

Department of Planning & Development
D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

January 5, 2004

Shawn M. Frank, P.E.

Project Manager

Sebago Technics

One Chabot Street

P.O. Box 1339

Westbrook, Maine 04098-1339

RE: Office/Industrial Building, 567 Warren Avenue
ID #2003-0210, CBL #312-B-003

Dear Mr. Frank:

On January 4, 2004, the Portland Planning Authority granted minor site plan approval for the office/industrial building proposed at 567 Warren Avenue, as shown on the approved plan with the following condition:

- i. That a light fixture be submitted which is a full cut-off fixture and meets the lighting standards of the Portland Technical Standards and Design Guidelines.

Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD, DXF files with seven sets of final plans.

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

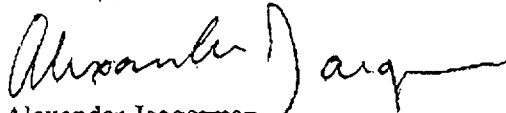
Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
6. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven sets of final plans.
7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please note that no Certificates of Occupancy will be issued until all site improvements have been completed and inspected in the field by the Development Review Coordinator.

If there are any questions, please contact Kandice Talbot at 874-8901.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Program Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Michael Bobinsky, Public Works Director
Karen Dunfey, Inspections
Traffic Division
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File
Correspondence File

Applicant: Sox G's Coed LLC
Address: 563 Riverside St

Date: 1/12/04
C-B-L: 306-B-187 and 312-B-3

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New permit appl # 04-0015

Zone Location - I-M zone

Interior or corner lot -

(7 spec. units for Indust w/ office & sp)

Proposed Use/Work - to construct bldg 50' x 280' = 14000 sq ft bldg

Sevage Disposal - ~~Atty~~ subsurface proposed, but SAGS is on City sewer

Lot Street Frontage - 60' min

Front Yard - 1' for each 1' of height - 280ft ± shown

Rear Yard - 1' for each 1' of height up to 25' - 280ft + shown

Side Yard - ~~1' for each 1' of height up to 35'~~ 62' ± 50' shown

Projections - 1' for each 1' of height up to 25' required on left side (that has the Dwelling unit) required on Right side (business use) 55' shown

Width of Lot - N/A

Height - 75' max - 18' given

Lot Area - No min 373,888 sq ft given

Lot Coverage/ Impervious Surface - 75% impervious of well under

Area per Family - N/A

Off-street Parking - $980 \div 400 = 2.45$ a 2 pkg spec req
 $13,020 \div 1000 = 13.02$ a 13 pkg spec req
15 required - 20 shown

Loading Bays - 1 bay req - 7 proposed, shown

Site Plan - Mmor # 2003-0210

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 1 Zone C

ok per 1/20/04 plans
pavement Setbacks from boundary line - 10'
3' shown for long driveway (24' wide)
revised to show 10'

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

Card Number 1 of 1
 Parcel ID 306 B001001
 Location 563 RIVERSIDE ST
 Land Use VACANT LAND

Owner Address SIX G'S COED LLC
 557 RIVERSIDE ST
 PORTLAND ME 04103

Book/Page 15944/263
 Legal 306-B-1-7 312-B-3
 RIVERSIDE ST 563-573
 373888 SF

312-B-6 - single family personal
312-B-2 - retail
312-A-4 - wholesale

Valuation Information

Land \$299,250 Building \$ 0.00 Total \$299,250

Building Information

Bldg # Year Built # Units Bldg Sq. Ft. Identical Units
 0 0 0

Total Acres 8.583 Total Buildings Sq. Ft. 0 Structure Type Building Name

Exterior/Interior Information

Section Levels Size Use
 04/

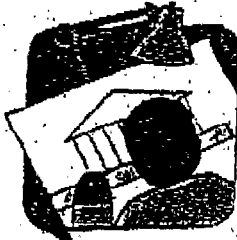
Height Walls Heating A/C

Building Other Features

Line Structure Type Identical Units

Yard Improvements

Year Built Structure Type Length or Sq. Ft. # Units



CITY OF PORTLAND MAINE

389 Congress St., Rm 315
Portland, ME 04101
Tel. - 207-874-8704
Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: JOHN W. EINSIEDLER, P.A.

DATE: PERMITS 18, 2003

Job Name: PHOENIX WELDING - SPECULATIVE RENTAL SPACE

Address of Construction: 557 RIVERSIDE ST. PORTLAND, ME 04103

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION
Construction project was designed according to the building code criteria listed below:

Building Code and Year BOCA 1999 Use Group Classification(s) B, F2, S2

Type of Construction 2C Bldg. Height 18'-0"± Bldg. Sq. Footage 14,000 SF

Seismic Zone W/A Group Class _____

Roof Snow Load Per Sq. Ft. _____ Dead Load Per Sq. Ft. _____

Basic Wind Speed (mph) _____ Effective Velocity Pressure Per Sq. Ft. _____

Floor Live Load Per Sq. Ft. _____

Structure has full sprinkler system? Yes No _____ Alarm System? Yes No _____
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

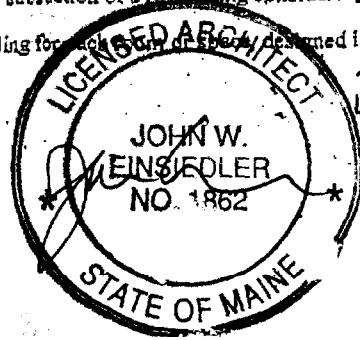
Is structure being considered unlimited area building: Yes _____ No

If mixed use, what subsection of 313 is being considered 313.1.1

List Occupant loading for each story of floor designed into this Project.

EACH UNIT 2000 SF
100 PEOPLE / UNIT
20 PEOPLE

PER
VARLO
PROVIDEN



*VERIFY WITH USE
(Designers Stamp & Signature)

STORMWATER RUNOFF EVALUATION

**Six G's Coed, L.L.C.
567 Riverside Street
Portland, Maine**

General

This stormwater runoff evaluation has been prepared by Sebago Technics, Inc. (STI) on behalf of Six G's Coed, L.L.C. to evaluate the effects of site improvements on stormwater runoff, as proposed and evaluated herein.

The subject site is located at 567 Riverside Street in the City of Portland. Proposed site improvements consist of a 14,000 square-foot building, a paved access driveway, and associated parking area. The development will be serviced by public utilities to include underground cable, electric, telephone, and subsurface drainage infrastructure. The proposed development consists of approximately 8,850 square feet of new impervious surface area.

Site Characteristics

The subject site exists today as a previously disturbed commercial/industrial parcel, of approximately 8.6 acres. Of this, approximately 1.6 acres consists of forested and scrub-shrub wetlands, another approximately one acre of impervious surfaces, and the remaining land is a mixture of short grass fields and woodlands. Topography across the site is relatively flat, as the steepest slopes are approximately 3 percent.

Soils

Soils at the subject site are identified as Scantic silt loam. This classification of soils is categorized as hydrologic soil group D.

Methodology

The stormwater runoff analysis was conducted utilizing the computerized HydroCAD, version 6.0 stormwater modeling software and also the methodology outlined in the USDA Soil Conservation Service's "Urban Hydrology for Small Watersheds, Technical Release No. 55."

A Type III, 24-hour rainfall distribution was applied to the hydrologic model with recurring frequencies of 2, 10 and 25-years. The rainfall depths associated with these storm events for southeast Cumberland County are as follows:

Storm Event	Rainfall Depth
2-year	3.0
10-year	4.7
25-year	5.5

Existing Conditions

Based upon existing topographical information of the subject site and adjacent properties, seven (7) watersheds were identified and evaluated in the pre-development scenario. Seven (7) common study points (SP1-SP7) were selected for evaluation of pre versus post-development runoff. The locations of these study points are depicted on both of the watershed maps.

The pre-development watersheds (1S-7S) contain approximately 10.4 acres of land. Watershed 1S drains much of the western extreme portion of the site, which consists primarily of gravel and bituminous surfaces. Stormwater runoff from this area is assumed to drain towards Riverside Street, and enters the City’s stormdrain system at the catch basin identified as Study Point #1 (SP1). Watershed 2S is the extreme northwest corner of the property and consists almost entirely of brush, weeds, and tall grasses. This watershed, or subcatchment, will remain largely unchanged in the post-development condition. Subcatchment 3S drains to a small (approximately 1,500 square-foot wetland) along the northern boundary of the site. This area will be improved upon in the post-development condition. Subcatchments 4S, 5S and 6S each drain to separate wetlands; 5S and 6S drain to offsite locations, while 4S drains to an area just inside the northeastern boundary of the parcel. Subcatchment 4S will be impacted very slightly by development, while 5S and 6S will be completely unchanged. As such, 5S and 6S were not modeled, only mapped.

Stormwater runoff from a large portion of the subject and abutting site (nearly 2.5 acres) is collected via catchbasins and routed to the City’s stormdrain system. These areas were modeled as subcatchment (7S), which drain to reach 7R, an assumed 500-foot, 12-inch diameter stormdrain system that discharges to the structure identified as SP1. The proposed site improvements will reduce the volume and rate of runoff, which presently enters the municipal system in Riverside Street. As such, the aforementioned assumption is irrelevant.

Stormwater Management

The post-development scenario contains approximately 10.4 acres of land, which has been divided into seven (7) similar subcatchments for analysis. Stormwater runoff in the post-development scenario will drain the site in much the same manner as it does at present. As in the pre-development condition, subcatchments 5S and 6S were not modeled, as they will remain unchanged following development.

The development, as proposed, will create an additional nearly 8,850 square feet of new impervious surface area. This will have the effect of increasing the volume of runoff generated in subcatchments 1S, 3S, and 4S. Due to the proposed site grading, the contributing area to 7S will be reduced, thus reducing the volume and rate of runoff entering the municipal system via

the catch basin/stormdrain system located on site. Subcatchment area 2S will be slightly reduced in size, thereby reducing the peak rate of runoff. To offset the increase in runoff due to the proposed driveway and parking lot, a ditch will convey runoff in a southeasterly direction towards the rear of the parcel. As a result, subcatchment 4S will have a larger contributing area following development.

The following table summarizes the results of the hydrological simulations, as proposed and evaluated herein.

Table 1 Stormwater Runoff Summary Table Pre-Development vs. Post-Development										
Study Point	Total Watershed Area (acres)		Average Weighted Curve No.		Peak Rates of Runoff (cfs)					
	Pre	Post	Pre	Post	2-Year		10-Year		25-Year	
					Pre	Post	Pre	Post	Pre	Post
1	0.57	0.53	87	85	0.90	0.83	1.68	1.61	2.05	1.99
2	0.54	0.54	74	73	0.37	0.34	0.93	0.89	1.22	1.17
3	0.93	0.69	85	83	1.41	0.61	2.74	1.22	3.37	1.52
4	4.78	5.37	79	81	4.28	5.28	9.40	11.10	11.96	13.97
5	0.67	0.67	Not Evaluated							
6	0.69	0.69	Not Evaluated							
7	2.49	2.16	91	91	4.84	4.19	8.42	7.29	10.09	8.74

Summary

The proposed development will include the construction of a 14,000 square-foot building, paving an existing gravel driveway, the creation of a 20 parking spaces, and underground utilities. The development will be served by an individual sewage disposal system and public water.

As seen from the above table, development of this site, as proposed, will mitigate the burden on the municipal stormwater system. It will also maintain peak rates of runoff at levels below pre-development conditions for all design storm events at Study Points 1-3, 5, and 6. As seen from Table 1 above, a slight increase in stormwater runoff is anticipated at Study Point 4 following development, for each of the design storm events. However, since SP4 is located approximately 50 feet inside of the property's northern boundary, the increased volume of runoff at this location can be viewed as insignificant.

In short, the development as proposed and evaluated herein, will not have a significant impact on offsite or downgradient properties or systems.



Letter of Certification WI0301217-01

Date: 11/7/2003

Time: 8:15 AM

Page: 1 of 2

Letter of Certification

Contact: Name: PATCO CONSTRUCTION Address: 1293 MAIN ST

Project: Phoenix Welding Builder PO #: Phoenix Welding BO.vpc Jobsite: 557 Riverside St

City, State: SANFORD, ME., Maine Country: United States

City, State: Portland, Maine 04103 County, Country: Cumberland, United States

This is to certify that the above referenced VP BUILDINGS project has been designed for the applicable portions of the following Building Code and in accordance with the order documents which have stipulated the following applied environmental loads and conditions:

Overall Building Description

Table with 11 columns: Shape, Overall Width, Overall Length, Floor Area (sq. ft.), Wall Area (sq. ft.), Roof Area (sq. ft.), Max. Eave Height, Min. Eave Height 2, Max. Roof Pitch, Min. Roof Pitch, Peak Height. Row 1: Phoenix Welding, 50/0/0, 280/0/0, 14000, 10505, 14049, 18/0/0, 13/10/0, 1.000:12, ,

Loads and Codes - Shape: Phoenix Welding

City: Portland County: Cumberland Building Code: BOCA - 1999 - National Building Code Building Use: Standard Occupancy Structures

State: Maine Built Up: 89AISI Cold Form: 96AISI

Country: United States Rainfall: 4.00 in per hour Allow. Overstress: Frn: 1.03, Sec: 1.03, Brc: 1.03

Dead and Collateral Loads

Collateral Gravity: 3.00 psf Collateral Uplift: 0.00 psf

Roof Covering + Second. Dead Load: 2.18 psf Frame Weight (assumed for seismic): 2.50 psf

Live Load

Live Load: 20.00 psf Not Reducible LL for Below Eave Canopy: N/A

Wind Load

Wind Speed: 90.00 mph Primaries Wind Exposure (Factor): B (0.378) Parts Wind Exposure (Factor): C (0.815)

Wind Enclosure: Enclosed Wind Importance Factor: 1.094 Distance to Coast: 6.0 Miles Base Elevation: 0/0/0 Primary Zone Strip Width: N/A Parts / Portions Zone Strip Width: 5/0/0 Basic Wind Pressure: 8.57, (Parts) 18.48 psf Moment-Resisting Frame System Ordinary Steel Frames (R=4.5 Cd= 4.0) Building Frame System Concentrically Braced Frames (R=4.5 Cd= 4.0) Analysis Procedure 1610.4 used

Snow Load

Ground Snow Load: 70.00 psf Design Snow (Sloped): 49.00 psf Snow Exposure Category (Factor): 2 Partially Exposed (1.00) Snow Importance: 1.000 Thermal Category (Factor): Heated (1.00) Ground / Roof Conversion: 0.70 % Snow Used in Seismic: 20.00 Seismic Snow Load: 9.80 psf

Seismic Load

Seismic Hazard / Use Group: Group 1 Seismic Importance: 1.000 Seismic Performance / Design Category: C Framing Seismic Period: 0.0000 Bracing Seismic Period: 0.0000 Aa: 0.1000, Av: 0.1000 Frame Seismic Factor (Cs): 0.0556 Brace Seismic Factor (Cs): 0.0500

Per Article 2.9 in the Builder Agreement, VP Buildings assumes that the Builder has called the local Building Official or Project Engineer to obtain all code and loading information for this specific building site.

The steel design is in accordance with VP BUILDINGS standard design practices, which have been established based upon pertinent procedures and recommendations of the following organizations :

- American Institute of Steel Construction (AISC) American Iron and Steel Institute (AISI) American Welding Society (AWS) [D1.1] American Society for Testing and Materials (ASTM) Metal Building Manufacturers Association (MBMA) AISC Category MB Manufacturer Certification.

This certification DOES NOT apply to the design of the foundation or other on-site structures or components not supplied by VP BUILDINGS, nor does it apply to unauthorized modifications to framing systems provided by VP BUILDINGS.

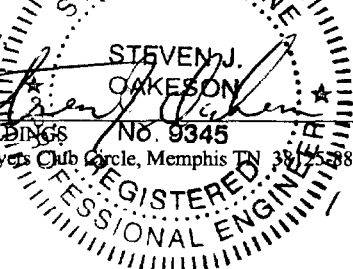
Furthermore, it is understood that certification is based upon the premise that all components furnished by VP BUILDINGS will be erected or constructed in strict compliance with pertinent documents furnished by VP BUILDINGS.

Sincerely,

Signature of Steven J. Oakeson, P.E. VP BUILDINGS No. 9345 3200 Players Club Circle, Memphis TN 38188

P.E. Prepared by: MXV

Reviewed by: [Signature]



Handwritten number 1215103

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

2003-0210
Application I. D. Number

10/08/2003
Application Date

Office/Industrial Building
Project Name/Description

Six Gs Coed, LLC
Applicant
557 Riverside Street, Portland, ME 04103
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 797-5830 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

567 - 567 Riverside Street, Portland, Maine
Address of Proposed Site
312 B003
Assessor's Reference: Chart-Block-Lot

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

14,000 s.f. Proposed Building square Feet or # of Units Acreage of Site IH Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 10/14/2003

Zoning Approval Status:

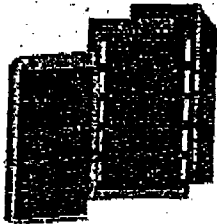
Reviewer *Marge Schuncke*

- Approved Approved w/Conditions See Attached Denied
- Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
- Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issue _____ date _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date Conditions (See Attached) _____ expiration date
- Final Inspection _____ date _____ signature _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date
- Defect Guarantee Released _____ date _____ signature _____



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE**
389 Congress St., Rm 315
Portland, ME 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: JOHN W. EINSIEDLER, P.A.

RE: Certificate of Design

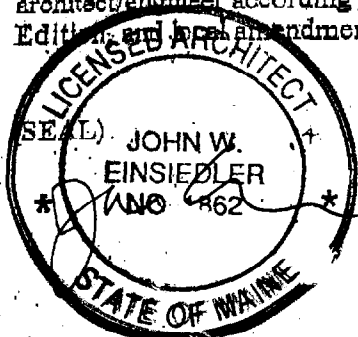
DATE: DECEMBER 18, 2003

These plans and/or specifications covering construction work on:

SPECULATIVE RENTAL SPACE

557 RIVERSIDE ST. PORTLAND, ME

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition and local amendments.



Signature [Handwritten Signature]

Title OWNER

Firm JOHN W. EINSIEDLER, P.A.

Address 148 SEA ROAD
KENNEBUNK, ME 04043

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or [unclear] shall be prepared by a registered design



CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE

Designer: JOHN W. EINSIEDLER, R.A.

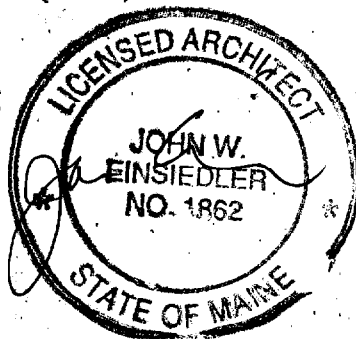
Address of Project 557 RIVERSIDE ST., PORTLAND

Nature of Project SPECULATIVE RENTAL SPACE

Date DECEMBER 18, 2003

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.

(SEAL)



Signature: [Handwritten Signature]

Title: OWNER

Firm: JOHN W. EINSIEDLER, R.A.

Address: 148 SEA ROAD
KENNEBUNK, ME 04043

Telephone: 985-9760

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: 567 Riverside Street		Zone: I-H
Total Square Footage of Proposed Structure: 14,000 sf		Square Footage of Lot: 8.58 acres
Tax Assessor's Chart, Block & Lot:		Property owner's mailing address:
Chart#	Block#	Lot#
312	B	3, part 2
306	B	1
		Telephone #: 207-797-5830
Consultant/Agent, mailing address, phone # & contact person:		Applicant's name, mailing address, telephone #/Fax#/Pager#:
Sebago Technics, Inc. P.O. Box 1339 Westbrook, ME 04092-1339 Attn: Shawn M. Frank, P.E. 207-856-0277		Six G's Coed, LLC 557 Riverside Street Portland, ME 04103 Attn: Eric Johnson 207-797-5832
		Project name: Proposed Lease Building
Proposed Development (check all that apply)		
<input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input checked="" type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision (\$500.00) + amount of lots____ (\$25.00 per lot) \$_____ <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot_____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other_____		
Major Development (more than 10,000 sq. ft.)		
<input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
Minor Site Plan Review		
<input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) (Less than 20,000 sf in Industrial Zone) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
Plan Amendments		
<input type="checkbox"/> Planning Staff Review (\$250.00) <input type="checkbox"/> Planning Board Review (\$500.00)		
- Please see next page -		

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

Six G's Coed, LLC
557 Riverside Street
Portland, ME 04103

Attn: Eric Johnson
207-797-5832

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

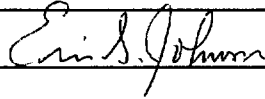
- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11)
you may also visit the web site: ci.portland.me.us chapter 14

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

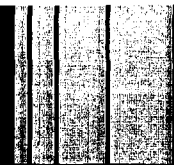
Signature of applicant:



Date:

10/8/03

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



October 9, 2003
00235

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

Proposed Office/Industrial Building, Tax Map 312, Block B, Lots 2 and 3
Tax Map 306, Block B, Lots 1 and 7, Minor Site Plan Application
Six G's Coed, LLC

Dear Marge:

On behalf of Six G's Coed, LLC, we are pleased to submit nine (9) copies of the enclosed plans and associated information for a Minor Site Plan Application for an office/industrial building proposed to be located at 567 Riverside Street. The property is located within the I-H Zoning District and is located between Sani-Clean Distributors building and Phoenix Welding. The applicant anticipates leasing the building to a maximum of seven (7) separate tenants. Each lease space will contain 2,000 square feet which will include a rest room and small office space. The intended market consists of initial lease space for small plumbing contractors, electrical contractors and similar operations.

The development proposal consists of constructing a new 14,000 square foot building containing seven (7) at grade drive through doors and man doors. Vehicular access will occur via an existing curb cut on Riverside Street and a proposed paved driveway. Parking will occur along the front of the proposed building. Water service will be extended from the existing stub along Riverside Street. Stormwater runoff will be directed to the rear of the project site. No on-site detention is proposed due to the fact that the majority of the area proposed for construction has been previously disturbed and a large area on-site will be utilized to dissipate the flows from the development. An on-site sewage disposal system is proposed to be installed as shown on the plan to provide sanitary sewer services. A municipal sewer system currently exists within Riverside Street, however, it is not currently connected to the remaining municipal system. The sanitary service is proposed to be extended from the current stub along Riverside Street to allow for a gravity connection to the building at the time the system becomes active. In the meantime, a septic tank and small pump will be utilized.

The only lighting will consist of wall pack units over the man doors and drive through doors. Landscaping will consist of plantings on the Riverside Street side of the building. A chain link

fence is proposed along the abutting property to the southwest to separate the traffic that will utilize the two sites. Gates will be installed to allow for cross traffic as required.

We are hopeful that we have submitted the required information for a Minor Site Plan. Upon your review of the enclosed materials, please call with any questions or comments. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Shawn M. Frank". The signature is written in a cursive style with a large, sweeping initial "S".

Shawn M. Frank, P.E.
Project Manager

SMF:dlf

cc: Eric Johnson

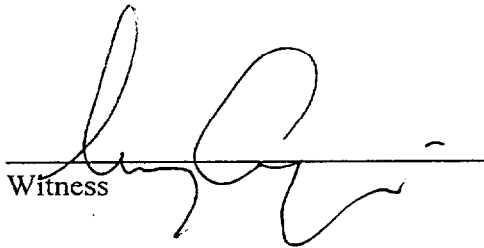
WARRANTY DEED

RIVERSIDE WELDERS LIMITED LIABILITY COMPANY, a Maine limited liability company with a place of business in Portland, Maine ("Grantor"), for consideration paid, hereby grants to SIX G'S COED LLC, a Maine limited liability company with a mailing address of 557 Riverside Street, Portland, Maine 04103, with Warranty Covenants, the land in the City of Portland, County of Cumberland, and State of Maine described on the attached Exhibit A.

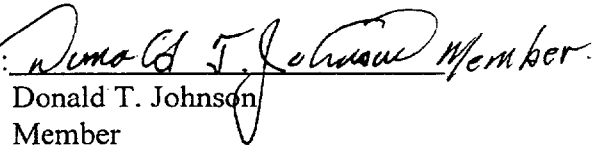
SUBJECT TO all rights, easements, and restrictions of record affecting the above-described land, including (without limitation) rights granted to the Portland Water District by that certain instrument dated November 30, 1953, recorded at the Cumberland County Registry of Deeds in Book 2163, Page 204.

RESERVING to Grantor, its successors and assigns, a nonexclusive easement over the existing driveway for vehicular and pedestrian access from Riverside Street to remaining land of Grantor.

WITNESS my hand and seal this 29th day of December, 2000.

Witness 

RIVERSIDE WELDERS LIMITED LIABILITY COMPANY

By:  Member.
Donald T. Johnson
Member

STATE OF MAINE
CUMBERLAND, ss.

December 29, 2000

Then personally appeared the above-named Donald T. Johnson, Member of Riverside Welders Limited Liability Company, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Riverside Welders Limited Liability Company.

Before me,

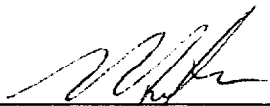

Notary Public/Attorney-at Law
Print name: Gregory T. Fortner
My commission expires: _____

EXHIBIT A

A certain parcel of land situated on the easterly side of Riverside Street in the City of Portland, County of Cumberland, and State of Maine, being more particularly bounded and described as follows:

Beginning at a capped 5/8-inch iron rebar set in the east side of Riverside Street and at the southwesterly corner of land now or formerly of Raymond J. Thibodeau (by a deed recorded at the Cumberland County Registry of Deeds in Book 1710, Page 432);

Thence S 64°-14'-28" E, along said Thibodeau, a distance of 258.07 feet to a capped 5/8-inch iron rebar set in the southerly line of land now or formerly of David Cave (by a deed recorded at said Registry in Book 8606, Page 55);

Thence S 51°-02'-28" E, along said Cave and passing through a found 1-inch iron pipe, a distance of 878.59 feet to a found ¾-inch iron pipe at an angle point;

Thence N 61°-50'-22" E, along said Cave, a distance of 163.71 feet to a found 1¼-inch iron pipe at the southeasterly corner of land now or formerly of Brian S. Ingraham and Sandra J. Ingraham (by deed recorded at said Registry in Book 10159, Page 241);

Thence N 59°-28'-20" E, along said Ingraham, a distance of 110.45 feet to a capped 5/8-inch iron rebar set;

Thence S 41°-45'-01" E, along land now or formerly of the Maine Turnpike Authority, a distance of 61.99 feet to a capped 5/8-inch iron rebar set at other land of the Maine Turnpike Authority (by deed recorded at said Registry in Book 2166, Page 33);

Thence S 35°-15'-11" W, along said Maine Turnpike Authority, a distance of 517.44 feet to a capped 5/8-inch iron rebar set at the northeasterly corner of land now or formerly of Lee H. Donnelley (by deed recorded at said Registry in Book 2691, Page 99);

Thence N 41°-39'-12" W, along said Donnelley and passing through a found ¾-inch iron pipe and along land now or formerly of Marion Brooks (by deed recorded at said Registry in Book 13305, Page 183), a total distance of 243.31 feet to a capped 5/8-inch iron rebar set at an angle point;

Thence S 26°-47'-02" W, along said Brooks, a distance of 120.72 feet to a capped 5/8-inch iron rebar set at an angle point;

Thence N 50°-51'-10" W, along said Brooks and passing through a found 2-inch iron pipe and along land now or formerly of Ellen Mary Knowles (by deed recorded at said Registry in Book 3980, Page 133), a total distance of 613.60 feet to a capped 5/8-inch iron rebar set;

Thence N 37°-43'-56" W, along remaining land of Riverside Welders Limited Liability Company, a distance of 181.04 feet to a capped 5/8-inch iron rebar set;

Thence N 51°-52'-32" W, along remaining land of Riverside Welders Limited Liability Company, a distance of 376.10 feet to a capped 5/8-inch iron rebar set;

Thence N 76°-32'-42" W, along remaining land of Riverside Welders Limited Liability Company, a distance of 98.66 feet to a capped 5/8-inch iron rebar set in the east side of Riverside Street;

Thence N 28°-13'-26" E, along said Riverside Street, a distance of 159.22 feet to the point of beginning.

Bearings referenced herein are based upon Magnetic North 2000.

Being a portion of the real property described in a deed from Hoopa, Inc. to Riverside Welders Limited Liability Company dated May 26, 1995 and recorded at the Cumberland County Registry in Book 11934, Page 41. Reference is hereby made to the following corrective deeds to Riverside Welders Limited Liability Company: (1) Deed from Matthews Matthews & Eldridge dated September 25, 2000, recorded at said Registry in Book 15779, Page 109, (2) Deed from Kenneth C. Matthews dated September 25, 2000, recorded at said Registry in Book 15779, Page 111; and (3) Deed from Linda M. Eldridge dated September 30, 2000, recorded at said Registry in Book 15779, Page 113.

Reference is made to a plan of land titled "Boundary & Topographic Survey of Phoenix Welding" by Sebago Technics, Inc., dated August 3, 2000 (revised through October 13, 2000). The above-described parcel of land is depicted as "Parcel B" (8.58 acres) on said plan.

P:\AMC\Phoenix\Parcel-B.wpd

RECEIVED
RECORDED REGISTRY OF DEEDS
2001 JAN -5 PM 1:25
CUMBERLAND COUNTY
John B O'Brien



Portland Water District

9-29-03
SEBAGO TECHNICS

225 Douglass St. • P.O. Box 3553 • Portland, ME 04104-3553

(207) 774-5961
FAX (207) 761-8307
www.pwd.org

September 25, 2003

Mr. Brian G. Yergatian, P.E.
Sebago Technics, Inc.
One Chabot Street
Westbrook, Maine 04098-1339

Re: Phoenix Welding - Riverside St, Portland

Dear Sir:

The Portland Water District has a 12" water main in Riverside Street, Portland, near the proposed site. A test on a nearby hydrant produced the following results: static pressure 72 psi; pito pressure 62 psi; with a flow of 1321 gpm. With these results in mind, the District feels we have sufficient capacity available to serve this proposed project and meet all normal fire protection and domestic water service demands. **Please notify your plumber of these results so that they can design your system to best fit the available pressure.**

With certification by the developer that all required permits have been received, we look forward to serving this project.

Sincerely,

PORTLAND WATER DISTRICT

David W. Coffin, PLS
Engineering Supervisor

2001 Governor's Award for Environmental Excellence



PATCO
CONSTRUCTION, INC.

January 5, 2004

Mr. Michael Nugent
City of Portland
City Hall Room 315
389 Congress Street
Portland, ME 04101

Re: Six G's Coed L.L.C./Phoenix Welding

Dear Michael:

Attached please find our building permit application for the above project on Riverside Street. We have included the following:

- Cover letter
- Permit Application
- Designer's certification form
- Building code certificate
- Accessibility certificate
- Varco-Pruden letter of certification (metal building)
- Architectural plans: A-1, A-2, 11 x 17 and 24 x 36
- Foundation plans: S-1, S-2, 11 x 17 and 24 x 36
- Structural Steel plans: 1-31, 11 x 17 and 18 x 24
- Site plans : 1- 4, (for information)

The proposed building consists of seven (7) 2,000 sq. ft. speculative rental spaces for a total of 14,000 sq. ft. Each unit has it's own on grade overhead door, small office, H.C. bathroom, two means of egress, individual utilities, heat and electrical. The building also has a complete automatic sprinkler system and fire alarm.

I hope that this is sufficient information for your review. If you have any questions, call me at 651-0798 or 324-5574.

Sincerely,

Dennis M. Waters

DMW/jg
Enclosure