

254-A-3

2009-0037

106 Pine Tree Ind. Pkway
warehouse

WB mason

add to Spreadsheet

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

2009-0037
Application I. D. Number

4/21/2009
Application Date

WB Mason
Applicant
59 Center Street, Brockton, MA 02302
Applicant's Mailing Address

WB Mason Warehouse
Project Name/Description

Consultant/Agent
Applicant Ph: (508) 586-3434 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

106 - 106 Pine Tree Ind Pkwy, Portland, Maine
Address of Proposed Site
254 A003001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units 147886 Acreage of Site 0 Proposed Total Disturbed Area of the Site IM Zoning

Check Review Required:

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> Design Review |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Amendment to Plan - Staff Review | | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> After the Fact - Major | | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Flood Hazard |
| <input type="checkbox"/> After the Fact - Minor | | <input type="checkbox"/> PAD Review | <input type="checkbox"/> Traffic Movement |
| | | <input type="checkbox"/> 14-403 Streets Review | <input type="checkbox"/> Housing Replacement |
| | | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 4/21/2009

Planning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permit _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

May 20, 2009

Eric Giles, AICP
Planner
City of Portland
389 Congress St.
Portland, ME 04101

RE: W.B. Mason Amended Site Plan
106 Pine Tree Industrial Parkway
Curbs and Sidewalks
Sec. 25-96

Dear Eric:

Thank you for emailing the standards for Sec. 25-96. After reviewing the standards, we believe that we meet the criteria for you to waive the requirements. Two or more of the conditions for each must be met:

Sidewalks

1. “There is no reasonable expectation for pedestrian usage coming from, going to and traversing the site.”

Response: The site is at the end of Pine Tree Industrial Parkway. There are no pedestrian destinations or homes in the area. In our site visits, I do not recall ever seeing a pedestrian in the street.

2. “There is no sidewalk in existence or expected within 1000 feet and the construction of sidewalks does not contribute to the development of a pedestrian oriented infrastructure.”

Response: There are no sidewalks within 1,000 feet that exist and we have no knowledge of any planned.

Curbing

1. "The cost to construct the curbing, including any applicable street opening fees, is in excess of 5% of the overall project cost."

Response: Curbing itself would not exceed 5% but the necessity to install catchbasins and drainage pipes would cause the cost to exceed 5%. The new drainage system would result in utility conflicts that were not intended when the road was originally designed. Also, the frontage includes the Portland Pipe Line easement that has two crude oil lines operating at 1,000 p.s.i. From an engineering and contracting perspective, this is high risk and thus expensive.

5. "Runoff from the development site or within the street does not require curbing for stormwater management."

Response: The street was designed in the 1980's with open ditches which has worked effectively since it was constructed. To change this would require a drainage plan not only for this project but it would need to be compatible with other properties if they were to be required to install curb. The street does not require curbs for drainage.

In summary, the requested waiver will not create a potentially hazardous condition for vehicle and pedestrian conflict or nullify the intent or purpose of the land development plan. This site is within an existing industrial park that has safely operated for over 25 years. The W.B. Mason warehouse and distribution center should fit harmoniously within the existing uses on the other lots.

Please review and give me a call if you have any questions.

Sincerely,



Lester S. Berry, P.E.

cc: Robert Turner
Tom Behenna



Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

LESTER S. BERRY
WILLIAM A. THOMPSON
ROBERT C. LIBBY, Jr.
WALTER E. PELKEY

May 15, 2009

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Portland, ME 04101

RE: Response to Comments
W.B. Mason Minor Amended Site Plan
106 Pine Tree Industrial Parkway

Dear Eric:

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 - No work is proposed within the public right of way of Pine Tree Industrial Parkway. Also, see Notes 19 and 20 on Sheet 1.
3. Portland Water District – Plans were submitted separately since they own a 100' easement across the property.
 - The Portland Water District located the 42" existing water main and its location was added to the plans.
 - Also note that the location of the easement has been revised per new information provided by the Portland Water District. Apparently, all prior site plans and subdivision plans incorrectly located the easement on the property.
 - Attached is an approval memo from the Portland Water District.

APPROVED DEC 9 4 2009
DELIVERED DEC 9 4 2009

SHIPPED DEC 9 4 2009

URGENT DEC 9 4 2009

APPROVED JUN 0 4 2009

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 - The name was corrected to Portland Pipe Line Corp. (PPLC).
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In summary, we believe we have addressed the issues. Please let us know if you need any additional information. W.B. Mason is ready to proceed with the project.

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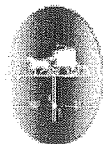
Attachments

Les Berry

From: "Norman Twaddel" <ntwaddel@pwd.org>
To: "Les Berry" <lberry@bh2m.com>
Sent: Thursday, May 14, 2009 4:01 PM
Subject: *****SPAM***** RE: WB Mason

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225 Douglass Street, PO Box 3553
Portland, ME 04104
Phone: 207-774-5961 Ext. 3057
Fax: 207-761-8307
E-mail: ntwaddel@pwd.org
<http://www.pwd.org>



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From: Les Berry [mailto:lberry@bh2m.com]
Sent: Thursday, May 14, 2009 2:46 PM
To: Norman Twaddel
Subject: WB Mason

Norm
How are you doing on a letter?
Les



PORTLAND PIPE LINE CORPORATION
Safety, Environment, Customer, Community

KENNETH P. BROWN, P. E.
ENGINEERING MANAGER

TELEPHONE
(207) 767-0449

FACSIMILE
(207) 767-0455

E-MAIL
KEN.BROWN@PMPL.COM

May 13, 2009

Mr. Chris Meehan
JLTS VIII L.L.C
59 Center St.
Brockton, MA 02302

Subject: W. B. Mason Building and Site Improvements
106 Pine Tree Parkway, Portland, ME
Portland Pipe Line Corporation (PPLC) Right of Way Parcel No. I-24B

Dear Mr. Meehan:

Portland Pipe Line Corporation has reviewed the plans that you provided to us for the above-noted project located in The Pine Tree Industrial Park, Portland, Maine. The project will involve work near PPLC's 12-inch and 18-inch pipelines.

In support of our review, you provided the following documents:

- Sheet 1. Amended Site Plan, 106 Pine Tree Industrial Parkway, Portland, ME, as prepared by BH2M, Revision date May 12, 2009.
- Sheet 2. ALTA/ACSM Land Title Survey Plan, 106 Pine Tree Industrial Parkway, Portland, ME, as prepared by BH2M, Revision date May 12, 2009.
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Based on the information provided in these documents, Portland Pipe Line Corporation takes no exception to the proposed building and site modifications near our pipelines, and we authorize the work depicted.

When the project nears construction, please be reminded that Portland Pipe Line Corporation requires that our representative be present during work near or over our pipelines to ensure that damage to the lines does not occur and that the work is conducted in conformance with our enclosed guidelines document, *Construction Practices To Be Observed by Others When On or Near Portland Pipe Line Corporation Rights-of-Way*. Please contact PPLC in advance of construction to allow us to schedule our personnel.

Thank you for coordinating the project with Portland Pipe Line Corporation in advance. Should you have any questions, please do not hesitate to contact us. We look forward to hearing from you as the project nears construction.

Sincerely,

Kenneth P. Brown

Enclosure

cc: Lester S. Berry, P.E. BH2M Engineers
P.P.L.C - M.E.V. Dawson, T.A. Hardison, D.E. Cyr, R.L. Stuart, J.G. Magee, ROW File I-24B

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P.O. BOX 2590, SOUTH PORTLAND, ME 04116-2590



PORTLAND PIPE LINE CORPORATION
Safety, Environment, Customer, Community

**CONSTRUCTION PRACTICES
TO BE OBSERVED BY OTHERS
WHEN ON OR NEAR
PORTLAND PIPE LINE CORPORATION RIGHTS-OF-WAY**

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9. All blasting is to be kept to an absolute minimum and shall be done according to good construction practices, using experienced, qualified blasting personnel and only then with Pipe Line approval.

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Contact Information:

Director of Operations
(207) 767-0440

Maintenance Supervisor – Maine
(207) 767-0437

Maintenance Supervisor – New Hampshire/Vermont
(603) 788-2016

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January 2005



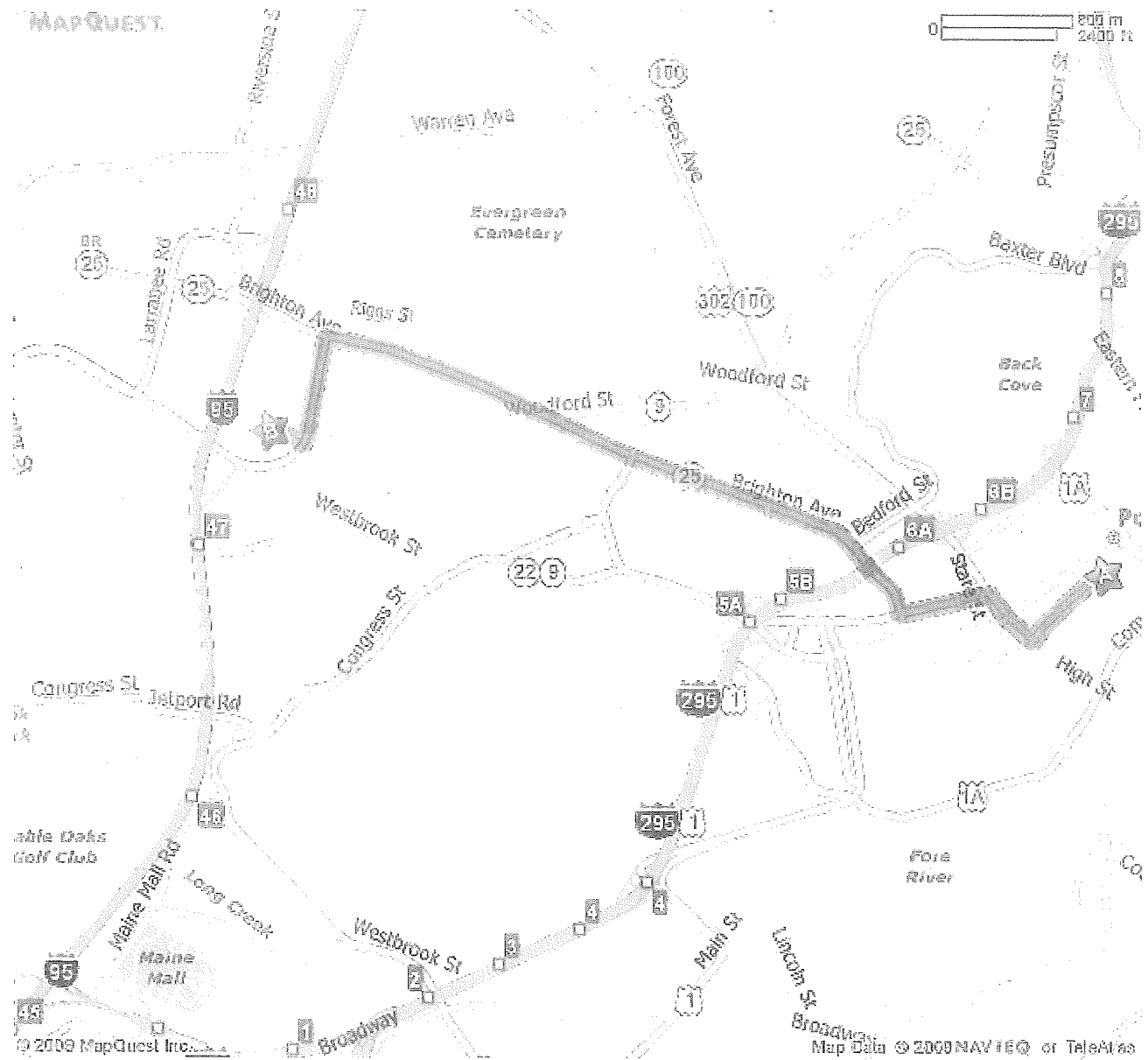
Total Time: 13 minutes Total Distance: 4.51 miles

A: 389 Congress St, Portland, ME 04101-3566

-  1: Start out going SOUTHWEST on CONGRESS ST toward EXCHANGE ST. 0.4 mi
-  2: Turn RIGHT onto FOREST AVE. 0.3 mi
-  3: Turn LEFT onto PARK AVE. 0.4 mi
-  4: Turn RIGHT onto DEERING AVE/ME-25. 0.5 mi
-  5: Turn SLIGHT LEFT onto BRIGHTON AVE/ME-25. 2.3 mi
-  6: Turn LEFT onto RAND RD. 0.5 mi
-  7: Turn RIGHT onto PINE TREE INDUSTRIAL PKWY. 0.2 mi
-  8: End at 106 Pine Tree Industrial Pkwy Portland, ME 04102-1400

B: 106 Pine Tree Industrial Pkwy, Portland, ME 04102-1400

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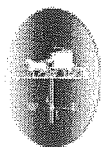
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DEVELOPMENT REVIEW COORDINATOR
POST APPROVAL PROJECT CHECKLIST

Date: 6/15/09

Project Name: W. B. Mason

Project Address: 106 Pine Tree Industrial Parkway

Site Plan ID Number: 2009-0037

Planning Board/Authority Approval Date: 5/20/09

Site Plan Approval Date: 6/4/09

Performance Guarantee Accepted: 12/10/09

Inspection Fee Paid: 12/10/09

Infrastructure Contributions Paid: N/A

Amount of Disturbed Area in SF or Acres: < 1 Acre

MCGP/Chapter 500 Stormwater PBR: < 1 Acre

Plans/CADD Drawings Submitted: ?

Pre-Construction Meeting: 12/15/09

Conditions of Approval Met: 9/3/10

As-Builts Submitted: N/A

Public Services Sign Off: N/A

Certificate of Occupancy Memo Processed:
(Temporary or Permanent) 9/3/10

Performance Guarantee to Defect Guarantee: 9/3/10

Defect Guarantee Released: 9/23/10

Memorandum
Department of Planning and Urban Development
Planning Division



TO: Ellen Sanborn, Finance Director
FROM: Alexander Jaegerman, Planning Division Director
DATE: September 23, 2011
RE: Request for Release of Defect Guarantee

Project Name: W.B. MASON **PROJECT ID:** 2009-0037
Project Address: 106 PINE TREE INDUSTRIAL PRKWY CBL: 254 A 003001

Please release the defect Guarantee City Escrow Account #710-0000-233.91-26 for the **W.B. MASON PROJECT**, at **106 PINE TREE INDUSTRIAL PARKWAY**.

Remaining Balance **\$2,180.00**

Approved:


Alexander Jaegerman
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator

Memorandum
Department of Planning and Urban Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: September 3, 2010

RE: C. of O. for # 106 Pine Tree Industrial Parkway, W.B. Mason
(Site Plan #2009-0037) (CBL 254 A 003001)

After visiting the site, I have the following comments:

Site work complete:

At this time, I recommend issuing a Permanent Certificate of Occupancy.

Cc: Inspection Services Manager
File: Barbara Barhydt, Development Review Services Manager
File: Urban Insight



PORTLAND, MAINE

Strengthening a Remarkable City, Building a Community for Life
www.portlandmaine.gov

Planning and Urban Development
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

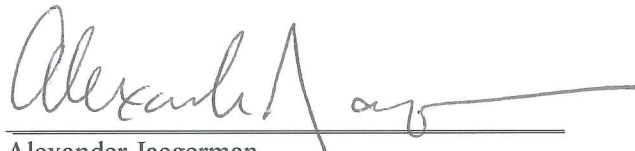
TO: Ellen Sanborn, Finance Department
FROM: Alexander Jaegerman, Planning Division Director
DATE: September 3, 2010
SUBJECT: Request for Reduction of Performance Guarantee to Defect Guarantee
106 Pine Treet Industrial Parkway, W.B. Mason
(Site Plan # 2009-0037 Lead CBL #254 A 003001)

Please reduce the City Held Performance Guarantee Escrow, Account #710-0000-233-91-26 for the W.B. Mason Project at 106 Pine Tree Industrial Parkway, to the Defect Guarantee.

Original Amount	\$21,800.00
<u>This Reduction</u>	<u>\$19,620.00</u>
Remaining Balance	\$ 2,180.00

This is the first reduction for the project.

Approved:



Alexander Jaegerman
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator
File: Urban Insight

**Philip DiPierro - Certificate of Occupancy/Final Scheduled. Property Addr: 106
PINE TREE IND PKWY Parcel ID: 254 A003001 Dist: 3**

From: Lannie Dobson
To: C of O; jrioux
Date: 7/27/2010 3:12 PM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 106 PINE TREE IND PKWY Parcel ID: 254
A003001 Dist: 3

Date: 7/29/2010 Time: 6:00:00 AM

Note: 508-962-0859 Phil Property Addr: 106 PINE TREE IND PKWY Parcel ID: 254 A003001

Application Type: Prmt
Application ID: 90979

Contact:
Phone1: Phone2:

Owner Name: JLTS VIII LLC
Owner Addr: 59 CENTRE ST
BROCKTON , MA 02303



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Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

May 20, 2009

W.B. Mason, Inc.
Chris Meehan
59 Center St.
Brockton, MA 02302

Lester S. Berry, P.E.
BH2M Engineers
28 State St.
Gorham, ME 04038

RE: 106 Pine Tree Industrial Parkway
CBL: 254 A003001
Application ID: 2009-0037

Dear Mr. Meehan:

On May 20, 2009, the Portland Planning Authority approved the minor site plan for an addition onto the existing office/warehouse building.

The approval is based on the submitted site plan 5/15/09. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the subdivision plat for recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.
5. 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.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. 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 pre-construction meeting.
8. 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.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. 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 Eric Giles at 874-8723.

Sincerely,



Alexander Jaegerman
Planning Division Director

Electronic Distribution:

Penny Littell, Planning & Development Dept. Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division
Lisa Danforth, Administrative Assistant
Michael Bobinsky, Public Works Director
Kathi Earley, Public Works
Bill Clark, Public works

Jim Carmody, City Transportation Engineer
Keith Gautreau, Fire Prevention
Jeff Tarling, City Arborist
Assessor's Office
Approval Letter File
Hard Copy: Project File

**Planning and Development Department
SUBDIVISION/SITE DEVELOPMENT**

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 12.4.09

Name of Project: W. B. Mason

Address/Location: 106 Pine Tree Industrial Parkway

Developer: NONE

Form of Performance Guarantee: Internal Performance Guarantee

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

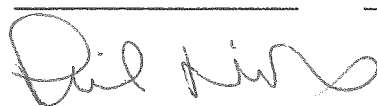
TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road/Parking Areas				<u>300SY</u>	<u>17</u>	<u>5100</u>
Curbing						
Sidewalks						
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs						
Other						
2. EARTH WORK						
Cut						
Fill						
3. SANITARY SEWER						
Manholes						
Piping						
Connections						
Main Line Piping						
House Sewer Service Piping						
Pump Stations						
Other						
4. WATER MAINS						
5. STORM DRAINAGE						
Manholes						
Catchbasins				<u>250</u>	<u>2000</u>	<u>4,000</u>
Piping				<u>240LF</u>	<u>30</u>	<u>7,200</u>
Detention Basin						
Stormwater Quality Units						
Other <u>Trench Drain</u>				<u>1 ea</u>	<u>5500</u>	<u>5500</u>

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	_____	_____	_____	_____	_____	_____
8. RECREATION AND OPEN SPACE AMENITIES	_____	_____	_____	_____	_____	_____
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	_____	_____	_____	_____	_____	_____
10. MISCELLANEOUS	_____	_____	_____	_____	_____	_____
TOTAL:	_____	_____	_____	_____	_____	\$ 21,800
GRAND TOTAL:	_____	_____	_____	_____	_____	\$ 21,800

\$21,800
 ok
 12/7/09

INSPECTION FEE (to be filled out by the City)

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:	_____	\$436. ⁰⁰	\$436. ⁰⁰
or			
B: Alternative Assessment:	_____	_____	_____
Assessed by:	 _____ (name)	12/7/09 _____ (name)	_____

Memorandum
Department of Planning and Urban Development
Planning Division



TO: Phil Dipirro – Development Review Coordinator
Assessor's Office
Leslie Kanyor – Public Services (CD only)
David Margolis Pineo – Public Services
Todd Merkle – Public Services
Jeff Tarling – Public Services
Marge Schmuckal – Zoning Administrator

FROM: Eric Giles, AICP, Planner

DATE: June 4, 2009

RE: Final Approved Plans – W.B. Mason, 106 Pine Tree Industrial Way

Please see attached approved plans for the W.B. Mason minor site plan development at 106 Pine Tree Industrial Way, approved by the Planning Authority on May 20, 2009.

Please contact me with any questions or concerns.

Respectfully,

Eric



Development Review Application Portland, Maine

Department of Planning and Development, Planning Division and Planning Board

Address of Proposed Development: 106 Pine Tree Industrial Parkway		
Zone: I-M Industrial		
Project Name: W.B. Mason		
Existing Building Size: 36,190 sq. ft.	Proposed Building Size: 43,232 sq. ft. <i>36,190</i> <i>7,042</i>	
Existing Acreage of Site: 147,886 sq. ft.	Proposed Acreage of Site: 147,886 sq. ft.	
Proposed Total Disturbed Area of the Site: 30,000 sq. ft. *		
* If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) or Chapter 500, Stormwater Management Permit with the Maine Department of Environmental Protection (DEP).		
Tax Assessor's Chart, Block & Lot: Chart # 254 Block # A Lot # 3	Property Owners Name/ Mailing address: JLTS VIII L.L.C. 59 Center St. Brockton, MA 02302 Contact: Chris Meehan	Telephone #: 508-586-3434 Cell Phone #:
Consultant/Agent Name, Mailing Address, Telephone #, Fax # and Cell Phone #: Lester S. Berry, P.E. BH2M Engineers 28 State St. Gorham, ME (207) 839-2771 ext. 201	Applicant's Name/ Mailing Address: W.B. Mason, Inc. Chris Meehan 59 Center St. Brockton, MA	Telephone #: 508-586-3434 Cell Phone #:
Fee for Service Deposit (all applications) _____ (\$200.00) *Check attached for \$600.00		
Proposed Development (check all that apply)		
<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 type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + major site plan fee if applicable <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Storm water Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____		
~ Please see next page ~		

Major Development (more than 10,000 sq. ft.)

- Under 50,000 sq. ft. (\$500.00)
- 50,000 - 100,000 sq. ft. (\$1,000.00)
- Parking Lots over 100 spaces (\$1,000.00)
- 100,000 - 200,000 sq. ft. (\$2,000.00)
- 200,000 - 300,000 sq. ft. (\$3,000.00)
- Over 300,000 sq. ft. (\$5,000.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Minor Site Plan Review

- Less than 10,000 sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

Billing Address: (name, address and contact information)

Chris Meehan
JLTS VIII L.L.C.
59 Center Street
Brockton, MA 02302

Submittals shall include **seven (7) folded** packets containing of the following materials:

- A. Copy of the application.
- B. Cover letter stating the nature of the project.
- C. Written Submittal (Sec. 14-525 2. (c), including evidence of right, title and interest.
- D. A standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
- E. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
- E. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
- F. In addition to the seven (7) sets of documents listed above, one (1) set of the site plans reduced to 11 x 17 must be submitted.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.

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 Planning Authority and Code Enforcement'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.

This application is for site review only; a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

Signature of Applicant:	Date:
--------------------------------	--------------



Site Plan Checklist Portland, Maine

Department of Planning and Development, Planning Division and Planning Board

W.B. Mason - 106 Pine Tree Industrial Parkway
Project Name, Address of Project

Application Number

The form is to be completed by the Applicant or Designated Representative:

Check Submitted	Site Plan Item	Required Information	Section 14-525 (b,c)
<u> X </u>	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
<u> X </u>	(2)	Name and address of applicant and name of proposed development	a
<u> X </u>	(3)	Scale and north points	b
<u> X </u>	(4)	Boundaries of the site	c
<u> X </u>	(5)	Total land area of site	d
<u> X </u>	(6)	Topography - existing and proposed (2 feet intervals or less)	e
<u> X </u>	(7)	Plans based on the boundary survey including:	2
<u> - </u>	(8)	Existing soil conditions	a
<u>None</u>	(9)	Location of water courses, wetlands, marshes, rock outcroppings and wooded areas	b
<u> X </u>	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
<u> X </u>	(11)	Approx location of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards (example page 9 of packet)	d
<u> X </u>	(12)	Location of on-site waste receptacles	e
<u> X </u>	(13)	Public utilities	e
<u> X </u>	(14)	Water and sewer mains	e
<u> X </u>	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
<u> X </u>	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
<u> X </u>	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
<u> X </u>	(18)	Parking areas	g
<u> X </u>	(19)	Loading facilities	g
<u> X </u>	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
<u> X </u>	(21)	Curb and sidewalks	g
<u>Ex. Site</u>	(22)	Landscape plan showing:	h
<u>Ex. Site</u>	(23)	Location of existing vegetation and proposed vegetation	h
<u>Ex. Site</u>	(24)	Type of vegetation	h
<u>Ex. Site</u>	(25)	Quantity of plantings	h
<u>Ex. Site</u>	(26)	Size of proposed landscaping	h
<u>Ex. Site</u>	(27)	Existing areas to be preserved	h
<u>Ex. Site</u>	(28)	Preservation measures to be employed	h
<u>Ex. Site</u>	(29)	Details of planting and preservation specifications	h
<u>Ex. Site</u>	(30)	Location and dimensions of all fencing and screening	i
<u> X </u>	(31)	Location and intensity of outdoor lighting system	j
<u> X </u>	(32)	Location of fire hydrants, existing and proposed (refer to Fire Department checklist)	k
<u> X </u>	(33)	Written statements to include:	c
<u> X </u>	(34)	Description of proposed uses to be located on site	cl
<u> - </u>	(35)	Quantity and type of residential, if any	cl
<u> - </u>	(36)	Total land area of the site	c2
<u> - </u>	(37)	Total floor area, total disturbed area and ground coverage of each proposed Building and structure	c2
<u> X </u>	(38)	General summary of existing and proposed easements or other burdens	c3
<u> X </u>	(39)	Type, quantity and method of handling solid waste disposal	c4
<u> X </u>	(40)	Applicant's evaluation or evidence of availability of off-site public facilities, including sewer, water and streets	c5
<u> X </u>	(41)	Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff.	c6 c6

<u> x </u>	(42)	An estimate of the time period required for completion of the development	7
<u> x </u>	(43)	A list of all state and federal regulatory approvals to which the development may be subject to. Include the status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non-jurisdiction.	8 h8
<u> x </u>	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.	
<u> x </u>	(48)	Evidence of applicant's right title or interest, including deeds, leases, purchase options or other documentation.	
<u> None </u>	(49)	A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the site.	
<u> x </u>	(50)	A jpeg or pdf of the proposed site plan, if available.	
<u>Upon approval</u>	(51)	Final sets of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.	

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities
- erosion and sedimentation controls to be used during construction
- a parking and/or traffic study
- emissions
- a wind impact analysis
- an environmental impact study
- a sun shadow study
- a study of particulates and any other noxious
- a noise study

Other comments:

Doc#: 63194 Bk: 26448 Pg: 72

EXHIBIT A

A certain lot or parcel of land in the City of Portland, County of Cumberland, State of Maine, being Lot #302 as shown on the Revised Plan of Pine Tree Industrial Park subdivision made for Presumpscot Associates, Inc. dated January 1, 1988, recorded in the Cumberland County Registry of Deeds in Plan Book 173, Page 46, to which Plan reference is hereby made for a more particular description. Lot #302 is the easterly portion of Lot #3 as shown on a Plan for Pine Tree Industrial Park Subdivision made for Presumpscot Associates, Inc. prepared by Dearborn/Whited dated August 8, 1986, approved by the City of Portland Planning Board August 12, 1986, and recorded in the Cumberland County Registry of Deeds in Plan Book 157, Page 16. Said Lot #302 consists of 3.4 acres, more or less.

This conveyance is made subject to: (a) an easement conveyed to the Portland Pipe Line Company thirty-five (35) feet in width along the easterly side of said Lot #302 as shown on said plans; (b) an easement or right of way conveyed to the Portland Water District, one hundred (100) feet in width, which in part crosses the most southerly corner of said Lot #302 as shown on said plans; (c) the covenants and restrictions set forth on the face of the said Plan recorded in Plan Book 157, Page 16 and a Plan entitled "Recording Plot for Arthur Knowles" recorded in said Registry in Plan Book 160, Page 44; and (d) the restrictions, conditions and limitations set forth in the Deed from Ellen M. Knowles to Alco Partners dated March 24, 1987 and recorded in the Cumberland County Registry of Deeds in Book 7686, page 44.

As shown on said plan recorded in Plan Book 173, Page 46, this conveyance is made subject to an easement, and includes the grant of an easement, the said easements together creating a driveway thirty (30) feet in width, and each easement being fifteen (15) feet in width and adjacent to the westerly boundary of said Lot 302 (which is also the easterly boundary of the adjacent Lot 301). The said easements are for the use and benefit of said Lot #302 and said Lot #301.

Also conveying the right, in common with all other owners of lots on said plans, over all roads designated on said plans from the present end of Rand Road, across the Portland Terminal location, and over Rand Road extension and the Pine Tree Industrial Parkway, for access by vehicles and otherwise, as well as for the placement of utility lines, including sewer and water pipelines, power and telephone lines, the exact location of such utility lines to be determined by Presumpscot Associates, Inc.

Subject to current real estate taxes, which Grantee covenants and agrees to pay.

Reference is made to a deed from Alco Partners to MEGCO Realty Limited Liability Company, dated May 23, 1995 and recorded in the Cumberland County Registry of Deeds, in Book 11969, Page 181.

Received
Recorded Register of Deeds
Nov 10, 2008 12:16:57P
Cumberland County
Paule E. Lovier

Doc# 63194 Bk#26448 Pg: 71

MAINE REAL ESTATE TAX PAID

QUITCLAIM DEED WITH COVENANT

KNOW ALL BY THESE PRESENTS, That MEGCO REALTY LIMITED LIABILITY COMPANY, a Maine limited liability company, with a place of business in Portland, Maine (the "Grantor"), for consideration paid, grants to JLTS VIII L.L.C., a Maine limited liability company, with a mailing address of I/C/O W. B. Mason Co., Inc., 73 Industrial Park Road, Saco, Maine 04072 (the "Grantee"), with QUITCLAIM COVENANT, the land and buildings in the City of Portland, Cumberland County, State of Maine, described more particularly as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

IN WITNESS WHEREOF, Julian R. Coles, duly authorized Member of MEGCO Realty Limited Liability Company, has caused this instrument to be executed this 5 day of November 2008.

Witness:

[Handwritten signature of Nancy K. Bradford]

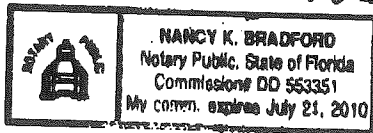
MEGCO REALTY LIMITED LIABILITY COMPANY, a Maine limited liability company

By: [Handwritten signature of Julian R. Coles] Name: Julian R. Coles Its Member

STATE OF Florida COUNTY OF Lee

On this 5 day of November 2008, then personally appeared the above named Julian R. Coles in his capacity as Member of MEGCO Realty Limited Liability Company, a Maine limited liability company, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said limited liability company.

MAINE Driver license provided as LO



[Handwritten signature of Nancy K. Bradford] Notary Public Printed Name Nancy K Bradford



Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

LESTER S. BERRY
WILLIAM A. THOMPSON
ROBERT C. LIBBY, Jr.
WALTER E. PELKEY

April 13, 2009

Barbara Barhydt
Portland City Hall
Planning Department
389 Congress Street
Portland, ME 04101

RE: W.B. Mason Minor Amended Site Plan
106 Pine Tree Industrial Parkway

Dear Barbara:

Attached please find the site plans and attached documentation for a Minor Amended Site Plan for W.B. Mason.

The owner, JLTS VIII L.L.C. is the same ownership as W.B. Mason, the applicant, with the same contact person, Chris Meehan. JLTS VIII L.L.C. recently purchased the existing 36,190 s.f. office/warehouse building that we believe was used most recently by the U.S. Postal Service. W.B. Mason plans to modify the building interior, add a garage and make minor site modifications. The new use will be office, retail and warehouse with warehouse being the primary use. The new garage will be used the delivery vans for loading and unloading.

The following is a list of consultants for the project:

- Lester S. Berry, P.E. Project Engineer
Berry Huff McDonald Milligan, Inc.
28 State Street
Gorham, ME 04038
207-839-2771
- Robert Turner Contractor
Turner Brothers, L.L.C.
34 Bellow Road
Raynham, MA 02767
- BKA Architects, Inc. Architect
142 Crescent Street
Brockton, MA 02302
508-583-5603 ext. 321

The site has essentially been fully developed and operational for 20 years. The lot and all the improvements have been approved by the Planning Board. The proposed project will not have any substantial impacts to the site and no impacts to the abutters.

Stormwater management is always a major concern. Currently, all runoff is collected on-site via a stormdrain system and transported to the north under Pine Tree Industrial Parkway to an existing detention pond. (Approved as part of the original subdivision plan.) The site was approved for 75% impervious coverage and after all, the improvement will have 69% coverage. The new garage will be constructed in the former paved loading dock area. The net increase in impervious area will only be 893 s.f. The primary reason for the increase will be the paved driveway to the propane tanks.

All other utilities are existing. Utilities include public water, sewer and underground electric. A hydrant is located at the northwest corner of the property.

Since this is within an existing industrial park with similar activities be conducted by the abutters, we do not expect to create any impacts. We do have two easements on-site that are important to the easement holders:

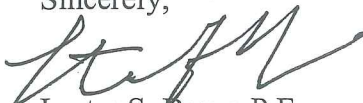
- Portland Pipeline Easement – The 35-foot wide easement contains two high pressure oil mains. We have met with the PPL and they have explained the safety concerns associated with their facilities. It should be noted that we are not proposing any construction on their easement and have included a plan note for a Safety Pre-construction Meeting. This Site Plan package has also been submitted to PPL for their review.
- Portland Water District Easement – The 100-foot wide easement contains a 42" water main. The Site Plan package has also been submitted to the PWD for their review.

The project owner, W.B. Mason, will be financing the project and will not be seeking any assistance from a financial institution. The contractor will be Turner Brothers, L.L.C. which has worked on several similar projects for W.B. Mason. The architect and engineer will also be involved throughout construction.

No new landscaping is proposed. The building and site is landscaped (shown on plan) and is similar to all the abutting industrial neighbors.

Please review and feel free to call if you have any questions.

Sincerely,



Lester S. Berry, P.E.

cc: Portland Pipeline
Portland Water District
Robert Turner
Tom Behenna

WBMasonPortland

4. Portland Pipe Line Corp. – Plans were submitted separately since they own a 35' easement across the property.
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In summary, we believe we have addressed the issues. Please let us know if you need any additional information. W.B. Mason is ready to proceed with the project.

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Sent: Thursday, May 14, 2009 4:01 PM
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Portland Water District

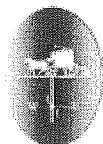
225 Douglass Street, PO Box 3553

Portland, ME 04104

Phone: 207-774-5961 Ext. 3057

Fax: 207-761-8307

E-mail: ntwaddel@pwd.org

<http://www.pwd.org>

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Norm

How are you doing on a letter?

Les



PORTLAND PIPE LINE CORPORATION
Safety, Environment, Customer, Community

KENNETH P. BROWN, P. E.
ENGINEERING MANAGER

TELEPHONE
(207) 767-0449

FACSIMILE
(207) 767-0455

E-MAIL
KEN.BROWN@PMPL.COM

May 13, 2009

Mr. Chris Meehan
JLTS VIII L.L.C
59 Center St.
Brockton, MA 02302

Subject: W. B. Mason Building and Site Improvements
106 Pine Tree Parkway, Portland, ME
Portland Pipe Line Corporation (PPLC) Right of Way Parcel No. I-24B

Dear Mr. Meehan:

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Thank you for coordinating the project with Portland Pipe Line Corporation in advance. Should you have any questions, please do not hesitate to contact us. We look forward to hearing from you as the project nears construction.

Sincerely,

Kenneth P. Brown

Enclosure

cc: Lester S. Berry, P.E. BH2M Engineers
P.P.L.C - M.E.V. Dawson, T.A. Hardison, D.E. Cyr, R.L. Stuart, J.G. Magee, ROW File I-24B

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P.O. BOX 2590, SOUTH PORTLAND, ME 04116-2590



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January 2005



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Engineers, Surveyors

LESTER S. BERRY
WILLIAM A. THOMPSON
ROBERT C. LIBBY, Jr.
WALTER E. PELKEY

May 15, 2009

Eric Giles, AICP
Planner
City of Portland
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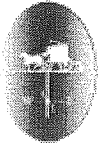
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January 2005



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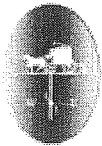
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Attachments

Les Berry

From: "Norman Twaddel" <ntwaddel@pwd.org>
To: "Les Berry" <lberry@bh2m.com>
Sent: Thursday, May 14, 2009 4:01 PM
Subject: *****SPAM***** RE: WB Mason

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Norman Twaddel
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Portland Water District
225 Douglass Street, PO Box 3553
Portland, ME 04104
Phone: 207-774-5961 Ext. 3057
Fax: 207-761-8307
E-mail: ntwaddel@pwd.org
<http://www.pwd.org>



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From: Les Berry [mailto:lberry@bh2m.com]
Sent: Thursday, May 14, 2009 2:46 PM
To: Norman Twaddel
Subject: WB Mason

Norm
How are you doing on a letter?
Les



PORTLAND PIPE LINE CORPORATION
Safety, Environment, Customer, Community

KENNETH P. BROWN, P. E.
ENGINEERING MANAGER

TELEPHONE
(207) 767-0449

FACSIMILE
(207) 767-0455

E-MAIL
KEN.BROWN@PMPL.COM

May 13, 2009

Mr. Chris Meehan
JLTS VIII L.L.C
59 Center St.
Brockton, MA 02302

Subject: W. B. Mason Building and Site Improvements
106 Pine Tree Parkway, Portland, ME
Portland Pipe Line Corporation (PPLC) Right of Way Parcel No. I-24B

Dear Mr. Meehan:

Portland Pipe Line Corporation has reviewed the plans that you provided to us for the above-noted project located in The Pine Tree Industrial Park, Portland, Maine. The project will involve work near PPLC's 12-inch and 18-inch pipelines.

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Thank you for coordinating the project with Portland Pipe Line Corporation in advance. Should you have any questions, please do not hesitate to contact us. We look forward to hearing from you as the project nears construction.

Sincerely,

Kenneth P. Brown

Enclosure

cc: Lester S. Berry, P.E. BH2M Engineers
P.P.L.C - M.E.V. Dawson, T.A. Hardison, D.E. Cyr, R.L. Stuart, J.G. Magee, ROW File I-24B

K:\ENGI\Projects\Projects 2009\ROW Projects\Parcel 24 - Pine Tree\2009-05-13 letter.doc

P.O. BOX 2590, SOUTH PORTLAND, ME 04116-2590



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Contact Information:

Director of Operations
(207) 767-0440

Maintenance Supervisor – Maine
(207) 767-0437

Maintenance Supervisor – New Hampshire/Vermont
(603) 788-2016

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January 2005



BH2M

Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

LESTER S. BERRY
WILLIAM A. THOMPSON
ROBERT C. LIBBY, Jr.
WALTER E. PELKEY

May 15, 2009

Eric Giles, AICP
Planner
City of Portland
389 Congress St.
Portland, ME 04101

RE: Response to Comments
W.B. Mason Minor Amended Site Plan
106 Pine Tree Industrial Parkway

Dear Eric:

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1. Memo from Woodard & Curran – Dated April 30, 2009
 - The note on Sheet 1 has been removed. No work is proposed on Pine Tree Industrial Parkway.
 - A Casco Trap Detail has been added to Sheet 4 and the catchbasin detail now has a 3-foot sump.
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 - Also note that the location of the easement has been revised per new information provided by the Portland Water District. Apparently, all prior site plans and subdivision plans incorrectly located the easement on the property.
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K:\ENGI\Projects\Projects 2009\ROW Projects\Parcel 24 - Pine Tree\2009-05-13 letter.doc

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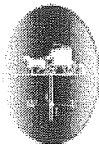
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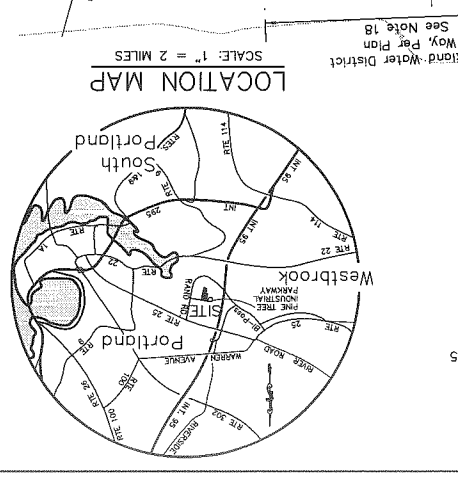
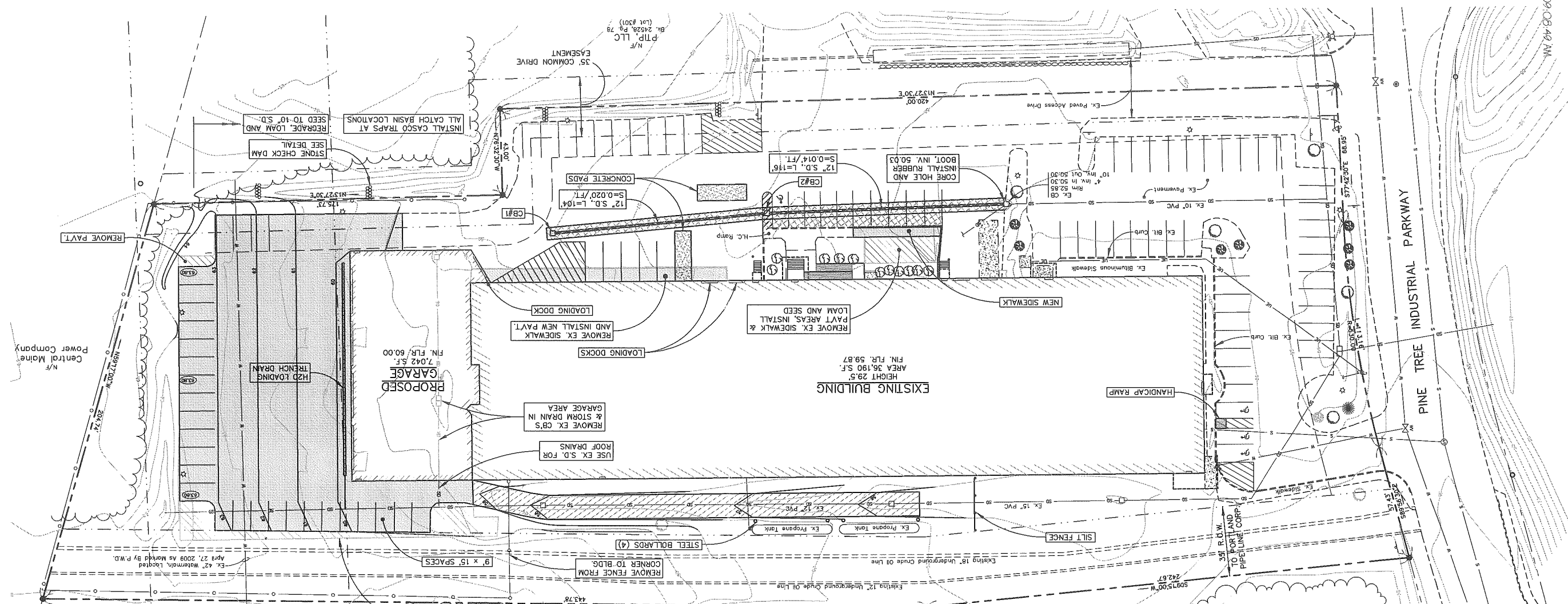
NOTES:
 1. 2009-08-04 AM
 2. 2009-08-04 AM
 3. 2009-08-04 AM
 4. 2009-08-04 AM
 5. 2009-08-04 AM
 6. 2009-08-04 AM
 7. 2009-08-04 AM
 8. 2009-08-04 AM
 9. 2009-08-04 AM

1. OWNER/APPLICANT: W.B. MASON CO., INC. 60 STATE ST. SUITE 700 BOSTON, MA 02109
2. ENGINEER: BH2M 28 STATE STREET CORHAM, MAINE
3. ARCHITECT: B K A ARCHITECTS, INC. 142 CRESCENT STREET BROCKTON, MA 02302
4. ARCHITECT: B K A ARCHITECTS, INC. 142 CRESCENT STREET BROCKTON, MA 02302
5. DEED REFERENCE: BK. 26448, PG. 71
6. MAP REFERENCE: MAP 254, LOT 3
7. ZONING: 1-M (INDUSTRIAL)
8. PROJECT AREA: 3.395 ACRES
9. PROPOSED USE: WAREHOUSE DISTRIBUTION AND

10. ZONING SUMMARY: REGULATIONS
 MIN. LOT AREA 10,000 S.F.
 MIN. STREET FRONTAGE 60'
 MIN. STREET HEIGHT 23.954'
 MIN. FRONT SETBACK 25.96'
 MIN. SIDE SETBACK 25.96'
 MIN. REAR SETBACK 101.62'
 MAX. BUILDING HEIGHT 101.62'
 MAX. IMPERVIOUS SURFACE RATIO 75%
11. SEWER SERVICE: EXISTING PUBLIC
12. WATER SERVICE: EXISTING PUBLIC
13. ELECTRIC/TELEPHONE: EXISTING UNDERGROUND
14. PARKING (9' x 18'): PROVIDED - 95 (4 HANDICAP) RETAIL = 2,169/200 = 36 SPACES BUSINESS = 8,668/400 = 22 SPACES STORAGE = 37,084/1000 = 37 SPACES TOTAL REQUIRED = 95 SPACES
15. PORTLAND PIPE LINE CONTACT: JESSE MAGEE III, PE 207-267-0415
16. PORTLAND WATER DISTRICT: NORM TRADDLE 207-774-5961

17. PLAN REFERENCES: A. RECORDED PLAT FOR PINE TREE INDUSTRIAL PARK SUBDIVISION, PORTLAND, MAINE, FOR DISTRICT RIGHT OF WAY WAS REVISED TO REFLECT DISTRICT RIGHT OF WAY. B. RECORDED PLAT FOR PINE TREE INDUSTRIAL PARK SUBDIVISION, PORTLAND, MAINE, DATED 1/29/87, BY DEARBORN/WHITED. C. RECORDED PLAT FOR PINE TREE INDUSTRIAL PARK SUBDIVISION, PORTLAND, MAINE, DATED 1/29/87, BY DEARBORN/WHITED. D. PINE TREE INDUSTRIAL PARKWAY RIGHT OF WAY BLUE SHEETS FOR THE CITY OF PORTLAND ENGINEERING SHEETS 1 THRU 3. E. PORTLAND WATER DISTRICT SEAGO PIPE LINE RIGHT OF WAY PLAN, JULY 1910 AND AVAILABLE FROM THE PORTLAND WATER DISTRICT.
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20. ALL WORK IN THE RIGHT OF WAY SHALL MEET CITY OF PORTLAND STANDARDS AND REGULATIONS.

1. NO SURVEYORS REPORT
 CHAIR
 I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSED SURVEYORS FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE WITH A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:
 THIS PLAN REVIEWED AND APPROVED BY THE CITY OF PORTLAND PLANNING BOARD.
 DATE _____



CATCH BASIN DATA

CB#1	RIM 57.90	INV. 53.83
CB#2	RIM 55.70	INV. 51.75

NET INCREASE IN PAVEMENT - 783 S.F.
 BUILDING ADDITION - 7,042 S.F. (ON EXISTING PAVT.)
 PAVEMENT REMOVED - 1,799 S.F.
 OVERLAY OR TRENCH PATCH PAVEMENT - 1,880 S.F.
 RECONSTRUCTED PAVEMENT - 15,793 S.F.
 NEW PAVEMENT 2582 S.F.

- LEGEND
- GRANITE MONUMENT FOUND
 - IRON PIPE/ROD FOUND
 - 3/4" IRON ROD W/ CAP TO BE SET
 - UTILITY POLE
 - SIGN
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - LIGHT POST
 - HYDRANT
 - WATER MAIN
 - SANITARY SEWER
 - SANITARY SEWER
 - EXISTING CONTOUR
 - STORM DRAIN
 - PROPOSED UNDERDRAIN
 - SANITARY SEWER MANHOLE
 - WATER SHUT OFF
 - WATER VALVE
 - PROPOSED SPOT GRADE

DESIGNED	L. Berry	DATE	Jan. 2009
DRAWN	W. Pelkey	SCALE	As Noted
CHECKED	L. Berry	JOB NO.	08059
SHEET	1		

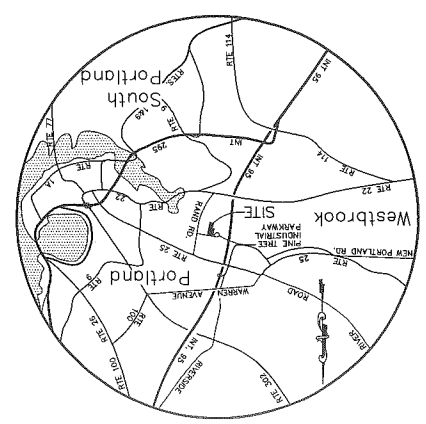
AMENDED SITE PLAN
 106 PINE TREE INDUSTRIAL PARKWAY
 PORTLAND, MAINE
 OWNER: JLT'S VIII, LLC
 59 CENTER STREET
 BROCKTON, MA 02309

APPLICANT: W. B. MASON CO., INC.
 60 State Street, Suite 700
 Boston, MA 02109

BH2M
 Engineers, Surveyors
 28 State Street
 Portland, Maine 04108
 Tel: (207) 859-2771
 Fax: (207) 859-2630

NO.	DATE	DESCRIPTION
*	4/27/09	Added Underground Water & Fuel Lines
*	5/07/09	Revid. Per April 30 Review Comments
*	5/12/09	Revid. Per P.P.L.C. Review

NO.	DATE	DESCRIPTION



LOCATION MAP
SCALE: 1" = 2 MILES

This Survey is made for the benefit of:
 (I) W. B. Mason Co., Inc.,
 (II) J.L.T.S. Will, L.L.C.,
 (III) Danvers Savings Bank
 (IV) Danvers American Life Insurance Corporation,
 (V) Thomas E. Behrman, Esquire
 His successors and assigns.

1. Robert C. Libby, Jr. of Berry Hill McDonald Milligan, Inc., Professional Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth below that I have made a careful survey of a tract of land as shown on this plan.

2. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated upon the land abutting said property except as shown thereon.

3. The property shown herein is the same property described in Deed Book 1186B, Page 181 with an effective date of May 23, 1995, and that all easements, covenants and restrictions referenced in said deed or from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

4. The subject property is located within an area having a Zone Designation C by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Map No. 22005I, with a date of identification of July 17, 1986.

5. The subject property has direct access to Pine Tree Industrial Parkway, a regular street and highway.

6. The total number of striped parking spaces on the subject property is 134 regular spaces and 4 handicapped spaces.

7. Except as shown, all utilities serving the subject property enter through adjoining public street and/or easement or record.

8. The subject parcel is located within the 1-M-Zone for the City of Portland and at the time of the survey the building and all does comply with the zoning ordinance.

The parties listed above are entitled to rely on this survey and this certificate as being true and accurate.

Robert C. Libby, Jr. PLS #2190
 Berry Hill McDonald Milligan, Inc.

PLAN REFERENCES:
 1. RECORDING PLAT FOR PINE TREE INDUSTRIAL PARK SUBDIVISION, PORTLAND, MAINE, FOR PRESUMPTSCOTT ASSOCIATES, INC. DATED 1/5/88 BY DEARBORN/WHITE AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 73, PAGE 46.
 2. RECORDING PLAT FOR ARTHUR KNOWLES 122 PINE TREE INDUSTRIAL PARKWAY, PORTLAND, MAINE, DATED 1/29/87 BY DEARBORN/WHITE AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 160, PAGE 44.
 3. RECORDING PLAT FOR PRESUMPTSCOTT ASSOCIATES, INC. DATED 8/8/86 BY DEARBORN/WHITE AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 157, PAGE 16.
 4. PINE TREE INDUSTRIAL PARKWAY RIGHT OF WAY BLUE SHEETS FOR CITY OF PORTLAND ENGINEERING DEPARTMENT SHEETS 1 TO 3.
 5. PORTLAND WATER DISTRICT SEBAGO PIPE LINE RIGHT OF WAY PLAN, STATION 693+00 TO STA 747+00 DATED JULY 1910, AND AVAILABLE FROM THE PORTLAND WATER DISTRICT.

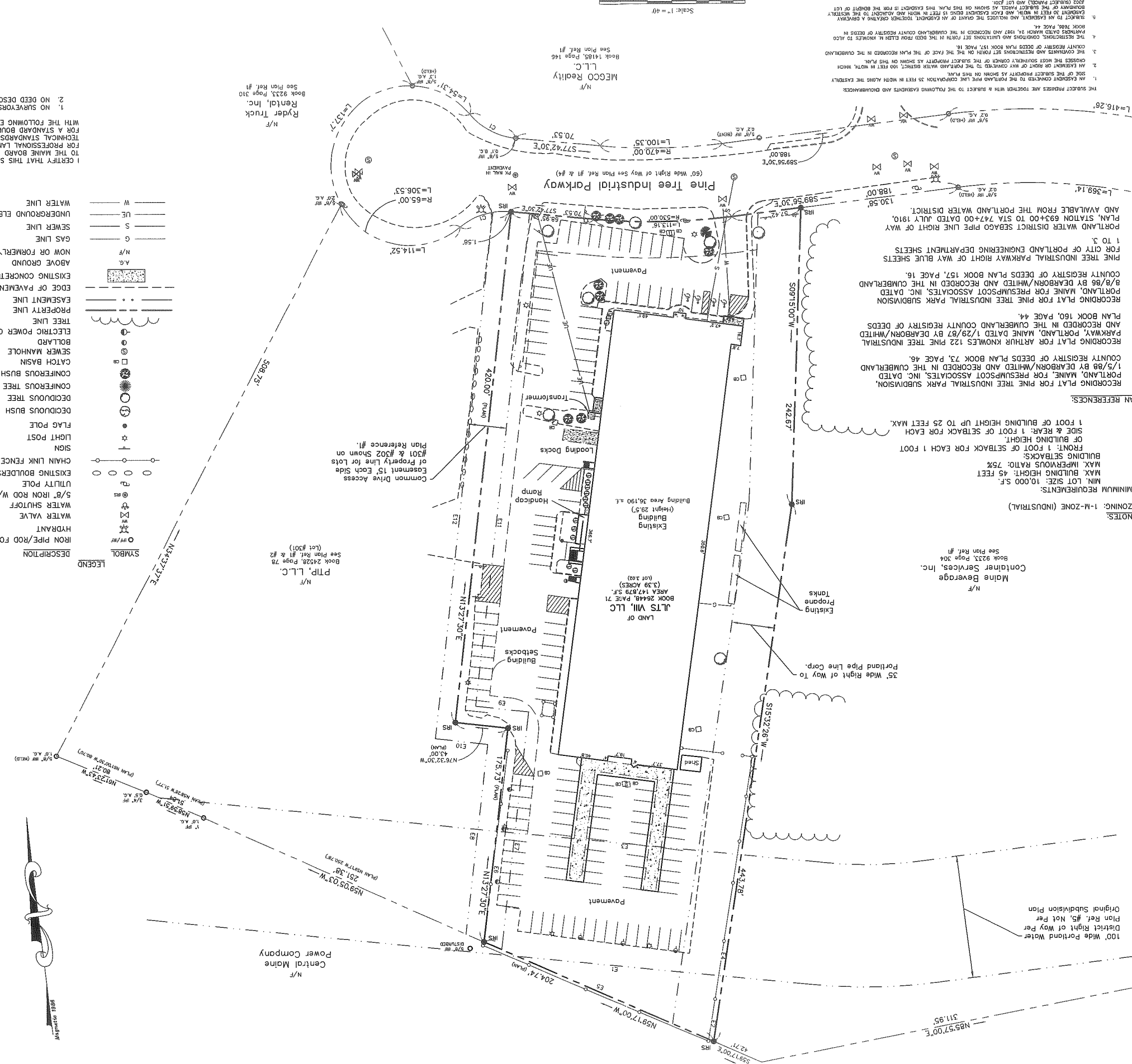
CUVE DATA TABLE

E1	77-14-45" W	169.43'
E2	15-32-26" W	54.14'
E3	77-14-45" E	201.14'
E4	15-32-26" W	100.12'
E5	59-17-00" W	175.34'
E6	13-27-30" E	90.95'
E7	13-27-30" E	198.39'
E8	13-27-30" E	156.01'
E9	76-32-30" W	43.00'
E10	76-32-30" W	43.00'
E11	13-27-30" W	409.31'
E12	13-27-30" W	433.02'

1. RECORDING PLAT FOR PINE TREE INDUSTRIAL PARK SUBDIVISION, PORTLAND, MAINE, FOR PRESUMPTSCOTT ASSOCIATES, INC. DATED 1/5/88 BY DEARBORN/WHITE AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 73, PAGE 46.
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 4. PINE TREE INDUSTRIAL PARKWAY RIGHT OF WAY BLUE SHEETS FOR CITY OF PORTLAND ENGINEERING DEPARTMENT SHEETS 1 TO 3.
 5. PORTLAND WATER DISTRICT SEBAGO PIPE LINE RIGHT OF WAY PLAN, STATION 693+00 TO STA 747+00 DATED JULY 1910, AND AVAILABLE FROM THE PORTLAND WATER DISTRICT.

THE SUBJECT PARCELS ARE TOGETHER WITH R SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:
 1. AN EASEMENT TO THE PORTLAND WATER DISTRICT 35 FEET IN WIDTH ALONG THE ENTIRE SIDE OF THE SUBJECT PROPERTY AS SHOWN ON THIS PLAN.
 2. AN EASEMENT ON RIGHT OF WAY CONVEYED TO THE PORTLAND WATER DISTRICT 100 FEET IN WIDTH, WHICH COVERS THE MOST SOUTHERLY PORTION OF THE SUBJECT PROPERTY AS SHOWN ON THIS PLAN.
 3. THE GOVERNMENT HAS RESERVES SET FORTH ON THE FACE OF THE PLAN RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 157, PAGE 16.
 4. THE RESTRICTIONS, CONDITIONS AND LIMITATIONS SET FORTH IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 266, PAGE 44.
 5. SUBJECT TO AN EASEMENT, AND INCLUDES THE GRANT OF AN EASEMENT, POSITIVE CREATING A CONVEYANCE TO THE COMMON WITH OTHERS, OVER THE PORTLAND WATER DISTRICT FROM THE BOUNDARY OF THE SUBJECT PARCELS AS SHOWN ON THIS PLAN. THIS EASEMENT IS FOR THE BENEFIT OF LOT 202 (SUBJECT PARCELS) AND LOT 201.

ALL RIGHTS IN COMMON WITH OTHERS ARE RESERVED ON THE SUBJECT PARCELS FROM THE RECEIVING OF THIS PLAN. THESE RIGHTS CROSS THE PORTLAND TOWNLINE AND OVER ROAD EXTENSION AND THE PINE TREE INDUSTRIAL PARKWAY. ACCESS BY VEHICLES AND OTHERWISE AS WELL AS FOR THE PLACEMENT OF UTILITY LINES, INCLUDING SEWER AND WATER PIPES, POWER AND TELEPHONE LINES.



Scale: 1" = 40'

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAIN BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY, WITH THE FOLLOWING EXCEPTIONS:
 1. NO SURVEYORS REPORT
 2. NO DEED DESCRIPTION
 ROBERT C. LIBBY, JR.
 PLS #2190

DESCRIPTION	SYMBOL
IRON PIPE/ROD FOUND	○ W/B
HYDRANT	⊕
WATER VALVE	⊕
WATER SHUTOFF	⊕
5/8" IRON ROD W/ CAP TO BE SET	⊕
UTILITY POLE	⊕
EXISTING BOULDERS	○
CHAIN LINK FENCE	⊕
SIGN	⊕
LIGHT POST	⊕
FLAG POLE	⊕
DECIDUOUS BUSH	⊕
DECIDUOUS TREE	⊕
CONIFEROUS TREE	⊕
CONIFEROUS BUSH	⊕
CATCH BASIN	⊕
SEWER MANHOLE	⊕
BOLLARD	⊕
ELECTRIC POWER CONNECTION	⊕
TREE LINE	⊕
PROPERTY LINE	⊕
EASEMENT LINE	⊕
EDGE OF PAVEMENT	⊕
EXISTING CONCRETE SLAB	⊕
ABOVE GROUND	A.G.
NOW OR FORMERLY	N/F
GAS LINE	G
SEWER LINE	S
UNDERGROUND ELECTRIC	UE
WATER LINE	W

LEGEND

Common Drive Access
 Easement 15' Each Side
 of Property Line for Lots #301 & #302 Shown on Plan Reference #1.

Central Maine Power Company
 N/F
 204.74' (P.M.)
 N59°17'00" W
 42.71'
 N85°57'00" E
 311.95'

RYDER TRUCK RENTAL, INC.
 See Plan Ref. #1
 Book 9233, Page 210
 N/F

J.L.T.S. Will, L.L.C.
 See Plan Ref. #1 & #4
 Book 14185, Page 146
 MECCO Realty
 N/F

NO.	DATE	DESCRIPTION
*	4/27/09	Added Underground Water & Fuel Lines
*	5/07/09	Revd. Per April 30 Review Comments
*	5/12/09	Revd. Per P.L.L.C. Review

Berry Hill McDonald Milligan, Inc.
 Engineers, Surveyors
 28 State Street
 Portland, Maine 04108
 Tel: (207) 888-2772
 Fax: (207) 888-2820

FOR:
 Thomas E. Behrman, Esquire
 Attorney for
 W. B. Mason Co., Inc.
 60 State Street, Suite 700
 Boston, MA 02109

OWNER
 J.L.T.S. Will, L.L.C.
 39 CENTER STREET
 BROCKTON, MA 02302

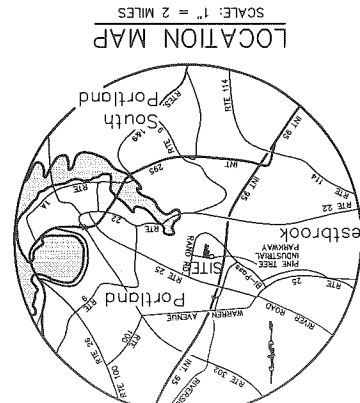
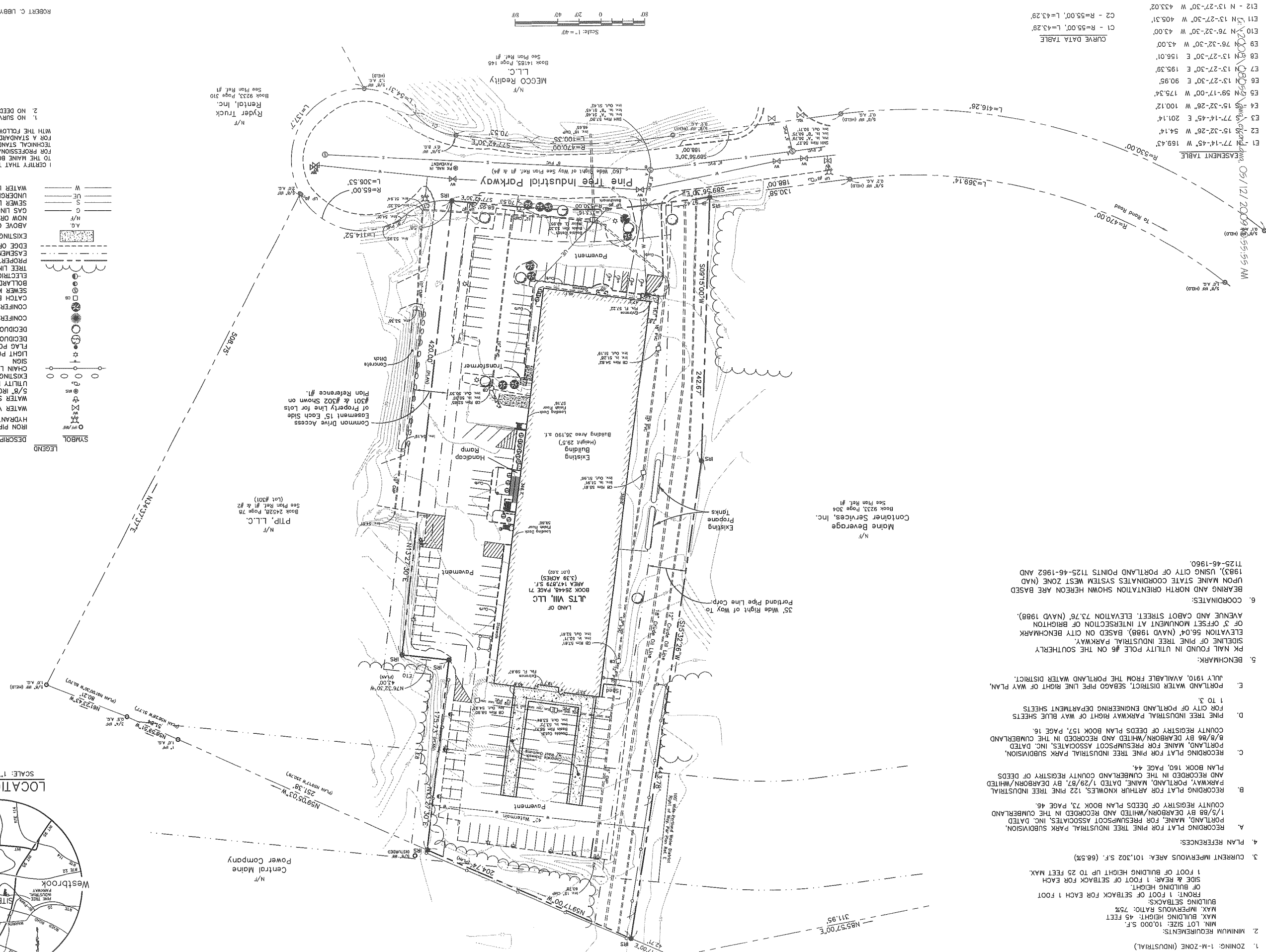
ALTA/ACSM LAND
 TITLE SURVEY PLAN
 106 PINE TREE INDUSTRIAL PARKWAY
 PORTLAND, MAINE

DESIGNED
 DATE August 2008
 SCALE 1" = 40'
 CHECKED
 JOB NO. 08059
 SHEET 2

REPRODUCTION OF THIS SURVEY OR ANY PART THEREOF WITHOUT THE WRITTEN CONSENT OF BHM IS PROHIBITED

NOTES:

- ZONING: 1-M-ZONE (INDUSTRIAL)
- MINIMUM REQUIREMENTS:
MIN. LOT SIZE: 10,000 S.F.
MAX. BUILDING HEIGHT: 45 FEET
BUILDING SETBACKS:
FRONT: 1 FOOT OF SETBACK FOR EACH 1 FOOT OF BUILDING HEIGHT;
SIDE & REAR: 1 FOOT OF SETBACK FOR EACH 1 FOOT OF BUILDING HEIGHT UP TO 25 FEET MAX.
CURRENT IMPROVED AREA: 101,302 S.F. (66.5%)
- PLAN REFERENCES:
A. RECORDING PLAT FOR PINE TREE INDUSTRIAL PARK SUBDIVISION, PORTLAND, MAINE, FOR PRESUMSCOTT ASSOCIATES, INC. DATED 1/3/88 BY DEARBORN/WHITED AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 73, PAGE 46.
B. RECORDING PLAT FOR ARTHUR KNOWLES, 122 PINE TREE INDUSTRIAL PARKWAY, PORTLAND, MAINE, DATED 1/29/87, BY DEARBORN/WHITED AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 73, PAGE 46.
C. RECORDING PLAT FOR PRESUMSCOTT ASSOCIATES, INC. DATED PORTLAND, MAINE FOR PRESUMSCOTT ASSOCIATES, INC. DATED 8/8/86 BY DEARBORN/WHITED AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 157, PAGE 16.
D. PINE TREE INDUSTRIAL PARKWAY RIGHT OF WAY BLUE SHEETS 1 TO 3.
E. JULY 1910 AVAILABLE FROM THE PORTLAND WATER DISTRICT.
5. BENCHMARK:
PK NAIL FOUND IN UTILITY POLE #6 ON THE SOUTHERLY SIDELINE OF PINE TREE INDUSTRIAL PARKWAY, ELEVATION 56.04' (NAVD 1988). BASED ON CITY BENCHMARK AVENUE AND CABOT STREET. ELEVATION 73.76' (NAVD 1988). OF 3' OFFSET MONUMENT AT INTERSECTION OF BRIGHTON BEARING AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON MAINE STATE COORDINATES SYSTEM WEST ZONE (NAD 1983), USING CITY OF PORTLAND POINTS 1125-46-1962 AND 1125-46-1960.
- COORDINATES:
BEARING AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON MAINE STATE COORDINATES SYSTEM WEST ZONE (NAD 1983), USING CITY OF PORTLAND POINTS 1125-46-1962 AND 1125-46-1960.



LEGEND

SYMBOL	DESCRIPTION
○	IRON PIPE/ROD FOUND
○	WATER VALVE
○	WATER SHUTOFF
○	5/8" IRON ROD W/ CAP TO BE SET
○	UTILITY POLE
○	EXISTING BOUNDERS
○	SIGN
○	FLAG POST
○	DECIDUOUS BUSH
○	DECIDUOUS TREE
○	CONFEROUS TREE
○	CONFEROUS BUSH
○	CATCH BASIN
○	SEWER MANHOLE
○	BOLLARD
○	ELECTRIC POWER CONNECTION
○	TREE LINE
○	PROPERTY LINE
○	EASEMENT LINE
○	EDGE OF PAVEMENT
○	EXISTING CONCRETE SLAB
○	ABOVE GROUND
○	NOW OR FORMERLY
○	GAS LINE
○	SEWER LINE
○	UNDERGROUND ELECTRIC
○	WATER LINE

1. CERTIFY THAT THIS SURVEY CONFORMS TO THE MAIN BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY. WITH THE FOLLOWING EXCEPTIONS:
2. NO SURVEYORS REPORT
L. Berry
Dated: Dec. 2008
SCALE: 1" = 40'
JOB NO. 08059
CHECKED: L. Berry
DRAWN: R. Libby, Jr.
DESIGNED: L. Berry

NO.	DATE	REVISION	DESCRIPTION
1	4/27/09		Add Underground Water & Tool Lines
2	5/07/09		Rev'd Per April 30 Review Comments
3	5/12/08		Rev'd Per P.L.L.C. Review

BH2M
Engineers, Surveyors
28 State Street
Portland, Maine 04108
Tel: (207) 839-2771
Fax: (207) 839-8250

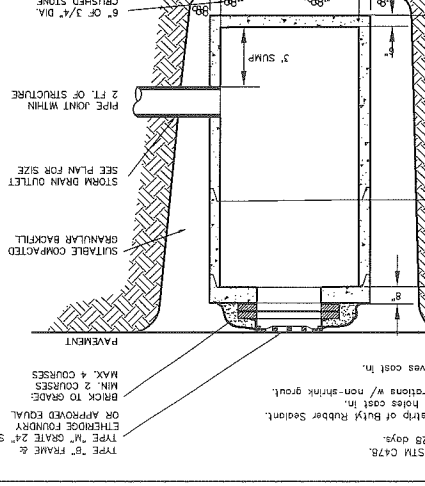
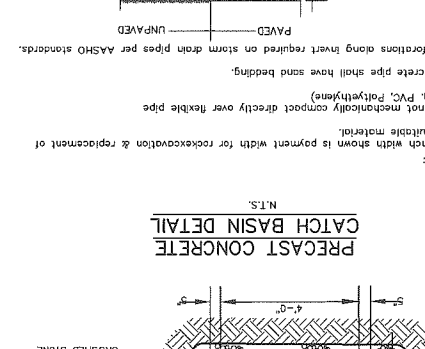
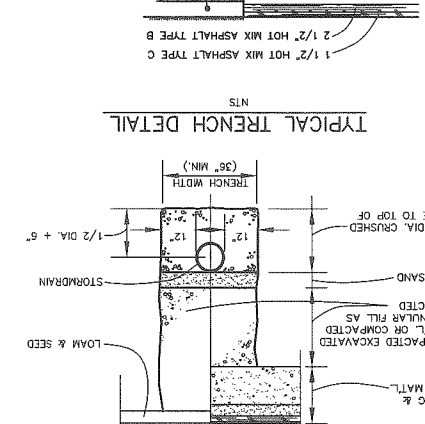
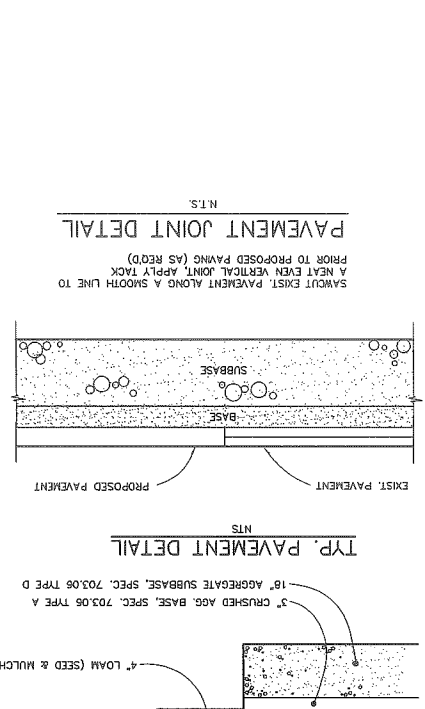
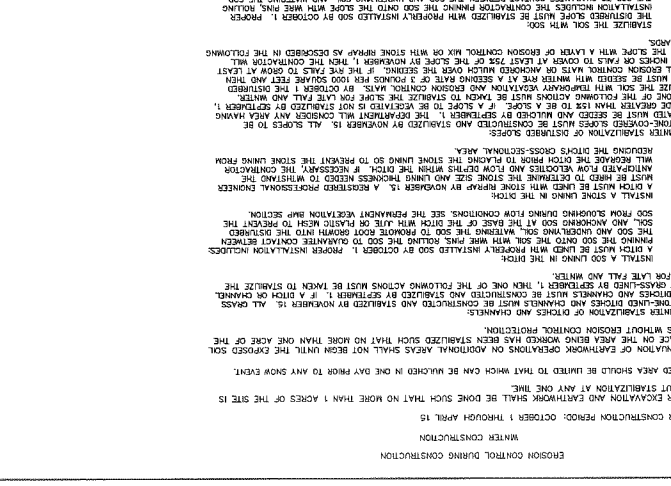
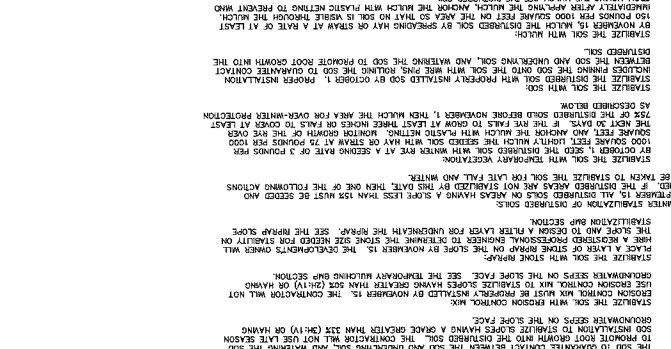
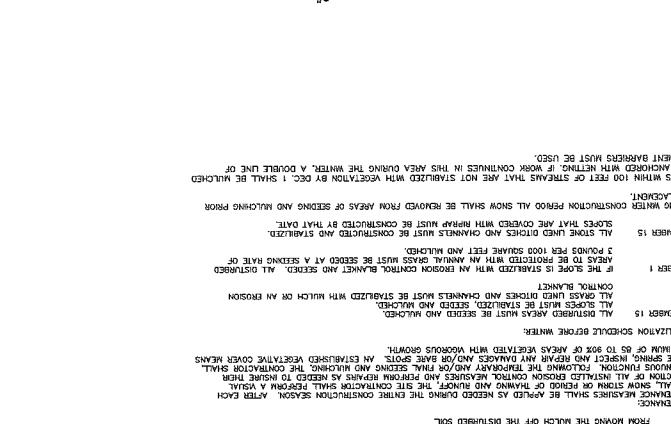
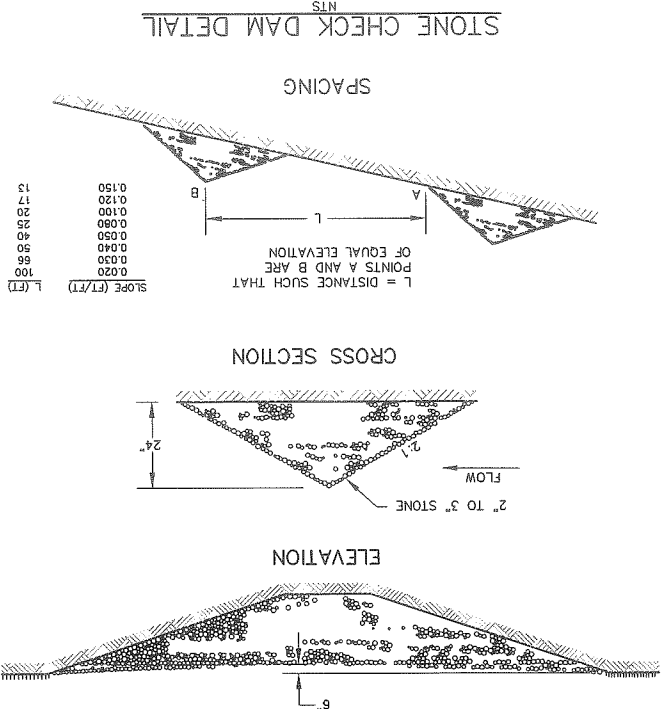
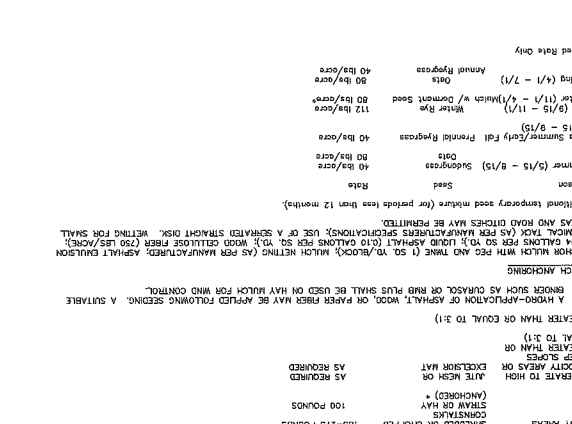
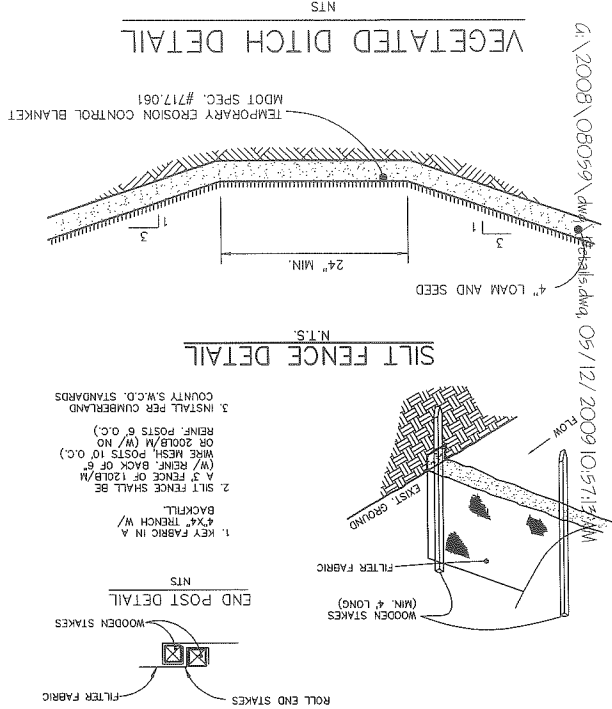
APPLICANT:
W. B. Mason Co., Inc.
60 State Street, Suite 700
Boston, Ma. 02109

EXISTING CONDITIONS & STANDARD BOUNDARY SURVEY
106 PINE TREE INDUSTRIAL PARKWAY
PORTLAND, MAINE
OWNER:
JLTS VII, LLC
59 CENTER STREET
BROCKTON, MA 02302

3 SHEET

DESIGNED	L. Berry	DATE	Dec. 2008
DRAWN	R. Libby, Jr.	SCALE	1" = 40'
CHECKED	L. Berry	JOB NO.	08059

RESPONSE TO REQUEST FOR PROPOSALS
SUBMITTED WITHOUT CONSENT
OF STATE IS PROHIBITED



EROSION AND SEDIMENT CONTROL PLAN

THE PLAN HAS BEEN PREPARED AS A GUIDE TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THE PLAN IS BASED ON THE STATION AND ELEVATION INFORMATION SHOWN ON THE PLAN AND THE INFORMATION PROVIDED BY THE OWNER AND THE CONTRACTOR.

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAJOR EROSION CONTROL PLAN" AND THE "MINOR EROSION CONTROL PLAN".

2. THESE AREAS UNDEVELOPED SHALL BE LEFT IN AN UNDEVELOPED STATE UNTIL THE MAJOR EROSION CONTROL PLAN IS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. DURING THIS PERIOD, THE CONTRACTOR SHALL MAINTAIN THE AREAS IN AN UNDEVELOPED STATE.

3. THE AREAS UNDEVELOPED SHALL BE LEFT IN AN UNDEVELOPED STATE UNTIL THE MAJOR EROSION CONTROL PLAN IS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. DURING THIS PERIOD, THE CONTRACTOR SHALL MAINTAIN THE AREAS IN AN UNDEVELOPED STATE.

4. THE CONTRACTOR SHALL MAINTAIN THE AREAS UNDEVELOPED UNTIL THE MAJOR EROSION CONTROL PLAN IS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. DURING THIS PERIOD, THE CONTRACTOR SHALL MAINTAIN THE AREAS IN AN UNDEVELOPED STATE.

5. THE CONTRACTOR SHALL MAINTAIN THE AREAS UNDEVELOPED UNTIL THE MAJOR EROSION CONTROL PLAN IS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. DURING THIS PERIOD, THE CONTRACTOR SHALL MAINTAIN THE AREAS IN AN UNDEVELOPED STATE.

6. THE CONTRACTOR SHALL MAINTAIN THE AREAS UNDEVELOPED UNTIL THE MAJOR EROSION CONTROL PLAN IS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. DURING THIS PERIOD, THE CONTRACTOR SHALL MAINTAIN THE AREAS IN AN UNDEVELOPED STATE.

7. THE CONTRACTOR SHALL MAINTAIN THE AREAS UNDEVELOPED UNTIL THE MAJOR EROSION CONTROL PLAN IS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. DURING THIS PERIOD, THE CONTRACTOR SHALL MAINTAIN THE AREAS IN AN UNDEVELOPED STATE.

8. THE CONTRACTOR SHALL MAINTAIN THE AREAS UNDEVELOPED UNTIL THE MAJOR EROSION CONTROL PLAN IS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. DURING THIS PERIOD, THE CONTRACTOR SHALL MAINTAIN THE AREAS IN AN UNDEVELOPED STATE.

9. THE CONTRACTOR SHALL MAINTAIN THE AREAS UNDEVELOPED UNTIL THE MAJOR EROSION CONTROL PLAN IS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. DURING THIS PERIOD, THE CONTRACTOR SHALL MAINTAIN THE AREAS IN AN UNDEVELOPED STATE.

10. THE CONTRACTOR SHALL MAINTAIN THE AREAS UNDEVELOPED UNTIL THE MAJOR EROSION CONTROL PLAN IS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. DURING THIS PERIOD, THE CONTRACTOR SHALL MAINTAIN THE AREAS IN AN UNDEVELOPED STATE.

11. THE CONTRACTOR SHALL MAINTAIN THE AREAS UNDEVELOPED UNTIL THE MAJOR EROSION CONTROL PLAN IS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. DURING THIS PERIOD, THE CONTRACTOR SHALL MAINTAIN THE AREAS IN AN UNDEVELOPED STATE.

12. THE CONTRACTOR SHALL MAINTAIN THE AREAS UNDEVELOPED UNTIL THE MAJOR EROSION CONTROL PLAN IS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION. DURING THIS PERIOD, THE CONTRACTOR SHALL MAINTAIN THE AREAS IN AN UNDEVELOPED STATE.

NOTES:

1. Install on the bridge abutment Casco Trap in all catch basins with a 12" or 15" outlet pipe.
2. The Casco Trap is an Eriks-type designed to eliminate sedimenting of the trap.

Notes:

1. The trench width shown is payment width for rock excavation and replacement of insulating material.
2. Do not mechanically compact directly over flexible pipe (e.g. PVC, Polyethylene).
3. Concrete pipe shall have sand bedding.
4. Perforations along invert required on storm drain pipes per AASHTO standards.

NOTES:

1. Trench width shown is payment width for rock excavation and replacement of insulating material.
2. Do not mechanically compact directly over flexible pipe (e.g. PVC, Polyethylene).
3. Concrete pipe shall have sand bedding.
4. Perforations along invert required on storm drain pipes per AASHTO standards.

SIZE

SIZE	A	B	C	D	E	F	G	H
12"	14 1/2"	22 1/2"	27"	10 1/4"	5 3/4"	2 1/2"	1 1/4"	1 5/8"
15"	17"	27"	31 1/2"	12 1/4"	7 1/4"	3 1/4"	1 3/4"	2 1/8"
18"	20"	31 1/2"	36"	14 1/4"	8 1/4"	4 1/4"	2 1/4"	2 5/8"
21"	23 1/2"	36"	40 1/2"	16 1/4"	9 1/4"	5 1/4"	2 3/4"	3 1/8"
24"	26 1/2"	40 1/2"	45 1/2"	18 1/4"	10 1/4"	6 1/4"	3 1/4"	3 5/8"
27"	29 1/2"	45 1/2"	50 1/2"	20 1/4"	11 1/4"	7 1/4"	3 3/4"	4 1/8"
30"	32 1/2"	50 1/2"	55 1/2"	22 1/4"	12 1/4"	8 1/4"	4 1/4"	4 5/8"
33"	35 1/2"	55 1/2"	60 1/2"	24 1/4"	13 1/4"	9 1/4"	4 3/4"	5 1/8"
36"	38 1/2"	60 1/2"	65 1/2"	26 1/4"	14 1/4"	10 1/4"	5 1/4"	5 5/8"
39"	41 1/2"	65 1/2"	70 1/2"	28 1/4"	15 1/4"	11 1/4"	5 3/4"	6 1/8"
42"	44 1/2"	70 1/2"	75 1/2"	30 1/4"	16 1/4"	12 1/4"	6 1/4"	6 5/8"
45"	47 1/2"	75 1/2"	80 1/2"	32 1/4"	17 1/4"	13 1/4"	6 3/4"	7 1/8"
48"	50 1/2"	80 1/2"	85 1/2"	34 1/4"	18 1/4"	14 1/4"	7 1/4"	7 5/8"
51"	53 1/2"	85 1/2"	90 1/2"	36 1/4"	19 1/4"	15 1/4"	7 3/4"	8 1/8"
54"	56 1/2"	90 1/2"	95 1/2"	38 1/4"	20 1/4"	16 1/4"	8 1/4"	8 5/8"
57"	59 1/2"	95 1/2"	100 1/2"	40 1/4"	21 1/4"	17 1/4"	8 3/4"	9 1/8"
60"	62 1/2"	100 1/2"	105 1/2"	42 1/4"	22 1/4"	18 1/4"	9 1/4"	9 5/8"
63"	65 1/2"	105 1/2"	110 1/2"	44 1/4"	23 1/4"	19 1/4"	9 3/4"	10 1/8"
66"	68 1/2"	110 1/2"	115 1/2"	46 1/4"	24 1/4"	20 1/4"	10 1/4"	10 5/8"
69"	71 1/2"	115 1/2"	120 1/2"	48 1/4"	25 1/4"	21 1/4"	10 3/4"	11 1/8"
72"	74 1/2"	120 1/2"	125 1/2"	50 1/4"	26 1/4"	22 1/4"	11 1/4"	11 5/8"
75"	77 1/2"	125 1/2"	130 1/2"	52 1/4"	27 1/4"	23 1/4"	11 3/4"	12 1/8"
78"	80 1/2"	130 1/2"	135 1/2"	54 1/4"	28 1/4"	24 1/4"	12 1/4"	12 5/8"
81"	83 1/2"	135 1/2"	140 1/2"	56 1/4"	29 1/4"	25 1/4"	12 3/4"	13 1/8"
84"	86 1/2"	140 1/2"	145 1/2"	58 1/4"	30 1/4"	26 1/4"	13 1/4"	13 5/8"
87"	89 1/2"	145 1/2"	150 1/2"	60 1/4"	31 1/4"	27 1/4"	13 3/4"	14 1/8"
90"	92 1/2"	150 1/2"	155 1/2"	62 1/4"	32 1/4"	28 1/4"	14 1/4"	14 5/8"
93"	95 1/2"	155 1/2"	160 1/2"	64 1/4"	33 1/4"	29 1/4"	14 3/4"	15 1/8"
96"	98 1/2"	160 1/2"	165 1/2"	66 1/4"	34 1/4"	30 1/4"	15 1/4"	15 5/8"
99"	101 1/2"	165 1/2"	170 1/2"	68 1/4"	35 1/4"	31 1/4"	15 3/4"	16 1/8"
102"	104 1/2"	170 1/2"	175 1/2"	70 1/4"	36 1/4"	32 1/4"	16 1/4"	16 5/8"
105"	107 1/2"	175 1/2"	180 1/2"	72 1/4"	37 1/4"	33 1/4"	16 3/4"	17 1/8"
108"	110 1/2"	180 1/2"	185 1/2"	74 1/4"	38 1/4"	34 1/4"	17 1/4"	17 5/8"
111"	113 1/2"	185 1/2"	190 1/2"	76 1/4"	39 1/4"	35 1/4"	17 3/4"	18 1/8"
114"	116 1/2"	190 1/2"	195 1/2"	78 1/4"	40 1/4"	36 1/4"	18 1/4"	18 5/8"
117"	119 1/2"	195 1/2"	200 1/2"	80 1/4"	41 1/4"	37 1/4"	18 3/4"	19 1/8"
120"	122 1/2"	200 1/2"	205 1/2"	82 1/4"	42 1/4"	38 1/4"	19 1/4"	19 5/8"

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DATE DESIGNED: Jan. 2009
DESIGNED BY: L. Berry
SCALE: As Noted
DRAWN BY: W. Pekey
CHECKED BY: L. Berry
JOB NO.: 08059

SHEET 4

DETAILS
106 RIVE TREE INDUSTRIAL PARKWAY
PORTLAND, MAINE

CLIENTS:
JLTS WILL, LLC
99 STATE ST
BROOKTON, MA 02322

APPLICANT:
W. B. Mason Co., Inc.
60 State Street, Suite 700
Boston, MA 02109

REVISION

NO.	DATE	DESCRIPTION
1	4/27/09	Added Underground Water & Fuel Lines
2	5/07/09	Revised Per April 30 Review Comments
3	5/12/09	Revised Per P.L.L.C. Review

Berry, Huff, McDonald, Milligan, Inc.
Engineers Surveyors
28 State Street
Camden, Maine 04848
Tel: (207) 839-2771
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