns. At the same time, this surveillance does not hamper  
the development scheduled to take place.
3. The concerns of the abutting neighbors can be accommodated.
4. If the developer for some reason does not proceed with his  
development plans, the zoning will revert to residential protecting  
the abutters from the developer holding a piece of property  
fully and legally rezoned O-P Office Park which he can in  
turn sell to another developer leaving the abutters with less  
opportunity to be involved in any new plans.

It might be that granting the change to O-P Office Park would be  
the "easy way" to do it. However, the change to Conditional rezoning  
O-P Office Park would seem to be for the greater good of everyone  
concerned. No one would lose by exercising the privilege and pro-  
tection the Planning Board can offer with their special power to  
grant Conditional Rezoning in the case of "unique situations".

Sincerely,

  
Mary McCann Conroy

cc: Members of the Planning Board, Mayor Clepott, Councilor Leeman



**donbury, inc.**

**General  
Contractor**

---

33 Baxter Blvd. P.O. Box 792 Portland, Maine 04104 207-774-6254

June 26, 1987

Mr. Richard Knowland  
Senior Planner, Planning Department  
City of Portland  
Room 211  
389 Congress Street  
Portland, Maine 04101

Re: Donbury Office Park, Canco Road, Portland, Maine

Dear Richard:

As per your request, we enclose the following information in order to complete our submission for siteplan review:

1. Building elevations for the office building prepared by Architects Four.
2. Information regarding the warehouse structure.
3. Permanent project sign to be located per the site plan.

Donbury, Inc. is planning to occupy 6,400 s.f. of the proposed 15,400 s.f. + building located on the center of the property. The 9,000 s.f. speculative space has not been designed at this time since we are currently looking for a tenant. It is our intent to construct the complete facility at the onset. We are confident of obtaining a tenant within the next few months.

The warehouse structure is for storage of our vehicles, a maintenance bay for servicing and storage of general equipment. Limited material storage shall be located in this area. We propose a RUBB building, since it provides an economical and aesthetically pleasing structure for the intended use. Brochures are enclosed.

Our current operation is located on Baxter Boulevard near the Shop N' Save shopping center. The usage is identical and certainly not objectional to abutting properties. As you will note on the siteplan, the topography situates the warehouse well below the office structure and not visible from Canco Road. The existing vegetation at the rear will provide considerable screening from the residential zone.

Mr. Richard Knowland  
June 26, 1987  
Page Two

We feel this facility is a considerable asset to the Canco Road area and certainly the best use. It provides an ideal transition between the manufacturing facilities to the west and office and church facilities to the east.

If you need further information, please do not hesitate to contact us. We will respond immediately to your request.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Paul R. Laliberte", with a long horizontal flourish extending to the right.

Paul R. Laliberte  
Vice President

PRL/swl/4ltr62687



# Portland Water District

225 Douglass St. • P.O. Box 3553 • Portland, ME 04104-3553

(207) 774-5961

June 23, 1987

Mr. John Mitchell  
MITCHELL-DEWAN ASSOCIATES  
386 Fore Street  
Portland, ME 04101

Re: Donbury Inc. Subdivision

Dear Mr. Mitchell:

The Portland Water District has received and reviewed the preliminary subdivision plan of the above-mentioned proposed project, located off Canco Road in Portland.

The District has an existing 12" water main in Canco Road at the project site. This main has adequate capacity available to serve all properties that front on Canco Road, and meet all normal fire protection and domestic water demands. No commitment to serve the rear property of this subdivision that does not front on Canco Road is intended.

With certification by the developer that all required permits have been received, and proper financial arrangements with the District completed, we look forward to serving this project.

Very truly yours,

Donald E. Wyman  
Director of Marketing/Customer Relations

DEW/d

BRUNETTE, SHUMWAY, ROMANOW AND RYER

ATTORNEYS AT LAW  
465 CONGRESS STREET  
PORTLAND, MAINE 04101

RICKY L. BRUNETTE  
G. CHARLES SHUMWAY II  
RICHARD B. ROMANOW  
CHRISTOPHER J. RYER

SUITE 606  
MONUMENT SQUARE  
(207) 775-3600

HAND DELIVERED

September 2, 1987

City of Portland  
Planning Department  
389 Congress Street  
Portland, Maine 04101

ATTN: Richard Knowland

Re: Donbury Subdivision on Canco Road

Dear Rick:

Enclosed is a mylar copy of the above-referenced subdivision plan with the date of recording and the book and page number of recording printed directly thereon. Also enclosed are four blueprint copies of that mylar.

Please let me know if any further issues arise concerning this subdivision. Thank you for your help.

Very truly yours,



G. Charles Shumway II

GCSII:sjt

enclosure

cc: Donbury Inc. (with enclosed blueprint copy)

**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

**Processing Form**

Applicant Donbury Inc.

Date May 6, 1987

Mailing Address Baxter Blvd

Address of Proposed Site 275 Canco Road

Proposed Use of Site office & storage

Site Identifier(s) from Assessors Maps \_\_\_\_\_

Acreage of Site / Ground Floor Coverage \_\_\_\_\_

Zoning of Proposed Site \_\_\_\_\_

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

Proposed Number of Floors \_\_\_\_\_

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

Total Floor Area \_\_\_\_\_

Planning Board Action Required: (  ) Yes ( ) No

Other Comments: \_\_\_\_\_

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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
APPROVED CONDITIONALLY															<input checked="" type="checkbox"/>
DISAPPROVED															

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: 1) Curb and sidewalk shall be installed along Canco Rd. in accordance with city standards and specifications.

(Attach Separate Sheet if Necessary)

Robert J. Roy 8/31/87  
SIGNATURE OF REVIEWING STAFF/DATE

PLANNING REPORT #56-87

PLANNING DEPARTMENT REPORT

DONBURY SUBDIVISION AND SITE PLAN REVIEW

Submitted to:

Portland Planning Board  
Portland, Maine

July 7, 1987



**I. INTRODUCTION**

Donbury, Inc. is requesting site plan review for an office building in the vicinity of 262-292 Canco Road. The applicant is also requesting subdivision review since development of this lot represents division of a larger parcel into three lots within a five year period (see Attachments A, B, C).

In addition to a newspaper advertisement appearing in the July 29th edition of the Guy Gannett newspapers, 75 notices were sent to area residents.

**II. FINDINGS**

Subdivision Land Area: 27.6 acres

Subdivision Lot 1: Vacant parcel owned by J.B. Brown (3.47 acres)

Subdivision Lot 2: Site of First Baptist Church, now under construction. Most of lot is vacant. (19.53 acres)

Subdivision Lot 3: Office building proposed by Donbury, Inc. (4.59 acres)

Zoning: I-2, R-5, R-3

Site Plan

Zoning: I-2

Proposed Uses: Office building and accessory storage building

Building Footprint: Office Building - 8,150 square feet  
Storage Building - 7,200 square feet

Building Floor Area: Office Building - 16,157 square feet  
Storage Building - 7,200 square feet

Parking Spaces: 51 provided; 49 required

Land Uses: Health Tex and Seltzer Rydholm directly abut the Donbury site. Other uses on the northerly side of Canco Road include industrial uses and the First Baptist Church. Directly behind the site is vacant residential and industrial land. Uses on the southerly side of Canco Road include Farm House Condominiums, Jehovah's Witnesses Church, Tamarlane Apartments and vacant land.

### III. PROPOSED DEVELOPMENT

Donbury, Inc. is proposing a 16,157 square foot office building with access on Canco Road. The building is set back about 140 feet from Canco Road. A storage building for Donbury, Inc. operations is also proposed near the rear property line. While the office building is one structure, the applicant indicates that the second half of the building may be built at a later date.

The development of the Donbury parcel is dependent upon the applicant purchasing a 30 foot wide strip (about 12,800 square feet) along Canco Road from the City (see Attachment D). Without this parcel, the site plan lot would not have access or street frontage along Canco Road. Recently the City Council Community Development Committee voted to recommend to the City Council that this property be sold to Donbury. The Council will be meeting on July 6th to review this matter. Should the Council not approve the Donbury sale, the site plan and subdivision plan would need to be tabled.

In 1986 J.B. Brown split a 27.59 acre parcel into two lots and sold a 24.12 acre parcel to the First Baptist Church. The parcel has frontage on Canco Road and Washington Avenue. Donbury is proposing to create a 4.59 parcel from the First Baptist Church parcel. These land divisions represent the creation of three lots within a five year period, thus triggering subdivision review.

### IV. STAFF REVIEW

The proposed development has been reviewed for conformance with the review criteria of Section 14-527 of the Site Plan Ordinance and Section 14-497 of the Subdivision Ordinance. The Fire Department, Public Works and the City Arborist have approved the plans with conditions. Building Inspections Services has reviewed and approved the plan.

#### SITE PLAN REVIEW

##### 1. Traffic

Access to the site is proposed from one entrance off Canco Road. An interior driveway about 700 feet long serves the office and storage buildings. Two parking areas on both sides of the office building provide 51 parking spaces, two above the parking requirement. The parking areas have separate entrances off the driveway.

William Bray, City Traffic Engineer, has reviewed the plan and has requested that the location of the driveway be staked in the field for review and that a profile of the driveway also be submitted for review. The driveway profile is important since the footprint of the proposed driveway is along a steep slope. This information has been submitted and Mr. Bray finds the plan acceptable.

The applicant is requesting a waiver of sidewalks and curbing along Canco Road. Public Works indicates there is no compelling technical reason not to install these improvements. Both the Health-Tex property and the Seltzer Rydholm property presently have granite curb. Granite curbing and a sidewalk were required for the First Baptist Church site plan along Canco Road.

2. Bulk, Height, Location

The ground floor area of the proposed structures totals 15,350 square feet (office building 8,150 square feet and storage building 7,200 square feet). The office building is two stories high. The office building will have a sloped roof with facade materials of brick and wood (see Attachment E). The storage building will be a pre-fabricated building with metal rib siding with a fabric skin on the roof (see Attachment F).

The basic drainage patterns of the site remain unchanged with the proposed development. Most of the stormwater from the site drains to the rear of the property. After going off the site, the runoff enters a small retention pond on Lot 1 or sheets across an existing drainage course to a marshy area that eventually feeds into Milliken Brook. As the predevelopment runoff remains virtually unchanged from the postdevelopment runoff and the retention pond drains into the same drainage area, the proposed development has a limited effect on the drainage characteristics of the area (see Attachment G).

Sanitary sewer needs of the project would be met by connecting into the Milliken Branch Sanitary Sewer. The applicant, however, will need to obtain a 30 foot wide sewer easement from the First Baptist Church, since the church's property (part of Lot 2) is located between the easement and the Donbury property. The applicant is in the process of negotiating such an easement with the church.

Robert Roy, City Planning Engineer, has reviewed the site plan and his comments are outlined in Attachment H. As a condition of approval he recommends that the applicant provide evidence of having obtained a sewer easement and that an erosion control schedule be included on the site plan.

Water service is available to the site from an existing 12 inch water main in Canco Road.

3. Landscaping

The site, particularly along Canco Road, has extensive existing vegetation. With the sharp rise in elevation from Canco Road and the proposed building setback (140 feet), the development will be well buffered from Canco Road.

New plantings include four ash and six crab trees near the building and parking areas. Fifty-two shrubs are proposed near the entrance and front section of the building.

The City Arborist has reviewed the plan and has found it acceptable provided that a tree protection plan be revised, and that disturbed areas be loamed and seeded (see Attachment I). This is particularly critical given the amount of blasting that will be required to develop the site.

The plan indicates that power service into the site including the powerline for the office building and exterior lights will be underground.

4. Soil and Drainage

Drainage issues are discussed in Section 2 of this report. As recommended by the City Arborist, a note should appear on the plan indicating that disturbed areas shall be loamed and seeded to address erosion and sedimentation issues. The City Planning Engineer has recommended that an erosion control schedule be submitted for review and approval.

5. Lighting

The site plan indicates that eight exterior lights will be provided for the parking and driveway areas of the site. A note on the plan indicates they will be nonglaring. Staff has requested further information on the type of lighting fixture and lighting pole.

6. Fire

The Fire Department has reviewed and approved fire related concerns for the site. A fire hydrant will be provided on the site.

7. City Project

The proposed development will not interfere with any known City project.

## SUBDIVISION REVIEW

### 1. Air or Water Pollution

No adverse impacts on air or water pollution are expected from this project.

### 2/3. Water Availability

The Portland Water District indicates that they are able to serve the project (see Attachment K). Mr. Donald Wyman of the Water District, in a conversation with staff, indicates that future service to the rear lot (Lot 2) is possible but would require that the property owner extend the water line from Canco Road.

### 4. Soil Erosion

A note should be added to the plan addressing soil erosion concerns as outlined by the City Arborist and Planning Engineer.

### 5. Traffic

Traffic issues were reviewed for Lot 2 during the site plan review of the First Baptist Church site plan. William Bray, City Traffic Engineer, in his review of the Donbury project has requested a profile of the proposed driveway and field location of the proposed driveway. Mr. Bray has reviewed this information and finds that the plan is acceptable.

### 6/7. Sanitary Waste/Stormwater

The Donbury parcel is proposed to be served by an existing City sewer that runs through lot 2 of the subdivision. The applicant will need to obtain an easement from the First Baptist Church in order to connect into the sewer. A condition of approval would be that the applicant provide evidence of obtaining such an easement.

Drainage issues have been reviewed by Public Works. Drainage issues for the developed portion of the First Baptist Church site were reviewed previously. The applicant has submitted a plan indicating the drainage patterns for the entire subdivision.

The applicant indicates that solid waste from the donburysite will be halved away by a private contractor.

Robert Roy, City Planning Engineer, has reviewed and approved drainage related concerns for the site. He indicates that portions of lots 1 and 2 provide valuable stormwater detention near the Milliken Brook. Preservation of this detention function is strongly encouraged when considering future development in this subdivision.

8. Scenic and Natural Beauty

Except for development on the Donbury parcel, no specific development is proposed on the remaining parcels at this time. A significant amount of existing vegetation is proposed to be conserved on the Donbury parcel. Powerlines will be underground. See sections 2 and 3 on page 3 of this report.

9. Land Development Plan

The proposed development meets the applicable zoning requirements of the respective zones.

10. Financial Capability

The applicant has provided information on financial capability (see Attachment K).

**V. MOTIONS FOR THE BOARD TO CONSIDER**

On the basis of plans and materials submitted by the applicant, and the findings of this Board reflected in the information provided in Report #56-87 relevant to the standards for site plan and subdivision review and/or other findings as follow:

The Board finds that:

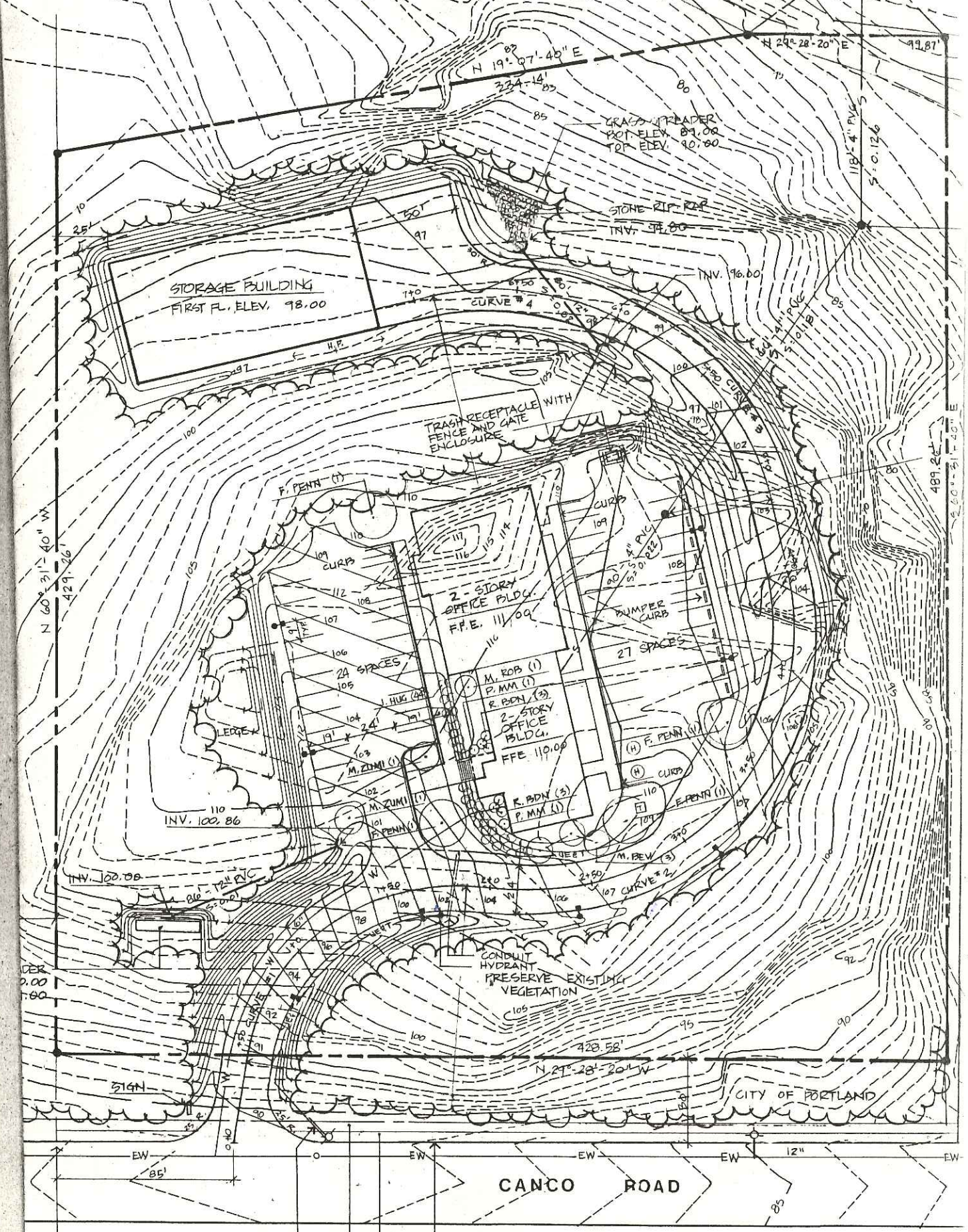
1. The plan is in conformance with the Subdivision Ordinance.
  - A. Conditions of Approval.
    - i. That the applicant provide evidence of having obtained a sewer easement from lot 2 to serve lot 3.
2. The plan is in conformance with the Site Plan Ordinance.
  - A. Conditions of Approval.
    - i. That the applicant submit for review and approval by staff an erosion control schedule.
    - ii. That the tree protection plan be revised as recommended by the City Arborist.
    - iii. That the applicant submit for review and approval by staff, specifications on the exterior lighting of the site.
3. Modification of the curb and sidewalk requirement for lot 3.

List of Attachments

- A. Site plan
- B. Subdivision plan
- C. Background information
- D. Proposal to purchase City-owned land abutting the site
- E. Office building elevations
- F. Storage building information
- G. Drainage information
- H. Memo from City Planning Engineer
- I. Memo from City Arborist
- J. Letter from Portland Water District
- K. Letter from Casco Northern Bank

# SITE PLAN

# ATTACHMENT A



END OF CURB, WALK AND ESPLANADE

CANCO ROAD

GRANITE CURB  
5' WIDE ESPLANADE  
5' WIDE BIT. CONC. WALK

UNDERGROUND ELECT. & TELEPHONE SHALL BE ENCASED IN CONDUIT AND CONCRETE IN CITY R.O.W.





MITCHELL-DEWAN ASSOCIATES Landscape Architects

June 17, 1987

Portland Planning Board  
City of Portland  
389 Congress Street  
Portland, ME 04101

6/18/87

RE: DONBURY OFFICES

Dear Board Members:

On behalf of Donbury, Inc. we are pleased to submit this application for Site Plan approval of a proposed office building and storage facility located at 275 Canco Road between Sheltzer & Rydholm and Health-Tex. This submission has been prepared in compliance with the requirements of the City for Portland Zoning Ordinance and Site Plan Review Ordinance.

This letter addresses the information required by Article V, Section 14-526 of the City of Portland Site Plan Ordinance, for a major development.

**PROPOSED USE.** Donbury Offices is to be built on a 4.59 acre tract of land owned by Donbury Inc. The proposal consists of a two-story 16,157 square foot total floor area office building and a 7,200 square foot storage building.

**SOLID WASTE DISPOSAL.** Trash collection will be handled by a private contractor. Trash will be stored in the trash receptacle in the location shown on the Site Plan.

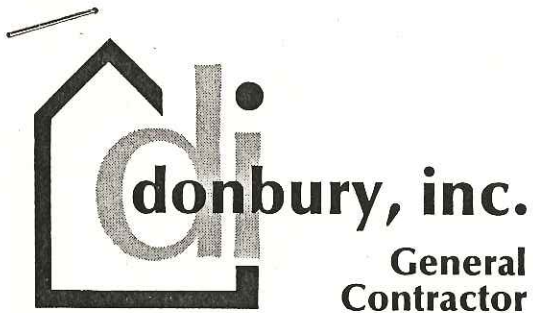
**OFF-SITE PUBLIC FACILITIES.** Water service to the proposed building will be provided from an existing 12 inch Portland Water District line located in Canco Road. Sanitary sewage will be provided by a four inch sewer line to an existing City sanitary line located in the Milliken Branch Sewer R.O.W. northwest of the site. Electricity and telephone will be provided by Central Maine Power Company and New England Telephone Company respectively.

**DRAINAGE AND TOPOGRAPHY.** The drainage and topography of the site is fully described on the enclosed Site Plan and attached drainage calculations.

**TIME PERIOD FOR COMPLETION.** Construction will begin immediately upon approval and the estimated time of completion is the winter of 1987.

**PROJECT COSTS.** The estimated cost of the project is \$1,600,000.

**WAIVER REQUEST.** On behalf of Donbury, Inc., we request waivers on granite curbing and sidewalks along Canco Road.



33 Baxter Blvd. P.O. Box 792 Portland, Maine 04104 207-774-6254

June 26, 1987

Mr. Richard Knowland  
Senior Planner, Planning Department  
City of Portland  
Room 211  
389 Congress Street  
Portland, Maine 04101

Re: Donbury Office Park, Canco Road, Portland, Maine

Dear Richard:

As per your request, we enclose the following information in order to complete our submission for siteplan review:

1. Building elevations for the office building prepared by Architects Four.
2. Information regarding the warehouse structure.
3. Permanent project sign to be located per the site plan.

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Our current operation is located on Baxter Boulevard near the Shop N' Save shopping center. The usage is identical and certainly not objectional to abutting properties. As you will note on the siteplan, the topography situates the warehouse well below the office structure and not visible from Canco Road. The existing vegetation at the rear will provide considerable screening from the residential zone.

Mr. Richard Knowland  
June 26, 1987  
Page Two

We feel this facility is a considerable asset to the Canco Road area and certainly the best use. It provides an ideal transition between the manufacturing facilities to the west and office and church facilities to the east.

If you need further information, please do not hesitate to contact us. We will respond immediately to your request.

Sincerely yours,



Paul R. Laliberte  
Vice President

PRL/swl/4ltr62687

**donbury, inc.****General  
Contractor**

---

33 Baxter Blvd. P.O. Box 792 Portland, Maine 04104 207-774-6254

May 19, 1987

Mr. Clark M. Neily  
Economic Development Director  
City of Portland  
Room 205  
389 Congress Street  
Portland, Maine 04101

Re: 4.59 acre property abutting Standard Romper Co., Inc.  
Canco Road, Portland, Maine

Dear Clark:

Donbury, Inc. has purchased the property as described above and is currently in site plan review. The property is to be used for Donbury's office facility.

We hereby request to enter into negotiations with the City of Portland to purchase to 30' wide buffer strip of land between the property and Canco Road. The buffer extends westerly from the Standard Romper Co., Inc. parcel for 428.58'.

Your cooperation in expediting this matter is appreciated.

Sincerely yours,

Paul R. Laliberte  
Vice President

PRL/swl/11tr51987

**donbury, inc.**

**General  
Contractor**

33 Baxter Blvd. P.O. Box 792 Portland, Maine 04104 207-774-6254

June 1, 1987

Mr. Clark M. Neily  
Economic Development Director  
City of Portland  
Room 205  
389 Congress Street  
Portland, Maine 04101

Re: Proposed Donbury Property, Canco Road, Portland, Maine

Dear Clark:

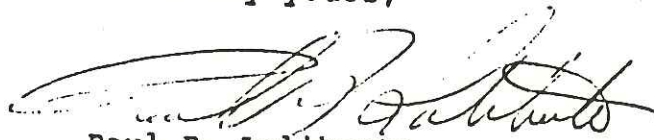
As discussed with Mr. Donald J. Devine, Donbury, Inc. wishes to enter into a Purchase and Sales Agreement for the 30' by 428.58' parcel of land located southwesterly of the Standard Romper Co., Inc. property on Canco Road. In consideration of the extensive ledge removal and associated cost, we consider the \$.55 per square foot price for this parcel (total price of \$7,071.74) as fair and equitable. We understand this must be reviewed by the Community Development Committee.

Donbury, Inc. is prepared to resolve this immediately as it must be completed in order for us to meet the subdivision requirements. We are currently processing the subdivision and site plan with the Planning Board. All information will be properly submitted as required for the June 23, 1987 Planning Board Meeting.

Upon final subdivision approval of the First Baptist Church of Portland property, Donbury, Inc. will obtain ownership of lot #1.

Your cooperation in this matter is appreciated.

Sincerely yours,



Paul R. Laliberte  
Vice President

cc: Donald J. Devine  
G. Charles Shumway, Esq.  
Bill Farley

PRL/swl/1ltr51987

**BH2M** BERRY · HUFF ·  
MCDONALD · MILLIGAN · INC.

ENGINEERS • SURVEYORS • PLANNERS

LESTER S. BERRY, JR.  
JAMES R. MCDONALD  
THOMAS MILLIGAN, JR.  
WILLIAM A. THOMPSON

June 23, 1987

Mitchell-DeWan Associates  
386 Fore Street  
Portland, ME 04101

Attention: John Mitchell

Re: Donbury Offices  
Portland, Maine

Dear John:

This letter provides supplemental information for the Stormwater Management Analysis on Donbury Offices of June 9, 1987. A clarification of where water flows in Drainage Basin #3 was requested.

Under existing conditions, runoff from the proposed Donbury site sheets from the high point on the site toward the rear. After going off site, the runoff enters either a small retention pond or sheets across an existing gravel path into a large swampy area. It is also evident that when and if the pond fills with water, it spills across this same gravel path and into the wet area.

Under post-development conditions, the path of the runoff will be the same. Development will not alter the water course. Runoff will flow to the retention pond and the wet area as it did under pre-development conditions. Also, we would like to reiterate that the pre-/post-development peak discharge from this drainage basin will be nearly the same (2 year storm 4.23 c.f.s pre, 4.28 c.f.s. post; 25 year storm 12.1 c.f.s. pre, 12.25 c.f.s. post). The difference in flows is negligible.

Please feel free to give us a call if you have any questions.

Sincerely,

BERRY HUFF MCDONALD MILLIGAN INC.



Michael A. Millett

cc: Bob Roy

MAM/taf

June 9, 1987

Mitchell-DeWan Associates  
386 Fore Street  
Portland, ME 04101

Attention: John Mitchell

Re: Donbury Offices  
Portland, Maine

Dear John:

A stormwater management analysis has been prepared for the proposed Donbury Office site in Portland per your request. This study was prepared in order to evaluate the impact of a proposed office complex on the existing drainage patterns in the area. The following is a summation of the data obtained and our conclusions.

#### Proposed Site

The proposed 4.6<sup>±</sup> acre site lies between the Seltzer and Rydholm building and the former Health-Tex building on Canco Road in Portland, Maine. The site is thickly wooded around its perimeter with an open space in the middle. Soils on the site consist mainly of ledge outcrops, classified as Rock Land by the Soil Conservation Service Medium Intensive Soil Survey. Reference is made to a Site Plan entitled, "Donbury Offices" by Mitchell-DeWan Associates dated June, 1987.

#### Existing Topography

The topography of the site shows a general high point in the center of the lot with slopes falling off from between 20 feet and 30 feet on all sides.

Existing runoff flows into three major drainage basins. Basin #1 and #2 fall from the high point (Elevation 117) down to Canco Road. Basin #1 sheets toward Seltzer and Rydholm along the road ditch while Basin #2 sheets toward Health-Tex along the road ditch. Basin #3 sheets from the high point toward the rear of the Health-Tex site.

#### Proposed Development

It is proposed that a 8,150 square foot two story office and 7,200 square foot storage building be constructed on the site. Paved parking areas will surround the offices and a paved perimeter road will run through the site from Canco Road to the storage building. Reference is made to a Site Plan by Mitchell-DeWan Associates entitled, "Donbury Offices."

6/19/87



Conclusions and Recommendations

Drainage Area #1

Pre-development peak discharge from this basin was calculated to be 1.5 c.f.s. for the 2-year storm (4.3 for a 25 year storm). Post-development peak discharge was calculated to be 1.9 c.f.s. for the 2-year storm (5.4 c.f.s. for a 25 year event). This represents an increase of 0.4 c.f.s. over the pre-development conditions (1.1 c.f.s. for the 25 year storm).

Currently, runoff flows off the site and down a road ditch by Seltzer and Rydholm to a catchbasin. The proposed development will not alter this drainage pattern. It is felt that the small increase in runoff will not have any adverse effects on the drainage systems downstream. From the site, runoff must travel 400 to 500 feet to the catchbasin. The longer the runoff must travel, the less of a peak discharge is experienced.

Drainage Area #2

Pre-development and post-development peak discharges for this basin calculated to be the same at 1.1 c.f.s. for a 2-year storm (3.2 c.f.s. for a 25 year storm). Runoff will follow it's current path by sheeting overland to the roadside ditch and following Canco Road away from the site toward Washington Avenue. Development will not have any impact in this area.

Drainage Area #3

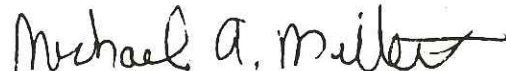
Pre-development peak discharge was calculated to be 4.23 c.f.s. for a 2-year storm (12.1 c.f.s. for a 25 year storm). Post-development peak discharge was calculated to be 4.28 c.f.s. for a 2-year storm (12.25 c.f.s. for a 25 year storm). It is felt that since the difference in flows is negligible, this drainage area should be considered unaffected by development. Pre and post-development runoff will be kept the same.

In both drainage Areas #1 and #3, a level lip spreader should be utilized to switch runoff from shallow concentrates flow to sheet flow. Sheet flow has the effect of increasing the time of concentration, thus decreasing the peak discharge from these basins.

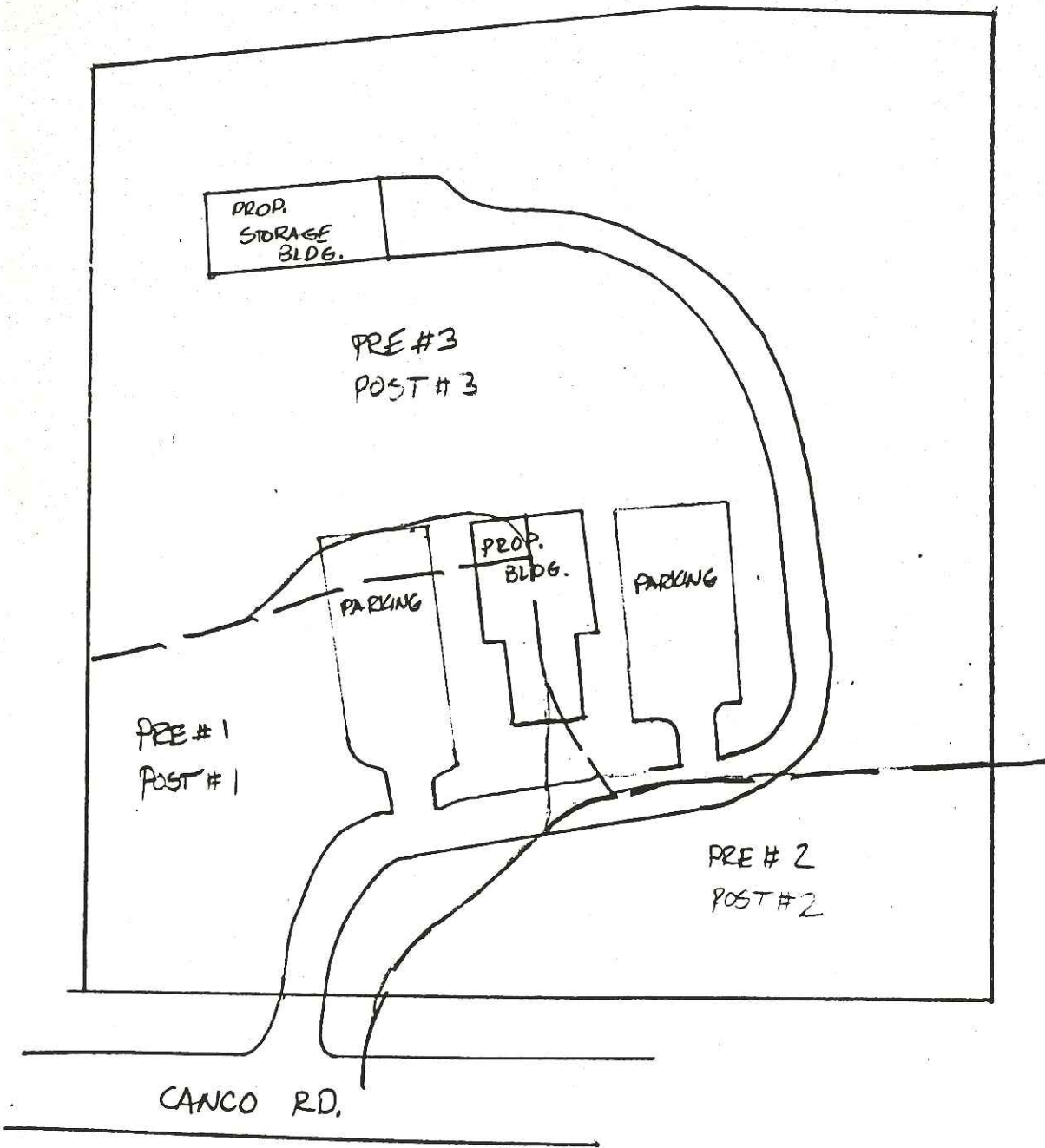
We appreciate the opportunity to prepare the above Stormwater Management Study. Please feel free to give us a call if you have any questions.

Sincerely,

BERRY HUFF MCDONALD MILLIGAN INC.



Michael A. Millett



DRAINAGE AREA SKETCH  
N.T.S.

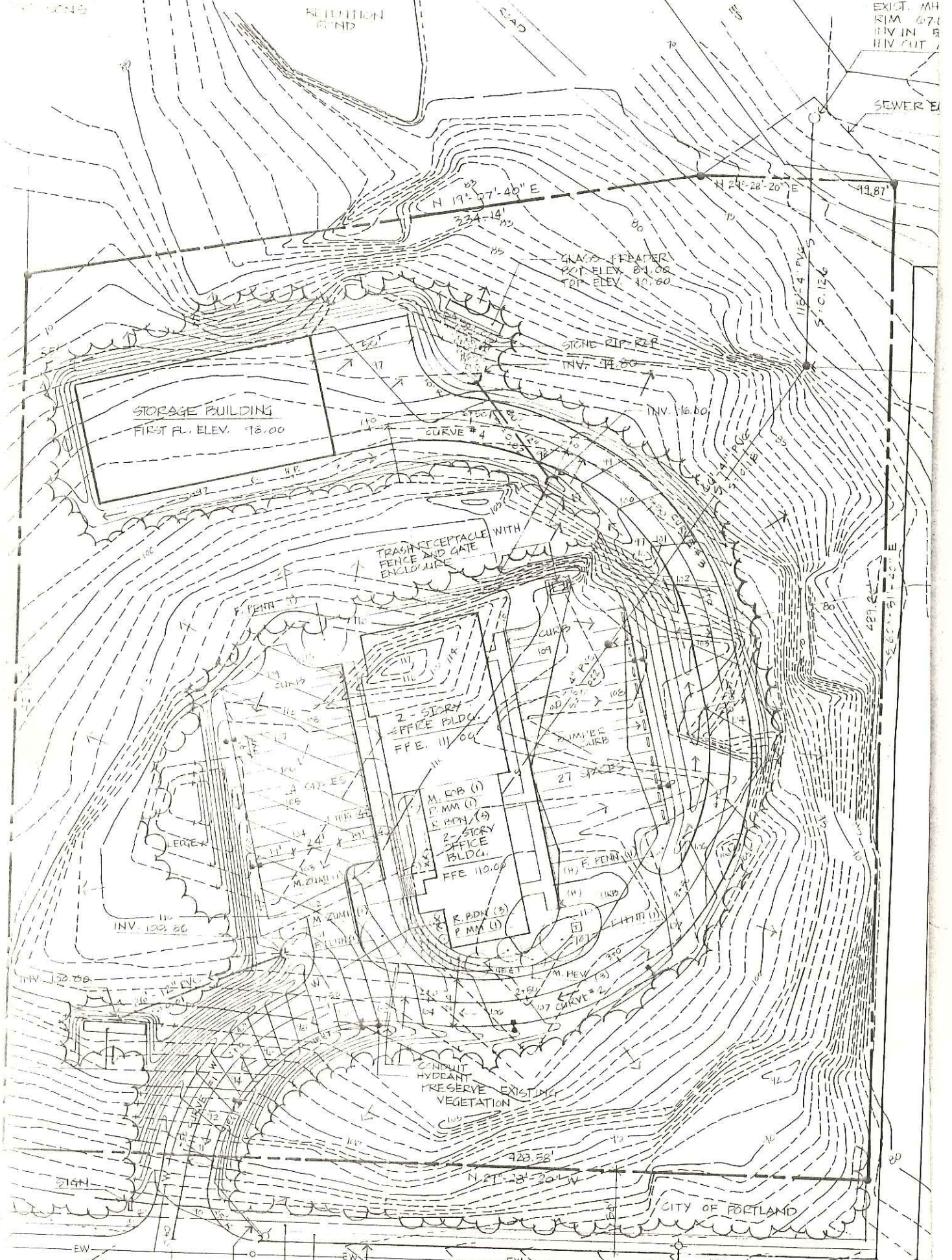
# DRAINAGE FLOWS

3" P.V. W/IN  
CONCRETE

RETENTION  
POND

EXIST. MH  
RIM 67.1  
INV IN 67.1  
INV 70.1

SEWER E



CANCO ROAD

CITY OF PORTLAND

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Richard Knowland, Senior Planner

FROM: Robert J. Roy, Planning Engineer, Parks and Public Works

SUBJECT: Donbury Site Plan and Subdivision - Canco Road

DATE: 6/30/87

I have reviewed the plans for this proposal and find them to be acceptable to this Department with the following conditions:

1. That the applicant provide evidence of having obtained a sewer easement from J. B. Brown.
2. That an erosion control schedule be included on the site plan.

The sewer service from the proposed office building will run to the rear of the lot, across abutting land of J. B. Brown and connect into the City interceptor sewer. This existing line has adequate capacity to handle anticipated sewage flows from the building.

General stormwater drainage patterns from the site will remain basically the same after development. Peak runoff rates will only increase slightly after development. Because the difference in flows is negligible, there should be no adverse impact on downstream abutters.

The rear portion of the site will continue to drain to a natural retention pond on the J. B. Brown property. This small pond appears to have no formal outlet. There is evidence that when it fills up it spills over the adjacent gravel path into a large swamp area along Milliken Brook. This pond, together with the swamp area, provides valuable stormwater detention and attenuation of peak storm flows. Their preservation is strongly encouraged when considering future development in this subdivision.

Regarding curb and sidewalk along the Canco Road frontage, there is no compelling technical reason not to install these improvements. Both the Health-Tex property and the Seltzer Rydholm property presently have granite curb.

Hopefully this answers any questions you may have on this project.

RJR/bjk

pc: William S. Boothby, Acting City Engineer  
William B. Goodwin, Environmental Projects Engineer

CITY OF PORTLAND, MAINE  
M E M O R A N D U M

**TO:** Rick Knowland, Senior Planner  
**FROM:** Carmela G. Barton, City Arborist  
**DATE:** July 7, 1987  
**SUBJECT:** Donbury Offices

The most recently submitted plan needs to include a notation stating that all disturbed areas shall be loamed and seeded. In addition, the preservation plan needs to be amended as follows:

The final paragraph shall read "Repair and replace trees and vegetation indicated to remain which are damaged by construction operations, in a manner acceptable to the Landscape Architect and the City Arborist. Replacement trees shall occur at a rate of one 2 1/2 - 3 " caliper tree for every 4" that has been removed. Employ licensed arborist to repair damage to trees and shrubs."

Should you have any questions, please do not hesitate to contact me.

cc: File



225 Douglass St. • P.O. Box 3553 • Portland, ME 04104-3553

June 23, 1987

(207) 774-5961

Mr. John Mitchell  
MITCHELL-DEWAN ASSOCIATES  
386 Fore Street  
Portland, ME 04101

Re: Donbury Inc. Subdivision

Dear Mr. Mitchell:

The Portland Water District has received and reviewed the preliminary subdivision plan of the above-mentioned proposed project, located off Canco Road in Portland.

The District has an existing 12" water main in Canco Road at the project site. This main has adequate capacity available to serve all properties that front on Canco Road, and meet all normal fire protection and domestic water demands. No commitment to serve the rear property of this subdivision that does not front on Canco Road is intended.

With certification by the developer that all required permits have been received, and proper financial arrangements with the District completed, we look forward to serving this project.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'D. Wyman'.

Donald E. Wyman  
Director of Marketing/Customer Relations

DEW/d



**donbury, inc.**

**General  
Contractor**

---

33 Baxter Blvd. P.O. Box 792 Portland, Maine 04104 207-774-6254

May 19, 1987

Mr. Clark M. Neily  
Economic Development Director  
City of Portland  
Room 205  
389 Congress Street  
Portland, Maine 04101

Re: 4.59 acre property abutting Standard Romper Co., Inc.  
Canco Road, Portland, Maine

Dear Clark:

Donbury, Inc. has purchased the property as described above and is currently in site plan review. The property is to be used for Donbury's office facility.

We hereby request to enter into negotiations with the City of Portland to purchase to 30' wide buffer strip of land between the property and Canco Road. The buffer extends westerly from the Standard Romper Co., Inc. parcel for 428.58'.

Your cooperation in expediting this matter is appreciated.

Sincerely yours,

Paul R. Laliberte  
Vice President

PRL/swl/11tr51987

# MITCHELL-DEWAN ASSOCIATES Landscape Architects

June 17, 1987

Portland Planning Board  
City of Portland  
389 Congress Street  
Portland, ME 04101

6/18/87

RE: DONBURY OFFICES

Dear Board Members:

On behalf of Donbury, Inc. we are pleased to submit this application for Site Plan approval of a proposed office building and storage facility located at 275 Canco Road between Sheltzer & Rydholm and Health-Tex. This submission has been prepared in compliance with the requirements of the City for Portland Zoning Ordinance and Site Plan Review Ordinance.

This letter addresses the information required by Article V, Section 14-526 of the City of Portland Site Plan Ordinance, for a major development.

**PROPOSED USE.** Donbury Offices is to be built on a 4.59 acre tract of land owned by Donbury Inc. The proposal consists of a two-story 16,157 square foot total floor area office building and a 7,200 square foot storage building.

**SOLID WASTE DISPOSAL.** Trash collection will be handled by a private contractor. Trash will be stored in the trash receptacle in the location shown on the Site Plan.

**OFF-SITE PUBLIC FACILITIES.** Water service to the proposed building will be provided from an existing 12 inch Portland Water District line located in Canco Road. Sanitary sewage will be provided by a four inch sewer line to an existing City sanitary line located in the Milliken Branch Sewer R.O.W. northwest of the site. Electricity and telephone will be provided by Central Maine Power Company and New England Telephone Company respectively.

**DRAINAGE AND TOPOGRAPHY.** The drainage and topography of the site is fully described on the enclosed Site Plan and attached drainage calculations.

**TIME PERIOD FOR COMPLETION.** Construction will begin immediately upon approval and the estimated time of completion is the winter of 1987.

**PROJECT COSTS.** The estimated cost of the project is \$1,600,000.

**WAIVER REQUEST.** On behalf of Donbury, Inc., we request waivers on granite curbing and sidewalks along Canco Road.



This final application for Site Plan approval includes the following information:

1. Cover letter dated June 17, 1987.
2. Site Plan prepared by Mitchell-DeWan Associates dated June 17, 1987.
3. Stormwater Report prepared by BH2M.
4. Letter from Central Maine Power Company.
5. Letter from Portland Water District.
6. Letter from Donbury, Inc. regarding purchase of 30 foot wide strip of land along Canco Road.
7. Sanitary sewer easement (forthcoming).

We trust that this submission fulfills the City's requirements for final Site Plan application. Should you have any questions please don't hesitate to contact us.

Sincerely,



John D. Mitchell  
MITCHELL-DEWAN ASSOCIATES

Enclosure



Central Maine Power, Southern Division

(207) 772-7411

PO. Box 1801, Portland, Maine 04104

May 12, 1987

Mr. John Mitchell  
Mitchell-Dewan Associates  
386 Fore Street  
Portland, ME 04101

Dear John:

Subject: Donbury Offices

This letter is to advise that Central Maine Power Company has sufficient electrical capacity in the area to serve your proposed office complex on Canco Road, Portland.

When plans are available, please forward them to me so that I can coordinate our utilities with your project.

Very truly yours,

RICHARD C. BATES  
Energy Services Advisor

RCB/dl



# Portland Water District

225 Douglass St. • P.O. Box 3553 • Portland, ME 04104-3553

(207) 774-5961

June 16, 1987

Mr. John Mitchell  
MITCHELL-DEWAN ASSOCIATES  
386 Fore Street  
Portland, ME 04101

Re: Donbury Offices

Dear Mr. Mitchell:

The Portland Water District has received and reviewed the preliminary site plan of the above-mentioned proposed project, located on Canco Road in Portland.

The District has an existing 12" water main in Canco Road at the project site. This main has adequate capacity available to serve this project, and meet all normal fire protection and domestic water demands.

With certification by the developer that all required permits have been received, and proper financial arrangements with the District completed, we look forward to serving this project.

Very truly yours,

Donald E. Wyman  
Director of Marketing/Customer Relations

DEW/d



**donbury, inc.**

**General  
Contractor**

33 Baxter Blvd. P.O. Box 792 Portland, Maine 04104 207-774-6254

June 1, 1987

Mr. Clark M. Neily  
Economic Development Director  
City of Portland  
Room 205  
389 Congress Street  
Portland, Maine 04101

Re: Proposed Donbury Property, Canco Road, Portland, Maine

Dear Clark:

As discussed with Mr. Donald J. Devine, Donbury, Inc. wishes to enter into a Purchase and Sales Agreement for the 30' by 428.58' parcel of land located southwesterly of the Standard Romper Co., Inc. property on Canco Road. In consideration of the extensive ledge removal and associated cost, we consider the \$.55 per square foot price for this parcel (total price of \$7,071.74) as fair and equitable. We understand this must be reviewed by the Community Development Committee.

Donbury, Inc. is prepared to resolve this immediately as it must be completed in order for us to meet the subdivision requirements. We are currently processing the subdivision and site plan with the Planning Board. All information will be properly submitted as required for the June 23, 1987 Planning Board Meeting.

Upon final subdivision approval of the First Baptist Church of Portland property, Donbury, Inc. will obtain ownership of lot #1.

Your cooperation in this matter is appreciated.

Sincerely yours,

Paul R. Laliberte  
Vice President

cc: Donald J. Devine  
G. Charles Shumway, Esq.  
Bill Farley

PRL/swl/11tr51987

**CITY OF PORTLAND, MAINE**  
**M E M O R A N D U M**

**TO:** Chairman and Members of the Portland Planning Board

**FROM:** David Klenk, Planner *D.K.*

**DATE:** May 19, 1987

**SUBJECT:** Donbury Site Plan/Subdivision 275 Canco Road

Donbury Inc. General Contractors have requested workshop review of a proposed office/storage facility located on Canco Road between the Health-tex and Seltzer and Rydholm facilities. The lot is 4.6 acres and zoned I-2 Industrial.

In conjunction with the site plan application, the applicant is requesting subdivision approval for a subdivision which is created by the division of this lot from a larger parcel including the First Baptist Church site and land owned by J.B. Brown and Sons.

The site plan includes approximately 16,000 square feet of office space and a 7,200 square foot storage building. 43 parking spaces are currently shown on the plan with 46 being required by Division 20 of the Land Use Code.

An additional issue to be resolved before the public hearing is the 30 foot wide strip of City-owned land which separates the site from Canco Road. The applicant is in the process of resolving the issue with the City.

The site plan, preliminary subdivision plan and project narrative are attached.

Attachments  
eg

MITCHELL-DEWAN ASSOCIATES Landscape Architects

May 5, 1987

Portland Planning Board  
City of Portland  
389 Congress Street  
Portland, ME 04101

RE: DONBURY OFFICES

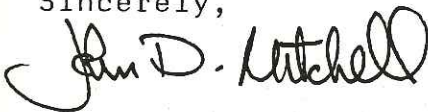
Dear Planning Board Members:

On behalf of Donbury, Inc. we are pleased to submit this application for Site Plan approval of a proposed office building and a storage facility located at 275 Canco Road between Seltzer & Rydholm and Health-Tex. The owner plans to relocate their offices presently at Baxter Boulevard to this new property.

The Donbury Offices is to be built on a 4.6 acre tract of land owned by Donbury, Inc., General Contractors of Portland. The project site is within the I-2 Zone.

We trust that this submission fulfills the City's requirements for a workshop meeting with the Planning Board, Should you have any questions, please don't hesitate to contact us.

Sincerely,



John D. Mitchell

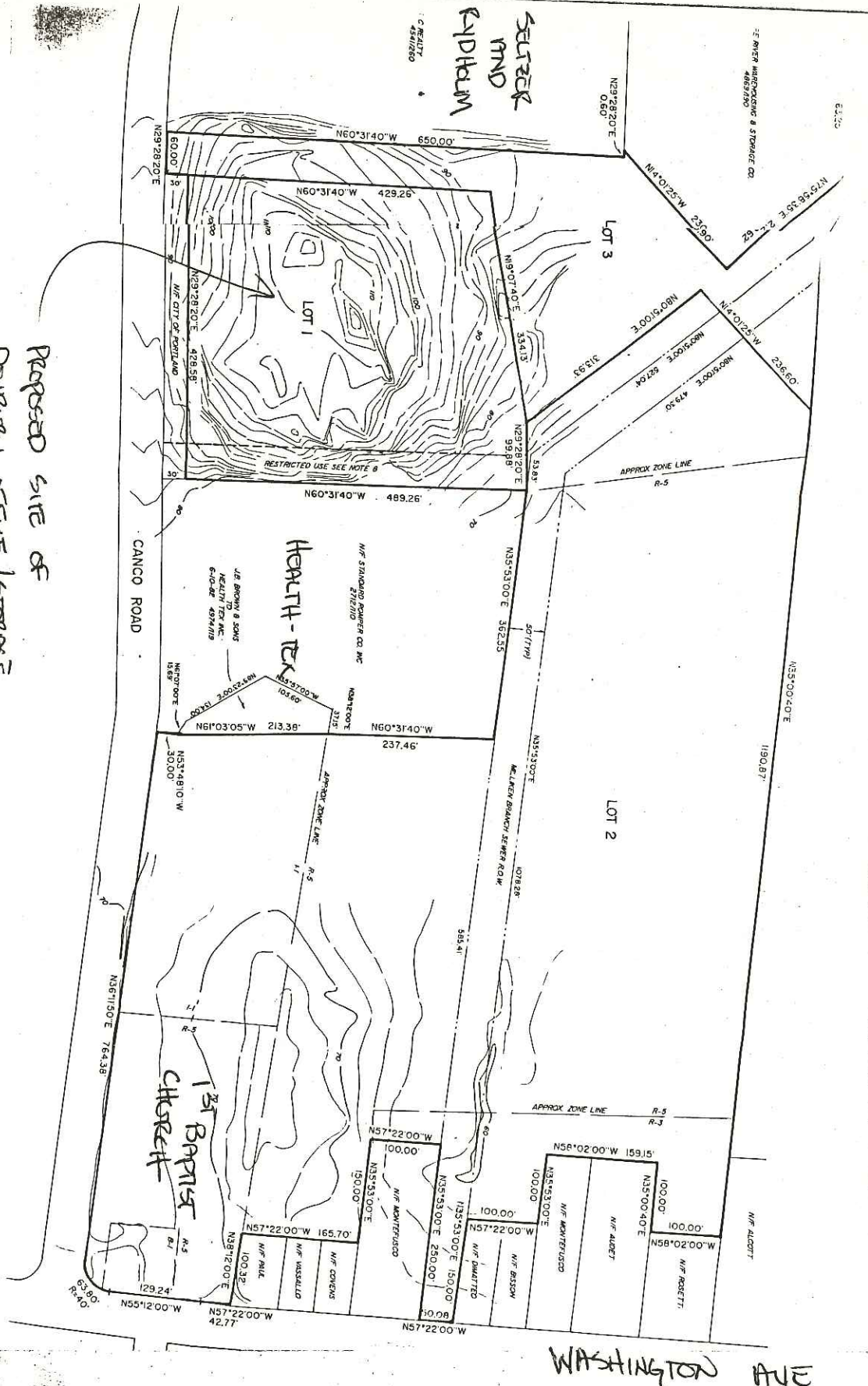
Enclosure

RECEIVED

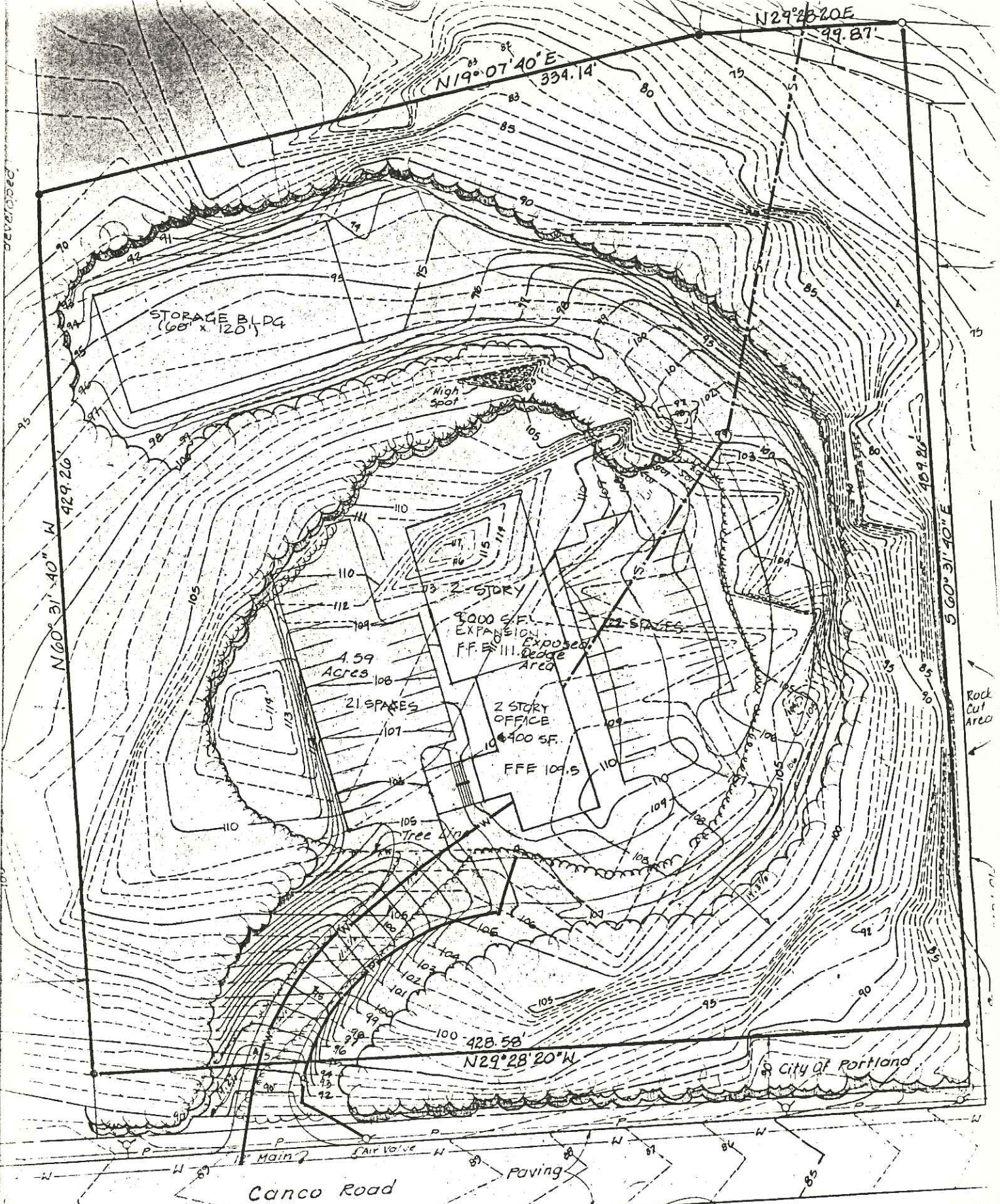
MAY - 5 1987

DEPT. OF BUILDING INSPECTIONS  
CITY OF PORTLAND

Proposed site of  
Dennis J. Storage



WASHINGTON AVE



N 29° 28' 20" E  
334.14'

N 19° 07' 40" E  
334.14'

STORAGE BLDG  
(60' x 120')

High Spot

2 STORY  
3000 S.F. EXPANSION  
Exposed Ridge Area

1.59 Acres

21 SPACES

2 STORY OFFICE  
10,400 S.F.

FFE 109.5

Rock Cut Area

100-428.58'  
N 29° 28' 20" W

City of Portland

Canco Road

Paving

City owned  
SD

DONBURY OFFICE

SCALE: 1"=40'

3 MARK

Mitchell



# MITCHELL-DEWAN ASSOCIATES Landscape Architects

August 25, 1987

Alex Jaegerman  
Chief Planner  
City of Portland  
389 Congress Street  
Portland, ME 04101

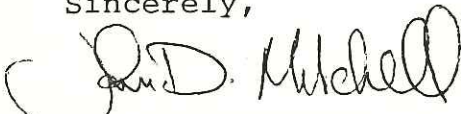
Dear Alex:

Please find enclosed the revised Site Plan of Donbury Offices on Canco Road for your review and approval. Changes were made to the entrance drive and south parking area only; the building footprint and location remain unchanged. The revisions are as follows:

1. The driveway entrance was shifted fifteen feet in a westerly direction. The horizontal curve was adjusted accordingly. Only Curve #1 changed in dimension.
2. The vertical curve profile of the driveway was increased to a 12 percent slope from a 9.5 percent slope. The first thirty feet is at a four percent slope. Bill Bray has approved those changes.
3. The parking lot, originally at a six percent slope, is now at a three percent slope. The area around it was regraded.
4. The Grass Spreader was shifted seventeen feet in a westerly direction and its storm drain was lengthened. Spot grades were adjusted. The location of the headwall and stormdrain remains the same.

If you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,



John D. Mitchell

cc: Rick Knowland  
Paul LaLiberte

CITY OF PORTLAND, MAINE  
PLANNING BOARD

Jack D. Humeniuk, Chairman  
Barbara A. Vestal, Vice Chairman  
John L. Barker  
Joseph R. DeCoursey  
Michael J. Fenton  
Jadine R. O'Brien  
Kenneth M. Cole, III

August 26, 1987

Mr. Paul Laliberty  
Donbury, Inc.  
33 Baxter Blvd.  
P.O. Box 792  
Portland, ME 04104

Dear Mr. Laliberty:

On July 7, 1987 the Portland Planning Board voted unanimously (7- 0) on the following motions regarding the Donbury subdivision:

1. That the plan was in conformance with the Subdivision Review Ordinance of the City Land Use Code with the following conditions:
  - a. That the sewer easement from Lot 2 to Lot 3 be submitted for City Staff review and approval.
  - b. That the City convey the 30 foot strip of land along Canco Road and that it be shown on the recording plat.
2. That the plan was in conformance with the site plan ordinance of the City Land Use Code with the following conditions:
  - a. That the erosion control schedule be reviewed and approved by Public Works and that the approved erosion control schedule be noted on the plan.
  - b. That the approved tree protection plan be noted on the plan.
  - c. That the City convey the 30 foot strip of land along Canco Road and that it be shown on the plan.
3. That the normal curb and sidewalk requirement be waived along Lot 1 but that that such improvements be required along Lots 2 and 3.

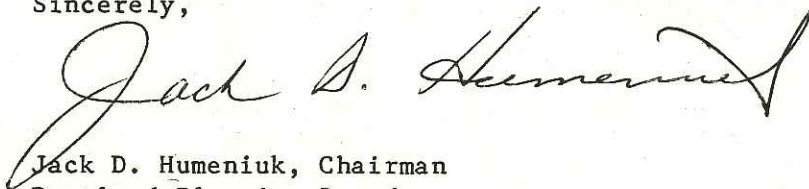
Mylar copies of the construction drawing for the subdivision must be submitted to the Public Works Department prior to the release of the plat. In addition, a performance bond covering the public improvements must be submitted to and approved by the Planning Division and Public works prior to the recording of the subdivision plat. The subdivision approval is valid for three (3) years.

P. Laliberty  
August 26, 1987  
Page 2

The approval is based on the submitted plan and the findings related to site plan and subdivision as contained in Planning Report #56-87, which is attached. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The site plan approval will be deemed to have expired unless work on the development has commenced within six (6) months of the approval or within a time period agreed upon in writing by the City and the applicant. If there are any questions, please contact the Planning Staff.

If there are any questions regarding the Board's actions, please contact the planning staff.

Sincerely,



Jack D. Humeniuk, Chairman  
Portland Planning Board

RK/jf  
Enc.

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development  
Alexander Jaegerman, Chief Planner  
Richard Knowland, Senior Planner  
DAvid Klenk, Planner  
P. Samuel Hoffses, Chief of Building Inspections  
Warren J. Turner, Zoning Administrator  
George Flaherty, Director of Parks & Public Works  
William Boothby, Acting City Engineer  
Robert Roy, Planning Engineer  
William Bray, City Traffic Engineer  
Carmela Barton, City Arborist  
James Katsiaficas, Esq.  
Charles Shumway, Brunette, Shumway, Romanov and Ryer,  
465 Congress Street, Portland, Maine 04101

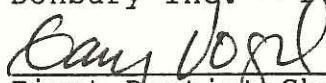
EXTENSION

Effective June 20, 1987, time for performance of the Purchase and Sale Agreement between the First Baptist Church in Portland, Maine, Seller, and Donbury Inc., Purchaser, dated December 22, 1986 is hereby extended to August 3, 1987.

Further, said Purchase and Sale Agreement is hereby amended to include as part of the Premises a non-exclusive easement for the purpose of constructing and maintaining a sanitary sewer pipeline, which easement is further described in Exhibit A attached hereto. Purchaser shall be required to secure whatever permits for construction of said sanitary sewer are required by the City of Portland.

Dated: July 6, 1987

  
Donbury Inc. - Purchaser

  
First Baptist Church in Portland -  
Chairman, Trustee Commission  
*by its authorized attorney*

~~First Baptist Church in Portland -  
Chairman, Board of Deacon~~

Exhibit A

A certain parcel of land intended for sanitary sewage disposal easement use lying in Lot 2 and lying adjacent to a portion of Lot 3, of a proposed subdivision for Donbury, Inc. in the City of Portland, County of Cumberland, State of Maine by Stevens Morton Rose & Thompson, Inc., dated June 2, 1987.

Beginning at a found 1/2" O.D. iron rod along the Southerly right-of-way line of said Milliken Branch Sewer, said iron rod being the Northerly corner of said Lot 3;

Thence, S29°28'20"W, along the Westerly line of said Lot 3, a distance of ninety-nine and eighty-eight one hundredths feet (99.88') to a found 5/8" O.D. iron rod with plastic cap marked "S.M.R.T. RLS 1036";

Thence, N3°35'48"W, a distance of seventy-two and thirty-seven one hundredths feet (72.37') to a point lying within the said Milliken Branch Sewer Right-of Way, from which a manhole at an angle point of the said Right-of Way, bears N54°07'00"W, a distance of ten and no one hundredths feet (10.00');

Thence N74°39'40"E, a distance of fifty-five and sixty-six one hundredths feet (55.66') to the Point of Beginning.

The above described parcel is intended to be a triangular shaped parcel encumbering a portion of said Lot 2 and giving access to a manhole in Milliken Branch Sewer for said Lot 3.

The above described parcel contains .09 acres, more or less.

The Basis of Bearing for this description is True North, as shown on said subdivision plat.



**donbury, inc.**

**General  
Contractor**

*ALBY  
FOR  
AGENDA*

33 Baxter Blvd. P.O. Box 792 Portland, Maine 04104 207-774-6254

February 6, 1987

Mr. Alex Jaegerman  
Chief Planner  
Department of Planning & Urban Development  
City Hall, Room 211  
389 Congress Street  
Portland, Maine 04101

Re: Proposed Donbury Office, Canco Road, Portland

Dear Mr. Jaegerman:

We are pleased to notify you that Donbury, Inc. has purchased a 4.6 acre parcel of land located at 275 Canco Road between Seltzer & Rydholm and Health-Tex. We will be relocating our office facility presently at Baxter Boulevard to this new property.

Mitchell-DeWan Associates have been retained as the land planner. Their site drawings are progressing very well and should be completed within the next two weeks.

We hereby make a formal request to be placed on the next earliest Planning Board meeting. John Mitchell will be coordinating the necessary workshop meetings during the wait period.

Donbury, Inc. is extremely excited about our new facility. Your cooperation in expediting the necessary approval process is extremely appreciated since our current facility must be vacated at the end of August.

Sincerely yours,

Paul R. Laliberte  
Vice President

PRL/swl/1LTR2687

cc: John Mitchell  
Clark M. Neily  
G. Charles Shumway, Esq.  
Donald J. Devine  
Bill Farley

## EROSION AND SEDIMENTATION CONTROL PLAN

DONBURY OFFICES

PORTLAND, MAINE

### GENERAL

This plan has been developed to provide a strategy for dealing with soil erosion and sedimentation during and after the construction of the access roads, and individual building sites in the Donbury Offices development.

### CONSTRUCTION PHASE

In order to protect the soil and water resources of this development and adjacent lands, the following actions will be taken:

1. Those areas undergoing actual construction will be left in an untreated or unvegetated condition for a minimum time.
2. Upon clearing and grubbing the roads, hay bales and/or silt fences will be installed and staked across the road ditch lines at 100' intervals on all grades in excess of 3%.
3. As the new building is developed, hay bale barriers and/or silt fences will be staked across the slope(s), on the contour, at or just below the limits of clearing or grubbing to protect against construction related erosion.
4. The culvert inlets and outlets will have headwalls and stone rip-rap placed at the inverts.
5. All hay bale barriers and silt fences will be inspected and repaired immediately following any significant rainfall or snow melt.
6. If final seeding of the disturbed areas is not completed by September 15th of the year of construction, these areas will be graded and smoothed, then seeded to a winter cover crop of Rye. The Rye seeding will be preceded by an application of 1,000 lbs per acre of 10-10-10 fertilizer or its equivalent. The seeding shall be applied at the rate of 50 lbs per acre. If the Rye seeding

cannot be completed by October 15th, then 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 hay mulch at the above rates will be added.

#### AFTER CONSTRUCTION

Upon completion of any phase of construction all disturbed areas will be graded, smoothed, and prepared for seeding as follows:

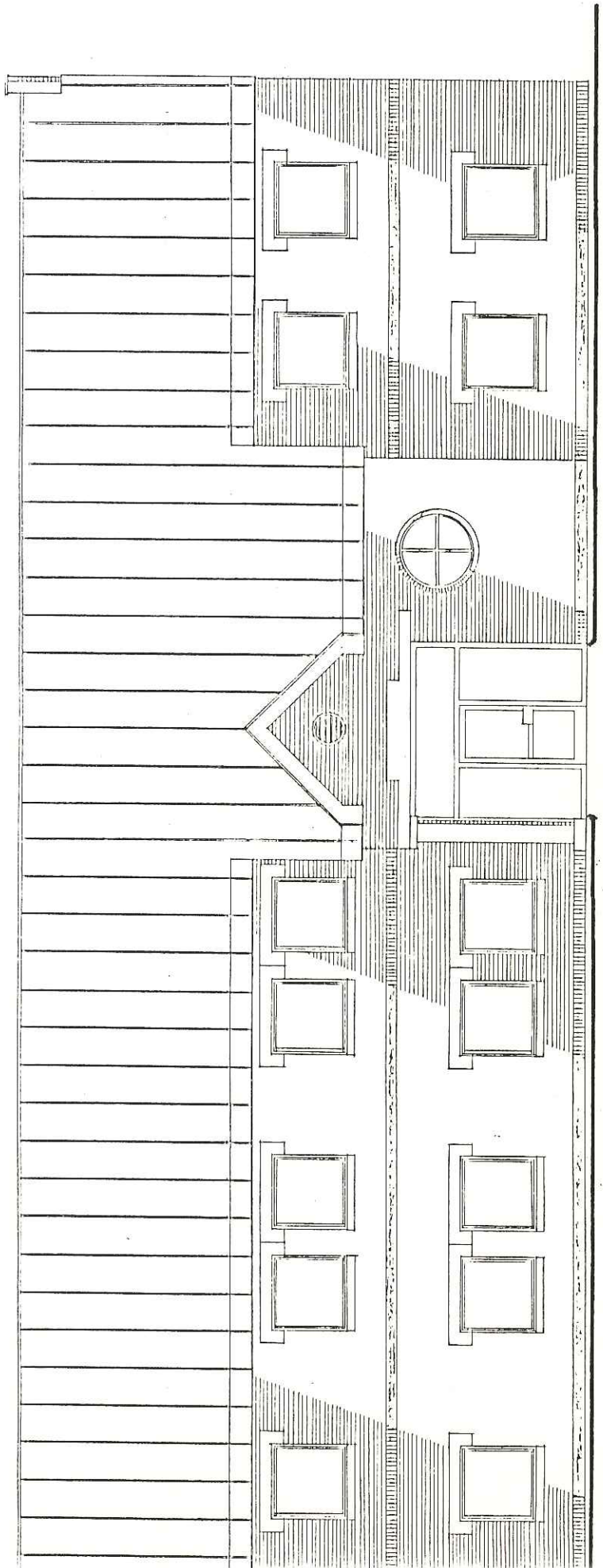
1. Four (4) inches of loam will be spread over road ditches, back slopes and lawns and raked smooth.
2. Agricultural limestone will be applied at the rate of 4,000 lbs per acre. This will be followed by an application of 800 lbs per acre of 10-10-10 fertilizer. This will be in addition to any fertilizer applied under item #7 above.
3. Following seedbed preparation, a premium grade waterway grass seed mixture will be applied to road ditches, bankings, and/or slopes, at the rate of 50 lbs per acre. This mixture will be 35% Creeping Red Fescue; 6% Red Top; 24% Kentucky Bluegrass; 10 % Perennial Ryegrass; 20% Annual Rye; and 5% White Dutch Clover.

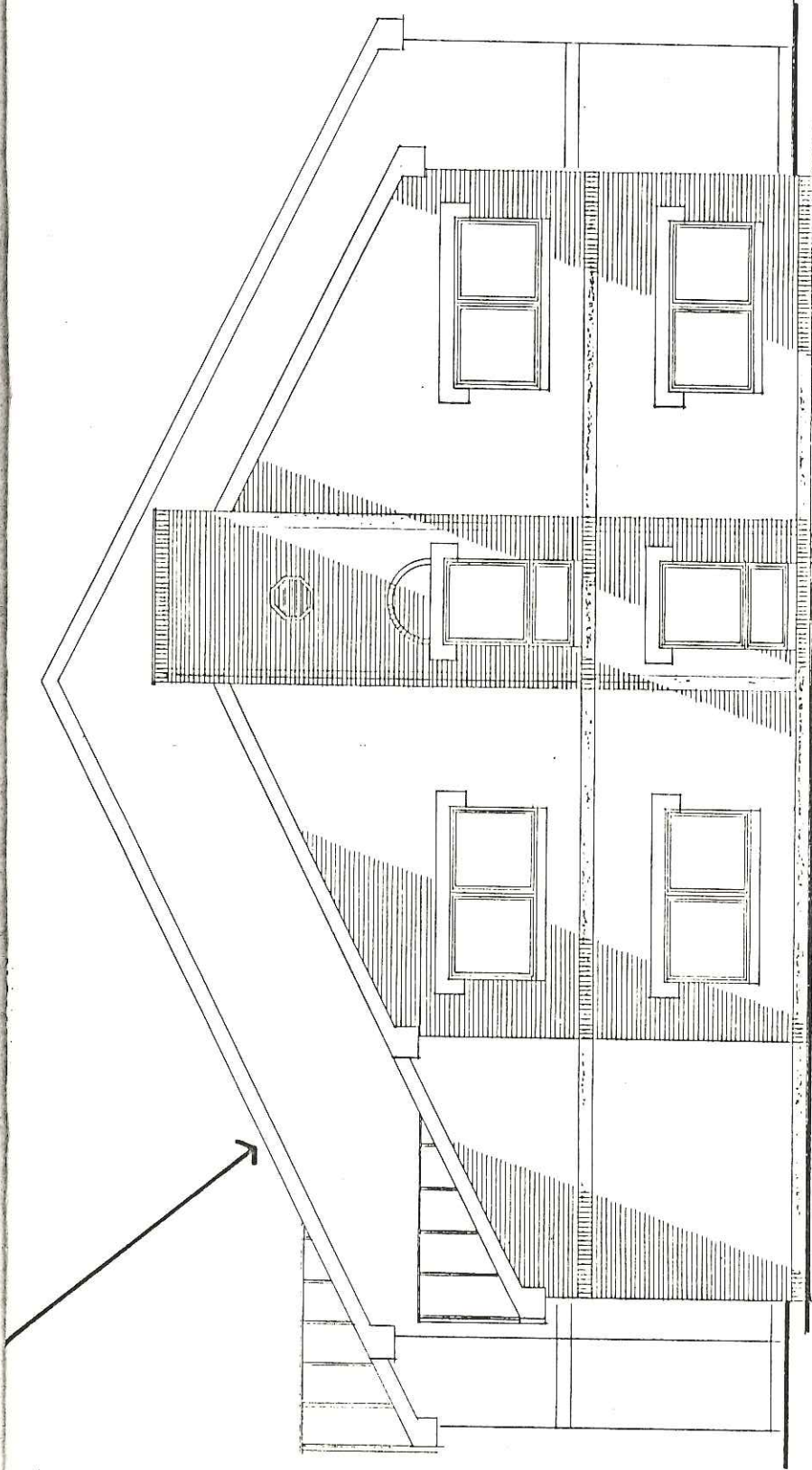
The lawns will be seeded to a quality lawn mixture of Fescues and Bluegrass at the above rate as specified for the ditch seeding.

4. Hay mulch will be applied to the new seeding to hasten germination and to protect the new seedbeds from erosion during the establishment period. Mulch application rate will be 2 tons per acre.
5. All hay bale barriers will be left in place until the seedings are established.
6. The seeding will be inspected after any significant rainfall and/or at least every thirty days to insure establishment. Any seeding failures will be immediately re-seeded using the above procedures.



NOTE: FRONT HALF OF THE PROPOSED BUILDING.  
REAR HALF ELEVATION SIMILAR.





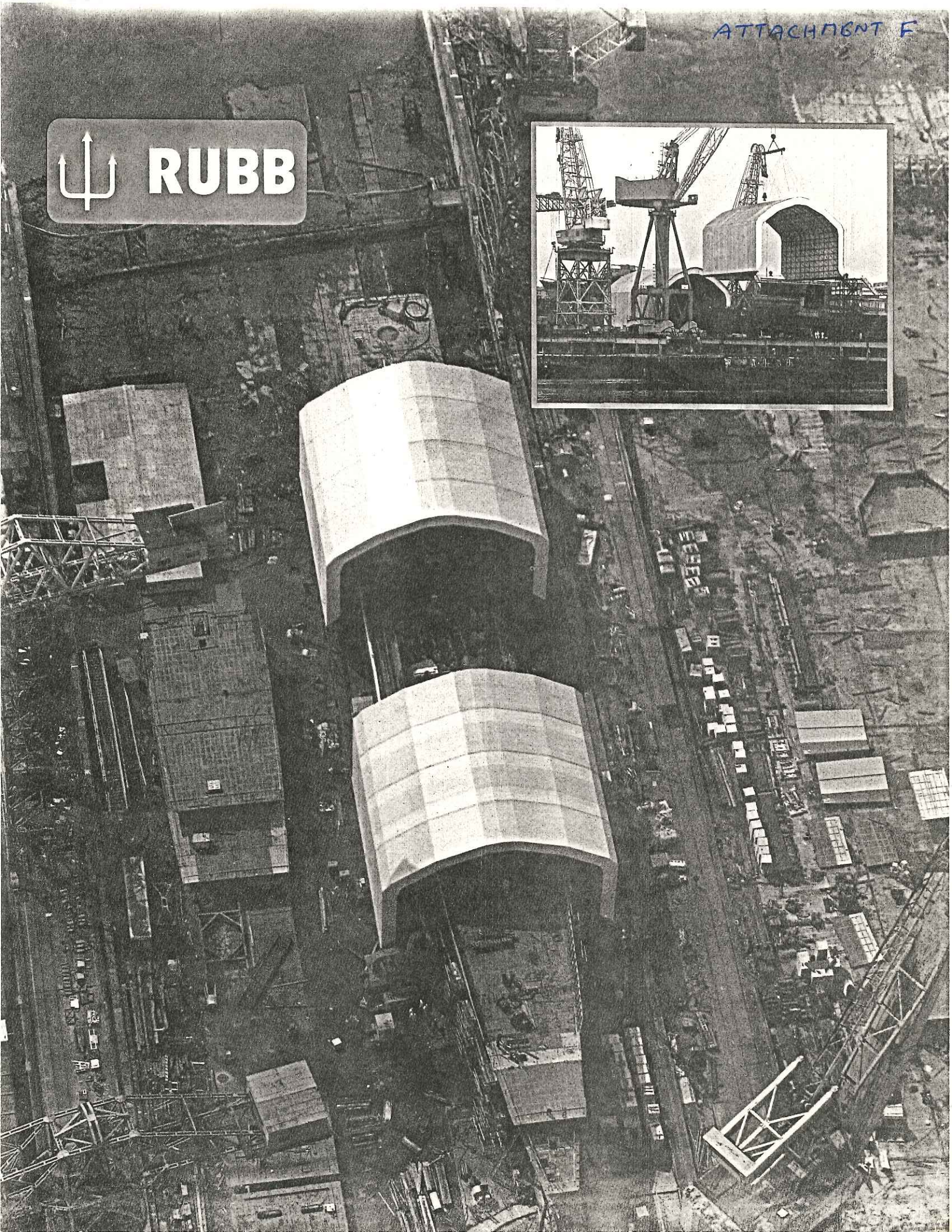
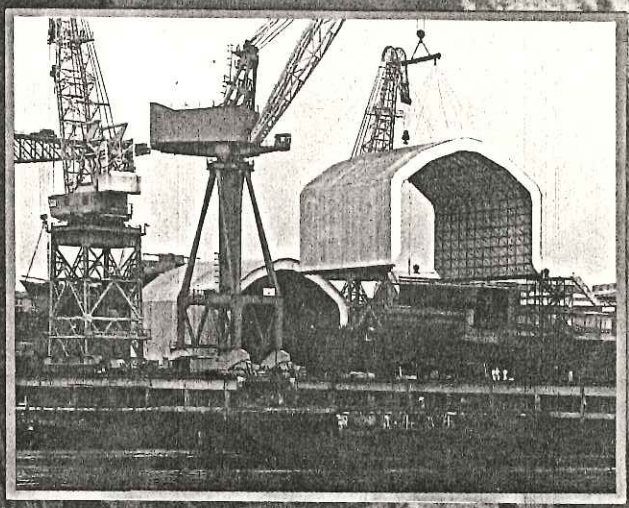
## **RIGHT SIDE ELEVATION**

**SCALE: 3/16" = 1'0"**

**NOTE: REAR & LEFT SIDE ELEVATIONS SIMILAR IN FORM & DETAIL AS REST**

**OF BUILDING BUT WITH WOOD SIDING INSTEAD OF BRICK.**

 RUBB



## Introduction

Rubb Buildings, shelters and weather protection products are pre-fabricated for rapid erection and re-deployment. They are very versatile as the application photographs in this brochure demonstrate. The modular design concept means that they can easily be extended as the users needs change.

Rubb have supplied over 2,000 structures throughout the World. Although usually considered to be temporary structures, many of these buildings have been in constant use over periods of 15 years and more. Experience has shown that maintenance costs are very low. Our professional design and erection teams are available to assist in custom solutions to special requirements.

Structures are of hot-dip galvanized steel tube arch frames. In most cases elements of the structure are small enough to be man-handled.

The covering membrane is of high tenacity PVC coated polyester fabric.

Buildings are designed to comply with local building codes. Spans range from 10-115ft by any length in modules of 10ft.

Larger spans and higher vertical walls are available for custom projects.

### COVER ILLUSTRATION

Swan Hunters, UK use large BVL Rubb buildings at their Neptune and Wallsend shipyards to construct complete vessels undercover. These buildings are designed in two sections and are mounted on rails, so that they can be opened to allow crane access to any part of the ship. They can be lifted in fully erected form from the berth by yard cranes. (See inset photograph).

## Major Benefits

- ★ Low cost per covered square foot.
- ★ Fast erection with unskilled labor.
- ★ Low foundation cost - accepts differential settlement.
- ★ Easily re-deployable - High resale value.
- ★ Low maintenance costs.
- ★ Can be extended easily, or sub-divided.
- ★ Standard pre-fabricated design off-the-shelf.
- ★ Easy to customize.
- ★ Components easily handled and shipped.
- ★ Choice of color combinations.
- ★ Computer design of components - Factory quality control.
- ★ No internal columns.
- ★ Double skin options for increased insulation.
- ★ Translucent roof for maximum daylight working.
- ★ Can be lifted in erected form by crane.
- ★ Full range of mechanical services available.
- ★ Dehumidification is easy with Rubb buildings.



44

SIMILAR DESIGN AS THE  
PROPOSED STORAGE BUILDING



# Casco Northern Bank



a BANK OF BOSTON company

June 23, 1987

Planning Board  
City of Portland  
City Hall  
Portland, ME 04101

**RE: Donbury, Inc.**

Ladies and Gentlemen:

This letter is to advise you that we have been doing business with Donbury, Inc. since the 1970s and the company has maintained an excellent relationship with Casco Northern Bank. I am familiar with the financial capacity and with the proposed project on the Canco Road. Donbury has the capability to finance this project and to successfully construct this project. We have lent the company funds in excess of this amount in the past. If you have any additional questions, please feel free to contact me.

Sincerely yours,

Robert S. Blackwood, Jr.  
Senior Vice President

RSB/lrs



# CITY OF PORTLAND

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JOSEPH E. GRAY, JR.  
DIRECTOR OF PLANNING  
AND URBAN DEVELOPMENT

September 11, 1987

Mr. John Mitchell  
Mitchell-DeWan Associates  
386 Fore Street  
Portland, ME 04101

Dear John:

Staff has reviewed the revisions to the Donbury Office (Canco Road) site plan outlined in your letter of August 25, 1987 (Attached) and finds that such revisions are acceptable. Your request to eliminate a hydrant on the site cannot be approved since the storage building would be too far from the existing fire hydrant on Canco Road.

Should you have any questions concerning this letter please call Richard Knowland of the Planning Office.

Sincerely,

Alexander Jaegerman  
Chief Planner

cc: ✓ Richard Knowland, Senior Planner  
Sam Hoffses, Chief of Inspections  
Warren Turner, Zoning Administrator  
Robert Roy, Planning Engineer  
William Bray, Traffic Engineer  
Paul LaLiberte, Donbury Inc.  
P.O. Box 792  
Portland, ME 04104

# MITCHELL-DEWAN ASSOCIATES Landscape Architects

August 25, 1987

Alex Jaegerman  
Chief Planner  
City of Portland  
389 Congress Street  
Portland, ME 04101

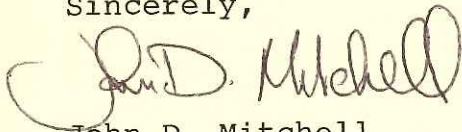
Dear Alex:

Please find enclosed the revised Site Plan of Donbury Offices on Canco Road for your review and approval. Changes were made to the entrance drive and south parking area only; the building footprint and location remain unchanged. The revisions are as follows:

1. The driveway entrance was shifted fifteen feet in a westerly direction. The horizontal curve was adjusted accordingly. Only Curve #1 changed in dimension.
2. The vertical curve profile of the driveway was increased to a 12 percent slope from a 9.5 percent slope. The first thirty feet is at a four percent slope. Bill Bray has approved those changes.
3. The parking lot, originally at a six percent slope, is now at a three percent slope. The area around it was regraded.
4. The Grass Spreader was shifted seventeen feet in a westerly direction and its storm drain was lengthened. Spot grades were adjusted. The location of the headwall and stormdrain remains the same.

If you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,



John D. Mitchell

cc: Rick Knowland  
Paul LaLiberte



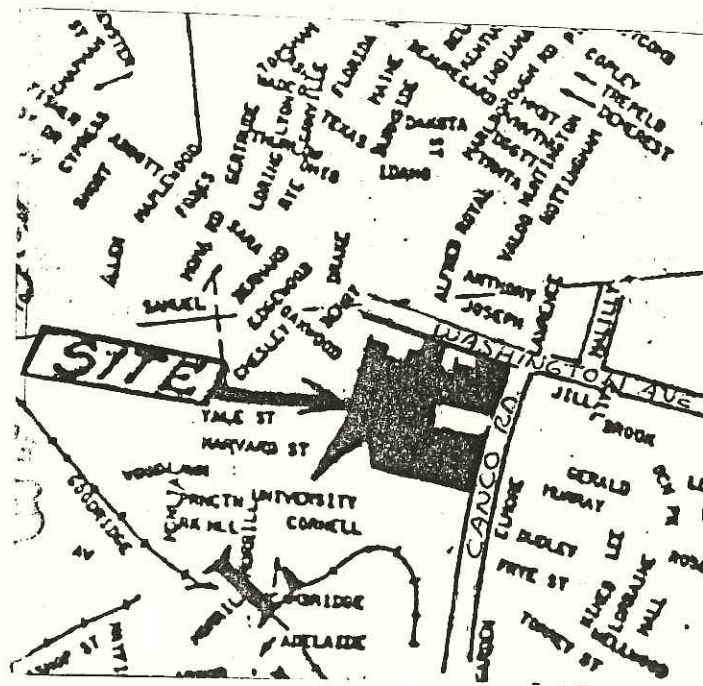
PORTLAND PLANNING BOARD  
PUBLIC NOTICE

Notice is hereby given that the Portland Planning Board will hold a public hearing Tuesday, evening, July 7, 1987, at 7:30 p.m. in room 209, City Hall, at 389 Congress Street, Portland, Maine to consider a three lot subdivision proposed by Donbury Inc. on the corner of Washington Ave. and Canco Road as shown on the vicinity map below. The subdivision includes land owned by First Baptist Church of Portland and J.B. Brown and Sons. The parcel totals 27.6 acres. Zoning for the site is I-2 Industrial and R-3 Residential.

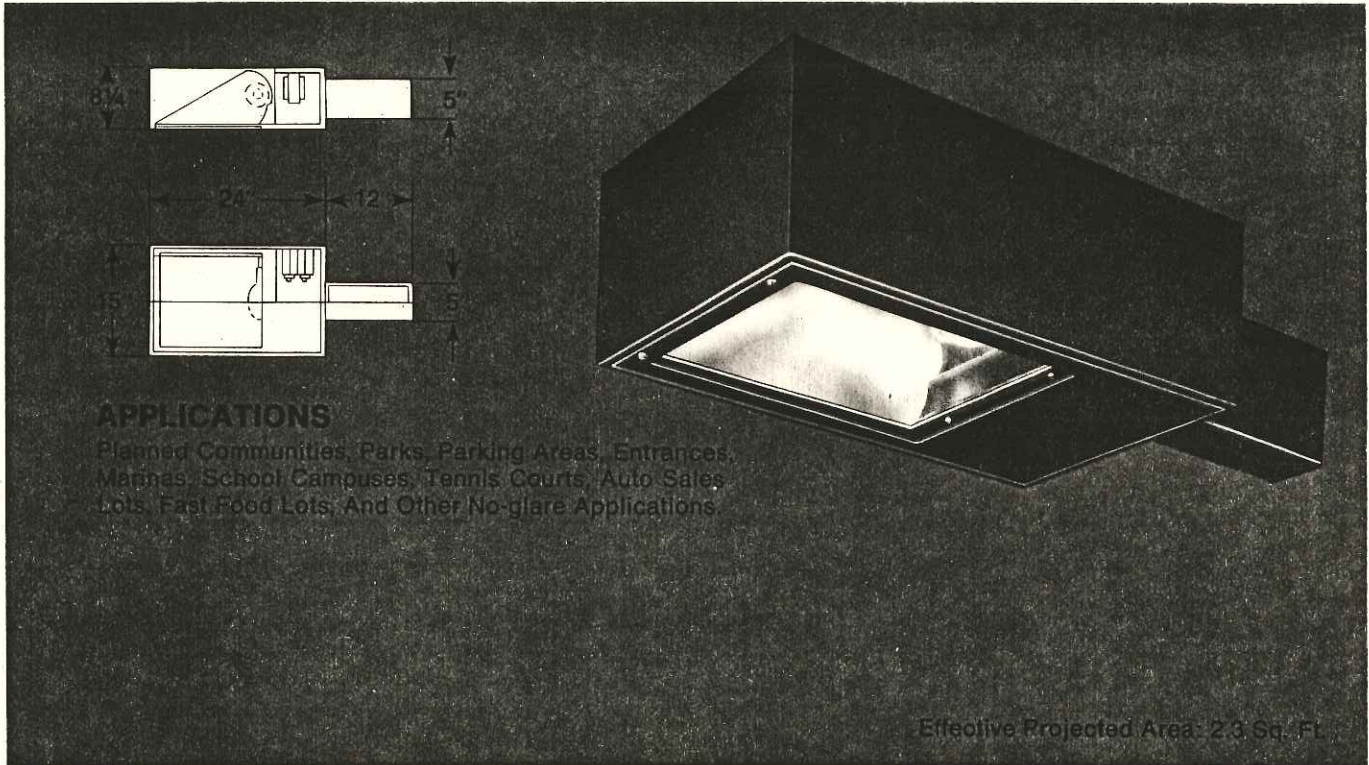
Further information on this development can be obtained at the Planning Department Office, City Hall, Room 211 or by calling 775-5451, Extension 265.

Jack D. Humeniuk, Chairman  
Portland Planning Board

VICINITY MAP OF SUBDIVISION  
PROPOSED BY DONBURY INC.



# Oakland I



## APPLICATIONS

Planned Communities, Parks, Parking Areas, Entrances, Malls, School Campuses, Tennis Courts, Auto Sales Lots, Fast Food Lots, And Other No-glare Applications

Effective Projected Area: 2.3 Sq. Ft.

## CONSTRUCTION FEATURES

**Housing** — Formed and welded one-piece aluminum with a combination ballast/luminaire steel mounting plate. Integral ballast compartment has cover plate separating optical compartment.

**Door Assemblies** — Door on all assemblies has formed lip for hinging and allows removal without the use of tools.

**Optical Assemblies** — Clear, tempered, flat glass lens held in place with silicone adhesive and four retaining clips. Lens door assembly is formed aluminum with welded angle stiffeners. Two captive stainless steel screws hold assembly to housing. A continuous neoprene gasket seals lens door assembly to housing. Scoop shaped reflector assembly consists of an extruded specular aluminum linear parabolic rear section, specular aluminum side panels and semi-specular top, Alzak®

finished. The optical assembly provides maximum candlepower at 62° from nadir. Lamp position at rear of reflector minimizes light behind pole.

**Lampholder** — Enclosed glazed porcelain socket with spring-loaded, nickel-plated center contact and reinforced lamp grip screw shell.

**Integral Ballasts** — Starting rated to -20°F. Ballasts for metal halide are regulated lead peaked circuit. Ballasts for high pressure sodium are regulated type using an electronic starter. All ballasts are high power factor.

**Luminaire Mounting Arm** — 5" x 5" x 12" long rectangular steel. Mounting arm is supplied with 3/8" mounting bolts for easy field assembly to luminaire and pole.

**Finish** — Standard baked-on enamel paint finish is Tahitian Bronze. Other finishes available.

®Reg. T.M. Alcoa

# J.H. SPAULDING

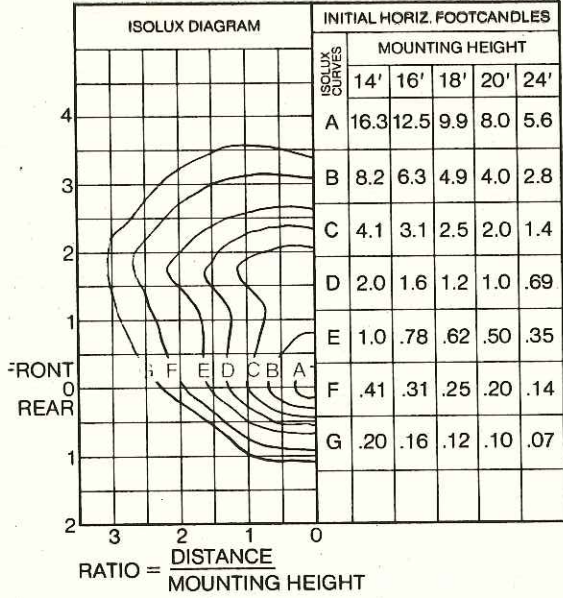
Subsidiary of Walter Kidde & Company, Inc.

## KIDDE

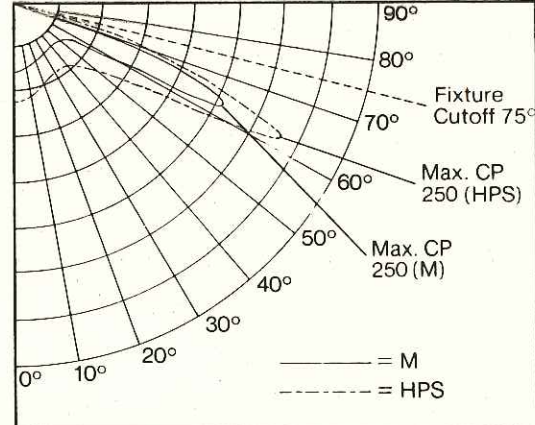
1736 Dreman Avenue Cincinnati, Ohio 45223 (513) 541-3486

# ISOFOOTCANDLE CURVES (HORIZONTAL)

LUMINAIRE SERIES: OKI-250-M  
 LAMP: 250W METAL HALIDE (CLEAR)  
 RATED LUMENS: 19,500



# TYPICAL POLARGRAPH — VERTICAL CANDLEPOWER DISTRIBUTION THROUGH 0° LATERAL



## SUMMARY CANDLEPOWER VALUES AT PRIMARY ANGLES NEAR MAX CP

ANGLE	250 HPS	250 M
45°	5993	3860
50°	7217	5300
55°	9690	7300
60°	15555	12800
65°	13133	10200
70°	6248	4500

This report has been prepared in accordance with IES guides on testing procedures. It is representative of luminaires tested under standardized and stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field performance.

## ORDERING INFORMATION

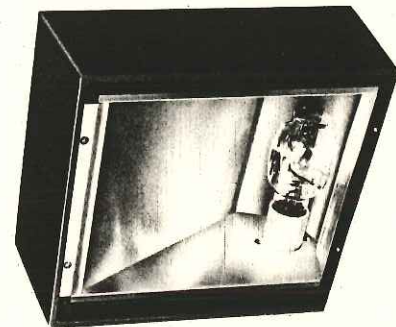
LAMP WATTAGE	MODEL NUMBER	ORDERING NUMBER	DESCRIPTION	WT./LBS.
<b>METAL HALIDE</b>				
175W	OKI-175-SMH	39440-01 1	Luminaire w/Arm & Flat Glass Lens	52
250W	OKI-250-M	39440-03 7	Luminaire w/Arm & Flat Glass Lens	57
<b>HIGH PRESSURE SODIUM</b>				
70W	OKI-70-HPS	39440-05 2	Luminaire w/Arm & Flat Glass Lens	50
100W	OKI-100-HPS	39440-07 8	Luminaire w/Arm & Flat Glass Lens	51
150W	OKI-150-HPS	39440-09 4	Luminaire w/Arm & Flat Glass Lens	52
250W	OKI-250-HPS	39440-11 0	Luminaire w/Arm & Flat Glass Lens	55
400W	OKI-400-HPS	39440-13 6	Luminaire w/Arm & Flat Glass Lens	59

**NOTE:** Specify ballast voltage 120, 208, 240, 277 or 480 volt.  
 Color, Tahitian Bronze (TB) is standard. Other finishes available.

## OPTIONS

DESCRIPTION	ORDERING NUMBER
Photoelectric Control . . . Built-In, 120V	47086-01 2
Photoelectric Control . . . Built-In, 208V	47086-09 5
Photoelectric Control . . . Built-In, 240V	47086-05 3
Photoelectric Control . . . Built-In, 277V	47086-07 9
Wall Mounting Bracket	43107-11 9

ORDERING INFORMATION FOR POLES AND BRACKETS . . . SEE SECTION E



Scoop Optical System



**donbury, inc.**

**General  
Contractor**

---

33 Baxter Blvd. P.O. Box 792 Portland, Maine 04104 207-774-6254

June 18, 1987

Mr. David J. Klenk  
City Planner  
Department of Planning  
and Urban Development  
City Hall of Portland  
Room 211  
389 Congress Street  
Portland, Maine 04101

Re: Subdivision Plat & Plan for  
First Baptist Church/Donbury, Inc/J.B. Brown  
of Canco Road, Portland

Dear David:

Enclosed please find our final subdivision Plat and 6 prints  
of the proposed subdivision for the referenced site.

As indicated, it is imperative for us to be reviewed on July  
7, 1987. If you or any department need further information please  
notify us as soon as possible.

We certainly have and will continue to cooperate with your  
request.

Sincerely yours,

Paul R. Laliberte  
Vice President

PRL/swl/2ltr61887

Enclosures: 1 Mylar Subdivision Plan  
1 Mylar Subdivision Plat  
6 Prints Subdivision Plan  
6 Prints Subdivision Plat



Central Maine Power, Southern Division

(207) 772-7411

PO. Box 1801, Portland, Maine 04104

June 23, 1987

Mr. John Mitchell  
Mitchell-Dewan Associates  
386 Fore Street  
Portland, ME 04101

Dear John:

Subject: Donbury Subdivision

This letter is to supercede my letter of May 12, 1987 and to advise you that Central Maine Power Company has sufficient electrical capacity in the area to serve your proposed subdivision on Canco Road, Portland.

When plans are available, please forward them to me so that I can coordinate our utilities with your project.

Very truly yours,

RICHARD C. BATES  
Energy Services Advisor

RCB/dl

June 9, 1987

Mitchell-DeWan Associates  
386 Fore Street  
Portland, ME 04101

Attention: John Mitchell

Re: Donbury Offices  
Portland, Maine

Dear John:

A stormwater management analysis has been prepared for the proposed Donbury Office site in Portland per your request. This study was prepared in order to evaluate the impact of a proposed office complex on the existing drainage patterns in the area. The following is a summation of the data obtained and our conclusions.

#### Proposed Site

The proposed 4.6<sup>±</sup> acre site lies between the Seltzer and Rydholm building and the former Health-Tex building on Canco Road in Portland, Maine. The site is thickly wooded around its perimeter with an open space in the middle. Soils on the site consist mainly of ledge outcrops, classified as Rock Land by the Soil Conservation Service Medium Intensive Soil Survey. Reference is made to a Site Plan entitled, "Donbury Offices" by Mitchell-DeWan Associates dated June, 1987.

#### Existing Topography

The topography of the site shows a general high point in the center of the lot with slopes falling off from between 20 feet and 30 feet on all sides.

Existing runoff flows into three major drainage basins. Basin #1 and #2 fall from the high point (Elevation 117) down to Canco Road. Basin #1 sheets toward Seltzer and Rydholm along the road ditch while Basin #2 sheets toward Health-Tex along the road ditch. Basin #3 sheets from the high point toward the rear of the Health-Tex site.

#### Proposed Development

It is proposed that a 8,150 square foot two story office and 7,200 square foot storage building be constructed on the site. Paved parking areas will surround the offices and a paved perimeter road will run through the site from Canco Road to the storage building. Reference is made to a Site Plan by Mitchell-DeWan Associates entitled, "Donbury Offices."

6/19/87

Conclusions and Recommendations

Drainage Area #1

Pre-development peak discharge from this basin was calculated to be 1.5 c.f.s. for the 2-year storm (4.3 for a 25 year storm). Post-development peak discharge was calculated to be 1.9 c.f.s. for the 2-year storm (5.4 c.f.s. for a 25 year event). This represents an increase of 0.4 c.f.s. over the pre-development conditions (1.1 c.f.s. for the 25 year storm).

Currently, runoff flows off the site and down a road ditch by Seltzer and Rydholm to a catchbasin. The proposed development will not alter this drainage pattern. It is felt that the small increase in runoff will not have any adverse effects on the drainage systems downstream. From the site, runoff must travel 400 to 500 feet to the catchbasin. The longer the runoff must travel, the less of a peak discharge is experienced.

Drainage Area #2

Pre-development and post-development peak discharges for this basin calculated to be the same at 1.1 c.f.s. for a 2-year storm (3.2 c.f.s. for a 25 year storm). Runoff will follow it's current path by sheeting overland to the roadside ditch and following Canco Road away from the site toward Washington Avenue. Development will not have any impact in this area.

Drainage Area #3

Pre-development peak discharge was calculated to be 4.23 c.f.s. for a 2-year storm (12.1 c.f.s. for a 25 year storm). Post-development peak discharge was calculated to be 4.28 c.f.s. for a 2-year storm (12.25 c.f.s. for a 25 year storm). It is felt that since the difference in flows is negligible, this drainage area should be considered unaffected by development. Pre and post-development runoff will be kept the same.

In both drainage Areas #1 and #3, a level lip spreader should be utilized to switch runoff from shallow concentrates flow to sheet flow. Sheet flow has the effect of increasing the time of concentration, thus decreasing the peak discharge from these basins.

We appreciate the opportunity to prepare the above Stormwater Management Study. Please feel free to give us a call if you have any questions.

Sincerely,

BERRY HUFF MCDONALD MILLIGAN INC.



Michael A. Millett

.....PEAK DISCHARGE (GRAPHICAL METHOD).

DRAINAGE AREA, A..... .0025 MI<sup>2</sup>  
 RUNOFF CURVE NUMBER, CN..... 87  
 TIME OF CONCENTRATION, TC..... .44 HOURS  
 RAINFALL DISTRIBUTION TYPE..... III  
 PERCENTAGE OF POND/SWAMP AREA..... 0 %  
 DEVELOPMENT CONDITION..... PREDEVELOPMENT

STORM FREQUENCY..... 2 YEARS  
 RAINFALL, 24-HOUR, P..... 2.6 INCHES  
 INITIAL ABSTRACTION, IA..... .299 INCHES  
 IA/P..... .11  
 UNIT PEAK DISCHARGE, QU..... 427.7 CSM/IN  
 RUNOFF, Q..... 1.4 INCHES  
 POND/SWAMP ADJUSTMENT FACTOR, FP..... 1  
 PEAK DISCHARGE, QP..... 1.485 CFS

DRAINAGE AREA, A..... .0025 MI<sup>2</sup>  
 RUNOFF CURVE NUMBER, CN..... 87  
 TIME OF CONCENTRATION, TC..... .44 HOURS  
 RAINFALL DISTRIBUTION TYPE..... III  
 PERCENTAGE OF POND/SWAMP AREA..... 0 %  
 DEVELOPMENT CONDITION..... PREDEVELOPMENT

STORM FREQUENCY..... 25 YEARS  
 RAINFALL, 24-HOUR, P..... 5.4 INCHES  
 INITIAL ABSTRACTION, IA..... .299 INCHES  
 IA/P..... .055  
 UNIT PEAK DISCHARGE, QU..... 432.8 CSM/IN  
 RUNOFF, Q..... 3.95 INCHES  
 POND/SWAMP ADJUSTMENT FACTOR, FP..... 1  
 PEAK DISCHARGE, QP..... 4.251 CFS



\*\*\*\*\*PEAK DISCHARGE (GRAPHICAL METHOD)\*\*\*\*\*

DRAINAGE AREA, A..... .0024 MI<sup>2</sup>  
 RUNOFF CURVE NUMBER, CN..... 87  
 TIME OF CONCENTRATION, Tc..... .22 HOURS  
 RAINFALL DISTRIBUTION TYPE..... III  
 PERCENTAGE OF POND/SWAMP AREA..... 0 %  
 DEVELOPMENT CONDITION..... POST-DEVELOPMENT

STORM FREQUENCY..... 2 YEARS  
 24-HR RAINFALL, P..... 2.6 INCHES  
 INITIAL ABSTRACTION, Ia..... .298 INCHES  
 Ia/P..... .11  
 UNIT PEAK DISCHARGE, Qu..... 544.17 CSM/IN  
 RUNOFF, Q..... 1.39 INCHES  
 POND/SWAMP ADJUSTMENT FACTOR, Fp..... 1  
 PEAK DISCHARGE, Qp..... 1.88 CFS  
 Ok

\*\*\*\*\*PEAK DISCHARGE (GRAPHICAL METHOD)\*\*\*\*\*

DRAINAGE AREA, A..... .0024 MI<sup>2</sup>  
 RUNOFF CURVE NUMBER, CN..... 87  
 TIME OF CONCENTRATION, Tc..... .22 HOURS  
 RAINFALL DISTRIBUTION TYPE..... III  
 PERCENTAGE OF POND/SWAMP AREA..... 0 %  
 DEVELOPMENT CONDITION..... POST-DEVELOPMENT

STORM FREQUENCY..... 25 YEARS  
 24-HR RAINFALL, P..... 5.4 INCHES  
 INITIAL ABSTRACTION, Ia..... .298 INCHES  
 Ia/P..... .05  
 UNIT PEAK DISCHARGE, Qu..... 549.84 CSM/IN  
 RUNOFF, Q..... 3.94 INCHES  
 POND/SWAMP ADJUSTMENT FACTOR, Fp..... 1  
 PEAK DISCHARGE, Qp..... 5.39 CFS  
 Ok

.....PEAK DISCHARGE (GRAPHICAL METHOD)

DRAINAGE AREA,A..... .0017 MI<sup>2</sup>  
 RUNOFF CURVE NUMBER,CN..... 87  
 TIME OF CONCENTRATION,TC..... .31 HOURS  
 RAINFALL DISTRIBUTION TYPE..... III  
 PERCENTAGE OF POND/SWAMP AREA..... 0 %  
 DEVELOPMENT CONDITION..... PREDEVELOPMENT

STORM FREQUENCY..... 2 YEARS  
 RAINFALL,24-HOUR,P..... 2.6 INCHES  
 INITIAL ABSTRACTION,IA..... .299 INCHES  
 IA/P..... .11  
 UNIT PEAK DISCHARGE,QU..... 487.3 CSM/IN  
 RUNOFF,Q..... 1.4 INCHES  
 POND/SWAMP ADJUSTMENT FACTOR,FP..... 1  
 PEAK DISCHARGE,QP..... 1.123 CFS

DRAINAGE AREA,A..... .0017 MI<sup>2</sup>  
 RUNOFF CURVE NUMBER,CN..... 87  
 TIME OF CONCENTRATION,TC..... .31 HOURS  
 RAINFALL DISTRIBUTION TYPE..... III  
 PERCENTAGE OF POND/SWAMP AREA..... 0 %  
 DEVELOPMENT CONDITION..... PREDEVELOPMENT

STORM FREQUENCY..... 25 YEARS  
 RAINFALL,24-HOUR,P..... 5.4 INCHES  
 INITIAL ABSTRACTION,IA..... .299 INCHES  
 IA/P..... .055  
 UNIT PEAK DISCHARGE,QU..... 492.8 CSM/IN  
 RUNOFF,Q..... 3.95 INCHES  
 POND/SWAMP ADJUSTMENT FACTOR,FP..... 1  
 PEAK DISCHARGE,QP..... 3.211 CFS

.....PEAK DISCHARGE (GRAPHICAL METHOD)

DRAINAGE AREA,A..... .0017 MI^2  
 RUNOFF CURVE NUMBER,CN..... 87  
 TIME OF CONCENTRATION,TC..... .31 HOURS  
 RAINFALL DISTRIBUTION TYPE..... III  
 PERCENTAGE OF POND/SWAMP AREA..... 0 %  
 DEVELOPMENT CONDITION.....POST DEVELOPMENT

STORM FREQUENCY..... 2 YEARS  
 RAINFALL,24-HOUR,P..... 2.6 INCHES  
 INITIAL ABSTRACTION,IA..... .299 INCHES  
 IA/P..... .11  
 UNIT PEAK DISCHARGE,QU..... 487.3 CSM/IN  
 RUNOFF,Q..... 1.4 INCHES  
 POND/SWAMP ADJUSTMENT FACTOR,FP..... 1  
 PEAK DISCHARGE,QP..... 1.123 CFS

DRAINAGE AREA,A..... .0017 MI^2  
 RUNOFF CURVE NUMBER,CN..... 87  
 TIME OF CONCENTRATION,TC..... .31 HOURS  
 RAINFALL DISTRIBUTION TYPE..... III  
 PERCENTAGE OF POND/SWAMP AREA..... 0 %  
 DEVELOPMENT CONDITION.....POST DEVELOPMENT

STORM FREQUENCY..... 25 YEARS  
 RAINFALL,24-HOUR,P..... 5.4 INCHES  
 INITIAL ABSTRACTION,IA..... .299 INCHES  
 IA/P..... .055  
 UNIT PEAK DISCHARGE,QU..... 492.8 CSM/IN  
 RUNOFF,Q..... 3.95 INCHES  
 POND/SWAMP ADJUSTMENT FACTOR,FP..... 1  
 PEAK DISCHARGE,QP..... 3.211 CFS

\*\*\*\*\*PEAK DISCHARGE (GRAPHICAL METHOD)\*\*\*\*\*

DRAINAGE AREA, A.....	.0058 MI <sup>2</sup>
RUNOFF CURVE NUMBER, CN.....	87
TIME OF CONCENTRATION, Tc.....	.25 HOURS
RAINFALL DISTRIBUTION TYPE.....	III
PERCENTAGE OF POND/SWAMP AREA.....	0 %
DEVELOPMENT CONDITION.....	POST-DEVELOPMENT PRE
STORM FREQUENCY.....	2 YEARS
24-HR RAINFALL, P.....	2.6 INCHES
INITIAL ABSTRACTION, Ia.....	.298 INCHES
Ia/P.....	.11
UNIT PEAK DISCHARGE, Qu.....	523.29 CSM/IN
RUNOFF, Q.....	1.39 INCHES
POND/SWAMP ADJUSTMENT FACTOR, Fp.....	1
PEAK DISCHARGE, Qp.....	4.23 CFS
OK	

\*\*\*\*\*PEAK DISCHARGE (GRAPHICAL METHOD)\*\*\*\*\*

DRAINAGE AREA, A.....	.0058 MI <sup>2</sup>
RUNOFF CURVE NUMBER, CN.....	87
TIME OF CONCENTRATION, Tc.....	.25 HOURS
RAINFALL DISTRIBUTION TYPE.....	III
PERCENTAGE OF POND/SWAMP AREA.....	0 %
DEVELOPMENT CONDITION.....	POST-DEVELOPMENT PRE
STORM FREQUENCY.....	25 YEARS
24-HR RAINFALL, P.....	5.4 INCHES
INITIAL ABSTRACTION, Ia.....	.298 INCHES
Ia/P.....	.05
UNIT PEAK DISCHARGE, Qu.....	528.93 CSM/IN
RUNOFF, Q.....	3.94 INCHES
POND/SWAMP ADJUSTMENT FACTOR, Fp.....	1
PEAK DISCHARGE, Qp.....	12.1 CFS
OK	

\*\*\*\*\*PEAK DISCHARGE (GRAPHICAL METHOD)\*\*\*\*\*

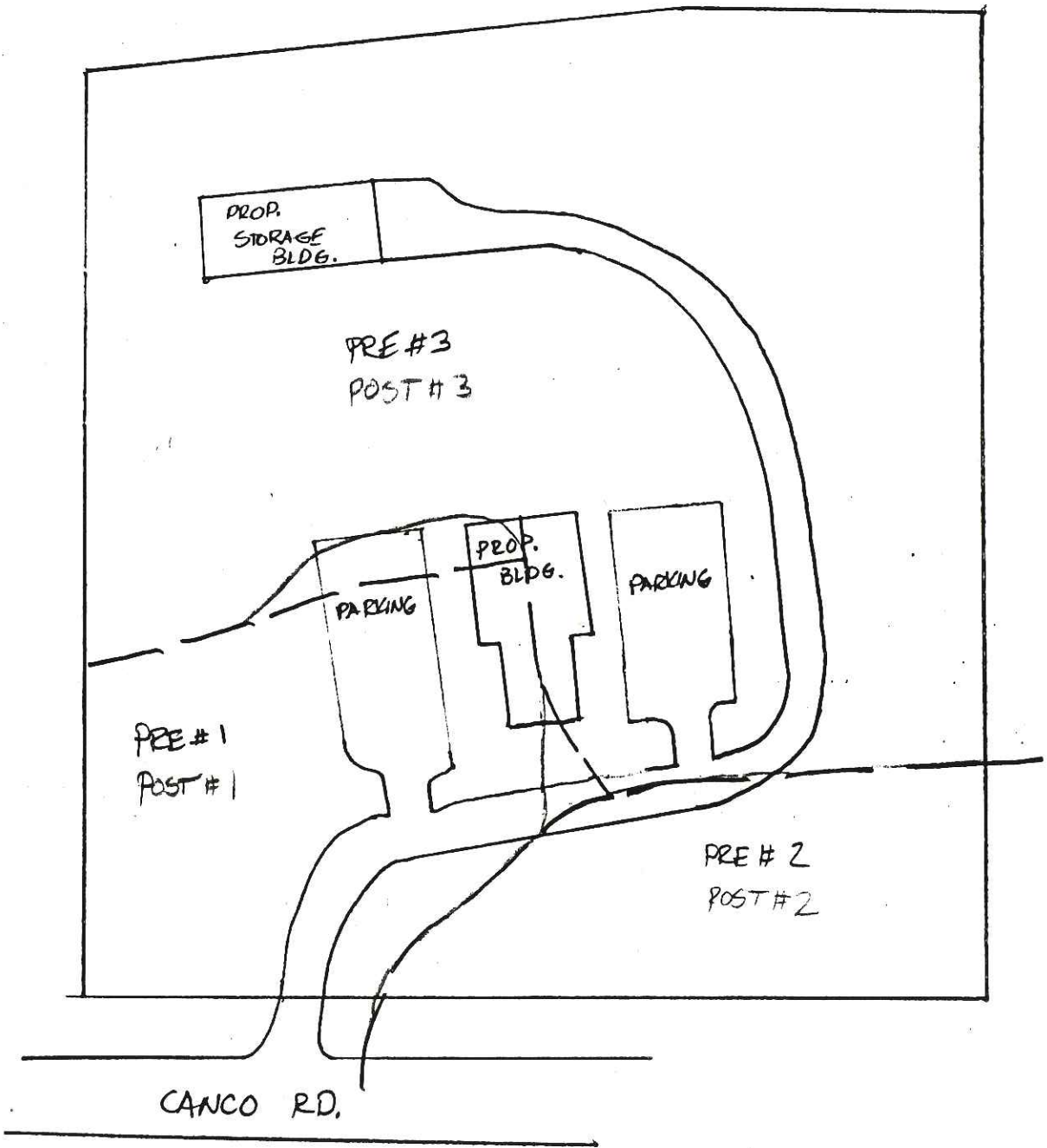
DRAINAGE AREA, A..... .0058 MI^2  
 RUNOFF CURVE NUMBER, CN..... 87  
 TIME OF CONCENTRATION, Tc..... .24 HOURS  
 RAINFALL DISTRIBUTION TYPE..... III  
 PERCENTAGE OF POND/SWAMP AREA..... 0 %  
 DEVELOPMENT CONDITION..... POST-DEVELOPMENT

STORM FREQUENCY..... 2 YEARS  
 24-HR RAINFALL, P..... 2.6 INCHES  
 INITIAL ABSTRACTION, Ia..... .298 INCHES  
 Ia/P..... .11  
 UNIT PEAK DISCHARGE, Qu..... 530.01 CSM/IN  
 RUNOFF, Q..... 1.39 INCHES  
 POND/SWAMP ADJUSTMENT FACTOR, Fp..... 1  
 PEAK DISCHARGE, Qp..... 4.28 CFS  
 Ok

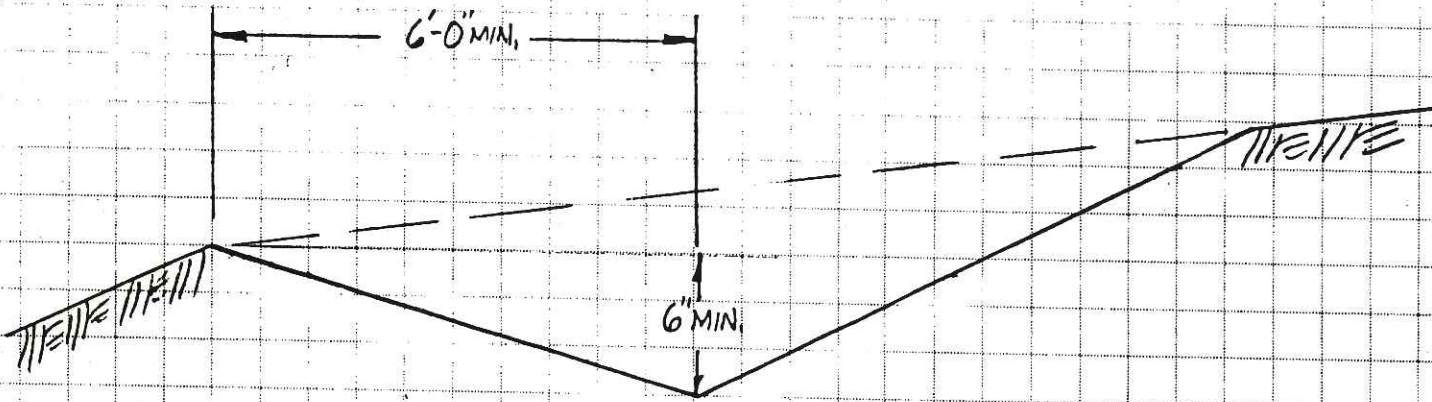
\*\*\*\*\*PEAK DISCHARGE (GRAPHICAL METHOD)\*\*\*\*\*

DRAINAGE AREA, A..... .0058 MI^2  
 RUNOFF CURVE NUMBER, CN..... 87  
 TIME OF CONCENTRATION, Tc..... .24 HOURS  
 RAINFALL DISTRIBUTION TYPE..... III  
 PERCENTAGE OF POND/SWAMP AREA..... 0 %  
 DEVELOPMENT CONDITION..... POST-DEVELOPMENT

STORM FREQUENCY..... 25 YEARS  
 24-HR RAINFALL, P..... 5.4 INCHES  
 INITIAL ABSTRACTION, Ia..... .298 INCHES  
 Ia/P..... .05  
 UNIT PEAK DISCHARGE, Qu..... 535.66 CSM/IN  
 RUNOFF, Q..... 3.94 INCHES  
 POND/SWAMP ADJUSTMENT FACTOR, Fp..... 1  
 PEAK DISCHARGE, Qp..... 12.25 CFS  
 Ok



DRAINAGE AREA SKETCH  
N.T.S.



1. CONSTRUCT SPREADER @ 0.0% SLOPE TO ENSURE UNIFORM SPREADING OF RUNOFF

Municipal  
QUITCLAIM DEED

(Maine Statutory Short Form)

The Inhabitants of the Municipality of Portland, a body  
corporate and politic, located at Portland, Cumberland County,  
Maine, for consideration paid, release to Donbury Inc., a Maine domestic business  
corporation with a principal place of business  
of Portland, Cumberland County, Maine  
the land in Portland, Cumberland County,

Maine: (here insert Description, and Encumbrances if any)

A certain lot or parcel of land situated in Portland, County of  
Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the westerly side of Canco Road in said  
Portland, which said point is also the southeasterly corner of  
land now or formerly of Standard Romper Co., Inc.; thence N  
60° 31' 40" W a distance of thirty (30) feet to a stake; thence S  
29° 28' 20" W a distance of four hundred twenty-eight and fifty-  
eight hundredths (428.58) feet to a stake; thence S 60° 31' 40" E  
a distance of thirty (30) feet to said Canco Road; thence N 29°  
28' 20" E along the westerly sideline of said Canco Road to the  
point of beginning.

The said Inhabitants of the Municipality of Portland

have caused this instrument to be signed in its corporate name by GayLand E. Pelkey

, its Acting Director of Finance duly authorized, this  
thirteenth day of August, 19 87.

Witness:

.....  
*GayLand E. Pelkey*  
(Signature and Title)

ACTING FINANCE DIRECTOR  
GAYLAND E. PELKEY  
State of Maine  
County of Cumberland, ss

Then personally appeared the above named GayLand E. Pelkey, Acting Director of Finance  
of said body corporate and politic, and acknowledged the foregoing instrument to be his free act and  
deed in his said capacity and the free act and deed of said body corporate and politic.

Before me,

*Charles A. Lane*  
CHARLES A. LANE  
Notary Public  
Attorney at Law