

Im

City of Portland Site Plan Application

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

2439 Congress St

Location/Address of Construction: <i>North Side of Congress St. at Westbrook City Line</i>		
Total Square Footage of Proposed Structure 4,600	Square Footage of Lot <i>IN Portland - 57,522</i> <i>IN Westbrook - 120,172 / Total 177,694</i>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <i>239A A 2</i>	Property owner, mailing address: <i>George Hutchins</i> <i>75 Dartmouth St.</i> <i>S. Portland, ME 04106</i>	Telephone: <i>207-871-7222</i>
Consultant/Agent, mailing address, phone & contact person <i>N/A.</i>	Applicant name, mailing address & telephone: <i>Alexander Liversidge</i> <i>93 County Rd.</i> <i>Westbrook Me. 04092</i> <i>207-871-7222</i>	Project name: <i>Swedish Solution.</i>
Proposed Development (check all that applies) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input checked="" type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots _____ <input type="checkbox"/> Other: _____ <i>(9 spaces)</i>		
Major Development _____ \$500.00 Minor Development <input checked="" type="checkbox"/> \$400.00		
Who billing will be sent to: <i>Alexander Liversidge</i> Mailing address: <i>93 County Rd.</i> State and Zip: <i>Westbrook, ME</i> Contact person: <i>SANDY</i> Phone: <i>871-7222</i>		

Nine (9) separate packets must include the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

All plans must be folded neatly and in packet form

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .25 per page, you may also visit the web site: ci.portland.me.us chapter 14

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

Signature of applicant: <i>[Signature]</i>	Date: <i>1/15/02</i>
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This application is for site review ONLY, a building Permit application and associated fees will be required prior to construct

Proposed Development by Swedish Solution

Swedish Solution, a Saab repair shop located at 93 County Rd. Westbrook proposes to develop an approximately 4 Acre lot on outer Congress St. in Portland, and County Rd. in Westbrook. This Property lies in both Portland and Westbrook. This facility shall be used for Swedish Solution to move their existing business into, allowing more room for the growth of the business.

The Development shall involve excavation of the site to allow for construction of driveways and parking lots as indicated on the plot plan. A 4,900 square foot commercial building will be constructed for use as the repair facility. This building will be a wood frame, steel sheathed, single story structure, constructed by Morton Buildings. Although parking shall be in both cities, the building will be located in Westbrook.

Electric and telephone will be underground from an already existing pole at the front of the property. Water and sewer are both to be provided by Portland Water District. Both of these lines are located in front of the property. It is expected that Congress St. will have to be dug for the sewer hook up. Northern Utilities will provide heat to the building. A natural gas line runs along the south side of Congress St. The gas company would bore under Congress to make the hook up. The entrance to the property will be by an already existing driveway directly across the street from Nichols Portland, forming a 4-way intersection.

Construction is expected to begin in late May or early June and should be completed by September 1st or before.

List of Abutters of Proposed Development for Swedish Solutions on Congress St. at
Portland Westbrook line Map 239 Block A Lot 002.

W.H. Nichols
(Nichols Portland)
2400 Congress St.
Portland, Me. 04102

Map 236 Block A Lot 3

Racket and Fitness Inc.
(The Racket and Fitness Center)
2445 Congress St.
Portland, Me. 04102

Map 239 Block A Lot 1

Aldona Muccio
15 County Rd.
Westbrook, Me. 04092

Map 6 Lot 15

George Hutchins
75 Dartmouth St.
S. Portland, Me. 04106

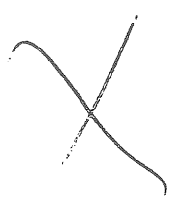
Map 6 Lot 17



A division of Banknorth, N.A.



March 18, 2002

Alexander H. Liversidge
Swedish Solutions, Inc.
93 County Road
Westbrook, Maine 04092



Dear Sandy:

Banknorth, N. A. ("Bank") is pleased to advise you of its commitment to make a loan (the "Loan") on the following terms and conditions:

BORROWER: ~~Swedish Solutions, Inc.~~  Swap
GUARANTOR: Alexander H. Liversidge 

PURPOSE: The proceeds of the Loan will be used by Borrower to acquire the land and to construct an approximate 4,600 square foot building on County Road, Westbrook, Maine.

AMOUNT: Not to exceed \$500,000.00

TERM: The term of the Loan is five (5) years, with an amortization based on a twenty (20) year schedule.

The term will include an initial construction period not to exceed nine (9) months.

INTEREST RATE: During the initial construction period, the Loan shall bear interest at a variable rate in which the interest rate will fluctuate in accordance with the Prime Rate as published in the Money rates section of the Wall Street Journal (the "Base rate"). The interest rate shall be the variable Base rate plus One and One Half percent (1.50%) per annum. The current Wall Street Journal Prime Rate is 4.75%.

At the end of the initial construction period, the Loan shall bear interest at a fixed rate of Bank's cost of borrowing funds from the Federal Home Loan Bank as of the day of closing plus three percent (3.00 %) for the remainder of the term.

METHOD OF HANDLING WASTE DISPOSAL

This building will be hooked up to town water and sewer. Waste generated by this facility are minimal. All by-products of our operation are kept contained in steel barrels, and transported off the site by EPA approved and regulated companies as follows: Oil and Oil filters: Total Waste Management. Parts cleaning solution and Antifreeze: Advanced Recycling. Soiled rags: Unifirst Corporation. Trash: Waste Management. We also have a local person who collects and recycles metal parts. All trash will be kept in a Waste Management supplied dumpster which will be enclosed in a fenced area.

**Project Report for Sandy Liversidge
93 Congress Street, Portland, Maine**

Stormwater Report and Calculations

Project Background

The Applicant proposes to develop the subject 4 +/- acre site located on outer Congress Street, west of and adjacent to the Racket & Fitness Club, into a commercial business site as shown on the attached plans and details.

Existing Site Conditions

The existing site is primarily a meadow area over made land fill that covers Scantic and Buxton soils. The perimeter is surrounded by wetlands on the west, north and east. There is an existing paved entrance off Congress Street that will be improved. A mixture of soft and hardwoods, brush, open meadow comprises the front portion of the parcel. Surface runoff currently drains to the back and sides, ultimately draining northerly to the Stroudwater River. The plateau of the made land meadow sheds very gently to the north away from Congress Street.

Proposed Use

The Applicant proposes to erect a 4,888 SF building with associated parking on both sides. The existing entrance off Congress does not have a culvert and there are no defined ditches in front of the sight at this time, hence neither is proposed.

The driveway entrance will slope upward off the gutter line of Congress at 2.67% minimum grade. After the initial rise in the driveway the d aprons around the building vary from 0.5 to 2%. This proposal results in 22,160 SF of new use impervious area.

The sight will be served by City water, gas, sewer and underground electrical.

Watershed

This project is in the direct watershed of Stroudwater River located to the north of the parcel. This watershed is not identified by the Me DEP as one that is most at risk or sensitive. The new use impervious of 22,160 SF does not require a State Stormwater Permit because it is below the threshold of 1.0 Ac.

Wetlands

The wetland boundaries and topography have been transposed from plans and information procured from and with permission from RP Titcomb Associates, as noted on plans.

Soils

The soils present on this site are mapped per the Cumberland County Medium Intensity USDA Soil Survey as:

Bub – Silty loam, 3 - 8% slopes, HSG "C". Buxton soils are seasonally wet and very hard when dry. Runoff is slow when wet and fast when droughty. Buxton soils are commonly found just on the outskirts of natural drainage ways, above the wetlands.

Sn – Silt loam, HSG "D". Scantic soils are deep nearly level and poorly drained, commonly referred to as wetland soils.

Made land fill – gravel, rubble, etc. – approximately 8 - 10 feet deep overlying Scantic soils.

The erodibility index of these soils varies from low to high due to the gravelly or fine texture of the soils. These erosion index ranges from 0.17 (low) to 0.34 (highly erodible). The made land should not be an erosion problem and the Buxton will need more care. Refer to the copy of the soil map attached showing the site location.

Silt fence below all disturbances should suffice for resource protection during construction.

Stormwater Modeling

The site has been modeled in the pre and post conditions using the HydroCAD model version 5.11. HydroCAD is a TR-20 based model that utilizes TR-55 watershed description input data. For this region of Cumberland County the rain events for the TYPE - III, 24 hour 2, 10 and 25 year storms are 3.0, 4.7 and 5.5 inches respectively, as provided by the State of Maine DEP BMP's for Stormwater..

The model input / output parameters have been provided is for all rain events. It is the intention of this model to demonstrate that the increases due to additional impervious area are very minimal and insignificant over all.

	PRE PEAK CFS			POST PEAK CFS			INCREASES		
	2	10	25	2	10	25	2	10	25
SA-1	1.36	3.14	4.03	1.51	3.37	4.31	0.15	0.23	0.28
SA-2	0.91	2.00	2.54	1.39	2.91	3.66	0.48	0.91	1.12
SA-3	0.90	2.12	2.75	1.11	2.28	2.85	0.21	0.16	0.10
SA-4	0.10	0.26	0.34	0.19	0.45	0.59	0.09	0.19	0.25

The results show that the increases from the proposed site are at approximately 1 CFS or less. With the exception of SA-2, all other subarea increases are well below any amount that would be considered significant or even detectable. It would be difficult, if even possible, to detect the 1+/- CFS increase from SA-2 in the wetlands at the back of the site.

Water Quality and Quantity Considerations

Quantity: The increases as stated above are not believed to be detectable or have adverse impacts due to the wetlands being the receiving resource.

Quality: Sheet flow across the site, through the woods and wetlands, prior to reaching the river, is an acceptable BMP for controlling pollutants from reaching rivers and bays. BMPs put in place during and after construction should serve to protect the down gradient resources and abutters from potential adverse impacts due to development.

Erosion and Sedimentation Control

A. Erosion Control Practices – Temporary Measures

The erosion and sedimentation control plan for the construction is tailored specifically to this site.

A temporary construction entrance shall be installed as shown on plans.

The following temporary measures to control erosion and sedimentation shall be utilized:

1. Each ground area, opened or exposed, whether directly or indirectly due to the development, shall be minimized and shall be stabilized within 15 days on initial disturbance of soil and shall be permanently stabilized within seven days of final grading. Exposed topsoil areas shall be stabilized with mulch prior to a rain event.
2. Temporary soil stabilization shall be either by temporary mulching, temporary seeding, permanent base gravel, or asphalt binder course as follows:

Temporary Seeding: Seed shall be Aroostook rye applied at 2.60#/1000 s.f. Lime shall be agricultural ground limestone applied at 13.8#/1000 s.f. Fertilizer shall be 10-10-10 classification applied at 13.8#/1000 s.f. Mulch shall consist of hay and October 1, and shall not be placed over snow.

Temporary Mulching: Mulch shall consist of chopped hay or straw mulch and spread by mechanical blower evenly at a rate of 150-200#/1000 s.f. Temporary mulch shall be removed prior to permanent soil stabilization. Mulch must not be placed over snow. Snow shall be removed prior to mulching.

Base gravel shall be suitable as temporary soil stabilization under the following conditions:

- a. Slopes shall be less than eight percent.
 - b. Gravel shall meet the specifications for base or subbase gravel proposed.
3. Prior to topsoil removal, haybale barriers shall be provided down slope of the disturbed area.

4. Stripped topsoil shall be stockpiled and stabilized for reuse during final grading. Silt fencing shall be provided where necessary to stabilized topsoil storage if stored on a slope. Topsoil shall not be stock piled within 100 feet of wetland or water body.
5. Construction of open areas shall comply with the provisions of the specifications to protect all drainage ways and existing streams.

B. Erosion Control Practices – Permanent Measures

The following permanent measures to control erosion and sedimentation shall be utilized:

1. Permanent seeding shall be performed during construction operations as each disturbed area has been brought to finish grade. Permanent seeding shall be made as dormant seeding after the first killing frost. Dormant seeding and mulch shall be used at two times the permanent seeding and mulching rate shown below for both lawn as well as embankments. Seed, loam, lime, fertilizer and mulch are to be as follows:

Seed: The seed mixture shall consist of seeds proportioned by weight. All seed shall be fresh, clean, “new crop” seed. Harmless inert matter and weed seeds shall be permitted up to one percent of the gross weight of each variety of seed. All seed supplied shall be packed in approved containers bearing the manufacturer’s name and analysis of contents. The following materials and application rates shall be required for permanent seeding:

Lawn – Creeping red fescue: 0.69#/1000 s.f.
Kentucky Blue Grass: 0.57#/1000 s.f.
Perennial rye grass: 0.46#/1000 s.f.
Redtop: 0.12#/1000 s.f.

Total: 1.84#/1000 s.f.

Embankments

Creeping red fescue: 0.50#/1000 s.f.
Redtop: 0.07#/1000 s.f.
Tall fescue: 1.38#/1000 s.f.

Total: 1.95#/1000 s.f.

Dates for permanent seeding: April 1-Sept. 15

Dates for temporary seeding: Sept. 15-Oct. 15

Dates for dormant seeding: Nov.1-until snow cover

Loam: Loam shall be free of grasses, roots, large stone and inorganic debris. Place loam at four to six inches minimum depth over all disturbed areas.

Lime: Lime shall be agricultural ground limestone and applied as per recommendation of a State Commercial Soil Testing Laboratory.

Fertilizer: Fertilizer shall be 10-20-20 classification and applied as per recommendations of a State Commercial Soils Testing laboratory.

Mulch: Mulch shall consist of hay or straw mulch. Mulch shall be spread evenly at a rate of two and one half tons per acre over all seeding. After application, the mulch shall be thoroughly wetted. In steep areas, the mulch shall be held in place by the use of jute erosion control netting or approved alternative netting material. Note: All exposed soil must be covered regardless of mulching rates specified.

The contractor shall maintain the seeded and mulched areas until final acceptance of the work. Maintenance shall consist of providing proper watering, protection against traffic and repairing any area damaged due to wind, water, erosion, fire or other causes. Such damaged areas shall be repaired to reestablish the condition and grade of the soil prior to seeding and shall them be fertilized, reseeded and remulched.

C. Construction Sequence

The general sequence of work shall be as follows:

1. Delineate areas to be cleared and protected by use of paint and flagging.
2. Install silt fence and or haybale barriers below limits of all work areas.
3. Clear and grub new work area.
4. Grade site and stockpile topsoil on a flat area away from wetlands and water bodies. If stockpile is to remain unworked for thirty days it is to be mulched.
5. Temporarily stabilize disturbed areas by mulching all exposed soil within 15 days of initial disturbance.
6. Complete site construction work.
 - a. Install utility infrastructure
7. Install permanent vegetation on all exposed areas within 15 days of final grading.
8. Perform continuing maintenance on all exposed areas.

D. Site Inspection & Maintenance

Weekly inspections, as well as routine inspections following rain falls, shall be conducted by the General Contractor of temporary and permanent erosion control devices until final acceptance of the project. Necessary repairs shall be made correct undermining or deterioration. Final acceptance shall include a site inspection to verify the stability of all disturbed areas and slopes. Until final inspection, all erosion and sedimentation control measures shall immediately be cleaned, or repaired by the General Contractor as required. Disposal of all temporary erosion control devices shall be the responsibility of the General Contractor.

E. Winter Erosion & Sedimentation Control

The Winter E&S measures for this site are specific and limited due to the nature of the activities.

1. Topsoil stripped and stockpiled shall be done so not within 100 feet of any water body, wetland, or resource.
2. All topsoil stockpiled shall be mulched prior to any snow event. Standard protection of stockpiles as prescribed in sections applies.
3. Non gravel soils shall be mulched prior to any snow event. In the event of snow cover spread topsoil the snow shall be removed and the soils mulched.
4. No seeding or mulching shall take place over snow.
5. Dormant seeding at twice the recommended rate is acceptable after Nov. 1.

Continued temporary maintenance and long term provisions for permanent maintenance of all erosion and sedimentation control facilities after acceptance of the project shall be the responsibility of the Applicant.

Conclusion for Erosion Control

If properly adhered to the erosion and sedimentation control plan for this site is adequate and sufficient for this level of activity. It is anticipated that there will be no adverse on or off site impacts due to activities.

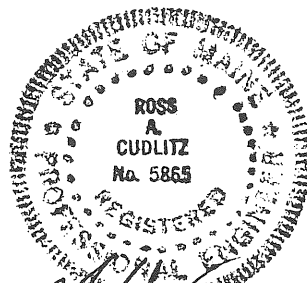
Conclusion

In conclusion, the proposed project can adequately and safely pass the design storms presented. We believe this project will not have any adverse impacts on abutters, down gradient systems or adjacent resources

Please contact me should anyone need clarification or additional information.

Sincerely,

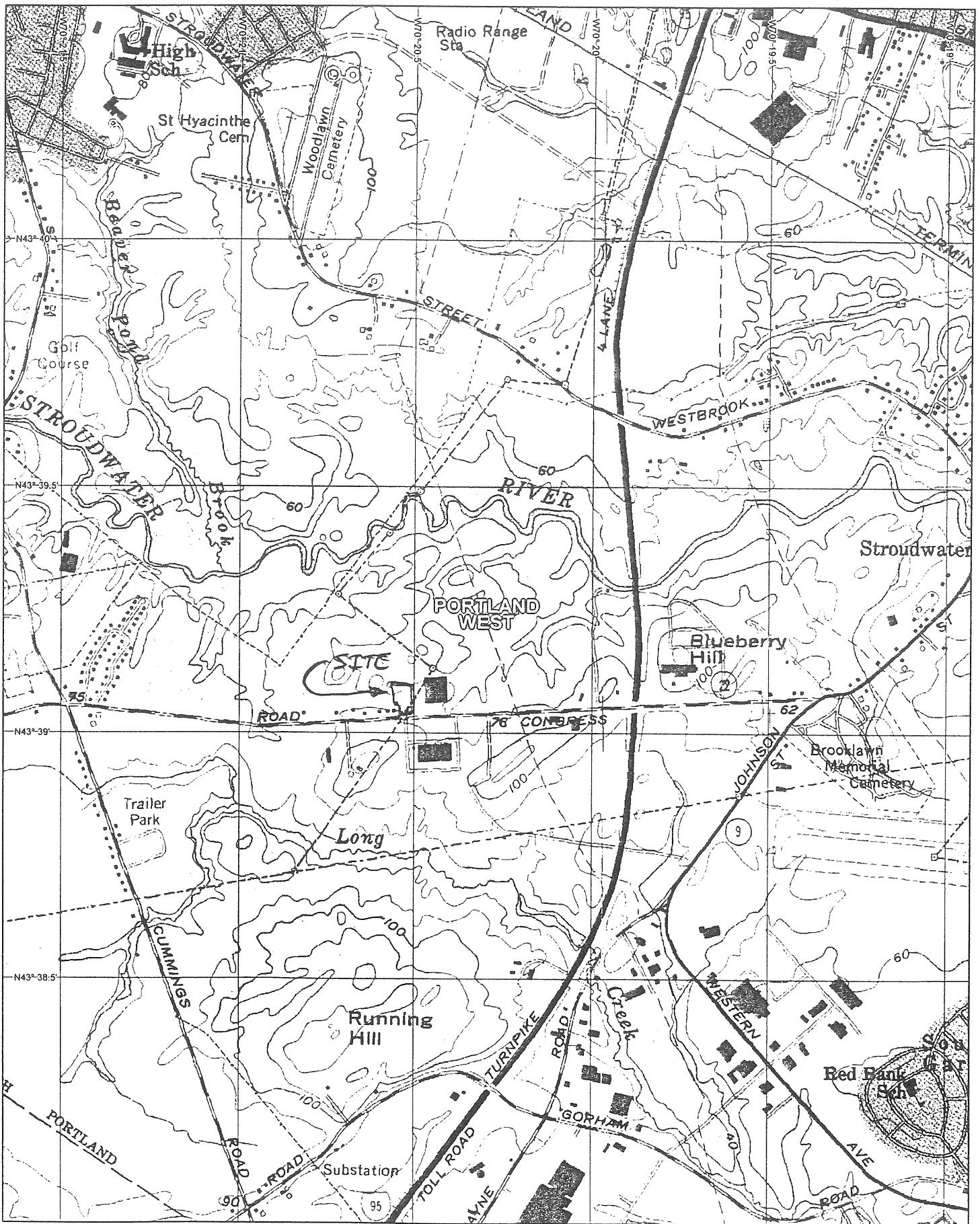

Ross A. Cudlitz, PE



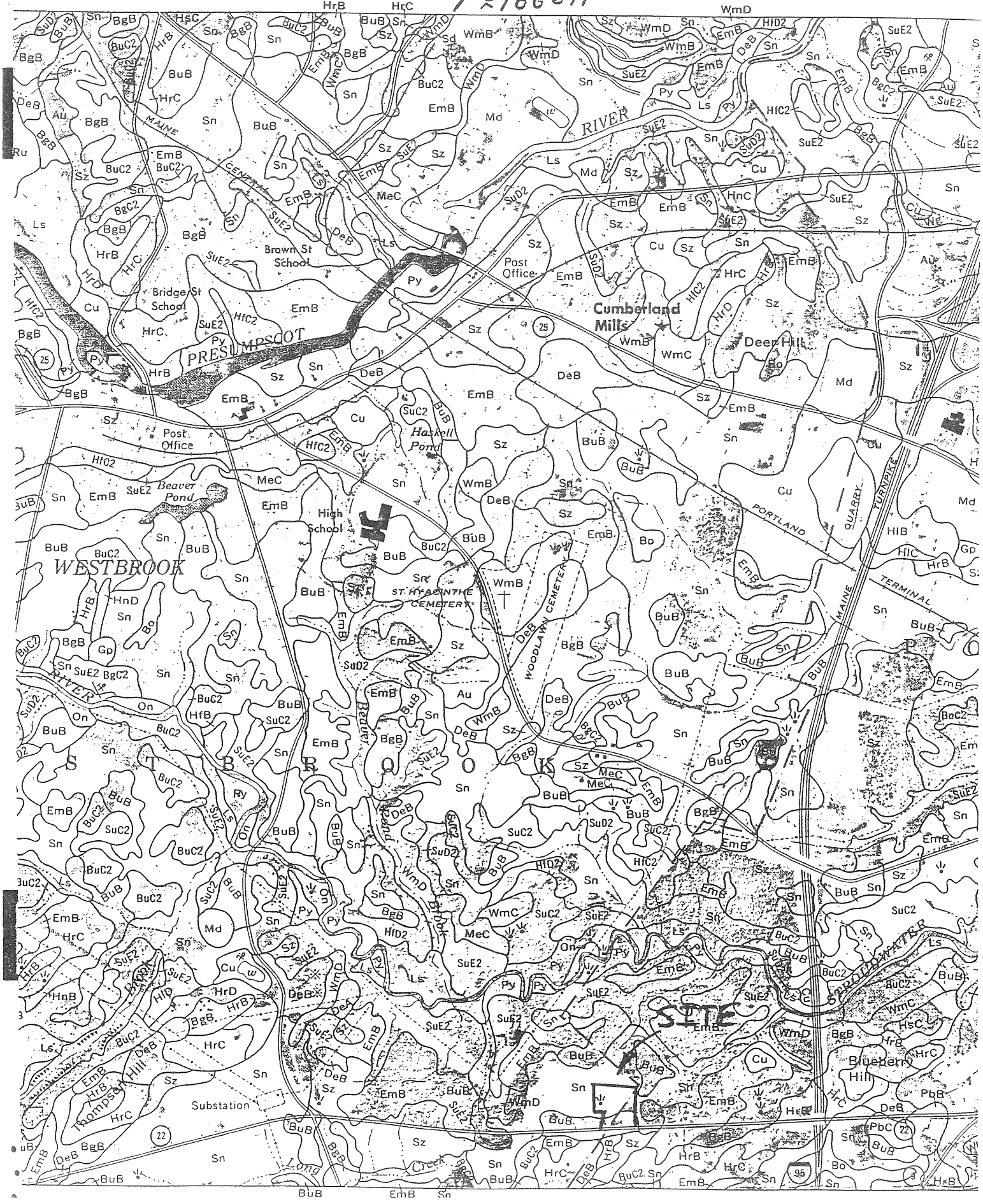
Handwritten signature and date: 3/26/02

Ross A. Cudlitz, PE
PO Box 794
So. Freeport, Maine 04078

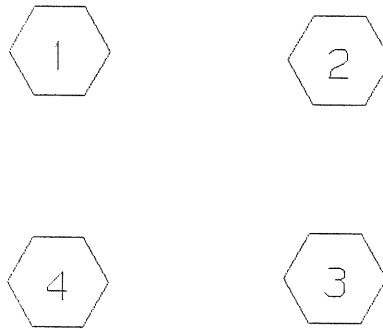
Engineering Assistance & Design (EA&D), Inc.
Phone/Fax: 207 - 846 - 0839
Cell / Voice Mail: 207-838-7663



16667



WATERSHED ROUTING



- SUBCATCHMENT 1 = SA-1 ->
- SUBCATCHMENT 2 = SA-2 ->
- SUBCATCHMENT 3 = SA-3 ->
- SUBCATCHMENT 4 = SA-4 ->

SUBCATCHMENT 1 SA-1

PEAK= 4.03 CFS @ 12.31 HRS, VOLUME= .43 AF

SQ-FT	CN
28455.00	73
52845.00	79
81300.00	77

WETLAND D GOOD BRUSH
 MADELAND FILL OPEN FAIR C

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.50 IN
 SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	AB	16.8
Grass: Short n=.15 L=163' P2=3 in s=.015 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	BC	.2
Short Grass Pasture Kv=7 L=50' s=.24 '/' V=3.43 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	CD wetlands adjust Kv factor	8.4
Kv=2 L=160' s=.025 '/' V=.32 fps		

Total Length= 373 ft Total Tc= 25.4

SUBCATCHMENT 2 SA-2

PEAK= 2.54 CFS @ 12.37 HRS, VOLUME= .29 AF

SQ-FT	CN
49500.00	79
2600.00	73
52100.00	79

MADELAND FILL OPEN C
 WETLAND BRUSH GOOD D

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.50 IN
 SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	AB	21.0
Grass: Short n=.15 L=185' P2=3 in s=.011 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	BC	.3
Short Grass Pasture Kv=7 L=62' s=.225 '/' V=3.32 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	CD wetlands adjust Kv factor	8.8
Kv=2 L=129' s=.015 '/' V=.24 fps		

Total Length= 376 ft Total Tc= 30.1

SUBCATCHMENT 1 SA-1

PEAK= 3.14 CFS @ 12.32 HRS, VOLUME= .34 AF

SQ-FT	CN		
28455.00	73	WETLAND D GOOD BRUSH	SCS TR-20 METHOD
52845.00	79	MADELAND FILL OPEN FAIR C	TYPE III 24-HOUR
81300.00	77		RAINFALL= 4.70 IN
			SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	AB	16.8
Grass: Short n=.15 L=163' P2=3 in s=.015 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	BC	.2
Short Grass Pasture Kv=7 L=50' s=.24 '/' V=3.43 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	CD wetlands adjust Kv factor	8.4
Kv=2 L=160' s=.025 '/' V=.32 fps		
Total Length= 373 ft		Total Tc= 25.4

SUBCATCHMENT 2 SA-2

PEAK= 2.00 CFS @ 12.38 HRS, VOLUME= .23 AF

SQ-FT	CN		
49500.00	79	MADELAND FILL OPEN C	SCS TR-20 METHOD
2600.00	73	WETLAND BRUSH GOOD D	TYPE III 24-HOUR
52100.00	79		RAINFALL= 4.70 IN
			SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	AB	21.0
Grass: Short n=.15 L=185' P2=3 in s=.011 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	BC	.3
Short Grass Pasture Kv=7 L=62' s=.225 '/' V=3.32 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	CD wetlands adjust Kv factor	8.8
Kv=2 L=129' s=.015 '/' V=.24 fps		
Total Length= 376 ft		Total Tc= 30.1

SUBCATCHMENT 3 SA-3

PEAK= 2.12 CFS @ 12.21 HRS, VOLUME= .20 AF

<u> SQ-FT </u>	<u> CN </u>		SCS TR-20 METHOD
4950.00	98	PAVEMENT	TYPE III 24-HOUR
12375.00	79	MADE FILL OPEN FAIR C	RAINFALL= 4.70 IN
<u>32175.00</u>	<u>72</u>	WOODS GOOD C	SPAN= 10-20 HRS, dt=.1 HRS
49500.00	76		

<u>Method</u>	<u>Comment</u>	<u>Tc (min)</u>
TR-55 SHEET FLOW	AD	13.4
Grass: Short n=.15 L=100' P2=3 in s=.01 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	BC	4.3
Woodland Kv=5 L=187' s=.021 '/' V=.72 fps		
Total Length= 287 ft		Total Tc= 17.7

SUBCATCHMENT 4 SA-4

PEAK= .26 CFS @ 12.09 HRS, VOLUME= .02 AF

<u> SQ-FT </u>	<u> CN </u>		SCS TR-20 METHOD
5780.00	72	GOOD WOODS C	TYPE III 24-HOUR
			RAINFALL= 4.70 IN
			SPAN= 10-20 HRS, dt=.1 HRS

<u>Method</u>	<u>Comment</u>	<u>Tc (min)</u>
TR-55 SHEET FLOW	AB	7.9
Woods: Light underbrush n=.4 L=55' P2=3 in s=.08 '/'		

SUBCATCHMENT 1 SA-1

PEAK= 1.36 CFS @ 12.33 HRS, VOLUME= .15 AF

<u>SQ-FT</u>	<u>CN</u>		SCS TR-20 METHOD
28455.00	73	WETLAND D GOOD BRUSH	TYPE III 24-HOUR
52845.00	79	MADELAND FILL OPEN FAIR C	RAINFALL= 3.00 IN
81300.00	77		SPAN= 10-20 HRS, dt=.1 HRS

<u>Method</u>	<u>Comment</u>	<u>Tc (min)</u>
TR-55 SHEET FLOW	AB	16.8
Grass: Short n=.15 L=163' P2=3 in s=.015 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	BC	.2
Short Grass Pasture Kv=7 L=50' s=.24 '/' V=3.43 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	CD wetlands adjust Kv factor	8.4
Kv=2 L=160' s=.025 '/' V=.32 fps		
Total Length= 373 ft		Total Tc= 25.4

SUBCATCHMENT 2 SA-2

PEAK= .91 CFS @ 12.40 HRS, VOLUME= .11 AF

<u>SQ-FT</u>	<u>CN</u>		SCS TR-20 METHOD
49500.00	79	MADELAND FILL OPEN C	TYPE III 24-HOUR
2600.00	73	WETLAND BRUSH GOOD D	RAINFALL= 3.00 IN
52100.00	79		SPAN= 10-20 HRS, dt=.1 HRS

<u>Method</u>	<u>Comment</u>	<u>Tc (min)</u>
TR-55 SHEET FLOW	AB	21.0
Grass: Short n=.15 L=185' P2=3 in s=.011 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	BC	.3
Short Grass Pasture Kv=7 L=62' s=.225 '/' V=3.32 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	CD wetlands adjust Kv factor	8.8
Kv=2 L=129' s=.015 '/' V=.24 fps		
Total Length= 376 ft		Total Tc= 30.1

SUBCATCHMENT 3 SA-3

PEAK= .90 CFS @ 12.22 HRS, VOLUME= .09 AF

<u>SQ-FT</u>	<u>CN</u>		SCS TR-20 METHOD
4950.00	98	PAVEMENT	TYPE III 24-HOUR
12375.00	79	MADE FILL OPEN FAIR C	RAINFALL= 3.00 IN
<u>32175.00</u>	<u>72</u>	WOODS GOOD C	SPAN= 10-20 HRS, dt=.1 HRS
49500.00	76		

<u>Method</u>	<u>Comment</u>	<u>Tc (min)</u>
TR-55 SHEET FLOW	AD	13.4
Grass: Short n=.15 L=100' P2=3 in s=.01 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	BC	4.3
Woodland Kv=5 L=187' s=.021 '/' V=.72 fps		
Total Length= 287 ft		Total Tc= 17.7

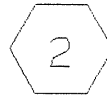
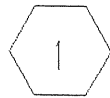
SUBCATCHMENT 4 SA-4

PEAK= .10 CFS @ 12.10 HRS, VOLUME= .01 AF

<u>SQ-FT</u>	<u>CN</u>		SCS TR-20 METHOD
5780.00	72	GOOD WOODS C	TYPE III 24-HOUR
			RAINFALL= 3.00 IN
			SPAN= 10-20 HRS, dt=.1 HRS

<u>Method</u>	<u>Comment</u>	<u>Tc (min)</u>
TR-55 SHEET FLOW	AB	7.9
Woods: Light underbrush n=.4 L=55' P2=3 in s=.08 '/'		

WATERSHED ROUTING =====



SUBCATCHMENT



REACH



POND



LINK

- SUBCATCHMENT 1 = SA-1 ->
- SUBCATCHMENT 2 = SA-2 ->
- SUBCATCHMENT 3 = SA-3 ->
- SUBCATCHMENT 4 = SA-4 ->

SUBCATCHMENT 1 SA-1

PEAK= 4.31 CFS @ 12.17 HRS, VOLUME= .39 AF

SQ-FT	CN		SCS TR-20 METHOD
28455.00	73	WETLAND D GOOD BRUSH	TYPE III 24-HOUR
36155.00	79	MADELAND FILL OPEN FAIR C	RAINFALL= 5.50 IN
5590.00	98	ROOF / PAVED	SPAN= 10-20 HRS, dt=.1 HRS
70200.00	78		

Method	Comment	Tc (min)
TR-55 SHEET FLOW	AB	6.4
Grass: Short n=.15 L=90' P2=3 in s=.05 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	BC	.2
Short Grass Pasture Kv=7 L=50' s=.24 '/' V=3.43 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	CD wetlands adjust Kv factor	8.4
Kv=2 L=160' s=.025 '/' V=.32 fps		
Total Length= 300 ft		Total Tc= 15.0

SUBCATCHMENT 2 SA-2

PEAK= 3.66 CFS @ 12.31 HRS, VOLUME= .40 AF

SQ-FT	CN		SCS TR-20 METHOD
56320.00	79	MADELAND FILL OPEN C	TYPE III 24-HOUR
2600.00	73	WETLAND BRUSH GOOD D	RAINFALL= 5.50 IN
7510.00	98	ROOF / PAVE	SPAN= 10-20 HRS, dt=.1 HRS
66430.00	81		

Method	Comment	Tc (min)
TR-55 SHEET FLOW	AB	.7
Smooth surfaces n=.011 L=50' P2=3 in s=.02 '/'		
TR-55 SHEET FLOW	BC	16.6
Grass: Short n=.15 L=150' P2=3 in s=.013 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	CD	.3
Short Grass Pasture Kv=7 L=62' s=.225 '/' V=3.32 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	DE WETLANDS ADJUST Kv factor	8.5
Kv=2 L=129' s=.016 '/' V=.25 fps		
Total Length= 391 ft		Total Tc= 26.1

SUBCATCHMENT 3 SA-3

PEAK= 2.85 CFS @ 12.21 HRS, VOLUME= .27 AF

SQ-FT	CN		SCS TR-20 METHOD
13100.00	98	PAVEMENT	TYPE III 24-HOUR
9375.00	79	MADE FILL OPEN FAIR C	RAINFALL= 5.50 IN
16175.00	72	WOODS GOOD C	SPAN= 10-20 HRS, dt=.1 HRS
4650.00	74	OPEN LAWN GOOD C	
43300.00	82		

Method	Comment	Tc (min)
TR-55 SHEET FLOW	AD	.5
Smooth surfaces n=.011 L=30'	P2=3 in s=.016 '/'	
TR-55 SHEET FLOW	BC	14.1
Grass: Dense n=.24 L=110'	P2=3 in s=.027 '/'	
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID:	3.4
Woodland Kv=5 L=160'	s=.025 '/' V=.79 fps	
Total Length= 300 ft		Total Tc= 18.0

SUBCATCHMENT 4 SA-4

PEAK= .59 CFS @ 12.06 HRS, VOLUME= .04 AF

SQ-FT	CN		SCS TR-20 METHOD
3000.00	72	GOOD WOODS C	TYPE III 24-HOUR
910.00	98	PAVED	RAINFALL= 5.50 IN
4740.00	74	OPEN LAWN C GOOD	SPAN= 10-20 HRS, dt=.1 HRS
8650.00	76		

Method	Comment	Tc (min)
TR-55 SHEET FLOW	AB	.8
Smooth surfaces n=.011 L=45'	P2=3 in s=.011 '/'	
TR-55 SHEET FLOW	BC	4.9
Grass: Dense n=.24 L=40'	P2=3 in s=.05 '/'	
SHALLOW CONCENTRATED/UPLAND FLOW	CD	1.1
Woodland Kv=5 L=35'	s=.011 '/' V=.52 fps	
Total Length= 120 ft		Total Tc= 6.8

SUBCATCHMENT 1 SA-1

PEAK= 3.37 CFS @ 12.17 HRS, VOLUME= .30 AF

SQ-FT	CN		SCS TR-20 METHOD
28455.00	73	WETLAND D GOOD BRUSH	TYPE III 24-HOUR
36155.00	79	MADELAND FILL OPEN FAIR C	RAINFALL= 4.70 IN
5590.00	98	ROOF / PAVED	SPAN= 10-20 HRS, dt=.1 HRS
70200.00	78		

Method	Comment	Tc (min)
TR-55 SHEET FLOW	AB	6.4
Grass: Short n=.15 L=90' P2=3 in s=.05 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	BC	.2
Short Grass Pasture Kv=7 L=50' s=.24 '/' V=3.43 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	CD wetlands adjust Kv factor	8.4
Kv=2 L=160' s=.025 '/' V=.32 fps		
Total Length= 300 ft		Total Tc= 15.0

SUBCATCHMENT 2 SA-2

PEAK= 2.91 CFS @ 12.32 HRS, VOLUME= .32 AF

SQ-FT	CN		SCS TR-20 METHOD
56320.00	79	MADELAND FILL OPEN C	TYPE III 24-HOUR
2600.00	73	WETLAND BRUSH GOOD D	RAINFALL= 4.70 IN
7510.00	98	ROOF / PAVE	SPAN= 10-20 HRS, dt=.1 HRS
66430.00	81		

Method	Comment	Tc (min)
TR-55 SHEET FLOW	AB	.7
Smooth surfaces n=.011 L=50' P2=3 in s=.02 '/'		
TR-55 SHEET FLOW	BC	16.6
Grass: Short n=.15 L=150' P2=3 in s=.013 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	CD	.3
Short Grass Pasture Kv=7 L=62' s=.225 '/' V=3.32 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	DE WETLANDS ADJUST Kv factor	8.5
Kv=2 L=129' s=.016 '/' V=.25 fps		
Total Length= 391 ft		Total Tc= 26.1

SUBCATCHMENT 3 SA-3

PEAK= 2.28 CFS @ 12.21 HRS, VOLUME= .21 AF

SQ-FT	CN		SCS TR-20 METHOD
13100.00	98	PAVEMENT	TYPE III 24-HOUR
9375.00	79	MADE FILL OPEN FAIR C	RAINFALL= 4.70 IN
16175.00	72	WOODS GOOD C	SPAN= 10-20 HRS, dt=.1 HRS
4650.00	74	OPEN LAWN GOOD C	
43300.00	82		

Method	Comment	Tc (min)
TR-55 SHEET FLOW	AD	.5
Smooth surfaces	n=.011 L=30' P2=3 in s=.016 '/'	
TR-55 SHEET FLOW	BC	14.1
Grass: Dense	n=.24 L=110' P2=3 in s=.027 '/'	
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID:	3.4
Woodland	Kv=5 L=160' s=.025 '/' V=.79 fps	
Total Length= 300 ft		Total Tc= 18.0

SUBCATCHMENT 4 SA-4

PEAK= .45 CFS @ 12.06 HRS, VOLUME= .03 AF

SQ-FT	CN		SCS TR-20 METHOD
3000.00	72	GOOD WOODS C	TYPE III 24-HOUR
910.00	98	PAVED	RAINFALL= 4.70 IN
4740.00	74	OPEN LAWN C GOOD	SPAN= 10-20 HRS, dt=.1 HRS
8650.00	76		

Method	Comment	Tc (min)
TR-55 SHEET FLOW	AB	.8
Smooth surfaces	n=.011 L=45' P2=3 in s=.011 '/'	
TR-55 SHEET FLOW	BC	4.9
Grass: Dense	n=.24 L=40' P2=3 in s=.05 '/'	
SHALLOW CONCENTRATED/UPLAND FLOW	CD	1.1
Woodland	Kv=5 L=35' s=.011 '/' V=.52 fps	
Total Length= 120 ft		Total Tc= 6.8

SUBCATCHMENT 1 SA-1

PEAK= 1.51 CFS @ 12.19 HRS, VOLUME= .14 AF

SQ-FT	CN		SCS TR-20 METHOD
28455.00	73	WETLAND D GOOD BRUSH	TYPE III 24-HOUR
36155.00	79	MADELAND FILL OPEN FAIR C	RAINFALL= 3.00 IN
5590.00	98	ROOF / PAVED	SPAN= 10-20 HRS, dt=.1 HRS
70200.00	78		

Method	Comment	Tc (min)
TR-55 SHEET FLOW	AB	6.4
Grass: Short n=.15 L=90' P2=3 in s=.05 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	BC	.2
Short Grass Pasture Kv=7 L=50' s=.24 '/' V=3.43 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	CD wetlands adjust Kv factor	8.4
Kv=2 L=160' s=.025 '/' V=.32 fps		
Total Length= 300 ft		Total Tc= 15.0

SUBCATCHMENT 2 SA-2

PEAK= 1.39 CFS @ 12.33 HRS, VOLUME= .15 AF

SQ-FT	CN		SCS TR-20 METHOD
56320.00	79	MADELAND FILL OPEN C	TYPE III 24-HOUR
2600.00	73	WETLAND BRUSH GOOD D	RAINFALL= 3.00 IN
7510.00	98	ROOF / PAVE	SPAN= 10-20 HRS. dt=.1 HRS
66430.00	81		

Method	Comment	Tc (min)
TR-55 SHEET FLOW	AB	.7
Smooth surfaces n=.011 L=50' P2=3 in s=.02 '/'		
TR-55 SHEET FLOW	BC	16.6
Grass: Short n=.15 L=150' P2=3 in s=.013 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	CD	.3
Short Grass Pasture Kv=7 L=62' s=.225 '/' V=3.32 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	DE WETLANDS ADJUST Kv factor	8.5
Kv=2 L=129' s=.016 '/' V=.25 fps		
Total Length= 391 ft		Total Tc= 26.1

SUBCATCHMENT 3 SA-3

PEAK= 1.11 CFS @ 12.22 HRS, VOLUME= .11 AF

SQ-FT	CN		SCS TR-20 METHOD
13100.00	98	PAVEMENT	TYPE III 24-HOUR
9375.00	79	MADE FILL OPEN FAIR C	RAINFALL= 3.00 IN
16175.00	72	WOODS GOOD C	SPAN= 10-20 HRS, dt=.1 HRS
4650.00	74	OPEN LAWN GOOD C	
43300.00	82		

Method	Comment	Tc (min)
TR-55 SHEET FLOW	AD	.5
Smooth surfaces	n=.011 L=30' P2=3 in s=.016 '/'	
TR-55 SHEET FLOW	BC	14.1
Grass: Dense	n=.24 L=110' P2=3 in s=.027 '/'	
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID:	3.4
Woodland	Kv=5 L=160' s=.025 '/' V=.79 fps	
Total Length= 300 ft		Total Tc= 18.0

SUBCATCHMENT 4 SA-4

PEAK= .19 CFS @ 12.08 HRS, VOLUME= .02 AF

SQ-FT	CN		SCS TR-20 METHOD
3000.00	72	GOOD WOODS C	TYPE III 24-HOUR
910.00	98	PAVED	RAINFALL= 3.00 IN
4740.00	74	OPEN LAWN C GOOD	SPAN= 10-20 HRS, dt=.1 HRS
8650.00	76		

Method	Comment	Tc (min)
TR-55 SHEET FLOW	AB	.8
Smooth surfaces	n=.011 L=45' P2=3 in s=.011 '/'	
TR-55 SHEET FLOW	BC	4.9
Grass: Dense	n=.24 L=40' P2=3 in s=.05 '/'	
SHALLOW CONCENTRATED/UPLAND FLOW	CD	1.1
Woodland	Kv=5 L=35' s=.011 '/' V=.52 fps	
Total Length= 120 ft		Total Tc= 6.8

773
3114

Dear Sarah,

I am in a real tough spot at the moment and could really use your help.

My bank (Peoples Heritage, officer: Bill Schad) is holding up my closing because of the provision in my approval letter dealing with the sewer agreement between Westbrook and Portland. I had Matt Eddy write a letter (see attachment) to Peoples outlining their stand on the issue. This seemed to make the bank happy, however Mr. Schad expressed his concern that the issue is with Portland. I feel strongly that a letter from either yourself or Alexander Jaegerman would help me greatly. Without going into detail I will assure you that time is of the essence. We need to close by tomorrow.

Your department has been wonderful throughout this entire process. Thank you.

Sincerely,



Alexander (Sandy) Liversidge

Swedish Solutions

Work-871-7222

Fax-879-7516

Cell-653-7222

From: Gary Wood (Norma Parkinson)
To: Joe Gray ; Lee Urban; William Bray
Date: Tue, Jun 18, 2002 9:02 AM
Subject: Portland-Westbrok Sewer Agreement; Development on Riverside St.

Please see the attached message from Gary Wood.

Re: Portland-Westbrook Sewer Agreement
Development on Riverside Street

I called Ron Miller on Monday and talked to him at length about the status of this agreement. He said that it is being reviewed by Peter Webster, and his engineers are away at a convention but will return this Friday. He expects to have a response to us next week. He does not see any major impediments to the agreement from the PWD perspective, but there are some issues that will need to be addressed including:

- (1) the proposed agreement calls for the industrial pre-treatment program for this sewerage to be run by PWD – they do not want to do that – they would just as soon have Portland’s IPP approve and monitor projects on Riverside Street;
- (2) the proposed agreement would have the PWD review and approve connections to the sewer line in Riverside Street – Ron does not want that obligation to belong to the PWD – he would like the City to perform that task just as we do with sewer connections in other parts of the city;
- (3) the proposed agreement calls for a potential increase in the sewer capacity at the Westbrook plant with the PWD serving the role of allocating the cost between Westbrook and Portland – he said that the current Westbrook plant already serves part of Gorham and may also be serving parts of Windham, including the state correctional facility in Windham. So determining the need for future expansion and who should pay for it is more complicated than simply having an agreement between Westbrook and Portland.

Ron did not see any of these issues as deal breakers and expects to come up with something that both Portland and Westbrook are happy with in the next week or two.

Office\Gary\e-mail re sewer agreement

From: Gary Wood
To: Joe Gray ; Lee Urban; William Bray
Date: Tue, Jun 18, 2002 10:27 AM
Subject: Re: Westbrook Sewer Agreement

please read my e-mail of this morning --the issue is in the hands of the PWD who have some concerns that we can and will address possibly as early as next week---calls to elected officials in Westbrook will be counter productive--Bill was right about Ron Miller being somewhat miffed about not being at the table earlier but he will get over it pretty fast especially if we acknowledge their issues and ask for his help

>>> Lee Urban 06/18 6:48 AM >>>

I think Bill is doing as best anyone can to keep the pressure on. The reality, however, may be that Westbrook doesn't give a tinker's damn about developments that have benefits to Portland as well as to Westbrook. I really urge us to add more pressure by calling folks involved on a daily basis. Spring Harbor and Swedish Solutions and another development on Riverside are the unintended bearers of the burden.

I hope one or more appropriate people here will call.

>>> William Bray 06/14 8:59 AM >>>

Joe, the heat is beginning to rise on this issue. I have been contacted by the Spring Harbor engineering consultant and the owner, bank representative and engineer from the Swedish Solution project asking what is the current status of the sewer agreement with Westbrook. Joe, I am holding firm on this issue unless you direct otherwise and advising these folks that their building permits will be held up until Westbrook and the Portland Water District accept the Riverside Street inter municipal sewer agreement. Donna and I have responded to Westbrook's requests for language changes, although we still have not been notified in writing that the latest version is acceptable to them. Possibly Gary could call Ron Miller from the Portland District because we still have no comments from them on the proposed agreement.
Bill

CC: Alex Jaegerman ; Donna Katsiaficas; John Lufkin

389 Congress Street, 4th Floor
Portland, ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258

**City of Portland
Planning and Development Department
Planning Division**

Fax

To: Sandy Liversidge Company: Swedish Solutions
Fax: Bill Schad Date: People's Heritage Bank
From: Sarah Hopkins 761 7516
879

Comments:

761-8660
879 7516

Mike Pearce

822 9901

You should receive 2 page(s), including this cover sheet. If you do not receive all of the pages, please call (207)874-8721.

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

June 18, 2002

Bill Schad
Peoples Heritage Bank
One Portland Square
Portland, Me 04101

Re: Swedish Solutions, 2439 Congress Street
CBL 239A-A-2001

Dear Mr. Schad:

This letter is in reference to the Swedish Solutions project at 2439 Congress Street. On May 31, 2002, the Planning Authority approved the plan with the condition that no site work occur within the City of Portland until the pending sewer agreement between Portland and Westbrook is reached and a letter attesting to sewer capacity is issued.

The condition regarding the sewer agreement is the result of a long negotiation between Westbrook and Portland regarding a comprehensive agreement for shared sewer infrastructure and capacity. While the proposed building is in Westbrook, the sewer service will be in Portland.

To my knowledge, both the cities of Westbrook and Portland have reviewed and approved the language and stipulations of the sewer agreement and are now waiting for the final review by the Westbrook Sewer Commission. We anticipate no issues or obstacles regarding the final execution of the agreement.

Please do not hesitate to call if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sarah Hopkins', is written over the typed name.

Sarah Hopkins
Development Review Services Manager

cc.: Alexander Liversidge, Swedish Solutions
Lee Urban, Director of Planning and Development
Alex Jaegerman, Planning Division Director
Jack Lufkin, Economic Development Director
Jonathan Spence, Planner
Bill Bray, Public Works Director



City of Westbrook, Maine

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

June 14, 2002

Mr. Sandy Liversidge
93 County Rd.
Westbrook, ME 04092

Dear Sandy,

This memo is in regard to the approval of your project on County Road. I had previously provided you the minutes and findings of fact regarding your approval. One of the conditions regarded the approval of your sewer service.

The service required an agreement between Portland and Westbrook so that you could be served by Portland. All staff have received and approved that agreement. All that is left is the technical review by the Westbrook Sewer Commission, which will occur next week. For all practical purposes, the sewer agreement is in place.

If your bank or future tenant has any questions, please feel free to have them call me at 854-9105.

Sincerely,

Mathew H. Eddy
Dir. Economic & Community Dev.

CC: Paul Boudreau - Westbrook
Bill Bray - Portland

MHE/dmm

TO

Jay Reynolds
Jay - Revised
Application

Sandy Liversidge

Swedish Solution

Phone 871-7222-

Fax - 879-7516 - Please call first

Cell - 653-7222

I reviewed this with my Excavator.

(Les Wilson + Sons)

CITY OF PORTLAND
 Planning and Development Department
 SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 6/12/02

Name of Project: Swedish Solutions
 Address/Location: 11 County Road (Portland/Westbrook Line)
 Developer: Alexander Liversidge -

Form of Performance Guarantee: _____

Type of Development: Subdivision _____ Site Plan (Major/Minor)

TO BE FILLED OUT BY THE APPLICANT:

Item	Quantity	PUBLIC		PRIVATE		
		Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road		<u>4,000-</u>	<u>4,000-</u>		<u>4,000-</u>	<u>4,000-</u>
Granite Curbing		<u>7,000-</u>	<u>7,000-</u>		<u>1,000-</u>	<u>1,000-</u>
Sidewalks		<u>1,500</u>	<u>1,500-</u>			
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs						
Other						
2. EARTH WORK						
Cut		<u>2,000-</u>	<u>2,000-</u>		<u>4,000-</u>	<u>4,000-</u>
Fill		<u>4,000-</u>	<u>4,000-</u>		<u>4,000-</u>	<u>4,000-</u>
3. SANITARY SEWER						
Manholes						
Piping		<u>2,000-</u>	<u>2,000-</u>			
Connections		<u>2,500</u>	<u>2,000-</u>			
Main Line Piping		<u>1,000</u>	<u>1,000-</u>			
House Sewer Service Piping					<u>800-</u>	<u>800-</u>
Pump Stations						
Other						
4. WATER MAINS						
		<u>800-</u>	<u>800-</u>			
5. STORM DRAINAGE						
Manholes						
Catchbasins						
Piping						
Detention Basin						
Stormwater Quality Units						
Other						

6. SITE LIGHTING

7. EROSION CONTROL

Silt Fence

Check Dams

Pipe Inlet/Outlet Protection

Level Lip Spreader

Slope Stabilization

Geotextile

Hay Bale Barriers

Catch Basin Inlet Protection

500- 500-

8. RECREATION AND OPEN SPACE AMENITIES

9. LANDSCAPING

(Attach breakdown of plant materials, quantities, and unit costs)

6,000- 6,000-

10. MISCELLANEOUS

Sign Installation

800- 800-

TOTAL:

\$ 18,800

\$ 21,100-

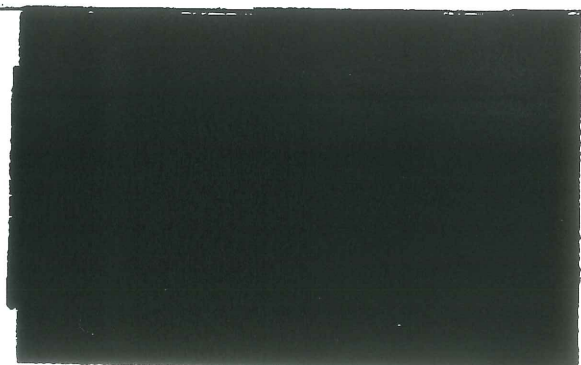
GRAND TOTAL:

39,900.00

INSPECTION FEE (to be filled out by the City)

OK 6/17/02
P.R.

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:	378.00	422.00	798.00
or			
B: Alternative Assessment:			
Assessed by:	(name)	(name)	



GOOGINS Lawn & Landscape

9 Beacon Street
 Portland, ME 04103
 (207) 780-6033

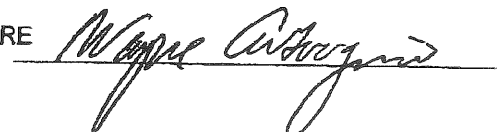
Proposal

DATE
4/8/2002

NAME / ADDRESS
Swedish Solutions 93 County Road Westbrook, ME 04092

DESCRIPTION	QTY	COST	TOTAL
COMPLETE LANDSCAPE PROPOSAL FOR SWEDISH SOLUTIONS NEW LOCATION ON COUNTY ROAD			
Balsam or Fraser Fir 4' to 5' variety	20	96.95	1,939.00
Globe Arborvitae 18" to 24" variety	6	25.25	151.50
"Techny" Mission Arborvitae 4' to 5' variety	10	72.50	725.00
Dwarf Korean Lilac 2 1/2' to 3' variety	6	50.00	300.00
Japanese Red Maple 4' to 5' variety	3	184.00	552.00
Potted Day Lilies, Hosta, Phlox, and assorted perennials	70	7.95	556.50
Bark Mulch 1 cubic yard	5	25.95	129.75
Loam 1 cubic yard	2	20.00	40.00
Crushed stone per ton	5	18.50	92.50
Peat moss, Bone meal, bagged composted manure, and fertilizer	1	125.00	125.00
Complete labor for this job includes the following: purchase and transportation for all materials, design assistance for plant selection, layout and installation of all plants. Cleanup of any material from the installation process will also be completed. All plants have a one year guarantee on the plant itself as well as replacement labor.	1	6,400.00	6,400.00
		TOTAL	\$11,011.25

SIGNATURE





CITY OF PORTLAND

1 May 2002

Mr. Alexander H. Liversidge, Principal,
Swedish Solution,
93 County Road,
Westbrook, Maine 04092.

RE: The *Status Quo* of the Lot Eight, "Stroudwater Estates," Project Capacity Letter.

Dear Mr. Liversidge:

I am in a holding pattern re the capacity letter for this project.

Mrs. Katherine Earley, City Engineering Manager, and I spoke on this matter Wednesday 10 April 2002. At that time, she said that the City of Westbrook is in receipt of a draft from the City of Portland regarding a pending sewer service agreement between the City of Portland and the City of Westbrook.

I am still waiting direction from my administration as to whether or not an inter-municipal sewer service agreement has been executed.

In addition, a "Third Party Agreement" (so called) is necessary with The Portland Water District (P.W.D.), in order for you to gain use of *their sewer* in this section of "outer Congress Street." Please contact Mr. John Emerson, at P.W.D., 774-5961 (ext. 3082) for this agreement. Copies of said agreement are to be forwarded to both Sarah Hopkins (planning) and to me. One of these copies will be attached to the capacity letter.

Sincerely,

CITY OF PORTLAND

Frank J. Brancely, BA, MA
Senior Engineering Technician

FJB

cc: Alexander Q. Jaegerman, Acting Co-Director, Department of Planning, and Urban Development, City of Portland
✓ Sarah Hopkins, Senior Planner, Department of Planning and Urban Development, City of Portland
Eric Labelle, P.E., City Engineer, City of Portland
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
Anthony W. Lombardo, P.E., Project Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
Todd Merkle, Field Inspections Coordinator, City of Portland
Desk file

O:\Engshare\FJB\Capacity Letters



City of Westbrook

DEPARTMENT OF COMMUNITY DEVELOPMENT AND PLANNING

2 York Street

Westbrook, Maine 04092

(207) 854-9105

Fax: (207) 854-0635

To: Westbrook Planning Board
From: Mathew Eddy *ME*
Date: May 15, 2002
Subject: May 21 Meeting

I will not be at this evenings meeting because of a family commitment (honors chorus concert). The Ricks (Gouzie and Sullivan) will be there in my stead. I am asking you to make decisions on Swedish Solutions, Hildreth and White, Midas, and the Flannery Office Building.

Midas Muffler. This request is self-explanatory. There was a previous site plan approval that did not contemplate car sales. Midas has a 3-car cap it will place on the franchise.

Hildreth and White. In recommending this contract zone to the City Council, the following requirements and conditions shall be met:

- The property is shown as lot 11A, Map 4 of the tax map and is located presently in the RFC Zone and within the mobile home park sub-district.
- Space and Bulk Criteria for the contract zone:

Net residential density:	3 units per NRA
Minimum Lot Size:	10,000 square feet
Minimum Street Frontage:	80'
Minimum Front yard setback:	15'
Minimum Side yard setback:	10'
Minimum Rear yard setback:	15'
Max. Building Height	40'
Maximum Building Coverage:	35%
- Total area of the parcel is 13.83 acres. Total net residential density shall be established during site plan review, when detailed wetland delineation is completed.
- Other conditions:
 1. Prior to blasting or construction, the developer will survey all surrounding structures for condition of structures and status of well water and will certify after construction that existing conditions have not been impacted by construction. If impact is found, the developer shall pay for all repair or corrections.
 2. The developer shall pay an impact fee of \$500 per lot, or \$15,500. \$12,400 shall go to recreation improvements to be defined by the City and the remainder to a

fund set up for the development of sidewalks between the project and where the sidewalks end on Saco Street.

3. All properties shall be buffered or screened, to be negotiated during site plan review.
4. The paved right of way shall be 22' in width, with granite curbs at the radii of intersections.
5. Others?

Swedish Solutions. This comes to you as both a conditional use and site plan review.

Outstanding issues include how many cars is he going to be allowed to sell at any one time, type and condition of screening of recycled car parts (presently behind the fence in the rear), and working out some drainage issues with our engineer. The last I expect to be worked out prior to the meeting, potentially with some modifications to the plan. The other two will be included as conditions in the following findings.

Conditional Use Criteria:

- i. The size and shape of the lot can accommodate the proposed building and a future expansion that will create a covered area for the storage of recycled parts. There are no impacts on surrounding properties, including those on the Portland side of the line.
- ii. Vehicular access into the site is via Congress. Portland and Westbrook have agreed to require that a sidewalk be put in the front of the property, however, the applicant has five years to do so (it is anticipated to connect to a Portland sidewalk plan).
- iii. Trip ends produced are under the 1,200 threshold (see traffic assessment). Critical rate factors are not in play, although that is primarily because Spring and County Road will be reconstructed.
- iv. Two access points will not be required.
- v. Slope at the intersection of the street is relatively flat. Drainage gently slopes back to the rear of the property.
- vi. The fire department has reviewed and approved these plans.
- vii. The site is ideal for the repair of motor vehicles. The current site has been the source of some concern because of the fenced in recycling operation. The owner intends to enclose that operation by September, 2003. That will be a condition of approval.
- viii. Approval will be subject to approval of an agreement with the City of Portland to accept this sewage.
- ix. Soils and slope are adequate.
- x. The proposed use does not have an impact on the scenic or natural environment. The use is consistent with uses in the area.
- xi. The scale of the building is consistent with others in the area.

Site Plan Review Criteria.

- 1) Preservation of Landscape. The rear of this property will remain in its present state. The landscaping plan is adequate and shall be completed according to the plan filed with the office.
- 2) Parking and circulation. Parking and circulation is adequate.
- 3) Surface Water Drainage. Sheet drainage will carry stormwater to the rear of the property.
- 4) Utilities. Utilities are underground. An agreement with the Portland water district is necessary for the sewer line.
- 5) Advertising features. Signing will be the same as the previous operation.

- 6) Special Features. A fenced in exterior storage is proposed for the rear of the building. That area will be converted to enclosed structure by September, 2003.
- 7) Exterior lighting will be via wallpacks of the cutoff variety attached to the buildings.
- 8) Emergency vehicle access is adequate.
- 9) Landscaping shall be completed according to the plan.
- 10) This project requires a conditional use permit.

Staff recommends approval subject to the following conditions, as are appropriate for site review and conditional use approval:

1. This approval is subject to approval being granted by the City of Portland Planning Department.
2. The fenced in area proposed for the rear of the building shall be converted to a covered, enclosed building by September 1, 2003.
3. All recycled vehicles being stored within the enclosed shall have all fluids drained in the garage prior to storage.
4. Granite curbing shall be installed at the entrance to Congress/County Road.
5. The applicant shall obtain a state recycling license in order operate the recycling program.
6. This approval is subject to the applicant getting permission to tie into the Portland Sewer line.
7. The applicant has permission to have for sale only 3 cars at any one time. Any other vehicle on the site shall be registered and waiting for repair or belong to an employee for commuting purposes.

Brown Street Subdivision. This is an administrative subdivision review, for all practical purposes. When we approved the contract zone to allow the units to be developed in the manner depicted; we assumed three unit buildings. Our subdivision definition is old and should include 3 unit rental or condominium structures as requiring subdivision approval. Hence this is back to you for a subdivision approval.

The plans are divided into two: 17 King Street and King-North People's subdivision (32 King, 26 King, 17 North and 15 North). 23 North Street is forthcoming. Also included in your packet are condominium plans that are to be approved as part of this project. The Condominium site plan identifies all the units to be included and describes their relationships. These include easements for the playground, walking paths and parking area. In addition to that, there are condominium plans and elevations for each structure depicting design and how they will be divided. Bylaws will also include maintenance agreements. These will all be recorded together following your approval.

The following findings are appropriate:

FINDING OF FACT

- a. POLLUTION AND SEWERAGE DISPOSAL.

All units are presently served.

- b. WATER

All units are presently served by public water

d. SOIL EROSION/STORMWATER CONTROL

N/A

e. TRAFFIC

The overall density for the zone will not change, as densities are being lowered for three other units, hence no change.

f. SEWERAGE

See comments above.

g. SOLID WASTE

The City will collect solid waste as it presently does

h. AESTHETICS

This subdivision is an important part of the Brown Street Rehabilitation project.

i. CONFORMITY WITH LOCAL PLANS AND ORDINANCES

This is in conformance with the proposed contract zone.

j. FINANCIAL AND TECHNICAL CAPACITY

The applicant has grants and financing in place to complete the project, including support from the City of Westbrook.

k. RIVER, STREAM OR BROOK

There does exist an abandoned underground sewer line that need to be removed—no other impacts on the river are known.

j. COVENANTS/RESTRICTIONS

Staff will review the covenants prior to the meeting. The covenants carry out the plan proposed as part of the contract zone change.

CONCLUSIONS

1. The proposed site plan **will not** result in undue water or air pollution.
2. The proposed site plan **has** sufficient water available for the reasonably foreseeable needs of the site plan.
3. The proposed site plan **will not** cause an unreasonable burden on an existing water supply.
4. The proposed site plan **will not** cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.
5. The proposed site plan **will not** cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed.
6. The proposed site plan **will** provide for adequate sewage waste disposal based on Test pits provided by the applicant. Concerns for future development on small lots with these types of soils has been raised.
7. The proposed site plan **will not** cause an unreasonable burden on the municipality's ability to dispose of solid waste.
8. The proposed site plan **will not** have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.
9. The proposed site plan **conforms** to a duly adopted site plan regulation or ordinance, comprehensive plan, development plan, or land use plan.
10. The developer **has** adequate financial and technical capacity to meet standards of this section.

11. The proposed site plan is **not** situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38, Chapter 3, subchapter I, article 2-B.
12. The proposed site plan will **not** alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water at this time.
13. The proposed site is **not** situated entirely or partially within a floodplain.
14. All freshwater wetlands **have** been shown on the site plan.
15. Any river, stream, or brook within or abutting the site plan **has** been identified on any maps submitted as part of the application.
16. The proposed site plan will provide for adequate storm water management. Design plans call for a reduction in flow from present run-off and may improve downstream conditions.

condition - Condo easement's documents
Staff recommends approval.

Flannery Office Building. This project is in front of you for final site plan review. Your packet includes an updated view of the building and layout for all streets and utilities. The two conditions below, while not completed, are expected to be presented to City Council prior to commencing with the parking garage. The final boundaries will be dependent upon final cost determinations and an agreement on whom will maintain what. Hence, this approval should be subject to the following conditions:

1. This project is subject to final approval of the City parking garage from both the Planning Board and the City Council.
2. The project is subject to the conditions of a private development agreement between the City and Flannery Properties. That agreement will be submitted to and approved by the City Council. That agreement will include a land swap between the City and Flannery properties, establishing lands being given to the City for relocation of Dana Court, land given to Flannery for the office building, including the old Dana court right of way. The swap will also establish privately and publicly held properties by the two parties.
3. The project receiving an MDOT project approval.
4. Approval by the Planning Board of final advertising devices developed for new tenants.
5. Lighting style is subject to the staff approval consistent with materials selected for William Clarke Drive and the Boardwalk.

6
Please see the applicant's comments regarding our review criteria. We offer the following Findings of Fact.

1. Preservation of landscape. There exists no substantial landscape value on this project at this time. Please landscaping improvements below for further explanation.
2. Parking and Circulation. Access to the site is via Bridge Street. Access to the building is via a loop drop area that can circle back and out to Bridge Street. Adjacent to the loop is a loading area that is 14* 50'. Access is via Dana Court, with maneuverability enhanced by a T on the other side of Dana Court. That T also permits vehicles to turn and reverse direction. Dana Court then continues, providing access to the garage and to the remainder of the neighborhood. The parking garage, a condition of this approval, will be available for parking to the office building, The garage's 550 spaces exceed this building's needs by 200 vehicles (350, after subtracting for bulk and unusable area). An agreement commits the City to the first two years of 275 spaces rent-free. Handicap accessibility is provided both at the entrance to the building and to the riverwalk that will run along side the parking garage. Based on

- consultant recommendations, Dana court was widened to permit a left and right hand turn onto Bridge and introduce a designated left turn from Bridge onto Dana Court.
3. Surface Water Drainage. The site presently sheet drains either to the river or down Dana Court. Total flow from the site is not expected to change. The proposal calls for the curbing and contours of the new Dana court to direct stormwater to catch basins that will then bring the stormwater to the river via an existing, discontinued CSO line. This will markedly improve the drainage for the Dana Court neighborhood.
 4. Utilities. All utilities for this project are adequate and are being relocated to accommodate Dana Court and the new buildings. An underground fuel storage tank will be removed and placed in one of three locations, to accommodate Dana Court. All utilities have met on this proposal and have signed off on the project. In addition, the city is installing redundant power and internet conduits to serve this and other buildings in the downtown.
 5. Advertising features. The plan presents no advertising materials at this time and should be a condition of approval.
 6. Special features. Please review attached plans for visual appearance and materials. The project is a joint development project that will include development of the riverwalk along the courtyard and down to the river. Efforts will be made to blend materials of the riverwalk. Final design and bids specifications for the Boardwalk (expected within two months) will drive the style of materials used. This project is also an identified Brownfield Site, has had a level 1 and level 2 site assessment and must follow the recommendations of the level 2 assessment. (This will include clean up some soils, an old pipe out of the Stultz building and clean up of some dump material left from the fire of the Foye building). As such it is eligible for alternative brownfield funding.
 7. Exterior lighting. Exterior lighting will include cutoff luminare downlights mounted to the side of the building and new streetlight. Style of lighting will be established when final design details are developed for the Boardwalk and William Clarke Drive, all of which are subject to final city council approval.
 8. Emergency Vehicle access. Access has been approved by the fire department. This will be a sprinklered building. Access will be facilitated by the riverwalk on the south end, its access via a service road along the parking garage and then along the river.
 9. Landscaping Plan. A detailed landscaping plan is attached. The plan has been developed in conjunction with the parking garage and incorporates garden areas, open space areas, and significant buffering along the homes adjacent to the relocated Dana Court. The buffers were based on neighbor input, desired site lines, and through efforts to soften the exterior of the building to the neighbors.
 10. This proposal is in compliance with all other standards of this ordinance, including the requirements of the industrial zone and the General Development Shoreland Zone (section VIII-A,C).

Staff recommends approval, provided the appropriate conditions are put in place.

Cc Alex Jaegerman, City of Portland
Shelley Brunelle
Tim Flannery
Michael Cooper
Bob Caine, PROP
Rick Sullivan
Rick Gouzie

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

July 11, 2002

Mr. Alexander H. Liversidge,
Swedish Solutions
93 County Road
Westbrook, ME 04092

RE: Swedish Solutions, 2439 Congress Street, new facility
(Application #2002-0103, CBL 239A-A-2001)

Dear Mr. Liversidge,

On May 31, 2002 the Portland Planning Authority granted minor site plan approval with the following condition for the new facility and related site work at 2439 Congress Street.

Condition-

-that no site work for the project shall occur within the City of Portland until such time as the pending sewer agreement between the Cities of Portland and Westbrook has been reached and a letter of sewer capacity issued.

On July 11, 2002 the Portland Planning Authority has revised the above stated condition to reflect its true meaning and intent.

Condition-

-that no site work for the project shall occur within the City of Portland until such time as a letter of sewer capacity has been issued by the City of Portland Public Works Department.

This condition supercedes and negates the prior condition.

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 2.0% 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.

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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 pre-construction 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.)
6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

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

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Program Manager
✓ Jonathan C. Spence, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jodine Adams, Inspections
William Bray, Director of Public Works
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel

Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File
Correspondence File



CITY OF PORTLAND

July 3, 2002

Mr. Alexander H. Liversidge, Principal
Swedish Solution
93 County Road
Westbrook, Maine 04092

RE: The Capacity to Handle Wastewater Flows, at "Outer Congress Street", Portland, Maine, from The Westbrook, Maine Site of the Proposed "Swedish Solutions" on Lot 8 of Stroudwater Estates.

Dear Mr. Liversidge:

The City of Portland, the Portland Water District, and the City of Westbrook are still in the process of putting together a sewer service agreement that affects your project. Nevertheless, this morning I was asked by Mr. William Bray (Director of Public Works) to issue this capacity letter.

The Portland Water District's existing ten-inch polyvinyl chloride (PVC) sewer pipe located in County Road, Westbrook and the City of Portland's existing ten-inch AC "Outer Congress Street Interceptor Sewer" have adequate capacity to transport, while the Portland Water District's sewage treatment facilities, located off Marginal Way, have adequate capacity to treat the anticipated wastewater flows of 393 GPD from your proposed auto repair facility project.

The anticipated wastewater flows, the design flows of 393 GPD, were derived from the recent yearly water usage figures that you submitted. In short, multiplying 261.8 GPD (the highest monthly flow) by 1.5 (the "multiplying factor," for water records recorded on a monthly basis) equals 392.7 GPD. For a more detailed explanation, please see Section 903.2.3, Chapter Nine, Design Flows, in Handbook of Subsurface Wastewater Disposal in Maine.

Anticipated Wastewater Flows from the Proposed Auto Repair Facility

261.8 GPD x 1.5	= 392.7 GPD
Total Proposed Increase in Wastewater Flows for this Project	= 393 GPD

The City combined sewer overflow (C.S.O.) abatement consent agreement, with the U.S.E.P.A. and The Maine D.E.P., requires C.S.O. abatement, as well as Stormwater mitigation, in order to offset any increase in sanitary flows, from all projects.

Mr. Alexander H. Liversidge, President

Page 2

July 3, 2002

If I can be of further assistance, please call me at 874-8828.

Sincerely,

CITY OF PORTLAND

William B. Goodwin

William B. Goodwin, P.E.

Environmental Engineer

WBG/jw

cc: William J. Bray, P.E., Director of Public Works, City of Portland
Alexander Q. Jaegerman, Acting Co-Director, Department of Planning and Urban Development, City of Portland
Eric J. Labelle, P.E., City Engineer, City of Portland
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
Anthony W. Lombardo, P.E., Project Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
Todd Merkle, Field Inspections Coordinator, City of Portland
Frank J. Brancely, Senior Engineering Technician
✓ Desk file

Department of Planning & Development
Lee D. Urban, Director



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May 31, 2002

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Swedish Solutions
93 County Road
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(Application #2002-0103, CBL 239A-A-2001)

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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 2.0% 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 pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction

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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.)
6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

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

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Program Manager
✓ Jonathan C. Spence, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
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Eric Labelle, City Engineer
Jeff Farling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File
Correspondence File

Jonathan Spence
Portland Planning Department

July, 11, 2002

Jonathan,

I hate to bother you again, I know how busy both you and your office are.

My banker, Bill Schad at Peoples Heritage, is not satisfied with the capacity letter alone. He is looking for a letter releasing or waiving the requirement in the approval letter concerning the Sewer Agreement between Portland and Westbrook.

Can you let me know whether you would be able to provide this type of letter, or if I need to speak with someone else concerning this matter.

Sincerely,



Alexander H. Liversidge
Swedish Solution

Work-871-7222
Cell-653-7222

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