

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

F. W. Cunningham
Applicant

November 23, 1987
Date

P.O. Box 1140, Portland 04104
Mailing Address

Lot 10 Hutchins Drive
Address of Proposed Site

warehouse
Proposed Use of Site

200A-0-4
Site Identifier(s) from Assessors Maps

2 1/2 / 2,300 sq. ft.
Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

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

Proposed Number of Floors 1

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

Total Floor Area 2,300 sq. ft.

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received) _____

Major Development — Requires Planning Board Approval: Review Initiated

Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	X	X	X	X	X	X	X	X	X			
APPROVED CONDITIONALLY												CONDITIONS SPECIFIED BELOW
DISAPPROVED												REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

[Signature] (1-28-88)
 SIGNATURE OF REVIEWING STAFF/DATE

Mr. Rick Knowland
Portland Planning Dept.
389 Congress St.
Portland, ME 04101

October 4, 1993

RE: Stroudwater Estates Lot 10

Dear Rick;

Over the weekend, we reviewed the plans and calculations recently submitted to our office for this project. On Friday, Shawn Frank of Sebego Technics, FAXed me copies of the original calculations for the site done by BH2M. Shawn used these as the basis for his design. Seeing the original work cleared up many of the early questions I had when I first looked at the project on Thursday.

I think it would be appropriate to recommend approval of the design with the condition that the grading be redesigned adjacent to the northeast corner of the detention basin. We suggest this for two reasons:

1. The proposed 24" culvert shows about 14" of cover where it crosses the drainage swale. We recommend that there be at least two feet of cover here to protect the pipe.
2. The top of the berm on the easterly side of the detention basin is shown at EL 45.0. This would place the bottom of the emergency spillway at EL 44.5. However, the new outlet control structure will have to have a water surface elevation of 44.8 if it is to work properly when a 25 year storm occurs. We recommend raising the berm to EL 46.0 with an emergency spillway EL 45.5. This will require some regrading but all the hydraulics should work out.

I phoned Shawn this morning and he agreed that doing the regrading to get additional cover over the pipe and raising the berm to EL 46.0 was not a big problem. If all goes well, you should be getting a revised plan very soon. Under the circumstances, I think there would be no problem with approval with conditions. I'll keep the file until we get the new grading drawing and after that is checked I'll return everything to your office.

Very truly yours,
TEC Associates



Robert G. Esterberg, P.E.

SUBDIVISION / SITE DEVELOPMENT

COST BREAKDOWN OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Name of Project Lot #10, Spec. Building DATE 12/31/87
Address / Location Lot #10 Hutchins Drive, Stroudwater Estates, Portland
Developer George M. Hutchins
Form of Performance Guarantee _____
Type of Development- Subdivision X Site Plan (~~XXXXXX~~ Minor)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>SUBTOTAL</u>	<u>COMPLETED</u>
1. STREET/SIDEWALK:				
- Road	_____	_____	_____	_____
- Granite Curbing	_____	_____	_____	_____
- Sidewalks	_____	_____	_____	_____
- Esplanades	_____	_____	_____	_____
Monuments	_____	_____	_____	_____
- Street Lighting	_____	_____	_____	_____
Other	_____	_____	_____	_____
2. SANITARY SEWER:				
- Manholes	_____	_____	_____	_____
- Piping	_____	_____	_____	_____
Connections	_____	_____	_____	_____
Other	_____	_____	_____	_____
3. STORM DRAINAGE				
Manholes	_____	_____	_____	_____
Catch Basins	_____	_____	_____	_____
Piping	_____	_____	_____	_____
Detention Basin	_____	28,950	_____	_____
Other	_____	_____	_____	_____
4. SITE LIGHTING	_____	1-25' Pole	250 Watt/HPS	1500
5. EROSION CONTROL	_____	1,000	_____	_____
6. RECREATION AND OPEN SPACE AMENITIES				
7. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	_____	\$7,350 (See site plan for quantities)	_____	_____
8. MISCELLANEOUS	_____	_____	_____	_____

O.K. C.G.B.

TOTAL AMOUNT OF PERFORMANCE GUARANTEE \$ 38800
X 1.7 % = INSPECTION FEE _____
Approved _____
Approved _____

rev. 9/15/87

RECEIVED

JAN 5 1988

SUBDIVISION / SITE DEVELOPMENT

COST BREAKDOWN OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

DATE 12/31/87

Name of Project Harmon Drive

Address / Location Stroudwater Estates, Portland, Maine

Developer George M. Hutchins

Form of Performance Guarantee _____

Type of Development- Subdivision Site Plan (~~Major~~ ~~Minor~~)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>SUBTOTAL</u>	<u>COMPLETED</u>
1. STREET/SIDEWALK:				
- Road	340	105		35,700
- Granite Curbing	545	28		15,260
- Sidewalks	560	12.50		7,000
- Esplanades	560	5.00		2,800
Monuments				
- Street Lighting				
Other Guardrail	100'	10'		1,000
2. SANITARY SEWER:				
Manholes	1	1500		
- Piping	230'	20'		4,600
Connections	1	1500		
Other				
3. STORM DRAINAGE				
Manholes				
Catch Basins				
Piping	194'	27.50'		5,335
Detention Basin				
Other				
4. SITE LIGHTING				
5. EROSION CONTROL				3,500
6. RECREATION AND OPEN SPACE AMENITIES				
7. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)				
8. MISCELLANEOUS				

TOTAL AMOUNT OF PERFORMANCE GUARANTEE
 X 1.7 % = INSPECTION FEE

\$ 75195 + 38800 = \$113995 ✓
\$1937

Approved _____
 Approved _____
 rev. 9/15/87

RECEIVED

JAN 5 1988

Straudwater Estates Lot 10

2/23/87

- 1) Construct street to city stds - check w/ Bill Bray
- 2) Need to request waiver on curb & sidewalk
- 3) Note monuments to be installed.
- 4) Extend sewer and water lines to end of street improvement.
- 5) Where is sta. 0+00? what is STA's @ @ int of new road & Hutchins Dr.?
- 6) Install gran curb at road inter. radii ~~at~~ end at driveways.
- 7) Cross culvert shall be RCP not CMP.
- 8) Revise Typ. Pipe section to conform to City standard
- 9) Name of new street?
- 10) Need Erosion Control Plan.
- 11) Det. basin shall be designed in accordance with city stds for same.
- 12) Dr. Maint. Agreement required.
- 13) Warehouse slab on grade?
- 14) Show street lighting

CITY OF PORTLAND, MAINE

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



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

February 11, 1988

RE: Lot #10 Hutchins Drive

F. W. Cunningham
P.O. Box 1140
Portland, Maine 04104

Dear Sir:

Your application to construct a 9,900 square foot warehouse has been reviewed and a permit is herewith issued subject to the following requirements:

Site Plan Review Requirements

Inspection Services: Approved with requirement that one loading bay is required. Mr. W. J. Turner 2/8/88

Public Works: Approved Mr. Robert J. Roy 1/12/88

Fire Department: Approved F. F. John K. Dobkowski


Planning Division: Approved David Klenk 1/28/88

Building and Fire Requirements

1. All lot lines and the lot shall be clearly marked before calling for a foundation inspection.
2. All concrete shall be protected from freezing.
3. Your plans do not bear the seal or signature of an engineer or architect. Please submit to this office, a statement of design by either engineer or architect.
4. The retaining must meet the requirement of Section 1223. of the building code.
5. The roof design does not show on your plan; please submit this information.
6. This permit is for the shell of the building only. When a tenant is chosen, a permit must be obtained showing tenant spaces.

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

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

cc: LT. James P. Collins, Fire Prevention Bureau
Robert Roy, Planning Engineer
David Klenk, Planner



481 CONGRESS STREET
PORTLAND, MAINE 04104-5022
207-774-5643

Irrevocable Letter of Credit #28930
Amount: \$113,995.00
Date of Expiration: April 21, 1989

SITE PLAN/
OUTSTANDING IMPROVEMENTS

January 22, 1988

Joseph E. Gray, Jr., Director
Planning & Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Stroudwater Estates, Portland, Maine
Irrevocable Letter of Credit #28930

Dear Mr. Gray:

Peoples Heritage Savings Bank hereby issues its Irrevocable Letter of Credit for the account of George M. Hutchins, hereinafter referred to as [The Developer], in the name of the City of Portland in the aggregate amount of \$113,995.00.

The City of Portland may draw on this letter of credit by presentation of a sight draft at Peoples Heritage Savings Bank's offices located at 481 Congress Street, Portland, Maine 04101. Said draft shall be accompanied by an affidavit signed by the City of Portland's Director of Parks and Public Works or Director of Planning and Urban Development stating that George M. Hutchins has failed to complete by January 21, 1989, at George M. Hutchins' expense, the work on the roads and other public improvements as set forth in the attached schedule of Costs of Public Improvements. George M. Hutchins' commencement of development shall not be a condition precedent to the City of Portland's ability to draw on this letter of credit.

In the event of Peoples Heritage Savings Bank's dishonor of the City of Portland's sight draft and accompanying affidavit, Peoples Heritage Savings Bank shall inform the City of Portland in writing of the reason or reasons therefor within three (3) working days of the dishonor.

George M. Hutchins will notify the City of Portland for inspections.

After all work has been completed and inspected to the satisfaction of the Department of Public Works, including but not limited to, paving, landscaping and other required improvements, Peoples Heritage Savings Bank shall be eligible to receive a reduction in its obligations hereunder equal to the estimated cost of improvements. In no case, however, shall the obligations of Peoples Heritage Savings Bank hereunder be reduced to an amount which is less than the estimated cost of completing all prescribed improvements as determined by the Department of Public Works, as shown on the attached Schedule of Costs of Public Improvements.

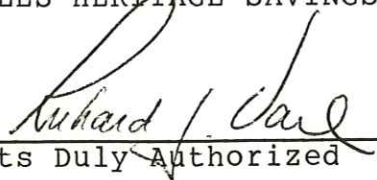
This Letter of Credit will automatically expire on April 21, 1989 but may expire prior to this date when the City of Portland acknowledges in writing to Peoples Heritage Savings Bank and George M. Hutchins that said work as outlined has been completed in accordance with City of Portland specifications.

The total existing credit may be drawn upon by the City for any unaccepted or unapproved line item.

We engage with you that drafts drawn under and in compliance with the terms of this credit will be duly honored. However, other than the payment of monies as authorized hereunder, Peoples Heritage Savings Bank shall not guarantee the performance of George M. Hutchins to the City of Portland.

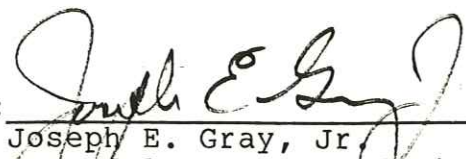
Very truly yours,

PEOPLES HERITAGE SAVINGS BANK

By: 
Its Duly Authorized

The City of Portland hereby accepts the providing of alternative security for George M. Hutchins's obligations to be performed pursuant to Sections 14-501(a) and 14-526(k) of the Portland City Code.

Dated: 2/2/87

By: 
Joseph E. Gray, Jr.
Its Duly Authorized Director of
Planning & Urban Development

Seen and Agreed to:

STROUDWATER ESTATES

BY: George Hutchins 2/1/88
Its President Date

Approved per Section 14-501(a), Portland City Code

BY: [Signature] 2/10/88
Director of Finance Date

Approved per Section 14-501(a), Portland City Code

BY: Natalie L. Burns 2/1/88
Corporation Counsel Date

RJV:bb/1445

DATE 12/31/87

Name of Project Harmon Drive
Address / Location Stroudwater Estates, Portland, Maine
Developer George M. Hutchins
Form of Performance Guarantee _____
Type of Development - Subdivision Site Plan (~~XXXXXXXX~~ Minor)

ITEM	QUANTITY	UNIT COST	SUBTOTAL	COMPLETED
1. STREET/SIDEWALK:				
- Road	340	105		35,700
- Granite Curbing	545	28		15,260
- Sidewalks	560	12.50		7,000
- Esplanades	560	5.00		2,800
Monuments				
- Street Lighting				
Other Guardrail	100'	10'		1,000
2. SANITARY SEWER:				
Manholes	1	1500		
Fiping	230'	20'		4,600
Connections	1	1500		
Other				
3. STORM DRAINAGE				
Manholes				
Catch Basins				
Fiping	194'	27.50'		5,335
Detention Basin				
Other				
4. SITE LIGHTING				
5. EROSION CONTROL				
				3,500
6. RECREATION AND OPEN SPACE AMENITIES				
7. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)				
8. MISCELLANEOUS				

TOTAL AMOUNT OF PERFORMANCE GUARANTEE \$ 75,195 + 38,800 = \$ 113,995 ✓
 X 1.7 % = INSPECTION FEE \$ 1,937

RECEIVED

DEC 31 1987

DEPARTMENT OF PUBLIC WORKS

Name of Project Lot #10, Spec. Building DATE 12/31/87
 Address / Location Lot #10 Hutchins Drive, Stroudwater Estates, Portland
 Developer George M. Hutchins
 Form of Performance Guarantee _____
 Type of Development - Subdivision Site Plan (~~MA~~ ~~XXX~~ Minor)

ITEM	QUANTITY	UNIT COST	SUBTOTAL	COMPLETED
1. STREET/SIDEWALK:				
- Road				
- Granite Curbing				
- Sidewalks				
- Esplanades				
Monuments				
- Street Lighting				
Other				
2. SANITARY SEWER:				
- Manholes				
- Piping				
Connections				
Other				
3. STORM DRAINAGE				
Manholes				
Catch Basins				
Piping				
Detention Basin		28,950		
Other				
4. SITE LIGHTING	1-25' Pole	250 Watt/HPS		1500
5. EROSION CONTROL		1,000		
6. RECREATION AND OPEN SPACE AMENITIES				
7. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs) <u>\$7,350</u> (See site plan for quantities) <u>C.K.C.</u>				
8. MISCELLANEOUS				

TOTAL AMOUNT OF PERFORMANCE GUARANTEE \$ 38800
 X 1.7 % = INSPECTION FEE _____

Approved _____
 Approved _____
 rev. 9/15/87

RECEIVED
 DEC 5 1987
 DEPARTMENT OF PUBLIC WORKS



481 CONGRESS STREET
PORTLAND, MAINE 04104-5022
207-774-5643

Irrevocable Letter of Credit #28930
Amount: \$113,995.00
Date of Expiration: April 21, 1989

SITE PLAN/
OUTSTANDING IMPROVEMENTS

January 22, 1988

Joseph E. Gray, Jr., Director
Planning & Urban Development
City of Portland
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Portland, Maine 04101

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Very truly yours,

PEOPLES HERITAGE SAVINGS BANK

By: Richard J. Dale

Its Duly Authorized

The City of Portland hereby accepts the providing of alternative security for George M. Hutchins's obligations to be performed pursuant to Sections 14-501(a) and 14-526(k) of the Portland City Code.

Dated: 2/2/87

By: Joseph E. Gray, Jr.

Joseph E. Gray, Jr.
Its, Duly Authorized Director of
Planning & Urban Development

Seen and Agreed to:

STROUDWATER ESTATES

By: George Hutchins 2/1/88
Its President Date

Approved per Section 14-501(a), Portland City Code

BY: _____ Date _____
Director of Finance

Approved per Section 14-501(a), Portland City Code

BY: Natalie L. Burns 2/1/88
Corporation Counsel Date

RJV:bb/1445

DATE 12/31/87

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Address / Location Stroudwater Estates, Portland, Maine
Developer George M. Hutchins
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Monuments				
- Street Lighting				
Other Guardrail	100'	10'		1,000
SANITARY SEWER:				
Manholes	1	1500		
- Piping	230'	20'		4,600
Connections	1	1500		
Other				
STORM DRAINAGE				
Manholes				
Catch Basins				
Piping	194'	27.50'		5,335
Detention Basin				
Other				
SITE LIGHTING				
EROSION CONTROL				
				3,500
RECREATION AND OPEN SPACE AMENITIES				
LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)				
MISCELLANEOUS				

TOTAL AMOUNT OF PERFORMANCE GUARANTEE \$ 75195 + 38800 = \$113995
 (1.7 % = INSPECTION FEE \$1937)

RECEIVED

DEC 31 1987

DEPARTMENT OF PUBLIC WORKS

Name of Project Lot #10, Spec. Building DATE 12/31/87
 Address / Location Lot #10 Hutchins Drive, Stroudwater Estates, Portland
 Developer George M. Hutchins
 Form of Performance Guarantee _____
 Type of Development - Subdivision Site Plan (~~MA~~~~XXXX~~ Minor)

ITEM	QUANTITY	UNIT COST	SUBTOTAL	COMPLETED
1. STREET/SIDEWALK:				
- Road				
- Granite Curbing				
- Sidewalks				
- Esplanades				
Monuments				
- Street Lighting				
Other				
2. SANITARY SEWER:				
- Manholes				
- Piping				
Connections				
Other				
3. STORM DRAINAGE				
Manholes				
Catch Basins				
Piping				
Detention Basin			28,950	
Other				
4. SITE LIGHTING	1-25' Pole	250 Watt/HPS		1500
5. EROSION CONTROL	1,000			
6. RECREATION AND OPEN SPACE AMENITIES				
7. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs) <u>\$7,350</u> (See site plan for quantities) <u>C.K.T.</u>				
8. MISCELLANEOUS				

TOTAL AMOUNT OF PERFORMANCE GUARANTEE \$ 38800
 X 1.7 % = INSPECTION FEE _____

Approved _____
 Approved _____
 rev. 9/15/87

RECEIVED

DEC 5 1987

DEPARTMENT OF PUBLIC WORKS