

255 - A - 8

2004-0180

190 Rand Rd.

Bld. Addition - Stultz Fluid
Patco Construction

on Spreadsheet

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

2004-0180

Application I. D. Number

8/31/2004

Application Date

Stultz Fluid Building Expansion

Project Name/Description

Patco Construction Co. Inc.

Applicant

1293 Main Street, Sanford, ME 04073

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 324-5574

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

190 - 190 Rand Rd, Portland, Maine

Address of Proposed Site

255 A008001

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

☐ Other (specify) _____

2,500 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

IM

Zoning

Check Review Required:

☒ Site Plan
(major/minor)

☐ Subdivision
of lots

☐ PAD Review

☐ 14-403 Streets Review

☐ Flood Hazard

☐ Shoreland

☐ Historic Preservation

☐ DEP Local Certification

☐ Zoning Conditional
Use (ZBA/PB)

☐ Zoning Variance

☐ Other _____

Fees Paid:

Site Pla

\$400.00

Subdivision

Engineer Review

Date

9/7/2004

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

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit Issue

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate of Occupancy

date

☐ Conditions (See Attached)

expiration date

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date

☐ Defect Guarantee Released

date

signature

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

2004-0180

Application I. D. Number

8/31/2004

Application Date

Stultz Fluid Building Expansion

Project Name/Description

Patco Construction Co. Inc.

Applicant

1293 Main Street, Sanford, ME 04073

Applicant's Mailing Address

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Applicant Ph: (207) 324-5574 Agent Fax:

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190 - 190 Rand Rd, Portland, Maine

Address of Proposed Site

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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 ☐ Other (specify) _____

2,500 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

IM

Zoning

Check Review Required:

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

Fees Paid: Site Pla \$400.00 Subdivision _____ Engineer Review _____ Date 9/7/2004

DRC Approval Status:

Reviewer _____

- ☐ Approved ☐ Approved w/Conditions
See Attached ☐ Denied

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

☐ Condition Compliance _____
signature date

Performance Guarantee ☐ Required* ☐ Not Required

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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <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 | |

October 4, 2004

Mr. Shawn Frank
Sebago Technics
One Chabot Street
P.O. Box 1339
Westbrook, ME 04098-1339

RE: Addition, 190 Rand Road
ID #2004-0180, CBL #255-A-008

Dear Mr. Frank:

On October 1, 2004, the Portland Planning Authority approved a 2,500 sq. ft. addition to the existing Stultz Fluid Power building located at 190 Rand Road, with the following conditions:

1. The silt fence should be continuous, not 3 separate sections. It should also wrap around the front of the building (Rand Road side) to envelope all limits of work.
2. It is recommended that the mature tree line be preserved through construction, and noted on the site plan.

The Planning Authority is also granting a waiver of granite curb along the frontage of the site.

The approval is based on the submitted site plan. 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. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD/DXF files with seven (7) sets of the final plans.
2. 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.
3. 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.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. 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.
6. 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.)
7. 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 Kandice Talbot at 874-8901.

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Gayle Guertin, Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Assessor's Office
Approval Letter File

From: Jay Reynolds
To: Kandi Talbot
Date: Wed, Sep 29, 2004 10:04 AM
Subject: 190 Rand Road Engineering Review

Comments as follows:

1. The silt fence should be continuous, not 3 separate sections. It should also wrap around the front of the building (Rand Rd. side) to envelope all limits of work.
2. It is recommended that the mature tree line be preserved through construction, and noted on the site plan.
3. There is no curb and sidewalk along the street frontage. A waiver may be in order.
4. It doesn't appear that the proposal would increase the impervious surface ratio dramatically, however the ratio should be calculated to verify that it is under the 75% amount for IM zone.

Any questions, please contact me.
Jay

Jay Reynolds
Development Review Coordinator
City of Portland
Planning and Development
(207) 874-8632
jayjr@portlandmaine.gov

CC: Shawn Frank

August 31, 2004
99444

Margaret Schmuckal, Zoning Administrator
Code Enforcement Department
City of Portland
389 Congress Street
Portland, ME 04101

Minor Site Plan Application, Stultz Fluid Power
190 Rand Road, Patco Construction, Inc.



Dear Marge:

On behalf of Patco Construction, Inc. and Stultz Fluid Power, we are pleased to submit nine (9) copies of the enclosed plan for a Minor Site Plan Application. Patco Construction, Inc. proposes to construct a 2,500 square foot addition to the rear of the existing Stultz Fluid Power building located at 190 Rand Road. A minimal amount of paving is proposed to be installed to square the existing paved area with the rear of the expansion. An overhead door is proposed on the southeasterly side of the expansion, and a single exit door will be installed on the northeasterly rear of the building as shown on the enclosed elevations.

The building addition is simply proposed to provide additional warehousing area. Grading will occur to the rear of the site to maintain the finished floor elevation with the existing building as well as to maintain positive drainage away from the expansion. All utility services to the expansion will occur from the existing building. The only new proposed lighting consists of wall packs over the two new doors. Landscaping is proposed only to consist of loaming and seeding of disturbed areas.

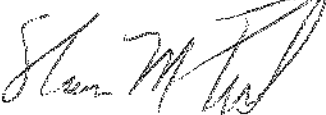
In accordance with Section 14-506(b), the applicant is requesting a waiver of the requirement for sidewalks and curbing along the project frontage on Rand Road. As contained within the sidewalk portion of this section, an existing sidewalk is located on the opposite side of the roadway and Rand Road was reconstructed within the last 24 months. Within the curbing section, the cost to install granite curbing along 356 feet of frontage with associated drainage infrastructure would easily surpass 5 percent of the project cost and Rand Road was reconstructed within the last 60 months. Accordingly, we believe that the project meets two of the conditions as required to allow for the granting of the variance.

August 31, 2004

We are hopeful that sufficient information has been provided such that the Minor Site Plan Application may be approved by Staff. Upon your review of the application, however, please call with any questions or if you require additional information. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in dark ink, appearing to read "Shawn M. Frank", is written over the printed name.

Shawn M. Frank, P.E.
Project Manager

SMF:dif

cc: Dennis Waters, Patco Construction, Inc.

Use in areas that require mounting h...
 fact-resistant security lighting at low to medium
 is. Ideal for entrances, loading docks, walkways
 and vehicle ramps.

Master Catalog Number

Example: TWP 175M TB

TWP 175M				TB	
Description				Voltage	
HIGH PRESSURE SODIUM				120	
35W	TWP	35S	12	200 ⁵	
50W	TWP	50S	1	240 ⁶	
70W	TWP	70S		277	
100W	TWP	100S		347	
150W	TWP	150S	34	480 ⁵	
METAL HALIDE				TB ⁶	
70W	TWP	70M			
100W	TWP	100M	4		
175W	TWP	175M			
MERCURY VAPOR					
100W	TWP	100H			
175W	TWP	175H			
LOW PRESSURE SODIUM					
35W	TWP	35L	1		
INCANDESCENT					
200W	TWP	200I			

Options/Accessories

For options and accessories,
 see page 274.

NOTES:

- 1 Not available with TB.
 - 2 120V only.
 - 3 Operates 55v lamp.
 - 4 Not available 200V.
 - 5 Not available in Canada.
 - 6 Optional Multi-tap Ballast (120, 200, 240, 277V); (120, 277, 347V in Canada.)
 - 7 Other ballast types available.
- All dimensions are inches (centimeters) unless otherwise specified.
 CANADIAN SHIPMENTS: Add CSA as suffix to catalog number.
 HID lamps available with luminaires. Consult factory.

Lamp/Fixture Data¹

Wattage	Ballast	Weight	
		Lbs.	Kg.
HIGH PRESSURE SODIUM (Med/Clear)			
35	RHP	12	5
50	RHP	13	6
70	HX HPP	15	7
100		14	6
150		15	7
METAL HALIDE (Med/100/Mog/175/Clear)			
70	HX HPP	16	7
100	HX-HPP	16	7
175	CWA	16	7
MERCURY VAPOR (Mog/Coated)			
100	CWA	11	5
175		21	10
LOW PRESSURE SODIUM (D.C. Bay/Clear)			
35	HPP-LAG	14	6

STANDARD PACKAGING

Fixtures ship complete in unit cartons only.
 Example:

(Qty 13) TWP 175M TB
 (13 cartons of 1 fixture)

Accessories ship separately.

Post-it® Fax Note	7671	Date	# of pages
To	Lightco	From	J&S Electric
Co./Dept.	SACO Ind PK	Co.	
Phone #		Phone #	603-652-7664
Fax #		Fax #	Jim

DIMENSIONS
 Height: 15 1/2 (39.2)
 Width: 16 1/4 (41)
 Depth: 7 3/4 (19.7)



Features

Housing: Rear housing is rugged, corrosion resistant, die-cast aluminum. Stainless steel external hardware includes slotted hex head and tamperproof fasteners.

Optics: Reflector is aluminum finished. White thermoset polyester powder electrostatically applied. Front housing and reflector are one-piece, injection-molded, UL stabilized polycarbonate. Standard finish is opaque, portion of front cover and back housing is dark bronze polyester enamel electrostatically applied. Reflector is sealed and gasketed to inhibit the entrance of outside contaminants.

Ballast: HPS: High reactance, high power factor. Encased and potted solid state ignitors (HPS and 100MH). MH and MV Constant wattage autotransformer. Ballast copper wound and 100% factory tested. UL 1029 listed. Electrical components mounted on back housing.

Installation: Top 3/4" threaded wiring access. Back access through removable 3/4" knock-out. Feed-thru wiring can be achieved by using a conduit tee. Mount on any flat vertical surface.

Listings: UL 1572 listed suitable for wet locations. CSA certified for use in Canada.

Socket: Glazed porcelain (mogul base), horizontally-oriented socket with copper alloy, nickel-plated screw shell and center contact. Medium-base, UL listed 500W, 600V, 4KV pulse rated. Mogul-base, UL listed 1500W, 600V, 4KV pulse rated.



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.

Address of Proposed Development: 190 Rand Road			Zone: I-M
Total Square Footage of Proposed Structure: 2,500 s.f. Addition		Square Footage of Lot: 82,454	
Tax Assessor's Chart, Block & Lot: Chart# Block# Lot# 255 A 8.001		Property owner's mailing address: Philip E. Stultz, Jr. 13 High Bluffs Road Falmouth, ME 04105	Telephone #: (207)828-4727
Consultant/Agent, mailing address, phone # & contact person: Shawn M. Frank, P.E. c/o Sebago Technics, Inc. P.O. Box 1339 Westbrook, ME 04098-1339 (207)856-0277		Applicant's name, mailing address, telephone #/Fax#/Pager#: Patco Construction, Inc. 1293 Main Street Sanford, ME 04073	Project name: Stultz Fluid Power Building Expansion
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input checked="" 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) \$ _____ <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"/> Stormwater Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____			
Major Development (more than 10,000 sq. ft.) <input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)			
Minor Site Plan Review <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)			
Plan Amendments <input type="checkbox"/> Planning Staff Review (\$250.00) <input type="checkbox"/> Planning Board Review (\$500.00)			

- Please see next page -

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Stultz Fluid Power, Chip Stultz
190 Rand Road, Portland, ME 04102 (207)828-4727

Submittals shall include (9) separate folded packets of the following:

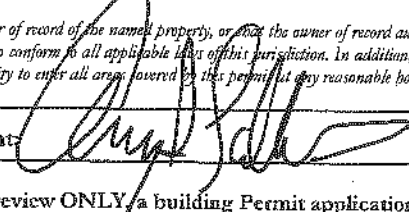
- copy of application
- cover letter stating the nature of the project
- site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-322 of the Zoning Ordinance outlines the process; copies are available at the counter at .50 per page (8.5 x11) 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: 

Date: 8/31/04

This application is for site review ONLY. A building Permit application and associated fees will be required prior to construction.

Development in Portland

The City of Portland has instituted the following fees to recover the costs of reviewing development proposals under the Site Plan and Subdivision ordinances: application fee; engineering fee; and inspection fee. Performance and defect guarantees are also required by ordinance to cover all site work proposed.

The **Application Fee** covers general planning and administrative processing costs, and is paid at the time of application.

The Planning Division is required to send notices to neighbors upon receipt of an application and prior to public meetings. The applicant will be billed for mailing and advertisement costs. Applicants for development will be charged an **Engineering Review Fee**. This fee is charged by the Planning Division for review of on-site improvements of a civil engineering nature, such as storm water management as well as the engineering analysis of related improvements within the public right-of-way, such as public streets and utility connections, as assessed by the Department of Public Works. The Engineering Review fee must be paid before a building permit can be issued. Monthly invoices are sent out by the Planning Division on a monthly basis to cover engineering costs.

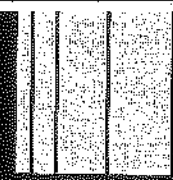
A **Performance Guarantee** will be required following approval of development plans. This guarantee covers all required improvements within the public right-of-way, plus certain site improvements such as landscaping, paving, and drainage improvements. The Planning Division will provide a cost estimate form for figuring the amount of the performance guarantee, as well as sample form letters to be filled out by a financial institution.

An **Inspection Fee** must also be submitted to cover inspections to ensure that sites are developed in accordance with the approved plan. The inspection fee is 2.0% of the performance guarantee amount, or as assessed by the planning or public works engineer. The minimum inspection fee is \$300 for development, unless no site improvements are proposed. Public Works inspects work within the City right-of-way and Planning inspects work within the site including pipe-laying and connections. (The contractor must work with inspectors to coordinate timely inspections, and should provide adequate notice before inspections, especially in the case of final inspection.)

Upon completion of a development project, the performance guarantee is released, and a **Defect Guarantee** in the amount of 10% of the performance guarantee must be provided. The Defect Guarantee will be released after a year.

Other reimbursements to the City include actual or apportioned costs for advertising and mailed notices. All fees shall be paid prior to the issuance of any building permit.

For more information on the fees or review process, please call the Planning Division at 874-8719 or 874-8721.



August 31, 2004
99444

Margaret Schmuckal, Zoning Administrator
Code Enforcement Department
City of Portland
389 Congress Street
Portland, ME 04101

Minor Site Plan Application, Stultz Fluid Power
190 Rand Road, Patco Construction, Inc.

Dear Marge:

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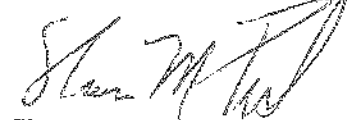
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August 31, 2004

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Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in dark ink, appearing to read "Shawn M. Frank", is written over the printed name.

Shawn M. Frank, P.E.
Project Manager

SMF:dif

cc: Dennis Waters, Patco Construction, Inc.

mounting brackets. Ideal for entrances, loading docks, walkways and vehicle ramps.

Master Catalog Number

Example: TWP 175M TB

TWP 175M		TB
Description		Notes
HIGH PRESSURE SODIUM		120
35W TWP 35S 1.2		200 ⁵
50W TWP 50S 1		240 ⁵
70W TWP 70S		277
100W TWP 100S		347
150W TWP 150S 2.4		400 ⁵
METAL HALIDE		TB ⁶
70W TWP 70M		
100W TWP 100M 1		
175W TWP 175M		
MERCURY VAPOR		
100W TWP 100H		
175W TWP 175H		
LOW PRESSURE SODIUM		
35W TWP 35L 1		
INCANDESCENT		
200W TWP 200I		

Options/Accessories

For options and accessories, see page 274.

NOTES:

- 1 Not available with TB.
 - 2 120V only.
 - 3 Operates 55V lamp.
 - 4 Not available 480V.
 - 5 Not available in Canada.
 - 6 Optional Multi-tap Ballast (120, 200, 240, 277V). (120, 277, 347V in Canada.)
 - 7 Other ballast types available.
- All dimensions are inches (centimeters) unless otherwise specified.
CANADIAN SHIPMENTS: Add CSA as suffix to catalog number.
HID lamps available with luminaires. Consult factory.

Lamp/Fixture Data¹

Wattage	Ballast	Lbs.	Kg.
HIGH PRESSURE SODIUM (Med/Clear)			
35	RHP	12	5
50	RHP	13	6
70	HX RPF	15	7
100		14	6
150		15	7
METAL HALIDE (Med/100/Mog(175)/Clear)			
70	HX HPF	16	7
100	HX-HPF	16	7
175	CWA	16	7
MERCURY VAPOR (Mog/Coated)			
100	CWA	11	5
175		21	10
LOW PRESSURE SODIUM (D.C. Bay/Clear)			
35	HPF-LAG	14	6

STANDARD PACKAGING

Fixtures ship complete in unit cartons only.

Example:

Qty 131 TWP 175M TB
(12 cartons of 1 fixture)

Accessories ship separately.

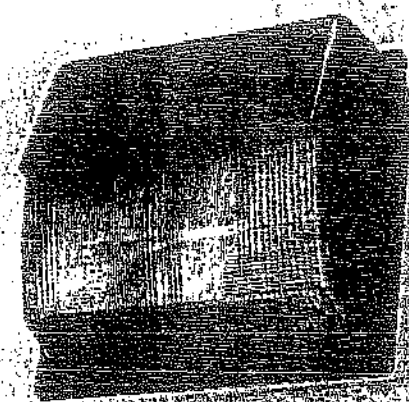
Post-It® Fax Note 7671

To: Lightco	Date:	# of pages: 4
Co./Dept. SACO	From: J&S Electric	
Phone #	Co. INDRPK	
Fax #	Phone # 603-657-7664	
	Fax # Jim	

DIMENSIONS
Height: 15 1/2 (39.2)
Width: 16 1/4 (41)
Depth: 7 1/4 (18.7)



TWP



Features

Housing: Rear housing is rugged, corrosion resistant, die-cast aluminum. Stainless steel external hardware includes slotted hex head and tamperproof fasteners.

Optics: Reflector is aluminum finished, white thermoset polyester powder electrostatically applied. Front housing and reflector are one-piece, injection-molded, UV-stabilized polycarbonate. Standard finish is opaque, portion of front cover and back housing is dark bronze polyester, flame electrostatically applied. Refractor is sealed and gasketed to inhibit the entrance of outside contaminants.

Ballast: HPS: High reactance, high power factor. Encased and potted solid-state ignitors (HPS and 100MH). MH and MV Constant wattage autotransformer. Ballast is copper wound and 100% factory tested, UL 1029 listed. Electrical components mounted on back housing.

Installation: Top 3/4" threaded wiring access. Back access through removable 3/4" knock-out. Feed-thru wiring can be achieved by using a conduit tee. Mount on any flat vertical surface.

Listings: UL 1572 listed suitable for wet locations. CSA certified for use in Canada.

Socket: Glazed porcelain (mogul base), horizontally-oriented socket with copper alloy, nickel-plated screw shell and center contact. Medium-base UL listed 560V, 500V-4KV pulse rated. Mogul-base UL listed 1500W, 500V, 4KV pulse rated.



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.

Address of Proposed Development: 190 Rand Road			Zone: I-M		
Total Square Footage of Proposed Structure: 2,500 s.f. Addition			Square Footage of Lot: 82,454		
Tax Assessor's Chart, Block & Lot: Chart# Block# Lot# 255 A 8.001			Property owner's mailing address: Philip E. Stultz, Jr. 13 High Bluffs Road Falmouth, ME 04105		Telephone #: (207)828-4727
Consultant/Agent, mailing address, phone # & contact person: Shawn M. Frank, P.E. c/o Sebago Technics, Inc. P.O. Box 1339 Westbrook, ME 04098-1339 (207)856-0277			Applicant's name, mailing address, telephone #/Fax#/Pager#: Patco Construction, Inc. 1293 Main Street Sanford, ME 04073		Project name: Stultz Fluid Power Building Expansion
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input checked="" 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) \$ _____ <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"/> Stormwater Quality (\$250.00) <input type="checkbox"/> Section 14-463 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____					
Major Development (more than 10,000 sq. ft.) <input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)					
Minor Site Plan Review <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)					
Plan Amendments <input type="checkbox"/> Planning Staff Review (\$250.00) <input type="checkbox"/> Planning Board Review (\$500.00)					
- Please see next page -					

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Stultz Fluid Power, Chip Stultz
190 Rand Road, Portland, ME 04102 (207)828-4727

Submittals shall include (9) separate folded packets of 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

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)

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 .50 per page (8.5 x11) 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 the permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant

Date: 8/31/04

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

Development in Portland

The City of Portland has instituted the following fees to recover the costs of reviewing development proposals under the Site Plan and Subdivision ordinances: application fee; engineering fee; and inspection fee. Performance and defect guarantees are also required by ordinance to cover all site work proposed.

The Application Fee covers general planning and administrative processing costs, and is paid at the time of application.

The Planning Division is required to send notices to neighbors upon receipt of an application and prior to public meetings. The applicant will be billed for mailing and advertisement costs. Applicants for development will be charged an **Engineering Review Fee**. This fee is charged by the Planning Division for review of on-site improvements of a civil engineering nature, such as storm water management as well as the engineering analysis of related improvements within the public right-of-way, such as public streets and utility connections, as assessed by the Department of Public Works. The Engineering Review fee must be paid before a building permit can be issued. Monthly invoices are sent out by the Planning Division on a monthly basis to cover engineering costs.

A **Performance Guarantee** will be required following approval of development plans. This guarantee covers all required improvements within the public right-of-way, plus certain site improvements such as landscaping, paving, and drainage improvements. The Planning Division will provide a cost estimate form for figuring the amount of the performance guarantee, as well as sample form letters to be filled out by a financial institution.

An **Inspection Fee** must also be submitted to cover inspections to ensure that sites are developed in accordance with the approved plan. The inspection fee is 2.0% of the performance guarantee amount, or as assessed by the planning or public works engineer. The minimum inspection fee is \$300 for development, unless no site improvements are proposed. Public Works inspects work within the City right-of-way and Planning inspects work within the site including pipe-laying and connections. (The contractor must work with inspectors to coordinate timely inspections, and should provide adequate notice before inspections, especially in the case of final inspection.)

Upon completion of a development project, the performance guarantee is released, and a **Defect Guarantee** in the amount of 10% of the performance guarantee must be provided. The Defect Guarantee will be released after a year.

Other reimbursements to the City include actual or apportioned costs for advertising and mailed notices. All fees shall be paid prior to the issuance of any building permit.

For more information on the fees or review process, please call the Planning Division at 874-8719 or 874-8721.

August 31, 2004
99444

Margaret Schmuckal, Zoning Administrator
Code Enforcement Department
City of Portland
389 Congress Street
Portland, ME 04101



Minor Site Plan Application, Stultz Fluid Power
190 Rand Road, Patco Construction, Inc.

Dear Marge:

On behalf of Patco Construction, Inc. and Stultz Fluid Power, we are pleased to submit nine (9) copies of the enclosed plan for a Minor Site Plan Application. Patco Construction, Inc. proposes to construct a 2,500 square foot addition to the rear of the existing Stultz Fluid Power building located at 190 Rand Road. A minimal amount of paving is proposed to be installed to square the existing paved area with the rear of the expansion. An overhead door is proposed on the southeasterly side of the expansion, and a single exit door will be installed on the northeasterly rear of the building as shown on the enclosed elevations.

The building addition is simply proposed to provide additional warehousing area. Grading will occur to the rear of the site to maintain the finished floor elevation with the existing building as well as to maintain positive drainage away from the expansion. All utility services to the expansion will occur from the existing building. The only new proposed lighting consists of wall packs over the two new doors. Landscaping is proposed only to consist of loaming and seeding of disturbed areas.

In accordance with Section 14-506(b), the applicant is requesting a waiver of the requirement for sidewalks and curbing along the project frontage on Rand Road. As contained within the sidewalk portion of this section, an existing sidewalk is located on the opposite side of the roadway and Rand Road was reconstructed within the last 24 months. Within the curbing section, the cost to install granite curbing along 356 feet of frontage with associated drainage infrastructure would easily surpass 5 percent of the project cost and Rand Road was reconstructed within the last 60 months. Accordingly, we believe that the project meets two of the conditions as required to allow for the granting of the variance.

August 31, 2004

We are hopeful that sufficient information has been provided such that the Minor Site Plan Application may be approved by Staff. Upon your review of the application, however, please call with any questions or if you require additional information. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in dark ink, appearing to read "Shawn M. Frank", is written over the printed name.

Shawn M. Frank, P.E.
Project Manager

SMF:dlf

cc: Dennis Waters, Patco Construction, Inc.



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.

Address of Proposed Development: 190 Rand Road		Zone: I-M
Total Square Footage of Proposed Structure: 2,500 s.f. Addition		Square Footage of Lot: 82,454
Tax Assessor's Chart, Block & Lot: Chart# Block# Lot# 255 A 8.001		Property owner's mailing address: Philip E. Stultz, Jr. 13 High Bluffs Road Falmouth, ME 04105 Telephone #: (207)828-4727
Consultant/Agent, mailing address, phone # & contact person: Shawn M. Frank, P.E. c/o Sebago Technics, Inc. P.O. Box 1339 Westbrook, ME 04098-1339 (207)856-0277		Applicant's name, mailing address, telephone #/Fax#/Pager#: Patco Construction, Inc. 1293 Main Street Sanford, ME 04073 Project name: Stultz Fluid Power Building Expansion
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input checked="" 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) \$ _____ <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"/> Stormwater Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____		
Major Development (more than 10,000 sq. ft.) <input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
Minor Site Plan Review <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
Plan Amendments <input type="checkbox"/> Planning Staff Review (\$250.00) <input type="checkbox"/> Planning Board Review (\$500.00)		
- Please see next page -		

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Stultz Fluid Power, Chip Stultz
190 Rand Road, Portland, ME 04102 (207)828-4727

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
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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 .50 per page (8.5 x11) you may also visit the web site: [ci.portland.me.us chapter 14](http://ci.portland.me.us/chapter14)

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

Date: 8/31/04

This application is for site review ONLY. A building Permit application and associated fees will be required prior to construction.

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For more information on the fees or review process, please call the Planning Division at 874-8719 or 874-8721.

Use in areas that require shatter-resistant security lighting at low to medium mounting heights. Ideal for entrances, loading docks, walkways and vehicle ramps.

Master Catalog Number

Example: TWP 175M TB

TWP 175M		TB
Wattage		Volts
HIGH PRESSURE SODIUM		120
35W TWP 35S ^{1,2}		200 ⁵
50W TWP 50S ¹		240 ⁶
70W TWP 70S		277
100W TWP 100S		347
150W TWP 150S ^{3,4}		480 ⁷
METAL HALIDE		TB ⁸
70W TWP 70M		
100W TWP 100M ⁴		
175W TWP 175M		
MERCURY VAPOR		
100W TWP 100H		
175W TWP 175H		
LOW PRESSURE SODIUM		
35W TWP 35L ¹		
INCANDESCENT		
200W TWP 200I		

For options and accessories, see page 274.

NOTES:

- 1 Not available with TB.
- 2 120V only.
- 3 Operates 55V lamp.
- 4 Not available 480V.
- 5 Not available in Canada.
- 6 Optional Multi-tap Ballast (120, 208, 240, 277V; 120, 277, 347V in Canada.)
- 7 Other ballast types available.

All dimensions are inches (centimeters) unless otherwise specified.
CANADIAN SHIPMENTS: Add CSA as suffix to catalog number.
HID lamps available with luminaires. Consult factory.

Lamp/Fixture Data¹

Wattage	Ballast	Weight	
		Lbs.	Kg.
HIGH PRESSURE SODIUM (Med/Clear)			
35	RHP	12	5
50	RHP	13	6
70	HX HPF	15	7
100		14	6
150		15	7
METAL HALIDE (Med/100/Mog/175W/Clear)			
70	HX HPF	16	7
100	HX-HPF	16	7
175	CWA	16	7
MERCURY VAPOR (Mog/Coated)			
100	CWA	11	5
175		21	10
LOW PRESSURE SODIUM (D.C. Bay/Clear)			
35	HPF-LAG	14	6

STANDARD PACKAGING

Fixtures ship complete in unit cartons only.
Example:

Qty (3) TWP 175M TB
(12 cartons of 1 fixture)

Accessories ship separately.

Post-it* Fax Note 7671	Date	# of pages
To: Lightco	From: J&S Electric	
Co./Dept. SACO Ind PK	Phone # 603-657-7664	
Phone #	Fax # DM	
Fax #		

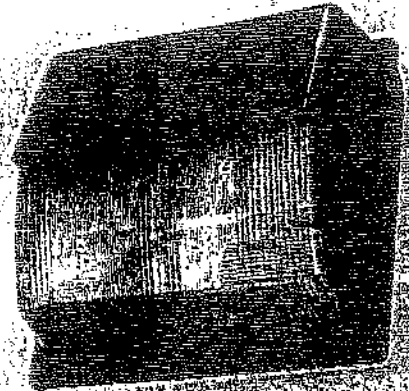
DIMENSIONS
Height: 15 1/2" (39.2)
Width: 16 1/4" (41)
Depth: 7 1/4" (18.7)



LITHONIA LIGHTING

Wall-p.

TWP



Features

Housing: Rear housing is rugged, corrosion-resistant, die-cast aluminum. Stainless steel external hardware includes slotted hex heads and tamperproof fasteners.

Options: Reflector is aluminum, finished with white thermoset polyester powder, electrostatically applied. Front housing and reflector are one-piece, injection-molded, UV-stabilized polycarbonate. Standard finish is opaque. Portions of front cover and back housing is dark bronze polyester, flame-retardant, electrostatically applied. Refractor is sealed and gasketed to inhibit the entrance of outside contaminants.

Ballast: HPS: High reactance, high power factor. Encased and potted solid-state ignitors (HPS and 100MH). MH and MV: Constant wattage autotransformer. Ballast is copper wound and 100% factory tested. UL 1029 listed. Electrical components mounted on back housing.

Installation: Top 3/4" threaded wiring access. Back access through removable 1/4" knock-out. Feed-thru wiring can be achieved by using a conduit tee. Mount on any flat vertical surface.

Listings: UL 1572 listed suitable for wet locations. CSA certified for use in Canada.

Socket: Glazed porcelain (mogul base), horizontally-oriented socket with copper alloy, nickel-plated screw shell and center contact. Medium-base, UL listed 500W-500V, 4KV pulse rated. Mogul base, UL listed 1500W, 500V, 4KV pulse rated.

SEBAGO TECHNICS, INC.

One Chabot Street
P.O. Box 1339
WESTBROOK, ME 04098-1339

LETTER OF TRANSMITTAL*Hand Delivered***7962**

DATE	9-16-04	JOB NO.	99444
ATTENTION	Sarah Hopkins		
RE:	190 Pond Road		

Phone (207) 856-0277 FAX (207) 856-2206

TO City of Portland
389 Congress Street
Portland ME 04101

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
9		1	St. Mary's Shutter Flood Blank
1	8-31		Original submission letter
1	8-31		App. Form

THESE ARE TRANSMITTED as checked below:

- ☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☒ For review and comment _____
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS Hi Sarah: we added the sidewalk as requested. We are hopeful
that this simple addition can be quickly approved. Thank You For
your assistance.

COPY TO _____

SIGNED 

If enclosures are not as noted, kindly notify us at once.

From: Jay Reynolds
To: Kandi Talbot
Date: 09/29/2004 10:04:06 AM
Subject: 190 Rand Road Engineering Review

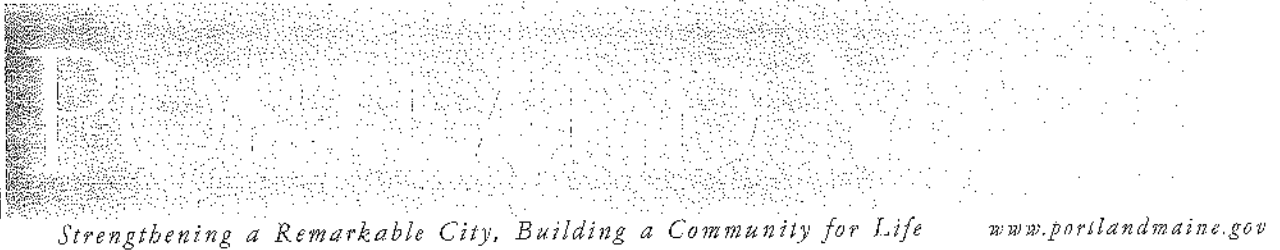
Comments as follows:

1. The silt fence should be continuous, not 3 separate sections. It should also wrap around the front of the building (Rand Rd. side) to envelope all limits of work.
2. It is recommended that the mature tree line be preserved through construction, and noted on the site plan.
3. There is no curb and sidewalk along the street frontage. A waiver may be in order.
4. It doesn't appear that the proposal would increase the impervious surface ratio dramatically, however the ratio should be calculated to verify that it is under the 75% amount for IM zone.

Any questions, please contact me.
Jay

Jay Reynolds
Development Review Coordinator
City of Portland
Planning and Development
(207) 874-8632
jayjr@portlandmaine.gov

CC: Shawn Frank



Planning & Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

October 4, 2004

Mr. Shawn Frank
Sebago Technics
One Chabot Street
P.O. Box 1339
Westbrook, ME 04098-1339

RE: Addition, 190 Rand Road
ID #2004-0180, CBL #255-A-008

Dear Mr. Frank:

On October 1, 2004, the Portland Planning Authority approved a 2,500 sq. ft. addition to the existing Stultz Fluid Power building located at 190 Rand Road, with the following conditions:

1. The silt fence should be continuous, not 3 separate sections. It should also wrap around the front of the building (Rand Road side) to envelope all limits of work.
2. It is recommended that the mature tree line be preserved through construction, and noted on the site plan.

The Planning Authority is also granting a waiver of granite curb along the frontage of the site.

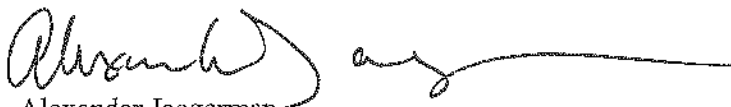
The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven (7) sets of the final plans.
2. 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.
3. 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.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. 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.
6. 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.)
7. 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 Kandice Talbot at 874-8901.

Sincerely,


Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Gayle Guertin, Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Assessor's Office
Approval Letter File