

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that SHED HAPPENS INC.

Located At 509 WARREN AVE

Job ID: 2012-05-4120-NEWCOM

CBL: 304-A-015-001

has permission to Erect a 12'x38' office building for retail sales & display of sheds on the lot as approved on the site plan provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

JMB 6/29/12

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-05-4120-NEWCOM	Date Applied: 5/30/2012	CBL: 304- A-015-001	
Location of Construction: 509 WARREN AVE	Owner Name: SHED HAPPENS INC.	Owner Address: 1042 CHADBOURNE RD, STANDISH, ME 04084	Phone: 892-3636
Business Name:	Contractor Name: OWNER - MICHAEL DOHERTY	Contractor Address: SEE ABOVE	Phone: 415-2236
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG	Zone: B-4
Past Use: Vacant Land	Proposed Use: To erect 12' x 38' retail office for the sale of sheds with outdoor display of sheds	Cost of Work: \$20,000.00	CEO District:
		Fire Dept: 6/6/12 Signature: <i>Bjorn Waldorp</i> (50)	Inspection: Use Group: B Type: SB IBC 2009 Signature: <i>AMB</i>
Proposed Project Description: Retail & display of sheds etc.		Pedestrian Activities District (P.A.D.) 6/29/12	
Permit Taken By: Brad		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>#2012-474 level II</i></p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> M/M</p> <p>Date: <i>OK with conditions</i> <i>5/4/12</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>S</i></p>
	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

7-9-12 DWM Mike Dennis Footings inspection.

Footings poured w/o inspection. Buildings in place. Plumbers not under test. Director required Engineer to certify footings/slab.

7-10-12 DWM/BL Dennis close-in OK

7-25-12 DWM/Steve Cory/Lt Wallace Michael 415-2236 Final Provide
DRC, Address, Handrails at steps, Guard or < 30" at Deck

7-27-12 DWM Michael Temp Co OK

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Certificate of Occupancy/Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-05-4120-NEUCOM

Located At: 509 WARREN AVE

CBL: 304- A-015-001

Conditions of Approval:

Zoning

1. Separate permits shall be required for any new signage.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
4. This property shall remain a retail use with outdoor display of sheds. Any change of use shall require a separate permit application for review and approval.

Fire

1. All construction shall comply with City Code Chapter 10.
2. Stair, Ramps, Guards and hand rails shall be in accordance with NFPA 101, *Life Safety Code*.
3. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
4. Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
5. All smoke detectors and smoke alarms shall be photoelectric.
6. Fire extinguishers are required per NFPA 1.

Building

1. Application approval based upon information provided by the applicant or design professional, including plans received dated 6/29/12. Any deviation from approved plans requires separate review and approval prior to work.
2. Plans approved based on the email from Michael Doherty on 6/29/12 stating the structure will now be elevated on only one CMU block, not the several courses as shown on the plans. It was also agreed that the landing and ramp will be asphalt with graspable handrails on both sides as per IBC Sec. 1010.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.



General Building Permit Application

Entered 5/30/12 (SJ)

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.

2012-05-4120 - New Comm

Location/Address of Construction: <u>509 WARREN AVE</u>		
Total Square Footage of Proposed Structure/Area <u>456 SQ FT</u>		Square Footage of Lot <u>20,238</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>MAP 304 A-15</u> <u>15,76, 15,77, 15,78</u> <u>only 15,78</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>SHED HAPPENS, INC</u> Address <u>1042 CHADBOURNE RD</u> City, State & Zip <u>STANDISH, ME 04084</u>	Telephone: <u>207-892-3636</u>
Lessee/DBA (If Applicable) RECEIVED MAY 30 2012 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>20,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>295</u>
Current legal use (i.e. single family) <u>COMMERCIAL</u> If vacant, what was the previous use? <u>VACANT, WOODED LOT</u> Proposed Specific use: <u>RETAIL</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>RETAIL DISPLAY & SALES OF SHEDS, GAZEBOS ETC.</u>		
<u>Jan Fraser has site plans & Approval imminent (Plot Plan too)</u>		
Contractor's name: <u>SHED HAPPENS, INC</u> Address: <u>1042 CHADBOURNE RD</u> City, State & Zip <u>STANDISH, ME 04084</u> Telephone: <u>207-892-3636</u> Who should we contact when the permit is ready: <u>MICHAEL DOHERTY</u> Telephone: <u>207-415-2236</u> Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: Michael Doherty Date: 5-29-12

This is not a permit; you may not commence ANY work until the permit is issue

Jeanie Bourke - 509 Warren Ave

From: "Michael and Tracy Doherty" <mike@shedhappens.com>
To: <jmb@portlandmaine.gov>
Date: 6/29/2012 3:59 PM
Subject: 509 Warren Ave
Attachments: 2012-194 PORTLAND Shed Happens revd 6.29.12.pdf

Jeanie,

The building that I am proposing to put on the lot for 501-509 Warren Avenue will be set on one row high of 8"x8"x16" cement cinder blocks that will support the steel frame under the modular unit on top of the concrete slab.

The Finished floor elevation off of the slab height is going to be 18" +/-

Any questions, please feel free to contact me, otherwise I will plan on being down there mid morning to get the permit.

Michael Doherty
Shed Happens, inc.

Jeanie Bourke - 501-509 Warren Ave., Shed Happens - Building Permit Issuance

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 6/7/2012 8:27 AM
Subject: 501-509 Warren Ave., Shed Happens - Building Permit Issuance

Hi all, this project, site plan #2012-474, the Shed Happens project located at 501-509 Warren Avenue, meets minimum DRC site plan requirements for the issuance of the building permit. The preconstruction meeting has been held, the PG has been accepted, and site inspection fees have been paid. All site plan conditions of approval prior to the issuance of the building permit have been met.

Please contact me with any questions. Thanks.

Phil



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , Check Number: 2242
Tender Amount: 295.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 5/30/2012
Receipt Number: 44449

Receipt Details:

Referance ID:	6706	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-05-4120-NEWCOM - Retail & display of sheds etc.			
Additional Comments: 501 Warren Ave.			

Referance ID:	6707	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	220.00	Charge Amount:	220.00
Job ID: Job ID: 2012-05-4120-NEWCOM - Retail & display of sheds etc.			

Applicant: Shed Happens

Date: 4/20/12

Address: 501-509 Warren Ave

C-B-L: 30A-A-015, 16, 17, 18,

CHECK-LIST AGAINST ZONING ORDINANCE

37, 38

Date -

Zone Location - B-4 *per Mike Farmer*

Interior or corner lot - Grove St is a dedicated & unaccepted street

Proposed Use/Work - retail establishments allowed *new 456^{sq} retail of bke 12' x 38'*

Sewage Disposal - *doesn't need to meet setbacks*

Lot Street Frontage - 60' min

Front Yard - 20' min - *showing display area for retail display of structures*

Rear Yard - 20' min - 20' exactly - 20' exactly

Side Yard - 10' min - 29' + shown

Projections -

Width of Lot - 60' min - 100' shown

Height - MAX 65' - only 1 story shown

Lot Area - min; 10,000^{sq} - 20,236^{sq} given

Lot Coverage/Impervious Surface - 80% MAX or 16,188^{sq} MAX imp. *impervious given wood chips in display area*

Area per Family -

Off-street Parking - 2000^{sq} of retail

Loading Bays - N/A

Site Plan - 2012 - 474 level II

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 6 - Zone X

F.A.R (nores. Abuttig) = 0.65 MAX

* SIGNS - separate permit required - shown in 25' triangle corner clearance 14-434

NOT A structure by defn. Display area must meet setbacks

check

of happens

erised



Accessibility Building Code Certificate

Designer: Bruce W. MacLeod, P.E.

Address of Project: WARREN AVE PORTLAND, ME

Nature of Project: BUSINESS/SALES OFFICE
& DISPLAY AREA

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

(SEAL)

Signature: Bruce W. MacLeod

Title: Professional Engineer

Firm: MacLeod Structural Engineers, PA

Address: 404 MAIN ST.
Gorham, ME 04038

Phone: 839-0980

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

Date: 5/29/12

From: Bruce W. MacLeod, PE

These plans and / or specifications covering construction work on:

SHED RAISES
WALLEN AVE. & GROVE ST., PORTLAND, ME

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.

Signature: Bruce W. MacLeod

Title: Professional Engineer

(SEAL)

Firm: MacLeod Structural Engineers, PA

Address: 404 Main St.

Gorham, Me 04028

Phone: 839-0980

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design Application

From Designer: _____
 Date: _____
 Job Name: SHELD HARTSHORN
 Address of Construction: _____

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year 2009 Use Group Classification (s) BUSINESS
 Type of Construction V-000
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NO
 Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) _____
 Supervisory alarm System? NO Geotechnical/Soils report required? (See Section 1802.2) NO

Structural Design Calculations

_____ Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>office</u>	<u>50 psf</u>
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

_____ Design option utilized (1609.1.1, 1609.6)
100 mph Basic wind speed (1809.3)
1.0 Building category and wind importance Factor, I_w (table 1604.5, 1609.5)
B Wind exposure category (1609.4)
 _____ Internal pressure coefficient (ASCE 7)
 _____ Component and cladding pressures (1609.1.1, 1609.6.2.2)
 _____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

_____ Design option utilized (1614.1)
 _____ Seismic use group ("Category")
 _____ Spectral response coefficients, S_D s & S_{D1} (1615.1)
 _____ Site class (1615.1.5)

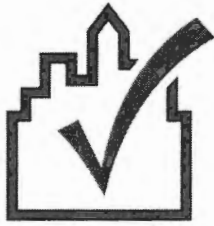
_____ Live load reduction
 _____ Roof live loads (1603.1.2, 1607.11)
42 psf Roof snow loads (1603.7.3, 1608)
60 psf Ground snow load, P_g (1608.2)
 _____ If $P_g > 10$ psf, flat-roof snow load P_f
 _____ If $P_g > 10$ psf, snow exposure factor, C_e
 _____ If $P_g > 10$ psf, snow load importance factor, I_s
1.0 Roof thermal factor, C_t (1608.4)
 _____ Sloped roof snowload, P_s (1608.4)
 _____ Seismic design category (1616.3)
 _____ Basic seismic force resisting system (1617.6.2)
 _____ Response modification coefficient, R , and deflection amplification factor, C_d (1617.6.2)
 _____ Analysis procedure (1616.6, 1617.5)
 _____ Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

_____ Flood Hazard area (1612.3)
 _____ Elevation of structure

Other loads

_____ Concentrated loads (1607.4)
 _____ Partition loads (1607.5)
 _____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



COMcheck Software Version 3.8.1 Envelope Compliance Certificate

2009 IECC

Section 1: Project Information

Project Type: **New Construction**

Project Title : Shed Happens Office Building

Construction Site:

Owner/Agent:
Shed Happens

Designer/Contractor:

Bruce MacLeod
MacLeod Structural Engineers,PA
404 Main Street
Gorham, ME 04038
839-0980

Section 2: General Information

Building Location (for weather data): **Portland, Maine**
Climate Zone: **6a**
Building Type for Envelope Requirements: **Non-Residential**
Vertical Glazing / Wall Area Pct.: **13%**

<u>Activity Type(s)</u>	<u>Floor Area</u>
Office	384

Section 3: Requirements Checklist

Envelope PASSES: Design 3% better than code.

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor ^(a)
Roof 1: Attic Roof with Wood Joists	384	49.0	0.0	0.021	0.027
Exterior Wall 1: Wood-Framed, 16" o.c.	709	21.0	0.0	0.062	0.051
Window 1: Vinyl Frame:Double Pane with Low-E, Clear, SHGC 0.32	92	---	---	0.400	0.350
Door 1: Insulated Metal, Swinging	42	---	---	0.250	0.700
Floor 1: Wood-Framed	384	21.0	0.0	0.046	0.033

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

- 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- 2. Windows, doors, and skylights certified as meeting leakage requirements.
- 3. Component R-values & U-factors labeled as certified.
- 4. No roof insulation is installed on a suspended ceiling with removable ceiling panels.
- 5. 'Other' components have supporting documentation for proposed U-Factors.
- 6. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- 7. Stair, elevator shaft vents, and other outdoor air intake and exhaust openings in the building envelope are equipped with motorized dampers.
- 8. Cargo doors and loading dock doors are weather sealed.
- 9. Recessed lighting fixtures installed in the building envelope are Type IC rated as meeting ASTM E283, are sealed with gasket or caulk.

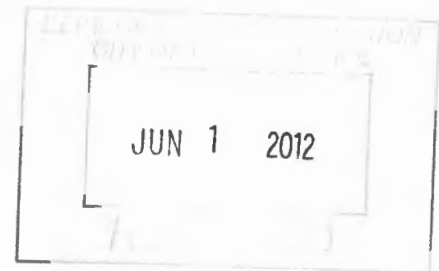
Marge Schmuckal - Ramp details

From: "Michael and Tracy Doherty" <mike@shedhappens.com>
To: <Bjs@portlandmaine.gov>
Date: 5/31/2012 6:06 PM
Subject: Ramp details
Attachments: L3.0.Grading.May-30-2012 (1).pdf

To whom it may concern,

Please add this to my building permit application as the ramp details.

Michael Doherty,
Shed Happens, Inc.





PORTLAND MAINE

Planning Division
Jean Fraser, Planner

5.31.12

To Inspectious

Re: Shed Happens 501-509
Warren Ave

Building Permit

- Michael Doherty has applied for a BP for the shed etc. on this site
- Attach the site plans which are approved (except they need to make 2 minor corrections as noted) - Approval letter from P. Auth about to go out
- They have paid the PG and are anxious to start work as this is their selling season.
- I have a paper copy of a survey (2012) on the Planning file - too large to copy but I can make it available if you need it.

Let me know if you need
more info.
Jean

1st Comments Submitted 4/20/12
 2nd comments 5/11/12

4/4/12

**City of Portland
 Development Review Application
 Planning Division Transmittal form**

Application Number: 2012-474 **Application Date:** 4/2/2012 12:00:00 AM

CBL: 304-A-015

Project Name: 501-509 Warren Ave.; Shed Happens

Address: 509 Warren Ave, Portland, ME 04103

Project Description: Convert current raw land lot to retail sales of sheds and outdoor wooden structures.

Zoning: B-4

Other Reviews Required: Stormwater Quality

Review Type: Level II

put under
 304-A-15, 6, 17, 18, 37, 38
 ↓
 Should be used

Distribution List:

<input type="checkbox"/> Planner	Jean Fraser	<input type="checkbox"/> Parking	John Peverada
<input checked="" type="checkbox"/> Zoning	Marge Schmuckal	<input type="checkbox"/> Design Review	Alex Jaegerman
<input type="checkbox"/> Traffic Engineer	Tom Errico	<input type="checkbox"/> Corporation Counsel	Danielle West-Chuhta
<input type="checkbox"/> Civil Engineer	David Sensus	<input type="checkbox"/> Sanitary Sewer	John Emerson
<input type="checkbox"/> Fire Department	Chris Pirone	<input type="checkbox"/> Inspections	Tammy Munson
<input type="checkbox"/> City Arborist	Jeff Tarling	<input type="checkbox"/> Historic Preservation	Deb Andrews
<input type="checkbox"/> Engineering	David Margolis-Pineo	<input type="checkbox"/> DRC Coordinator	Phil DiPierro
		<input type="checkbox"/> Outside Agency	

Comments needed by (7 days later): 04/11/2012

501-509 Warren Avenue – 304-A-15, 16, 17, 18, 37, 38

Shed Happens #2012-474 B-4

5/11/2012

I have reviewed the current submittal received on 5/4/2012. I have seen the proposal for the office structure to be affixed to the ground with the entry steps. The office and steps meet the B-4 zone setbacks

I now agree with the applicant, that by definition, the sheds are not considered to be a “structure” because they are not permanently affixed to the ground and therefore must not meet the B-4 setbacks. I encourage the applicant to be aware of traffic site distances from Grove Street and judiciously place the display sheds so as not to impair traffic site lines.

I did see the revised information concerning the impervious surface on L2.0. Because of the wood chip surface, the impervious surface is only at 38.4% which is well under the maximum of 80% required under the zone.

Separate permits shall be required for the sign and office installation.

Marge Schmuckal
Zoning Administrator

501-509 Warren Avenue – 304-A-15, 16, 17, 18, 37, 38

Shed Happens #2012-474 B-4 Zone

4/20/2012

I have reviewed the submittal for Shed Happens. The property is located in a B-4 Commercial Corridor Zone. Retail establishments are allowed. The applicant is showing a moveable retail office 12' x 38' with entry steps. The site plan (L2.0) shows the moveable structure meeting the required setbacks for the B-4 Zone. I would like more information as to how this structure will be affixed to the ground so that the location will not be altered or the building moved and therefore will not have the potential of violating required setbacks. The applicants may also want to further check with Building Code staff for foundation/slab requirements. The current submittal for the retail office shows the building to be on wheels and mobile. The site plan should be revised to show all projections from the building including the steps and entry way.

My understanding of the indicated display areas show that the structures that are for sale (the sheds) will be located in the required setbacks – within the denoted display areas. The Zoning Ordinance does not distinguish between temporary or permanent structures. They must meet the setback requirements of the underlying zone, which is the B-4 Zone. The display area that directly abuts Warren Avenue is especially dangerous for site distances for the purposes of traffic. The indication of display areas needs to be revised. I would also like a little more detail for the intended surface of the display areas.

I would also like further information on the impervious surface ratio information. It is my understanding that the impervious surface information only includes paving and gravel area and not any of the surfaces that are covered with structures, such as the retail office and the sheds for sale. Again I would like further clarification on the impervious surface ratio that was submitted.

The proposed sign is shown to be located in an area that is not allowed for signage. The applicant does realize that signage requires a separate review and permit. However, I would like the applicant to understand that a sign is also required to meet the requirements of 14-434, Corner Clearance. This section also eliminates any temporary structure in the corner clearance area.

Marge Schmuckal
Zoning Administrator

May 4, 2012

City of Portland Planning Board
c/o Ms. Jean Fraser
Portland City Hall
389 Congress Street
Portland, Maine 04101

**Re: Shed Happens – 501-509 Warren Avenue
Level II Final Site Plan Application
Application ID Number: 2012-474**

Dear Jean:

I am writing in response your April 27th review comments and the Woodard & Curran memorandum letter dated April 12, 2012. Below the City's review comments are addressed first; secondly the review comments of Woodard & Curran are addressed:

1. Phasing: The applicant is applying for Phase I work only and the plans have been revised to show only that work. If the applicant decides to develop the site beyond the scope of Phase I, he will re-submit the appropriate permit applications to the City (Please see item 5a below regarding the stormwater and phasing).
2. Zoning:
 - a. Signage: The proposed sign has been relocated to the southeastern property corner as shown on revised sheet L2.0 –Layout Plan (revision date May 3, 2012.)
 - b. Impervious Surface Calculations: The revised impervious calculations are shown on revised sheet L3.0 – Grading and Utility Plan (revision date May 3, 2012). *Actually on L2.0*
 - c. Retail Office Structure: Sheets L2.0 and L3.0 have been revised to show proposed exterior stairs at the proposed office structure. The park model unit to be used as retail office space shall be placed on a compacted crushed stone pad. The unit will have the tongue, tires and axles removed and the steel frame will set on concrete piers or blocks for leveling. The unit is constructed with hurricane straps which are anchored into the earth to prevent the building from moving in severe weather in accordance with the RPTIA manual and standards.

- d. **Setback Requirements:** Based on early meetings with the City staff, the applicant believes the setback for structures is not applicable because these items are for retail sales. WEA has verified that there is adequate sight distances provided all sales items are kept within the property lines and designated display areas.
3. **Traffic Engineering:**
 - a. **Parking Space Size:** The size of the proposed parking spaces has been revised in accordance with the City of Portland standards.
 - b. **Pedestrian facilities:** The revised plans include a five-foot wide sidewalk and a five-foot esplanade along Warren Avenue.
4. **Landscape:**
 - a. **Landscape Preservation:** Existing trees 10" and larger within the setback have been located on the plan. We have inventoried the existing trees within the setbacks. (Refer to sheet L1.0) and found 9 trees that are 10" DBH or greater. The proposed plan preserves 3 of the 9 trees which is in accordance with the requirement of 30% retained. (refer to sheet L3.0)
 - b. **Proposed Plantings:** See planting schedule of proposed trees on revised sheet L3.0.
5. **Wetlands:** See attached *Exhibit 1* which shows this area of the proposed wetland disturbance as 4,250 s.f.
6. **Sidewalks:** The revised plans include a five-foot wide bituminous sidewalk and a five-foot esplanade along Warren Avenue.
7. **Lighting:** The locations of the proposed light fixtures have been revised to eliminate light trespass in accordance with City of Portland Technical Standards. (refer to sheet L-4.3)
8. **Bicycle Parking:** See revised Sheet L2.0 – Layout Plan for the location of the proposed bicycle parking.

Woodard & Curran Review Comments:

1. **Engineer's Stamp:** All revised plan include the stamp of William R. Walsh, III, PE.
2. **Storm Drain Pipe Information:** All proposed storm drain pipes shown on revised Sheet L3.0 include information relating to the length, slope and material of the pipes.
3. **Grading Plan:** The proposed grades shown of sheet L3.0 have been revised to promote positive drainage with a minimum slope of 1.0%.

4. Overflow Spillway: This spillway has been shown on the grading plan (L3.0). The spillway will activate only on storms above the 100-year interval event and if the primary outfall fail.

5. Stormwater:
 - a. The stormwater management report and calculations have been revised and are attached. The calculations have been clarified to show that Phase I and Phase II are included within these calculations. Although, the client is only seeking approval of Phase I for site plan approval purposes. The calculations include the potential future development of Phase II which is 2,100 s.f. of additional gravel pad. As well, the pond has been revised/designed to include the potential future of Phase II expansion.
 - b. As stated in the stormwater management report, presently there is not a positive outlet for drainage from the site. Our design includes a new storm drain which will tie into the existing Warren Avenue storm drain system. We have designed the pond to detain peak flows to the maximum extent practical with the discharge from the 25 year storm at 0.8+/- cfs. It is our opinion that this minor amount of peak flow discharge into this system will not over burden the storm drainage system. As well, should the system surcharge, the pond will simply drain slower until the system can accept it.
 - c. The Pre and Post development areas have been revised within the HydroCAD model.
 - d. The outlets to the pond have been revised on the details sheet L.4.1 and on the HydroCAD calculations.

6. Maintenance Plan: Maintenance Plan has included that addresses the criteria outlined in Section 7.1 of Volume III of the Maine DEP BMP Technical Manual and the requirements of Chapter 32 of the City of Portland Code of Ordinances.

7. Wetland Fill and Phasing: The plans have been revised to include only Phase I site. The revised proposed vegetation/tree line shows only Phase I clearing limits. Attached is Exhibit A showing the location of the 4,250 s.f. of the proposed Phase I wetland disturbance.

Enclosed you will find electronic copies of the revised site plan and details. Please contact us if you need additional information.

Sincerely,

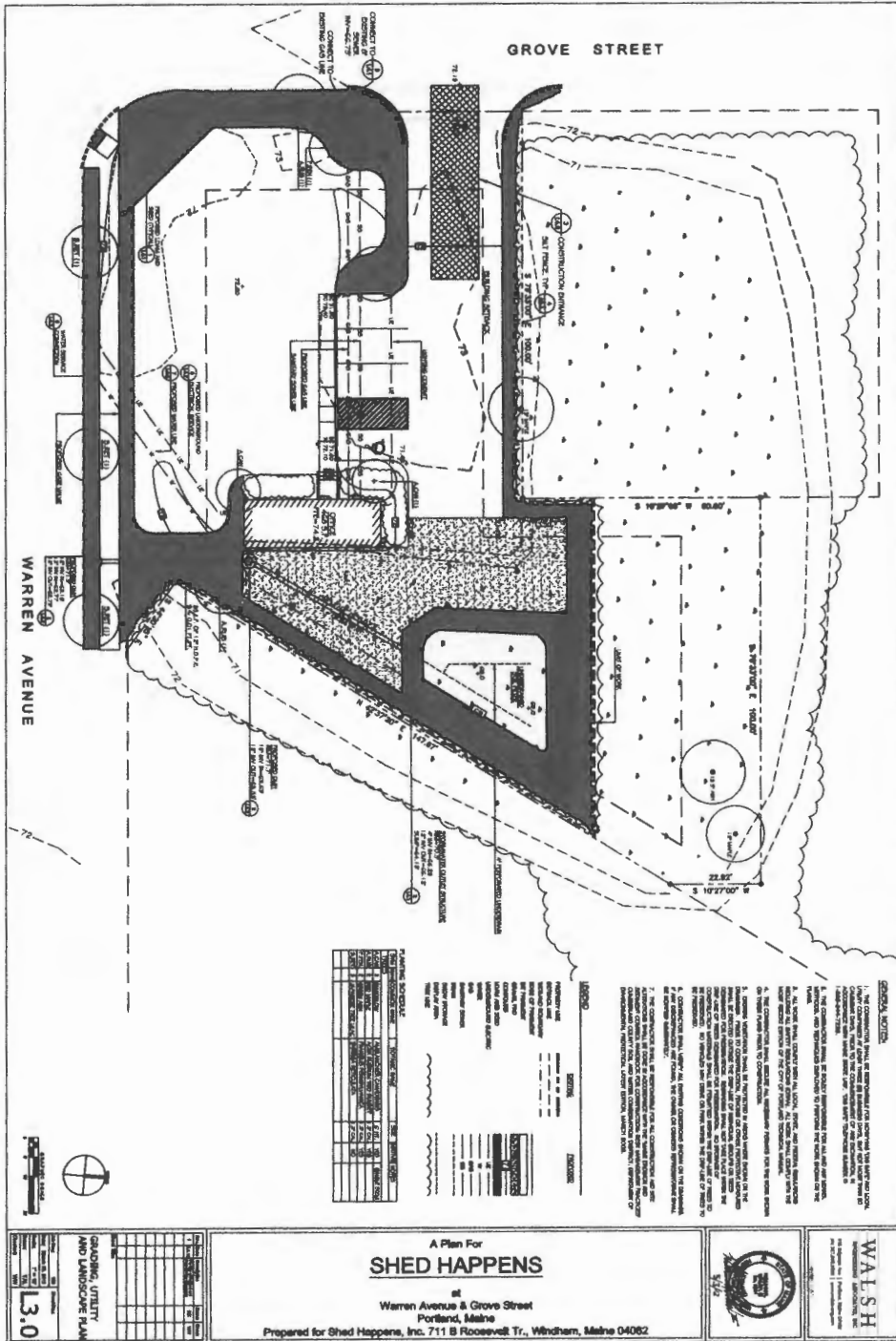


William R. Walsh, III, PE
Walsh Engineering Associates, Inc.

cc. David Senus, P.E., Woodard & Curran
Michael Doherty, Shed Happens, Inc.

Enc. PDFs of revised drawing L1.0, L2.0 and L3.0
Exhibit A: Wetland Disturbance, dated May 3, 2012
Exhibit B: Sight Distance Evaluation
Revised Stormwater Management Report and Calculations, dated May 3, 2012
Operations, Inspection and Maintenance Plan, dated May 3, 2012

5/4/12



LANDSCAPE UTILITY AND LANDSCAPE PLAN

DATE: 5/4/12

SCALE: 1/8" = 1'-0"

PROJECT: SHED HAPPENS

ADDRESS: WARREN AVENUE & GROVE STREET, PORTLAND, MAINE

PREPARED BY: WATSH

A Plan For
SHED HAPPENS
 at
 Warren Avenue & Grove Street
 Portland, Maine
 Prepared for Shed Happens, Inc. 711 B Roosevelt Tr., Windham, Maine 04062

WATSH
 LANDSCAPE ARCHITECTURE
 1000 BROADWAY
 PORTLAND, MAINE 04102
 TEL: 603.761.1111
 FAX: 603.761.1112
 WWW.WATSH.COM

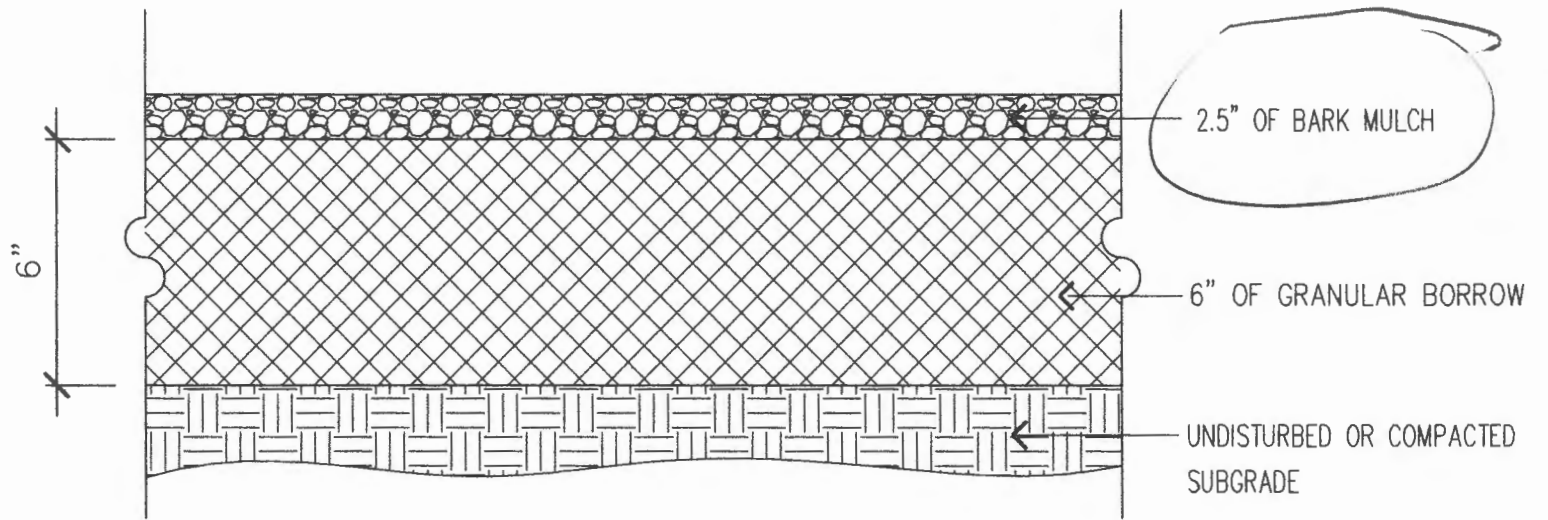
GENERAL NOTES:

1. THE CONSTRUCTION SHALL BE SUPERVISED BY THE ARCHITECT OR AN ARCHITECT QUALIFIED TO SUPERVISE THE CONSTRUCTION OF THE WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.
2. THE CONSTRUCTION SHALL BE SUPERVISED BY THE ARCHITECT OR AN ARCHITECT QUALIFIED TO SUPERVISE THE CONSTRUCTION OF THE WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.
3. THE CONSTRUCTION SHALL BE SUPERVISED BY THE ARCHITECT OR AN ARCHITECT QUALIFIED TO SUPERVISE THE CONSTRUCTION OF THE WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.
4. THE CONSTRUCTION SHALL BE SUPERVISED BY THE ARCHITECT OR AN ARCHITECT QUALIFIED TO SUPERVISE THE CONSTRUCTION OF THE WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.
5. THE CONSTRUCTION SHALL BE SUPERVISED BY THE ARCHITECT OR AN ARCHITECT QUALIFIED TO SUPERVISE THE CONSTRUCTION OF THE WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.
6. THE CONSTRUCTION SHALL BE SUPERVISED BY THE ARCHITECT OR AN ARCHITECT QUALIFIED TO SUPERVISE THE CONSTRUCTION OF THE WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.
7. THE CONSTRUCTION SHALL BE SUPERVISED BY THE ARCHITECT OR AN ARCHITECT QUALIFIED TO SUPERVISE THE CONSTRUCTION OF THE WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.
8. THE CONSTRUCTION SHALL BE SUPERVISED BY THE ARCHITECT OR AN ARCHITECT QUALIFIED TO SUPERVISE THE CONSTRUCTION OF THE WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.
9. THE CONSTRUCTION SHALL BE SUPERVISED BY THE ARCHITECT OR AN ARCHITECT QUALIFIED TO SUPERVISE THE CONSTRUCTION OF THE WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.
10. THE CONSTRUCTION SHALL BE SUPERVISED BY THE ARCHITECT OR AN ARCHITECT QUALIFIED TO SUPERVISE THE CONSTRUCTION OF THE WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE FEATURES.

PLANTING SCHEDULE

NO.	PLANT	QUANTITY	DATE
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

5/3/12



Display Section area

PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area	20,236	sq. ft.
Proposed Total Disturbed Area of the Site	20,236	sq. ft.
(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)		
IMPERVIOUS SURFACE AREA		
• Proposed Total Paved Area	3,938	sq. ft.
• Existing Total Impervious Area	0	sq. ft.
• Proposed Total Impervious Area	6,932	sq. ft.
• Proposed Impervious Net Change	+6,932	sq. ft.
BUILDING AREA		
• Proposed Building Footprint	456	sq. ft.
• Proposed Building Footprint Net change	+456	sq. ft.
• Existing Total Building Floor Area	0	sq. ft.
• Proposed Total Building Floor Area	456	sq. ft.
• Proposed Building Floor Area Net Change	+456	sq. ft.
• New Building	Yes	(yes or no)
ZONING		
• Existing	B-4	
• Proposed, if applicable		
LAND USE		
• Existing	Wooded land	
• Proposed	Retail Sales	
RESIDENTIAL, IF APPLICABLE		
• Proposed Number of Affordable Housing Units	-----	
• Proposed Number of Residential Units to be Demolished	-----	
• Existing Number of Residential Units	-----	
• Proposed Number of Residential Units	-----	
• Subdivision, Proposed Number of Lots	-----	
PARKING SPACES		
• Existing Number of Parking Spaces	0	
• Proposed Number of Parking Spaces	4	
• Number of Handicapped Parking Spaces	1	
• Proposed Total Parking Spaces	4	
BICYCLE PARKING SPACES		
• Existing Number of Bicycle Parking Spaces	0	
• Existing Number of Bicycle Parking Spaces	0	
• Proposed Number of Bicycle Parking Spaces	0	
• Total Bicycle Parking Spaces	0	
ESTIMATED COST OF PROJECT	\$50,000	

March 28, 2012

Ms. Barbara Barhydt
Portland City Hall
389 Congress Street
Portland, Maine 04101

**RE: Level II Site Plan Development Review Application
501-509 Warren Avenue, Tax Map 304, Block A, Lots 15-18, 37, 38**

Dear Ms. Brahydt:

On behalf of Shed Happens, Inc., we are pleased to submit the Level II Site Plan Development Review Application for Shed Happens, Inc. at 509 Warren Avenue. The applicant is seeking to develop the site into a retail location for the display and sales of sheds and other wooden structures at the intersection of Warren Avenue and Grove Street.

The lot is bounded on the South by Warren Avenue, the West by Grove Street, North by land N/F Alice Webb and BJ's and to the East by land N/F W.W. Granger, Inc. The site is generally wooded with moderate underbrush and invasive vines. Generally the site is flat with the flow from South to East to a wetland that encompasses the eastern half of the property. There are no existing curb cuts or utilities extending into the site.

Existing Conditions and Existing Zoning

The 20,236 square-foot parcel is located at 501-509 Warren Avenue and is identified on the City of Portland Assessor's Map as Tax Map 304, Block A, Lots 15-18, 37, and 38 (see attached Tax Map 304) The combined parcel is located in the B-4 Commercial Corridor Zone. The purpose of this zone is:

- (a) To provide appropriate locations in the city for the development and operation of businesses catering primarily to highway-oriented trade along major arterials. (Uses which have market areas which are primarily dependent on the regional highway network or serve a regional or larger market); or
- (b) To provide appropriate locations for large-scale commercial uses and commercial uses that require larger land areas to accommodate their operations.

Proposed Development

The applicant is proposing to construct a new retail office structure (456 SF), paved drive and parking area (3,938 SF), gravel pad and display area in order to operate a retail establishment selling pre-fabricated sheds, gazebos, and home furnishings and accessories. Per section 14-229.11(a) of the City of Portland Code of Ordinances, Retail Establishments are a permitted use within the B-4 zone.

Shed Happens, Inc.
Level II Site Plan Development Review Application

Page 1 of 5

The proposed retail establishment will be staffed with one full-time employee on site Monday through Saturday 8:00 am to 5:00 pm.

Fire Safety

The site is located within 500 feet of two (2) city hydrants, one, approx. 150 feet away, located across Grove Street, and the second, located approx. 300 feet away, to the west on Warren Avenue. Therefore, the requirement of section 3, of the Technical Services Manual, of being located within 500' of a hydrant has been satisfied. A 24-foot wide driveway will provide access to the site for emergency vehicles.

The proposed 12' x 38' building used for the retail office space will be a pre-manufactured unit.

LEVEL II SITE DEVELOPMENT REVIEW APPLICATION AND REQUIREMENTS

Per the city ordinance for Site Plan Review, the project meets the level II Site Development Application requirements. Per Section 14-526, Site Plans are subject to transportation standards, environmental quality standards, public infrastructure and community safety standards and site design standards. Each of these standards is discussed below:

Transportation Standards

Access to the site will be from a proposed 24' wide curb cut along Grove Street.

The proposed retail establishment will include four (4) parking spaces for employees and customers, one (1) of which will be a space for persons with disabilities. Based on the applicant's anticipated customer volume, the proposed four (4) spaces will meet the facilities parking demands.

Attached is a copy of the traffic assessment titled "Traffic Assessment Proposed Shed Happens Retail Site (509 Warren Avenue)" prepared by William F. Bray, P.E., dated March 17, 2012. The report concludes the following:

- The site will generate 3 trips in the weekday peak hour and 6 trips on a weekend peak hour.
- The site and area of Warren Avenue is not identified as a high crash location.
- Sight lines are adequate at the entrance.

Because there is a lightly used sidewalk across the street, a written request to waive the requirement for sidewalks along all frontages is being made. We are also requesting a waiver to eliminate the requirement for bicycle parking spaces.

Environmental Quality Standards

A wetland is located on the Northern and Eastern portion of the site, which has no significant plant or animal species located within its vicinity. The project proposes 4,250 s.f. of wetlands are to be filled.

The site will be cleared of all trees that are currently being strangled by invasive vines, as recommended by the City of Portland and arborist, Jeff Tarling. Four (4) street trees will be planted, three (3) along Warren Avenue and one (1) on Grove Street as part of the landscape plan, the trees will meet the City of Portland specifications.

Stormwater from the site will drain from west to east across the site into a grassed underdrained soil filter treatment system. The stormwater will be detained, treated and then drain into the city's storm drain system. After it leaves the site it flows down Warren Avenue approximately 1,800 feet westerly in the Warren Avenue storm drainage system before it discharges into an existing wetland. The stormwater treatment for the site has been designed pursuant to the City of Portland standards and a full stormwater report, including calculations, is attached to this document.

Erosion control measures will be implemented before and during construction, according to the attached erosion and sediment control plan.

Public Infrastructure and Community Safety Standards

The project location does not have an applicable master plan associated with it. The site is a permitted use within the City of Portland Zoning Ordinance, and meets all other city requirements for the area. The site has no utilities currently servicing it.

A sanitary sewer connection will be made to an existing 8" line running down Grove Street. The 8" sewer traverses the westerly property line and services BJ's Warehouse.

Electricity, telephone and CATV will be brought on site via an underground connection to pole 48S. The pole is located on Warren Avenue approximately 80' to the east from the intersection of Grove Street and Warren Avenue.

Water will be brought on site by connecting to an existing 20" C.I. waterline that runs along Warren Avenue. The line is located approximately 4' off the curb and away from the road. The connection will be made approximately 85' to the east from the intersection of Grove Street and Warren Avenue.

An existing gas line runs, within the property bounds, on the Grove Street side of the property. A lateral service connection to this gas line is proposed.

Site Design Standards

Historic Resources: The proposed site alteration does not affect designated landmarks nor is it within designated historic districts or historic landscape districts.

Exterior Lighting: The proposed site plan shows two (2) proposed full cut-off wall-pack light fixtures and two (2) site light fixture (10-ft. mounting height; 70 watt metal halide) with full cut-off shields. Proposed illumination levels are a maximum of 5.0 foot candles and a minimum of 0.2 foot candles in accordance with the exterior lighting standards outlined in Section 12 of the City of Portland Technical Manual. Proposed site lighting will not spill onto the abutting residential properties (refer to sheet L4.3)

Signage: The proposed free standing sign will be designed in accordance with the standards of Division 22 of the Land Use Ordinance.

Curbs and Sidewalks: A written waiver request will be made to eliminate the requirement for sidewalks for this site (see below). The proposed 24' wide curb cut with a 15' turning radius meets city standards.

Evidence of Financial and Technical Capability

The applicant has retained Walsh Engineering Inc. to provide technical design and permitting services through the site plan review process. WEA has permitted numerous sites through the City Site Plan Approval.

Construction cost for the proposed site alterations is estimated to be \$50,000.00 (inclusive of both building and site costs.) The applicant hopes to commence construction in the spring of 2012 with completion set for June 2012. The project will be self-funded through the operating budget of Shed Happens, Inc.

Evidence of Right, Title or Interest

Please find the attached deed for the property, which is recorded in the CCRD Book 29420, Page 224.

Solid Waste

Out client will remove solid waste from the site on a regular basis. There will be no dumpster located on site nor will there be any outside trash receptacle.

Written Waiver Requests

Sidewalks:

We are respectfully requesting that the requirement to construct a sidewalk along all frontages, per section 14-526(a)2.c(i) of the City of Portland Code of Ordinances, be waived. The site meets waiver requirements per section 14-506(b) by the following:

1. 14-506(b)1: There is no reasonable expectation for pedestrian usage coming from, going to and traversing the site.

The site will be used for retail sales of large premade outdoor wooden structures and therefore is not reasonable to think a person shopping for such an item will do so on foot. As well, there are no sidewalks to connect with on either side of the parcel.

2. 14-506(b)3: A safe alternative-walking route is reasonably and safely available, for example, by way of a sidewalk on the other side of the street that is lightly traveled.

A lightly traveled sidewalk is located on the southern side of Warren Avenue, which is more than sufficient to handle any pedestrian traffic.

Bicycle parking spaces:

Shed Happens, Inc.
Level II Site Plan Development Review Application

We are requesting to waive the requirement to have at least two (2) bicycle parking spaces for the proposed development. As stated above the site will be used for retail sales of large premade outdoor wooden structures and is not reasonable to expect that someone on a bicycle will visit the site.

Enclosed you will find one (1) copy of the Level II Site Plan Development Review Application, one (1) copy of full-size Site Plans, one (1) set of plans reduced to 11" x 17", PDF copies of all application materials and a check for \$650.00.

I trust you will find the information sufficient for review. We look forward to working with you as part of the review process.

Respectfully,

William R. Walsh, III, PE
Walsh Engineering Associates, Inc.

Enc. Level II Site Plan Development Review Application
Site Plans and Details
Standard Boundary Survey
Traffic Assessment:
Letter of Financial Capacity
Application fee

cc. Mr. Michael Doherty

**Construction Management Plan
Shed Happens, Inc.
501 Warren Ave
Portland, ME**

Project Summary

Shed Happens, Inc. is proposing the development of a 20,236 sq. ft. lot into a retail display and for retail sales of sheds and other outdoor wooden structures. The site development includes clearing, earthwork, utility construction, grading, stormwater pond and drive/parking construction.

The contract shall comply with all approved site plan and building permits approved /granted by the City of Portland.

Contact Information

Owner:

Michael Doherty
1042 Chadbourn Road
Standish, ME 04084
Phone: 207-415-2236
Email: mike@shedhappens.com

Engineer:

Walsh Engineering Associates, Inc.
918 Brighton Avenue
Portland, ME 04102
Phone: 207-553-9898
Email: bill@walsh-eng.com

Contractor:

TBD

The following order of construction activities shall be followed:

Construction Activities:

1. Obtain all required building permits
2. Install erosion and sediment controls
3. Clear and grub site
4. Preliminary grading
5. Connect to existing utilities
6. Construct grassed under drained soil filter
7. Final grading
8. Bituminous and gravel pavement and curb installation

WALSH

ENGINEERING ASSOCIATES, INC.

918 Brighton Avenue | Portland, Maine 04102

Phone 207.553.9898 | www.walsh-eng.com

NO 1166 CHED SYSTEMS
SHEET NO. 6 OF _____
CALCULATED BY TAL DATE 11/15/11
CHECKED BY _____ DATE _____
SCALE _____

FILTER AREA

REQUIREMENT:

THE AREA OF THE FILTER (SURFACE AREA OF THE FILTER) MUST BE NO LESS THAN THE SUM OF 5% OF THE IMPERVIOUS AREA AND 2% OF THE LANDSCAPED AREA DRAINING TO THE FILTER

IMPERVIOUS AREA = 6932 SF

LANDSCAPED AREA = 9179 SF

AREA = $(6932 \text{ SF} \times 0.05) + (9179 \text{ SF} \times 0.02)$

347 SF

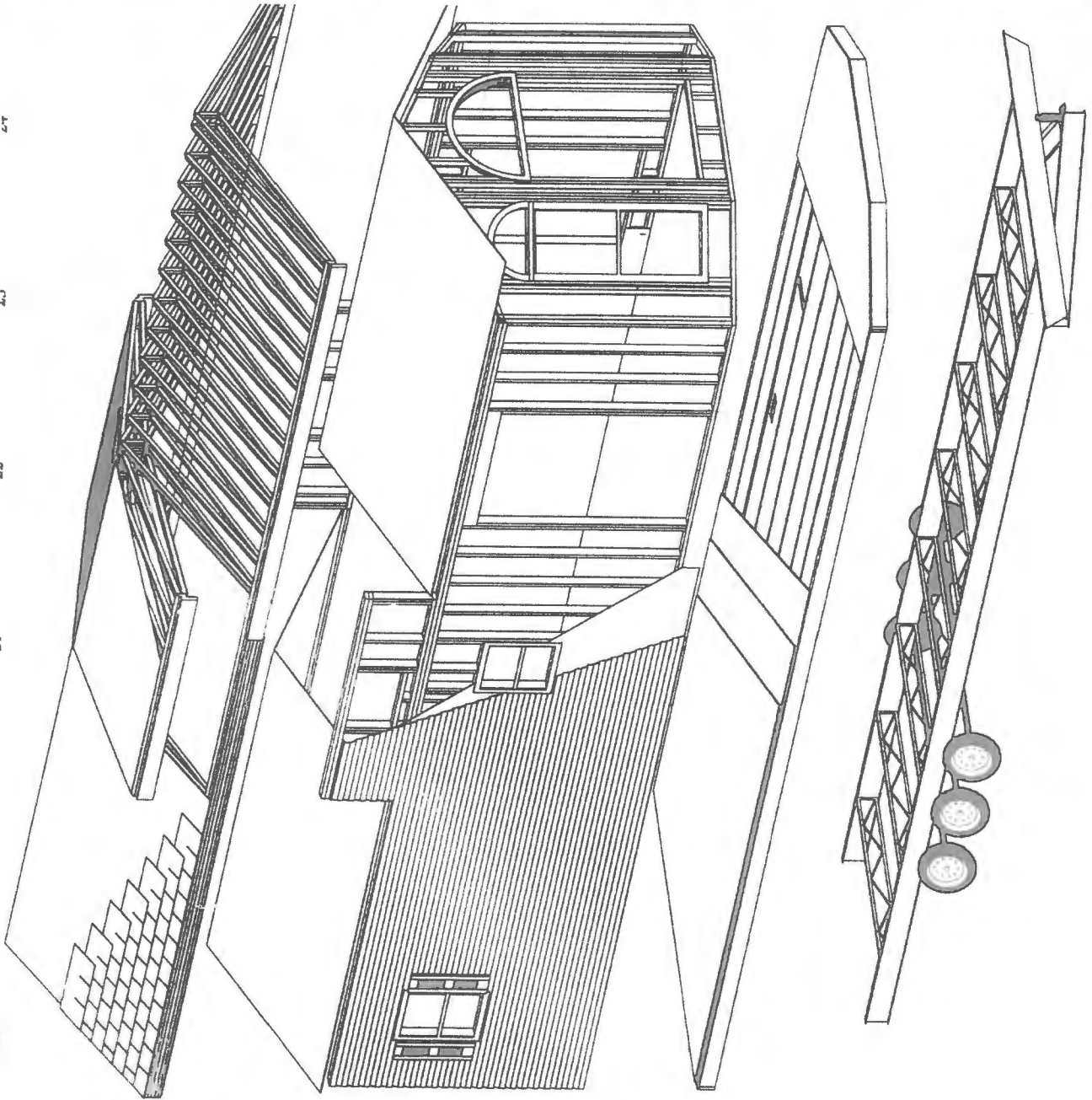
+ 184 SF

= 531 SF

DESIGN AREA FROM OUTLINE: 732 SF

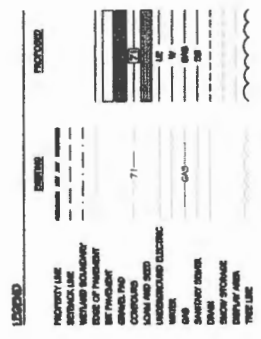
576 SF (minimum) \rightarrow 531 SF (REQ)

12' x 38' 456#



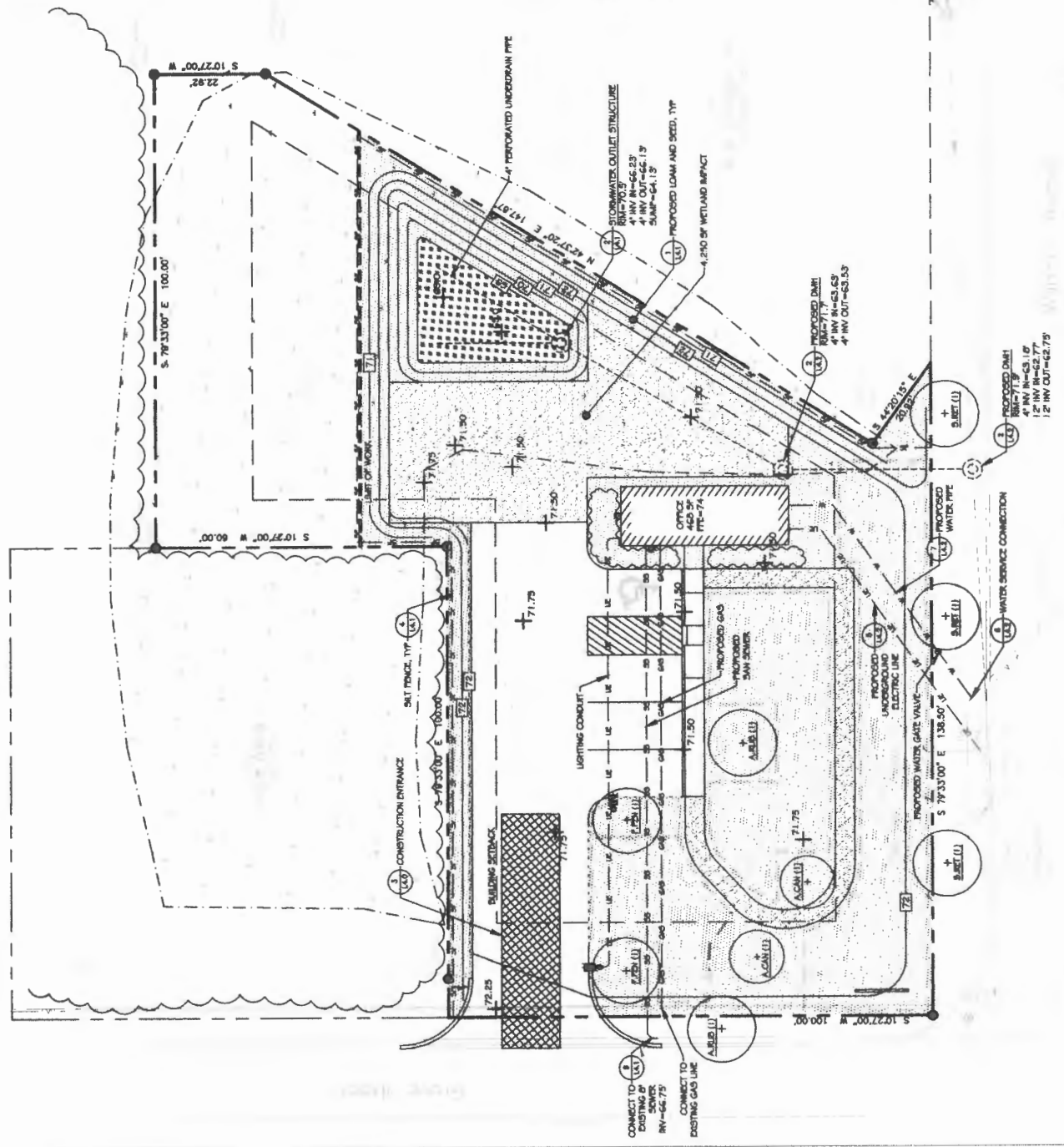
GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND LOCAL ORDINANCES FROM THE CITY OF PORTLAND, MAINE, AND THE STATE OF MAINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL ORDINANCES FROM THE CITY OF PORTLAND, MAINE, AND THE STATE OF MAINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL ORDINANCES FROM THE CITY OF PORTLAND, MAINE, AND THE STATE OF MAINE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL ORDINANCES FROM THE CITY OF PORTLAND, MAINE, AND THE STATE OF MAINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL ORDINANCES FROM THE CITY OF PORTLAND, MAINE, AND THE STATE OF MAINE.
3. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL APPLICABLE REGULATIONS. ALL WORK SHALL COMPLY WITH THE LATEST REVISIONS OF THE CITY OF PORTLAND, MAINE, AND THE STATE OF MAINE.
4. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE EXISTING AND PROPOSED WORK FROM THE CITY OF PORTLAND, MAINE, AND THE STATE OF MAINE.
5. EXISTING UTILITIES SHALL BE PROTECTED BY ALL NECESSARY MEASURES ON THE EXISTING AND PROPOSED WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL ORDINANCES FROM THE CITY OF PORTLAND, MAINE, AND THE STATE OF MAINE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL ORDINANCES FROM THE CITY OF PORTLAND, MAINE, AND THE STATE OF MAINE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL ORDINANCES FROM THE CITY OF PORTLAND, MAINE, AND THE STATE OF MAINE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL ORDINANCES FROM THE CITY OF PORTLAND, MAINE, AND THE STATE OF MAINE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL ORDINANCES FROM THE CITY OF PORTLAND, MAINE, AND THE STATE OF MAINE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LOCAL ORDINANCES FROM THE CITY OF PORTLAND, MAINE, AND THE STATE OF MAINE.



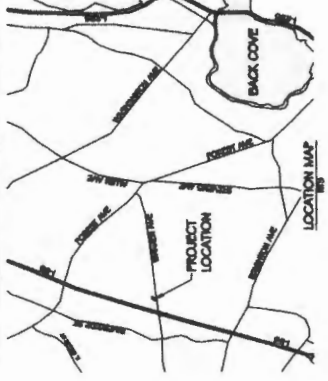
PLANTING SCHEDULE

PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE	PLANTING SCHEDULE
1. 4" x 6" x 8" x 10" x 12" x 14" x 16" x 18" x 20" x 22" x 24" x 26" x 28" x 30" x 32" x 34" x 36" x 38" x 40" x 42" x 44" x 46" x 48" x 50" x 52" x 54" x 56" x 58" x 60" x 62" x 64" x 66" x 68" x 70" x 72" x 74" x 76" x 78" x 80" x 82" x 84" x 86" x 88" x 90" x 92" x 94" x 96" x 98" x 100"	1. 4" x 6" x 8" x 10" x 12" x 14" x 16" x 18" x 20" x 22" x 24" x 26" x 28" x 30" x 32" x 34" x 36" x 38" x 40" x 42" x 44" x 46" x 48" x 50" x 52" x 54" x 56" x 58" x 60" x 62" x 64" x 66" x 68" x 70" x 72" x 74" x 76" x 78" x 80" x 82" x 84" x 86" x 88" x 90" x 92" x 94" x 96" x 98" x 100"	1. 4" x 6" x 8" x 10" x 12" x 14" x 16" x 18" x 20" x 22" x 24" x 26" x 28" x 30" x 32" x 34" x 36" x 38" x 40" x 42" x 44" x 46" x 48" x 50" x 52" x 54" x 56" x 58" x 60" x 62" x 64" x 66" x 68" x 70" x 72" x 74" x 76" x 78" x 80" x 82" x 84" x 86" x 88" x 90" x 92" x 94" x 96" x 98" x 100"	1. 4" x 6" x 8" x 10" x 12" x 14" x 16" x 18" x 20" x 22" x 24" x 26" x 28" x 30" x 32" x 34" x 36" x 38" x 40" x 42" x 44" x 46" x 48" x 50" x 52" x 54" x 56" x 58" x 60" x 62" x 64" x 66" x 68" x 70" x 72" x 74" x 76" x 78" x 80" x 82" x 84" x 86" x 88" x 90" x 92" x 94" x 96" x 98" x 100"	1. 4" x 6" x 8" x 10" x 12" x 14" x 16" x 18" x 20" x 22" x 24" x 26" x 28" x 30" x 32" x 34" x 36" x 38" x 40" x 42" x 44" x 46" x 48" x 50" x 52" x 54" x 56" x 58" x 60" x 62" x 64" x 66" x 68" x 70" x 72" x 74" x 76" x 78" x 80" x 82" x 84" x 86" x 88" x 90" x 92" x 94" x 96" x 98" x 100"



SHED HAPPENS
A Plan For

**EXISTING
CONDITIONS PLAN**



PLAN REFERENCES:

1. SUBJECT INFORMATION FROM RECORD DRAWINGS BY WATSON & CO., INC. FOR THE PROJECT AT 711 B ROOSEVELT TR., WINDHAM, MAINE 04092. ALL INFORMATION IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OF ANY STRUCTURE OR FOR ANY OTHER PURPOSE.
2. RECORD DRAWINGS BY WATSON & CO., INC. FOR THE PROJECT AT 711 B ROOSEVELT TR., WINDHAM, MAINE 04092.
3. RECORD DRAWINGS BY WATSON & CO., INC. FOR THE PROJECT AT 711 B ROOSEVELT TR., WINDHAM, MAINE 04092.
4. RECORD DRAWINGS BY WATSON & CO., INC. FOR THE PROJECT AT 711 B ROOSEVELT TR., WINDHAM, MAINE 04092.

SITE DATA

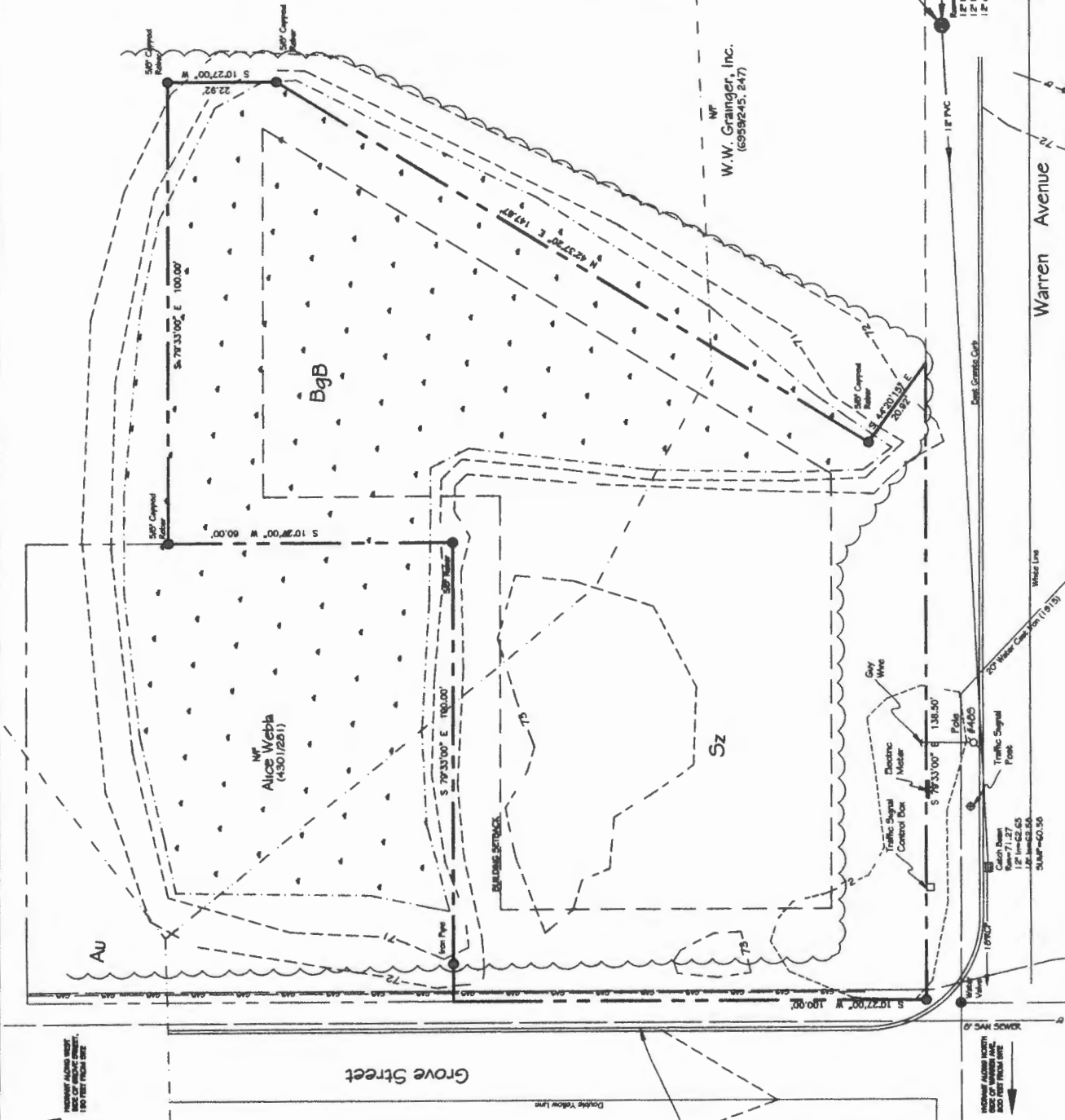
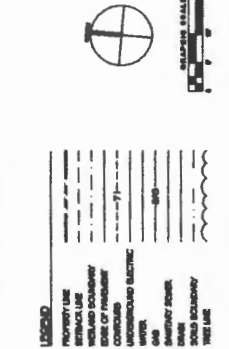
1. OWNER: SHED HAPPENS, INC.
2. LOCAL REGULATORY BODY: BEMA, PAGE 654
3. LOT AND BLOCK: S.P. 1, 6-A-100 ACRES
4. ZONING: S-1 - COMMERCIAL CORNER ZONE

P.L. SPACE AND BULK STANDARDS

- MINIMUM LOT AREA: 10,000 SQ. FT.
MINIMUM LOT WIDTH: 60 FEET
MINIMUM SETBACK: 10 FEET
MINIMUM SIDEWALK SURFACE WIDTH: 8 FT.

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES.
2. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES.



PROPERTY LINE
100 FEET FROM SETBACK
150 FEET FROM DRIVE

INFORMED ASSESSMENT
DATE: 08/15/13
BY: [Signature]

Marge Schmuckal - RE: new business to portland

From: Barbara Barhydt
To: Doherty, Mike And Tracy
Date: 1/13/2012 12:12 PM
Subject: RE: new business to portland
CC: Farmer, Michael; Schmuckal, Marge

B-4
10,000 sq ft min

Hi Mike:

I have confirmed with Marge and Mike Farmer the meeting time of 3 p.m. on Tuesday, January 17th. Mike has another appointment, so he needs to leave at 3:30.

Please meet us on the fourth floor of City Hall at 389 Congress Street. We can meet in the planning office conference room.

For Mike and Marge, this is at 501-509 Warren Avenue and Mike's questions are found at the bottom of this e-mail chain.

Thank you.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256

front - 20' min
REAR - 20' min
side - 172 stairs 10' min
lot width - 60'
imperious max - 80'
MAX floor area ratio 65%
NO APPEALMENT setback req.
Extra Storage

bab@portlandmaine.gov>>> "Mike And Tracy Doherty" <mike@shedhappens.com> Thursday, January 12, 2012 8:34 PM >>>

Barbara,

I will make myself available whenever works for you and the others to get this meeting done.

Thank you for your help,
Michael Doherty
Shed Happens, inc.

From: Barbara Barhydt [<mailto:BAR@portlandmaine.gov>]
Sent: Thursday, January 12, 2012 1:26 PM
To: Mike And Tracy Doherty
Subject: RE: new business to portland

Hello Mike:

ratio is established according to the abutting residential zone. If there is no abutting residential zone to the lot in question, the F.A.R may be a maximum of 0.65. In the case of two (2) or more abutting residential zones, the F.A.R. shall be the F.A.R. of the least restrictive such zone. The ratios are as follows:

<i>Residential</i>	<i>Floor Area Ratio</i>
R-1/R-2	0.45
R-3	0.55
R-4/R-5/R-5A/R-6	0.65

(Ord. No. 296-88, 5-23-88)

Sec. 14-229.14. Other requirements.

In addition to the above, the following requirements are applicable to all uses in the B-4 zone:

- (a) *Landscaping and screening:* The site shall be suitably landscaped for parking, surrounding uses and accessory site elements including storage and solid waste receptacles where required by article IV (subdivisions) and article V (site plan).
- (b) *Curbs and sidewalks:* Curbs and sidewalks as specified in article VI of chapter 25.
- (c) *Off-street parking and loading:* Off-street parking and loading are as required by division 20 and division 21 of this article.
- (d) *Signs:* Signs shall be subject to the provisions of division 22 of this article.

(e) *Exterior storage:*

1. Any storage of new materials, finished products, or related equipment must be suitably screened from the public way and from abutting properties by a solid fence at least five (5) feet in height, or by a solid evergreen planting strip.
2. All waste shall be stored in covered containers that do not leak or otherwise permit liquids or solids to escape from the container.

3. Outdoor storage of refuse, debris, or material awaiting reuse shall be in an appropriate container or located within a designated, screened area.
4. Any permitted outdoor storage of materials shall be done in such a manner as to prevent the breeding and harboring of insects or vermin, to prevent the transfer of such materials from the site by natural causes or forces and to contain fumes, dust, or other materials which constitute a fire hazard. This storage shall be accomplished within enclosed containers or by one (1) or more of the following methods: raising materials above ground, separating materials, preventing stagnant water, or by some other means. No outdoor storage shall be permitted in the required yard between the front of any building on the site and the street, except for storage for plant and tree nurseries.

(f) *Storage of vehicles:* Storage of vehicles is subject to the provisions of section 14-335.

(g) *Shoreland and flood plain management regulations:* If the lot is located in a shoreland zone or in a flood plain zone, the requirements of division 26 and/or division 26.5 apply.

(Ord. No. 296-88, 5-23-88; Ord. No. 164-97, § 4, 1-6-97)

Sec. 14-229.15. External effects.

Every use in a B-4 zone shall be subject to the following requirements:

- (a) *Enclosed structure:* The use shall be operated within a completely enclosed structure, except for those customarily operated in the open air.
- (b) *Noise:* The volume of sound, measured by a sound level meter with frequency weighting network (manufactured according to standards prescribed by the American Standards Association), generated shall not exceed sixty-five (65) decibels on the A scale between 7:00 a.m. and 9:00 p.m. and sixty (60) decibels on the A scale between 9:00 p.m. and 7:00 a.m., on impulse (less than one (1) second), off premises at source of complaint, excepting air raid sirens and similar warning devices.

Marge Schmuckal - Re: Complaint

From: Marge Schmuckal
To: Desiree Kelly
Date: 1/26/2012 3:40 PM
Subject: Re: Complaint

I can do 4:00 - I am here usually to 5:00
thank you,
Marge

>>> Desiree Kelly 1/26/2012 3:09 PM >>>
His schedule is rather tight but maybe late in the day at 4:00 following the managers meeting if that works with your schedule.

>>> Marge Schmuckal 1/26/2012 3:06 PM >>>
Desiree,
Is it possible to meet on Monday? I currently have a 10:00 on Monday. Any other time would be good.
thank you,
Marge

>>> Desiree Kelly 1/26/2012 1:50 PM >>>
Marge can you meet with Greg tomorrow at 3:30?

Desiree Kelly
Executive Assistant
Planning and Urban Development Department
City of Portland
389 Congress Street
Portland, Maine 04101
(207) 874-8720 (T)
(207) 756-8258 (F)

>>> Greg Mitchell 1/26/2012 8:03 AM >>>
Marge:

Please review attached. I am interested in your side of the story. I copied this email to Desiree to ask her to arrange a meeting for the two if us to talk about this matter.

Greg

Greg A. Mitchell, Acting Director
Planning and Urban Development Department
City of Portland
389 Congress Street
Portland, Maine 04101
Tel. 207.874.8945
Fax 207.756.8217

Marge Schmuckal - Fwd: RE: new business to Portland

From: David Margolis-Pineo (David Margolis-Pineo)
To: Barbara Barhydt; Marge Schmuckal; Michael Farmer
Date: 1/12/2012 2:47 PM
Subject: Fwd: RE: new business to Portland

Mike,

Would you please respond to Barbara on this since I will be out of town? Thanks

>>> Barbara Barhydt 1/12/2012 1:10 PM >>>

Hi:

Mr. Dougherty has a lot of questions for his site. and would like to meet. I would like to set up a meeting, so that we can go over the applicable codes and advise him on the level of information that is required. He asks relevant questions, but it is clear he is not familiar with the City ordinances.

Do you have time to meet on Tuesday at 3 p.m. or Wednesday at 1?

Thanks.

Barbara

>>> "Mike And Tracy Doherty" <mike@shedhappens.com> Wednesday, January 11, 2012 12:20 PM

>>>

Barbara,

Please let me know whenever is convenient for you to meet with me and I will be there.

Michael Doherty

From: Barbara Barhydt [mailto:BAR@portlandmaine.gov]
Sent: Wednesday, January 11, 2012 12:19 PM
To: Mike And Tracy Doherty
Subject: Re: new business to portland

Hello Mike and Tracy:

I received your phone message yesterday and thank you for the e-mail. I apologize that I could not respond immediately, but I had a Planning Board meeting yesterday afternoon and evening. I have been in review meetings all morning. I will look at your questions and get back to you as soon as possible. We may want to schedule a pre-application meeting.

Thank you.

Barbara

Barbara Barhydt
 Development Review Services Manager
 Planning Division
 389 Congress Street 4th Floor
 Portland, ME 04101
 (207) 874-8699
 Fax: (207) 756-8256

bab@portlandmaine.gov>>> "Mike And Tracy Doherty" <mike@shedhappens.com> Wednesday,
 January 11, 2012 12:05 PM >>>

Barbara,

My name is Michael Doherty and I'm the owner/President of Shed Happens, inc. in Windham and Standish. I am in the process of purchasing 501-509 Warren Ave (lots 304-A015-018 and 304-A038&A037), which is right at the corner of Bj's Wholesale club entrance. I'm purchasing the just under 20,000 sq feet lot and am looking to do retail sales for our current business there. I have several questions for you and would like the opportunity to meet with you in person at your earliest convenience.

Our plan is to remove all trees and stumps.

Remove soil and install and compact gravel for display and parking area

Have a curb cut installed as advised by City of Portland

Install sign at Warren Ave

Have power brought onto property for sales office

Not install water and sewer at this time.

A portion of the lot will be used as semi permanent/seasonal displays and a portion of the lot will be used for inventory that is for sale and available for delivery

We will rotate inventory in and out of this site as business dictates.

The sales office will be tentatively open and staffed 7 days per week from March 1st to December 15th with seasonal hours after that. Majority of our traffic flow is on Saturday and Sunday. We experience on average at our current location (Windham route 302) about 32 customers per week in season. Our business is very seasonal and weather dependent.

Sales are generally from

March 15th to November 30th with trickle business from December 1st to mid March.

Display and sell sheds, gazebos, playsets, garages, park model cabins as well as any other complimentary products.

Do we need to leave a certain amount of trees on the lot and do we need a buffer?

What will be the set back for our temporary displays from the roadways and property lines?

Where would the curb cut be and how wide? We can easily put the curb cut off of BJ's entrance and offset the curb cut that was formerly Maine Paint.

Is the driveway for Bj's a road or a right of way?

Do we need to have water and sewer to open business on that site? As of this time, our plan is to have a small office to do sales out of but not a retail store.

Can water and sewer be brought in off of the BJ's entrance if that is a feasible scenario?

We would like to have the lot be gravel, will we need to pave for parking area and if so for

how many cars?

Water run off, will we need to do this based on the area remaining gravel and no permanent structures on the lot at this time and if so can we tie into Grainger's retention pond?

Signage, to be placed at Warren ave, how big and where?

Sincerely,
Michael Doherty,
Shed Happens, Inc.
207-415-2236

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

[browse city services a-z](#)

[browse facts and links a-z](#)

CBL 304 A015001
Land Use Type VACANT LAND
Property Location 509 WARREN AVE
Owner Information E & P DEVELOPMENT INC
 26 DEWITT HILL RD
 DURHAM ME 04222
Book and Page 18480/14
Legal Description 304-A-15 TO 17
 WARREN AVE 503-509
 GROVE ST
 10000 SF
Acres 0.23

Current Assessed Valuation:

TAX ACCT NO.	33738	OWNER OF RECORD AS OF APRIL 2011
		E & P DEVELOPMENT INC
LAND VALUE	\$105,000.00	26 DEWITT HILL RD
BUILDING VALUE	\$0.00	DURHAM ME 04222
NET TAXABLE - REAL ESTATE	\$105,000.00	
TAX AMOUNT	\$1,919.40	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Best viewed at 800x600, with Internet Explorer



[View Map](#)

Sales Information:

Sale Date	Type	Price	Book/Page
12/1/2002	LAND	\$190,000.00	18480/14

[New Search!](#)

Marge Schmuckal - Fwd: RE: new business to portland

From: Michael Farmer
To: Barhydt, Barbara
Date: 1/18/2012 2:47 PM
Subject: Fwd: RE: new business to portland
CC: Margolis-Pineo, David; Schmuckal, Marge

After our meeting yesterday regarding "Shed Happens" possible site plan, I did a little research in the Engineering Archives.

Our records indicate Grove Street is a dedicated and unaccepted street. The City continued its rights in this street. Grove Street is shown on a July 1924 subdivision plan titled *Riverton Home-Sites*, which is in City Engineer's file 455/42 and CCRD Book 16, Page 11. The proposed building site for Shed Happens appears to be part of the original subdivision plan, which created Grove Street.

I looked at the as-built plans for BJs, which are in City Engineer's file 756/4. These plans indicate that stormwater runoff from the Shed Happens site could be drained into an existing storm drain manhole next to the site at the intersection of Warren Avenue and Grove Street. This storm drain is part of a separated system (no sanitary waste) that drains westerly along Warren Avenue and into the Presumscot River watershed. It appears that BJs constructed the above mentioned stormdrain manhole and, in so doing, may have eliminated an existing drainage outlet for the Shed Happens site. By eliminating this outlet, the BJs construction work may have made the drainage on this site a lot worse than it was in the past. In any case, connecting to this stormdrain manhole would seem to be relatively easy and straight forward. On-site stormwater treatment may be required for the site, depending on the applicable regulations (in Section 5 of the City Technical Standards).

Public water may be available in Grove Street and the public sewer is available in Warren Avenue.

Michael Farmer, Project Engineer
Portland Dept. of Public Services
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852

>>> Barbara Barhydt 1/13/2012 12:07 PM >>>

Thanks Mike. I will schedule for 3 and tell him you only have a half hour.
Barbara

>>> Michael Farmer Friday, January 13, 2012 11:23 AM >>>

I am scheduled to be elsewhere on Wednesday Jan. 18th at 1 pm. I could meet on Jan 17th at 3:00 pm; but, I would have to leave at 3:30 pm to go to another appointment.

Michael Farmer, Project Engineer
Portland Dept. of Public Services
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852

>>> Barbara Barhydt 1/13/2012 9:40 AM >>>

January 19, 2012



To Whom it May Concern,

My name is Evan Stewart and I am a representative of Shed Happens, Inc. We are currently in the process of purchasing a property located on 501-509 Warren Avenue with the intention to develop the land for use as a retail and display location for Shed Happens, Inc.

On Tuesday, January 17, the president and owner of Shed Happens, Inc, Mike Doherty, and myself attended a preliminary Planning Board and Site Plan meeting with Barbara Barhydt and Marge Schmuckal. Mike Farmer was also present for the beginning portion of the meeting.

During this meeting, we presented the aforementioned individuals with a rough Site Plan with proposed development and land uses for the specified lot. Our objective was to secure the necessary information and restrictions regarding the property and our business proposal. During this meeting, both Mike Doherty and myself felt that very few of our questions were answered thoroughly and to our satisfaction which we found discouraging, as we had submitted a list of questions and concerns to the Board a week prior to the scheduled meeting.

Didn't ask the cops - did yes I

Both Ms. Barhydt and Mr. Farmer seemed to be attentive and helpful throughout this meeting, while Ms. Schmuckal's attitude seemed rather pessimistic and she appeared to be reluctant in divulging specific zoning requirements for our business. From my perspective, she seemed to have a rather narrow view of our business and what our needs and requirements are. A discussion began regarding the nature of a retail display during this meeting and whether or not she would approve an outdoor display of our finished product based on definitions that seem to apply to businesses that are industrial in nature. The meeting ended with very little headway for us to proceed.

I have spent the last two days researching information regarding applicable codes and restrictions so we can revise and move forward with a new site plan. I spent several hours at Public Works with Michelle Sweeney on Wednesday, January 18, gathering as much information as I could about the site in question and she was very helpful in that endeavor.

On Thursday, January 19, I returned to City Hall at 9:30 AM to follow up on the property and use rights to Grove Street and to find regulations for setbacks pertaining to driveways, parking spaces, etc. I approached an individual working in the Zoning Office to ask where I could find this information and she instructed me to go upstairs to the Planning Division. After asking the individual at the Planning Division about the information I was seeking, I was told that she couldn't help me and she instructed me to go back to the Zoning Office. I subsequently returned to the Zoning Office and told the individual at the front desk that I had been instructed to see her about the information by the Planning Division. She seemed frustrated at my request for the specific information so I asked her if there was a code book that I could look through to find the information. She then gave me the city code book, and upon further inspection, I realized the entire section regarding land use was absent from the book and I politely returned it and informed her of this fact. I reiterated what I was looking for, and she then gave me a book pertaining to residential building codes. I quickly looked through this code book and realized that it was not what I needed. I again approached the desk and told her this wasn't the section on land use. She then started to get frustrated and said "I don't know what you want me to do." I then calmly explained that I had been shuffled around from department to department trying to find this information with very little, if any, success. All that I had been asking for, is if someone could tell me where I could find information about setbacks requirements if that was not part of the zoning department. At this point in the conversation, she then requested that Anne Machado assist me.

I explained to Ms. Machado that I had met with Ms. Barhydt and Ms. Schmuckal and I felt that I had not

received all the information that I needed and I was trying to find all the requirements and applicable codes so the next site meeting we had with the Planning Board would be more productive. I asked her if I could explain the situation to her because there are aspects of this proposal that do not follow typical site proposals and if someone would give me a minute or two of their time, I could explain the details clearly and effectively, and then be pointed in the right direction. I proceeded to explain the situation, and Jeanie Bourke joined the conversation to try to answer any questions pertaining to the sales building. I was explaining to them that there are a lot of aspects of the site plan that are still up in the air because the restrictions and land use ordinances are unclear. Because of this, we are under a lot of pressure to ascertain whether or not we will in fact be able to use this specific property for the retail sales portion of our business. If the restrictions are going to be financially impossible for the business, then the project will be rendered unfeasible. I informed them that we are closing on the property in three weeks and that I was willing to do all the legwork necessary in gathering information, but that I needed someone to point me in the right direction of which division or office I might be able to locate this information. At this point, Ms. Schmuckal walked into the conversation, and in a very abrasive tone, proceeded to tell me that "We are done talking about this" and that she had given me all the information that I was going to get at the meeting. I calmly stated that I was not trying to cause any problems and that I was just trying to get a copy of the codes so that I could improve our site plan. She cut me off and said "No, we are done here." at which point Ms. Machado walked away as did Ms. Bourke and two other people who were attempting to resolve the situation. I tried one last time to amend the situation by stating that I was just trying to get some answers, at which point Ms. Schmuckal turned away from me and said "That's it. We are done here." At which point, I left the building.

In my career, I have established and expanded many businesses and it is a prominent portion of my resume. I have never acted unprofessionally or inappropriately in any of these projects or businesses that I have created or helped to create. I am positive that the other individuals working in City Hall or the Public Works Department that I have spent hours working with in the past ten days would disagree that my behavior has been anything less than professional and courteous.

In the initial planning stages of this expansion, I have been passed off from department to department and I have done 90% of the research on my own as I have received little help from these various departments and their representatives. Despite this, I have never lost my temper or acted inappropriately in any way. However, it is hard to remain positive and feel like the city of Portland supports small business when the city employees can barely afford you the time of day, let alone supply you with relevant information. I was unbelievably shocked, and incredibly offended, to be treated that way by Ms. Schmuckal for no apparent reason. I was simply asking city employees to give me very minimal assistance and time, which in turn, would help me save time and money to make this business work for my partner and myself as well as the city of Portland. I feel that I was treated very disrespectfully, and it certainly appears that Ms. Schmuckal has already made the decision to, at the very least, drastically restrict our business potential. After today's incident I have no reason to believe that we will be afforded a fair and equitable opportunity to conduct business in Portland. I sincerely hope this is not the case.

Thank you for your time,

Evan Stewart
Shed Happens, Inc
207-610-2132
ecstewart79@live.com

Marge Schmuckal - Complaint

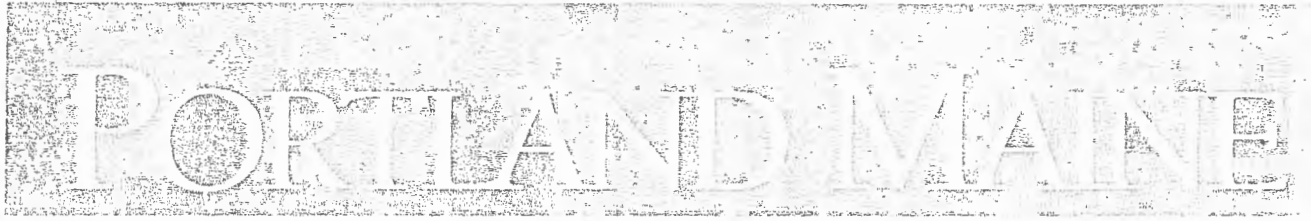
From: Greg Mitchell
To: Schmuckal, Marge
Date: 1/26/2012 8:03 AM
Subject: Complaint
CC: Kelly, Desiree
Attachments: 20120123114152462.pdf

Marge:

Please review attached. I am interested in your side of the story. I copied this email to Desiree to ask her to arrange a meeting for the two of us to talk about this matter.

Greg

Greg A. Mitchell, Acting Director
Planning and Urban Development Department
City of Portland
389 Congress Street
Portland, Maine 04101
Tel. 207.874.8945
Fax 207.756.8217



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

Greg Mitchell, Acting Director of Planning and Development
Marge Schmuckal, Zoning Administrator

level II site plan

Meeting Information

DATE: 1/17/12 ZONE: B-4

LOCATION: 509 WARREN AVE

PEOPLE PRESENT: Evan Stuart - Mike Doherty -
Mike Farmer - Barbara B - Marge S

They deliver majority built to order

DISCUSSION: Retail ~~stores~~ only - NO manufacturing ^{in standing}

Removing trees - BARBARA NOTED THE REGS CONCERNING REMOVING TREES

LACK of side WALK → might build on WARREN AVE Needed ^{maybe}

Is Grove A public Street? Mike F WASN'T sure AT THIS TIME. STATUS ^{depend on the ST}

The STATUS? ^{urban impaired stream?} → Mike to check

Barbara Discussed CAPISC / Presumpscot watershed → Mike to check

Discussed Storm Water Regs & Next ~~year~~ tie in - Need to show right title & ~~map~~

lot size 19,547 #

Discussed impervious max 80% -

Discussed Storage -

24' Driveway entry -

Warren AVE → maintenance ST? - Mike to check

Fred Panico Did The Preliminary PLANS

Discussed Street trees.

Please note: this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at www.portlandmaine.gov.

Display IS Exterior Storage / Driveway is required to be paved per Barbara -
Discussed # of Parking spaces & Parking Areas

Marge Schmuckal - RE: new business to portland

From: Barbara Barhydt
To: Doherty, Mike And Tracy
Date: 1/13/2012 12:12 PM
Subject: RE: new business to portland
CC: Farmer, Michael; Schmuckal, Marge

B-4
10,000 sq ft min

Hi Mike:

I have confirmed with Marge and Mike Farmer the meeting time of 3 p.m. on Tuesday, January 17th. Mike has another appointment, so he needs to leave at 3:30.

Please meet us on the fourth floor of City Hall at 389 Congress Street. We can meet in the planning office conference room.

For Mike and Marge, this is at 501-509 Warren Avenue and Mike's questions are found at the bottom of this e-mail chain.

Thank you.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256

front - 20' min
REAR - 20' min
side - 172 stories 10' min
lot width - 60'
unpermitted MAX - 20'
MAX floor area ^{MAF} 6500 sq ft
NO APARTMENT setback req.
Extra Storage

bab@portlandmaine.gov>>> "Mike And Tracy Doherty" <mike@shedhappens.com> Thursday, January 12, 2012 8:34 PM >>>
Barbara,

I will make myself available whenever works for you and the others to get this meeting done.

Thank you for your help,
Michael Doherty
Shed Happens, inc.

From: Barbara Barhydt [mailto:BAR@portlandmaine.gov]
Sent: Thursday, January 12, 2012 1:26 PM
To: Mike And Tracy Doherty
Subject: RE: new business to portland

Hello Mike:

Marge Schmuckal - Fwd: Re: 501 Warren Ave

From: Jean Fraser
To: Margolis-Pineo, David; Tarling, Jeff
Date: 4/26/2012 12:02 PM
Subject: Fwd: Re: 501 Warren Ave
CC: Barhydt, Barbara; DSenus@woodardcurran.com; Errico, Thomas; Schmuckal...
Attachments: 2012.04.12 Shed Happens Peer Review Memo.pdf; Zoning comments - Shed Happens.pdf

4/26/12
 NO COMMENTS needed at this time
 from me

Jeff and David

The applicant is very anxious to proceed so I need your e-mailed comments urgently on the landscape (the cover narrative indicates that its OK to clear all vegetation) and on any requirement for sidewalks and curbing (David M-P was going to follow up on that).

I have Marge and David S comments as you can see and Tom's were already advised to applicant.

I would like to send the review letter tomorrow; I sent Zoning comments as they require a redesign to address.

This application came in 4.2.2012 so we are at over 3 weeks now.

I am out of the office this afternoon.

Thanks
 Jean

>>> Jean Fraser 4/26/2012 11:55 AM >>>
 Michael,



I refer to our telephone conversation of this morning and confirm:

- That our Peer Engineering Reviewer has not heard from Bill Walsh as of 11:45 am today. I attach the Engineering comments but I understand they are not major issues. I understand that the Woodard and Curran Peer Engineer is out of the office this afternoon so may not be able to respond to any call right away.
- That since I spoke with Mr Walsh last week I have received the Zoning comments, which I attach for information in advance of the review letter.
- That I am hoping to send a comprehensive review letter (in e-mail form) tomorrow which will summarize all of the comments, ie including on landscape/vegetation and on the sidewalk requirements.

I will follow up on this tomorrow as I will not be in the office this afternoon.

Thank you
 Jean

*Jean Fraser, Planner
 City of Portland*

MEMORANDUM

APR 26 2012

TO: Jean Fraser, Planner
FROM: David Senus, P.E. & Ashley Auger, E.I.T.
DATE: April 12, 2012
RE: Shed Happens, Level II Final Site Plan Application



Woodard & Curran has reviewed the Level II Final Site Plan Application for the Shed Happens project located at 501-509 Warren Avenue in Portland, Maine. The project involves construction of a new retail office structure, paved drive and parking area, and gravel display area.

Documents Provided By Applicant

- Level II Site Plan Application and attachments dated March 28, 2012, prepared by Walsh Engineering Associates, Inc., on behalf of Shed Happens, Inc.
- Engineering Plans, Sheets L1.0-L4.0, L-4.1-L-4.3, and D1.0-D2.0, dated March 29, 2012, prepared by Walsh Engineering Associates, Inc., on behalf of Shed Happens, Inc.

Comments

- Final plans must be stamped by a professional engineer (Section 14-527, sub-section (e) of the City of Portland Land Use Ordinance).
- The plans should specify the length, slope, and material of the proposed pipes.
- The proposed surface grades across much of the site, including the parking area, display area, and office area, provide minimal positive drainage away from these traveled/visited locations. Although the proposed drainage plan depicts a surface flow path that will cross much of the site from west to east and collect in the soil filter, we anticipate that surface runoff will puddle and / or saturate much of these areas during and following storm events due to the minimal proposed slope. We recommend revisiting the proposed grading with consideration for promoting drainage off of these areas of the site.
- The location of the secondary overflow/weir depicted on Detail 2 on L4.0 (Underdrained Soil Filter detail) is not noted on the site plan; also, Detail 1 on L4.0 notes an "Overflow from Forebay" that does not appear on the plans. Please clarify.
- The applicant proposes an impermeable liner (20 mil. HDPE) below the underdrained soil filter basin. The detail should note or reflect watertight penetrations for structures and pipes through the liner system.
- In accordance with Section 5 of the City of Portland Technical Manual, a Level II development project is required to submit a stormwater management plan pursuant to the regulations of Maine DEP Chapter 500 Stormwater Management Rules, including conformance with the Basic, General, and Flooding Standards:
 - Basic Standards
 - The plans and details have been prepared in general accordance with the Basic Standards.
 - General Standards
 - The Stormwater Management Report mentions a second phase of the project, which will include an additional 2,650 sq ft of impervious area; please note that the additional impervious area will be subject to applicable stormwater management standards at a future date.
 - Flooding Standards
 - Based on the findings contained in the applicant's Stormwater Management Report, the post development site will discharge additional runoff above the

Marge Schmuckal - Mtg confirmed Shed Happens Wed 9am Greg's office

From: Jean Fraser
To: Schmuckal, Marge; West-Chuhta, Danielle
Date: 5/7/2012 10:15 AM
Subject: Mtg confirmed Shed Happens Wed 9am Greg's office
CC: Barhydt, Barbara; Kelly, Desiree; Machado, Ann
Attachments: L2.0.Layout.May-3-2012.pdf; Zoning comments - Shed Happens.pdf

Danielle and Marge,

Last week I was trying to arrange a meeting for Tuesday but between Danielle's and Greg's meeting schedule there was no possible time on tuesday; so on the assumption we all need to be around for the 9:30 Wednesday Dev Rev, the meeting has been confirmed in Greg Mitchell's office for:

WED May 9th

9:00 am

Greg Mitchell's office 4th floor

The purpose of the meeting is to discuss the zoning requirement (see second attachment) that the proposed display of sheds (which measure 6ft by 8 ft up to 12 ft by 20 ft, with most at lower end of this size range) must not take place within the setbacks. The applicant has indicated that he understood from the first pre-application meeting that the sheds could be located within the setbacks, and that if this requirement is sustained then he has very little display room on the site.

[The applicant and his agent, Bill Walsh, pointed to the definition of a structure in support of their contention that the sheds do not need to meet setbacks]

He wants to be on site selling the sheds first week in June. The latest site plans (circulated on Friday and in e-plan) will be reviewed on Wed at Dev Rev and I think we are close to issuing an approval letter.

The latest site plan is also attached (first attachment) and please note that Tom Errico supports that the drive access to the site to be as far as possible from Warren.

thanks
Jean

501-509 Warren Avenue – 304-A-15, 16, 17, 18, 37, 38

Shed Happens #2012-474 B-4 Zone

4/20/2012

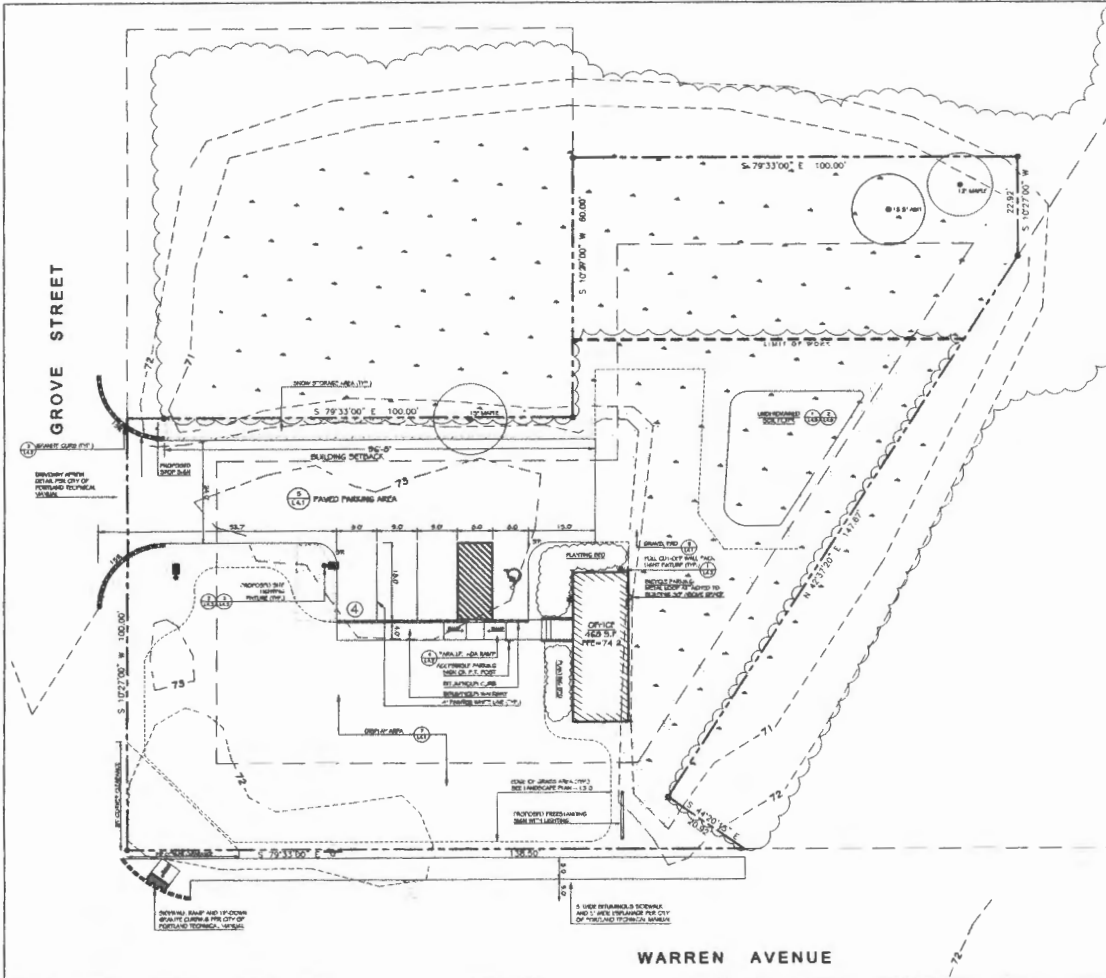
I have reviewed the submittal for Shed Happens. The property is located in a B-4 Commercial Corridor Zone. Retail establishments are allowed. The applicant is showing a moveable retail office 12' x 38' with entry steps. The site plan (L2.0) shows the moveable structure meeting the required setbacks for the B-4 Zone. I would like more information as to how this structure will be affixed to the ground so that the location will not be altered or the building moved and therefore will not have the potential of violating required setbacks. The applicants may also want to further check with Building Code staff for foundation/slab requirements. The current submittal for the retail office shows the building to be on wheels and mobile. The site plan should be revised to show all projections from the building including the steps and entry way.

My understanding of the indicated display areas show that the structures that are for sale (the sheds) will be located in the required setbacks – within the denoted display areas. The Zoning Ordinance does not distinguish between temporary or permanent structures. They must meet the setback requirements of the underlying zone, which is the B-4 Zone. The display area that directly abuts Warren Avenue is especially dangerous for site distances for the purposes of traffic. The indication of display areas needs to be revised. I would also like a little more detail for the intended surface of the display areas.

I would also like further information on the impervious surface ratio information. It is my understanding that the impervious surface information only includes paving and gravel area and not any of the surfaces that are covered with structures, such as the retail office and the sheds for sale. Again I would like further clarification on the impervious surface ratio that was submitted.

The proposed sign is shown to be located in an area that is not allowed for signage. The applicant does realize that signage requires a separate review and permit. However, I would like the applicant to understand that a sign is also required to meet the requirements of 14-434, Corner Clearance. This section also eliminates any temporary structure in the corner clearance area.

Marge Schmuckal
Zoning Administrator



- GENERAL NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY AND LOCAL utility COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK, BUT NOT LATER THAN 30 CALENDAR DAYS PRIOR TO THE COMMENCEMENT OF ANY ACTIVATION, IN ACCORDANCE WITH MAINE STATE LAW 10A-BASE TITLE 10-A CHAPTER 455-A § 1-100-3-4-7-253
 2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MATERIALS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLAN.
 3. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS PERTAINING. ALL WORK SHALL COMPLY WITH THE MAINE SECURITY PLAN OF THE CITY OF PORTLAND, MEINLAND MANUAL.
 4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
 5. DRAINAGE VEGETATION SHALL BE PROTECTED BY AREAS SHOWN DRAWN ON THE DRAWINGS. PRIOR TO CONSTRUCTION, PROTECTIVE COVERINGS MUST BE INSTALLED TO PROTECT VEGETATION. THE CONTRACTOR SHALL NOT TAKE PLACEMENT OF CURBS OR OTHER STRUCTURES FOR PROTECTION WITHIN THE DISPLACEMENT OF TREES TO BE PRESERVED. NO YOUNGER MAT OR GRAFTS WITHIN THE DISPLACEMENT OF TREES TO BE PRESERVED.
 6. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE PROTECTIVE AND RESTORATION CONTROL HANDBOOK FOR CONSTRUCTION FOR STATE AND MUNICIPAL PROJECTS. CONSULT THE CITY OF PORTLAND AND MAINE CONSTRUCTION PROJECT DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MANUAL #1002.



IMPERVIOUS AREA CALCULATION:

1. PAVED PARKING AREA	3,900 S.F.
2. BUILDING	8,000 S.F.
3. DRIVEWAY	2,000 S.F.
4. DRIVEWAY (2.2 IN DISPLACEMENT AREA)	1,200 S.F.
TOTAL IMPERVIOUS AREA	15,100 S.F.

WETLAND DISTURBANCE:
 PROPOSED WETLAND DISTURBANCE: 4,850 S.F.

LANDSCAPE PRESERVATION:
 THE SECTION 14-202 OF THE CITY OF PORTLAND LAND USE ORDINANCE, A MINIMUM OF 30% OF EXISTING TREES (1.5 INCHES DBH OR GREATER) WITHIN THE ACQUIRED SETBACK AREA SHALL BE PRESERVED.

EXISTING TREES WITHIN SETBACK: (OF 20" OR GREATER DBH)
 1. 1" DBH - 10 TREES
 2. 2" DBH - 10 TREES
 3. 3" DBH - 10 TREES
 4. 4" DBH - 10 TREES
 5. 5" DBH - 10 TREES
 6. 6" DBH - 10 TREES
 7. 7" DBH - 10 TREES
 8. 8" DBH - 10 TREES
 9. 9" DBH - 10 TREES
 10. 10" DBH - 10 TREES
 11. 11" DBH - 10 TREES
 12. 12" DBH - 10 TREES
 13. 13" DBH - 10 TREES
 14. 14" DBH - 10 TREES
 15. 15" DBH - 10 TREES
 16. 16" DBH - 10 TREES
 17. 17" DBH - 10 TREES
 18. 18" DBH - 10 TREES
 19. 19" DBH - 10 TREES
 20. 20" DBH - 10 TREES



A Plan For
SHED HAPPENS
 at
 Warren Avenue & Grove Street
 Portland, Maine
 Prepared for Shed Happens, Inc. 711 B Roosevelt Tr., Windham, Maine 04092

Rev.	Description	Date
1	Initial Issue	08/15/2012
2	Revised	08/15/2012
3	Revised	08/15/2012
4	Revised	08/15/2012
5	Revised	08/15/2012
6	Revised	08/15/2012
7	Revised	08/15/2012
8	Revised	08/15/2012
9	Revised	08/15/2012
10	Revised	08/15/2012
11	Revised	08/15/2012
12	Revised	08/15/2012
13	Revised	08/15/2012
14	Revised	08/15/2012
15	Revised	08/15/2012
16	Revised	08/15/2012
17	Revised	08/15/2012
18	Revised	08/15/2012
19	Revised	08/15/2012
20	Revised	08/15/2012

LAYOUT PLAN

Job No. 100
 Date: March 30, 2012
 Scale: 1" = 10'-0"
 Author: EAC
 Checker: WMS

L2.0

LEGEND	
Existing	Proposed
●	●
○	○
—	—
—	—
—	—
—	—
—	—
■	■
●	●
▨	▨
▩	▩
▲	▲
N/F	N/F
(6958/245)	Dead Book & Page

N/F
W.W. Grainger, Inc.
(6958/245, 247)

NOTES

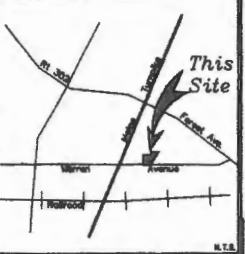
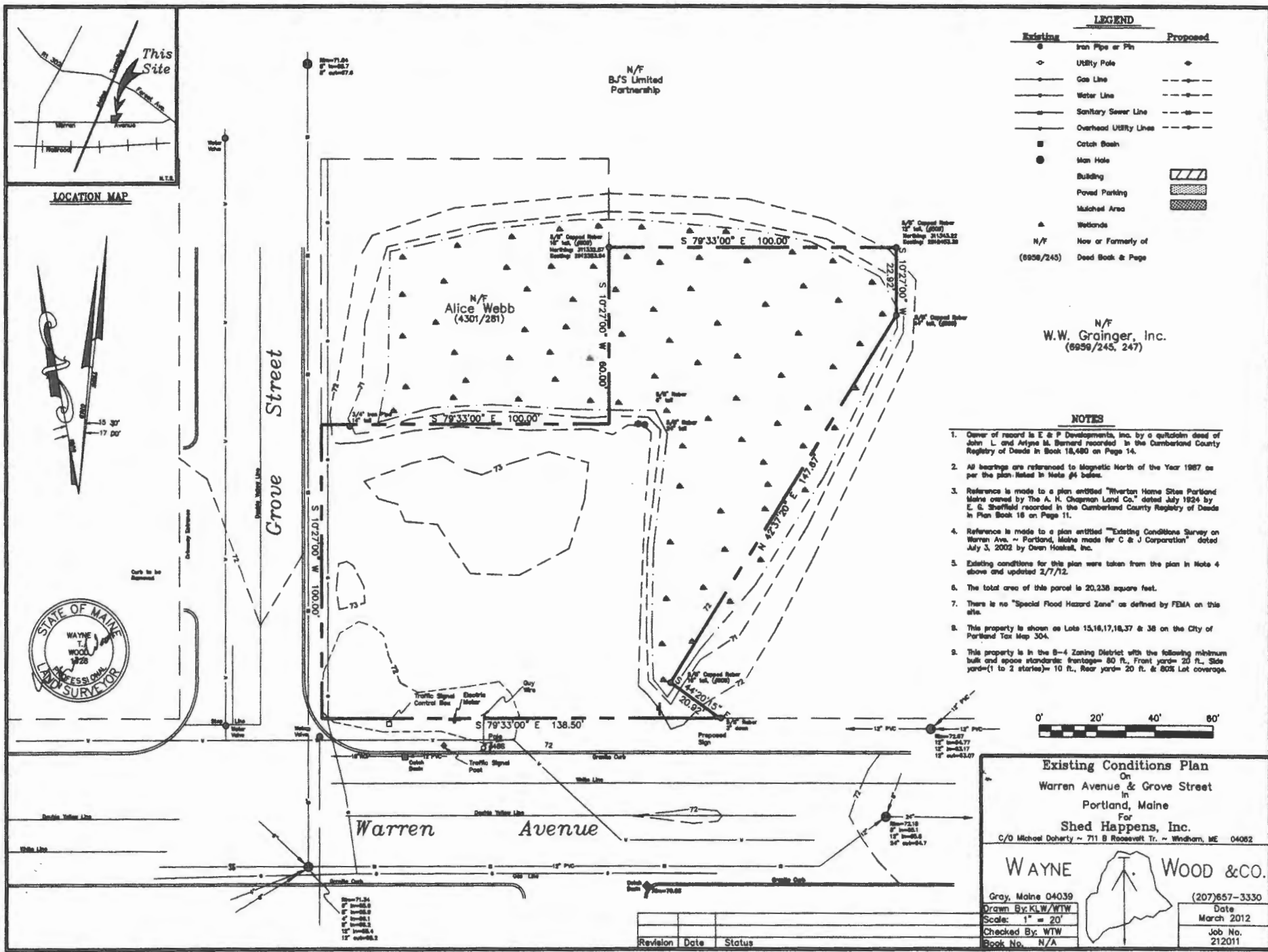
- Owner of record is E & P Developments, Inc. by a quitclaim deed of John L. and Arjane M. Bernard recorded in the Cumberland County Registry of Deeds in Book 18,480 on Page 14.
- All bearings are referenced to Magnetic North of the Year 1987 as per the plan listed in Note #4 below.
- Reference is made to a plan entitled "Wharton Home Sites Portland Maine owned by The A. H. Chapman Land Co." dated July 1924 by E. G. Sheffield recorded in the Cumberland County Registry of Deeds in Plan Book 16 on Page 11.
- Reference is made to a plan entitled "Existing Conditions Survey on Warren Ave. ~ Portland, Maine made for C & J Corporation" dated July 3, 2002 by Owen Hoakel, Inc.
- Existing conditions for this plan were taken from the plan in Note 4 above and updated 2/7/12.
- The total area of this parcel is 20,238 square feet.
- There is no "Special Flood Hazard Zone" as defined by FEMA on this site.
- This property is shown as Lots 15,16,17,18,37 & 38 on the City of Portland Tax Map 304.
- This property is in the B-4 Zoning District with the following minimum built and open standards: Frontage= 80 ft., Front yard= 20 ft., Side yard=(1 to 2 stories)= 10 ft., Rear yard= 20 ft. & 80% Lot coverage.



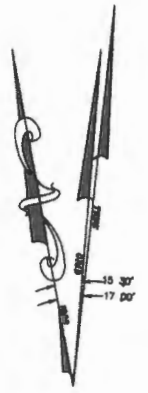
Existing Conditions Plan
On
Warren Avenue & Grove Street
Portland, Maine
For
Shed Happens, Inc.
C/O Michael Doherty ~ 711 B Roosevelt Tr. ~ Windham, ME 04082

WAYNE WOOD & CO.
Gray, Maine 04039 (207)657-3330
Drawn By: K/LW/WTW Date: March 2012
Scale: 1" = 20'
Checked By: WTW Job No.: 212011
Book No.: N/A

Revision	Date	Status



LOCATION MAP



AMENDMENT TO PORTLAND CITY CODE
§§ 14-426 and 14-434 (LAND USE)
RE: FENCES AND CORNER CLEARANCE

*in effect
4/97*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE
IN CITY COUNCIL ASSEMBLED AS FOLLOWS:

That Sections 14-426 and 14-434 of the Portland City Code are
hereby amended to read as follows:

Sec. 14-426. Fences.

In residence zones no wall or fence along a street line or
within twenty-five (25) feet of a street line shall be more than
four (4) feet in height unless said fence is located in the side or
rear yard and is reviewed by the public works authority and found
not to be a traffic or public safety hazard, subject to the
provisions of section 14-434.

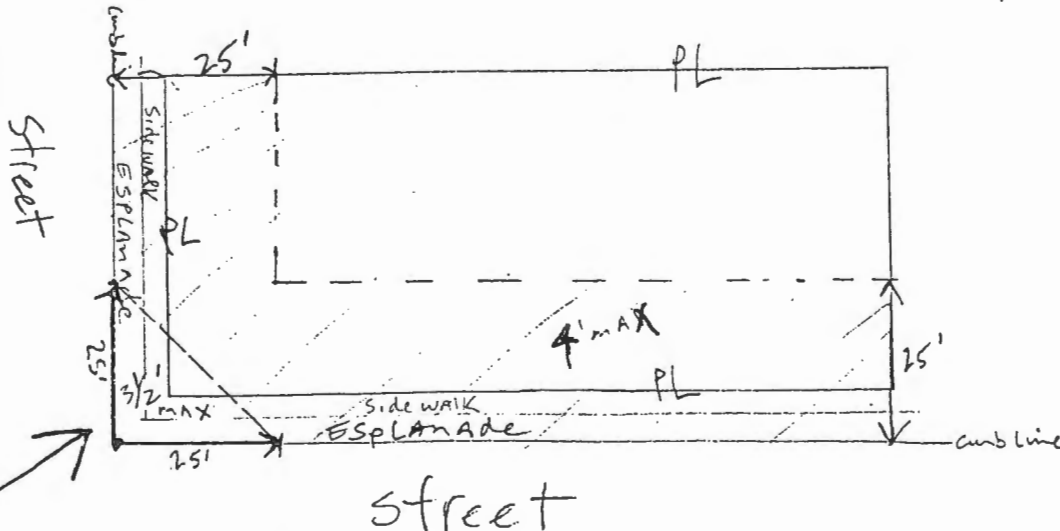
*amb one - definition
see*

Sec. 14-434. Corner clearance.

No obstruction higher than three and one-half (3½) feet above the lowest elevation at the
curbline shall be permitted on a corner lot within the area of a triangle formed by a line
intersecting the street lines of the intersecting streets at points twenty-five (25) feet from the
corner, unless said obstruction is located in the side or rear yard and is reviewed by the public
works authority and found not to be a traffic or public safety hazard. For the purpose of this
section, the word "obstruction" shall mean any shrub, wall, fence, temporary building, sign, a
pile of material, but shall not include permanent buildings or structures where permitted
elsewhere in this article.

(Code 1968, § 602.19.M; Ord. No. 247-97, 4-9-97)

1" = 30'



che



PORTLAND MAINE

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

Greg Mitchell, Acting Director of Planning and Development
Marge Schmuckal, Zoning Administrator

level II seta plan

Meeting Information

DATE: 1/17/12 ZONE: B-4

LOCATION: 509 WARREN AVE

PEOPLE PRESENT: EVAN STANT - MIKE DOHERTY - MIKE FARMER - BARBARA B - MARGE S

They deliver majority built to order

DISCUSSION: retail ~~stores~~ only - NO manufacturing ^{in stands}

removing trees - BARBARA NOTED THE REGS CONCERNING REMOVING TREES LACK OF SIDE WALK -> might build on WARREN AVE NEEDED ^{in maybe}

IS GROVE A PUBLIC STREET? MIKE F WASN'T SURE AT THIS TIME ^(depend on the ST) STATUS? THE STATUS?

BARBARA DISCUSSED CAPISC/PRESUMPSCOT WATERSHED ^{urban impaired stream?} -> MIKE TO CHECK

DISCUSSED STORM WATER REGS IN NEXT ~~PAR~~ TIER - NEED TO SHOW ^{right title & interest} LOT SIZE 19,547 [#]

DISCUSSED IMPERVIOUS MAX 80% -

DISCUSSED STORAGE -

24' DRIVEWAY ENTRY -

WARREN AVE ? MAINTENANCE ST? - MIKE TO CHECK

FRED PANICO DID THE PRELIMINARY PLANS
DISCUSSED STREET TREES.

Please note: this meeting is not a pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at www.portlandmaine.gov.

Display IS EXTERIOR STORAGE / DRIVEWAY IS REQUIRED TO BE APPROVED PER BARBARA -
DISCUSSED # OF PARKING SPACES & PARKING AREAS

Ann Machado - Fwd: 501-509 Warren Site Plan Review letter

From: Jean Fraser
To: Machado, Ann
Date: 4/27/2012 4:05 PM
Subject: Fwd: 501-509 Warren Site Plan Review letter
Attachments: Zoning comments - Shed Happens.pdf; 2012.04.12 Shed Happens Peer Review Memo.pdf; Section 12 - Site Lighting_8.4.11.pdf

fyi in Marge's absence

>>> Jean Fraser 4/27/2012 3:47 PM >>>

fyi to all reviewers (Chris- I don't think there are any fire issues but....)

>>> Jean Fraser 4/27/2012 3:43 PM >>>

Michael and Bill- as promised, please see below the review letter; e-mailed to save time.
 Apologies for the variation in font sizes.

**RE: 501-509 Warren Avenue – Retail development
 Level II Site Plan Review
 Application ID Number: 2012-474**

Thank you for your cover letter and application for a Level II site plan review of the proposed “Shed Happens” development for the display and sales of sheds and other wooden structures, including a retail office structure of 456 sq ft. The proposals are being reviewed at an administrative level under the provisions of the Site Plan ordinance, particularly 14-526 and 14-527.

This letter outlines the review comments, which identify the aspects of the proposals which we consider do not meet the site plan standards. Some of this information was previously advised to you in e-mails dated 4.11.2012 and 4.26.2012.

Please note that the site plan review cannot be completed until further information/revisions are received.

Phasing:

We understand that the site may be developed in 2 phases but the submitted site plan application is unclear as to the details of the Phase 2 area (eg treesave/landscape, extent of fill, surfaces etc). Either this application should be limited to the Phase 1 area (with the Phase 2 area shown as existing and the disturbed area reduced to be consistent) or the Site Plan should include the Phase 2 area and provide all site details and include it in the impervious surface and other calculations. In this case we would need a preliminary indication that the DEP are likely to approve a Tier 1 fill Permit. Please clarify and confirm.

Zoning:

Please address the 4.20.2012 Zoning Administrator’s comments (attached) concerning the retail office structure, setback requirements, impervious surface calculations and signage.

Traffic Engineering: Please address the following Traffic Engineering comments:

- Standard parking spaces shall meet City standards and be 9' X 18'.
- Pedestrian facilities are not provided between Warren Avenue and the site and should be considered (in addition to a sidewalk along Warren Avenue - see below).
- The driveway to the site is located off the BJ's Warehouse access driveway and is to be located approximately 100 feet from Warren Avenue. The applicant is proposing the driveway to be located as far from Warren Avenue as possible, given property frontage limits. I would ask that the applicant provide some information as to current vehicle queuing on the BJ's Driveway and whether vehicles will block the proposed driveway.
- I have reviewed the traffic analysis conducted by William J. Bray, PE and agree with the conclusions of the analysis.

Landscape:

- The City Arborist has confirmed that during the site walk he identified 'tree save' or 'vegetation save' areas on the northeast side of the project. The submitted plans suggest that all trees would be removed which does not meet the site plan standards (Environmental Quality- Landscape Preservation). Please show tree/vegetation save areas on the northeast part of the site.
- It is also recommended that the project also install a cedar split rail fence along the property line to better define the site.
- The Landscape Plan for the proposal needs to include re-planting of native trees & shrubs if trees / existing vegetation can not be saved, as per the Site Plan ordinance.

Wetlands:

The city generally tries to protect wetlands as far as possible (and reduce impervious surfaces to the extent possible) because they contribute to overall water quality and retention; this objective is supported by the Site Plan standard that states "the site plan shall preserve and protect significant natural features ..."; significant features include wetlands. We would like to better understand the exact extent of wetland fill (for example, does the 4250 sq ft of wetland impact referenced on the plans L3.0 include all of the wetland area to be filled on the Phase 1 part of the site and include the soil filter area) and what materials will be used in the various areas (eg display areas).

If the application is confirmed to include the Phase 2 area on the northeast part of the site, we would like to understand what part of the wetlands would be filled and why.

Storm water management:

Please address the 4.12.2012 comments of the City's Engineering Reviewer David Senus of Woodard & Curran, which I forwarded several days ago for your consideration and attach again.

Sidewalks:

We have reviewed the waiver request but do not consider that the proposal meets criteria 1, since all recent developments on Warren Avenue (both sides) have installed sidewalks to help achieve a continuous network and pedestrian usage is anticipated. Please incorporate an asphalt sidewalk with esplanade along the property frontage on Warren Avenue.

Lighting:

Please revise the lighting so that it meets the Technical Standards regarding Light Trespass (the Technical Standards for Site Lighting are attached).

Bicycle Parking: Your waiver request is still under review.

Construction Management Plan: Please note that any approval may include a condition that requires the applicant to take steps to ensure the construction would avoid impacting the BJ access/egress operations.

Please note that the submitted plans need to be stamped by a professional engineer.

I would be happy to arrange a meeting to include appropriate reviewers to help expedite the review and to answer any questions regarding the above comments. Please let me know.

Thank you
Jean

*Jean Fraser, Planner
City of Portland
874 8728*



PORTLAND MAINE

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

Site Pl. Approval

Planning & Urban Development Department
Gregory A. Mitchell, Acting Director

Planning Division
Alexander Jaegerman, Director

June 1, 2012

Michael Doherty
Shed Happens, Inc.
711 Roosevelt Trail
Windham, ME 04062

William R. Walsh, PE
Walsh Engineering Associates Inc.
918 Brighton Avenue
Portland ME 04102

Project name: Shed Happens
Address: 501-509 Warren Avenue
Applicant: Michael Doherty, Shed Happens, Inc.
Project ID: 2012-474
CBL: 304/A/15-18 & 37-38

Dear Mr Doherty:

On June 1, 2012, the Planning Authority approved with conditions a Level II site plan for development for retail sales of sheds and outdoor wooden structures at 501-509 Warren Avenue.

The decision is based upon the application and documents as submitted by Michael Doherty and prepared by Walsh Engineering Associates Inc. and dated March 28, 2012 and May 3, 2012 and Plans L1.0 Rev 1; L2.0 Rev 2; L3.0 Rev 3 and Plans D2.0, L4.0, 4.1, 4.2, 4.3 and 4.4 all Rev 1.

SITE PLAN REVIEW

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following conditions of approval:

1. That the developer/contractor/subcontractor shall comply with conditions of the submitted Stormwater Management Report version dated May 3, 2012 and shall submit, prior to the issuance of a Certificate of Occupancy, the associated provisions for annual inspections and annual reporting. The applicant and all assigns, must comply with the conditions of Chapter 32 Storm Water including Article III. Post-Construction Storm Water Management, which specifies the annual inspections and reporting requirements.
2. That the triangle of land at the corner of Warren Avenue and Grove Street (proposed to be loam and seed) be kept clear of objects or planting over 4 feet in height to ensure that safe sightlines are maintained for vehicles using the nearby intersection; and

3. That the applicant shall install the "Limit of Work Barrier Fence" (Detail 6 on Plan L4.1Rev 1 May 3, 2012) along the of limits of work across wetland as shown on Plan L2.0 Rev 2 (May 22, 2012), such barrier to remain in place until the Phase II work (further clearing; filling; tree saves) has been reviewed and approved by the Planning Authority and has received the applicable MDEP permit; and
4. That separate permits from the Inspections Division shall be required for the sign and the office installation.

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.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. 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.

7. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at (207) 874- 8728.

Sincerely,

Alexander Jaegerman (JB)
 Alexander Jaegerman
 Planning Division Director

Attachments: Chapter 32 – Storm Water

cc: Greg Mitchell, Interim Director of Planning and Urban Development
 Alexander Jaegerman, Planning Division Director
 Barbara Barhydt, Development Review Services Manager
 Jean Fraser, Planner
 Philip DiPierro, Development Review Coordinator, Planning
 Marge Schmuckal, Zoning Administrator, Inspections Division
 Tammy Munson, Inspection Division Director
 Lannie Dobson, Administration, Inspections Division
 Gayle Guertin, Administration, Inspections Division
 Michael Bobinsky, Public Services Director
 Katherine Earley, Engineering Services Manager, Public Services
 Bill Clark, Project Engineer, Public Services
 David Margolis-Pineo, Deputy City Engineer, Public Services
 Doug Roncarati, Stormwater Coordinator, Public Services
 Greg Vining, Associate Engineer, Public Services
 Michelle Sweeney, Associate Engineer
 John Low, Associate Engineer, Public Services
 Mike Farmer, Project Engineer, Public Services
 Jane Ward, Administration, Public Services
 Jeff Tarling, City Arborist, Public Services
 Captain Chris Pirone, Fire Department
 Thomas Erriso, P.E., TY Lin Associates
 David Senus, P.E., Woodard and Curran
 Rick Blackburn, Assessor's Department
 Approval Letter File



PORTLAND MAINE

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

approval (permission) to start site work prior issuance of BP

Planning & Urban Development Department
Gregory A. Mitchell, Acting Director

Planning Division
Alexander Jaegerman, Director

June 1, 2012

Michael Doherty
Shed Happens, Inc.
1042 Chadbourne Road
Standish, ME 04084

Michael Doherty
Shed Happens, Inc.
711 Roosevelt Trail
Windham, ME 04062

RE: *Shed Happens* proposed development
501-509 Warren Avenue
Project # 2012-474

Dear Mr Doherty;

I refer to your e-mail and associated telephone conversation requesting permission to undertake site work, including utilities and regrading, for the above project prior to the receipt of a building permit.

As provided in Section 14-532, this letter serves as the written permission from the Planning Authority to commence site work at the above site subject to the following conditions:

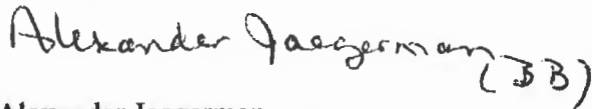
- i. That the "limit of work" as depicted on the *Layout Plan Rev 2* May 22, 2012 (ie the line just south of the treeline that crosses the wetland in the north part of the site) shall be clearly marked on the site with construction tape or snow fencing prior to the start of site work; and
- ii. That the trees to be preserved be adequately protected including avoidance of the storage of vehicles or materials near the base of the trees;
- iii. That all work shall be in compliance with the site plan approval dated June 1, 2012 and that no work shall be undertaken in respect of the office building, ramp and associated utility connections until the required building permits are issued;
- iv. That tie-ins to the street and road utilities may be undertaken provided all necessary permits are obtained and these are confirmed during the preconstruction meeting (see below);
- v. That erosion control measures shall be put in place as acceptable to the City's Development Review coordinator; and
- vi. That the performance guaranty is posted prior to the start of the work on site.

Prior to the start of the permitted site work, a pre-construction meeting shall be held at the project site with the owner, contractor and the City's Development Review Coordinator (Phil

diPierro, 874 8632) to review the work schedule, erosion and sedimentation controls, flagging and other critical aspects of the site work. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

If there are any questions, please contact Jean Fraser, Planner at 874 8728.

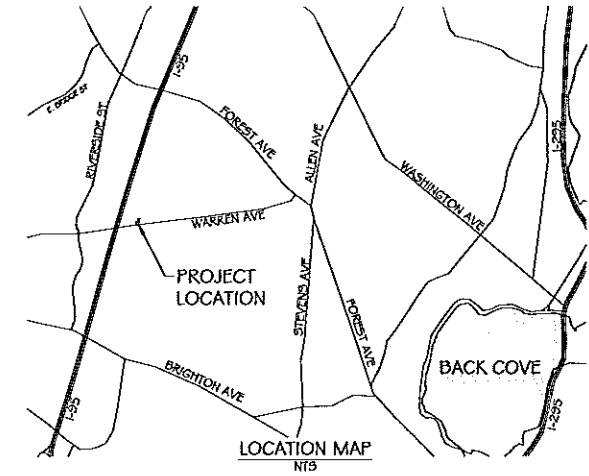
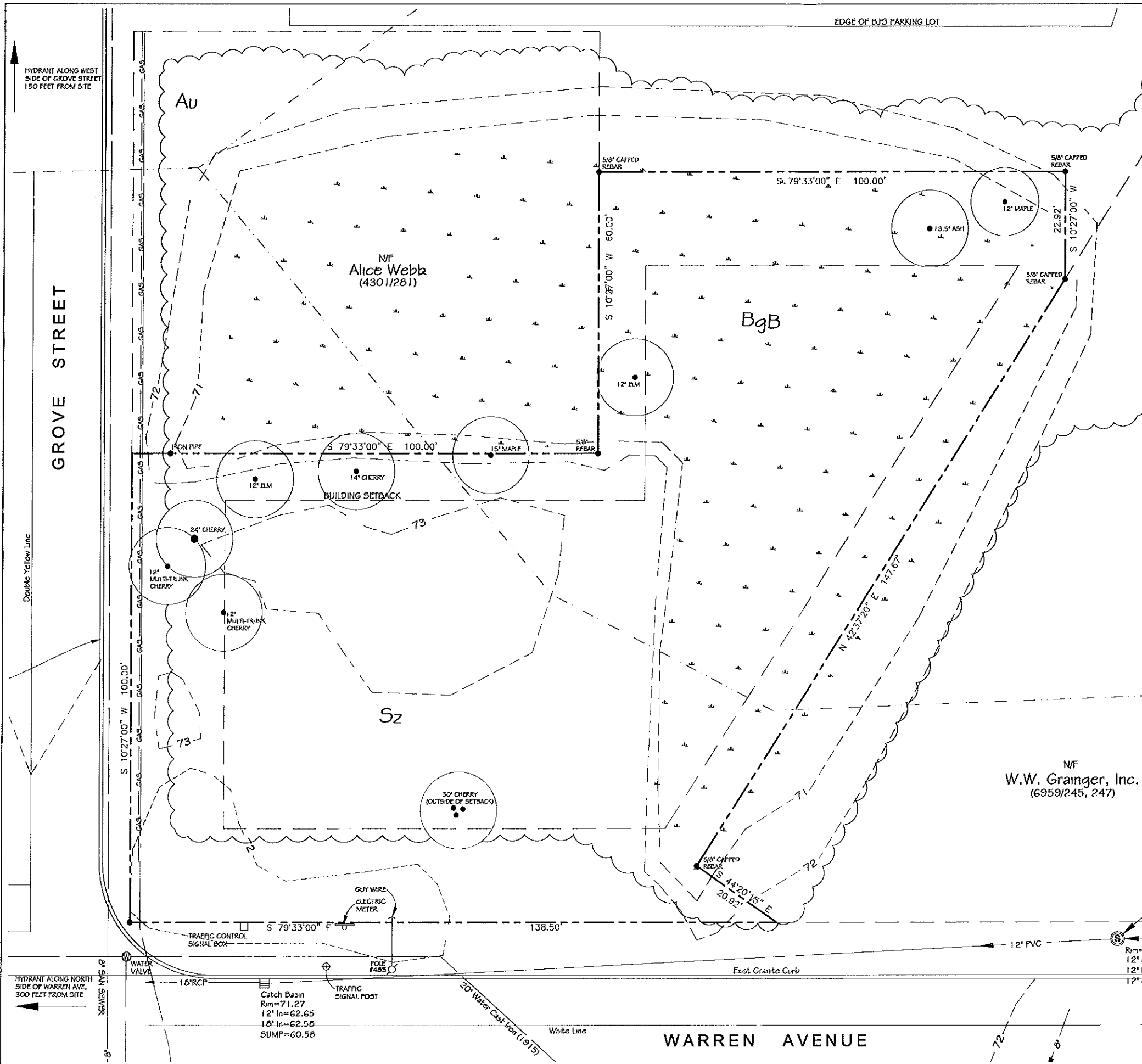
Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Greg Mitchell, Interim Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Matt Doughty, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Captain Chris Pirone, Fire Department
Thomas Erriso, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File

Bill Walsh, Walsh Engineering Associates Inc



PLAN REFERENCES:

1. SURVEY INFORMATION SHOWN HEREON PROVIDED BY WAYNE WOOD & CO. BY WORKSHEET TITLED "SITE PLAN ON WARREN AVENUE & GROVE STREET IN PORTLAND MAINE FOR SHED HAPPENS, INC.", DATED MARCH 2012. FIELD WORK PERFORMED BY WAYNE WOOD & CO.
2. ELEVATIONS ARE BASED ON NGVD29. BENCHMARK:

SITE DATA

1. OWNER: SHED HAPPENS, INC.
2. LEGAL DESCRIPTION: BOOK 29420, PAGE 224
3. LOT SIZE: 20,236 S.F. OR 0.465 ACRES
4. ZONE: B-4 -- COMMERCIAL CORRIDOR ZONE

B-4 SPACE AND BULK STANDARDS

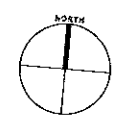
	REQUIRED	EXISTING
MINIMUM LOT SIZE:	10,000 S.F.	20,236 S.F.
MINIMUM STREET FRONTAGE:	60 FEET	240 FEET
MINIMUM LOT WIDTH:	60 FEET	100 FEET
MAXIMUM BUILDING HEIGHT:	65 FEET	N/A
MAXIMUM IMPERVIOUS SURFACE RATIO:	80%	0%

GENERAL NOTES:

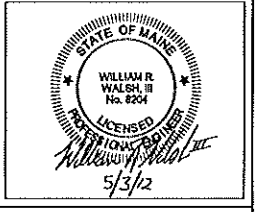
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA). ALL WORK SHALL COMPLY WITH THE MOST RECENT EDITION OF THE CITY OF PORTLAND TECHNICAL MANUAL.
4. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
5. EXISTING VEGETATION SHALL BE PROTECTED IN AREAS WHERE SHOWN ON THE DRAWINGS. PRIOR TO CONSTRUCTION, FENCING OR OTHER PROTECTIVE MEASURES SHALL BE ERRECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPS OR TREES DESIGNATED FOR PRESERVATION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OF CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED. NO VEHICLES MAY DRIVE OR PARK WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.
6. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT. DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.

LEGEND

PROPERTY LINE	---
SETBACK LINE	- - - -
WETLAND BOUNDARY	~~~~~
EDGE OF PAVEMENT	—●—●—
CONTOURS	---71---
UNDERGROUND ELECTRIC	—●—●—
WATER	—●—●—
GAS	—●—●—
SANITARY SEWER	—●—●—
DRAIN	—●—●—
SOILS BOUNDARY	~~~~~
TREE LINE	~~~~~



WALSH
ENGINEERING ASSOCIATES, INC.
818 Brighton Ave | Portland, Maine 04102
ph: 207.553.6688 | www.walsh-eng.com
Copyright © 2012



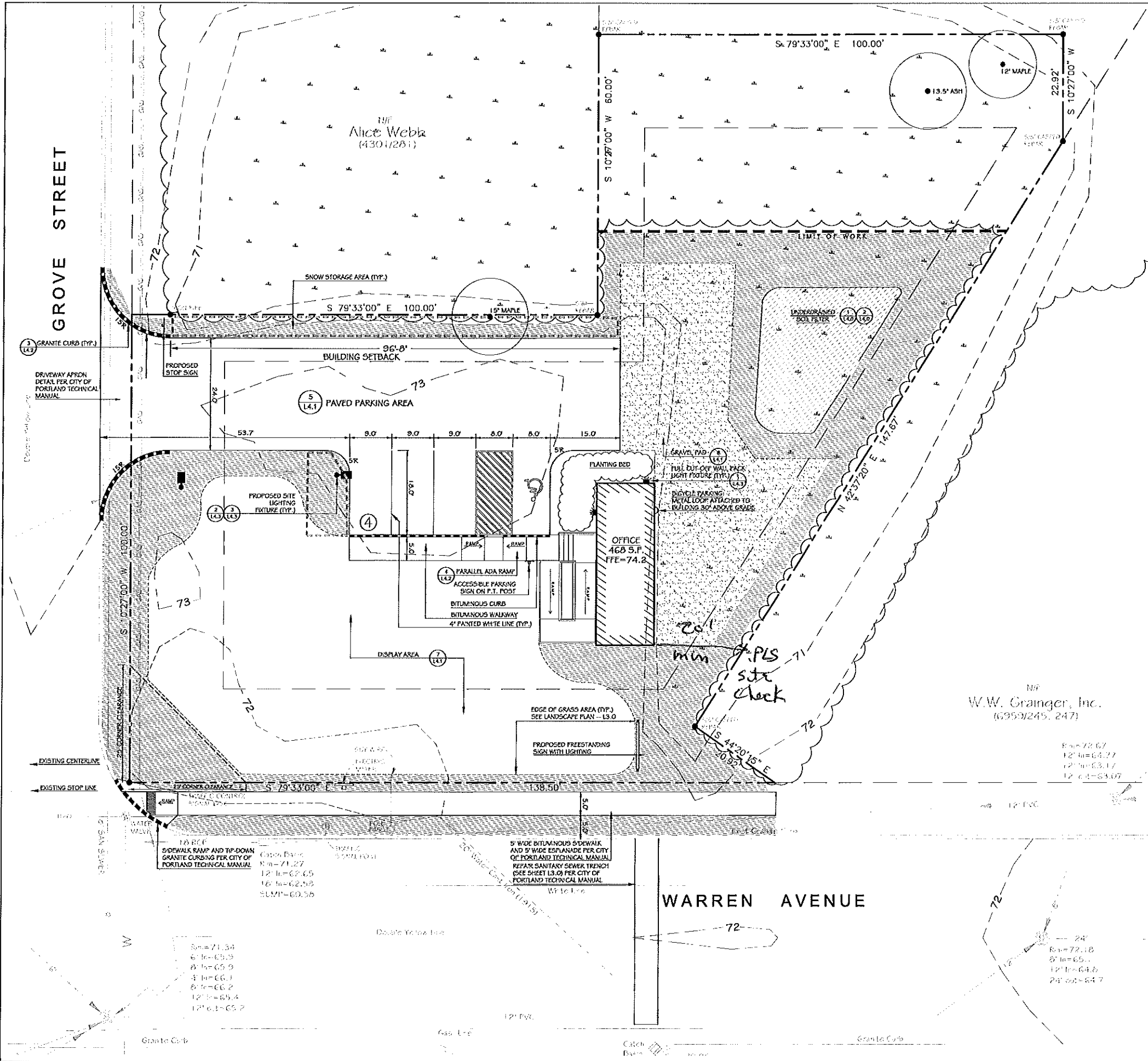
A Plan For
SHED HAPPENS
at
Warren Avenue & Grove Street
Portland, Maine
Prepared for Shed Happens, Inc. 711 B Roosevelt Tr., Windham, Maine 04062

Rev.	Date	Description	Drawn	Check
1	5.3.12	Per City of Portland and Peer Review Comments	MK	WW

Sheet Title:
EXISTING CONDITIONS PLAN

Job No.: 168
Date: March 29, 2012
Scale: 1" = 10'
Drawn: TAL
Checked: WW

Sheet No.:
L1.0



GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA). ALL WORK SHALL COMPLY WITH THE MOST RECENT EDITION OF THE CITY OF PORTLAND TECHNICAL MANUAL.
4. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
5. EXISTING VEGETATION SHALL BE PROTECTED IN AREAS WHERE SHOWN ON THE DRAWINGS. PRIOR TO CONSTRUCTION, FENCING OR OTHER PROTECTIVE MEASURES SHALL BE ERCTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPS OR TREES DESIGNATED FOR PRESERVATION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OF CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED. NO VEHICLES MAY DRIVE OR PARK WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.
6. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNERS REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT, DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
SETBACK LINE	---	---
WETLAND BOUNDARY	---	---
EDGE OF PAVEMENT	---	---
BIT PAVEMENT	---	---
GRAVEL PAD	---	---
SNOW STORAGE	---	---
DISPLAY AREA	---	---
TREE LINE	---	---

IMPERVIOUS AREA CALCULATION:

1. PARKING AND WALK	= 3,900 S.F.
2. BUILDING	= 460 S.F.
3. GRAVEL PAD	= 2,202 S.F.
4. SHEDS (ASSUME 12 IN DISPLAY AREA)	= 1,200 S.F.
	7,762 S.F.

LOT AREA: 20,236 S.F.
 PROPOSED IMPERVIOUS: 7,762 S.F.
 PERCENTAGE IMPERVIOUS: 38.4%

WETLAND DISTURBANCE

PROPOSED WETLAND DISTURBANCE: 4,250 S.F.

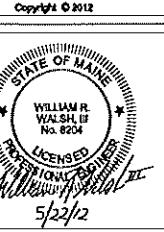
LANDSCAPE PRESERVATION

PER SECTION 14-526 OF THE CITY OF PORTLAND LAND USE ORDINANCE, A MINIMUM OF 30% OF EXISTING TREES TEN (10) INCHES DBH OR GREATER WITHIN THE REQUIRED SETBACK AREA SHALL BE PRESERVED.

EXISTING TREES WITHIN SETBACK 10' DBH OR GREATER: 9 TREES
 (SEE L1.0 - EXISTING CONDITIONS PLAN)

EXISTING TREES (10' DBH OR GREATER) TO BE PRESERVED: 3 TREES (30%)
 (ALSO, SEE SHEET L3.0 - LANDSCAPE PLAN FOR ADDITIONAL PROPOSED NATIVE TREE PLANTINGS.)

WALSH
 ENGINEERING ASSOCIATES, INC.
 818 Brighton Ave | Portland, Maine 04102
 ph: 807.653.8688 | www.walsh-eng.com



A Plan For
SHED HAPPENS

at
 Warren Avenue & Grove Street
 Portland, Maine

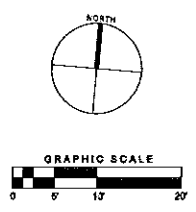
Prepared for Shed Happens, Inc. 711 B Roosevelt Tr., Windham, Maine 04062

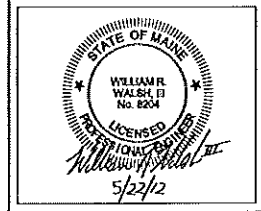
Rev.	Date	Description	Drawn	Check
1	5.31.12	Per City of Portland and their Review Comments	MK	WW
2	5.22.12	Revised to show sewer and water lines	MK	WW

Sheet Title:
LAYOUT PLAN

Job No.: 166 Sheet No.:
 Date: March 29, 2012
 Scale: 1" = 10'
 Drawn: TAL
 Checked: WW

L2.0





GENERAL NOTES:

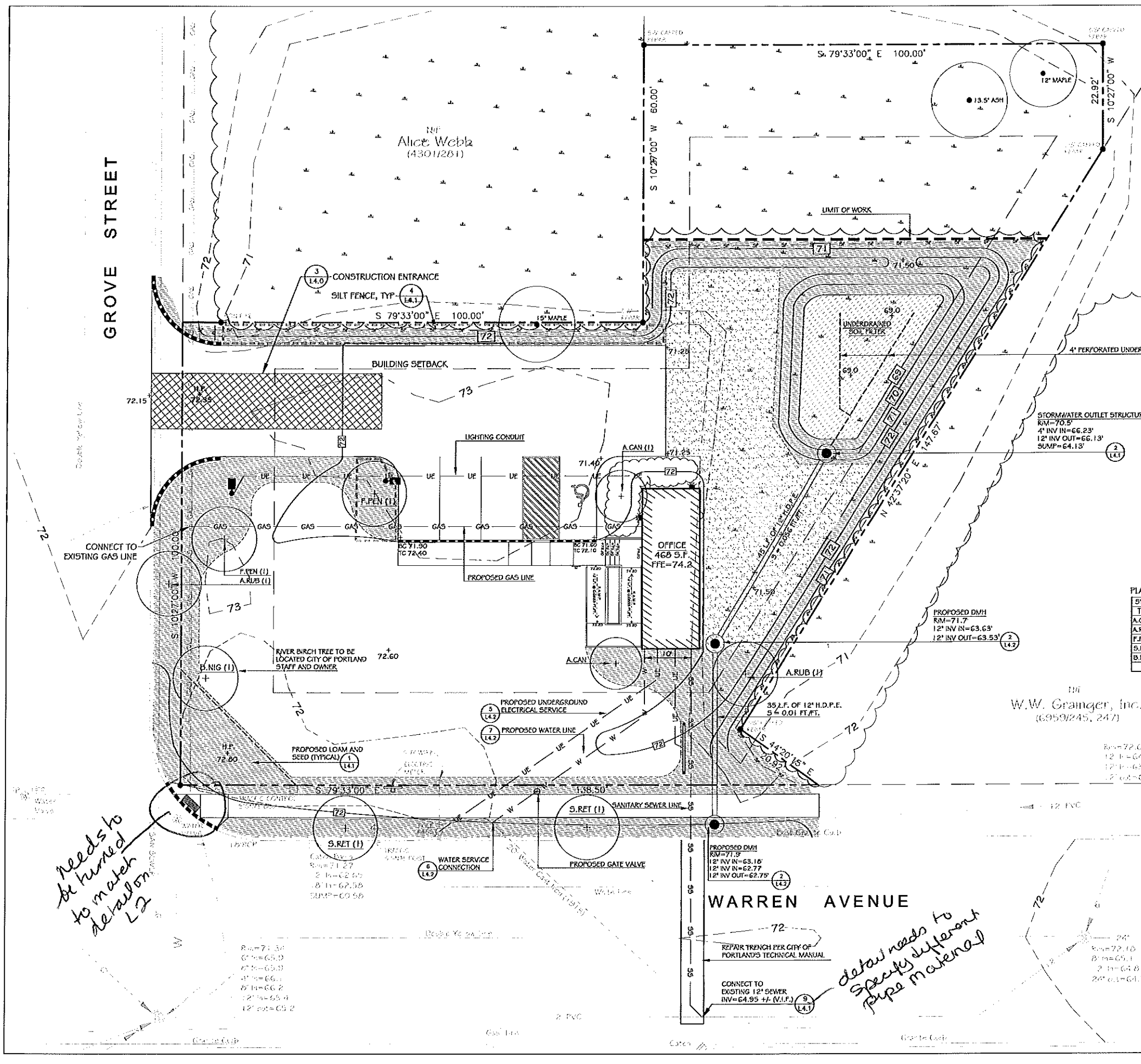
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA). ALL WORK SHALL COMPLY WITH THE MOST RECENT EDITION OF THE CITY OF PORTLAND TECHNICAL MANUAL.
4. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
5. EXISTING VEGETATION SHALL BE PROTECTED IN AREAS WHERE SHOWN ON THE DRAWINGS. PRIOR TO CONSTRUCTION, FENCING OR OTHER PROTECTIVE MEASURES SHALL BE ERCTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPS OR TREES DESIGNATED FOR PRESERVATION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OF CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED. NO VEHICLES MAY DRIVE OR PARK WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.
6. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES' CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT, DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
SETBACK LINE	---	---
WETLAND BOUNDARY	---	---
EDGE OF PAVEMENT	---	---
BIT PAVEMENT	---	---
GRAVEL PAD	---	---
CONTOURS	---	---
LOAM AND SEED	---	---
UNDERGROUND ELECTRIC	---	---
WATER	---	---
GAS	---	---
SANITARY SEWER	---	---
DRAIN	---	---
SNOW STORAGE	---	---
DISPLAY AREA	---	---
TREE LINE	---	---

PLANTING SCHEDULE

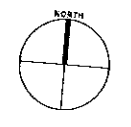
SYM	QTY	COMMON NAME	BOTANIC NAME	SIZE	NATIVE	NOTES
TREES						
A.CAN	2	SHADBLOW	AMELANCHER CANADENSIS	6' HT.	YES	SINGLE STEM
A.RUB	2	RED MAPLE	ACER RUBRUM RED SUNSET	1.5' CAL	YES	
F.PEN	2	GREEN ASH	FRAXINUS PENNSYLVANICA	1.5' CAL	YES	
S.RET	2	JAPANESE TREE LILAC	SYRINGA RETICULATA	1.5' CAL	NO	
B.NIG	1	RIVER BIRCH	BETULA NIGRA	2' CAL	NO	



Needs to be turned to match detail on L2

detail needs to specify different pipe material

W.W. Granger, Inc.
(695)245, 247



A Plan For
SHED HAPPENS
at
Warren Avenue & Grove Street
Portland, Maine
Prepared for Shed Happens, Inc. 711 B Roosevelt Tr., Windham, Maine 04062

Rev.	Date	Description	Drawn	Check
1	5.3.12	Per City of Portland and Fair Review Committee	MK	WW
2	8.22.12	Revised sanitary sewer and added notes	MK	WW

GRADING, UTILITY AND LANDSCAPE PLAN

Job No: 188 Sheet No:
Date: March 29, 2012
Scale: 1" = 10'
Drawn: TAL
Checked: WW

L3.0



PORTLAND MAINE

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

approval (permission) to start site work prior issuance of BP

Planning & Urban Development Department
Gregory A. Mitchell, Acting Director

Planning Division
Alexander Jaegerman, Director

June 1, 2012

Michael Doherty
Shed Happens, Inc.
1042 Chadbourne Road
Standish, ME 04084

Michael Doherty
Shed Happens, Inc.
711 Roosevelt Trail
Windham, ME 04062

RE: *Shed Happens* proposed development
501-509 Warren Avenue
Project # 2012-474

Dear Mr Doherty;

I refer to your e-mail and associated telephone conversation requesting permission to undertake site work, including utilities and regrading, for the above project prior to the receipt of a building permit.

As provided in Section 14-532, this letter serves as the written permission from the Planning Authority to commence site work at the above site subject to the following conditions:

- i. That the "limit of work" as depicted on the *Layout Plan* Rev 2 May 22, 2012 (ie the line just south of the treeline that crosses the wetland in the north part of the site) shall be clearly marked on the site with construction tape or snow fencing prior to the start of site work; and
- ii. That the trees to be preserved be adequately protected including avoidance of the storage of vehicles or materials near the base of the trees;
- iii. That all work shall be in compliance with the site plan approval dated June 1, 2012 and that no work shall be undertaken in respect of the office building, ramp and associated utility connections until the required building permits are issued;
- iv. That tie-ins to the street and road utilities may be undertaken provided all necessary permits are obtained and these are confirmed during the preconstruction meeting (see below);
- v. That erosion control measures shall be put in place as acceptable to the City's Development Review coordinator; and
- vi. That the performance guaranty is posted prior to the start of the work on site.

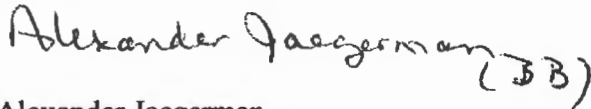
Prior to the start of the permitted site work, a pre-construction meeting shall be held at the project site with the owner, contractor and the City's Development Review Coordinator (Phil

2.

diPierro, 874 8632) to review the work schedule, erosion and sedimentation controls, flagging and other critical aspects of the site work. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

If there are any questions, please contact Jean Fraser, Planner at 874 8728.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Greg Mitchell, Interim Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Matt Doughty, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Captain Chris Pirone, Fire Department
Thomas Erriso, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File

Bill Walsh, Walsh Engineering Associates Inc



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 509 WARREN AVE

CBL: 304- A-015-001

Issued to: E, & P DEVELOPMENT INC

Date Issued: 7/27/2012

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2012-05-4120-NEWCOM, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

USE GROUP B
RETAIL SALES OFFICE
TYPE 5B
IBC 2009

Limiting Conditions: This Temporary Certificate of Occupancy expires on, August 15 2012, pending DRC approval.

Approved:

7-27-2012

(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

Memorandum
Department of Planning and Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: July 27, 2012

RE: C. of O. for # 501-509 Warren Avenue, Shed Happens
(Id#2012-474) (CBL 304 A 015001-018001 & 037001-038001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Installation of light poles and luminaires.
2. Installation of concrete parking stops in place of curbing
3. Striping and signs.
4. Bicycle rack.
5. Submission of as-built drawings.
6. Miscellaneous other minor site work.

I anticipate this work can be completed by **August 15, 2012**.

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

Cc: Tammy Munson, Inspection Services Manager
Barbara Barhydt, Development Review Services Manager
File: 1 Solution