


Location of Construction: Sewall Street **100 Sewall St		Owner: prospective Concord Trailway		Phone:		Permit No: 961027	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Ledgewood Inc.		Address: P.O. Box 8107, Portland, ME 04104		Phone: 767-1866		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> OCT 16 1996 </div> CITY OF PORTLAND Zone: CBL: 12 189-G-001/020 </div>	
Past Use: Vacant lot		Proposed Use: Bus terminal		COST OF WORK: \$ 600,000.00 PERMIT FEE: \$ 1,020.00			
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:			
Proposed Project Description: Bus terminal building as per plans				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Victoria A. Dover		Date Applied For: September 6 8 , 1996		Signature:		Date:	

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Mail to Ledgewood

CERTIFICATION

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


 SIGNATURE OF APPLICANT Joseph Sotiah Ledgewood
 ADDRESS: P.O. BOX 8107 PORTLAND, ME 04104
 DATE: 02 October 1996 - Permit Routed 9/6/96 767-1866
 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

- Action:**
- Approved
 - Approved with Conditions
 - Denied

Date: _____

CEO DISTRICT



COMMENTS

12/30/96 Pre C/O inspection. Have changed swing of door on Electrical Room, swings in to accommodate the 3'0" clearance on electrical panel. Fire door - ok. Water temps and plumbing - ok. Site to be inspected by DB Coordinator

Inspection Record

Type	Date
Foundation: NEVER NOTIFIED	
Framing:	
Plumbing: ROUGH UNDERGROUND	10/25/96
Final:	
Other:	



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 100 DeWall St 189-G-001

Issued to Concord Trailways Date of Issue 06 June 1997

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 961027, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Bus Terminal

Limiting Conditions:

This certificate supersedes
certificate issued 08 JAN 97

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 101 Sewall St

Issued to Concord Trailways

Date of Issue 28 May 1997

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 961027, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Bus Terminal

Limiting Conditions:

**This certificate supersedes
certificate issued**

08 January 1997

Approved:

5-28-97 [Signature]

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Trailways File Kandi



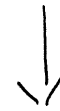
CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Sarah Hopkins, Senior Planner
FROM: Steve Bushey, Development Review Coordinator *SB (sp)*
DATE: May 23, 1997
RE: Final Certificate of Occupancy

I completed a final inspection of the Concord Trailways site with Mike Dougherty of Ledgewood Construction. The site work has been completed including final paving, curbing, landscaping and seeding. I also inspected the detention basin and outlet control structure and found them to be complete. On this basis, I have determined that the site work completion is acceptable for issuance of a Final Certificate of Occupancy. Furthermore, the performance guarantee work items have been completed thus a release of funds may be possible. If you have any questions please call this office.

cc: Amy Powers, Code Enforcement Officer



Kandi -
Please handle this.
Is a defect waiver
required?
Alex



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Sarah Hopkins, Senior Planner

FROM: Steve Bushey, Development Review Coordinator *SB (SB)*

DATE: January 7, 1996

RE: Concord Trailways Bus Terminal - Temporary Certificate of Occupancy

I attended a site meeting today with representatives of Grondin Construction and Ledgewood Construction. The purpose of the meeting was to review the necessary erosion control measures which must be completed per my memorandum of last week. Grondin Construction will be on-site on January 8, 1997 to complete these erosion control measures.

The Ledgewood Construction representative stated that a Temporary Certificate of Occupancy would be requested on January 8th or 9th. At this time I have no objections to the issuance of a temporary certificate of occupancy as far as the on-site civil construction is concerned. I will monitor the progress of the work over the next week.

cc: Amy Powers, Code Enforcement Officer

(MIKE DHEERTY)
Check
~~Dana King~~
Address
It's wrong
100?

*Mary, (THIS ALSO SHOULD BE REEN) 10/10/97
Can we re-issuE this
C/O to say 100 sewall?
And then mail it directly
to them @ Concord Trailways.
Marge wants to clear it
up before it gets microfilmed.
j @*

Applicant: Joseph SATLAK
Address: Sewall St

Date: 10/7/96
C-B-L: ~~1896~~ 1/20 190-L-
1 thru 7
7, 77

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - I-2

Interior or corner lot -

Proposed Use/Work - 44x72' Bus terminal Bldg ; 40x60 Service Bldg

Sewage Disposal -

Lot Street Frontage - 60' req

Front Yard - 25' req - 40'+ shown

Rear Yard - 25' req - 50'+ shown

Side Yard - 25' req - 50'+ shown

Projections -

Width of Lot - N/A

Height - 1 story - 33' to Cupola - 45' MAX
shown

Lot Area - N/A

Lot Coverage/ Impervious Surface - N/A

Area per Family - N/A

Off-street Parking - 32 spaces req → 236 spaces shown

Loading Bays -

Site Plan - yes minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A Zone C panel 13 of 17

or 1/10 = 32
Terminal = 3160 sq ft = 400 = 8 spc
Service garage = 2400 sq ft = 0 spcs
Under 3,000 sq ft

BUILDING PERMIT REPORT

DATE: 10/3/26 ADDRESS: Sewall St

REASON FOR PERMIT: New construction

BUILDING OWNER: Concord

CONTRACTOR: Ledywood

PERMIT APPLICANT: Joseph S. Hill APPROVAL: *1*5*7*14*17
~~DENIED:~~ *18

Use Group - A-3

CONDITION OF APPROVAL OR DENIAL

- *1. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A24 hour notice is required prior to inspection)
- 2. Precaution must be taken to protect concrete from freezing.
- 3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 4. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1996)
- *5. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A,B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
- 6. Headroom in habitable space is a minimum of 7'6".
- *7. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
- 8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- 9. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall

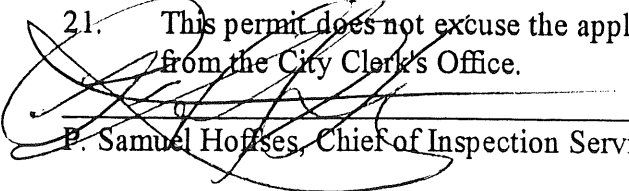
have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches(610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. feet.

10. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
12. The boiler shall be protected by enclosing with on (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
13. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a swelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- * 14. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
16. The Sprinkler System shall maintained to NFPA #13 Standard.
17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1996)
18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
19. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
20. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffes, Chief of Inspection Services c.c. Lt. McDougall P. F. D.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 8, 1996

Ledgewood Inc.
P.O. Box 8107
Portland, Me. 04104

RE: Swell St.

100 Sewall St

Dear Mr. Sir,

Your application to construct a bus terminal has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.

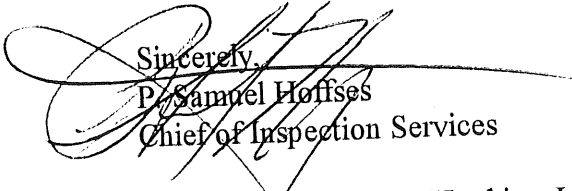
Site Plan Review Requirements

Building Inspection : Approved, separate permits are required for signage. M. Schmuckal
Development Review Coordinator : Approved, see attached approval letter dated July 24, 1996 S. Hopkins
Fire Dept.: Approved Lt. McDougall
Planning Div.: Approved, See attached approval letter. S. Hopkins

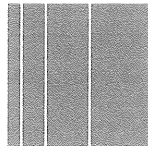
Building and Fire Code Requirements

1. Please read and implement items 1,5,7,14,17,&18 of the attached building permit report.
2. Foundation drainage shall comply with section 1813.5.2 of the city's building code (The BOCA NATIONAL CODE /1996).

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: M. Schmuckal, S. Hopkins, Lt. Mc Dougall,



SebagoTechnics
Engineering & Planning for the Future

May 28, 1996
92091

Sarah Hopkins, Senior Planner
Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

Major Site Plan Application, Concord Trailways Transportation Center, Sewall Street

Dear Sarah:

On behalf of Concord Trailways, I wish to request placement on the Planning Board workshop agenda for June 11, 1996. I have enclosed seven (7) copies of the attached conceptual site plan and application fee of \$300.00 for their proposed terminal facility on Sewall Street. Concord Trailways proposes to relocate from their leased facility on Marginal Way to a new 6.6 acre vacant parcel near Thompson's Point. This parcel was previously before the Planning Board in 1992 for a 4 lot commercial subdivision, but was withdrawn prior to any approval. The parcel is zoned Industrial 2 and is shown on Tax Map 77, Lot 1; Map 189, Lots G1-20, H1-11; and Map 190, Lots C1-7, 15, 16, F8-13; and includes a portion of Jose Street, a paper street.

The parcel is serviced by public water and sewer, as well as overhead electric and telephone, and underground gas.

Concord Trailways' goal is to construct a 3,300 square foot terminal facility which will service up to four buses. A customer drop off/pick up area and taxi stand will be located in the front of the building. The site will provide 17 short-term parking spaces, 222 long-term parking spaces, and 9 employee spaces. The long-term parking facility will be enclosed with a 6' high perimeter fence for after-hour security. A 2,400 square foot garage will be located to the rear of the site to provide an enclosed location for performing minor service to the buses. A 10,000 gallon aboveground fueling tank will be located adjacent to the garage for use by the buses.

Concord Trailways - Sewall St
SF

Approximately 3.7 acres of the site will be developed, with 2.8 acres of that being impervious surfaces. The remaining 2.9 acres of land will be retained for an undetermined future use. Approximately 1.1 acres of this land is wetland and is confined to the rear of the site. A stormwater treatment area is proposed adjacent to the wetland to provide treatment of the parking lots.

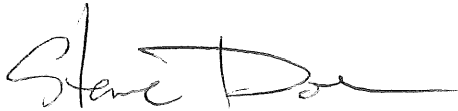
John L. Murphy, our traffic consultant, is currently performing a traffic study for this project and hopes to have a preliminary report prior to the Planning Board workshop.

Concord Trailways has also retained Gawron Associates as the architect. Preliminary building plans are currently being prepared and will be forwarded to you prior to the meeting.

If you have any questions on this project or require additional information prior to the June 11th Planning Board meeting, please call me.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Stephen G. Doe". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Stephen G. Doe, R.L.A.
Landscape Architect

SGD:jc

Enc.

cc: Harry Blunt
Ken Hunter
Jim Harnden
Joseph Satlack
Stan Gawron



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

I. D. Number _____

Concord Trailways

28 May 1996

Applicant _____

Application Date _____

Applicant's Mailing Address _____

Project Name/Description _____

Consultant/Agent _____

Address of Proposed Site _____

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) Bus Terminal

Proposed Building Square Feet or # of Units 3,700 GPC Acreage of Site 6.6 Acres Zoning _____

Check Review Required:

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

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer Sarah Hopkins

- Approved **Approved w/Conditions listed below** Denied

- _____
- see attached approval letter
- _____
- _____

Approval Date 7/23/96 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>9/27/96</u> date	<u>71,100 45,000</u> amount	_____ expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>9/27/96</u> date	<u>\$ 776</u> amount	_____ expiration date
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	_____ expiration date
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	_____ expiration date

Address: _____



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

I. D. Number _____

Concord Trailways
Applicant

28 May 1996
Application Date

Applicant's Mailing Address
Steve Doe - Sebago Tech

Project Name/Description
Sewall St

Consultant/Agent
856-0277

Address of Proposed Site
189-G-001/020 +

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) Bus Terminal
5,700 GFC 6.6 Acres I-2
Proposed Building Square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer Marge Schmeffel

- Approved Approved w/Conditions listed below Denied

- SEPARATE PERMITS ARE REQUIRED FOR SIGNAL
- _____
- _____
- _____

Approval Date 10/0/96 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

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<input type="checkbox"/> Performance Guarantee Accepted	_____ date	_____ amount	_____ expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	

Address: Sewall St



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

I. D. Number _____

Concord Trailways

28 May 1996

Applicant _____

Application Date _____

Applicant's Mailing Address _____

Project Name/Description _____

Steve Doe - Sebago Tech Steve Doe

Sewall St

Consultant/Agent _____

Address of Proposed Site _____

856-0277

5289-G-001/020 +

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) Bus Terminal

5,700 GFC

6.6 Acres

Proposed Building Square Feet or # of Units _____

Acreage of Site _____

Zoning _____

Check Review Required:

- | | | | |
|---|--|--|---|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input checked="" type="checkbox"/> 14-403 Streets Review <u>USE GROUP-A3</u> |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer [Signature]

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 5/28/96 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: Sewall St



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

I. D. Number _____

Applicant Concord Trailways

Application Date _____

Applicant's Mailing Address _____

Project Name/Description _____

Consultant/Agent _____

Address of Proposed Site Sewell St

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

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

Proposed Building Square Feet or # of Units _____

Acreage of Site _____

Zoning _____

Check Review Required:

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

Fees paid: site plan _____ subdivision _____

Approval Status:

Reviewer Sarah Hopkins

- Approved Approved w/Conditions listed below Denied

1. see attached approval letter dated July 24-96
2. _____
3. _____
4. _____

Approval Date 7/23/96 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>9/27/96</u> date	<u>\$ 45,000</u> amount	_____ expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>9/27/96</u> date	<u>\$ 776</u> amount	_____ expiration date
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	_____ expiration date
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	_____ expiration date

Address: _____

CITY OF PORTLAND, MAINE

PLANNING BOARD

Cyrus Hagge, Chair
John H. Carroll, Vice Chair
Joseph R. DeCoursey
Kenneth M. Cole III
Jaimey Caron
Kevin McQuinn
Deborah Krichels

July 24, 1996

Steve Doe
Sebago Technics
12 Westbrook Commons
P.O. Box 1339
Westbrook, ME 04098-1339

RE: Concord Trailways

Dear Mr. Doe

On July 23, 1996 the Portland Planning Board voted unanimously (5-0) to approve the site plan for Concord Trailways bus terminal. The approval was granted for the project with the following condition(s):

- i. That the applicant submit an executed deed for the sidewalk along Sewall Street prior to issuance of a Certificate of Occupancy.
- ii. That the applicant shall be responsible for making signal timing modifications and replace, if necessary, the detection appurtenances of the Congress/Sewall intersection.
- iii. That the applicant shall submit the engineering information as requested by Jeff Preble of Dufresne-Henry in his letter dated July 19, 1996.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report # 41-96, which is attached.

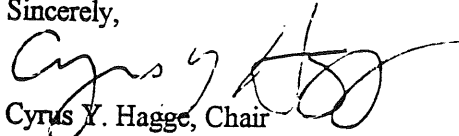
Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact the Planning Staff.

Sincerely,



Cyrus Y. Hagge, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Sarah Hopkins, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples PE, City Engineer
James Seymour, Acting Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File



CITY OF PORTLAND

September 30, 1996

Steve Doe
Sebago Technics
12 Westbrook Common
Westbrook, Maine 04098-1339

RE: Concord Trailways

Dear Mr. Doe:

This letter is to confirm the revision to the approved site plan of the Concord Trailways project located at Sewall Street. The approved revision includes reconfiguration of parking and planting areas. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 874-8300, ext. 8720.

Sincerely,

A handwritten signature in cursive script that reads "Joseph E. Gray, Jr." followed by a small mark.

Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Sarah Hopkins, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
Jeff Tarling, City Arborist
William Bray, Deputy Director/City Traffic Engineer
Kathi Staples PE, City Engineer
Lt. Gaylen McDougall, Fire Prevention
Natalie Burns, Associate Corporation Counsel
Mary Gresik, Building Permit Secretary
Development Review Coordinator
Kathleen Brown, Director of Economic Development
Approval Letter File

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CITY OF PORTLAND

September 3, 1997

Donald R. McGilvery
Ledgewood Inc.
P.O. Box 8107
Portland, ME 04104

RE: Concord Trailways, Sewall Street

Dear Mr. McGilvery:

This letter is to confirm the revision to the approved site plan of the Concord Trailways project located at Sewall Street. The approved revision includes a temporary gravel parking lot and a storage shed. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 874-8721.

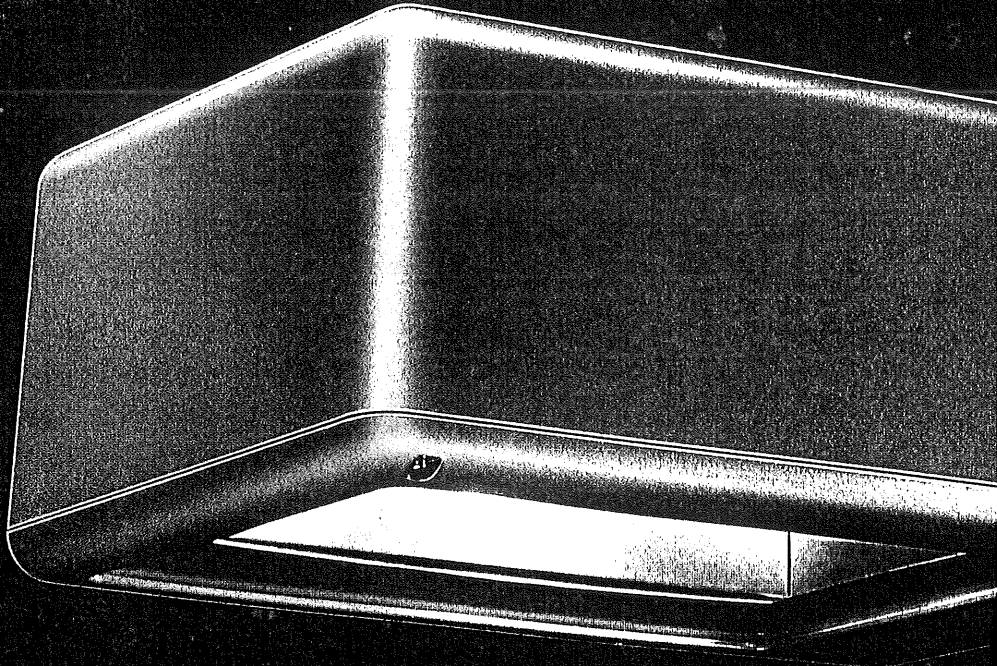
Sincerely,

A handwritten signature in dark ink, appearing to read "Joseph E. Gray, Jr.", written over a printed name and title.

Joseph E. Gray, Jr.
Director of Planning and Urban Development

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

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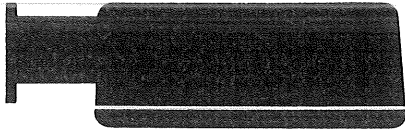


CAMBRIDGE

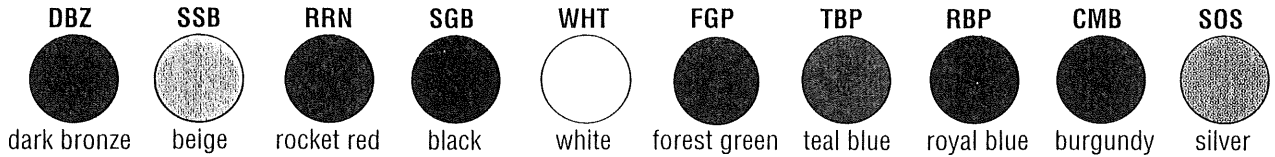
SPAULDING LIGHTING, INC.

LUMINAIRE ORDERING GUIDE

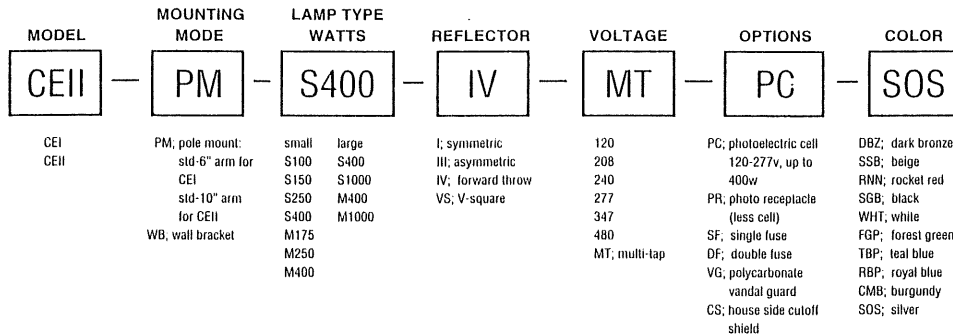
UL & CSA Listed.

Model	CEI - small size						CEII - large size			
Mounting Mode	PM						WB			
										
	Pole Mount						Wall Bracket			
Lamp Type/Watts	small size S100 S150 S250 S400 M175 M250 M400						large size S400 S1000 M400 M1000			
Reflector	I-asymmetric		III-asymmetric			IV-forward throw		VS-symmetric square		
Voltage	120	208	240	277	347	480	MT-multi-tap			
Options	PC - photoelectric cell 120-277v, up to 400w. PR - photo receptacle (less cell) VG - polycarbonate vandal guard						SF - single fuse DF - double fuse CS - house side cutoff shield			

Colors for Luminaire and Pole



Luminaire Ordering Example:



POLE ORDERING

Refer to Poles/Brackets Section for ordering information.