

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 01-0797		Issue Date: JUL 19		CBL: 303 C001001					
Location of Construction: 3 Newcomb St		Owner Name: Bennett John H		Owner Address: 77 Middle St		Phone: 207-799-6322			
Business Name: n/a		Contractor Name: no contractor/self		Contractor Address: n/a n/a		Phone: n/a			
Lessee/Buyer's Name n/a		Phone: n/a		Permit Type: Commercial		Zone: B-4			
Past Use: Vacant Building / 2 Months		Proposed Use: Build 1500 SqFt Auto Garage. Call John at 799-6322 when ready.		Permit Fee: \$234.00		Cost of Work: \$35,000.00		CEO District: 1	
Proposed Project Description: Build a 1500 SqFt Auto Repair Garage.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>B-1</i> Type: <i>2</i> <b>PERMIT ISSUED WITH REQUIREMENTS</b>		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		Signature: _____		Date: _____	
		Zoning Approval		Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 6 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>see letter #2001-0150</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK - RS with conducting</i> Date: <i>7/18/01</i>		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____		Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>	
Permit Taken By: cjh		Date Applied For: 07/03/2001							

**CERTIFICATION**

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

SIGNATURE OF APPLICANT

ADDRESS

DATE

PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

DATE

PHONE

# All Purpose Building Permit 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.

Location/Address of Construction: #3 NEWCOMB ST PORTLAND

Total Square Footage of Proposed Structure 1500 Square Footage of Lot 13,373 sq ft

Tax Assessor's Chart, Block & Lot  
Chart# 303 Block# C Lot# 1 Owner: JOHN BENNETT Telephone: W 799 6322  
H 854 4821

Lessee/Buyer's Name (If Applicable) Applicant name, address & telephone: JOHN BENNETT  
77 N. 100th ST WESTBROOK  
799 6322 W 854 4821 H Cost Of Work: \$ 35,000  
Fee: \$ 274

Current use: VACANT / Building  
If the location is currently vacant, what was prior use: AUTO GARAGE + REPAIR  
Approximately how long has it been vacant: 2 MONTHS  
Proposed use: SAME  
Project description:

Contractor's name, address & telephone: JOHN BENNETT  
Who should we contact when the permit is ready: JOHN BENNETT  
Mailing address: 77 N. 100th ST WESTBROOK 04092  
H 854 4821  
W 799 6322 Phone:

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: John Bennett Date: 7/3/01

This is not a permit, you may not commence ANY work until the permit is issued

# BUILDING PERMIT REPORT

DATE: 6 July 2001 ADDRESS: 3 Newcomb Street CBL: 303-C-001

REASON FOR PERMIT: To Construct a 80'x50' Auto Repair garage

BUILDING OWNER: John Bennett

PERMIT APPLICANT: /CONTRACTOR Owner:

USE GROUP: S-1 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$35,000.00 PERMIT FEES: \$23460

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

## CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*2, \*4, \*6, \*9  
\*24, \*28, \*30, \*31, \*33, \*35, \*37

- \* 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- \* 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- \* 4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- \* 6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- \* 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)

22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.

23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

\*24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)

25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.

27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

\*28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

29. All requirements must be met before a final Certificate of Occupancy is issued.

\*30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).

\*31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

*All requirements AND conditions on the attached site development plan sheets shall be met*

\*32. Please read and implement the attached Land Use Zoning report requirements. *Attached site development plan sheets shall be met*

\*33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code. *shall be met*

\*34. Bridging shall comply with Section 2305.16.

\*35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

\*36. All flashing shall comply with Section 1406.3.10.

\*37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

\*38. *This permit is being issued with the understanding that this bldg. will be served by a private street. NO Certificate of Occupancy can or shall be issued until this is resolved and installed. (Per tele. conv. with owner 7/11/01 @ 2:30 PM.)*

12. Sarah H. Hedges, Building Inspector

Cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

Michael Nugent, Inspection Service Manager

PSH 10/1/00

\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. ( You Shall Call for Inspections )

\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00



Applicant: John H. Bennett

Date: 7/10/01

Address: 3 Newcomb St

C-B-L: 303-C-001, 2, 3, 14, 15, 16

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Rebuild of Existing single family and commercial garage on the same property

Zone Location - B-4

Interior or corner lot - end of Rd.

Proposed Use/Work - to rebuild Auto garage - 1500<sup>sq</sup> ft  
permitted use without repairs

Sewage Disposal - Private

Lot Street Frontage - 60' - 89.59' shown

Front Yard - 20' min - 20' + shown

Rear Yard - 20' min - 26' scaled

Side Yard - 10' req - 14' shown & revised by letter  
50.8'

Projections - none

Width of Lot - 60' - 293'

Height - 65' MAX

Lot Area - 10,000<sup>sq</sup> ft - 13,373<sup>sq</sup> ft

Lot Coverage Impervious Surface - 80% MAX of 10,690.4<sup>sq</sup> ft

Area per Family - N/A

Off-street Parking - N/A (if for existing house is present)

Loading Bays - N/A

Site Plan - minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains -

Panel 6 - zone X  
noise - smoke - outdoor storage

External effects - All repairs are to be performed in a fully enclosed structure

MAX Floor Area Ratio (F.A.R.)  $\frac{2886}{12,273} = .235$  vs .55 for R-3 Zone

Not required to meet 14-403 street requirements  
This is an existing use, and an existing developed property

(new garage) 30 x 50 = 1500  
existing house 693  
2 floors → 693  
2886  
over actually what the footprint is

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

**Bennett John H**

Applicant

**3 Newcomb St , Portland , ME 04103**

Applicant's Mailing Address

**Buchanan, Brenda M.**

Consultant/Agent

**Applicant Ph: (207) 799-6322      Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**2001-0150**

Application I. D. Number

**06/15/2001**

Application Date

**3 Newcomb Street**

Project Name/Description

**3 - 3 Newcomb St, Portland, Maine**

Address of Proposed Site

**303 C001001**

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Planning**

- 1 That the portions of the lot programmed for parking, ingress and egress be suitably graveled and all other area be seeded with a species of appropriate durability.

**Approval Conditions of Insp**

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 3 Separate permits shall be required for any new signage.
- 4 All repairs are to be performed in a fully enclosed structure.
- 5 All "external effects" such as noise, smoke, and outdoor storage requirements shall be observed at all times.

**Approval Conditions of DRC**

- 1 An erosion control plan and erosion control measures such as silt fence will be placed on the plan presented at the pre-construction meeting.
- 2 Neighboring streets will be kept free and clean of mud and debris possibly generated by this site development.
- 3 No floor drain will be included within the building.
- 4 That the drainage accommodated by the swale either be kept on site per a letter from the storm water engineer or a letter from the abutter allowing the 2 inch pipe draining onto their property be recieved by staff

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

**DRC Copy**

2001-0150

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06/15/2001

Application Date

3 Newcomb Street

Project Name/Description

Bennett John H

Applicant

3 Newcomb St , Portland , ME 04103

Applicant's Mailing Address

Buchanan, Brenda M.

Consultant/Agent

Applicant Ph: (207) 799-6322 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

3 - 3 Newcomb St, Portland, Maine

Address of Proposed Site

303 C001001

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) Replace commercial garage

1,500 sq. ft. unit

.31

Proposed Building square Feet or # of Units

Acreage of Site

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 Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 06/18/2001

**DRC Approval Status:**

Reviewer Steve Bushey

☐ Approved

☒ Approved w/Conditions  
See Attached

☐ Denied

Approval Date 07/16/2001

Approval Expiration 07/16/2002

Extension to \_\_\_\_\_

☒ Additional Sheets  
Attached

☐ Condition Compliance

Steve Bushey  
signature

07/16/2001  
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 Issued

\_\_\_\_\_ 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

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Applicant

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

2001-0150

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06/15/2001

Application Date

3 Newcomb Street

Project Name/Description

Bennett John H

Applicant

3 Newcomb St , Portland , ME 04103

Applicant's Mailing Address

Buchanan, Brenda M.

Consultant/Agent

Applicant Ph: (207) 799-6322 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

3 - 3 Newcomb St, Portland, Maine

Address of Proposed Site

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1,500 sq. ft. unit

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Acreage of Site

Zoning

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☐ Zoning Conditional  
Use (ZBA/PB)

☐ Zoning Variance

☐ Other \_\_\_\_\_

Fees Paid: Site Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 06/18/2001

**Insp Approval Status:**

Reviewer Marge Schmuckal

☐ Approved

☒ Approved w/Conditions  
See Attached

☐ Denied

Approval Date 07/18/2001

Approval Expiration 07/18/2002

Extension to \_\_\_\_\_

☒ Additional Sheets  
Attached

☒ Condition Compliance

Marge Schmuckal  
signature

07/18/2001  
date

Performance Guarantee

☐ Required\*

☐ Not Required

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\_\_\_\_\_ date

\_\_\_\_\_ amount

\_\_\_\_\_ expiration date

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\_\_\_\_\_ amount

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\_\_\_\_\_ date

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\_\_\_\_\_ 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

ATT JONATHAN SPENCE

July 17, 2001

John Bennett  
3 Newcomb Street  
Portland, Maine

Subject: Proposed Garage  
3 Newcomb Street

Dear John,

Per your request, I have reviewed the recent adjustments to the proposed site plan to the existing property at 3 Newcomb Street. Initial site modifications were summarized in our letter to you dated June 13, 2001. Recent adjustments to the proposed site plan are in response to comments and concerns of an adjacent property owner located to the north of 3 Newcomb Street (Waxler property) regarding discharge of surface flow toward the north. In response, the following adjustments to the proposed site modification plan include:

- shifting of the proposed new garage and detention swale 3 feet away from the north property line (toward the south);
- replacement of the 2-inch diameter discharge from the detention swale with a 1-foot wide crested weir at elevation 101.5 feet and orientated toward the west; and
- minor/localized regrading to the west of the crested weir to allow sheet flow toward the northwest as water exits the weir (approximately 1 to 2 percent surface slope).

Shifting the garage and swale toward the north will reduce the gravel surface and increase the grassed area on the property by 150 square feet, which will slightly reduce the overall surface flow off the property. As stated in our June 13 letter, our original surface flow assessment had showed that the overall surface flow off the property for the proposed site modifications would be less than that for existing conditions. Replacement of the 2-inch diameter discharge pipe with the crested weir will adequately attenuate peak runoff. Flow from swale will exit the property from the weir toward the northwest via sheet flow, rather than by point discharge from a 2-inch pipe.

In summary, it is concluded that the adjustments to the proposed site modification plan summarized herein will not adversely effect surface flow patterns from the site, and are consistent with the original site plan modifications described on June 13. If you should have any questions concerning this letter, please contact me.

Sincerely,



Lyle Tracy, P.E.

Received  
7/19/01



## CITY OF PORTLAND

July 9, 2001

Ms. Brenda M. Buchanan  
Warren, Currier & Buchanan  
57 Exchange Street  
Portland, ME 04101

RE: 3 Newcomb Street (CBL 303-F-001)

Dear Ms. Buchanan:

On July 9, 2001, the Portland Planning Authority granted minor site plan approval for the replacement of the existing 733 square foot commercial garage with a new 1,500 square foot garage at the property located at 3 Newcomb Street.

The approval is subject to the following condition(s):

1. That the portions of the lot programmed for parking, ingress and egress be suitably graveled and all other area be seeded with a species of appropriate durability.

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. 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. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

CBL 303-C-001 STREET ADDRESS 3 Newcomb St

DATE	TIME	CONTACT	NARRATIVE	INITIALS
6/July	6:33	John Bennett 799-6322	Called left message that I needed Structural Engineers plans over Slab and headers.	#
7/July	11:00	me only	Will have engineer report on slab-	
11/July	10:00		MR. Bennett called is send in Engineers reports. Received info. 11/July/01. & MR. Cormier.	
11/July	2:15		Called MR. Bennett ref. private toilet disposal. Called MR. Bennett and explained No Certificate of occupancy UNTIL private toilet is installed.	
14/July	12:00		Call from State wide Bldg. 3 - 2"x10" heads over door.	



# MAINE-WIDE CONSTRUCTION

**1-800-452-1940**

**P.O. Box 2106, Augusta, ME 04338-2106**

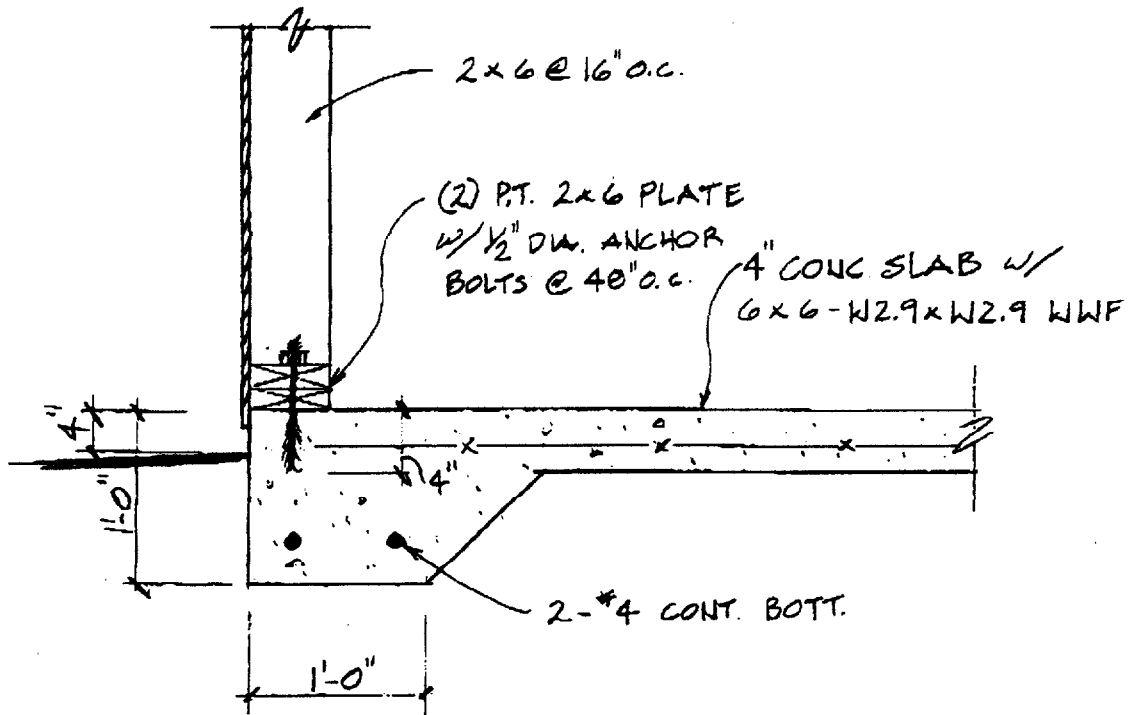
**Fax: 207-622-7528**

## **FAX COVER SHEET**

<b>Date:</b>	<b>07/11/2001 @ 9:51 a.m.</b>
--------------	-------------------------------

<b>To:</b>	<b>Sam Hoffses, Building Inspector Telephone: 874-8704 Fax: 874-8716</b>
<b>Company:</b>	
<b>From:</b>	<b>Tim Cormier</b>
<b>Re:</b>	<b>John Bennett - Wood Structures Truss Design</b>
<b>No. of Pages</b>	<b>2 (which includes this cover sheet)</b>

<b>NOTES:</b>
Hi Sam,
Faxing over the Truss Design for John Bennett job. (799-6322)
If you have any questions feel free to call me @ 1-800-452-1940.
Thank You.
<i>Tim Cormier</i>
Tim Cormier



① - TYPICAL WALL FOOTING  
1" = 1'-0"

#### GENERAL STRUCTURAL NOTES:

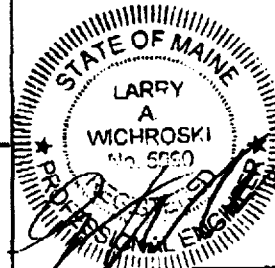
1. Bear footings on firm, compacted soil. Assumed allowable soil bearing pressure = 1,500 psf.
2. Place foundation concrete only on clean, firm, inspected bearing material.
3. Concrete regular weight (144 pcf) with Type II cement per ASTM C150, aggregate per ASTM C33, and potable water. Aggregate size = 1" for footings and slabs. Minimum 28-day compressive strength = 3000 psi.
4. Reinforcing bars shall be deformed per ASTM A 615-S1, Grade 60.
5. Lap splices in concrete: 46 bar diameters.
6. Plain anchors: ASTM A 307.

Title:

BENNETT GARAGE  
PORTLAND, ME.

EDP

ENGINEERING DESIGN PROFESSIONALS  
Consulting Engineers  
P.O. Box 575, Freeport, Maine 04032 (207)865-9505



Job No: 03001

Date: 7-10-01

Name: LAW

Sheet: S-1

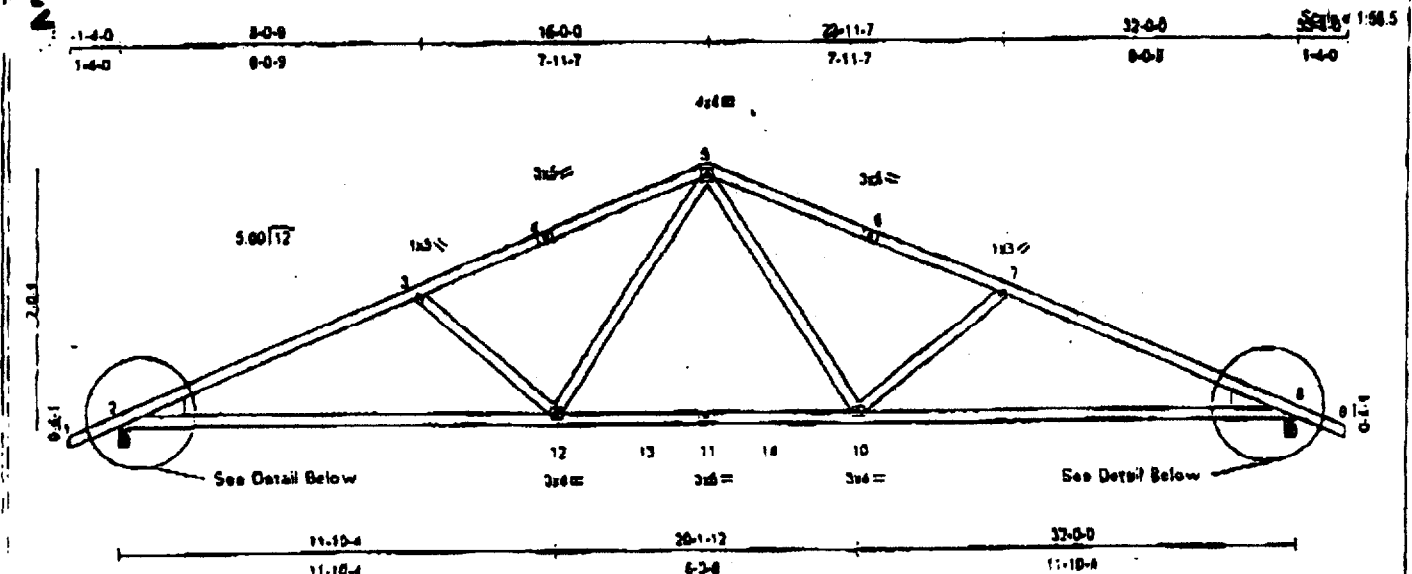
207 282 2423

WOOD STRUCTURES INC.

207 282 2423 P.01/01

JUL-09-2001 13:09

Job	Truss	Truss Type	Qty	Ply	W&S Stock Trusses 1/1/99	Sheet
5787545	532	PINK	75	1	11/3/99	B-A-1
WOOD STRUCTURES INC., BIDDLEFORD, ME						
4.0-32 x Sep / 1999 Milled Industries, Inc. Wed Nov 03 14:11:55 1999 Page 1						



LOADING (psf)	SPACING	CSI	DEFL	PLATES	GRP
TCLL 42.0	2-0-0	TC 0.75	(in) (ft)	M20	168/123
TCCL 7.0	Platce Increase 1.15	BC 0.77	Vert(TL) -0.37 16-12 > 888	Weight: 121 lb	
BCCL 0.0	Lumber Increase 1.18	WB 0.81	Vert(TL) -0.65 2-12 > 883		
BCCL 10.0	Rep Stress Incr YES	(Matrix)	Horz(TL) 0.13 8 h/o		
BOCA/ANSI95					

**LUMBER**  
**TOP CHORD** 2 X 4 SYP 2400F 2.0E  
**CHORD** 2 X 4 SPF 2100F 1.8E  
**AS** 2 X 4 SPF-8 Stud  
**ROGE**  
 Left: 2 X 6 SPF 1850F 1.5E, Right: 2 X 6 SPF 1850F 1.5E

**BRACING**  
**TOP CHORD** Sheathed or 2-1-5 on center purlin spacing.  
**BOT CHORD** Rigid purlin directly applied or 10-0-0 on center bracing.

**REACTIONS (lb/kip):** 2 = 2084/0-3-8, 6 = 2084/0-3-8

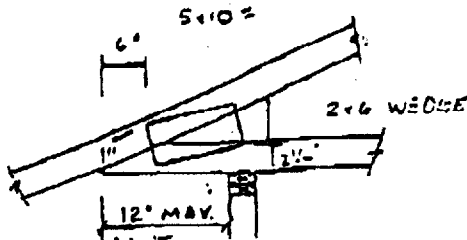
**FORCES (lb) - First Load Case Only**  
**TOP CHORD** 1-2 = 68, 2-3 = 3993, 3-4 = 3320, 4-5 = 3169, 5-6 = 3165, 6-7 = 3320, 7-8 = 3993, 8-9 = 48  
**BOT CHORD** 2-12 = 3653, 12-13 = 2409, 11-13 = 2409, 11-14 = 2409, 10-14 = 2409, 9-10 = 3653  
**WEBS** 3-12 = -827, 6-12 = 974, 5-10 = 974, 7-10 = -827

#### NOTES

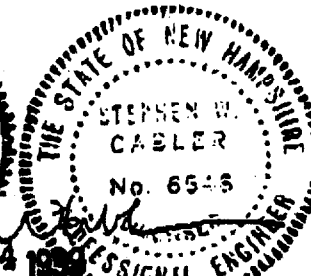
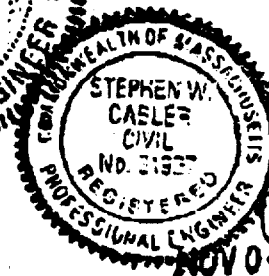
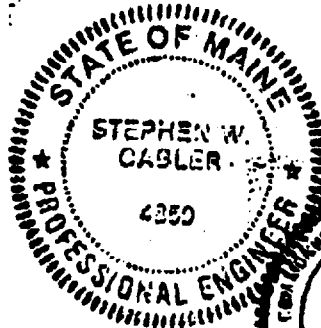
- 1) This truss has been checked for unbalanced loading conditions.
- 2) All plates are M20 plates unless otherwise indicated.
- 3) This truss has been designed for a live load of 20.0psf on the bottom chord in all areas with a clearance greater than 3-6-3 between the bottom chord and any other members.
- 4) This truss has been designed with ANSI/TP: 1-1995 criteria.

#### LOAD CASE(S): Standard

**DESIGN LOADING:**  
**TCLL/TOTAL (PSF)**  
 2.38 @ 24" oc.  
 53.74 @ 19.2" oc.  
 60/89 @ 16" oc.



Post-It® Fax Note	7871	Date	# of Pages
To	Tina Carmichael	From	
Co./Dept		Co.	
Phone #		Phone #	
		Fax #	



**USE SIDE BEFORE USE.**  
 When shown, and a tie on individual building component to be shown at component's responsibility of building designer. Not used at temporary shoring to future shoring during construction & the responsibility of the building designer for general guidance.

**MII**  
 TOTAL P.01

799-6322

SCALE

1 CM = 1 FOOT

FLOOR PLAN

← 50' →

WORK AREA

STORAGE

BATH

OFFICE

10' 10'

10'

10'

10'

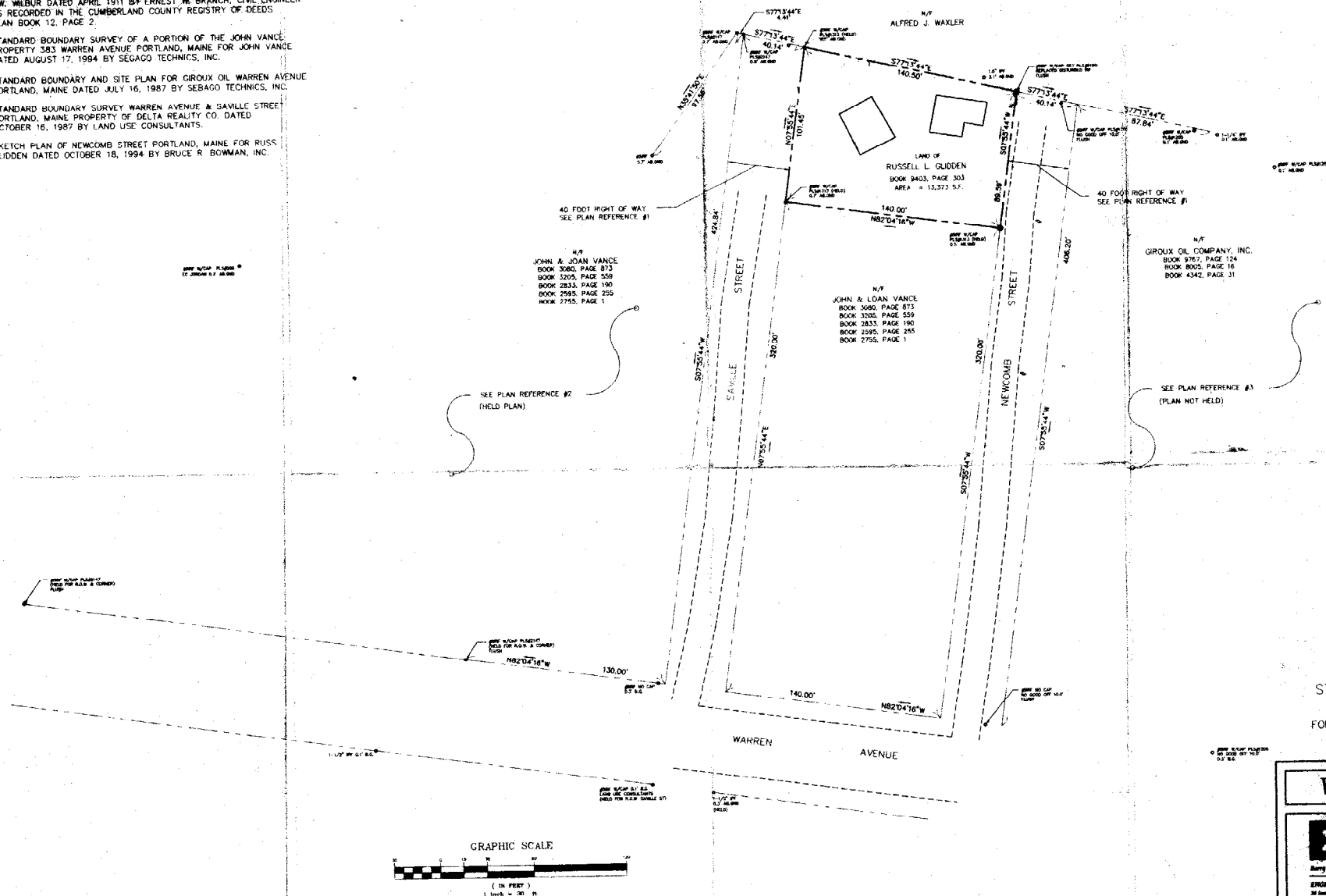
10'

10'

30' 30'

### PLAN REFERENCES

1. PLAN OF LOTS WARREN AVENUE TERRACE PORTLAND, MAINE FOR  
RECORDED DATED APRIL 1911 BY ERNEST W. BRANCH, CIVIL ENGINEER  
AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS  
PLAN BOOK 12, PAGE 2.
2. STANDARD BOUNDARY SURVEY OF A PORTION OF THE JOHN VANCE  
PROPERTY 383 WARREN AVENUE PORTLAND, MAINE FOR JOHN VANCE  
DATED AUGUST 17, 1984 BY SEGAGO TECHNICS, INC.
3. STANDARD BOUNDARY AND SITE PLAN FOR GIROUX OLIV WARREN AVENUE  
PORTLAND, MAINE DATED JULY 16, 1987 BY SEGAGO TECHNICS, INC.
4. STANDARD BOUNDARY SURVEY WARREN AVENUE & SAVILLE STREET  
PORTLAND, MAINE PROPERTY OF DELTA REALTY CO. DATED  
OCTOBER 16, 1987 BY LAND USE CONSULTANTS.
5. SKETCH PLAN OF NEWCOMB STREET PORTLAND, MAINE FOR RUSS  
GIDDEN DATED OCTOBER 18, 1994 BY BRUCE R. BOWMAN, INC.



STANDARD BOUNDARY  
SURVEY  
FOR: RUSSELL GLIDDEN  
SAVILLE STREET  
PORTLAND, MAINE

## WORKSHEET

# BH2M

**ENGINEERS • SURVEYORS • PLANNERS**  
345 Green Street, Cambridge, Massachusetts 02138, (617) 865-2720

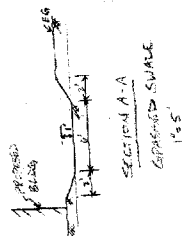
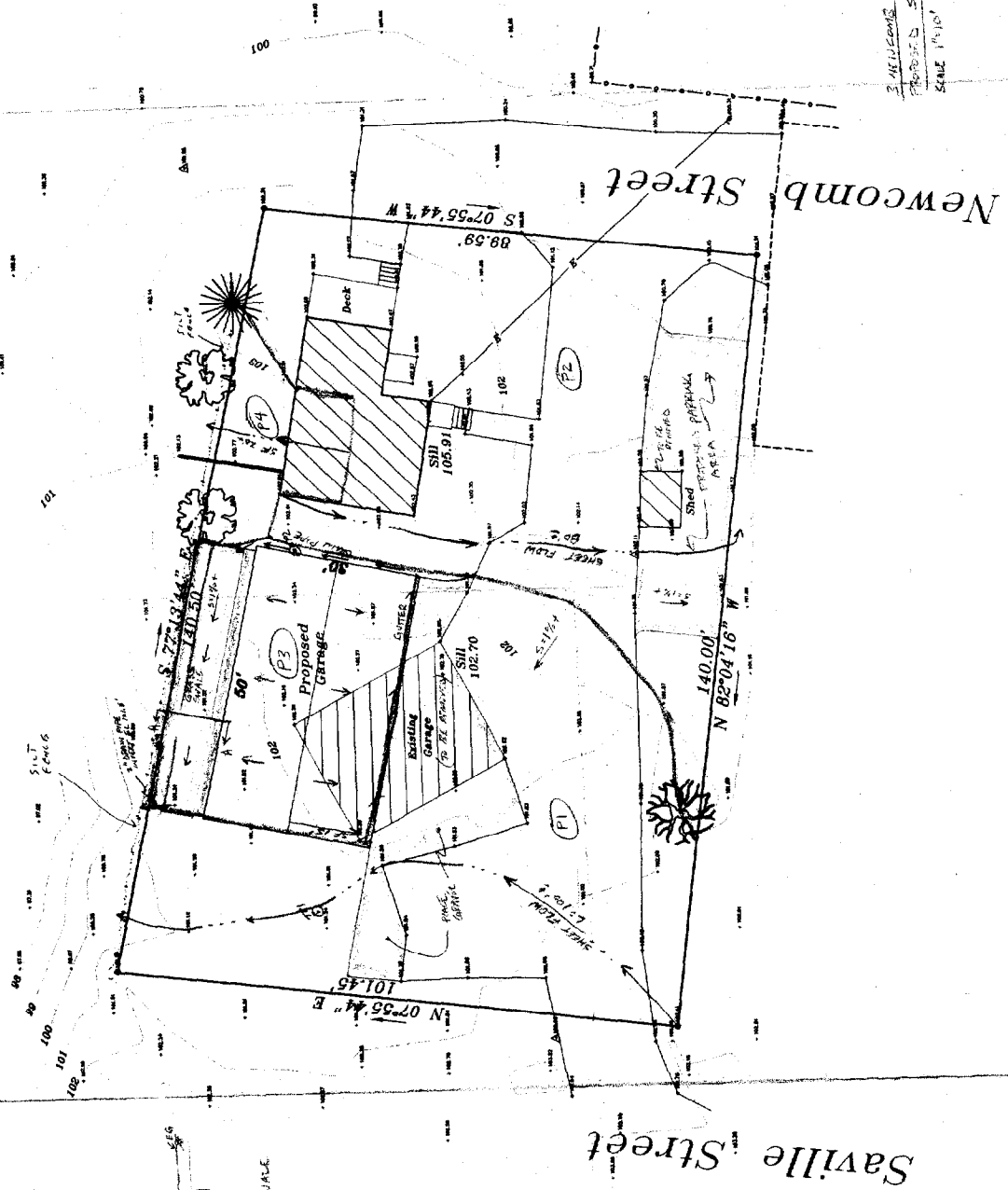
JOB. NO. 98-062	DATE AUGUST 1998	SCALE AS NOTED
DESIGNED R.C.L.	DRAWN R.C.L.	CHECKED L.S.B.

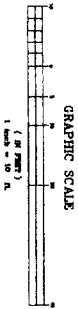
REPRODUCTION OR RELEASE OF THIS INFORMATION WITHOUT THE C  
WRITTEN CONSENT OF THE NATIONAL ARCHIVES IS PROHIBITED

- Exhibit C



3 MINCOMB ST.  
PROPOSED SITE DRAINAGE PLAN  
SCALE 1"=10' 5/8/01





Saville Street

ReAR

Side

Side

Newcomb Street

Front



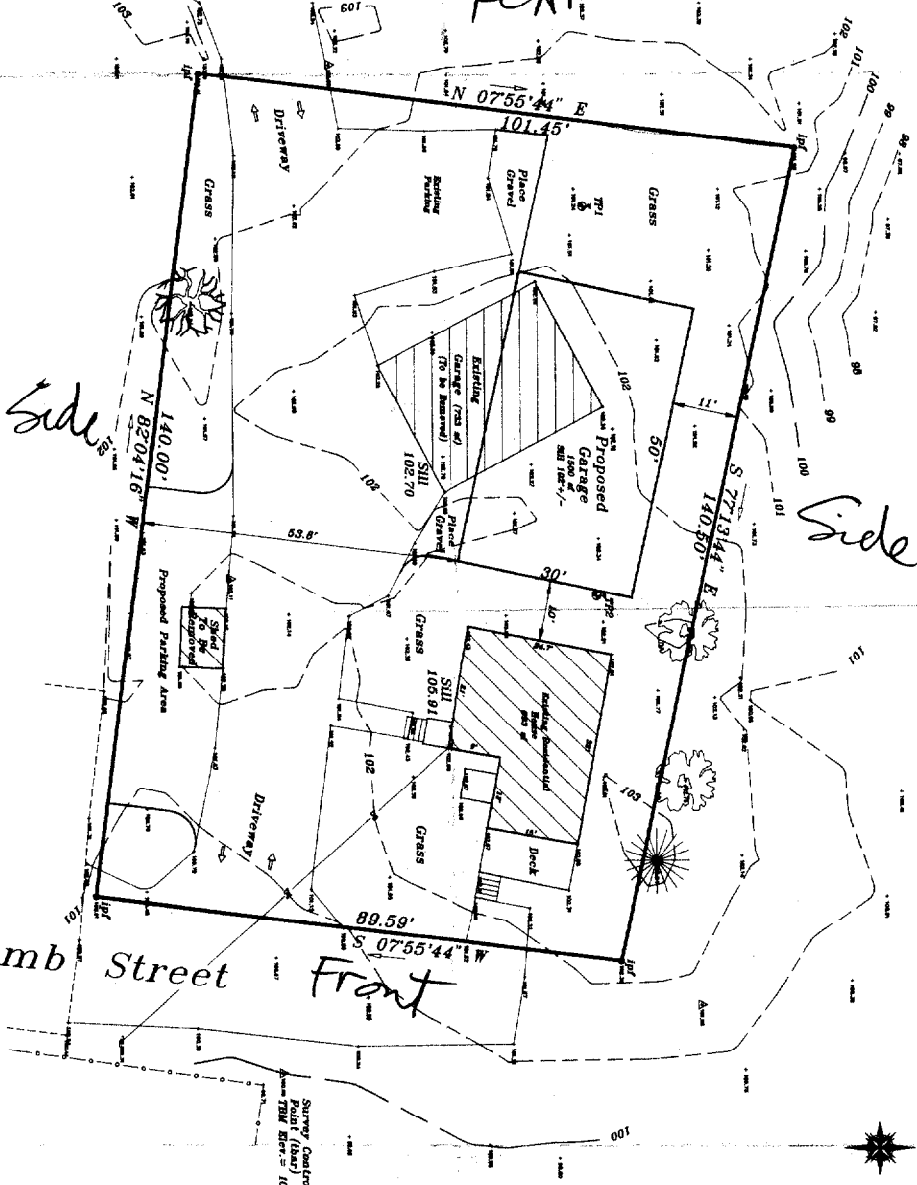
100' x 100' x 100'


Site Plan / Proposed	
DATE	06/06/01
SCALE	1" = 20'
DESIGNED BY	Stephen J. Martin, PLS
CHECKED BY	Curran, Allen, et al.

John Bennett  
3 Newcomb Street, Portland, Maine

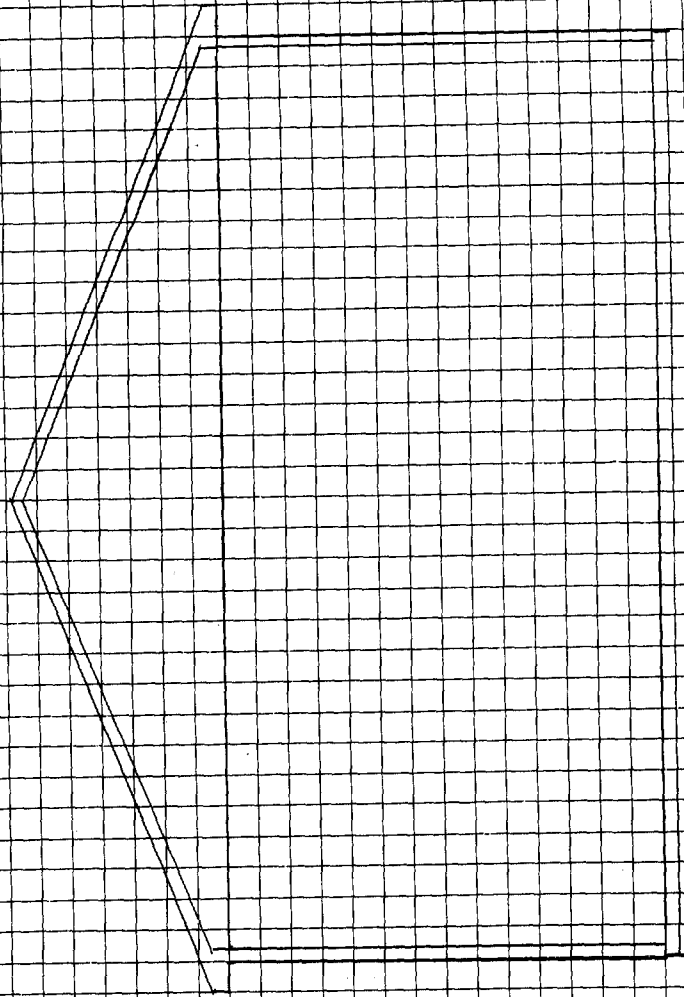
- Legend
- Iron Pipe Found
  - Overhead Electrical
  - N/P New or Property of
  - Existing Building
  - Utility Pole
  - Edge of Pavement
  - Tree Pit
  - Survey Control Point
  - Edge of Gravel

- Notes
- 1) Building are based on magnetic north 1984, see reference #1.
  - 2) Contours and spot elevations shown are based on an assumed elevation of 100.00 feet. The actual elevation of Newcomb Street is 100.00 feet.
  - 3) Total lot area = 0.21 acres.



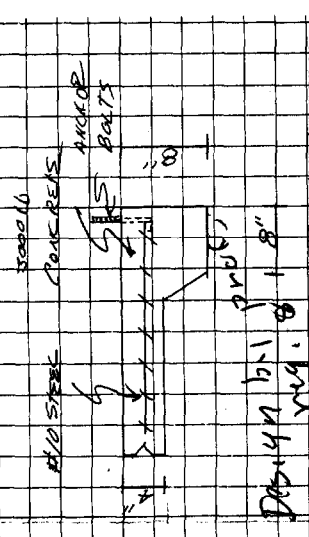
 <b>JAMES-WIRE CONSTRUCTION, INC.</b>			
Book 8-1-8"	August	Drawn by I.C.	
Sheet 57-2-1		Checked	
Drawn by J. B. NEWELL			
Location PORTLAND, ME.			Drawing 2


GABLE  
ELEVATION




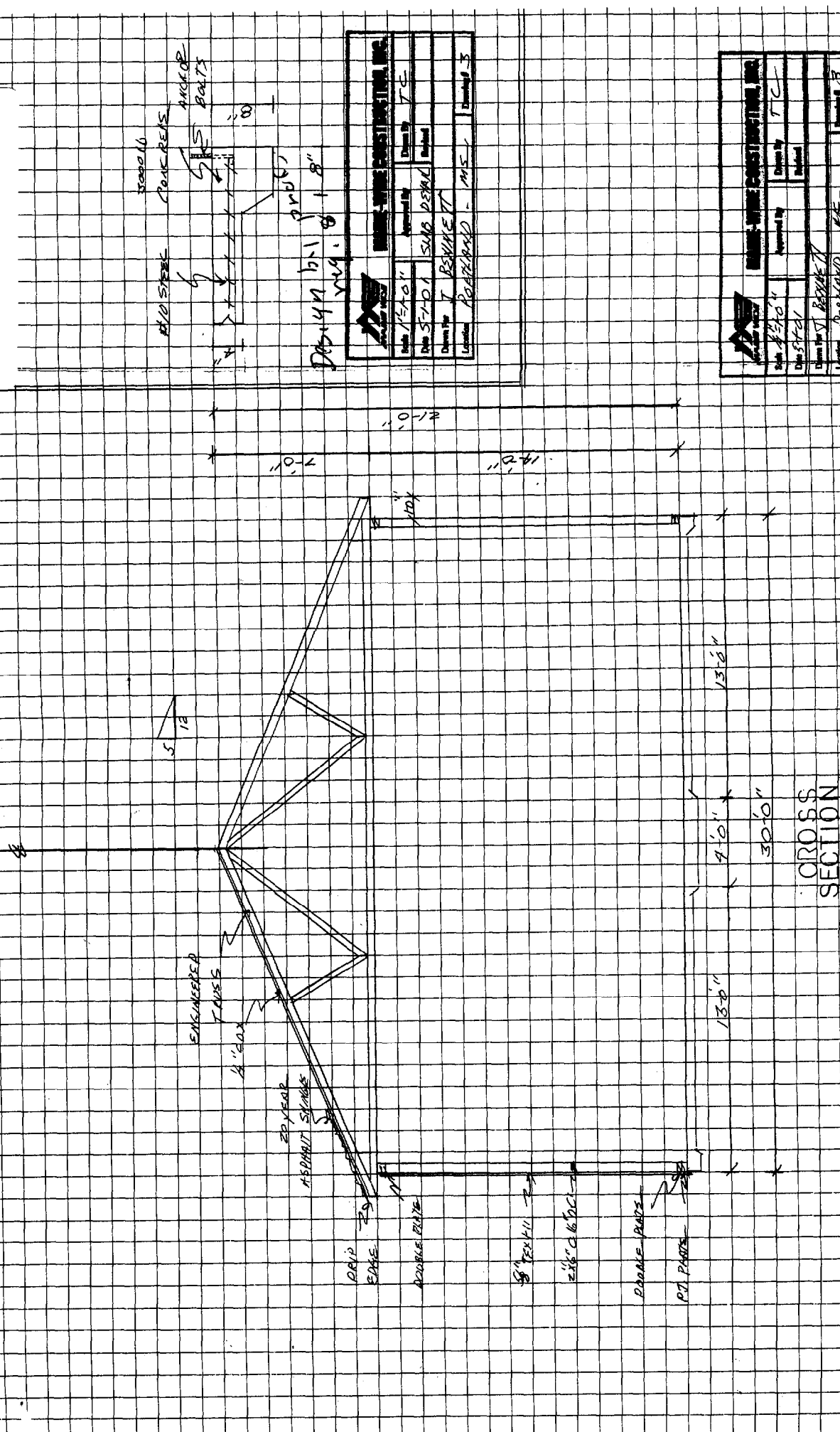


— Exhibit G



		<b>RAM - TIME CONSTRUCTION, INC.</b>	
Make 15701	Approved By	Drawn By T-C	
Date 5-10-1	SUG DEAN		
Drawn For T. BARNETT	Location BARNETT - MS	Drawing \$	

		<b>H&amp;W CONSTRUCTION, INC.</b>	
Date <u>8/30/04</u>	Approved By _____	Drawn By <u>TC</u>	
Date <u>8/21</u>		Reduced _____	
Exam By <u>J. BENTLEY</u>			
Location <u>600 LAND</u>	<u>EE</u>	Drawing <u>B</u>	


$$(H^2B^2 \otimes \mathcal{O}(2)) \otimes \mathcal{O}(2) + \mathcal{O}(2)$$



## WARRANTY DEED

QAD INVESTORS, INC., a Maine Corporation of Westbrook, Cumberland County,  
Maine

for consideration paid, grant to JOHN H. BENNETT of Westbrook, Cumberland County,  
Maine whose mailing address is 77 Middle Street, Westbrook, Maine 04092

with WARRANTY COVENANTS, the land in Portland, Cumberland County, State of  
Maine bounded and described as follows:

See Exhibit A attached hereto and  
incorporated herewith

In Witness Whereof, Russell Glidden, President of QAD Investors, Inc. has set his hand  
and seal this 31st day of October, 2000

QAD INVESTORS, INC.

By


  
Russell Glidden, President

STATE OF MAINE  
Cumberland, ss.

October 31, 2000

Then personally appeared the above-named Russell Glidden, President of QAD Investors  
Inc. and acknowledged the foregoing instrument to be his free act and deed in his said  
capacity and the free act and deed of said corporation.

Before me,

  
Notary Public

Typed Name of Notary: Richard G. Steeves

RICHARD GLENN STEEVES  
Notary Public, Maine  
My Commission Expires December 7, 2004

Exhibit A

MAINE REAL ESTATE TAX PAID

EXHIBIT A

Certain lots or parcels of land with the buildings thereon situated in the City of Portland, County of Cumberland, and State of Maine and being lots numbered 14, 15, 16, 37, 38, and 39 as delineated on a plan of lots at Warren Avenue Terrace made by Ernest W. Branch, surveyor, dated April 1911 and recorded in Plan Book 12, Page 2 to which reference is hereby made for a more particular description of the premises hereby conveyed.

Being the same premises conveyed to Grantor Corporation by deed dated 11/3/92 recorded in the Cumberland County Registry of Deeds at Book 10566, Page 305.

RECEIVED  
RECORDED REGISTRY OF DEEDS  
2000 NOV -1 AM 8:48  
CUMBERLAND COUNTY  
*John B O'Brien*

BUILDING PERMIT

~~Site Plan Review~~ Application of John Bennett  
Property at 3 Newcomb Street, Portland

Name of Applicant: John H. Bennett  
Mailing Address: 77 Middle Street, Westbrook, Maine 04092  
Address of Proposed Site: 3 Newcomb Street, Portland, Maine 04103

Applicant John Bennett seeks site plan review approval to replace an existing 733 square foot commercial garage with a new 1,500 square foot commercial garage on property located at 3 Newcomb Street, Portland. Mr. Bennett has worked for many years at an automotive garage known as the South Portland Filling Station, located at 585 Broadway in South Portland. The owner of that business recently has retired, and Mr. Bennett has purchased the site that is the subject of this application in order to establish his own business.

The property is in the B-4 (Commercial Corridor) Zone. The applicant's source of title is a Warranty Deed from QAD Investors, Inc. to John H. Bennett dated October 31, 2001 and recorded in the Cumberland County Registry of Deeds, Book 15817, Page 287. A copy of said deed is attached hereto, marked as **Exhibit A**. The property is designated on city tax maps as Map 303 Block C Lot 1.

CHECKLIST ITEMS:

A standard boundary survey by Stephen J. Martin, R.L.S., is attached hereto, marked as **Exhibit B**. It shows that the applicant is John Bennett, that the name of the project is merely "Proposed Garage," the scale and north points, and the boundaries of the site. It also shows that the total land area of the site is .31 acres (13,373 square feet). The topographic features of the site also are shown. For reference, the applicant also has attached, marked as **Exhibit C**, a copy of an August, 1998 survey done for the former owner of the property by BH2M of Gorham. The purpose of attaching this plan to the application is to provide more perspective about the location of the site.

The existing soil conditions are set forth in the Stormwater Analysis performed by Ray Wingert, CPESC and Lyle Tracy, P.E., which is attached and marked as **Exhibit D**. In addition, a drawing showing the existing drainage conditions is attached, marked as **Exhibit E**, and a drawing showing the proposed drainage plan is attached, marked as **Exhibit F**. The site does not contain any watercourses, marshes, rock outcroppings or wooded areas of note.

The location and ground floor area of existing and proposed structures are shown on **Exhibit B**. The grade elevations of the proposed garage are shown on a three-page sketch prepared by Maine-Wide Construction, Inc., the manufacturer of the proposed structure, which sketch is attached hereto, marked as **Exhibit G**. Specifications for the proposed building showing details about doors and materials to be used are shown on a plan provided by Maine-Wide, attached hereto and marked as **Exhibit H**.

Shown on the plan is a fence on an abutting property owned by Giroux Oil located across Newcomb Street. Behind the fence is a large lot that Giroux Oil uses for its business, including office space, parking of oil trucks and storage of equipment. Southerly of the applicant's property is a large lot owned by John Vance. On the Newcomb street side of that lot is a large garage-like structure that is partly vacant but houses several small businesses, such as a carpentry business and a security firm (down on the Warren Avenue end). On the Saville Street side of the Vance lot, immediately south of the applicant's property line, there are a number of tractor trailer unit bodies without wheels, apparently used for storage. Southerly of those structures is a small brick house that currently is empty. Across Saville Street from the brick house is another single-family house.

The applicant proposes to locate a dumpster outside of the proposed garage. He did not show it on the plan because he was unsure where the city would prefer it be located. He is willing to locate it in whatever location is preferred by the city, and to enclose it per the code.

No off-site public sewer or water facilities are accessible to this site. In addition, the two streets that it abuts – Newcomb and Saville Streets – are unaccepted by the city. Due to the fact that this site already has been developed, and that site plan review approval was granted in 1994 to a former owner in order to construct the existing garage, Zoning Administrator Marge Schmuckal has ruled that it is not necessary for the applicant to build Newcomb Street up to city standards, per Code §14-403. See attached letter to applicant's counsel from Marge Schmuckal dated May 22, 2001, attached hereto and marked as **Exhibit I**.

**Exhibit D** shows existing and proposed directions of water flow, along with a proposed drainage system. The Stormwater Analysis concludes the site has no unusual or problematic topographical features. It is essentially a small, flat lot. The applicant proposes to gutter the new building to direct runoff to the rear of the building where a detention swale to be constructed would provide sufficient stoppage to attenuate peak runoff to a level less than existing conditions.

The site is not subject to any easements or rights-of-way of record or other burdens.

As can be seen on **Exhibit B**, two driveways are proposed, one with ingress and egress onto Newcomb Street and the other with ingress and egress onto Saville Street. There are no particular pedestrian accessways. The applicant proposes to park cars in two areas – to the west of the proposed garage, where existing parking has been located, and also in an area at the southeasterly corner of the lot. The spaces are not shown as striped because the area will not be paved and striped. There is adequate space in the designated area for a total of eight cars. The nature of the applicant's business is that in almost all cases, he repairs and returns vehicles to their owners the same day as they are dropped off at his garage. He therefore anticipates that cars will be parked on the site overnight only on rare occasions.

There are no loading facilities associated with the applicant's business. As noted above, ingress and egress will be to and from both Newcomb and Saville Streets. There are no curbs or sidewalks (and, in fact, only rudimentary pavement) on those streets.

The landscaping plan is shown on **Exhibit B**. It will essentially retain the existing trees on the site, add some gravel and grass in areas that are currently bare earth due to the existing use of the site. The applicant does not propose any extensive landscaping, screening or buffering given the site's location, but is willing to follow recommendations of staff in this regard.

The lighting plan is simple – one light outside the door of the building, as shown on a hand-drawn sketch depicting the electrical plan that is attached hereto and marked as **Exhibit J**. Specifications for the light is as follows: 175 watt mercury vapor dusk-to-dawn security lamps, 7,000 lumens at the source, shielded to prevent glare at the house on the site. See specifications, attached hereto, marked as **Exhibit K**.

There are no fire hydrants on Newcomb or Saville Streets. The nearest one is on Warren Avenue. The applicant intends to maintain on site a fire extinguisher adequate for use in an automotive garage.

#### PROPOSED USES ON THE SITE:

The site currently is developed with a residential structure measuring 693 square feet plus a deck on its easterly side measuring approximately 8 x 15 feet, a storage shed and a 733 square foot structure currently used as a commercial garage.

No change is proposed to the existing residential structure except that the sump-pump drainage that is currently channeled directly onto the ground via a pipe coming out of a cellar window will be channeled into a dry well to be constructed at the rear of the house.

The shed is not useful to the applicant and is proposed for demolition.

The existing garage is of extremely poor construction, and is sited at an awkward angle to the driveway that leads from Newcomb Street to the site. The applicant proposes to demolish the existing garage along with the shed and remove all of the associated debris from the site. He proposes to construct a 1,500 square foot (30' x 50') garage having three bays and a small office area. The new building is sited square to the property line in order to be more easily accessed from the driveway.

The proposed structure is a prefabricated insulated wood structure on a concrete slab. It will have a gabled roof. The building height will be 22 feet. Three 10' x 12' overhead doors will front the bays and a standard door on the easterly end of the front of the building will open into the office area. Heat will be a waste-oil fueled hot-air furnace.

James G. Mancini, S.E., a Maine licensed site evaluator, conducted an on-site investigation of the potential for subsurface wastewater disposal and concluded that the

site cannot support any sort of subsurface system. A copy of a letter from Mr. Mancini and the notes of his findings are attached hereto, marked as **Exhibit L**. Consequently, the applicant proposes to install a self-contained toilet, either a composing or gas-burning model. Copies of specifications for such toilets are attached hereto, marked as **Exhibit M**. The applicant proposes to use waterless hand cleanser. There is an exterior water spigot on the side of the existing house, and the applicant proposes to use that spigot for a water source on the limited number of occasions that he needs water in the course of his business, such as when an automobile radiator needs to be filled.

The applicant estimates it will take three months to demolish the existing garage and complete construction of the new garage and site improvements as shown on the site plan.

No state or federal regulatory approvals are required.

This project is to be financed by the applicant with his own funds. A copy of his bank account summary as of May 4, 2001 is attached hereto, marked as **Exhibit N**, along with bids and price quotes for the necessary site work, purchase and installation of the building and electrical work, marked as **Exhibit O**.

#### COMPLIANCE WITH ZONING REQUIREMENTS:

The site is located in the B-4 Zone. Code §14-229-11(14) says that facilities for the maintenance and repair of automobiles are a permitted use provided that all repairs are performed in a fully-enclosed structure. The applicant will perform all repairs inside the proposed three-bay garage, which will be fully equipped with lifts.

The plan meets all of the dimensional requirements set out in §14-229.13. Lot size is 13,373 square feet (10,000 square feet is required), it has street frontage of 89.59 square feet (60 feet is required), it is set back more than 60 feet from the front of the lot (20 feet is required), more than 25 feet from the rear line (20 feet is required), eleven feet from the sideline on the north and 53.8 feet from the sideline on the south (10 feet is required.) The lot is 89.59 feet wide at the front and 101.45 feet wide at the rear, (60 feet is the lot width minimum) and the building will be 22 feet high (65 feet is the maximum). The calculations showing acceptable impervious surface and maximum floor area ratios are set forth in **Exhibit D**.

As for the other requirements set forth in §14-229.14, the landscaping is in keeping with the surrounding area, and the zoning administrator has agreed that no curbs or sidewalks need be constructed (See **Exhibit I**). Division 20 of the Code, which sets forth the requirements for off-street parking, does not set a minimum number of parking spaces for an automotive garage (or any business with less than 3, 000 square feet of floor area) in the B-4 zone. The business does not require a loading area. The applicant is aware that he must obtain a permit before erecting a sign for his business and that the size, type and location of the sign will be governed by the provisions of Division 22 of the Code. There will be no exterior storage of materials. Overnight parking of vehicles on the site will

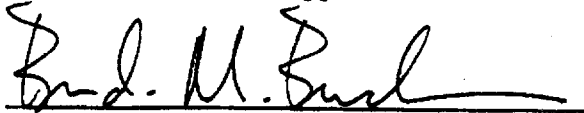


occur rarely. No junk vehicles will be maintained on the site. Trash, waste and debris will be disposed of in the dumpster or by recycling, as appropriate. The site is not located in a shoreland or flood plain zone.

Finally, the applicant does not anticipate any problems with the external effects regulated by §14-229.15. All work will be done within an enclosed structure. The operation will not violate noise level standards, it will not be the source of vibration or heat. The single exterior light will be shielded to prevent glare from reaching the existing house on the site. The business to be operated by the applicant does not involve radiation, or emit fumes or smoke.

Dated this fourteenth day of June, 2001.

By:   
John H. Bennett, Applicant



Brenda M. Buchanan  
Attorney for Applicant  
Warren, Currier & Buchanan  
57 Exchange Street  
Portland, Maine 04101  
Tel. 772-1262

BUILDING PERMIT

~~Site Plan Review~~ Application of John Bennett  
Property at 3 Newcomb Street, Portland

Name of Applicant: John H. Bennett  
Mailing Address: 77 Middle Street, Westbrook, Maine 04092  
Address of Proposed Site: 3 Newcomb Street, Portland, Maine 04103

Applicant John Bennett seeks site plan review approval to replace an existing 733 square foot commercial garage with a new 1,500 square foot commercial garage on property located at 3 Newcomb Street, Portland. Mr. Bennett has worked for many years at an automotive garage known as the South Portland Filling Station, located at 585 Broadway in South Portland. The owner of that business recently has retired, and Mr. Bennett has purchased the site that is the subject of this application in order to establish his own business.

The property is in the B-4 (Commercial Corridor) Zone. The applicant's source of title is a Warranty Deed from QAD Investors, Inc. to John H. Bennett dated October 31, 2001 and recorded in the Cumberland County Registry of Deeds, Book 15817, Page 287. A copy of said deed is attached hereto, marked as **Exhibit A**. The property is designated on city tax maps as Map 303 Block C Lot 1.

CHECKLIST ITEMS:

A standard boundary survey by Stephen J. Martin, R.L.S., is attached hereto, marked as **Exhibit B**. It shows that the applicant is John Bennett, that the name of the project is merely "Proposed Garage," the scale and north points, and the boundaries of the site. It also shows that the total land area of the site is .31 acres (13,373 square feet). The topographic features of the site also are shown. For reference, the applicant also has attached, marked as **Exhibit C**, a copy of an August, 1998 survey done for the former owner of the property by BH2M of Gorham. The purpose of attaching this plan to the application is to provide more perspective about the location of the site.

The existing soil conditions are set forth in the Stormwater Analysis performed by Ray Wingert, CPESC and Lyle Tracy, P.E., which is attached and marked as **Exhibit D**. In addition, a drawing showing the existing drainage conditions is attached, marked as **Exhibit E**, and a drawing showing the proposed drainage plan is attached, marked as **Exhibit F**. The site does not contain any watercourses, marshes, rock outcroppings or wooded areas of note.

The location and ground floor area of existing and proposed structures are shown on **Exhibit B**. The grade elevations of the proposed garage are shown on a three-page sketch prepared by Maine-Wide Construction, Inc., the manufacturer of the proposed structure, which sketch is attached hereto, marked as **Exhibit G**. Specifications for the proposed building showing details about doors and materials to be used are shown on a plan provided by Maine-Wide, attached hereto and marked as **Exhibit H**.

Shown on the plan is a fence on an abutting property owned by Giroux Oil located across Newcomb Street. Behind the fence is a large lot that Giroux Oil uses for its business, including office space, parking of oil trucks and storage of equipment. Southerly of the applicant's property is a large lot owned by John Vance. On the Newcomb street side of that lot is a large garage-like structure that is partly vacant but houses several small businesses, such as a carpentry business and a security firm (down on the Warren Avenue end). On the Saville Street side of the Vance lot, immediately south of the applicant's property line, there are a number of tractor trailer unit bodies without wheels, apparently used for storage. Southerly of those structures is a small brick house that currently is empty. Across Saville Street from the brick house is another single-family house.

The applicant proposes to locate a dumpster outside of the proposed garage. He did not show it on the plan because he was unsure where the city would prefer it be located. He is willing to locate it in whatever location is preferred by the city, and to enclose it per the code.

No off-site public sewer or water facilities are accessible to this site. In addition, the two streets that it abuts – Newcomb and Saville Streets – are unaccepted by the city. Due to the fact that this site already has been developed, and that site plan review approval was granted in 1994 to a former owner in order to construct the existing garage, Zoning Administrator Marge Schmuckal has ruled that it is not necessary for the applicant to build Newcomb Street up to city standards, per Code §14-403. See attached letter to applicant's counsel from Marge Schmuckal dated May 22, 2001, attached hereto and marked as **Exhibit I**.

**Exhibit D** shows existing and proposed directions of water flow, along with a proposed drainage system. The Stormwater Analysis concludes the site has no unusual or problematic topographical features. It is essentially a small, flat lot. The applicant proposes to gutter the new building to direct runoff to the rear of the building where a detention swale to be constructed would provide sufficient stoppage to attenuate peak runoff to a level less than existing conditions.

The site is not subject to any easements or rights-of-way of record or other burdens.

As can be seen on **Exhibit B**, two driveways are proposed, one with ingress and egress onto Newcomb Street and the other with ingress and egress onto Saville Street. There are no particular pedestrian accessways. The applicant proposes to park cars in two areas – to the west of the proposed garage, where existing parking has been located, and also in an area at the southeasterly corner of the lot. The spaces are not shown as striped because the area will not be paved and striped. There is adequate space in the designated area for a total of eight cars. The nature of the applicant's business is that in almost all cases, he repairs and returns vehicles to their owners the same day as they are dropped off at his garage. He therefore anticipates that cars will be parked on the site overnight only on rare occasions.

There are no loading facilities associated with the applicant's business. As noted above, ingress and egress will be to and from both Newcomb and Saville Streets. There are no curbs or sidewalks (and, in fact, only rudimentary pavement) on those streets.

The landscaping plan is shown on **Exhibit B**. It will essentially retain the existing trees on the site, add some gravel and grass in areas that are currently bare earth due to the existing use of the site. The applicant does not propose any extensive landscaping, screening or buffering given the site's location, but is willing to follow recommendations of staff in this regard.

The lighting plan is simple – one light outside the door of the building, as shown on a hand-drawn sketch depicting the electrical plan that is attached hereto and marked as **Exhibit J**. Specifications for the light is as follows: 175 watt mercury vapor dusk-to-dawn security lamps, 7,000 lumens at the source, shielded to prevent glare at the house on the site. See specifications, attached hereto, marked as **Exhibit K**.

There are no fire hydrants on Newcomb or Saville Streets. The nearest one is on Warren Avenue. The applicant intends to maintain on site a fire extinguisher adequate for use in an automotive garage.

#### PROPOSED USES ON THE SITE:

The site currently is developed with a residential structure measuring 693 square feet plus a deck on its easterly side measuring approximately 8 x 15 feet, a storage shed and a 733 square foot structure currently used as a commercial garage.

No change is proposed to the existing residential structure except that the sump-pump drainage that is currently channeled directly onto the ground via a pipe coming out of a cellar window will be channeled into a dry well to be constructed at the rear of the house.

The shed is not useful to the applicant and is proposed for demolition.

The existing garage is of extremely poor construction, and is sited at an awkward angle to the driveway that leads from Newcomb Street to the site. The applicant proposes to demolish the existing garage along with the shed and remove all of the associated debris from the site. He proposes to construct a 1,500 square foot (30' x 50') garage having three bays and a small office area. The new building is sited square to the property line in order to be more easily accessed from the driveway.

The proposed structure is a prefabricated insulated wood structure on a concrete slab. It will have a gabled roof. The building height will be 22 feet. Three 10' x 12' overhead doors will front the bays and a standard door on the easterly end of the front of the building will open into the office area. Heat will be a waste-oil fueled hot-air furnace.

James G. Mancini, S.E., a Maine licensed site evaluator, conducted an on-site investigation of the potential for subsurface wastewater disposal and concluded that the

site cannot support any sort of subsurface system. A copy of a letter from Mr. Mancini and the notes of his findings are attached hereto, marked as **Exhibit L**. Consequently, the applicant proposes to install a self-contained toilet, either a composting or gas-burning model. Copies of specifications for such toilets are attached hereto, marked as **Exhibit M**. The applicant proposes to use waterless hand cleanser. There is an exterior water spigot on the side of the existing house, and the applicant proposes to use that spigot for a water source on the limited number of occasions that he needs water in the course of his business, such as when an automobile radiator needs to be filled.

The applicant estimates it will take three months to demolish the existing garage and complete construction of the new garage and site improvements as shown on the site plan.

No state or federal regulatory approvals are required.

This project is to be financed by the applicant with his own funds. A copy of his bank account summary as of May 4, 2001 is attached hereto, marked as **Exhibit N**, along with bids and price quotes for the necessary site work, purchase and installation of the building and electrical work, marked as **Exhibit O**.

#### COMPLIANCE WITH ZONING REQUIREMENTS:

The site is located in the B-4 Zone. Code §14-229-11(14) says that facilities for the maintenance and repair of automobiles are a permitted use provided that all repairs are performed in a fully-enclosed structure. The applicant will perform all repairs inside the proposed three-bay garage, which will be fully equipped with lifts.

The plan meets all of the dimensional requirements set out in §14-229.13. Lot size is 13,373 square feet (10,000 square feet is required), it has street frontage of 89.59 square feet (60 feet is required), it is set back more than 60 feet from the front of the lot (20 feet is required), more than 25 feet from the rear line (20 feet is required), eleven feet from the sideline on the north and 53.8 feet from the sideline on the south (10 feet is required.) The lot is 89.59 feet wide at the front and 101.45 feet wide at the rear, (60 feet is the lot width minimum) and the building will be 22 feet high (65 feet is the maximum). The calculations showing acceptable impervious surface and maximum floor area ratios are set forth in **Exhibit D**.

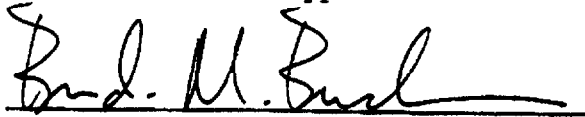
As for the other requirements set forth in §14-229.14, the landscaping is in keeping with the surrounding area, and the zoning administrator has agreed that no curbs or sidewalks need be constructed (See **Exhibit I**). Division 20 of the Code, which sets forth the requirements for off-street parking, does not set a minimum number of parking spaces for an automotive garage (or any business with less than 3,000 square feet of floor area) in the B-4 zone. The business does not require a loading area. The applicant is aware that he must obtain a permit before erecting a sign for his business and that the size, type and location of the sign will be governed by the provisions of Division 22 of the Code. There will be no exterior storage of materials. Overnight parking of vehicles on the site will

occur rarely. No junk vehicles will be maintained on the site. Trash, waste and debris will be disposed of in the dumpster or by recycling, as appropriate. The site is not located in a shoreland or flood plain zone.

Finally, the applicant does not anticipate any problems with the external effects regulated by §14-229.15. All work will be done within an enclosed structure. The operation will not violate noise level standards, it will not be the source of vibration or heat. The single exterior light will be shielded to prevent glare from reaching the existing house on the site. The business to be operated by the applicant does not involve radiation, or emit fumes or smoke.

Dated this fourteenth day of June, 2001.

By:   
John H. Bennett, Applicant



Brenda M. Buchanan  
Attorney for Applicant  
Warren, Currier & Buchanan  
57 Exchange Street  
Portland, Maine 04101  
Tel. 772-1262

SCALE

1 cm = 1 foot

FLOOR PLAN

← 50' →

WORK AREA

STORAGE

BATH

OFFICE

10'

↑ 30' ↓

10'

10'

10'



# CITY OF PORTLAND, MAINE

Department of Building Inspection

7/3

20 01

Received from

John Bennett

a fee

of two hundred sixty four ~~xx~~/100 Dollars \$ 264.<sup>00</sup>

install  
erect  
alter

Demo - 1 - 1 permit App.

for permit to

Rebuild - 1 - permit App.

move  
demolish

at

3 Newcomb St

Est. Cost \$

CBL # 303-C-001

CK # 522

Inspector of buildings

Per

Ch H

## THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Auditors Copy

- Jim Keelley

Keelley Const.

937 Washington

8-20



## Site Plan Review Application of John Bennett Property at 3 Newcomb Street, Portland

Name of Applicant: John H. Bennett  
Mailing Address: 77 Middle Street, Westbrook, Maine 04092  
Address of Proposed Site: 3 Newcomb Street, Portland, Maine 04103

Applicant John Bennett seeks site plan review approval to replace an existing 733 square foot commercial garage with a new 1,500 square foot commercial garage on property located at 3 Newcomb Street, Portland. Mr. Bennett has worked for many years at an automotive garage known as the South Portland Filling Station, located at 585 Broadway in South Portland. The owner of that business recently has retired, and Mr. Bennett has purchased the site that is the subject of this application in order to establish his own business.

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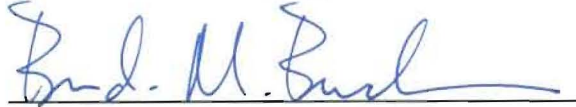
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Dated this fourteenth day of June, 2001.

By:   
John H. Bennett, Applicant



Brenda M. Buchanan  
Attorney for Applicant  
Warren, Currier & Buchanan  
57 Exchange Street  
Portland, Maine 04101  
Tel. 772-1262



# SOIL SURVEY

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## **Cumberland County, Maine**

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Assistance provided is available to all eligible applicants regardless of race, color, religion, sex, national origin, age, marital status, or handicap.

UNITED STATES DEPARTMENT OF AGRICULTURE  
Soil Conservation Service  
In cooperation with  
MAINE AGRICULTURAL EXPERIMENT STATION  
Issued August 1974

For a full description of a mapping unit, read both the description of the mapping unit and that of the series to which it belongs. An explanation of the capability classification system be

Acres and extent, table 1, page 9.  
 Estimated yields, table 2, page 42.  
 Woodland management, table 3, page 44.  
 Suitability for wildlife habitat, table 4, page 51.

Map symbol	Mapping unit	Described on page	Capability unit Symbol	Woodland group Symbol	Wildlife group Number
Au	Au Gres loamy sand-----	10	IVw-5	4w1	3
BgB	Belgrade very fine sandy loam, 0 to 8 percent slopes----	11	IIw-7	3o1	2
BgC2	Belgrade very fine sandy loam, 8 to 15 percent slopes, eroded-----	11	IIIew-7	3r1	1
Bo	Biddeford silt loam-----	12	VIw-7	Unsuited	4
BuB	Buxton silt loam, 3 to 8 percent slopes-----	12	IIw-7	4o1	2
BuC2	Buxton silt loam, 8 to 15 percent slopes, eroded-----	12	IIIew-7	5c1	1
CaB	Canaan sandy loam, 3 to 8 percent slopes-----	13	IIIe-1	4d1	6
CaC	Canaan sandy loam, 8 to 15 percent slopes-----	13	IVe-1	4d1	6
CeB	Canaan very rocky sandy loam, 3 to 8 percent slopes----	13	VIIs-1	4x1	8
CeC	Canaan very rocky sandy loam, 8 to 20 percent slopes----	13	VIIs-1	4x1	8
CeE	Canaan very rocky sandy loam, 20 to 60 percent slopes---	14	VIIIs-1	4x2	8
Ck	Coastal beaches-----	14	VIIIs-5	Unsuited	13
Cu	Cut and fill land-----	14	Unclassified	---	--
DeA	Deerfield loamy sand, 0 to 3 percent slopes-----	15	IIIw-5	4o1	2
DeB	Deerfield loamy sand, 3 to 8 percent slopes-----	15	IIIw-5	4o1	2
Du	Dune land-----	15	VIIIs-5	6s1	13
EmB	Elmwood fine sandy loam, 0 to 8 percent slopes-----	16	IIw-8	3o1	2
Gp	Gravel pits-----	16	Unclassified	---	13
HfB	Hartland very fine sandy loam, 3 to 8 percent slopes----	16	IIe-7	3o1	1
HfC2	Hartland very fine sandy loam, 8 to 15 percent slopes, eroded-----	16	IIIe-7	3r1	1
HiD2	Hartland very fine sandy loam, 15 to 25 percent slopes, eroded-----	16	IVe-7	3r2	10
HgB	Hermon sandy loam, 3 to 8 percent slopes-----	17	IIIs-3	4s1	1
HgC	Hermon sandy loam, 8 to 15 percent slopes-----	17	IIIes-3	4s1	1
HgD	Hermon sandy loam, 15 to 25 percent slopes-----	17	IVes-3	4s2	10
HnB	Hermon very stony sandy loam, 3 to 8 percent slopes----	18	VIIs-3	4s1	7
HnC	Hermon very stony sandy loam, 8 to 15 percent slopes----	18	VIIs-3	4s1	7
HnD	Hermon very stony sandy loam, 15 to 30 percent slopes----	18	VIIs-3	4s2	8
HkC	Hermon extremely stony sandy loam, 8 to 20 percent slopes-----	18	VIIIs-3	4x3	8
HkE	Hermon extremely stony sandy loam, 20 to 60 percent slopes-----	18	VIIIs-3	4x4	8
HlB	Hinckley gravelly sandy loam, 3 to 8 percent slopes----	19	IIIIs-5	5s1	5
HlC	Hinckley gravelly sandy loam, 8 to 15 percent slopes----	19	IVs-5	5s1	5
HlD	Hinckley gravelly sandy loam, 15 to 25 percent slopes---	19	VIIs-5	5s2	8
HnB	Hinckley-Suffield complex, 3 to 8 percent slopes-----	19	IIIes-57	5s1	5
HnC	Hinckley-Suffield complex, 8 to 15 percent slopes-----	19	IVs-57	5s1	5
HnD	Hinckley-Suffield complex, 15 to 25 percent slopes----	19	VIIs-57	5s2	8
HrB	Hollis fine sandy loam, 3 to 8 percent slopes-----	20	IIIe-1	5d1	6
HrC	Hollis fine sandy loam, 8 to 15 percent slopes-----	20	IVe-1	5d1	6
HrD	Hollis fine sandy loam, 15 to 25 percent slopes-----	20	VIe-1	5d2	8
HsB	Hollis very rocky fine sandy loam, 3 to 8 percent slopes-----	20	VIIs-1	5x1	8
HsC	Hollis very rocky fine sandy loam, 8 to 20 percent slopes-----	20	VIIs-1	5x1	8
HsE	Hollis very rocky fine sandy loam, 20 to 35 percent slopes-----	21	VIIIs-1	5x2	8
Ls	Limerick-Saco silt loams-----	21			
	Limerick soil-----	--	VIw-6	4w1	9
	Saco soil-----	--	VIw-6	Unsuited	9
LyB	Lyman fine sandy loam, 3 to 8 percent slopes-----	22	IIIe-1	4d1	6
LyC	Lyman fine sandy loam, 8 to 15 percent slopes-----	22	IVe-1	4d1	6

June 13, 2001

John Bennett  
3 Newcomb St.  
Portland, ME

Subject: Proposed Garage  
3 Newcomb St.

Dear John,

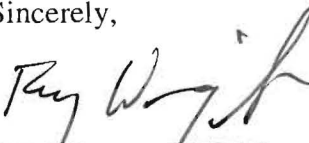
Attached is the stormwater analysis for the proposed modifications to the existing property at 3 Newcomb St. The proposed modifications include:

- Removal of the existing garage and shed;
- Construction of a new garage;
- Placement of gravel south of the new garage, and along the south property boundary for parking;
- Construction of a grassed swale for stormwater detention and attenuation of peak runoff from the new garage; and
- Final re-grading of the gravel driveway and parking areas.

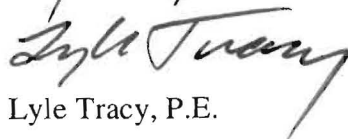
Peak runoff for the 2-year, 10-year, and 25-year storms were calculated for both existing and proposed conditions. The results of the analysis shows that the total peak runoff from the property under proposed conditions is less than existing conditions for all storms evaluated. The proposed stormwater detention swale adequately attenuates peak runoff to compensate for increased gravel area.

The attached stormwater analysis includes calculations, and existing and proposed site drainage plans. The stormwater analysis was performed by Ray Wingert, Certified Professional in Erosion and Sediment Control (Cert. No. 2218). The stormwater analysis was reviewed by Lyle Tracy, P. E.

Sincerely,



Ray Wingert, CPESC



Lyle Tracy, P.E.



## STORMWATER CALCULATIONS

FOR 3 NEWCOMB ST.

J. BENNETT

### EXISTING PROPERTY

TOTAL AREA 13,373  $\text{ft}^2$

VERY FLAT TOPOGRAPHY.

WESTERLY PORTION OF PROPERTY DRAINS TO THE NW CORNER (DRAINAGE AREA "E1"). THE EASTERLY PORTION OF THE PROPERTY DRAINS TO THE SOUTH (DRAINAGE AREA "E2").

EXISTING STRUCTURES INCLUDE A GARAGE, HOUSE & SHED.  
THE EXISTING DRIVE & PARKING IS GRAVEL.  
OPEN AREA IS GRASS.

CUMBERLAND CO. SOILS MAP (SCS) SHOWS THE FOLLOWING SOILS IN THE AREA:

BuC2 - BUXTON SILT LOAM (HYDROLOGIC SOIL GROUP "D")

EmB - ELMWOOD SANDY LOAM ("C" SOIL)

HOWEVER, SOILS TESTS (TPI & TP2) SHOW:

<u>DEPTH</u>	<u>SOIL</u>
0-4"	SAND/LOAM
4"-8"	CEMENTIOUS GRAVEL
>8"	BLUE CLAY

BASED ON SOILS TESTS, USE HYDROLOGIC SOILS GROUP "D".

### PROPOSED PROJECT

REMOVE EXISTING GARAGE AND REPLACE IT WITH A NEW GARAGE, RESULTING IN A NET INCREASE OF 590  $\text{ft}^2$  (WITH REMOVAL OF THE SHED). THE RUNOFF

FROM THE NEW GARAGE IS DIRECTED TO A NEW DETENTION SWALE.

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### PROPOSED PROJECT (CONT.)

THE DETENTION SWALE PROVIDES SUFFICIENT STORAGE TO ATTENUATE PEAK RUNOFF TO BELOW EXISTING CONDITIONS.

NEW GRAVEL WILL BE PLACED ON THE SOUTH SIDE OF THE NEW GARAGE, AND ALONG THE SOUTH PROPERTY LINE FOR ADDITIONAL PARKING.

DRAINAGE AREA P1 - WESTERLY PORTION OF PROPERTY; DRAINS TO NW CORNER OF PROPERTY.

P2 - EASTERLY PORTION OF THE PROPERTY; DRAINS TO THE SOUTHERLY BOUNDARY.

P3 - NEW GARAGE & DETENTION SWALE. DISCHARGE TO NW CORNER OF THE PROPERTY.

P4 - NE PORTION OF THE PROPERTY; DRAINS TO NORTH PROPERTY LINE.

RAINFALL - FROM "STORMWATER MANAGEMENT FOR MAINT. BMPs" FOR CUMBERLAND CO. SE:

24R 3.0"  
104R 4.7"  
254R 5.5"

COMPUTER ANALYSIS OF STORMWATER WAS PERFORMED USING "HYDROCAD". COPIES OF COMPUTER INPUT & OUTPUT ARE ATTACHED.

Rev.	Orig.	Date	Chkd.	Date	Client/Project:
		6/11/61			J. BENNETT
					Subject: 3 NEW BMPs
					Calc. No.: Sht. 2 of

and III (SCS NEH -4, SCS TR-55) included in Table 3-5. The type II and type III storm distributions as shown in Figure 3.5, are applicable within Maine.

Rainfall is also spatially distributed during a given event. However, for design of most stormwater management facilities, common practice assumes that rainfall is uniformly distributed over the entire contributing watershed. This assumption does not necessarily apply to large, complex watersheds, for which SCS TR-20 or an equivalent model allowing this flexibility should be used.

**Table 3-4 24 Hour Duration Rainfalls For Various Return Periods.**  
Natural Resources Conservation Service County Rainfall Data

County	Storm Type	Return Interval or Frequency							Annual	
		1-Yr	2-Yr	5-Yr	10-Yr	25-Yr	100-Yr	500-Yr		
Androscoggin		2.5	3.0	3.9	4.6	5.4	5.9	6.5	7.8	45.3
Aroostook C		2.1	2.1	3.2	3.6	4.2	4.6	5.0	5.9	36.1 (Presque Isle Area)
Aroostook N		2.0	2.3	3.0	3.5	4.0	4.4	4.8	5.7	36.1 (Fort Kent Area)
Aroostook S	S	2.2	2.5	3.3	3.8	4.4	4.8	5.3	6.4	39.0 (Houlton Area)
Cumberland NW	E	2.8	3.3	4.3	5.0	5.8	6.4	6.9	8.3	43.4 (NW of St. Route 11)
Cumberland SE	E	2.5	3.0	4.0	4.7	5.5	6.0	6.7	8.1	44.4 (SE of St. Route 11)
Franklin		2.4	2.9	3.7	4.2	4.9	5.4	5.9	7.0	45.6
Hancock		2.4	2.7	3.6	4.2	4.9	5.4	6.0	7.2	45.2
Kennebec	N	2.4	3.0	3.8	4.4	5.1	5.6	6.1	7.2	41.7
Knox-Lincoln	O	2.5	2.9	3.8	4.4	5.1	5.6	6.2	7.4	46.1 Knox 46.1 LINCOLN 5,
Oxford E	T	2.5	3.0	4.0	4.6	5.3	5.9	6.4	7.6	43.0 (E of St. Route 26)
Oxford W	E	3.0	3.5	4.5	5.2	6.0	6.5	7.1	8.4	43.8 (W of St. Route 26)
Penobscot N	S	2.2	2.5	3.3	3.8	4.4	4.9	5.4	6.4	41.5 (N of Can.-Atl. Rwy)
Penobscot S		2.4	2.7	3.5	4.1	4.8	5.3	5.8	6.9	39.5 39.6 (S of Can.-Atl. Rwy)
Piscataquis N	1	2.2	2.5	3.3	3.8	4.4	4.8	5.3	6.3	38.5 (N of Can.-Atl. Rwy)
Piscataquis S		2.3	2.6	3.4	4.0	4.6	5.0	5.5	6.6	41.0 (S of Can.-Atl. Rwy)
Sagadahoc	A	2.5	3.0	3.9	4.6	5.4	5.9	6.5	7.8	45.3 43.8
Somerset N	N	2.2	2.5	3.3	3.8	4.4	4.8	5.3	6.3	37.3 (N of Can.-Atl. Rwy)
Somerset S	D	2.4	2.7	3.5	4.1	4.7	5.2	5.7	6.8	39.5 (S of Can.-Atl. Rwy)
Waldo		2.5	2.8	3.7	4.3	4.9	5.5	6.0	7.1	47.2
Washington	2	2.4	2.5	3.4	4.0	4.8	5.3	5.9	7.1	44.2
York		2.5	3.0	4.0	4.6	5.4	6.0	6.6	7.8	46.7

NOTES: REVISED 4/10/92 Lew P. Crosby

24-HR. DURATION RAINFALL

SOURCES: 24-HR. DATA — TP 40

ANNUAL DATA — CDAN

**Note 1:** <sup>1</sup>Use **Type II** for Oxford County (with the exception of towns listed below) and Penobscot County (with the exception of towns listed below) and all Maine counties not listed below.

**Note 2:** <sup>2</sup>Use **Type III** for York, Cumberland, Androscoggin, Sagadahoc, Kennebec, Waldo, Knox, ~~Penobscot~~, ~~Somerset~~, ~~Franklin~~, ~~Aroostook~~, Lincoln, Hancock, Washington Counties; the following Oxford County Towns: Porter, Brownfield, Hiram, Denmark, Oxford, Hebron, Buckfield, and Hartford; and the following Penobscot County towns: Dixmont, Newburgh, Hampden, Bangor, Veazie, Orono, Bradley, Clifton, Eddington, Holden, Brewer, Orrington, Plymouth, Etna, Carmel, Hermon, Glenburn, Old Town, Milford, and Greenfield.



## RESULTS

<u>EXISTING DRAINAGE</u>	<u>PEAK RUNOFF (CFS)</u>		
	<u>2YR</u>	<u>10YR</u>	<u>25YR</u>
E1	0.33	0.64	0.78
E2	<u>0.36</u>	<u>0.69</u>	<u>0.84</u>
TOTAL	0.69	1.33	1.62

## PROPOSED DRAINAGE

P1	0.30	0.56	0.68
P2	0.30	0.55	0.67
P3*	(0.15)	(0.24)	(0.29)
1 P. (DET. SWALE)	0.01	0.03	0.04
P4	<u>0.04</u>	<u>0.07</u>	<u>0.08</u>
TOTAL	0.65	1.21	1.47

\* P3 OUTFLOW EQUAL TO INFLOW INTO THE DETENTION SWALE.

AS CAN BE SEEN, PEAK RUNOFF FOR PROPOSED CONDITIONS IS LESS THAN EXISTING CONDITIONS. THE DETENTION SWALE ADEQUATELY ATTENUATES PEAK FLOW FROM THE NEW GARAGE. OUTFLOW TO THE NORTH BOUNDARY REMAINS ABOUT THE SAME:

EXISTING E1 = 0.78 CFS  
 PROPOSED P1, P3 (IP), & P4 = 0.80 } NEGLIGIBLE DIFFERENCE FOR 25 YR STORM

SOUTHERLY DRAINAGE IS SIGNIFICANTLY REDUCED, EVEN WITH THE ADDITION OF GRAVEL PARKING, DUE TO REDUCED OVERALL DRAINAGE AREA:

EXISTING E2 0.84 CFS  
 PROPOSED P2 0.67 CFS } 25 YR STORM

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		<u>6/11/01</u>			Subject: <u>3 NEWCOMB ST.</u>
					Calc. No.: _____ Sht. <u>3</u> of _____

## EXISTING CONDITIONS

TOTAL AREA 13,373  $\text{ft}^2$

EXIST. GARAGE 733  $\text{ft}^2$

EXIST. HOUSE 693  $\text{ft}^2$  + 191  $\text{ft}^2$  = 884  $\text{ft}^2$

SHED 75  $\text{ft}^2$

TOTAL STRUCTURES 1692  $\text{ft}^2$

EXISTING GRAVEL DRIVE 4230  $\text{ft}^2$

TOTAL OPEN/GRASS AREA 7451  $\text{ft}^2$

STORMWATER RUNOFF - SEE "EXISTING SITE DRAINAGE PLAN"

DRAINAGE E1 -

WESTERLY PORTION OF PROPERTY; DRAINS TO NW CORNER OF PROPERTY.

SHEET FLOW,  $L = 100' \pm$

STRUCTURES 880  $\text{ft}^2$

GRAVEL 1720  $\text{ft}^2$

GRASS 4000  $\text{ft}^2$

TOTAL 6520  $\text{ft}^2$

DRAINAGE E2

EASTERLY PORTION OF PROPERTY; DRAINS TO SOUTHERLY PROPERTY LINE.

SHEET FLOW,  $L = 100' \pm$

STRUCTURES 890  $\text{ft}^2$

GRAVEL 2510  $\text{ft}^2$

GRASS 3450  $\text{ft}^2$

TOTAL 6850  $\text{ft}^2$

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## PROPOSED CONDITIONS

STORMWATER RUNOFF - SEE "PROPOSED SITE DRAINAGE PLAN"

### DRAINAGE P1

WESTERLY PORTION OF THE PROPERTY; DRAINS TO NW CORNER OF PROPERTY.

SHEET FLOW  $L = 100' \pm$ .

GRAVEL	3400 $\text{ft}^2$
GRASS	2010 $\text{ft}^2$
TOTAL	5410 $\text{ft}^2$

### DRAINAGE P2

EASTERLY PORTION OF PROPERTY; DRAINS TO SOUTHERLY PORTION OF PROPERTY.

SHEET FLOW  $L = 100' \pm$ .

STRUCTURES	640 $\text{ft}^2$
GRAVEL	2470 $\text{ft}^2$
GRASS	2190 $\text{ft}^2$
TOTAL	5300 $\text{ft}^2$

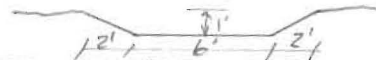
### DRAINAGE P3

NEW GARAGE DRAINAGE TO DETENTION SWALE, DISCHARGE TO NW CORNER OF PROPERTY, POND 1P:

STRUCTURES	1500 $\text{ft}^2$
GRAVEL	-
GRASS	500 $\text{ft}^2$
TOTAL	2000 $\text{ft}^2$

DETENTION SWALE STORAGE:

<u>FL, ft</u>	<u>V, <math>\text{ft}^3</math></u>
100.5	0
101	200
101.5	400



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PROPOSED CONDITIONS (CONT.)

DRAINAGE P4 - NE PORTION OF PROPERTY; DRAINS TO  
NORTH PROPERTY LINE.

STRUCTURES	240	$\text{ft}^2$
GRASS	420	$\text{ft}^2$
TOTAL	660	$\text{ft}^2$

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3 Newcomb Existing ~~184R~~ 24R

Type III 24-hr Rainfall=3.00" (AMC=2) 2 Year Storm

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### Subcatchment 1S: E1

Runoff = 0.33 cfs @ 12.02 hrs, Volume= 0.018 af

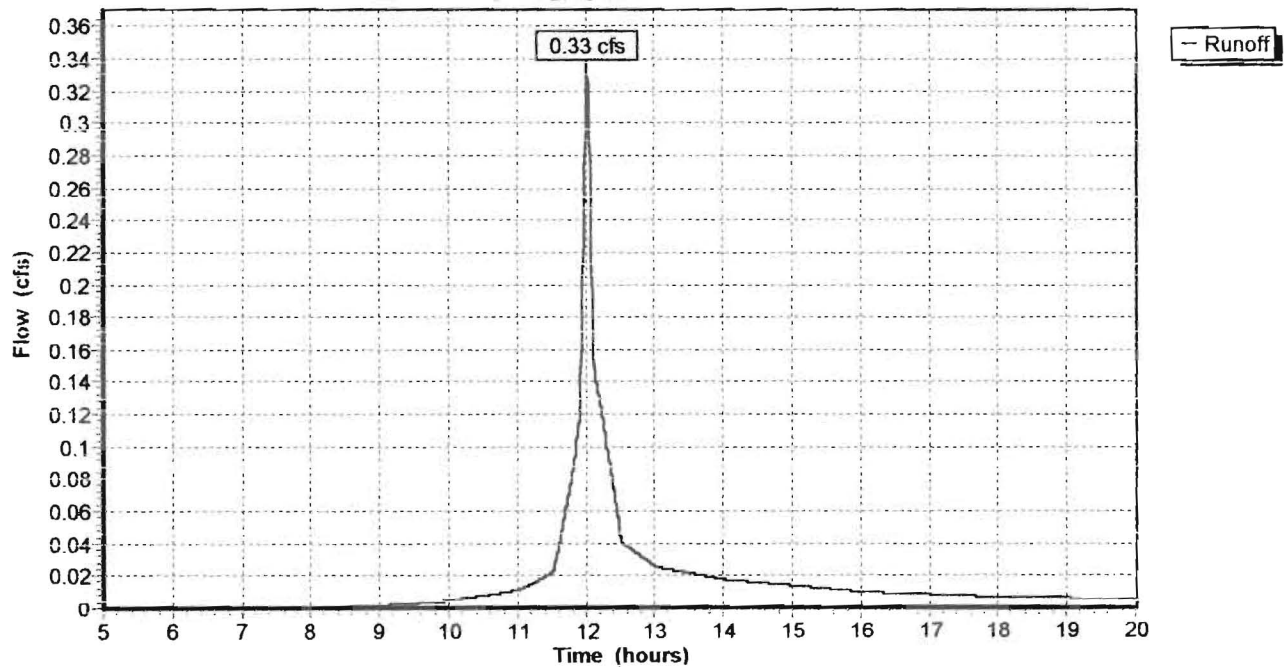
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.01 hrs  
Type III 24-hr Rainfall=3.00" (AMC=2)

Area (sf)	CN	Description
1,720	91	Gravel roads, HSG D
4,000	80	>75% Grass cover, Good, HSG D
800	98	Paved parking & roofs
6,520	85	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	100	0.0200	1.3		Sheet Flow, E1 Sheet Flow
Smooth surfaces n= 0.011 P2= 3.00"					

### Subcatchment 1S: E1

Hydrograph Plot





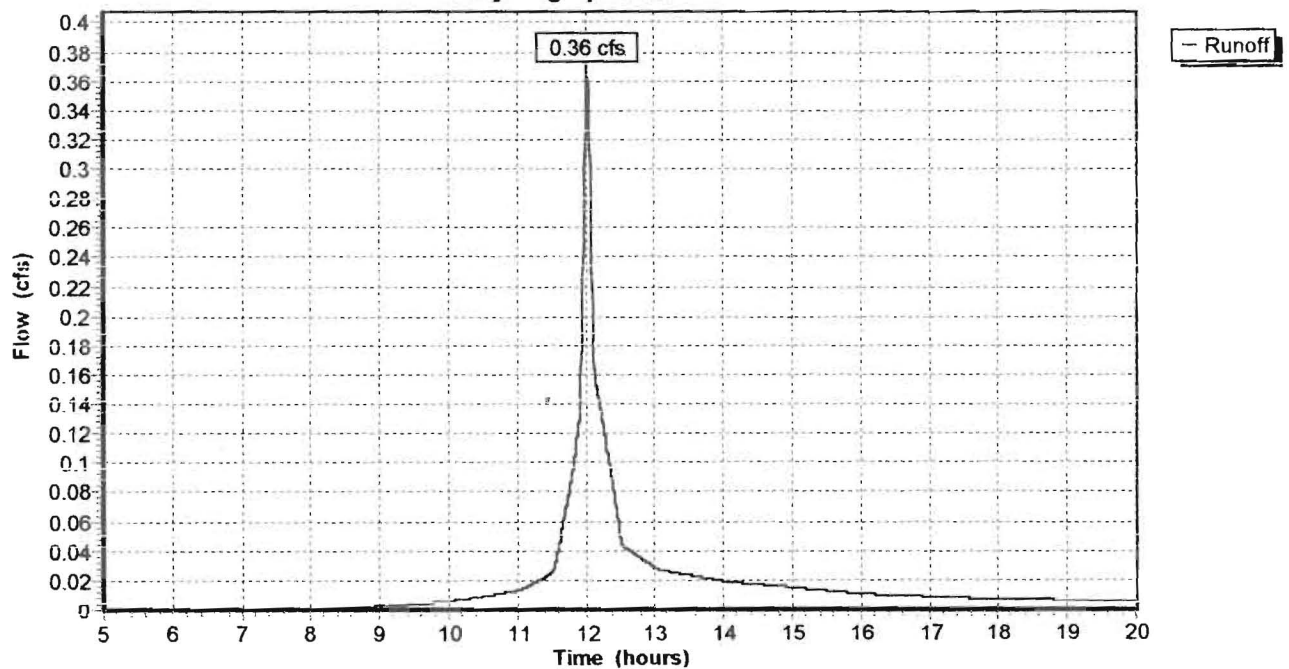
**Subcatchment 2S: E2**

Runoff = 0.36 cfs @ 12.02 hrs, Volume= 0.020 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.01 hrs  
Type III 24-hr Rainfall=3.00" (AMC=2)

Area (sf)	CN	Description
2,510	91	Gravel roads, HSG D
3,450	80	>75% Grass cover, Good, HSG D
890	98	Paved parking & roofs
6,850	86	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	100	0.0200	1.3		Sheet Flow, E1 Sheet Flow
Smooth surfaces n= 0.011 P2= 3.00"					

**Subcatchment 2S: E2****Hydrograph Plot**

### Subcatchment 1S: P1

Runoff = 0.30 cfs @ 12.02 hrs, Volume= 0.017 af

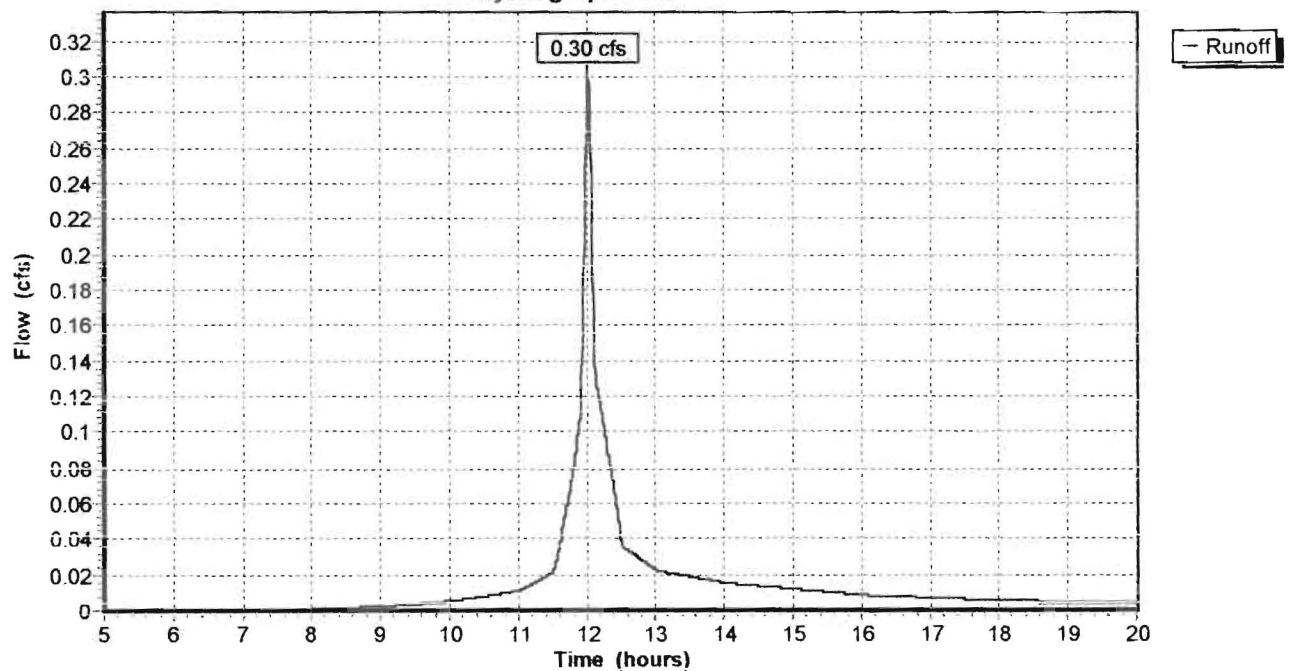
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.01 hrs  
 Type III 24-hr Rainfall=3.00" (AMC=2)

Area (sf)	CN	Description
3,400	91	Gravel roads, HSG D
2,010	80	>75% Grass cover, Good, HSG D
5,410	87	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	100	0.0200	1.3		Sheet Flow, P1 Sheet Flow
Smooth surfaces n= 0.011 P2= 3.00"					

### Subcatchment 1S: P1

Hydrograph Plot



### Subcatchment 2S: P2

Runoff = 0.30 cfs @ 12.02 hrs, Volume= 0.016 af

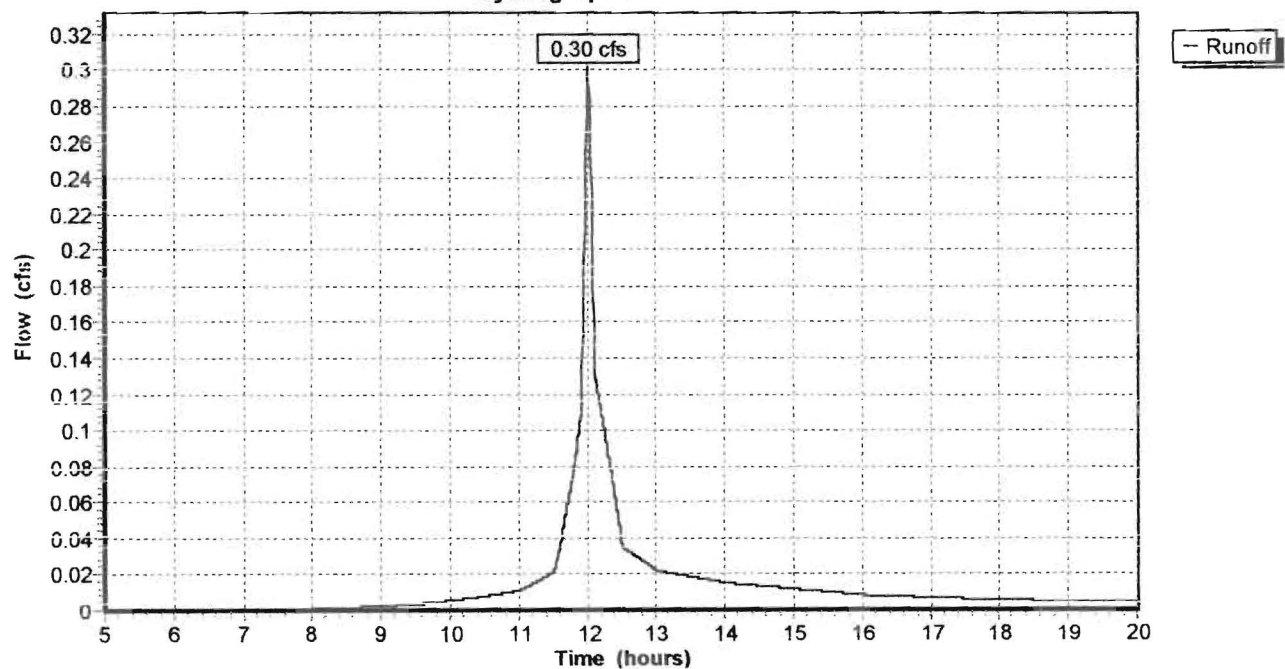
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.01 hrs  
 Type III 24-hr Rainfall=3.00" (AMC=2)

Area (sf)	CN	Description
2,470	91	Gravel roads, HSG D
2,190	80	>75% Grass cover, Good, HSG D
640	98	Paved parking & roofs
5,300	87	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	80	0.0200	1.3		Sheet Flow, P2 Sheet Flow
					Smooth surfaces n= 0.011 P2= 3.00"

### Subcatchment 2S: P2

#### Hydrograph Plot





### 3 Newcomb Proposed <sup>24R</sup>

Type III 24-hr Rainfall=3.00" (AMC=2) 2 Year Storm

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#### Subcatchment 3S: P3

Runoff = 0.15 cfs @ 12.01 hrs, Volume= 0.009 af

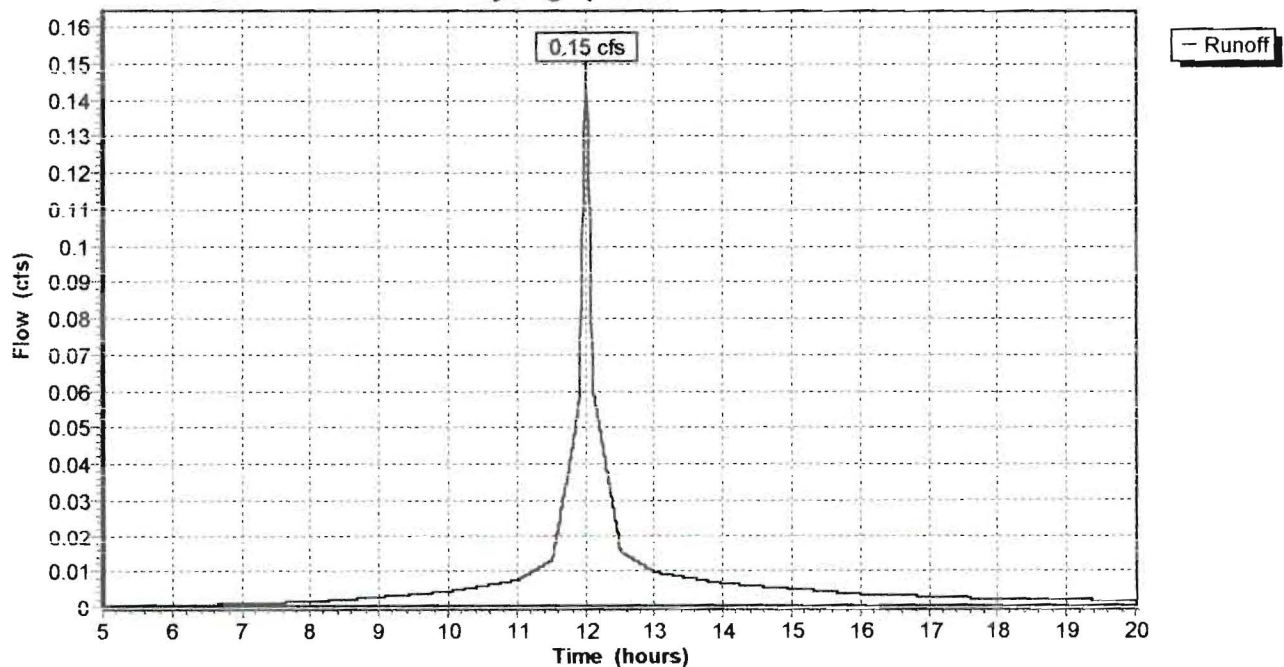
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.01 hrs  
Type III 24-hr Rainfall=3.00" (AMC=2)

Area (sf)	CN	Description
1,500	98	Paved parking & roofs
500	80	>75% Grass cover, Good, HSG D
2,000	94	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	15	0.7000	3.8		Sheet Flow, E1 Sheet Flow
					Smooth surfaces n= 0.011 P2= 3.00"
0.1	50	0.0200	7.2	2.16	Channel Flow, Gutter
					Area= 0.3 sf Perim= 1.5' r= 0.20'
0.5	40	0.0200	1.3	0.12	Circular Channel (pipe), Drain Pipe
					Diam= 4.0" Area= 0.1 sf Perim= 1.0' r= 0.08'
0.7	105	Total			

#### Subcatchment 3S: P3

Hydrograph Plot



### Subcatchment 4S: P4

Runoff = 0.04 cfs @ 12.01 hrs, Volume= 0.002 af

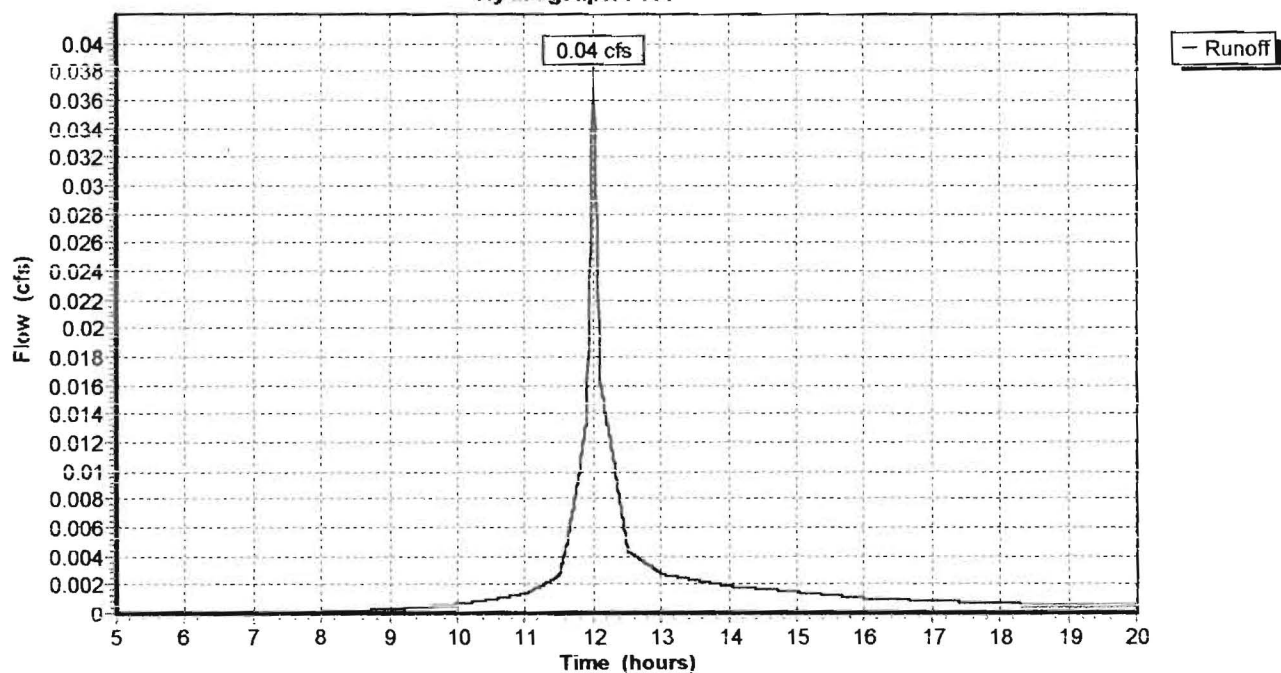
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.01 hrs  
Type III 24-hr Rainfall=3.00" (AMC=2)

Area (sf)	CN	Description
240	98	Paved parking & roofs
420	80	>75% Grass cover, Good, HSG D
660	87	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	20	0.0100	0.7		Sheet Flow, Sheet Flow
Smooth surfaces n= 0.011 P2= 3.00"					

### Subcatchment 4S: P4

Hydrograph Plot



### 3 Newcomb Proposed 2Yr

Type III 24-hr Rainfall=3.00" (AMC=2)

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## Pond 1P: Detention Swale

[82] Warning: Early inflow requires earlier time span

Inflow = 0.15 cfs @ 12.01 hrs, Volume= 0.009 af  
Outflow = 0.01 cfs @ 12.74 hrs, Volume= 0.004 af, Atten= 91%, Lag= 43.7 min  
Primary = 0.01 cfs @ 12.74 hrs, Volume= 0.004 af  
Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.01 hrs

Peak Elev= 101.10' Storage= 242 cf

Plug-Flow detention time= 235.0 min calculated for 0.004 af (42% of inflow)

Elevation (feet)	Cum.Store (cubic-feet)
100.50	0
101.00	200
101.50	400

### Primary OutFlow (Free Discharge)

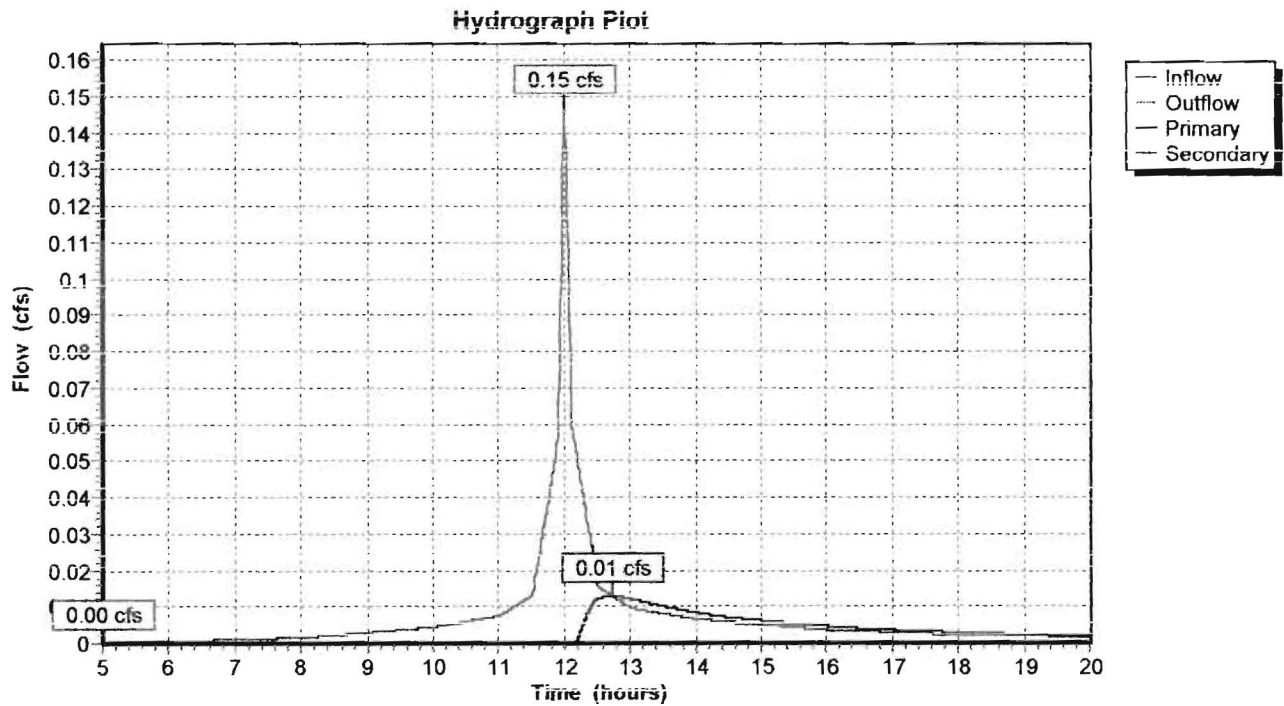
↑1=Culvert

### Secondary OutFlow (Free Discharge)

↑2=Broad-Crested Rectangular Weir

#	Routing	Invert	Outlet Devices
1	Primary	101.00'	<b>2.0" x 10.0' long Culvert</b> RCP, groove end projecting, Ke= 0.200 Outlet Invert= 100.50' S= 0.0500 'f n= 0.030 Cc= 0.900
2	Secondary	101.50'	<b>50.0' long x 10.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Pond 1P: Detention Swale





**3 Newcomb Existing**

Type III 24-hr Rainfall=4.70" (AMC=2)

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**Subcatchment 1S: E1**

Runoff = 0.64 cfs @ 12.02 hrs, Volume= 0.036 af

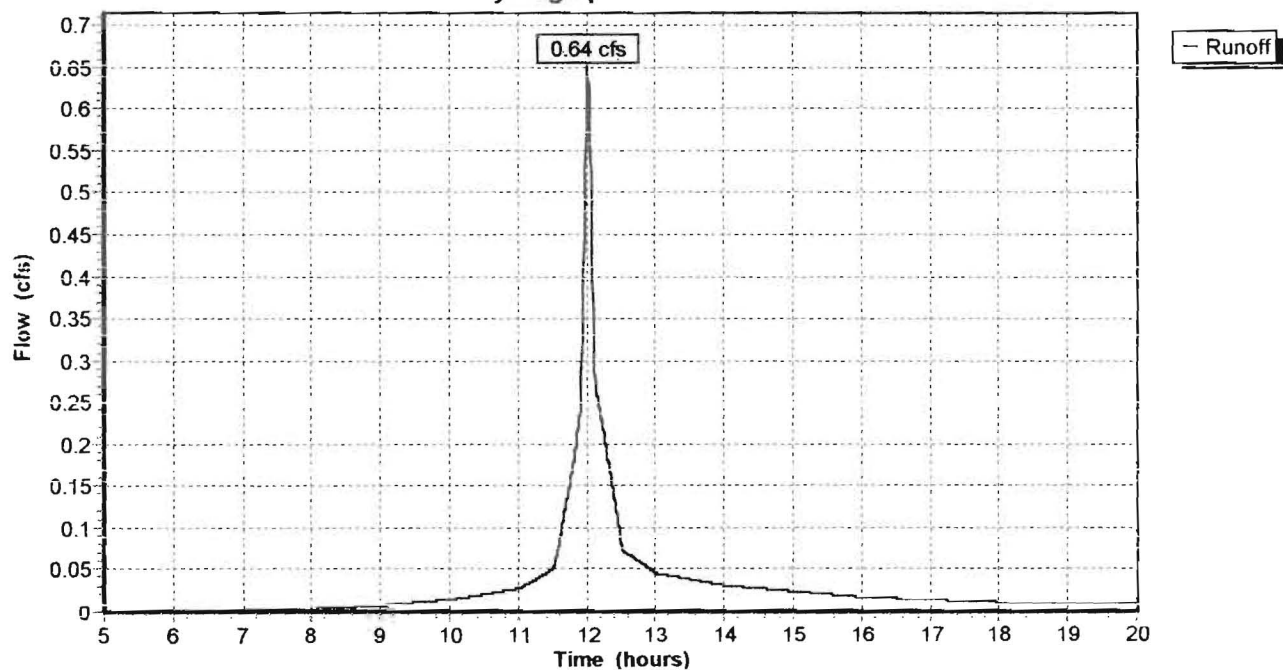
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.01 hrs  
Type III 24-hr Rainfall=4.70" (AMC=2)

Area (sf)	CN	Description
1,720	91	Gravel roads, HSG D
4,000	80	>75% Grass cover, Good, HSG D
800	98	Paved parking & roofs
6,520	85	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	100	0.0200	1.3		Sheet Flow, E1 Sheet Flow
Smooth surfaces n= 0.011 P2= 3.00"					

**Subcatchment 1S: E1**

Hydrograph Plot





**3 Newcomb Existing**

Type III 24-hr Rainfall=4.70" (AMC=2)

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**Subcatchment 2S: E2**

Runoff = 0.69 cfs @ 12.02 hrs, Volume= 0.039 af

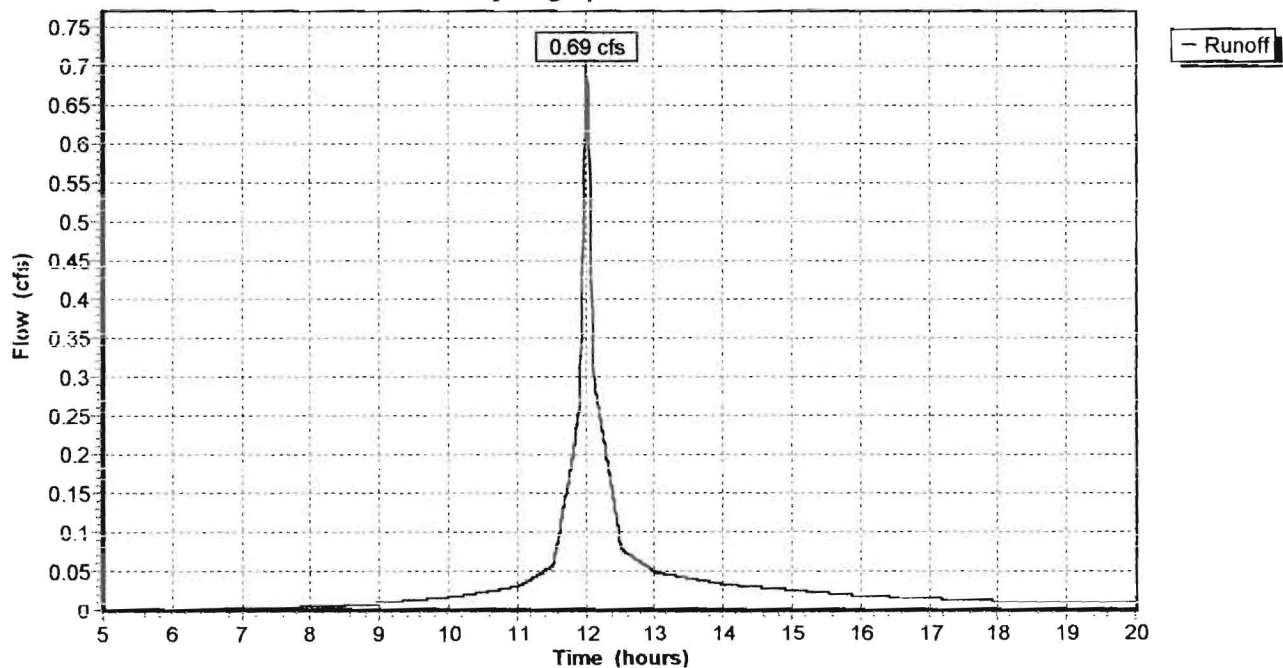
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.01 hrs  
Type III 24-hr Rainfall=4.70" (AMC=2)

Area (sf)	CN	Description
2,510	91	Gravel roads, HSG D
3,450	80	>75% Grass cover, Good, HSG D
890	98	Paved parking & roofs
6,850	86	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	100	0.0200	1.3		Sheet Flow, E1 Sheet Flow
Smooth surfaces n= 0.011 P2= 3.00"					

**Subcatchment 2S: E2**

Hydrograph Plot



**3 Newcomb Proposed**

Type III 24-hr Rainfall=4.70" (AMC=2)

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**Subcatchment 1S: P1**

Runoff = 0.56 cfs @ 12.02 hrs, Volume= 0.032 af

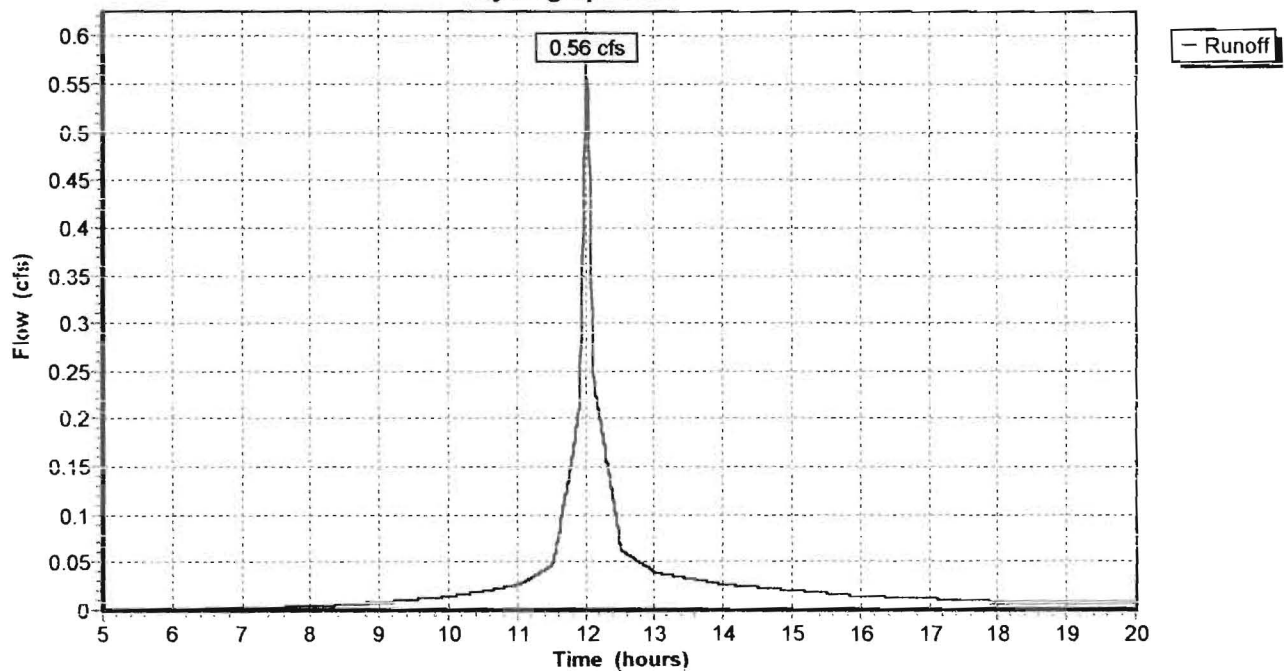
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.01 hrs  
Type III 24-hr Rainfall=4.70" (AMC=2)

Area (sf)	CN	Description
3,400	91	Gravel roads, HSG D
2,010	80	>75% Grass cover, Good, HSG D
5,410	87	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	100	0.0200	1.3		Sheet Flow, P1 Sheet Flow
Smooth surfaces n= 0.011 P2= 3.00"					

**Subcatchment 1S: P1**

Hydrograph Plot



**3 Newcomb Proposed**

Type III 24-hr Rainfall=4.70" (AMC=2)

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**Subcatchment 2S: P2**

Runoff = 0.55 cfs @ 12.02 hrs, Volume= 0.031 af

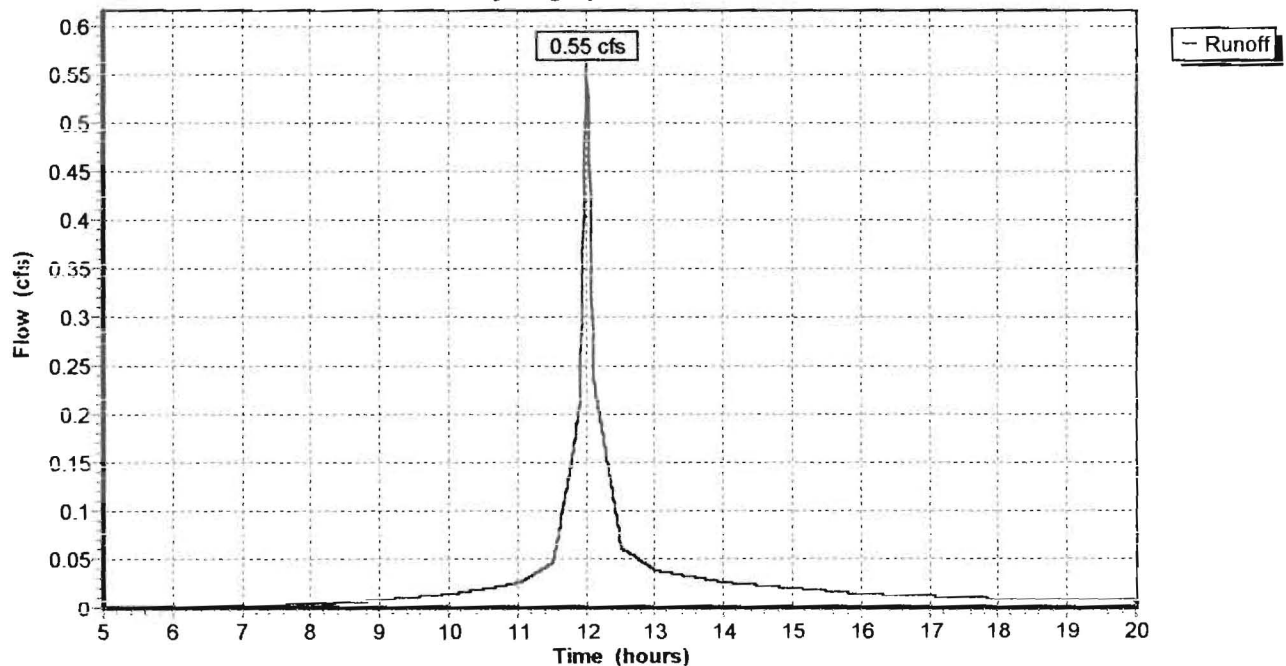
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.01 hrs  
Type III 24-hr Rainfall=4.70" (AMC=2)

Area (sf)	CN	Description
2,470	91	Gravel roads, HSG D
2,190	80	>75% Grass cover, Good, HSG D
640	98	Paved parking & roofs
5,300	87	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	80	0.0200	1.3		Sheet Flow, P2 Sheet Flow
Smooth surfaces n= 0.011 P2= 3.00"					

**Subcatchment 2S: P2**

Hydrograph Plot



**3 Newcomb Proposed**

Type III 24-hr Rainfall=4.70" (AMC=2)

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**Subcatchment 3S: P3**

Runoff = 0.24 cfs @ 12.01 hrs, Volume= 0.014 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.01 hrs  
Type III 24-hr Rainfall=4.70" (AMC=2)

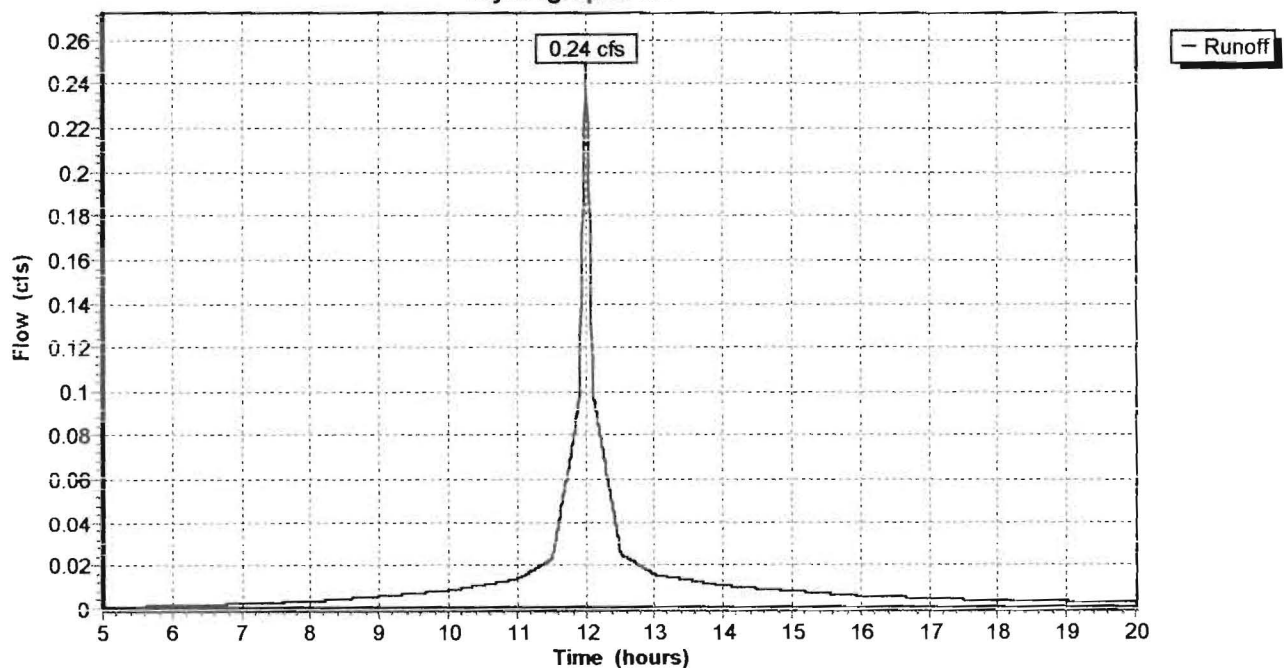
Area (sf)	CN	Description
1,500	98	Paved parking & roofs
500	80	>75% Grass cover, Good, HSG D
2,000	94	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	15	0.7000	3.8		Sheet Flow, E1 Sheet Flow Smooth surfaces n= 0.011 P2= 3.00"
0.1	50	0.0200	7.2	2.16	Channel Flow, Gutter Area= 0.3 sf Perim= 1.5' r= 0.20'
0.5	40	0.0200	1.3	0.12	Circular Channel (pipe), Drain Pipe Diam= 4.0" Area= 0.1 sf Perim= 1.0' r= 0.08'
0.7	105	Total			

**Subcatchment 3S: P3**

Hydrograph Plot





**3 Newcomb Proposed**

Type III 24-hr Rainfall=4.70" (AMC=2)

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**Subcatchment 4S: P4**

Runoff = 0.07 cfs @ 12.01 hrs, Volume= 0.004 af

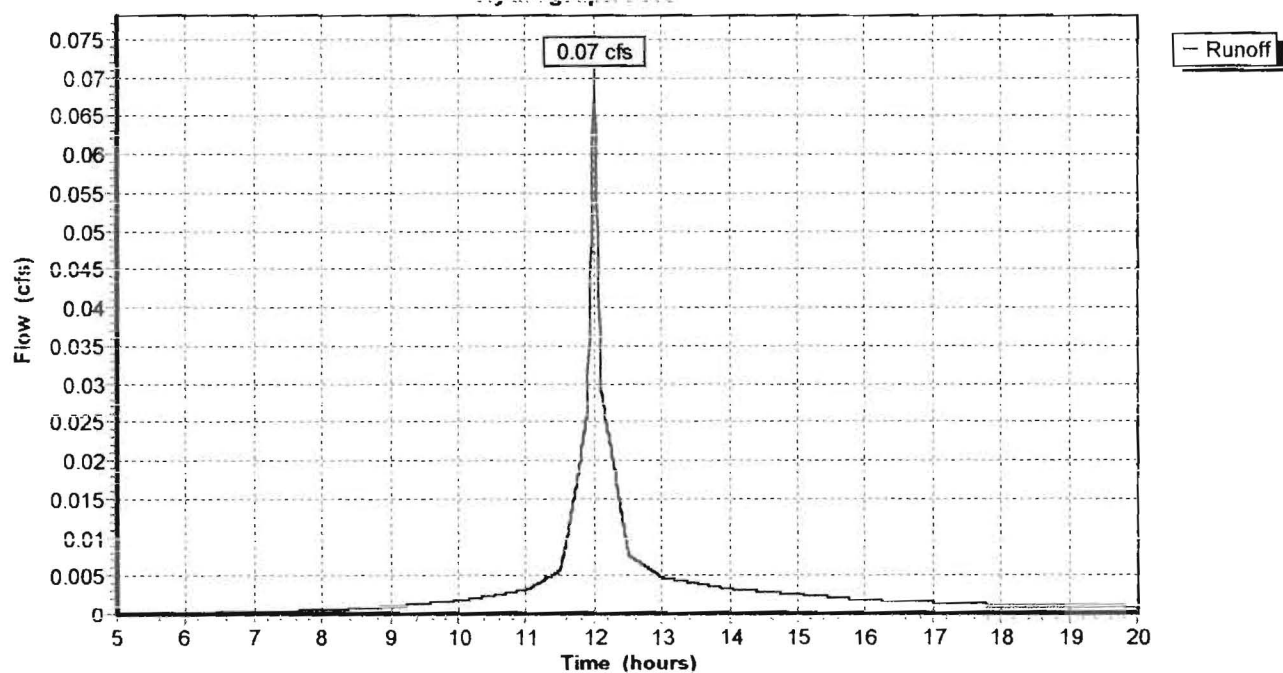
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.01 hrs  
Type III 24-hr Rainfall=4.70" (AMC=2)

Area (sf)	CN	Description
240	98	Paved parking & roofs
420	80	>75% Grass cover, Good, HSG D
660	87	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	20	0.0100	0.7		Sheet Flow, Sheet Flow
Smooth surfaces n= 0.011 P2= 3.00"					

**Subcatchment 4S: P4**

Hydrograph Plot



**3 Newcomb Proposed**

Type III 24-hr Rainfall=4.70" (AMC=2)

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**Pond 1P: Detention Swale**

Inflow = 0.24 cfs @ 12.01 hrs, Volume= 0.014 af  
 Outflow = 0.03 cfs @ 12.46 hrs, Volume= 0.009 af, Atten= 86%, Lag= 26.9 min  
 Primary = 0.03 cfs @ 12.46 hrs, Volume= 0.009 af  
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-ind method, Time Span= 5.00-20.00 hrs, dt= 0.01 hrs

Peak Elev= 101.43' Storage= 371 cf

Plug-Flow detention time= 178.0 min calculated for 0.009 af (65% of inflow)

Elevation (feet)	Cum.Store (cubic-feet)
100.50	0
101.00	200
101.50	400

**Primary OutFlow (Free Discharge)**

↑1=Culvert

**Secondary OutFlow (Free Discharge)**

↑2=Broad-Crested Rectangular Weir

#	Routing	Invert	Outlet Devices
1	Primary	101.00'	<b>2.0" x 10.0' long Culvert</b> RCP, groove end projecting, Ke= 0.200 Outlet invert= 100.50' S= 0.0500' /' n= 0.030 Cc= 0.900
2	Secondary	101.50'	<b>50.0' long x 10.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

### 3 Newcomb Proposed

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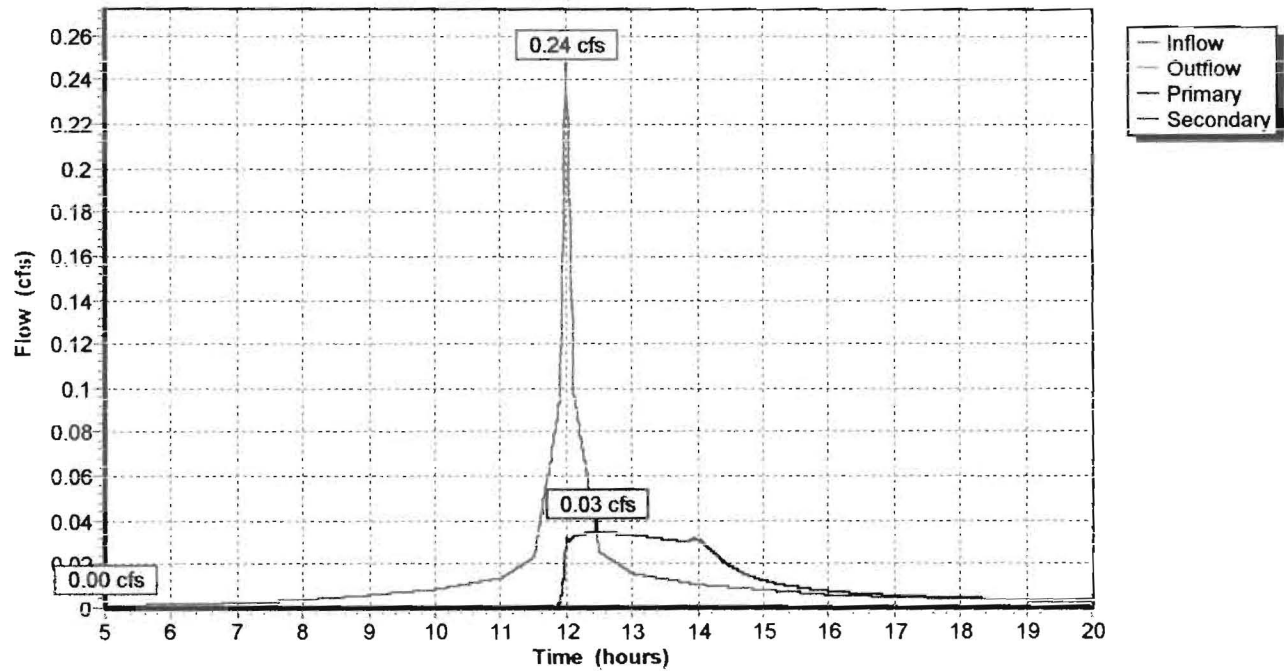
Type III 24-hr Rainfall=4.70" (AMC=2)

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### Pond 1P: Detention Swale

Hydrograph Plot



**3 Newcomb Existing**

Type III 24-hr Rainfall=5.50" (AMC=2)

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**Subcatchment 1S: E1**

Runoff = 0.78 cfs @ 12.02 hrs, Volume= 0.045 af

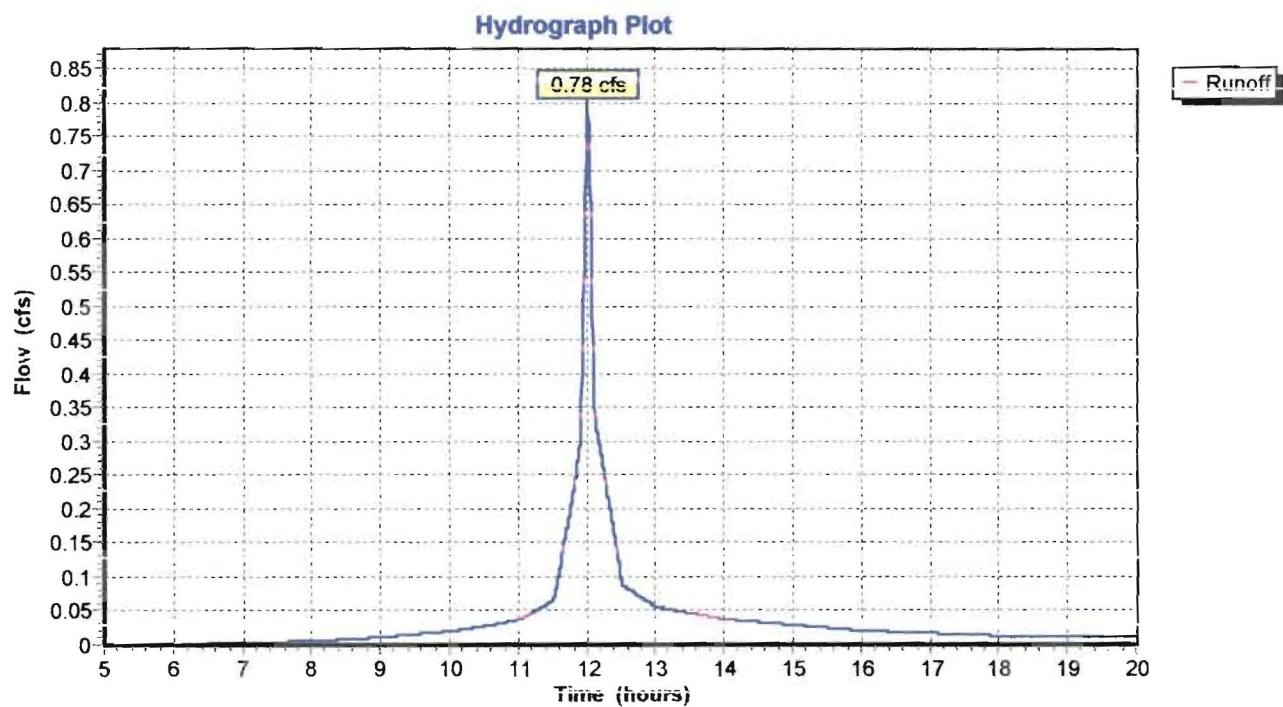
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.01 hrs  
Type III 24-hr Rainfall=5.50" (AMC=2)

Area (sf)	CN	Description
1,720	91	Gravel roads, HSG D
4,000	80	>75% Grass cover, Good, HSG D
800	98	Paved parking & roofs
6,520	85	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	100	0.0200	1.3		Sheet Flow, E1 Sheet Flow Smooth surfaces n= 0.011 P2= 3.00"



Subcatchment 1S: E1



**3 Newcomb Existing**

Type III 24-hr Rainfall=5.50" (AMC=2)

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**Subcatchment 2S: E2**

Runoff = 0.84 cfs @ 12.02 hrs, Volume= 0.049 af

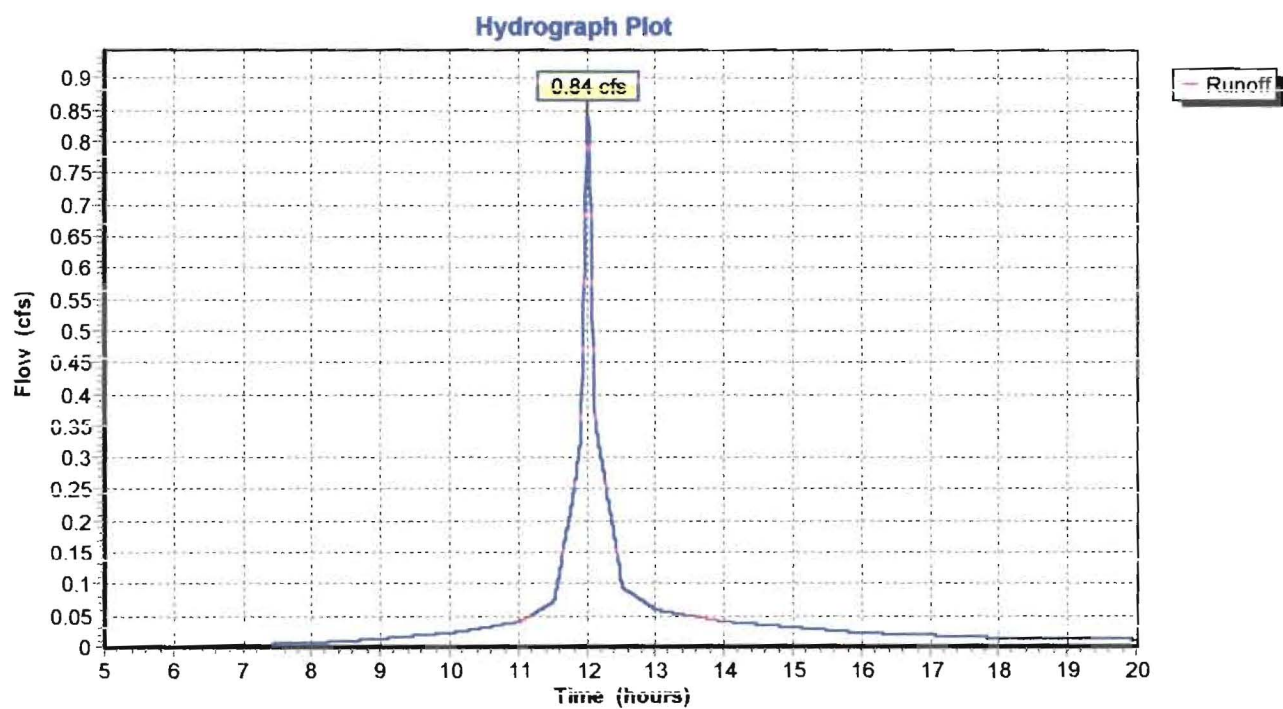
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.01 hrs

Type III 24-hr Rainfall=5.50" (AMC=2)

Area (sf)	CN	Description
2,510	91	Gravel roads, HSG D
3,450	80	>75% Grass cover, Good, HSG D
890	98	Paved parking & roofs
6,850	86	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	100	0.0200	1.3		Sheet Flow, E1 Sheet Flow Smooth surfaces n= 0.011 P2= 3.00"

Subcatchment 2S: E2



**3 Newcomb Proposed**

Type III 24-hr Rainfall=5.50" (AMC=2)

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**Subcatchment 1S: P1**

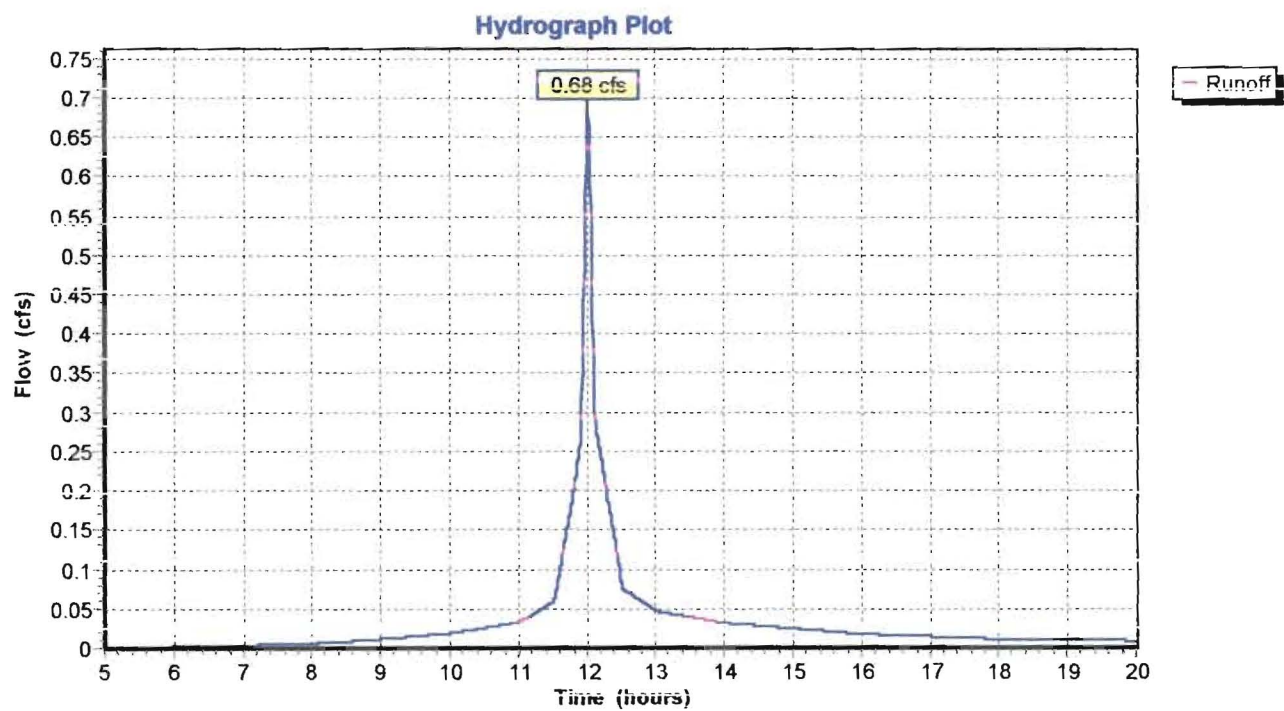
Runoff = 0.68 cfs @ 12.02 hrs, Volume= 0.039 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.01 hrs  
Type III 24-hr Rainfall=5.50" (AMC=2)

Area (sf)	CN	Description
3,400	91	Gravel roads, HSG D
2,010	80	>75% Grass cover, Good, HSG D
5,410	87	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	100	0.0200	1.3		Sheet Flow, P1 Sheet Flow Smooth surfaces n= 0.011 P2= 3.00"

Subcatchment 1S: P1



**3 Newcomb Proposed**

Type III 24-hr Rainfall=5.50" (AMC=2)

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**Subcatchment 2S: P2**[49] Hint:  $T_c < 2dt$  may require smaller  $dt$ 

Runoff = 0.67 cfs @ 12.02 hrs, Volume= 0.039 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs,  $dt=0.01$  hrs

Type III 24-hr Rainfall=5.50" (AMC=2)

Area (sf)	CN	Description
2,470	91	Gravel roads, HSG D
2,190	80	>75% Grass cover, Good, HSG D
640	98	Paved parking & roofs
5,300	87	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	80	0.0200	1.3		Sheet Flow, P2 Sheet Flow Smooth surfaces n= 0.011 P2= 3.00"



### 3 Newcomb Proposed

Type III 24-hr Rainfall=5.50" (AMC=2)

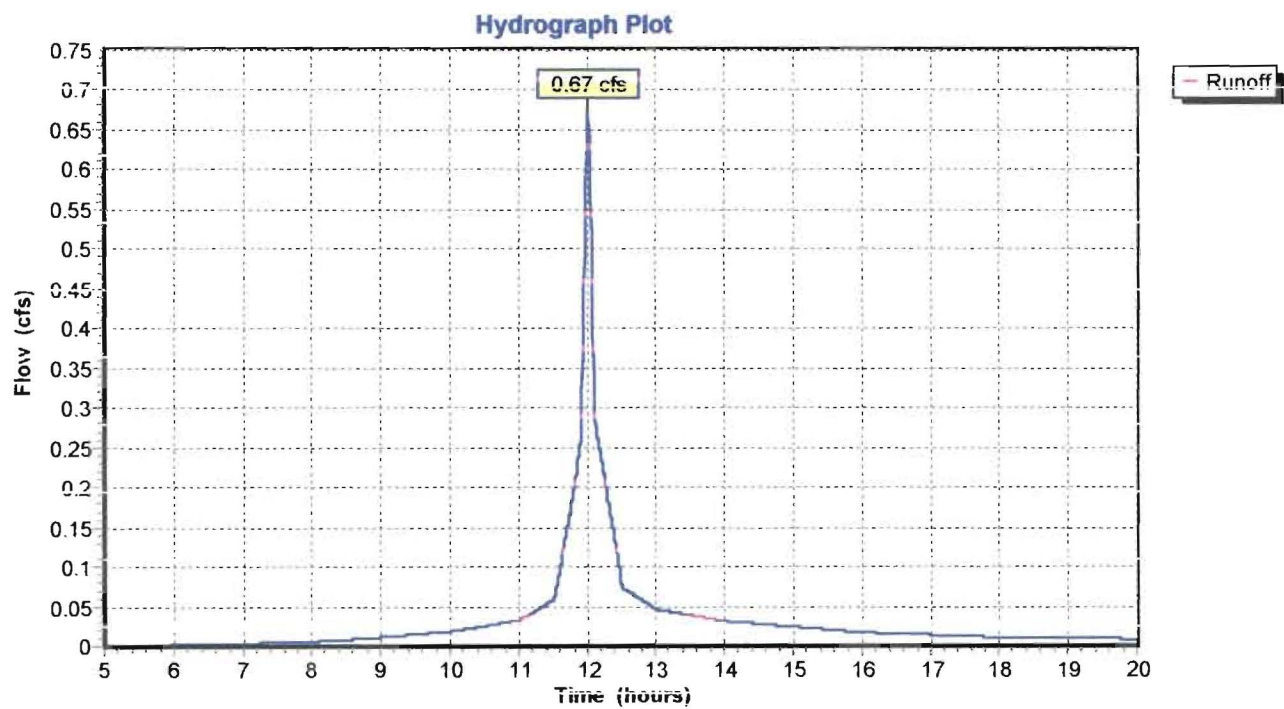
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### Subcatchment 2S: P2





**3 Newcomb Proposed**

Type III 24-hr Rainfall=5.50" (AMC=2)

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**Subcatchment 3S: P3**

[49] Hint: Tc&lt;2dt may require smaller dt

Runoff = 0.29 cfs @ 12.01 hrs, Volume= 0.017 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.01 hrs

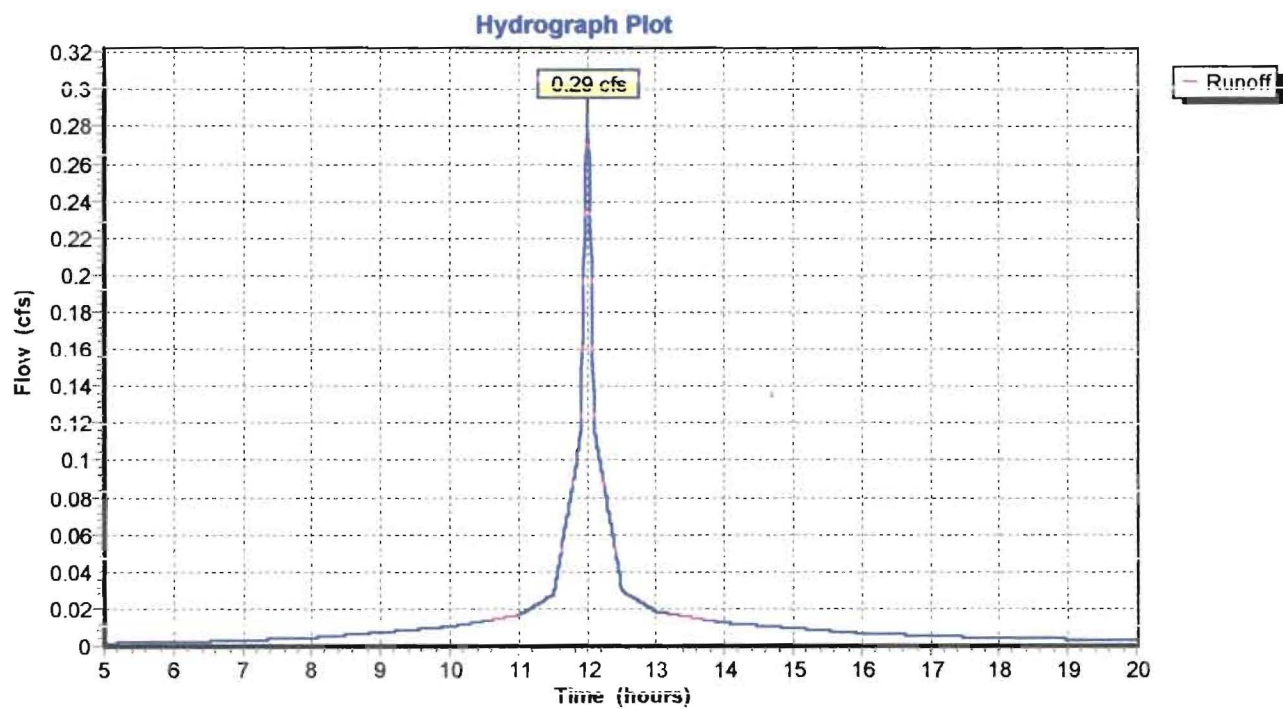
Type III 24-hr Rainfall=5.50" (AMC=2)

Area (sf)	CN	Description
1,500	98	Paved parking & roofs
500	80	>75% Grass cover, Good, HSG D
2,000	94	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	15	0.7000	3.8		Sheet Flow, E1 Sheet Flow Smooth surfaces n= 0.011 P2= 3.00"
0.1	50	0.0200	7.2	2.16	Channel Flow, Gutter Area= 0.3 sf Perim= 1.5' r= 0.20'
0.5	40	0.0200	1.3	0.12	Circular Channel (pipe), Drain Pipe Diam= 4.0" Area= 0.1 sf Perim= 1.0' r= 0.08'
0.7	105	Total			

Subcatchment 3S: P3



**3 Newcomb Proposed**

Type III 24-hr Rainfall=5.50" (AMC=2)

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**Pond 1P: Detention Swale**

[82] Warning: Early inflow requires earlier time span

[91] Warning: Storage range exceeded by 0.10'

[85] Warning: Oscillations may require Finer Routing&gt;1

Inflow = 0.29 cfs @ 12.01 hrs, Volume= 0.017 af  
 Outflow = 0.04 cfs @ 12.47 hrs, Volume= 0.012 af, Atten= 87%, Lag= 27.6 min  
 Primary = 0.04 cfs @ 12.47 hrs, Volume= 0.012 af  
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-ind method, Time Span= 5.00-20.00 hrs, dt= 0.01 hrs

Peak Elev= 101.60' Storage= 441 cf

Plug-Flow detention time= 179.6 min calculated for 0.012 af (71% of inflow)

Elevation (feet)	Cum.Store (cubic-feet)
100.50	0
101.00	200
101.50	400

**Primary OutFlow** (Free Discharge)

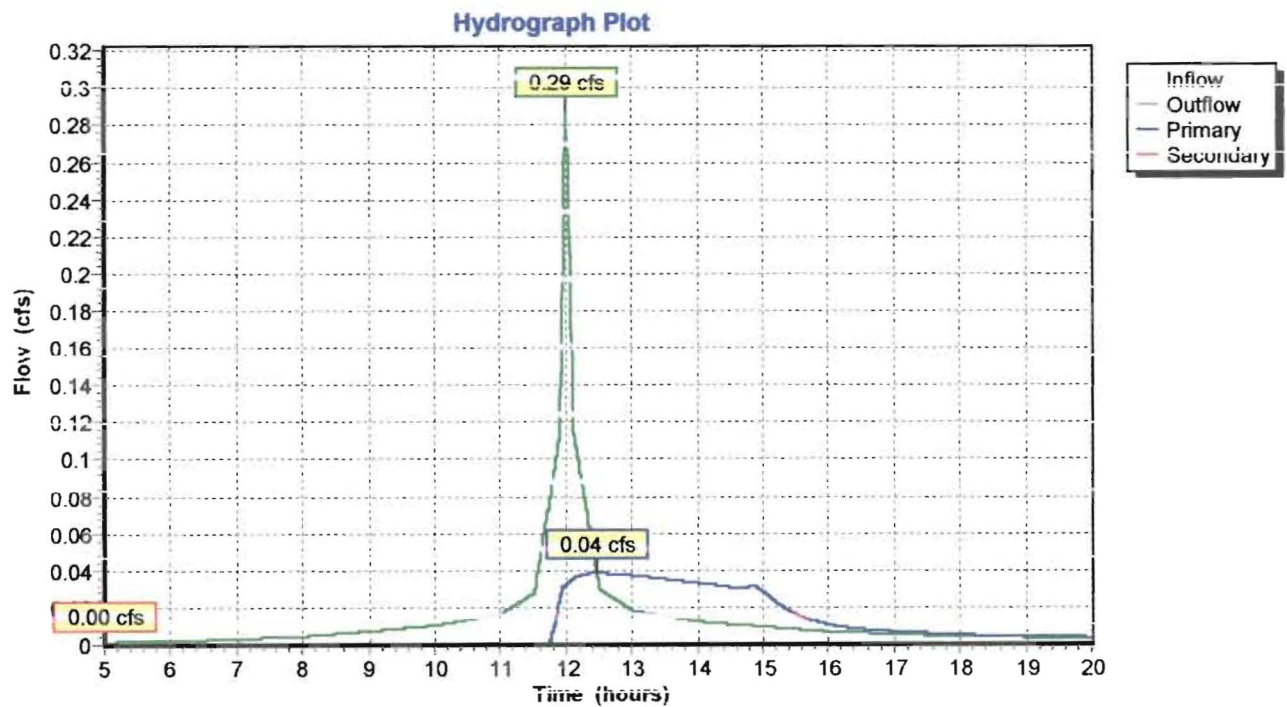
↑1=Culvert

**Secondary OutFlow** (Free Discharge)

↑2=Broad-Crested Rectangular Weir

#	Routing	Invert	Outlet Devices
1	Primary	101.00'	<b>2.0' x 10.0' long Culvert</b> RCP, groove end projecting, Ke= 0.200 Outlet Invert= 100.50' S= 0.0500 '/' n= 0.030 Cc= 0.900
2	Secondary	101.50'	<b>50.0' long x 10.0' breadth Broad-Crested Rectangular Weir</b> Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

### Pond 1P: Detention Swale



**3 Newcomb Proposed**

Type III 24-hr Rainfall=5.50" (AMC=2)

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**Subcatchment 4S: P4**[49] Hint:  $T_c < 2dt$  may require smaller  $dt$ 

Runoff = 0.08 cfs @ 12.01 hrs, Volume= 0.005 af

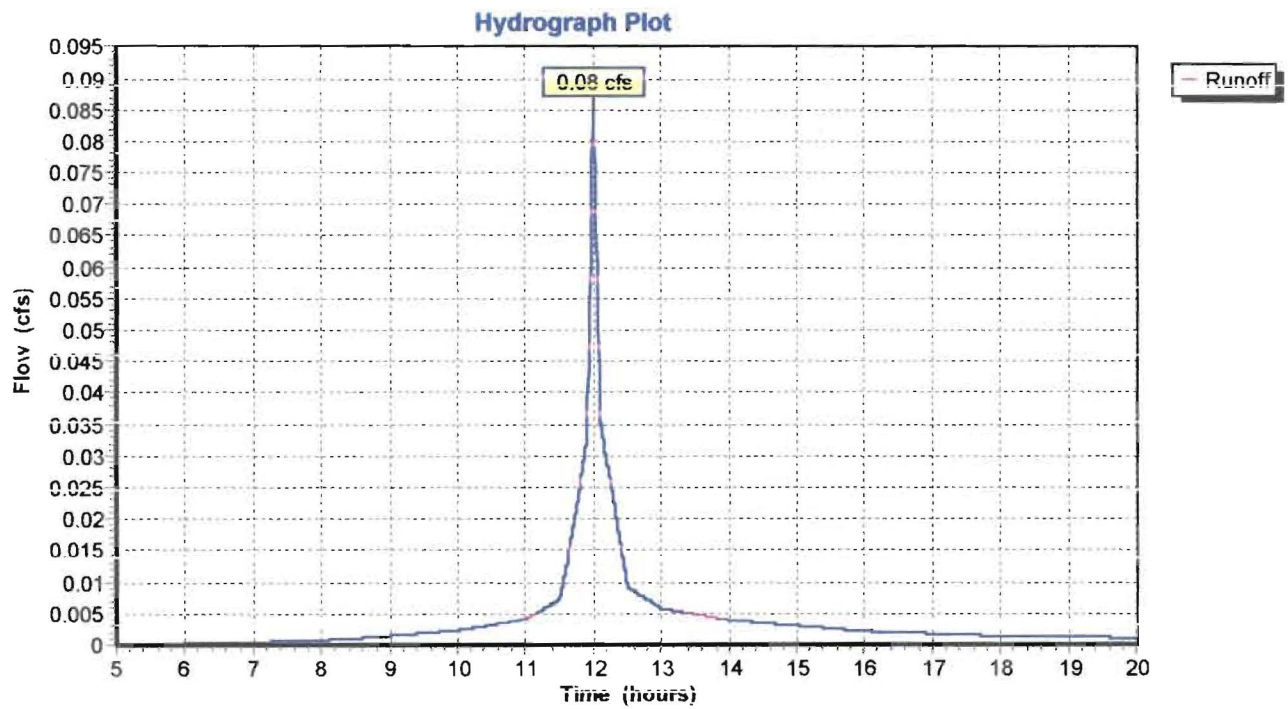
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs,  $dt=0.01$  hrs

Type III 24-hr Rainfall=5.50" (AMC=2)

Area (sf)	CN	Description
240	98	Paved parking & roofs
420	80	>75% Grass cover, Good, HSG D
660	87	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.5	20	0.0100	0.7		Sheet Flow, Sheet Flow Smooth surfaces n= 0.011 P2= 3.00"

Subcatchment 4S: P4





## Exhibit A-1, continued: Hydrologic soil groups for United States soils

BUCHENAU, THICK	S	BURCHELL	C	CAPO POJO	C	CALODD	C	CANTEEN	E
SOLUM		BURDETT	C	CAPOOSE	B	CALOOSA	C	CANTAY	D
BUCKAROO	C	BUREN	C	CAPOT	D	CALOUSF	B	CANTINA	C
BUCKBAY	C	BURGESS	C	CABRILLON	C	CALPAC	B	CANTON	B
BUCKCREEK	C	BURGI	B	CABSTON	B	CALPEAK	D	CANTON BEND	C
BUCKEYE	C	BURIBURI	C	CACHE	D	CALPINE	B	CANTRIL	B
BUCKHALL	B	BURKE	C	CACIGUE	C	CALROY	B	CANTUA	B
BUCKHOUSE	B	BURKETOWN	C	CACTUSFLAT	C	CALUME	B	CANTUCHE	D
BUCKING	A	BURKEYVILLE	D	CADDO	D	CALYPTON	C	CANUTIO	B
BUCKLAKE	C	BURKHARDT	E	CADEVILLE	D	CALYIM	C	CANWALL	C
BUCKLAND	C	BURLEIGH	A/D	CADILLAC	A	CALVISTA	D	CANYON	D
BUCKLE	B	BURLESON	D	CADIZ	F	CALVCOOS	D	CAPAC	C
BUCKLEBAR	S	BURLEWASH	D	CADHUS	B	CALZACORTA	D	CAPAY	D
BUCKLEY	D	BURLINGTON	A	CADOMA	D	CAMAGUEY	D	CAPE	D
BUCKLICK	C	BURPAN	D	CAESAR	C	CAMARGO	B	CAPE FEAR	D
BUCKLICK, THICK	B	BURNAC	D	CAGEY	C	CAMARILLO	C	CAPEMORN	D
SOLUM		BURNBOROUGH	B	CAGLEY	C	CAMARILLO, DRAINED	B	CAPERS	D
BUCKLON	D	BURNEL	C	CAGUABO	D	CAMAS	A	CAPERSON	D
BUCKNELL	D	BURNETTE	C	CAGVIN	B	CAMAS, STONY	B	CAPHOR	B
BUCKNEY	B	BURNHAM	D	CAMABA	B	CAMATTA	D	CAPILLO	C
BUCKPEAK	B	BURNSIDE	B	CAMONA	B	CAMBARGE	B	CAPISTRANO	B
BUCKS	B	BURNSVILLE	B	CAIO	B	CAMBERN	C	CAPITAN	D
BUCKSHOT	B	BURNSWICK	B	CAINMOY	A	CAMBERT	C	CAPJAC	C
BUCKSKIN	C	BURNT LAKE	A	CAIRO	D	CAMBERTH	C	CAPLEN	D
BUCKTOM	B	BURNTRIYER	E	CAJALCO	C	CAMBRIA	B	CAPLES	D
BUDE	C	BURR	D	CAJETE	E	CAMBRIDGE	C	CAPLES, DRAINED	C
BUDINOL	D	BURRITA	D	CAJON, OVERWASH	A	CAMDEN	E	CAPONA	C
BUDLEWIS	C	BURROWSVILLE	C	CAJON, LOAMY	A	CAMEEK	D	CAPOOSE	C
BUELL	S	BURSLEY	D	SUBSTRATUM		CAMELBACK	B	CAPPS	B
BUENA VISTA	S	BURSON	C	CAJON, SILTY	A	CAMED	E	CAPSHAY	C
DUFFARAN	D	BURY	D	SUBSTRATUM		CAMEPON	D	CAPTINA	C
DUFFCREEK	B	BUKTON	B	CAJON, ALKALI	A	CAMILLUS	E	CAPTIVA	B/D
DUFFINGTON	S	BURWELL	C	CYERWASH		CAMINO	C	CAPULIN	B
DUFFHEYER	B	BUSBY	E	CAJON	E	CAMPANA	B	CARACOLE	D
DUFFORK	C	BUSE	B	SALINE-ALKALI		CAMPBELL, MUCK	C	CARADAN	D
BUMTON	C	BUSHER	B	CAJON, COOL	A	SUBSTRATUM		CARALAMPI	B
BUMRIG	C	BUSHMAN	B	CYERWASH		CAMPBELL, DRAINED	B	CARBANGLE	B
BUICK	C	BUSHNELL	C	CAJON, GRAVELLY	A	CAMPBELLTON	C	CARRO	C
BUIST	F	BUSHYALLEY	D	CAJON, COOL	A	CAMPCCREEK	C	CARBOL	D
BUKO	B	BUSKA	B	CAJON, WARM	A	CAMPJA	B	CARBONA	D
BUKO, VET	C	BUSSY	C	CALAPAR	D	CAMPO	C	CARBONDALE	A/D
BUKREEK	S	BUSTER	E	CALAPASAS	B	CAMPONE	C	CARCITY	D
BULAKE	D	BUSTI	C	CALAPINE	D	CAMPSPASS	B	CARDENAS	D
BULKLEY	C	BUSWILD	E	CALAPITY	D	CAMPUS	B	CARDIFF	B
BULL RUN	B	BUTANO	C	CALAMUS	A	CAMPRODEN	C	CARDIGAN	B
BULL RUN, HARDPAN	C	BUTCHE	C	CALAYERAS	E	CANA	C	CARDINGTON	C
SUBSTRATUM		BUTLER	D	CALAVAH	E	CANAAN	C	CARDON	D
BULL TRAIL	B	BUTLERTOWN	C	CALCO	E/D	CANADIAN	B	CAREFREE	D
BULLARDS	B	BUTTERFIELD	C	CALCOSTA	B/D	CANADICE	D	CAREY	B
BULLCREEK	D	BUTTERMILK	B	CALCROSS	B	CANALOU	B	CAREY LAKE	B
BULLFLAT	B	BUTTERS	B	CALD	C	CANANDAIGUA	D	CARGENT	B
BULLFOR	C	BUTTON	D	CALDER	D	CANASERAGA	C	CARGILL	C
BULLION	D	BUTTONMOOR	B	CALDERWOOD	D	CANAYERAL	C	CARIBEL	B
BULLNEL	C	BUTTONWILLOW	C	CALDWELL	C	CANBURN	D	CARIBOU	B
BULLOCK	D	BUXIN	D	CALDWELL, DRAINED	B	CANDELARIA	B	CARIDCA	B
BULLPEY	E	BUXTON, SOMEWHAT	D	CALE	B	CANDELEIRO	C	CARIS	C
BULLUMP	S	POORLY DRAINED		CALEAST	C	CANDERLY	B	CARJO	C
BULLVARO	B	BUXTON, STONY	C	CALEB	B	CANDLER	A	CARLIN	D
BULLWINKLE	D	BUXTON, MODERATELY	C	CALEPONIA	E	CANDLESTICK	C	CARLINTON	C
BULLY	B	WELL DRAINED		CALENDAR	C	CANDOR	A	CARLISLE	A/D
BULOW	A	BUZZIN	A	CALERA	C	CAME	C	CARLITO	D
BUNCOMBE	A	BYARS	D	CALMI	A	CANEADEA	D	CARLOS	A/D
BUNDO	B	BYBEE	C	CALMOUM	D	CAMEK	E	CARLOTTA	B
BUNDORF	D	BYINGTON	C	CALICO	C	CAMELO	D	CARLOW	D
BUNOY	C	BYLER	C	CALICOTT	A	CAMEST	D	CARLSBAD	C
BUNDYMAN	C	BYLU	B	CALIFON	C	CANEYVILLE	C	CARLSEOPG	A
BUNEJUG	C	BYNUM	C	CALIMUS	F	CANEZ	B	CARLSON	B
BUNKER	B	BYRAM	C	CALITA	B	CANFIELD	C	CARLSTROM	C
BUNKERHILL	D	BYRANIE	D	CALIZA	D	CANISTEO	E/D	CARLTON	C
BUNKWATER	C	CABALLO	E	CALKINS	C	CANISTEO, STONY		CARNACK	B
BUNKY	C	CABARTON	C	CALLAO	C	CANINE	B	CARMEL	C
BUNNELL	B	CABBA	D	CALLAHAN	D	CANLON	D	CARMI	B
BUNSELMEIER	B	CABBART	C	CALLAN	C	CANNELL	B	CARMICHAEL	C
BUNTINGVILLE	C	CABART, STONY	D	CALLEGUAS	D	CANNING	B	CARMODY	C
BUNYAN	B	CABART, WARM	C	CALLINGS	C	CANNON	B	CARNASAV	C
BURBANK	A	CACIZON	D	CALLISBURG	C	CANNONVILLE	D	CARNEGIE	C
BURCH	B	CABIN	B	CALLEWAY	C	CANOE	B	CARNEO	C
BURCHAM	B	CACINET	C	CALHAP	E	CANDYA	B/D	CARNEY	D
BURCHAWD	S	CABLE	B/D	CALNEVA	C	CANTALA	B	CARDLINE	C

NOTES: TWO HYDROLOGIC SOIL GROUPS SUCH AS B/C INDICATES THE DRAINED/UNDRAINED SITUATION. MODIFIERS SHOWN, E.G., BEDROCK SUBSTRATUM, REFER TO A SPECIFIC SOIL SERIES PHASE FOUND IN SOIL MAP LEGEND.



## Exhibit A-1, continued: Hydrologic soil groups for United States soils

ECONFINA	A	ELBOWLAKE	B	ELBRICK	B	ENOCVILLE.	C	ESTER	D
ECTOR	D	ELBURN	B	ELBRIN	F	DRAINED	F	ESTER, THAWED	D
EDALGO	C	ELBUTTE	C	ELPOSE	B	ENOLA	B	ESTERO	D
EDDINGS	B	ELCO	F	ELS	A	ENON	C	ESTES	D
EDDS	B	ELD	B	ELSAH	B	ENOREE	D	ESTESLAKE	C
EDDY	C	ELDEAN	F	ELSTIE	B	ENOS	C	ESTHERVILLE	B
EDEN	C	ELDER	C	ELSINBORO	B	ENOSBURG	C	ESTO	B
EDENBOVER	D	ELDER HOLLOW	D	ELSMERE	A	ENSENADA	B	ESTRELLA	B
EDENTON	C	ELDERON	E	ELSTON	B	ENSIGN	D	ETACH	C
EDFRO	D	ELDERON, STONY	A	ELTREE	B	ENSLEY	B/D	ETCHEN	C
EDGAR	B	ELDGIN	B	ELTSAC	D	ENSTPON	B	ETELKA	C
EDGE	D	ELDOM	B	ELVE	B	ENTENTE	B	ETHAN	B
EDGEHILL	C	ELDORADO	F	ELYEDERE	C	ENTERO	D	ETHANIA	B
EDGELEY	C	ELDRIDGE	C	ELVEPS	B/D	ENTERPRISE	B	ETHELMAN	B
EDGEHONT	B	ELECTRA	C	ELYIPA	B/D	ENTIAI	D	ETHEE	B
EDGEWATER	C	ELEROY	B	ELWELL	C	ENTMOOT	C	ETHEE, SALINE	C
EDGEWICK	C	ELEVA	B	ELWHA	C	ENVILLE	C	ETHRIDGE	C
EDGINGTON	C/D	ELFCREEK	C	ELWOOD	C	ENVOL	D	ETIL	A
EDINA	D	ELFRIDA	B	ELY	F	ENZIAN	D	ETOE	B
EDINBURG	C	ELGEE	A	ELYSTIAN	B	EOJ	C	ETOILE	D
EDISTO	C	ELHINA	C	ELZINGA	F	EOLA	D	ETONAH	B
EDLIN	B	ELIJAH	C	EMEAR	B	EPHRAIM	C	ETOWN	B
EDLOE	B	ELINDIQ	C	EMPARGO	C	EPHRAIA	B	ETSEL	D
EDMINSTER	D	ELIOAK	C	EMEDEN	B	EPIKOM	D	ETTA	B
EDMONDS	D	ELIZA	D	EMBEFTCH	C	EPLFY	C	ETTER	B
EDMORE	D	ELK	B	EMBLEM	B	EPOKE	B	ETTERSBURG	B
EDMUNO	D	ELK HOLLOW	E	EMERY	F	EPOI	B	ETTPICK	B/D
EDMUNDSTON	B	ELK MOUNTAIN	B	EPBUDO	F	EPOUFETTE	B/D	EUCANKS	B
EDNA	D	ELKA	C	EMOENT	D	EPPING	D	EUCID	C
EDNEYTOWN	B	ELKADER	B	EMOENT, BEDROCK	C	EPSIE	D	EUDORA	B
EDNEYVILLE	B	ELKCREEK	C	SUBSTRATUM.	C	EPVIP	D	EUER	B
EDOM	C	ELKHART	B	DRAINED	C	ECUIS	D	EUFULA	A
EDROY	D	ELKHILLS	B	EMOENT, DRAINED	C	ERA	B	EUMARLEE	C
EDSON	C	ELKHORN	E	EMERALD	B	EPAKATAK	C	EULOMIA	C
EDWARDS	B/D	ELKINS	D	EMERALDA	D	ERAM	C	EUNOLA	C
EEL	B	ELKINSVILLE	E	EMERSON	F	ERAMOSH	D	EUREKA	D
EELCOVE	D	ELKWOOD	D	EMIGRANT	C	ERBEF	C	EUSRID	C
EELPOINT	D	ELKNER	B	EMIGRATION	F	ERCAN	F	EUSTIS	A
EEL	C	ELKOL	D	EMILY	B	EPO	D	EUTAW	D
EFFIE	C	ELKRIE	B	EMLIN	C	ERICSON	F	EVADALE	D
EFFINGTON	D	ELKSEL	C	EMMA	C	EFIE	C	EVANGELINE	C
EGAN	C	ELKTON	C/D	EMMERT	A	ERIN	B	EVANS	B
EGAN	B	ELLABELLE	D	EMMET	B	ERNEM	D	EVANSHAM	D
EGAS	D	ELLEDEGE	C	EMMONS	E	ERNEST	C	EVANSTON	C
EGBERT	D	ELLEN	F	EMORY	E	ERNO	B	EVANSVILLE	B/D
EGBERT, STRATIFIED	C	ELLETT	D	EMCT	F	ERRANGUSPE	C	EVANT	D
SUBSTRATUM		ELLIDER	A	EMEDRADO	B	EPVIDE	C	EVARD	B
EGBERT, MODERATELY	C	ELLICOTT	A	EMEVILLE	C	ESCABOSA	C	EVARD	B
NET		ELLINGTON	B	EMPIRE	B	ESCALANTE	B	EVART	D
ESBERT, DRAINED	C	ELLINOR	C	EMFONIA	C	ESCAMBIA	C	EVENOALE	C
EGBERT, SANDY	C	ELLIOTT	C	EMWICK	B	ESCANABA	A	EVERETT	A
SUBSTRATUM		ELLIOTTVILLE	B	EMRO	C	ESCANO	C	EVERETT, HAPD	D
EGBERT, SLOPING	C	ELLIS	D	EMRAP	B	ESCARLO	F	SUBSTRATUM	
EGELAND	B	ELLISFORD	B	EMBAR, NET	D	ESCONDIDO	C	EVERGLADES	B/D
EGINBENCH	C	ELLISVILLE	B	ENCAMPMENT	F	ESMANY	D	EVERLY	B
EGLIN	A	ELLDAM	D	ENCHANTED	B	ESLEMOG	D	EVERMAN	C
EGYPT	D	ELLGEE	D	ENCIERAG	D	ESMERALDA	B	EVERSON	D
EICKS	C	ELLSWORTH	C	ENCINA	E	ESMOND	B	EVERWHITE	C
EIGHTLAP	D	ELLUM	C	ENCAY	C	ESPARTO	F	EVEBORO	A
EIGHTMILE	D	ELLZEY	B/D	ENDERS	C	ESPELIE	B/D	FVRIDGE	B
EILERTSEN	B	ELM LAKE	A/D	ENDERSOY	E	ESPIE	C	EWA	B
EITZEN	B	ELMDALF	B	EMCICOTT	C	ESPIAL	A	EWA, BEDROCK	C
EKAH	C	ELMENDORF	D	ENDLICH	B	ESPINOSA	B	SUBSTRATUM	
EKALAKA	B	ELHINA	C	ENDSAY	C	ESPIENT	D	EWALL	A
EKIM	C	ELHIZA	A	ENEGY	E	ESPLIN	D	EXCELSIOR	B
EKRUS	D	ELHONT	F	ENET	C	ESPY	C	EXCHEQUER	D
FL DARA	B	ELHORE	B	ENFIELD	B	ESQUATZEL	F	EXCLOSE	B
EL PECO	C	ELPIEDGE	C	ENGELHARD	B/D	ESPO	D	EXEL	C
EL RANCHO	B	ELHYVILLE	B	ENGETT	C	ESRD, MODERATELY	C	EXETER	C
EL SOLYO	C	ELHWOOD	C	ENGLE	B	WET		EXETER, THICK	B
ELAM	A	ELNIDU	C	ENGLEWOOD	C	ESS	B	SOLUM	
ELAM, HARDPAN	B	ELNOPA	B	ENKO	C	ESSAL	E	EXETTE	E
SUBSTRATUM		ELNOCHAN	B	ENED, OVERJOHN	D	ESSEN	C	EXIRA	B
ELANDCO	B	ELNOGIN	D	ENICE	D	ESSEX	C	EXLINE	D
ELBA	C	ELDIKA	B	ENNING	C	ESSEXVILLE	B/D	EXRAY	D
ELBAVILLE	B	ELOMA	C	ENHIS	B	ESTACADO	A	EXUP	C
ELBERT	D	ELPAM	D	ENOCK	C	ESTACION	B	EYAK	C
ELBETH	B	ELPEDRO	B	ENOCVILLE	D	ESTATE	C	EVERPON	C
ELBON	B	ELRED	B/D			ESTELLINE	B	EVLAV	C

NOTES: TWO HYDROLOGIC SOIL GROUPS SUCH AS B/C INDICATES THE DRAINED/UNDRAINED SITUATION. MODIFIERS SHOWN, E.G., BEDROCK SUBSTRATUM, REFER TO A SPECIFIC SOIL SERIES PHASE FOUND IN SOIL MAP LEGEND.

# GLIDDEN

Excavating - Paving  
17 Indian Camp Way  
Gorham, ME 04038  
Tel: 839-7061

# Proposal

SPECIFICATIONS AND ESTIMATE

No.

Page No. of Pages

PROPOSAL SUBMITTED TO John Bennett		PHONE 854-4821	DATE 5/25/01
STREET 77 Middle Street		JOB NAME	
CITY, STATE AND ZIP CODE Westbrook, ME 04092		JOB LOCATION Off Warren Avenue Portland	
ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby propose to furnish materials and labor necessary for the completion of

Glidden Excavating & Paving Inc. is pleased to quote the following price:

Excavate for 30x50 concrete slab

Regrade for driveway for water runoff control

**WE PROPOSE** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

One Thousand \* \* \* \* \* dollars (\$ 1,000.00)

Payment to be made as follows

All materials guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurances. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Earle Glidden Jr

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days

**ACCEPTANCE OF PROPOSAL** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance

5/25/01

Signature

Jon [Signature]

Signature



SANDERSON ELECTRIC  
123 MOSHER RD.  
GORHAM, ME. 04038

PROPOSAL SUBMITTED TO:

207 892 4838

NAME

REALITY MOTORS

ADDRESS

3 NEWCOMB ST

PORTLAND, ME.

PHONE NO.

WORK TO BE PERFORMED AT:

ADDRESS

SAME

DATE OF PLANS

ARCHITECT

SHEET NO.

DATE

5-25-01

We hereby propose to furnish the materials and perform the labor necessary for the completion of ELECTRICAL  
PREMISE WIRING OF AUTO SHOP PER PLANS  
SUBMITTED INCLUDING NEW SERVICE

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of THIRTY FIVE  
HUNDRED DOLLARS Dollars (\$ 3500<sup>00</sup>)

with payments to be made as follows.

1/2 ON ACCEPTANCE  
BALANCE ON COMPLETION

Respectfully submitted

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Per

Kent J. Doherty

Note—This proposal may be withdrawn  
by us if not accepted within \_\_\_\_\_ days.

#### ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature

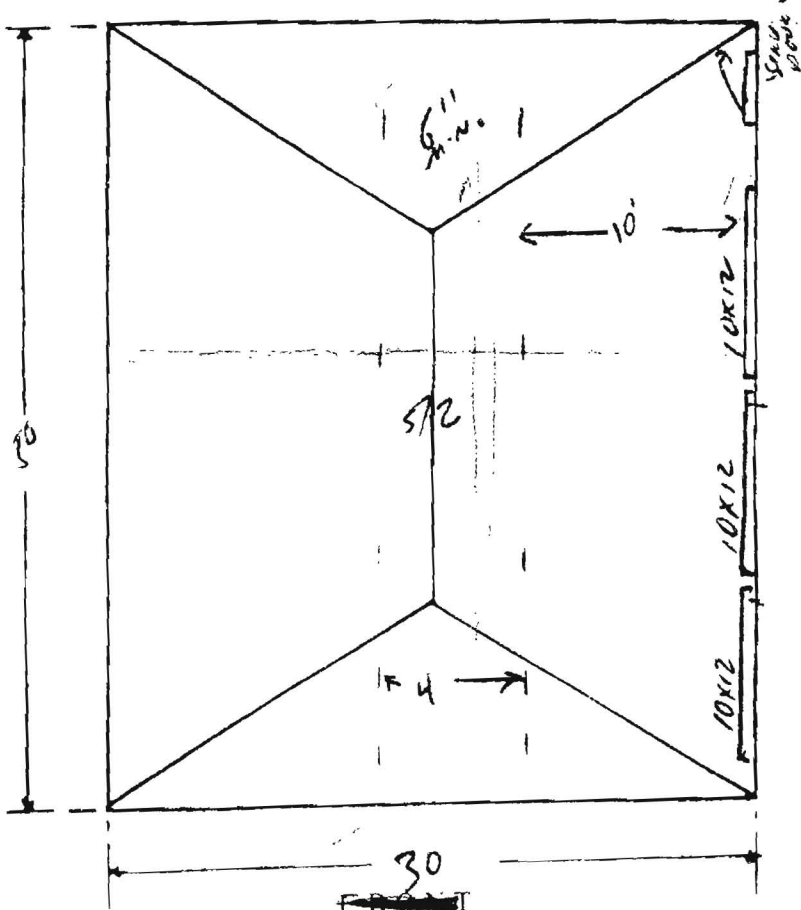
[Signature]

Signature

Date

5/25/01

Customer John Bonnet  
 Street 3 Newcomb St, Portland  
 City Portland ME 04103  
 Phone (Home) 799 6322 (Work) \_\_\_\_\_  
 Date 4-25-01 Delivery Date \_\_\_\_\_



**SPECIAL INSTRUCTIONS**

Build & erect  
30x50 garage as per  
spec's  
posted 14'  
3 10x12 OHV  
steel insulated.

We provide cust with  
Cross section plans  
concrete plan  
Elevation drawings,

**OVERHEAD DOORS**

Size	Qty	Wood	Steel	Insulated
10x12	3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Non-Insulated	Glass	Solid
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Size	Qty	Wood	Steel	Insulated
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Non-Insulated	Glass	Solid
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Rust proof nails on exterior walls
- Bottom plate - double 2 x 4
- Studs - 2 x 4 - 16" O.C.
- Corner Posts - triple 2 x 4
- Top plate - double 2 x 4
- Rafters - 2x 6 - 16" O.C.
- Rafters ties - 2 x 6 - 48" O.C.
- Ridge board - 2 x 6
- Roof deck - plywood sheathing
- Shingles - 20 year asphalt
- Cornice - soffit - 1 x 6 or 1 x 8
- Facia - 1 x 4
- Corner boards - 1 x 3 and 1 x 4  
butted at right angles
- Rake
- Collar Ties - 2 x 4 - 16" O.C.
- Metal drip edge
- Standard Roof Pitch 5 / 12

Siding tex 1-11  
 Window with locks 0  
 Reinforced concrete floor (bull float finish) yes  
 Shingle color Black  
 Service door 2/8 x 6/8 yes 9/10/8  
 Colonial Braces no

Pending town Approval

**IMPORTANT:** All Site preparation including digging, dozing, fill, gravel, and tree removal will be PAID BY OWNER and is not included in the contract price.

Plan Approved by Jim [Signature]

Zoning Division  
Marge Schmuckal  
Zoning Administrator



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

Exhibit I

## CITY OF PORTLAND

May 22, 2001

Brenda Buchanan  
C/o Warren, Crier, Buchanan  
57 Exchange Street  
Portland, ME 04101

RE: 3 Newcomb Street – 303-C-1,2,3,14,15,16 - B-4 zone

Dear Brenda,

As discussed with you verbally, this office has determined that Newcomb Street would not have to be rebuilt up to City standards as outlined in Section 14-403 during the reconstruction of the commercial garage located at 3 Newcomb Street. This determination was confirmed with our Corporation Counsel.

It is also noted that you are looking into the availability of alternate toilet facilities and hand washing capabilities after a soil evaluation revealed that it could not manage this commercial building along with the existing dwelling unit. The City's Plumbing Inspector will be the person who would review and permit such facilities.

We look forward to receiving your submission for a site plan review.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

Cc: Mark Adelson, Housing & Neighborhood Services  
Sam Hoffses, Chief Building Inspector  
Penny Littell, Corporation Counsel  
File





Commercial / Residential

1-800-452-1940 FAX: 207-622-7528

P.O. Box 2106 • AUGUSTA • Maine • 04338-2106

Maine's Largest Builders of Prefabricated Structures

**HOME REPAIR  
CONTRACT**Date Signed 4-25-01

This agreement between Maine-Wide Construction, Inc., A Maine Corporation whose address is P.O. Box 2106, Augusta, Maine 04338-2106, Telephone: 207/623-3444,

hereinafter referred to as "Contractor" and John Bennetts referred to as "Owner(s)," whose mailing address is 3 Newcomb St Portland ME 04103

The Contractor and the Owner(s) <sup>10-85-1</sup> hereby agree as follows:

**Location of Property:** The property upon which construction work is to be performed is located at SAME

**Work Dates:** Contractor estimates that work will commence on 30 days of Approval and that work will be substantially completed by 30 days of start

**DESCRIPTION OF WORK:** General description of the work and materials to be used is as follows:

Build & Erect Building  
As per Specs, Plan A

**CONTRACT PRICE:** The total contract price is as follows:

\$ 26,948

**METHOD OF PAYMENT:** Payment of the contract price shall be made as follows:

Down payment (not more than one-third of total contract price):

PP.  
CK# 469  
\$ 948

Balance due upon completion

\$ 26,000

**WARRANTY:** In addition to any additional warranties agreed to by the parties, the Contractor warrants that the work will be free from faulty materials, constructed according to the standards of the building code applicable to this location; constructed in a skillful manner and fit for habitation or appropriate use. The warranty rights and remedies set forth in the Maine Uniform Commercial Code apply to this contract.

**CHANGE ORDERS:** Any alteration or deviation from the above contractual specifications that result in a revision of the contract price will be executed only upon the parties entering into a written change order.

**WORKERS' COMPENSATION AND LIABILITY COVERAGE:** Contractor states that workers' compensation and public liability ☒ are ☐ are not carried for the work described above. Contractor ☐ is ☒ is not qualified by law as self-insurer.

**UNFORESEEN DELAYS:** Contractor shall not be liable for delays or damage caused by strikes, material or labor shortages, or conditions unavoidable and beyond its control.

By signing this contract, I agree to its terms (including those on the reverse side) and acknowledge receiving a copy.

**NOTICE TO OWNER(S):** Do not sign this contract in blank. You are entitled to a copy of the contract at the time you sign it. Keep it to protect your legal rights.

CONTRACTOR: MAINE-WIDE CONSTRUCTION, INC.

By: Dale S. [Signature]  
ITS DULY AUTHORIZED AGENT

[Signature]  
Owner

Owner

# WARREN & CURRIER BUCHANAN

---

Limited Liability Company, P.A.

Carol Godfrey Warren  
David E. Currier  
Brenda M. Buchanan

June 15, 2001

Ms. Sarah Hopkins  
Planning Department  
City of Portland  
389 Congress Street  
Portland, Maine 04101

BY HAND DELIVERY


RE: Site Plan Review Application, John Bennett, 3 Newcomb Street

Dear Sarah:

Please find enclosed nine (9) copies of John Bennett's site plan review application in regard to the commercial garage he proposes to build at 3 Newcomb Street, along with a check in the amount of \$400.00 in payment of the filing fee.

If you have any questions, please do not hesitate to call.

Sincerely,



Brenda M. Buchanan

Cc: John Bennett



## WARRANTY DEED

QAD INVESTORS, INC., a Maine Corporation of Westbrook, Cumberland County,  
Maine

for consideration paid, grant to JOHN H. BENNETT of Westbrook, Cumberland County,  
Maine whose mailing address is 77 Middle Street, Westbrook, Maine 04092

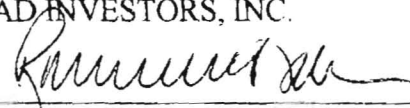
with WARRANTY COVENANTS, the land in Portland, Cumberland County, State of  
Maine bounded and described as follows:

See Exhibit A attached hereto and  
incorporated herewith

In Witness Whereof, Russell Glidden, President of QAD Investors, Inc. has set his hand  
and seal this 31st day of October, 2000

QAD INVESTORS, INC.

By

  
Russell Glidden, President

STATE OF MAINE  
Cumberland, ss.

October 31, 2000

Then personally appeared the above-named Russell Glidden, President of QAD Investors  
Inc. and acknowledged the foregoing instrument to be his free act and deed in his said  
capacity and the free act and deed of said corporation.

Before me,

  
Notary Public

Typed Name of Notary: Richard G. Steeves

RICHARD GLENN STEEVES  
Notary Public, Maine  
My Commission Expires December 7, 2004

Exhibit A

MAINE REAL ESTATE TAX PAID

EXHIBIT A

Certain lots or parcels of land with the buildings thereon situated in the City of Portland, County of Cumberland, and State of Maine and being lots numbered 14, 15, 16, 37, 38, and 39 as delineated on a plan of lots at Warren Avenue Terrace made by Ernest W. Branch, surveyor, dated April 1911 and recorded in Plan Book 12, Page 2 to which reference is hereby made for a more particular description of the premises hereby conveyed.

Being the same premises conveyed to Grantor Corporation by deed dated 11/3/92 recorded in the Cumberland County Registry of Deeds at Book 10566, Page 305.

RECEIVED  
RECORDED REGISTRY OF DEEDS  
2000 NOV -1 AM 8:48  
CUMBERLAND COUNTY  
*John B. O'Brien*

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

2001-0150

Application I. D. Number

6/15/01

Application Date

3 Newcomb Street

Project Name/Description

Bennett John H

Applicant

3 Newcomb St , Portland , ME 04103

Applicant's Mailing Address

Buchanan, Brenda M.

Consultant/Agent

Applicant Ph: (207) 799-6322 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

3 - 3 Newcomb St, Portland, Maine

Address of Proposed Site

303 C001001

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) Replace commercial garage

1,500 sq. ft. unit

.31

Proposed Building square Feet or # of Units

Acreage of Site

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 Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 6/18/01

Insp 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

☐ 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

# Model Overview

## SELF CONTAINED TOILETS Regular and Mobile Units

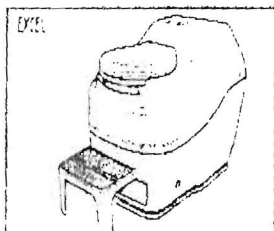
## Description

## Composting Capacity

## Voltage

## Page #

Weekend &amp; Vacation • Residential &amp; Continuous

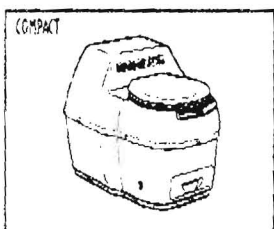


### EXCEL

High Capacity  
Electric Unit6 adults or  
families of 83 adults or  
family of 5

115 V

6



### COMPACT

Medium Capacity  
Electric Unit3 adults or  
family of 41 adult or  
family of 2

115 V

7

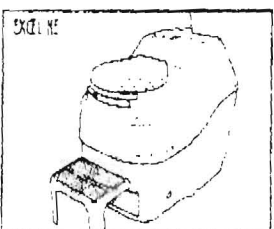


### ECOLET® 110

Medium Capacity  
Space Saver, Electric Unit3 adults or  
family of 41 adult or  
family of 2

115 V

8



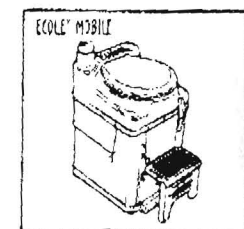
### EXCEL NE

Non-electric Unit

5 adults or  
families of 72 adults or  
family of 3Optional  
12 V fan

7

An AC/DC version of the EXCEL is also available. This is a dual voltage unit, 12 V and 115 V, which has both 2" and 4" vent stacks, and can operate either as a standard electric unit or with a 12 Volt 1.4 Watt DC fan. See page 7.

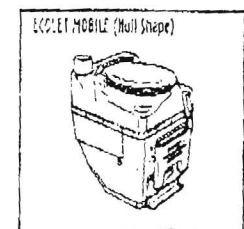


### ECOLET® Mobile

Dual Voltage Unit

3 adults or  
family of 41 adult or  
family of 212 V & 115 V  
(115V heater  
Use Optional)

8



### ECOLET® Mobile (Hull Shape)

Dual Voltage Unit

3 adults or  
family of 41 adult or  
family of 212 V & 115 V  
(115V heater  
Use Optional)

8

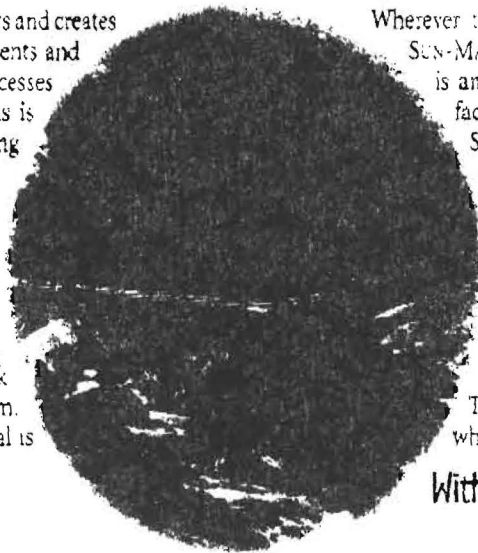


## COMPOSTING IS NATURE'S WAY

Every living organism consumes nutrients and creates waste. To transform waste back to nutrients and complete this cycle, nature uses the processes of **decomposition** and **evaporation**. As is often the case, nature seems to be doing business in the best way possible.

That's why the SUN-MAR toilets are designed to not only harness these natural processes, but to **optimize** and **accelerate** them.

Toilet waste is over 90% water content. This can be evaporated and carried back to the atmosphere through the vent system. The small amount of remaining material is **recycled** into a useful fertilizing soil.



Wherever there is a **poorly working septic system**, a SUN-MAR can take care of the toilet waste; where there is an **outhouse** we offer the luxury of an indoor facility; and where there is **no toilet at all**, a SUN-MAR provides the right environmental choice. SUN-MAR units are economical, quick to install and easy to use.

Because **no chemicals** and **no septic systems** are used, fragile environments can be protected. A SUN-MAR composting unit is an environmentally healthy choice for **recycling human waste**.

The SUN-MAR system produces **no pollutants** while collecting nutrients.

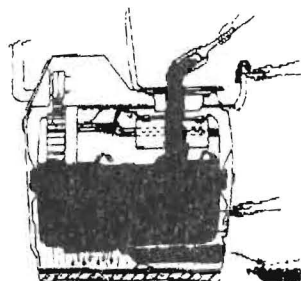
**With a SUN-MAR, recycling is made easy!**

## OPERATING A SUN-MAR

**Operating a SUN-MAR is easy.** Begin by adding some peat mix bulking material and some top soil and/or SUN-MAR "Microbe Mix" to the Bio-drum™. (Both bulking material and Microbe Mix are included with all units).

Now use your SUN-MAR just as you would a regular toilet. Toilet paper needs no special treatment. It is easily

decomposed in a SUN-MAR.



For ongoing maintenance add a cupful of **peat mix** periodically at the rate of one cupful per person per day of use. When in use, use the drum handle to **rotate the Bio-drum™**

4-6 revolutions every third day. For weekend use, just turn the drum when you leave at the end of the weekend.

Removing compost is equally easy. Release the drum lock to rotate the drum backwards. The drum door *remains open*, and compost drops into the finishing drawer. In cottage use, some composted material is usually only taken out in the Spring to make room for next year's operation. In heavy, or residential use, some compost will need to be dropped down into the finishing drawer more often.

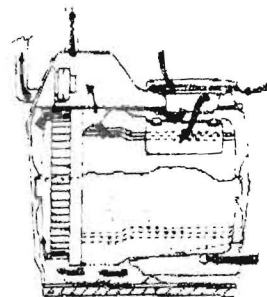
**Excess moisture** is removed automatically from the drum into the evaporating chamber through a screen in the rear of the drum.

The *superb aeration* in the Bio-drum™ ensures an aerobic and therefore **odorless** breakdown of the compost.

## ODOR FREE

As well as ensuring an aerobic breakdown in the Bio-drum™, SUN-MAR ensures an **odor free** environment by engineering the air flow within the unit to maintain a **partial vacuum** at all times.

Air is *drawn* in by a fan, or on non-electric units by the vent chimney, over the evaporating chamber and up the vent stack. Not only does this **evaporate excess liquid**, but, by continuously pulling air in we ensure **no smell escapes** from the unit.



Evaporation is assisted on electric units by a thermostatically controlled heater in a sealed compartment underneath the evaporating chamber.



# the history of SUN-MAR

## OVER A QUARTER CENTURY OF TECHNICAL LEADERSHIP

As the world leader for over 25 years,  
SUN-MAR's superior technology has left all imitators far behind.

1966

Our first cottage toilet (an incinerating design) is invented in Sweden.

1974

The TROPIC, a new design incorporating several improvements, is first produced in Sweden.

1979

The first three-chamber toilet, using the Bio-drum™ is introduced.  
(The forerunner of today's EXCEL unit.)

1987

The WCM NE - the non-electric version of the WCM Central Composting unit - is added to the line.

1991

The first dual-vented unit, the EXCEL AC/DC is designed for use with a non-continuous 110 Volt power supply.

1993

The COMPACT, a lower profile unit with a patented variable diameter Bio-drum™, is introduced.

1994

The ECOLET® MARINE/RV, the first self-contained composting toilet ever designed for marine and RV markets, is introduced.

1997

SUN-MAR takes composting toilets from the cottage to the home with the launch of the CENTREX Plus family of high-capacity units, designed specifically for heavy domestic or light commercial use.

1977

The first self-contained composting toilet is developed by the father of two SUN-MAR partners.

1977

Production moves to North America. The WCM, the first Central Composting unit is manufactured.

1981

The Bio-drum™ design proves so successful that the non-electric EXCEL NE is introduced.

1989

The EXCEL becomes the first self-contained composting toilet to pass the long-term composting tests of The National Sanitation Foundation.

1993

The CENTREX family of lower-profile, front-vented Central units is introduced.

1996

The CENTREX A/E, a waterless version of the CENTREX, is introduced for use with the SUN-MAR Dry Toilet.

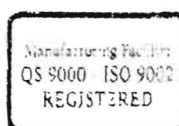
No. 1452 P. 10



SUN-MAR has the first self-contained composting toilet in the world to be tested and certified by NSF (The National Sanitation Foundation) NSF Listed EXCEL, 1989



SENCO CERTIFIED  
for 220 Volt Units



Electrical Features and  
CSA APPROVED  
LR 55929



UNITED STATES  
COAST GUARD  
CERTIFIED

## 25 YEAR WARRANTY

All units carry a Comprehensive 2 Year parts replacement warranty, with a full 25 Year replacement warranty on the fiberglass body.

## SUN-MAR CORP.

600 Main Street, Tonawanda, N.Y.  
14150-0888 U.S.A.

5035 North Service Road, C9-010  
Burlington, Ontario, CANADA L7L 5V2

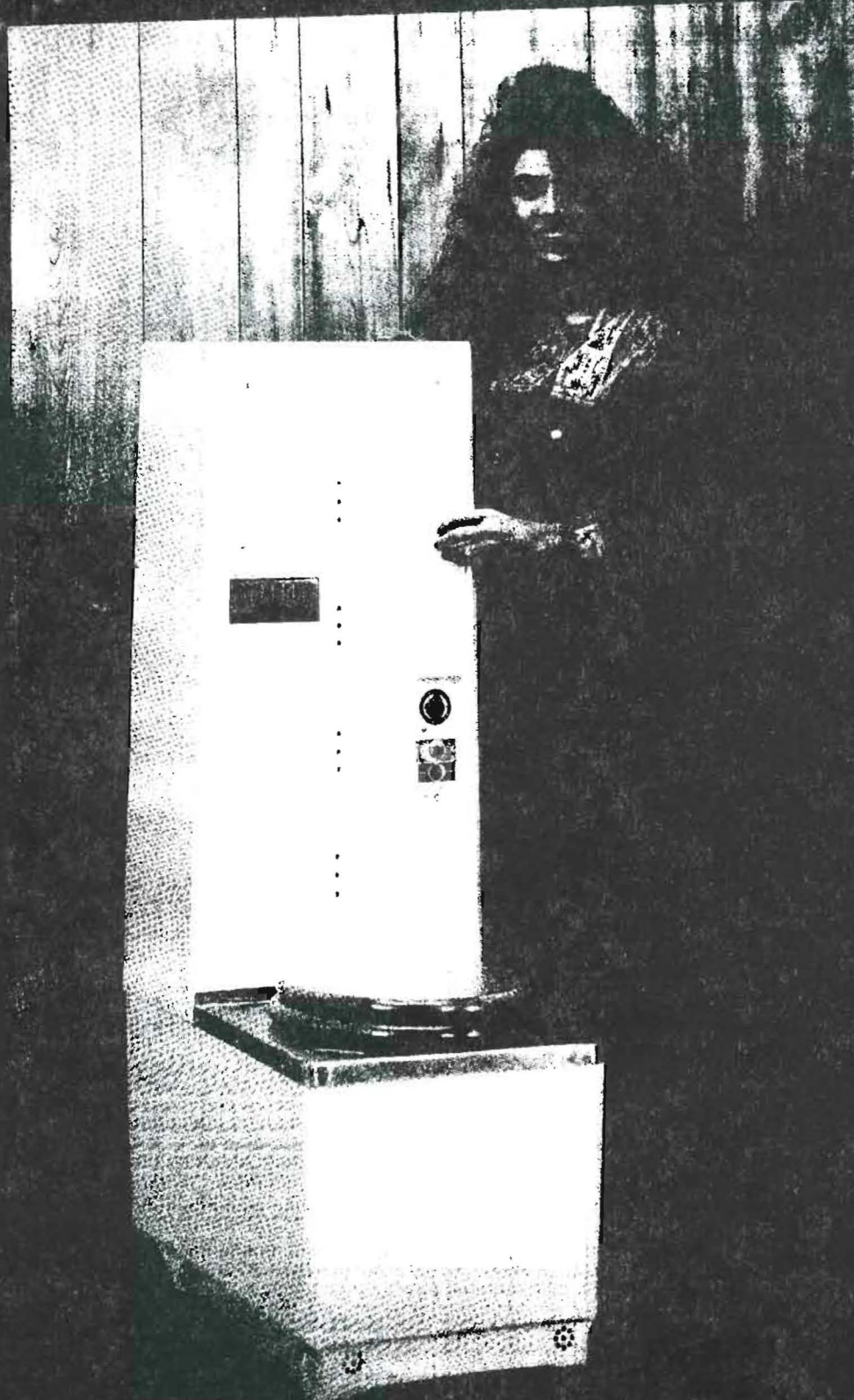
Tel: (905) 332-1314 Fax: (905) 332-1315

E-mail: [compost@sun-mar.com](mailto:compost@sun-mar.com)  
<http://www.sun-mar.com>

Distributed by:



# POLLUTION-FREE TOILET



SAFE

SANITARY

SELF-CONTAINED

PORTABLE

WATERLESS

ODORLESS

INSIDE

OUTSIDE

ANYWHERE

*Reliability-  
anywhere*



# STORBURN®

## MODEL 60K SPECIFICATIONS

**Unit Dimensions:** Covers floor area  
17¾" x 31¼"  
Standard seat height

**Unit Weight:** Approx. 170 lbs.  
(Shipping weight slightly  
higher).

**Shipping Carton  
Dimensions:** Approx. 20" x 33" x 55"

**Storage/Combustion  
Chamber Capacity:** 3 gallons (US)

**Gas Rating:** 40,000 BTU @ 10"  
manifold pressure (LP)  
40,000 BTU @ 5"  
manifold pressure (Nat.)

**Burner Characteristics:** Atmospheric type. Ported  
Stainless Steel Tube.

**Gas Connection:** 3/8 NPT female inlet.

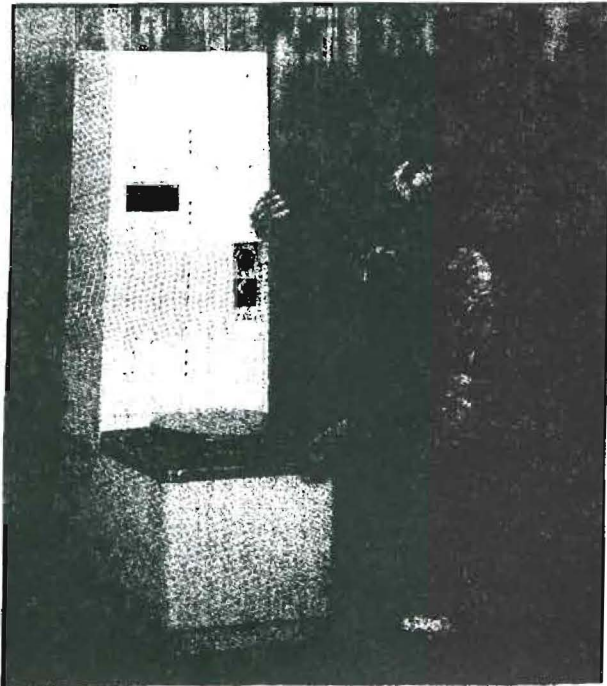
**Gas Control:** Standard gas controls.

**Flue Connection:** 6" Male collar. Standard  
taper.

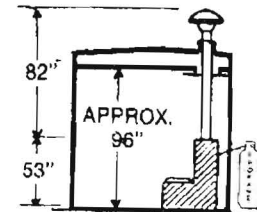
**Ignition:** Piezo type (no power  
supply or open flame  
required).

**Color:** Biege or white.

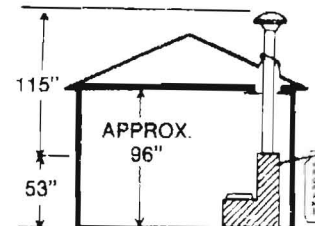
Model No.	Type Fuel	Type Vent
Model 60KPV	Propane	Vertical Outlet
Model 60KNV	Nat. Gas	Vertical Outlet



## STANDARD VENT KIT CONFIGURATIONS



Vent Kit No. VKL-1MO



Vent Kit No. VKL-1

(Special Purpose Vent Kits Made To Order On Request)

# STORBURN.

### HEAD OFFICE:

STORBURN INTERNATIONAL INC.  
47 Copernicus Blvd., Unit #3,  
Brantford, Ontario, Canada N3P 1N4  
Tel.: (519) 752-8521 Fax: (519) 752-5827

**1-800-876-2286**

E-mail: storburn@sympatico.ca

James G. Mancini, S.E.

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P.O Box 4000-160 Windham, ME 04062

(207) 892-9498

May 21, 2001

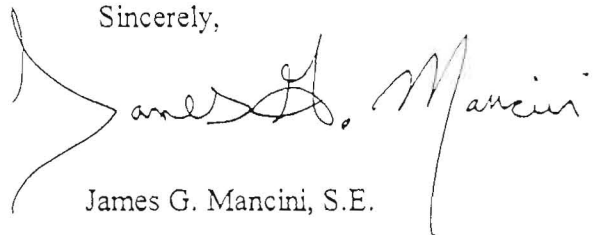
RE: John Bennett Property  
3 Newcomb St., Portland

On May 17, 2001, I visited the referenced property to do an on site investigation for subsurface wastewater disposal.

Unfortunately, the site does not meet the minimum required standards as two test pits were excavated with water tables at approximately four (4) inches from soil surface.

The soil on this site as shown in description and classification attached is virtually impermeable to precipitation. I would recommend sanitary facilities using a composting or incinerating toilet for proposed structure.

Sincerely,

A handwritten signature in black ink, appearing to read "James G. Mancini". The signature is stylized with a large, sweeping initial "J" and a long, vertical flourish at the end.

James G. Mancini, S.E.

# JAMES G. MANCINI

SITE EVALUATOR

P.O. BOX 4000-160 WINDHAM, MAINE 04062  
(207) 892-9498

Town, City, Plantation <b>PORTLAND #3 NEWCOMB STREET</b>		Street, Road, Subdivision		Owners Name <b>BENNETT, JOHN</b>	
<b>SOIL DESCRIPTION AND CLASSIFICATION</b>					
Observation Hole <u>TPI</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring			Observation Hole <u>TPZ</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring		
" Depth of Organic Horizon Above Mineral Soil			" Depth of Organic Horizon Above Mineral Soil		
DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling	
0	SANDY LOAM	FRIABLE	DARK BROWN		
5	LOAMY SAND	FIRMA	DARK BROWN	COMPACT	
10	CLAY	(CEMENTED)		DISTINCT	
15					
20					
25					
30					
35					
40					
45					
50					
Soil <u>S</u> Profile		Classification <u>E</u> Condition		Slope _____ %	
		Limiting Factor <u>4</u>		<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock	

Observation Hole _____ <input type="checkbox"/> Test Pit <input type="checkbox"/> Boring		Observation Hole _____ <input type="checkbox"/> Test Pit <input type="checkbox"/> Boring	
" Depth of Organic Horizon Above Mineral Soil		" Depth of Organic Horizon Above Mineral Soil	
DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color
0	SANDY LOAM		DARK BROWN
5	LOAMY SAND	FRIABLE	OLIVE
10	CLAY		GRAY
15	SANDY LOAM		DARK BROWN
20	LOAMY SAND		GRAY
25	CLAY	FIRMA	
30			
35			
40			
45			
50			
Soil <u>S</u> Profile		Classification <u>E</u> Condition	
		Slope _____ %	
		Limiting Factor <u>4</u>	
		<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock	

<b>SOIL DESCRIPTION AND CLASSIFICATION</b>			
Observation Hole _____ <input type="checkbox"/> Test Pit <input type="checkbox"/> Boring		Observation Hole _____ <input type="checkbox"/> Test Pit <input type="checkbox"/> Boring	
" Depth of Organic Horizon Above Mineral Soil		" Depth of Organic Horizon Above Mineral Soil	
DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color
0			
5			
10			
15			
20			
25			
30			
35			
40			
45			
50			
Soil _____ Profile		Classification _____ Condition	
		Slope _____ %	
		Limiting Factor _____	
		<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock	

Observation Hole _____ <input type="checkbox"/> Test Pit <input type="checkbox"/> Boring		Observation Hole _____ <input type="checkbox"/> Test Pit <input type="checkbox"/> Boring	
" Depth of Organic Horizon Above Mineral Soil		" Depth of Organic Horizon Above Mineral Soil	
DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color
0			
5			
10			
15			
20			
25			
30			
35			
40			
45			
50			
Soil _____ Profile		Classification _____ Condition	
		Slope _____ %	
		Limiting Factor _____	
		<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock	

James G. Mancini
247
MAY 17, 2001

Site Evaluator
SE
Date



2007 0150

**Site Review Pre-Application  
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling  
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

**NOTE\*\*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.**

JOHN BENNETT  
Applicant

June 15, 2001  
Application Date

77 MIDDLEST WASHINGTON ME  
Applicant's Mailing Address

NEW GARAGE  
Project Name/Description

Brenda M. Buchanan, Esq.  
Consultant/Agent

#3 NEWCOMB ST PORT  
Address Of Proposed Site

799-6322/ 772-1262 (Brenda)  
Applicant/Agent Daytime telephone and FAX

Map 303, Block c, Lot 1  
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) \_\_\_\_\_

1500 SQ FT 1 UNIT  
Proposed Building Square Footage and /or # of Units

.31  
Acreage of Site

B-4  
Zoning

Major Site Plan \_\_\_\_\_

Minor Site Plan ☒

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 9 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: <u>John H Bennett</u>	Date: <u>6/13/01</u>
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Site Review Fee: Major \$500.00 Minor 400.00

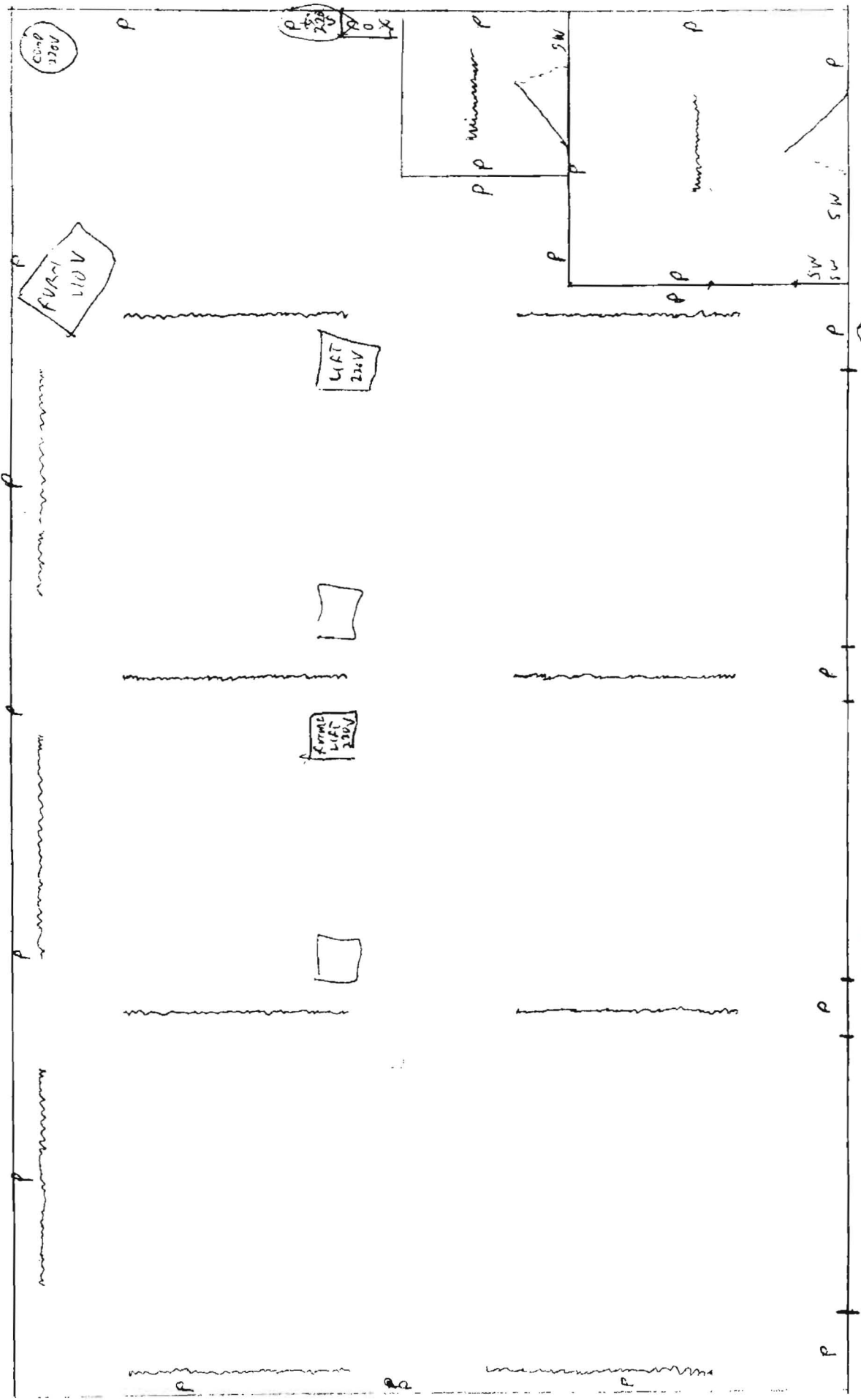
This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

- 1) 8 FLOOR LITERS
- 2) 4' CIRCULAR LITERS
- 1) 00-5100 LITRE

- 238-1 FLOOR
- 1) 220V PLUG

FOR LITERS 0-2 OR 3 SWITCHES

# LIGHTING + FLOOR PLAN





## CITY OF PORTLAND, MAINE

### Department of Building Inspection

Received from John Bennett a fee  
of Four hundred — XX /100 Dollars \$ 400.00  
for permit to Minor Site Plan  
at 3 Newcomb Est. Cost \$ —  
CK # 512  
CBL # 303-C-001  
Inspector of buildings  
Per Ch H

## THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Auditors Copy

**TO RESIDENTS AND PROPERTY OWNERS IN THE VICINITY OF**

**3 Newcomb Street**

A Minor Site Plan Application was submitted to the City of Portland Inspections Office on June 15, 2001 by John Bennett.

The applicant is requesting to replace the existing 733 s.f. building with a 1,500 s.f. commercial garage at 3 Newcomb Street.

In accordance with section 14-32.3 of the Portland Land Use Ordinance notices of site plan applications must be sent to immediate abutters.

The review of the application is now starting and it must go through several steps prior to approval, including staff technical review and possible Planning Board approval, which may include a public hearing. The Planning staff will not approve this application before June 28, 2001.

The technical submissions are available in the Planning Office, 389 Congress St., 4th floor.

**Sarah Hopkins**  
**Development Review Services Manager**