

306-B-007

557 Riverside St.

Tabernash Station Shop

Phoenix Milling.

(RTOR volume must be less than or equal to RIGHT turn volumes.)

	EB	WB	NB	SB
LEFT	57	17	103	156
THRU	213	160	158	661
RIGHT	152	78	40	381
RTOR	52	52	30	52

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TRAFFIC VOLUMES

FIGURE 3 OF REPORT DESIGN HOUR VOLUMES APRIL 87 BASE
 OTHER INFORMATION:

TIME PERIOD ANALYZED.....AM PEAK HOUR

DATE OF THE ANALYSIS.....11/26/87

NAME OF THE ANALYST.....JACK MURPHY

AREA TYPE.....OTHER

NAME OF THE NORTH/SOUTH STREET.....FOREST AVE

NAME OF THE EAST/WEST STREET.....RIVERSIDE ST

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IDENTIFYING INFORMATION

1985 HON. SIGNALIZED INTERSECTIONS

INTERSECTION GEOMETRY

NUMBER OF LANES PER DIRECTION INCLUDING TURN BAYS:
 EASTBOUND = 3 WESTBOUND = 2 NORTHBOUND = 3 SOUTHBOUND = 3

LANE	EB		WB		NB		SB	
	TYPE	WIDTH	TYPE	WIDTH	TYPE	WIDTH	TYPE	WIDTH
1	L	12.0	LT	12.0	L	12.0	L	12.0
2	T	12.0	R	12.0	T	12.0	T	12.0
3	R	12.0	R	12.0	R	12.0	R	12.0
4		12.0		12.0		12.0		12.0
5		12.0		12.0		12.0		12.0
6		12.0		12.0		12.0		12.0

L - EXCLUSIVE LEFT LANE
 LT - LEFT/THROUGH LANE
 LR - LEFT/RIGHT ONLY LANE
 LTR - LEFT/THROUGH/RIGHT LANE
 T - EXCLUSIVE THROUGH LANE
 TR - THROUGH/RIGHT LANE
 R - EXCLUSIVE RIGHT LANE

ADJUSTMENT FACTORS

	GRADE (%)	HEAVY VEH. (%)	ADJACENT PKG. (Y/N)	BUSES (Nb)	FHF
EASTBOUND	0.00	8.00	N	0	0.88
WESTBOUND	0.00	5.00	N	0	0.88
NORTHBOUND	0.00	7.00	N	0	0.88
SOUTHBOUND	0.00	2.00	N	0	0.88

Nm = number of parking maneuvers/hr; Nb = number of buses stopping/hr

CONFLICTING PEDS (pedes/hour)
 PEDESTRIAN BUTTON (Y/N)
 ARRIVAL TYPE

EASTBOUND	50	N	20.5	3
WESTBOUND	10	N	20.5	3
NORTHBOUND	15	N	17.5	3
SOUTHBOUND	10	N	17.5	3

min T = minimum green time for pedestrians

ACTIVATED LOST TIME/CYCLE = 15.0 CYCLE LENGTH = 75.0

EAST/WEST PHASING

PHASE-1 PHASE-2 PHASE-3 PHASE-4

EASTBOUND

LEFT

X

THRU

X

RIGHT

X

PEDS

X

WESTBOUND

LEFT

X

THRU

X

RIGHT

X

PEDS

X

NORTHBOUND RT

SOUTHBOUND RT

X

NORTH/SOUTH PHASING

PHASE-1 PHASE-2 PHASE-3 PHASE-4

NORTHBOUND

LEFT

X

THRU

X

RIGHT

X

PEDS

X

SOUTHBOUND

LEFT

X

THRU

X

RIGHT

X

PEDS

X

EASTBOUND RT

WESTBOUND RT

X

X

EFFECTIVE GREEN, g

EASTBOUND	
LEFT	RIGHT
20.00	20.00
10.00	10.00
30.00	30.00
20.00	20.00
WESTBOUND	
LEFT	RIGHT
20.00	20.00
0.00	0.00
20.00	20.00
10.00	10.00
20.00	20.00
NORTHBOUND	
LEFT	RIGHT
0.00	0.00
10.00	10.00
32.00	32.00
0.00	0.00
SOUTHBOUND	
LEFT	RIGHT
0.00	0.00
13.00	13.00
35.00	35.00
32.00	32.00
10.00	10.00

AM

VOLT. VOLT. PHE VOLT. VOLT. LANE GRF. LANE GRF. NO. UTIL. FACT. GROWTH GRF. VOLT. VOLT. RT LT PROP PROP

EB		MB		NB		SB																																																																																																																																																																																												
LT	87	0.88	99	L	99	1	1.000	1.000	99	1.00	0.00	0.00	TH	213	0.88	242	T	242	1	1.000	1.000	242	0.00	0.00	1.00	RT	152	0.88	114	R	114	1	1.000	1.000	114	0.00	0.00	1.00														LT	17	0.88	19	L	19	1	1.000	1.000	201	0.10	0.00	1.00	TH	160	0.88	182	LT	201	1	1.000	1.000	201	0.00	0.00	1.00	RT	78	0.88	30	R	30	1	1.000	1.000	30	0.00	0.00	1.00														LT	103	0.88	117	L	117	1	1.000	1.000	117	1.00	0.00	0.00	TH	168	0.88	191	T	191	1	1.000	1.000	191	0.00	0.00	1.00	RT	40	0.88	11	R	11	1	1.000	1.000	11	0.00	0.00	1.00														LT	168	0.88	191	L	191	1	1.000	1.000	191	1.00	0.00	0.00	TH	661	0.88	751	T	751	1	1.000	1.000	751	0.00	0.00	1.00	RT	381	0.88	374	R	374	1	1.000	1.000	374	0.00	0.00	1.00
TH	213	0.88	242	T	242	1	1.000	1.000	242	0.00	0.00	1.00	RT	152	0.88	114	R	114	1	1.000	1.000	114	0.00	0.00	1.00														LT	17	0.88	19	L	19	1	1.000	1.000	201	0.10	0.00	1.00	TH	160	0.88	182	LT	201	1	1.000	1.000	201	0.00	0.00	1.00	RT	78	0.88	30	R	30	1	1.000	1.000	30	0.00	0.00	1.00														LT	103	0.88	117	L	117	1	1.000	1.000	117	1.00	0.00	0.00	TH	168	0.88	191	T	191	1	1.000	1.000	191	0.00	0.00	1.00	RT	40	0.88	11	R	11	1	1.000	1.000	11	0.00	0.00	1.00														LT	168	0.88	191	L	191	1	1.000	1.000	191	1.00	0.00	0.00	TH	661	0.88	751	T	751	1	1.000	1.000	751	0.00	0.00	1.00	RT	381	0.88	374	R	374	1	1.000	1.000	374	0.00	0.00	1.00													
RT	152	0.88	114	R	114	1	1.000	1.000	114	0.00	0.00	1.00														LT	17	0.88	19	L	19	1	1.000	1.000	201	0.10	0.00	1.00	TH	160	0.88	182	LT	201	1	1.000	1.000	201	0.00	0.00	1.00	RT	78	0.88	30	R	30	1	1.000	1.000	30	0.00	0.00	1.00														LT	103	0.88	117	L	117	1	1.000	1.000	117	1.00	0.00	0.00	TH	168	0.88	191	T	191	1	1.000	1.000	191	0.00	0.00	1.00	RT	40	0.88	11	R	11	1	1.000	1.000	11	0.00	0.00	1.00														LT	168	0.88	191	L	191	1	1.000	1.000	191	1.00	0.00	0.00	TH	661	0.88	751	T	751	1	1.000	1.000	751	0.00	0.00	1.00	RT	381	0.88	374	R	374	1	1.000	1.000	374	0.00	0.00	1.00																										
LT	17	0.88	19	L	19	1	1.000	1.000	201	0.10	0.00	1.00	TH	160	0.88	182	LT	201	1	1.000	1.000	201	0.00	0.00	1.00	RT	78	0.88	30	R	30	1	1.000	1.000	30	0.00	0.00	1.00														LT	103	0.88	117	L	117	1	1.000	1.000	117	1.00	0.00	0.00	TH	168	0.88	191	T	191	1	1.000	1.000	191	0.00	0.00	1.00	RT	40	0.88	11	R	11	1	1.000	1.000	11	0.00	0.00	1.00														LT	168	0.88	191	L	191	1	1.000	1.000	191	1.00	0.00	0.00	TH	661	0.88	751	T	751	1	1.000	1.000	751	0.00	0.00	1.00	RT	381	0.88	374	R	374	1	1.000	1.000	374	0.00	0.00	1.00																																																				
TH	160	0.88	182	LT	201	1	1.000	1.000	201	0.00	0.00	1.00	RT	78	0.88	30	R	30	1	1.000	1.000	30	0.00	0.00	1.00														LT	103	0.88	117	L	117	1	1.000	1.000	117	1.00	0.00	0.00	TH	168	0.88	191	T	191	1	1.000	1.000	191	0.00	0.00	1.00	RT	40	0.88	11	R	11	1	1.000	1.000	11	0.00	0.00	1.00														LT	168	0.88	191	L	191	1	1.000	1.000	191	1.00	0.00	0.00	TH	661	0.88	751	T	751	1	1.000	1.000	751	0.00	0.00	1.00	RT	381	0.88	374	R	374	1	1.000	1.000	374	0.00	0.00	1.00																																																																	
RT	78	0.88	30	R	30	1	1.000	1.000	30	0.00	0.00	1.00														LT	103	0.88	117	L	117	1	1.000	1.000	117	1.00	0.00	0.00	TH	168	0.88	191	T	191	1	1.000	1.000	191	0.00	0.00	1.00	RT	40	0.88	11	R	11	1	1.000	1.000	11	0.00	0.00	1.00														LT	168	0.88	191	L	191	1	1.000	1.000	191	1.00	0.00	0.00	TH	661	0.88	751	T	751	1	1.000	1.000	751	0.00	0.00	1.00	RT	381	0.88	374	R	374	1	1.000	1.000	374	0.00	0.00	1.00																																																																														
LT	103	0.88	117	L	117	1	1.000	1.000	117	1.00	0.00	0.00	TH	168	0.88	191	T	191	1	1.000	1.000	191	0.00	0.00	1.00	RT	40	0.88	11	R	11	1	1.000	1.000	11	0.00	0.00	1.00														LT	168	0.88	191	L	191	1	1.000	1.000	191	1.00	0.00	0.00	TH	661	0.88	751	T	751	1	1.000	1.000	751	0.00	0.00	1.00	RT	381	0.88	374	R	374	1	1.000	1.000	374	0.00	0.00	1.00																																																																																																								
TH	168	0.88	191	T	191	1	1.000	1.000	191	0.00	0.00	1.00	RT	40	0.88	11	R	11	1	1.000	1.000	11	0.00	0.00	1.00														LT	168	0.88	191	L	191	1	1.000	1.000	191	1.00	0.00	0.00	TH	661	0.88	751	T	751	1	1.000	1.000	751	0.00	0.00	1.00	RT	381	0.88	374	R	374	1	1.000	1.000	374	0.00	0.00	1.00																																																																																																																					
RT	40	0.88	11	R	11	1	1.000	1.000	11	0.00	0.00	1.00														LT	168	0.88	191	L	191	1	1.000	1.000	191	1.00	0.00	0.00	TH	661	0.88	751	T	751	1	1.000	1.000	751	0.00	0.00	1.00	RT	381	0.88	374	R	374	1	1.000	1.000	374	0.00	0.00	1.00																																																																																																																																		
LT	168	0.88	191	L	191	1	1.000	1.000	191	1.00	0.00	0.00	TH	661	0.88	751	T	751	1	1.000	1.000	751	0.00	0.00	1.00	RT	381	0.88	374	R	374	1	1.000	1.000	374	0.00	0.00	1.00																																																																																																																																																												
TH	661	0.88	751	T	751	1	1.000	1.000	751	0.00	0.00	1.00	RT	381	0.88	374	R	374	1	1.000	1.000	374	0.00	0.00	1.00																																																																																																																																																																									
RT	381	0.88	374	R	374	1	1.000	1.000	374	0.00	0.00	1.00																																																																																																																																																																																						

* Denotes a Defacto Left Turn Lane Group

SATURATION FLOW ADJUSTMENT WORKSHEET

ADJ.	SAT.	NO.	W	HV	G	F	BB	A	RT	LT	FLOW
IDEAL	1.000	1	1.000	0.960	1.000	1.000	1.000	1.000	1.000	0.950	1542
L	1800	1	1.000	0.960	1.000	1.000	1.000	1.000	1.000	0.950	1542
T	1800	1	1.000	0.960	1.000	1.000	1.000	1.000	1.000	1.000	1728
R	1800	1	1.000	0.960	1.000	1.000	1.000	1.000	0.842	1.000	1455
EB	1800	1	1.000	0.975	1.000	1.000	1.000	1.000	1.000	0.877	1540
LT	1800	1	1.000	0.975	1.000	1.000	1.000	1.000	1.000	0.877	1540
R	1800	1	1.000	0.975	1.000	1.000	1.000	1.000	0.848	1.000	1488
MB	1800	1	1.000	0.965	1.000	1.000	1.000	1.000	1.000	0.950	1650
L	1800	1	1.000	0.965	1.000	1.000	1.000	1.000	1.000	0.950	1650
T	1800	1	1.000	0.965	1.000	1.000	1.000	1.000	1.000	1.000	1737
R	1800	1	1.000	0.965	1.000	1.000	1.000	1.000	0.848	1.000	1464
NB	1800	1	1.000	0.990	1.000	1.000	1.000	1.000	1.000	0.950	1693
L	1800	1	1.000	0.990	1.000	1.000	1.000	1.000	1.000	0.950	1693
T	1800	1	1.000	0.990	1.000	1.000	1.000	1.000	1.000	1.000	1782
R	1800	1	1.000	0.990	1.000	1.000	1.000	1.000	0.848	1.000	1510
SB	1800	1	1.000	0.990	1.000	1.000	1.000	1.000	1.000	0.950	1693
L	1800	1	1.000	0.990	1.000	1.000	1.000	1.000	1.000	0.950	1693
T	1800	1	1.000	0.990	1.000	1.000	1.000	1.000	1.000	1.000	1782
R	1800	1	1.000	0.990	1.000	1.000	1.000	1.000	0.848	1.000	1510

CAPACITY ANALYSIS WORKSHEET

AM

 LANE GROUP CAPACITY (c) V/C RATIO
 FLOW RATIO (v/s) (g/c)
 FLOW RATIO (v/s)
 ADJ. SAT. (s)
 ADJ. FLOW RATE (v)
 ADJ. FLOW RATE (v)

EB	Lperm.	Lprot.	T	R	MB	LT	R	NB	L	T	R	SB	L	T	R
	89	10	242	114	201	30	1488	1650	117	191	11	191	191	1782	374
	1692	1728	1455	0.006	1540	0.131	0.020	0.071	0.133	0.110	0.008	0.113	0.173	0.422	1510
	0.173	0.400	0.533	0.267	0.400	0.427	0.427	0.133	0.427	0.110	0.008	0.113	0.173	0.422	0.248
	219	691	776	411	595	411	595	220	741	625	220	293	832	846	846
	0.046	0.350	0.147	0.490	0.050	0.490	0.050	0.522	0.258	0.018	0.522	0.651	0.903	0.442	0.442

Cycle Length, C = 75.0 sec.
 Sum (v/s) critical = 0.674
 X critical = 0.803
 Lost Time Per Cycle, L = 12.0 sec.

LEVEL-OF-SERVICE WORKSHEET

AM

V/C P P P
 Δ/C Δ Δ Δ
 CYCLE GROUP GROUP GROUP
 1 2 3 4
 CAP. PROG. FACT. DELAY
 DELAY LANE DELAY LANE DELAY LANE DELAY LANE
 APP. APP. APP. APP.

EB	L	T	R	MB	LT	R	NB	L	T	R	SB	L	T	R
	0.046	0.400	0.400	0.490	0.267	0.400	0.532	0.133	0.258	0.427	0.532	0.173	0.467	0.560
	75.0	75.0	75.0	75.0	75.0	75.0	75.0	75.0	75.0	75.0	75.0	75.0	75.0	75.0
	10.5	11.9	6.7	17.6	10.5	411	220	23.0	10.5	9.4	293	22.0	14.0	7.3
	0.0	0.1	0.0	0.8	0.8	595	425	1.9	0.0	0.0	3.5	3.5	9.4	0.3
	1.00	0.85	0.85	0.85	0.85	0.85	0.85	1.00	0.85	0.85	1.00	1.00	0.85	0.85
	10.5	10.3	5.7	15.6	8.9	8.9	25.0	25.0	9.0	8.0	25.4	25.4	19.9	6.4
	B	B	B	C	B	B	C	C	B	B	D	D	C	B
	9.2			14.8			14.8		14.8		16.9			

Intersection Delay = 14.9 (sec/veh) Intersection LOS = B

(RTOR volume must be less than or equal to RIGHT turn volumes.)

	EB	WB	NB	SB
LEFT	334	33	138	44
THRU	193	278	534	255
RIGHT	183	216	16	161
RTOR	52	52	30	52

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TRAFFIC VOLUMES

FIGURE 3 OF REPORT DESIGN HOUR VOLUMES APRIL 27 BASE
 OTHER INFORMATION:

TIME PERIOD ANALYZED.....PM PEAK HOUR

DATE OF THE ANALYSIS.....11/26/87

NAME OF THE ANALYST.....JACK MURPHY

AREA TYPE.....OTHER

NAME OF THE NORTH/SOUTH STREET.....FOREST AVE

NAME OF THE EAST/WEST STREET.....RIVERSIDE ST

=====

IDENTIFYING INFORMATION

1985 HOM: SIGNALIZED INTERSECTIONS

INTERSECTION GEOMETRY

W6

NUMBER OF LANES PER DIRECTION INCLUDING TURN BAYS: EASTBOUND = 3 WESTBOUND = 2 NORTHBOUND = 3 SOUTHBOUND = 3

LANE	TYPE	WIDTH	EB	WB	NB	SB
1	L	12.0		LT	L	L
2	T	12.0	R		T	T
3	R	12.0			R	R
4		12.0				
5		12.0				
6		12.0				

L - EXCLUSIVE LEFT LANE
 LT - LEFT/THROUGH LANE
 LR - LEFT/RIGHT ONLY LANE
 LTR - LEFT/THROUGH/RIGHT LANE
 T - EXCLUSIVE THROUGH LANE
 TR - THROUGH/RIGHT LANE
 R - EXCLUSIVE RIGHT LANE

ADJUSTMENT FACTORS

GRADE (%)	HEAVY VEH. ADJACENT PKG BUSES (%)	Y/N	(NM)	(NB)	PHF
0.00	2.00	N	0	0	0.96
0.00	2.00	N	0	0	0.96
0.00	1.00	N	0	0	0.96
0.00	2.00	N	0	0	0.96

NM = number of parking maneuvers/hr; NB = number of buses stopping/hr

CONFLICTING PEDS (pedes/hour)
 PEDESTRIAN BUTTON (min T)
 ARRIVAL TYPE

EASTBOUND	50	N	20.5	3
WESTBOUND	10	N	20.5	3
NORTHBOUND	25	N	17.5	3
SOUTHBOUND	10	N	17.5	3

min T = minimum green time for pedestrians

SIGNAL SETTINGS - DESIGN ANALYSIS

ACTUATED LOST TIME/CYCLE = 12.0 CYCLE LENGTH = 85.0

EAST/WEST PHASING

PHASE-1 PHASE-2 PHASE-3 PHASE-4

EASTBOUND

LEFT

X

THRU

X

RIGHT

X

PEDS

X

WESTBOUND

LEFT

X

THRU

X

RIGHT

X

PEDS

X

NORTHBOUND RT

X

SOUTHBOUND RT

NORTH/SOUTH PHASING

PHASE-1 PHASE-2 PHASE-3 PHASE-4

NORTHBOUND

LEFT

X

THRU

X

RIGHT

X

PEDS

X

SOUTHBOUND

LEFT

X

THRU

X

RIGHT

X

PEDS

X

EASTBOUND RT

X

WESTBOUND RT

X

PM

EFFECTIVE GREENS - DESIGN ANALYSIS

EFFECTIVE GREENS, g

Direction	Left	Thru	Right	Permitted	Protected
EASTBOUND	24.00	19.00	37.00	24.00	29.00
WESTBOUND	24.00	0.00	29.00	24.00	29.00
NORTHBOUND	0.00	11.00	34.00	34.00	0.00
SOUTHBOUND	0.00	14.00	37.00	34.00	16.00

VOLUME ADJUSTMENT WORKSHEET

	MVT.	PHE	ADJ.	LANE	GRP.	LN	UTIL.	GROWTH	GRP.	ADJ.	PRPF	PRPF
	VOL.	VOL.	VOL.	GRP.	VOL.	NO.	FACT.	FACT.	VOL.	ADJ.	LT	RT
EB	LT	348	0.96	L	348	1	1.000	1.000	348	1.00	0.00	1.00
	TH	193	0.96	T	201	1	1.000	1.000	201	0.00	0.00	0.00
	RT	183	0.96	R	137	1	1.000	1.000	137	0.00	0.00	1.00
WB	LT	33	0.96		34							
	TH	278	0.96	LT	324	1	1.000	1.000	324	0.11	0.00	1.00
	RT	216	0.96	R	171	1	1.000	1.000	171	0.00	0.00	1.00
NB	LT	138	0.96	L	144	1	1.000	1.000	144	1.00	0.00	0.00
	TH	534	0.96	T	556	1	1.000	1.000	556	0.00	0.00	0.00
	RT	16	0.96		0							
SB	LT	44	0.96	L	46	1	1.000	1.000	46	1.00	0.00	0.00
	TH	255	0.96	T	256	1	1.000	1.000	256	0.00	0.00	0.00
	RT	161	0.96	R	114	1	1.000	1.000	114	0.00	0.00	1.00

* Denotes a Detacho Left Turn Lane Group

SATURATION FLOW ADJUSTMENT WORKSHEET

PM

ADJ.	SAT.	IDEAL	NO.	W	HV	G	D	EB	A	RT	LT	FLOW	SAT.	ADJ.
f	f	f	f	f	f	f	f	f	f	f	f	f	f	f
1800	1800	1800	1	1.000	0.990	1.000	1.000	1.000	1.000	1.000	0.842	1.000	1501	
1800	1800	1800	1	1.000	0.990	1.000	1.000	1.000	1.000	1.000	1.000	1782	1693	
1800	1800	1800	1	1.000	0.990	1.000	1.000	1.000	1.000	1.000	1.000	1782	1693	
1800	1800	1800	1	1.000	0.995	1.000	1.000	1.000	1.000	1.000	0.848	1.000	1518	
1800	1800	1800	1	1.000	0.995	1.000	1.000	1.000	1.000	1.000	0.850	1.000	1541	
1800	1800	1800	1	1.000	0.990	1.000	1.000	1.000	1.000	1.000	1.000	1782	1693	
1800	1800	1800	1	1.000	0.990	1.000	1.000	1.000	1.000	1.000	1.000	1782	1693	
1800	1800	1800	1	1.000	0.980	1.000	1.000	1.000	1.000	1.000	0.848	1.000	1495	
1800	1800	1800	1	1.000	0.980	1.000	1.000	1.000	1.000	1.000	0.950	1.000	1676	
1800	1800	1800	1	1.000	0.980	1.000	1.000	1.000	1.000	1.000	1.000	1764	1764	
1800	1800	1800	1	1.000	0.980	1.000	1.000	1.000	1.000	1.000	1.000	1495	1495	

SB

NB

WB

EB

CAPACITY ANALYSIS WORKSHEET

ADJ. SAT. FLOW RATE	ADJ. SAT. FLOW RATE	ADJ. SAT. FLOW RATE	ADJ. SAT. FLOW RATE	ADJ. SAT. FLOW RATE	ADJ. SAT. FLOW RATE	ADJ. SAT. FLOW RATE	ADJ. SAT. FLOW RATE	ADJ. SAT. FLOW RATE	ADJ. SAT. FLOW RATE	ADJ. SAT. FLOW RATE	ADJ. SAT. FLOW RATE	ADJ. SAT. FLOW RATE
(V)	(S)	(V/S)	(G/C)	(C)	V/C	RATIO	RATIO	RATIO	RATIO	RATIO	RATIO	RATIO
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
LANE GROUP	LANE GROUP	LANE GROUP	LANE GROUP	LANE GROUP	LANE GROUP	LANE GROUP	LANE GROUP	LANE GROUP	LANE GROUP	LANE GROUP	LANE GROUP	LANE GROUP

EB

304	44	1693	0.026	0.188	259	0.170 *	0.259	0.165				
Lperm.												
Lprot.												
T	201	1782	0.113	0.435	776							
R	137	1501	0.091	0.553	830							

NB

324	171	1541	0.210	0.282	435	0.745 *	0.252					
LT												
R												

NB

144	1782	1693	0.085	0.129	219	0.656 *	0.780 *	0.000				
L												
T	556	1782	0.312	0.400	713							
R	0	1782	0.000	0.400	713							

SB

46	1676	1676	0.027	0.165	276	0.166	0.346	0.129				
L												
T	266	1764	0.151	0.435	768							
R	114	1495	0.076	0.588	880							

Cycle Length: C = 85.0 sec. Sum (V/S) Critical = 0.638
 Lost Time Per Cycle: L = 12.0 sec. X Critical = 0.737

LEVEL-OF-SERVICE WORKSHEET

DELAY LANE DELAY LANE DELAY LOS
 Δ/c G/C CYCLE P GROUP P PROG. GRP. BY
 RATIO RATIO LEN. 1 CAP. 2 FACT. DELAY LOS APP. APP.

EB	L	T	R	LB	LT	R	NB	L	T	R	SB	L	T	R
0.170	0.435	0.259	0.165	0.745	0.252	0.252	0.129	0.656	0.780	0.000	0.166	0.166	0.346	0.129
85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0	85.0
11.1	11.6	7.1	21.1	21.1	11.1	11.1	26.8	21.9	16.9	9.4	23.2	23.2	12.1	5.9
259	776	830	435	435	679	679	219	713	713	713	276	276	768	880
0.0	0.0	0.0	0.85	0.85	0.0	0.0	4.7	1.00	3.9	0.0	0.0	0.0	0.1	0.0
1.00	0.85	0.85	0.85	0.85	0.85	0.85	1.00	1.00	0.85	0.85	1.00	1.00	0.85	0.85
11.2	9.9	6.0	21.9	21.9	9.5	9.5	31.5	17.7	17.7	8.0	29.2	29.2	10.4	5.0
B	B	B	C	C	B	B	D	C	C	B	C	C	B	B
9.8			17.6	17.6			20.5				10.3	10.3		

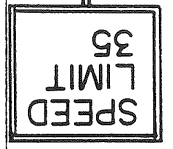
Intersection Delay = 14.8 (sec/veh) Intersection LOS = B

PLAN OF PROPOSED INTERSECTIONS

EXHIBIT 12

NOTE: SITE DISTANCES IN ACCESS OF 1,000 FEET

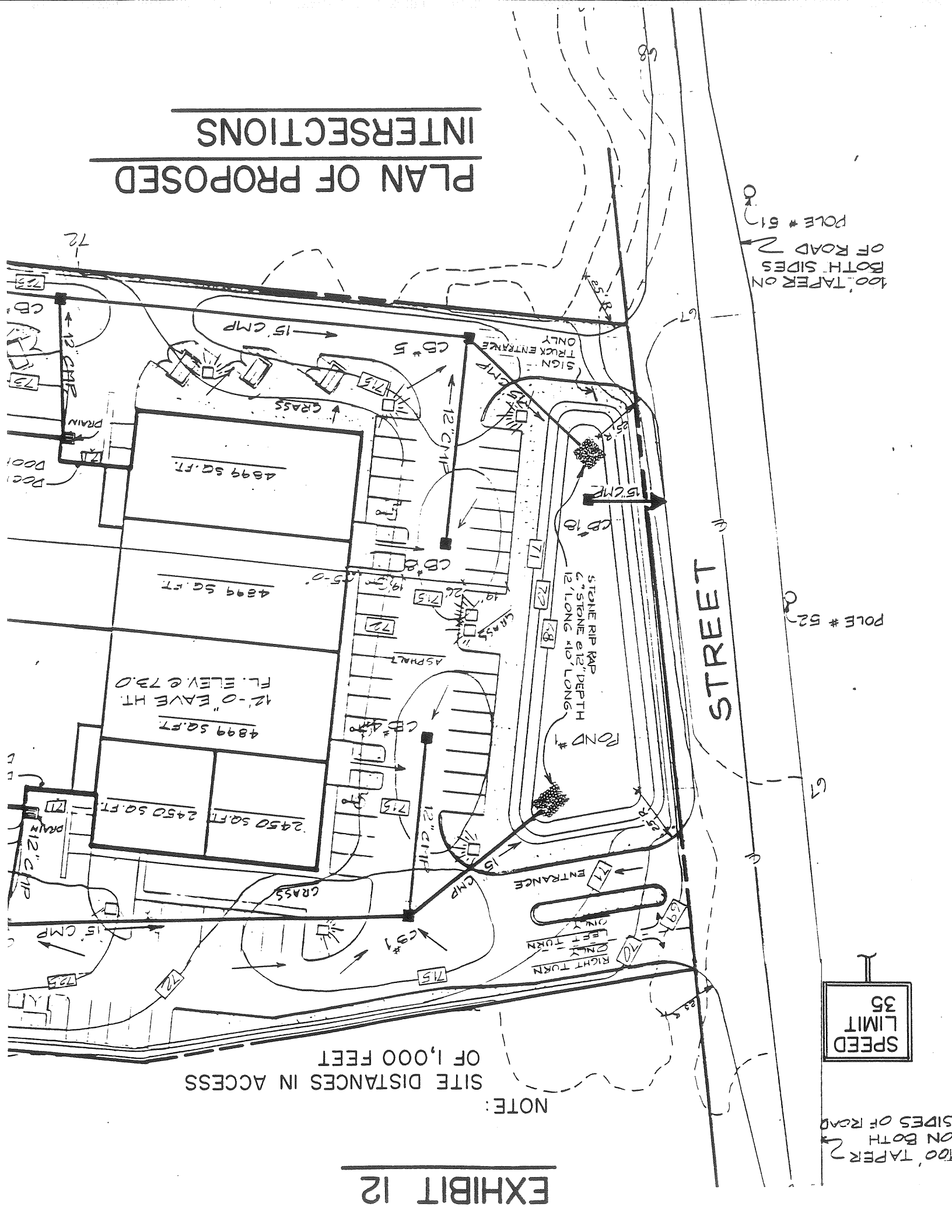
100' TAPER ON BOTH SIDES OF ROAD



POLE # 52

100' TAPER ON BOTH SIDES OF ROAD
POLE # 51

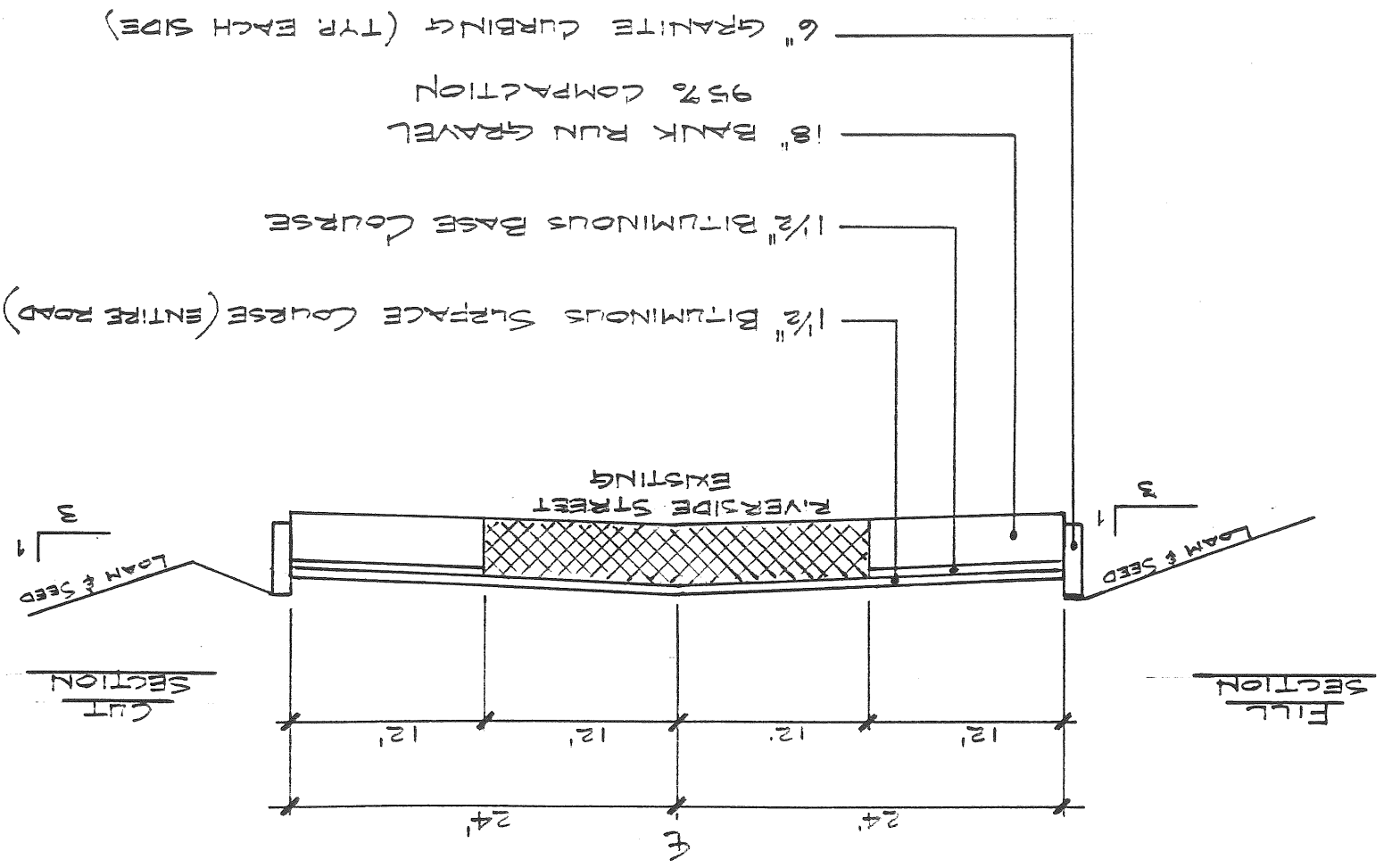
STREET



NOTE:

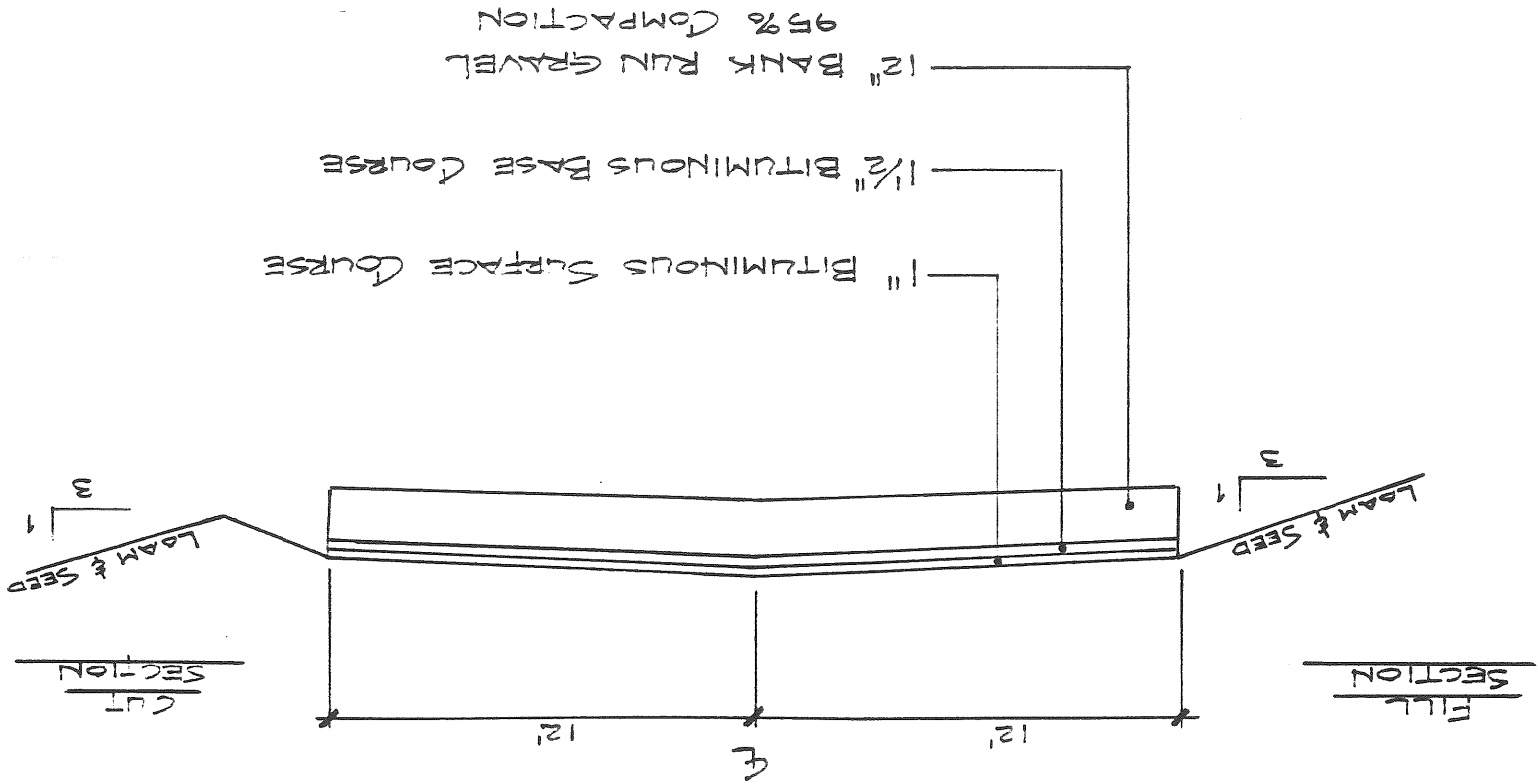
RIVERSIDE STREET
(NO SCALE)

ROAD WIDENING SECTION



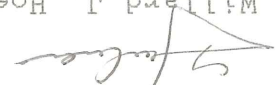
(NO SCALE)

TYPICAL DRIVEWAY SECTION



Enc.

Willard J. Hoebeke
Structure & Design, Inc.



Sincerely,

Thank you for your help.

The owner has agreed to pay the \$50,000 contribution to road construction at the corner of Riverside Street and Forest Avenue at the time of building permit. The details of the agreement are in a letter sent directly to Bill Bray.

- 1) Note regarding standards for road construction
- 2) Note regarding 1 1/2" overlay on Riverside Drive
- 3) Note regarding Evergreen enhancement of buffer adjacent to Route 95.

Please find attached plans that include the changes as agreed to with Bill Bray and Mike Lingley:

Dear David:

RE: MME - PORTLAND WEST

David Klink
City Planner
City of Portland Planning Dept.
389 Congress Street
Portland, Maine 04101

June 3, 1988

STRUCTURE AND DESIGN INC.

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

SIGNED: William J. Theobald

COPY TO _____

REMARKS

- THESE ARE TRANSMITTED as checked below:
- For approval
 - For your use
 - As requested
 - For review and comment
 - For BIDS DUE _____ 19 _____
 - PRINTS RETURNED AFTER LOAN TO US
 - Approved as submitted
 - Approved as noted
 - Returned for corrections
 - Return _____ corrected prints
 - Resubmit _____ copies for approval
 - Submit _____ copies for distribution

COPIES	DATE	NO.	DESCRIPTION
1 set	5/26/88		Copy of letter to David Klink, Portland Planning Board & Site Plan S-1 & Landscape Plans L-1 and L-2.

- WE ARE SENDING YOU Attached Under separate cover via _____ the following items:
- Shop drawings
 - Prints
 - Plans
 - Samples
 - Specifications
 - Copy of letter
 - Change order

DATE	May 26, 1988
JOB NO.	
ATTENTION	David Klink, City Planner
RE:	PORTLAND WEST

City of Portland Planning Dept.
 Portland City Hall
 389 Congress street
 Portland, Maine 04101

TO David Klink, City Planner
 (207) 985-4701
 STRUCTURE AND DESIGN, INC.
 Two Main Street Suite 201
 Lafayette Center
 KENNEBUNK, MAINE 04043

LETTER OF TRANSMITTAL

Bill: *Arthur* ² *Payment now*

The developer does agree to contribute \$50,000.00 towards the reconstruction of the intersection of Riverside Street and Forest Avenue. The payment shall be made at the granting of Certificate of Occupancy.

- Traffic: 75' travel lanes added to both directions of Riverside Street.
Lanes in both directions on both sides of Riverside Street.
Granite curb extended to include the added 75' of travel
Note added concerning construction standards.
Taper length increased to 245'.
- Drainage: Pond 1 outfall connected to 24" pipe at opposite side of road.
Riprap shown on pond edges.
Added pipe around pond 2.
- Landscape: Added screening along north property line.
Added landscape along south property line.
Detail plan at 20 scale.
Caliper size increased to 2 1/2" - 3".

Please find the following items and changes that were requested at the staff meeting of May 9, 1988.

Memo To: Portland Planning Board
From: Bill Hoebeke *[Signature]*
Subject: MM&E Application
Date: May 17, 1988
David Klink, City Planner



The developer also agrees to the following changes on the Sewer Plans.

Sewer: 1. Move alarm to indicate when one pump is not operating.

2. Specified D.I. pipe for outflow.

3. Add ladder

4. Show 4" min. asphalt.

5. Show 18" min. backfill

6. Show 3/4" crushed stone backfill

7. State Portland Water District approval and standards

will be complied with.

8. Show air release on layout drawing.

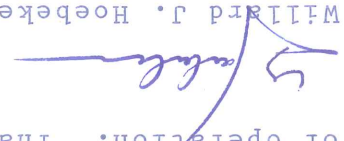
9. Show slide rail mounting for pump.

10. Show GPM note.

11. Note pressure test is required before backfill.

If there are any further questions, please contact me.

William J. Hoebeke



We have also attached statements, for the record, of conditions of operation. Thank you for your consideration to this matter.

The concept for the sewer plan is to install a private force main from Portland West to the edge of the Riverton Park Housing Project, and extend the existing public gravity sewer to the same point. It is my understanding that the utility department will review this proposal with the goal of telling us the design and construction implications of this proposal, and that we will then repair or enlarge the existing system to accommodate 1500 gallons per day increase. We understand that that may include improved pumps, an increased wet wall capacity at the Riverton Pump Station, and correction of a downstream restriction in the system. It is our intention to design to add a capacity of 3000 gallons per day and include a limit of 1500 gallons per day in the Portland West condo documents.

Riverside Street Design.
Relocation of Portland Pipeline based upon field inspection.
Sewer Plan.

Please find attached the updated material for the Matthews, Matthews and Eldridge warehouse condominium known as "Portland West". Changes include:

Memo To: David Klink
From: Bill Hoebeke
Date: January 12, 1988
Subject: Updated Portland West Materials
Sewer Plan at Portland West

STRUCTURE AND DESIGN INC.

Mr. Willard G. Hoebeker

Structure and Design Inc.

Two Main Street

Kennebunk, ME 04045

November 28, 1987

RE:

Preliminary site evaluation of 2.5 acre lot, Mathews & Eldridge on Riverside Street, Portland.

OBJECTIVE:

To determine the suitability of the soil for subsurface wastewater disposal in accordance with the Maine Code.

DATE:

October 28, 1987

METHOD:

A total of eleven test pits were hand dug down three to four feet and the soil profile examined. Six of the pits were excavated in a line running easterly approximately twenty to forty feet south of the large water main crossing the property. These test pits were spaced fifty feet apart. The location was chosen to be approximately twenty feet from the northern wall of the proposed commercial building. The remaining five test pits were excavated at selected locations south and east of the planned building.

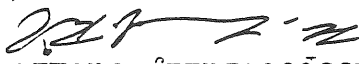
FINDINGS:

The soil is a very poorly to extremely poorly drained sand to silt loam over clay. Seasonal high water ranged from less than six to fourteen inches below the surface. It is classified as 7D and 9D,E. A soil scientist would call it Scantic. This soil is totally unacceptable for subsurface wastewater disposal systems.

CONCLUSION:

Since the proposed source of the wastewater will be a commercial building and the soil is unsuitable for wastewater disposal, one would assume that a holding tank application (Section 17 of the Rules) would be in order. Not quite so. Section 17B(1) states that a holding tank is permitted for new construction of commercial structures generating 500 GPD or less.

K. Lennart Rost, P.E.
P.O. Box 1005
Wells, ME 04090
Tlf: 646-3861

Respectfully submitted

K. Lennart Rost, P.E.
Licensed Site Evaluator

Street.

It is my understanding that the proposed flow will exceed 500 GPD. An inquiry was made to the Div. of Health Engineering in Augusta and the situation explained. They will consider a holding tank application for more than 500 gallon if evidence is presented that a municipal sewer will be available within the immediate future. The size of a proposed holding tank should not be less than 5000 gallon and it should be located near Riverside

(conclusion continued):

The submission includes a superior landscape design for this type of project. The plan features a well landscaped riverside entrance and pond and a large formal lawn on the turnpike side. Special care has been taken to screen work areas from view.

Landscape:

The drainage plan is thoroughly discussed in the existing condition plan, the proposed plan and enclosed drainage calculations.

Drainage:

We understand that we must provide a permittable sewer system as a condition to approval. At this time, we are working on an agreement to join in extending existing sewer lines.

Sewage Disposal:

See traffic engineer's report. Internal traffic flow has been designed to separate auto and truck traffic. Truck access is designed to provide driver with no blind side parking. Adequate lanes and radii provide a safe working area.

Traffic:

The final submission for site approval addresses the following concerns as related by the Board at the preliminary meeting.

Date: November 23, 1987

Subject: Update on Portland West by M M & E

From: Bill Hoebeke

Memo To: Portland Planning Board
David Klink, City Planner

STRUOTURE AND DESIGN INC.

Gravel Areas: Gravel areas have all been upgraded to asphalt.

The Building: We have upscaled the building to include varied floor elevations and roof heights with many wall offsets to reduce the apparent mass of the building - Docks and ongrade loading doors have been recessed to enhance screening of work areas and provide functional shelter.

Please refer to the attached market decisions letter to provide further definition to the occupancy of the finished project.

It is expected that construction will begin in the Spring of 1988 and be completed in the fall.

Richard E. Johnson

RECEIVED

etc.

D.

C.

B.

A.

These permits and conditions are being compiled with in the following manner:
DEP Rules & Regulations

etc.

4.

3.

2.

1.

The conditions on the outstanding permits are:
Baled Solid Waste

etc.

C.

B.

Town of Scarborough Annual Permit

A.

currently operates under the following outstanding permits:
DEP License #L-001171-07-G A

I agree to accept the volume and types of waste listed above. The Regional Waste Systems, Inc. (solid waste disposal facility)

shorten the life expectancy of the waste disposal facility by -.01 years.

The increase of cubic yards of commercial waste from the applicant's development will

calculations, I project the current life expectancy of the waste disposal facility to be 3 years.

per year at the Regional Waste Systems solid waste disposal facility. According to the attached

I am aware of Portland West (The Applicant's) proposal to dispose of 900 tons cubic yards of commercial waste (Volume)

(Owner/Operator of the Solid Waste Disposal Facility to be used)
M M & E Inc.

FROM:

REGIONAL WASTE SYSTEMS, INC.

TO:

DEPARTMENT OF ENVIRONMENTAL PROTECTION: Site Permits Division

- retail and showroom use 7,500 sf
- office use 10,000 sf
- wholesale trade, contractors 122,500 sf
- warehousing, storage, distribution,

As requested, we have developed anticipated occupancy of the building and solid waste generation based upon the following projected utilization of the space:

- warehousing
- storage and distribution
- industrial sales and service
- construction and specialty contractors
- wholesale trade
- miscellaneous repair services

Based on our experience with similar projects and discussions with the firm of Gribbel, Wasson and Jones, who will be marketing the project, we anticipate that the principal uses for the building will be low intensity uses including:

The project as envisioned will consist of a single building of 140,000 square feet. The building is located in an I-1 district and is limited to light manufacturing, assembly, office and accessory retail uses. The building will be designed to allow the sale of units of varying sizes ranging from approximately 2,500 square feet to 10,000 square feet. The maximum number of individual units will be 22 (4 @ +/-2,500 square feet, 8 @ +/-5,000 square feet, 10 @ +/-10,000 square feet).

As you are aware, we have been asked by Ken Mathews to provide him with some technical assistance in the development of their project on Riverside Street in Portland.

RE: Industrial Condos - 557 Riverside
Mathews, Mathews and Eldridge

Dear Bill:

Mr. William Hoebeke
Structure and Design
Lafayette Center
201 Main Street
Kennebunk, ME 04043

November 10, 1987

MARKET
DECISIONS
Research & Planning



Occupancy of the Building

To allow for design of the sewer system, we project that the occupancy of the building will be +/-105 people based on the following breakdown:

-	warehousing, storage, distribution, wholesale trade, contractors	1 employee/2,000 sf	61 emp.
-	office use	1 employee/350 sf	29 emp.
-	retail and showroom	1 employee/500 sf	15 emp.
	of area		
	Total Employees		<u>105 emp.</u>

Solid Waste Generation

The National Solid Wastes Management Association provides estimates of solid waste generation for a variety of uses based on independent studies of solid waste flows. Based on these figures, we estimate that the project will generate approximately 1,500 pounds of solid waste per day or 37,500 pounds per year. This is based on the following breakdown:

Warehousing	1#/100 sf/day	1,225 #/day
Office	1#/100 sf/day	100
Accessory retail	2.5#/100 sf/day	187.5
Total		<u>1,512.5 #/day</u>

Based on national averages, this should translate into approximately 25 to 30 cubic yards of "loose refuse" without any compaction, on a daily basis. These figures assume typical occupancy and should prove accurate if the building is occupied by a variety of users. If, however, a major tenant purchases a significant portion of the building, the waste generation of that user should be considered and the overall generation adjusted accordingly.

If we can provide you with additional information, please let me know.

Sincerely,

Mark Eyerman

ME/jca

file: Hoebeke.N10

WATERTOWER PINES
 Civil Engineering Land Planning
 P.O. Box 1067 29 York Street
 KENNEBUNK, MAINE 04043
 (207) 985-6868

JOB _____
 SHEET NO. _____
 OF _____
 CALCULATED BY DMO DATE 11/17/87
 CHECKED BY _____ DATE _____

Highway to Section 1-4
 Section 1-4

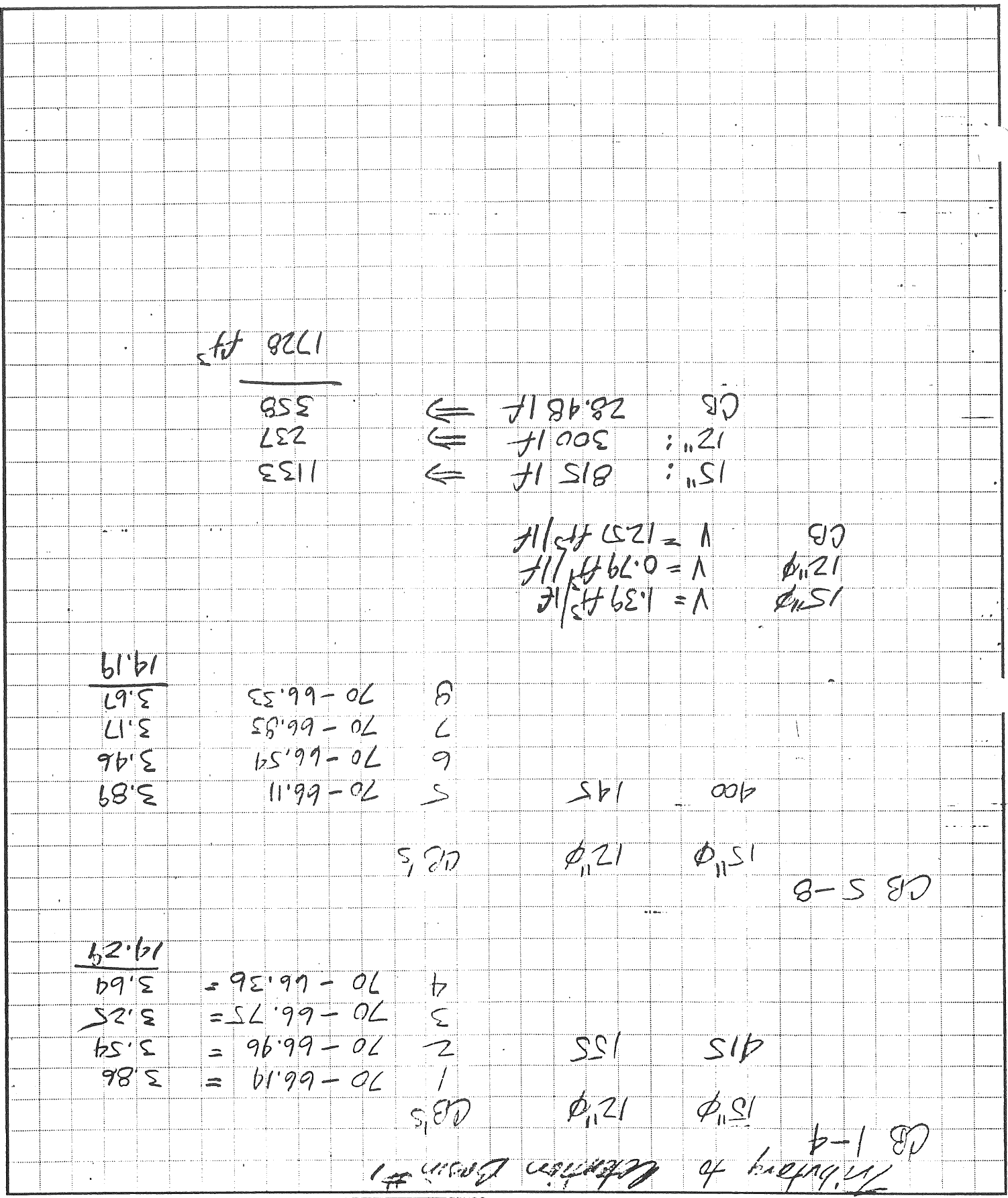
1	70-66.19 =	3.86
2	70-66.96 =	3.54
3	70-66.75 =	3.25
4	70-66.36 =	3.64
		<u>19.29</u>

15" ϕ 155
 12" ϕ 155
 15" ϕ 145
 12" ϕ 145

5	70-66.11	3.89
6	70-66.54	3.46
7	70-66.85	3.17
8	70-66.33	3.67
		<u>14.19</u>

15" ϕ 815 ft
 12" ϕ 300 ft
 CB 28.48 ft
 V = 1.39 ft/ft
 V = 0.79 ft/ft
 V = 1.25 ft/ft

1133
 237
358
 1728 ft



Trubing to Section B...

WATERTOWER PINES
 Civil Engineering Land Planning
 P.O. Box 1067
 KENNEBUNK, MAINE 04043
 (207) 985-6868

JOB _____
 SHEET NO. 2
 CALCULATED BY CAD
 DATE 11/17/87
 CHECKED BY _____
 DATE _____

CB 9-13

18" 15" 12"
 50 595 65

CB 14-17

15" 12"
 595 55

18" 1.77 ft/ft

18" 50 ft
 15" 1190 ft
 12" 1201 ft
 CB 30.14

89
 1654
 95
 379

2217 ft

CB's
 70 - 66.32 = 3.68
 70 - 66.59 = 3.41
 70 - 66.86 = 3.14
 70 - 67.13 = 2.87
 13.10

CB's
 70 - 66.06 = 3.94
 70 - 66.32 = 3.68
 70 - 66.59 = 3.41
 70 - 66.86 = 3.14
 70 - 67.13 = 2.87
 17.04

WATERTOWER PINES
 Civil Engineering Land Planning
 P.O. Box 1067 29 York Street
 KENNEBUNK, MAINE 04043
 (207) 985-6868

JOB _____
 SHEET NO. _____
 OF 6
 CALCULATED BY UAO
 DATE 11/17/87
 CHECKED BY _____
 DATE _____
 SCALE _____

Let. Basin #1

Total A reqd

19,171

In pipe & CB's

1728

net reqd in pond

12493

Don't change

Retention Basin #2

Total A reqd

28596

In pipe & CB's

2217

net reqd in pond

26179

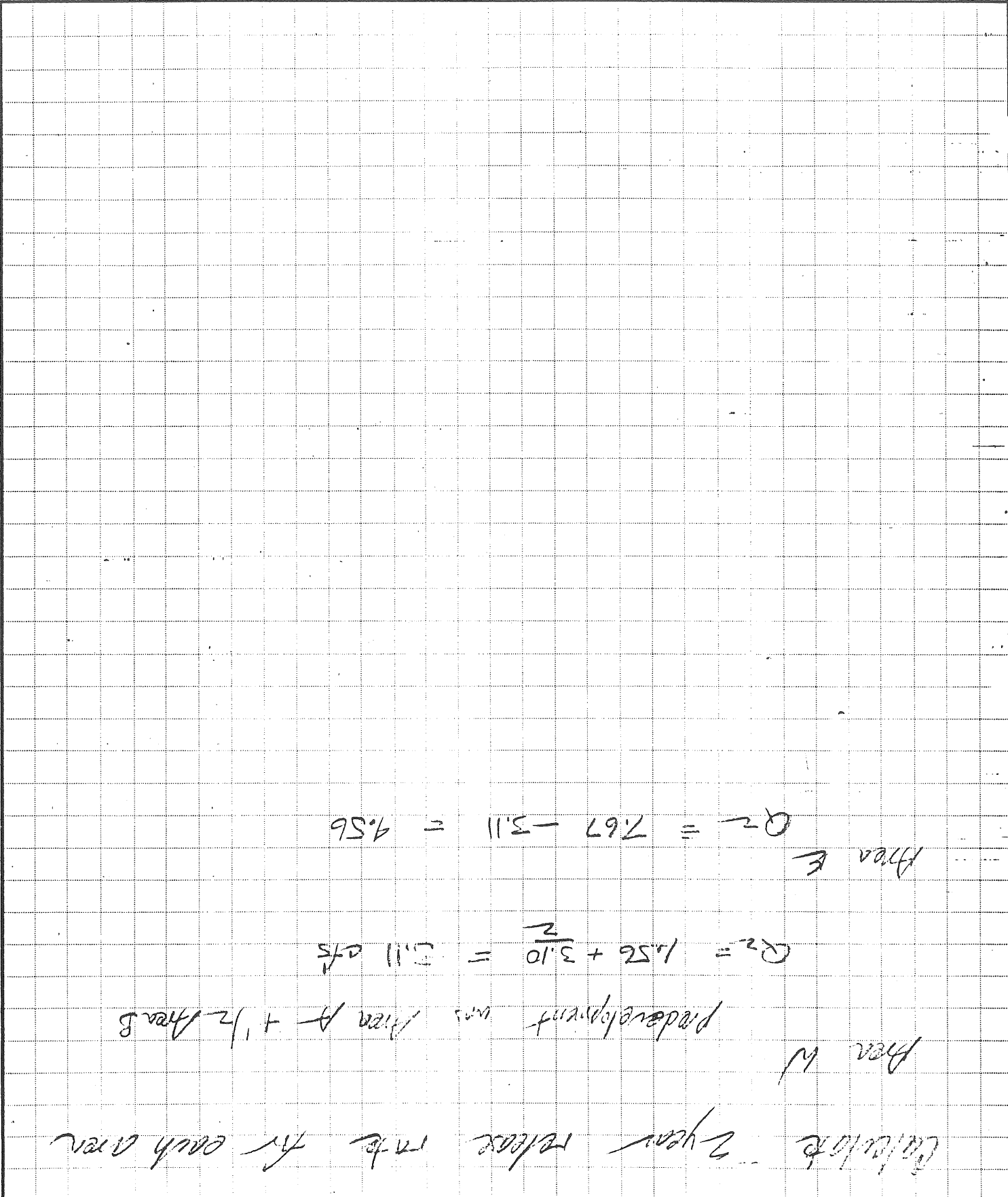
resie pond

V reqd = 26179

use 2' depth
 average area (middepth) = 13090

145 x 91

Construct w/ 3:1 side slopes, 1 foot freeboard



Area E $Q_2 = 7.67 - 3.11 = 4.56$

$Q_2 = 1.56 + \frac{3.10}{2} = 3.11 \text{ cfs}$

Area W development was Area A + 1/2 Area B

Calculate 2 year release rate for each area

SCALE _____

CHECKED BY _____ DATE _____

CALCULATED BY WHO DATE 11/17/87

SHEET NO. 4 OF 6

JOB MMSE

WATERTOWER PINES
 Civil Engineering Land Planning
 P.O. Box 1067
 KENNEBUNK, MAINE 04043
 (207) 985-6868

WATERTOWER PINES
 Civil Engineering Land Planning
 P.O. Box 1067 29 York Street
 KENNEBUNK, MAINE 04043
 (207) 985-6868

JOB _____
 SHEET NO. _____
 OF _____
 CALCULATED BY W.H.O.
 DATE 11/17/87
 CHECKED BY _____
 DATE _____
 SCALE _____

6" orifice w/ 6" head
 find Q

$$Q = 19.636(0.61) 36 \sqrt{0.5} = 305 \text{ gpm}$$

$$Q = 19.636(0.61) 49 \sqrt{0.5} = 415 \text{ gpm}$$

6" orifice w/ 1'-6" head
 find Q

$$Q = 19.636(0.61) 36 \sqrt{1.5} = 528 \text{ gpm}$$

$$Q = 19.636(0.61) 49 \sqrt{1.5} = 719 \text{ gpm}$$

Section Pond #1

$$Q_2 = 3.11 \text{ cfs} = 1552 \text{ gpm}$$

$$Q_{25} = 6.00 \text{ cfs} = 2694 \text{ gpm}$$

use 5-6" holes
 @ elev 68.00

Close enough

$$5(305) = 1515$$

$$5(528) = 2690$$

Section Pond #2

$$Q_2 = 4.56 = 2047 \text{ gpm}$$

$$Q_{25} = 8.78 = 3942 \text{ gpm}$$

use 5-7" holes
 @ elev 68.00

Close enough

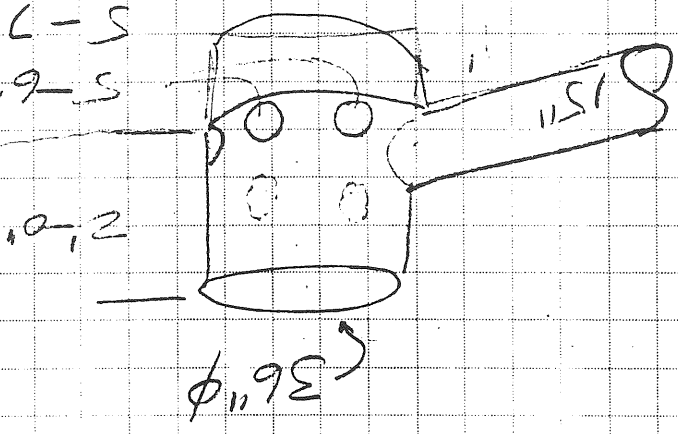
$$5(415) = 2075$$

$$5(719) = 3595$$

Q2
 Q25

$36" \phi, 18" \times 2 = 113 - 45 = 68"$
 $27" \phi, 12" \times 2 = 75"$
 $15 - 6(5) = 45"$

5 - 7" ϕ holes (Pond #2)
 5 - 6" ϕ holes (Pond #1)



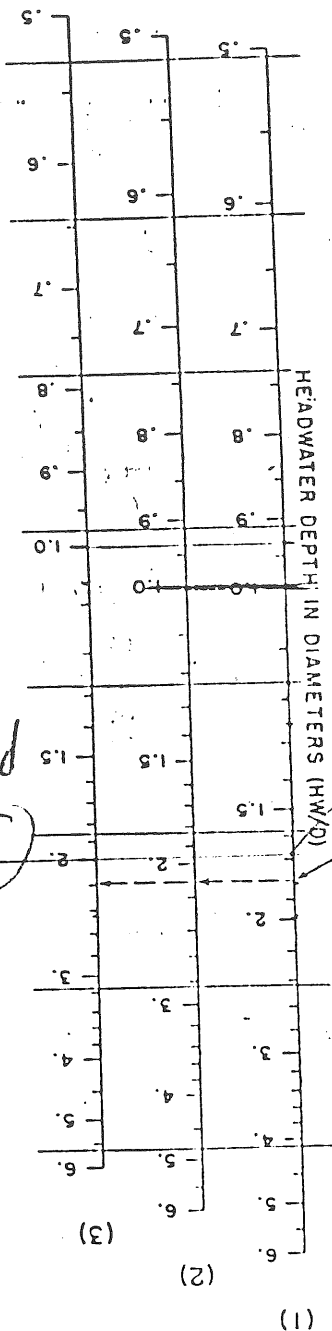
JOB _____
 SHEET NO. 6
 CALCULATED BY: *MMJ*
 CHECKED BY: _____
 DATE: 11/17/07
 SCALE: _____

WATERTOWER PINES
 Civil Engineering Land Planning
 P.O. Box 1067 29 York Street
 KENNEBUNK, MAINE 04043
 (207) 985-6868

HEADWATER DEPTH FOR
C. M. PIPE CULVERTS
WITH INLET CONTROL

BUREAU OF PUBLIC ROADS JAN 1963

5-25



To use scale (2) or (3) project horizontally to scale (1), then use straight inclined line through D and Q scales, or reverse as illustrated.

ENTRANCE TYPE
(1) Headwall
(2) Mitered to conform to slope
(3) Projecting

EXAMPLE

HW	D	(ft)	D	(inches)
1.8	5.4	5.4	1.8	5.4
2.1	6.3	6.3	2.1	6.3
2.2	6.6	6.6	2.2	6.6

0.36 inches (3.0 feet)
0.66 cfs

Projecting entrance

Use 15\"/>

CHART 5

Retention and Outlet

WATERTOWER PINES
Civil Engineering Land Planning
P.O. Box 1067
KENNEBUNK, MAINE 04043
(207) 985-6868

JOB: MUSE
SHEET NO. OF: 1 OF 21
CALCULATED BY: WAO DATE: 10/8/87
CHECKED BY: Revised DATE: 11/8
SCALE: _____

EXISTING CONDITIONS
TO BE SITE
6847/022
6675/339

7.13 acres
3.14 acres
10.27 acres

- back portion of
6697/022

1.86 acres

8.91 acres
Net Area

Gravel
52150
3375
55525

1.27 acres

Patent 115x18
2070

0.05 acres

2500
1300
1625
5925

Bldgs

0.12 acres

WARTOWER PINES
Civil Engineering Land Planning
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(207) 985-6868

JOB: M/13/E
SHEET NO. 2
OF 2
DATE: 10/8/87
CALCULATED BY: UAO
CHECKED BY: _____
DATE: _____
SCALE: _____

Existing Conditions

In Area "A"

Bldgs 1500
1300
1625 } 4425

0.10 acres

Pavement 1970

0.05 acres

Gravel 3375
15625 } 19000

0.99 acres

Grass Remainder

0.82 acres

In Area "B"

Bldgs 1000

0.02 acres

Pavement 100

-

Gravel 3625

0.84 acres

Wooded Remainder

2.56 acres

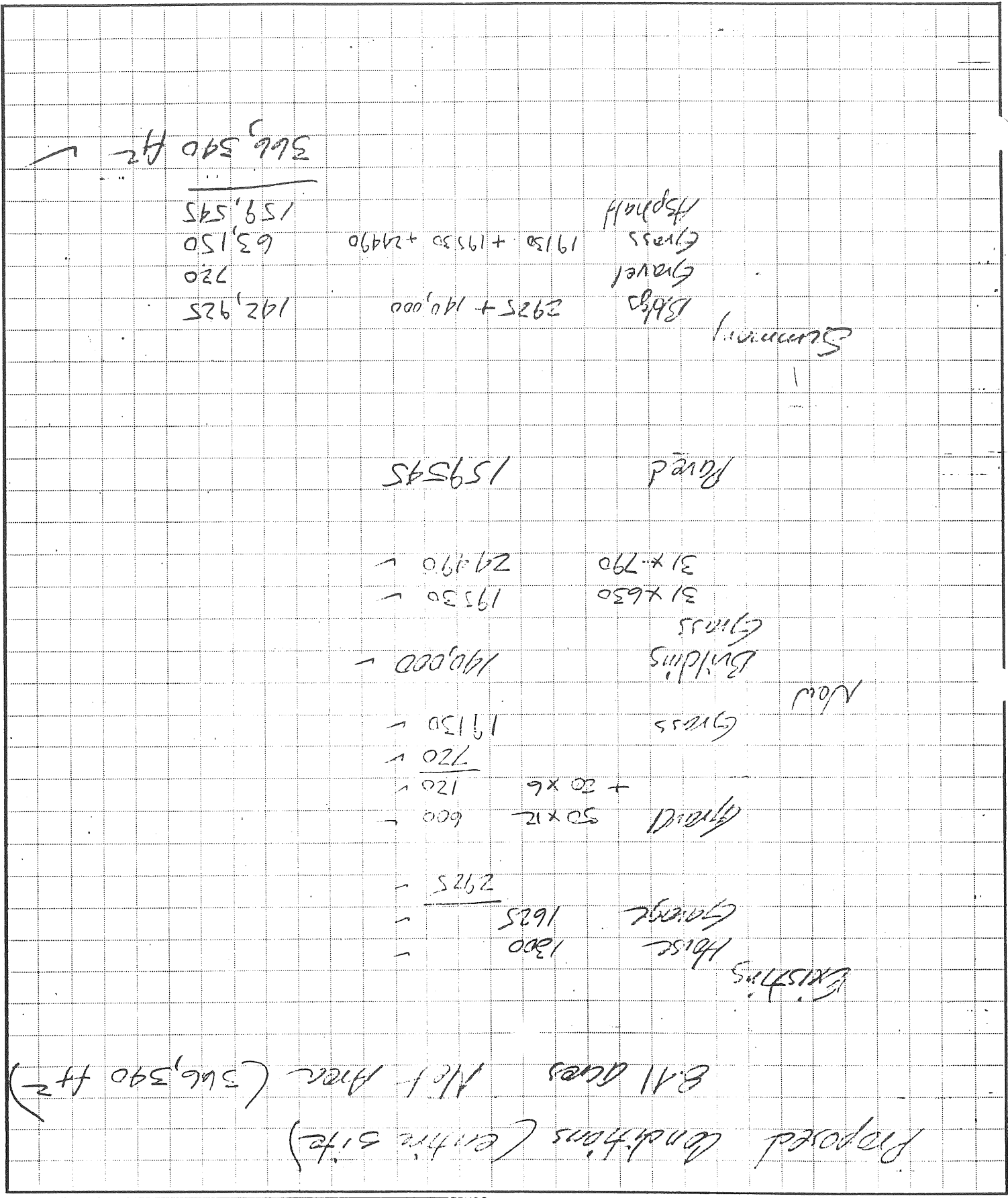
Area "C" all Wooded

2.90 acres

Area "D" all Wooded

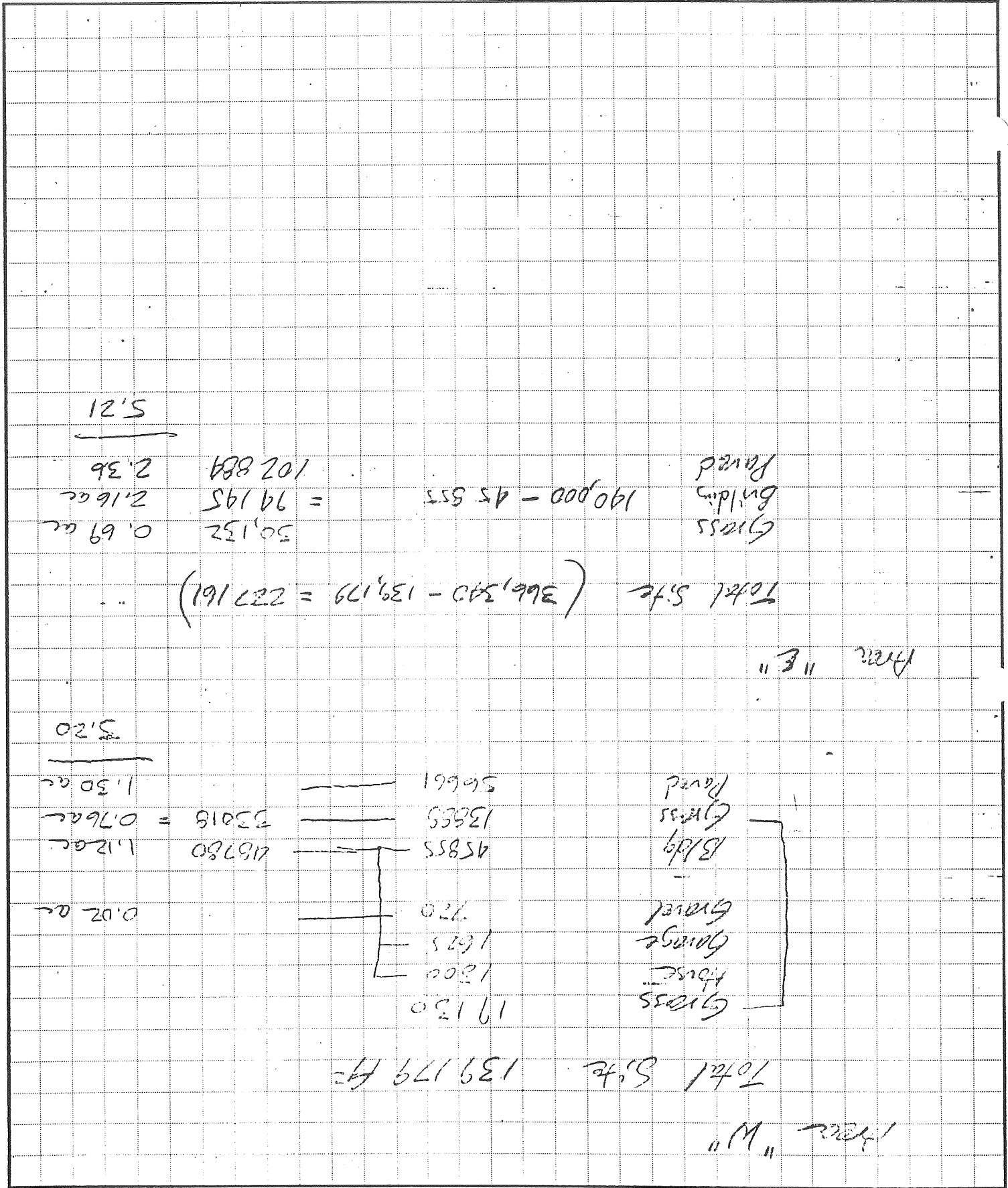
1.15 acres

8.91 acres



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JOB: M/S/E
 SHEET NO. 3 OF 21
 CALCULATED BY: JHO
 DATE: 10/15/87
 CHECKED BY: _____
 DATE: _____
 SCALE: _____



SCALE _____

CHECKED BY _____

DATE _____

CALCULATED BY WHO

DATE 10/15/87

SHEET NO. _____

OF 2

JOB M/12

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Worksheet 2: Runoff curve number and runoff

Project MMSE By WAO Date 10/25/89

Location _____ Checked _____ Date _____

Circle one: Present Developed _____

1. Runoff curve number (CN)

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; disconnected/total impervious area ratio)	CN		Product of CN x area
		L	S	
		Table 2-2		
		Fig. 2-3		
		Fig. 2-4		
		<input type="checkbox"/> $\frac{\%}{mi^2}$ acres <input checked="" type="checkbox"/> acres		

Soil name and hydrologic group	Cover description	Area	Product of CN x area
	Bluffs	9.8	9.8
	Lawrence	4.9	4.9
	Gravel	33.0	33.0
	Gross	49.2	49.2

Use only one CN source per line.

Totals =

Area	1.41
Product of CN x area	96.9

$$CN \text{ (weighted)} = \frac{\text{total product}}{\text{total area}} = \frac{96.9}{1.41} = 68.7$$
 Use CN = 69

2. Runoff

Frequency yr

Rainfall, P (24-hour) in

Runoff, Q in
 (Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)

Storm #1	Storm #2	Storm #3
2	10	25
2.6	4.5	5.4
0.95	1.60	2.25

Storm #1	Storm #2	Storm #3
2	10	25
2.6	7.5	5.9
0.25	1.25	1.85

Frequency yr
 Rainfall, P (24-hour) in
 Runoff, Q in
 (Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)

2. Runoff

$$CN \text{ (weighted)} = \frac{\text{total product}}{\text{total area}} = \frac{218.56}{3.42} = 63.9$$
 Use CN = 69

Use only one CN source per line.

Soil name and hydrologic group (appendix A)		Cover description (cover type, treatment, and hydrologic condition; percent impervious; disconnected/total impervious area ratio)			
Product of CN x area	Area	<input checked="" type="checkbox"/> acres	<input type="checkbox"/> mi ²	<input type="checkbox"/> %	
		Fig. 2-4	Fig. 2-3	Table 2-2	Fig. 2-1
1.96	0.02			95	Bldg
63.0	0.84			50	Gravel
153.6	2.56			60	Wooded
218.56	3.42	Totals =			

1. Runoff curve number (CN)

Project _____
 Location _____
 Circle one: Present Developed
 Checked _____
 Date _____
 By MB
 Date 10/15/87

Worksheet 2: Runoff curve number and runoff

Storm #1	Storm #2	Storm #3
2	10	25
2.6	4.5	5.4
0.20	1.00	1.50

2. Runoff
 Frequency yr
 Rainfall, P (24-hour) in
 Runoff, Q in
 (Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)

60

Use CN = _____
 $CN \text{ (weighted)} = \frac{\text{total product}}{\text{total area}}$

Use only one CN source per line. Totals =

Soil name and hydrologic group (Appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; disconnected/imperious area ratio)	Table 2-2	Fig. 2-3	Fig. 2-4	Area <input checked="" type="checkbox"/> acres <input type="checkbox"/> %	Product of CN x area	Totals =		

1. Runoff curve number (CN)

Circle one: Present Developed

By John C

Location _____ Checked _____ Date _____

By MMSE Date 10/15/87

Worksheet 2: Runoff curve number and runoff

Frequency yr
 Rainfall, P (24-hour) in
 Runoff, Q in
 (Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)

Storm #1	Storm #2	Storm #3
2	10	25
2.6	9.5	5.9
0.20	1.00	1.50

2. Runoff

CN (weighted) = $\frac{\text{total product}}{\text{total area}}$ = _____ = _____ = Use CN = 60

Use only one CN source per line.

Totals =

Product of CN x area	Area <input type="checkbox"/> % <input type="checkbox"/> acres <input type="checkbox"/> mi ²	Cover description (cover type, treatment, and hydrologic condition; percent impervious; total impervious area ratio)			CN #1	Table 2-2	Fig. 2-3	Fig. 2-4	Product of CN x area	Area	Group (Appendix A)	Soil name and hydrologic												
		1.75	40																					

1. Runoff curve number (CN)

Worksheet 2: Runoff curve number and runoff

Project _____ Date _____ By *WLB*
 Location _____ Date _____
 Circle one: Present Developed

Date 6/15/87
 Date _____

6 of 12

Worksheet 2: Runoff curve number and runoff

Project: MMS By: CP Date: 10/15/87

Location: _____ Checked: _____ Date: _____

Circle one: Present Developed

1. Runoff curve number (CN)

Soil name and hydrologic group	Cover description (cover type, treatment, and hydrologic condition; percent impervious; and hydrologic area ratio)	CN 1			Product of CN x area
		Table 2-2	Fig. 2-3	Fig. 2-4	
(Appendix A)	Grass				
	Paved	98			231.28
	Buildings	98			211.68
					711.68
					2.36
					41.9
					521

Area acres mt² %

Use only one CN source per line. Totals = 521

484.36	521	
--------	-----	--

$$CN \text{ (weighted)} = \frac{\text{total product}}{\text{total area}} = \frac{484.36}{521} = 92.9$$
 Use CN = 93

2. Runoff

Frequency YR

Rainfall, P (24-hour) in

Runoff, Q in
(Use P and CN with table 2-1, Fig. 2-1, or eqs. 2-3 and 2-4.)

Storm #1	Storm #2	Storm #3
2	10	25
7.6	4.5	5.4
1.85	3.70	4.55

Frequency yr
Rainfall, P (24-hour) in
Runoff, Q in
(Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)

2. Runoff

Storm #1	Storm #2	Storm #3
2	10	25
1.55	3.35	9.20
2.6	4.5	5.9

CN (weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{283.96}{3.20} = 88.9$
Use CN = 89

1/ Use only one CN source per line.

Totals =

Soil name and hydrologic group (Appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; percent impervious; total area ratio) <input type="checkbox"/> connected/ <input type="checkbox"/> disconnected	Table 2-2 Fig. 2-3 Fig. 2-4	Area <input type="checkbox"/> acres <input type="checkbox"/> % <input checked="" type="checkbox"/> Product of CN x area
Buildings	98	1.12	109.76
Hard	98	1.30	127.90
Gross	60	0.78	46.80
			3.20
			283.96

1. Runoff curve number (CN)

Project HMS-E Location _____ Date 10/15/87
 Circle one: Present Developed
 Checked John Date 10/15/87

Worksheet 2: Runoff curve number and runoff

SCALE

1.91 acres

Area "A"

Bluffs	7.1%
Forestland	3.5%
Gravel	31.2%
Gross	58.2%
<hr/>	
	100

10.6%

2 yr peak = CCA

C = 0.9, 0.4, 0.3
 i = 5.4 in/hr

$$Q = 0.9(5.4)(0.106)(1.91) = 0.73$$

$$+ 0.4(5.4)(0.312)(1.91) = 0.95$$

$$+ 0.3(5.4)(0.582)(1.91) = 1.33$$

3.01 cfs

Q₂₅

2 yr peak i = 2.8 in/hr

$$Q = 0.9(2.8)(0.106)(1.91) = 0.38$$

$$+ 0.4(2.8)(0.312)(1.91) = 0.49$$

$$+ 0.3(2.8)(0.582)(1.91) = 0.69$$

1.56 cfs

Q₂

25yr Qpeak

$i = 2.8 \text{ in/hr}$

$Q = 0.9(2.8)(0.006)(3.42) = 0.005$

$+ 0.9(2.8)(0.246)(3.42) = 0.99$

$+ 0.3(2.8)(0.748)(3.42) = 2.15$

3.10 cfs

Q25

25yr Qpeak = C i A

$C = 0.9, 0.9, 0.3$
 $i = 5.4 \text{ in/hr}$

$Q = 0.9(5.4)(0.006)(3.42) = 0.01$

$+ 0.9(5.4)(0.246)(3.42) = 1.82$

$+ 0.3(5.4)(0.748)(3.42) = 4.14$

5.97 cfs

Q25

Bluffs
Gravel
Wooded

0.6%
24.6%
74.8%

3.12 acres

Area "B"

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JOB _____
 SHEET NO. 12
 OF 21
 CALCULATED BY CDAO
 DATE 10/16/87
 CHECKED BY _____
 DATE _____
 SCALE _____

2.90 acres

Area "C"

$$Q = C \cdot I \cdot A$$

$$C = 0.3, I = 5.9 \text{ in/hr}$$

$$25 \text{ yr } Q = 0.3(5.9) 2.90 = 5.81 \text{ cfs}$$

$$2 \text{ yr } Q = 0.3(2.5) 2.90 = 2.02 \text{ cfs}$$

Q₂₅
 Q₂

1.16 acres

Area "D"

$$Q = C \cdot I \cdot A$$

$$C = 0.3, I = 5.9 \text{ in/hr}$$

$$25 \text{ yr } Q = 0.3(5.9) 1.16 = 1.18$$

$$2 \text{ yr } Q = 0.3(2.5) 1.16 = 1.18$$

Q₂₅
 Q₂

Total Redevelopment Cote from Site

Area	25yr	2yr
Area A	5.01	1.56
Area B	5.97	5.10
Area C	3.89	2.02
Area D	1.91	0.99
Total	14.78	7.67

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JOB: HMS E
 SHEET NO.: 14
 OF: 21
 DATE: 10/16/87
 CHECKED BY: _____
 SCALE: _____

Area "E"

$Q = C \cdot A$

$C = 0.9, 0.3$

5.21 acres

Buildings 91.5%
 Paved 45.3% } 86.8
 Grass 13.2%

100

$Q = 0.9(5.4) 0.868(5.21) = 2.198$

$0.3(5.4) 0.132(5.21) = 1.11$

23.09
 cfs

$Q_2 = \frac{2.5}{5.4} (23.09) = 11.97 \text{ cfs}$

JOB

M/S/E
 15

SHEET NO.

OF 21

CALCULATED BY

CHD

DATE

10/16/87

CHECKED BY

DATE

SCALE

Area "W"

$$Q = C \cdot A$$

3.20 acres

$$C = 0.03 \quad i = 5.4 \text{ in/hr}$$

Buildings
 Paved
 Gross

35.0%
 40.6%
 29.4%
 100

75.6%

$$Q = 0.9(5.4)0.756(3.2) = 11.76$$

$$0.3(5.4)0.249(3.2) = 1.26$$

13.02 cfs

Q25

$$Q2 = \frac{2.8}{5.4}(13.02) = 6.75 \text{ cfs}$$

Total Post development Rate from site

4.55

4.20

8.75

13.02

36.11

Area "E"
 Area "W"

Attempt to show for entire site

See sht 16

DETENTION BASIN HYDROLOGY & ROUTING SHEET

Preliminary

MMS

PROJECT NAME

LOCATION

BY *WAO* DATE 10/16/87

INPUTS

* 25 YR * RAIN FREQUENCY USED a TYPE I, II, III

DA * * * DRAINAGE AREA (sq.mi.) = 8.91 ACRES

P * * * 24 HOUR RAINFALL (inches)

CNB * * * CURVE NUMBER

VRB * * * RUNOFF VOLUME (inches)

Ia * * * INITIAL ABSTRACTION (inches)

Ia/P * * *

* * * PEAK RATE (cfs/sm/in) @ Tc = ___ & Tt = 0.

qib * * * PEAK INFLOW (cfs) or (csm) or (cfs/ac)

CNA * * * CURVE NUMBER

VRa * * * RUNOFF VOLUME (inches)

Ia * * * INITIAL ABSTRACTION (inches)

Ia/P * * *

* * * PEAK RATE (cfs/sm/in) @ Tc = ___ & Tt = 0.

qia * * * PEAK INFLOW (cfs) or (csm) or (cfs/ac)

qo * * * PEAK OUTFLOW = qib, (csm) or (cfs)

NOT USED

OUTPUTS

FLOOD ROUTING VIA. * XXX * TR-55 PG 7-7, OR 7-8, OR 1/ BELOW.

A=qib/qia * 0.409 * PEAK DISCHARGE RATIO

B=Vs/VRa * 0.315 * VOLUME RATIO

VS * * * STORAGE REQUIRED (inches) = B x VRa

VS * * * STORAGE REQUIRED (ft.) = ~~10.5~~ ^{84.258}

ELEV * * * MAX. DETENTION POOL ELEVATION

1/ VS/VR=0.682-1.43*(qo/qi)+1.64*(qo/qi)^2-0.804*(qo/qi)^3

THIS EQUATION CAN BE USED FOR ALL RELEASE RATES, AND IN LIEU OF THE CHARTS IN SCS' TR-55, FOR TYPE II & III STORMS.

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JOB _____
 SHEET NO. 17
 OF 21
 DATE 11/6/87
 CHECKED BY _____
 DATE _____
 CALCULATED BY CLP
 DATE _____
 SCALE _____

if allowed rear 2/3 (area B) to
 be discharged w/o storage & flow
 info reserved area, recalculate storage
 for area W only

See Sht 18

Pipe dev area A + 1/2 Area B

Area A	3.01 cfs	Area W	13.02 cfs
Area B (1/2)	2.99 cfs		
	<u>6.0</u>		
Area A	2.25	Area W	9.20
Area B	1.85		
	<u>4.10</u>		
Area A	1.91		
Area B	1.71		
	<u>3.12</u>		
	3.20		

Close enough

18 of 21
09/22/86
SMM/3

DETENTION BASIN HYDROLOGY & ROUTING SHEET

MMS E

PROJECT NAME

LOCATION

BY

WAO

DATE

10/15/87

INPUTS

25 YR * 25 YR * RAIN FREQUENCY USED A TYPE I, II, III
 DA * W * E * DRAINAGE AREA (SQ. MI.) = 3.20 ACRES W
 P * * * 24 HOUR RAINFALL (INCHES) 5.21 AC E

BEFORE:

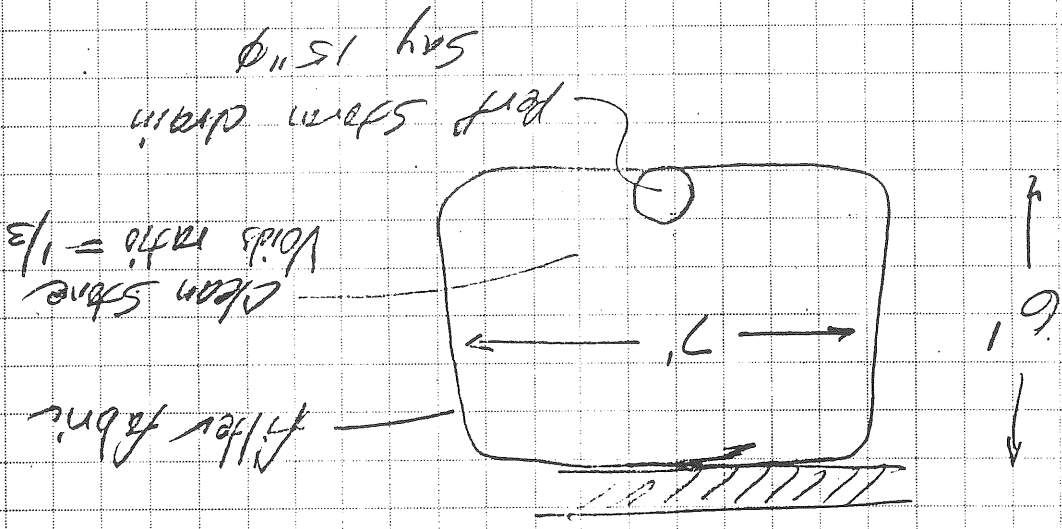
CNB * * * CURVE NUMBER
 VRB * * * RUNOFF VOLUME (INCHES)
 Ia * * * INITIAL ABSTRACTION (INCHES)
 Ia/P * * *
 * * * PEAK RATE (CFS/SM/IN) @ TC = ___ & Tt = ___
 qib * 6.0 * 8.78 * PEAK INFLOW (CFS) OR (CSM) OR (CFS/AC)
 CNA * * * CURVE NUMBER
 VRA * 4.20 * 4.55 * RUNOFF VOLUME (INCHES)
 Ia * * * INITIAL ABSTRACTION (INCHES)
 Ia/P * * *
 * * * PEAK RATE (CFS/SM/IN) @ TC = ___ & Tt = ___
 qib * 6.0 * 8.78 * PEAK INFLOW (CFS) OR (CSM) OR (CFS/AC)
 CNA * * * CURVE NUMBER
 VRA * 4.20 * 4.55 * RUNOFF VOLUME (INCHES)
 Ia * * * INITIAL ABSTRACTION (INCHES)
 Ia/P * * *
 * * * PEAK RATE (CFS/SM/IN) @ TC = ___ & Tt = ___
 qia * 13.02 * 23.09 * PEAK INFLOW (CFS) OR (CSM) OR (CFS/AC)
 qo * 6.0 * 8.78 * PEAK OUTFLOW = qib, (CSM) OR (CFS)

OUTPUTS

FLOOD ROUTING VIA. * XXX * XXXX * TR-55 PG 7-7, OR 7-B, OR 1/ BELOW.
 A=qib/qia * 0.46 * 0.38 * PEAK DISCHARGE RATIO
 B=Vs/VRa * 0.290 * 0.33 * VOLUME RATIO
 Vs * 1.22 * 1.50 * STORAGE REQUIRED (INCHES) = B * VRa
 Vs * 1471 * 28396 * STORAGE REQUIRED (INCHES) = INCHES * 53.33
 ELEV * * * MAX. DETENTION POOL ELEVATION

1 / VS/VR=0.682-1.43*(qo/qi)+1.64*(qo/qi)^2-0.804*(qo/qi)^3

THIS EQUATION CAN BE USED FOR ALL RELEASE RATES, AND IN LIEU OF THE CHARTS IN SCS' TR-55, FOR TYPE II & III STORMS.



if use trench storage
 need $3 \times 19171 \text{ ft}^3 = 42,500 \text{ ft}^3$
 could get ~1000 lf of trench

say 4' deep \times 6' wide \Rightarrow 1800 lf of trench
 need $43 \text{ ft}^2 / \text{lf} = 6 \times 7 \text{ section}$

if build pond 4' depth
 requires 60 x 60 area - see sht 20

if use trench storage
 need $3 \times 19171 \text{ ft}^3 = 42,500 \text{ ft}^3$

SCALE _____

JOB _____

SHEET NO. _____

OF _____

DATE _____

CHECKED BY _____

DATE _____

10/16/07

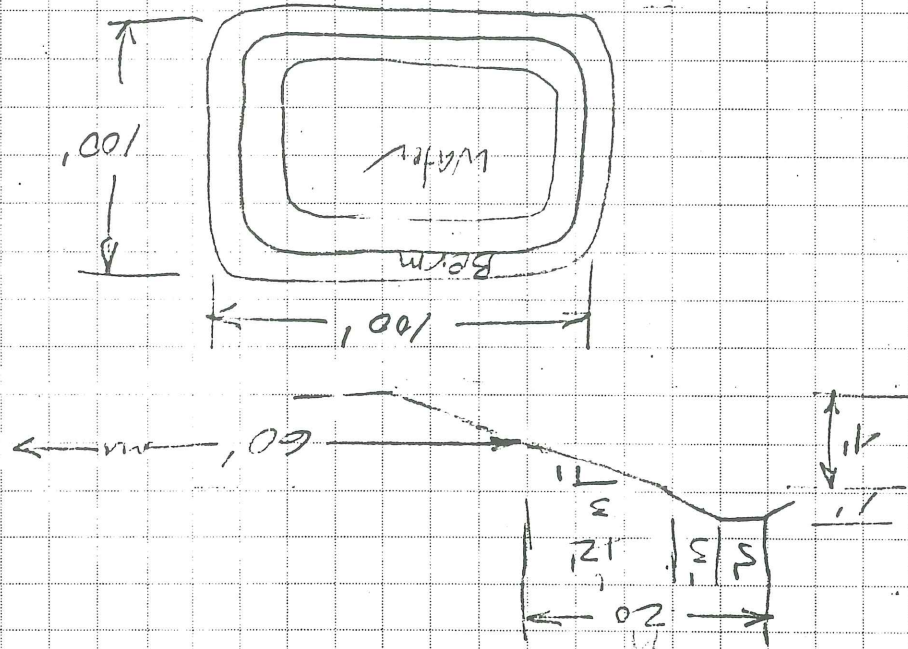
21

MMSE

19

CH10

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for 19171 ft² storage in pond @ 4' deep
 paid depth dimensions 60 x 60

SCALE

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JOB _____
 SHEET NO. 20 OF 21
 CALCULATED BY JHO
 CHECKED BY _____
 DATE 01/16/87
 DATE _____

DETENTION BASIN HYDROLOGY & ROUTING SHEET

09422/86
SWM/3

21 of 21

2 yr

PROJECT NAME

MM & B

LOCATION

BY *DMO* DATE 11/17/82

INPUTS

2 YR * 2 YR * RAIN FREQUENCY USED a TYPE I, II, III

DA * *W* * DRAINAGE AREA (sq.mi.) = *3.20* ACRES *W*

P * * 24 HOUR RAINFALL (inches) *5.21* *E*

BEFORE:

CNB

* CURVE NUMBER

VRB

* RUNOFF VOLUME (inches)

Ia

* INITIAL ABSTRACTION (inches)

Ia/P

* PEAK RATE (cfs/sm/in) @ $T_c = \dots$ & $T_t = \dots$

qib * *3.11* * PEAK INFLOW (cfs) or (csm) or (cfs/ac)

* CURVE NUMBER

VRa

* RUNOFF VOLUME (inches)

Ia

* INITIAL ABSTRACTION (inches)

Ia/P

* PEAK RATE (cfs/sm/in) @ $T_c = \dots$ & $T_t = \dots$

qia * *6.75* * PEAK INFLOW (cfs) or (csm) or (cfs/ac)

qo * *3.11* * PEAK OUTFLOW = qib, (csm) or (cfs)

OUTPUTS

FLOOD ROUTING VIA. * XXX * XXXX * TR-55 PG 7-7, OR 7-B, OR 1/ BELOW.

A=qib/qia * *0.46* * PEAK DISCHARGE RATIO

B=Vs/VRa * *0.29* * VOLUME RATIO

VS * *0.95* * STORAGE REQUIRED (inches) = B * VRa

VS * *5227* * STORAGE REQUIRED (ac.ft.) = inchxsmx53.33

ELEV * * * MAX. DETENTION POOL ELEVATION

1 / VS/VR=0.682-1.43*(qo/qi)+1.64*(qo/qi)^2-0.804*(qo/qi)^3

THIS EQUATION CAN BE USED FOR ALL RELEASE RATES, AND IN LIEU OF THE CHARTS IN SCS' TR-55, FOR TYPE II & III STORMS.

Note for day

Post development runoff rates have been controlled by retention basins such that the outflow rate does not exceed the pre development runoff rate.

JOB _____

SHEET NO. _____ OF _____

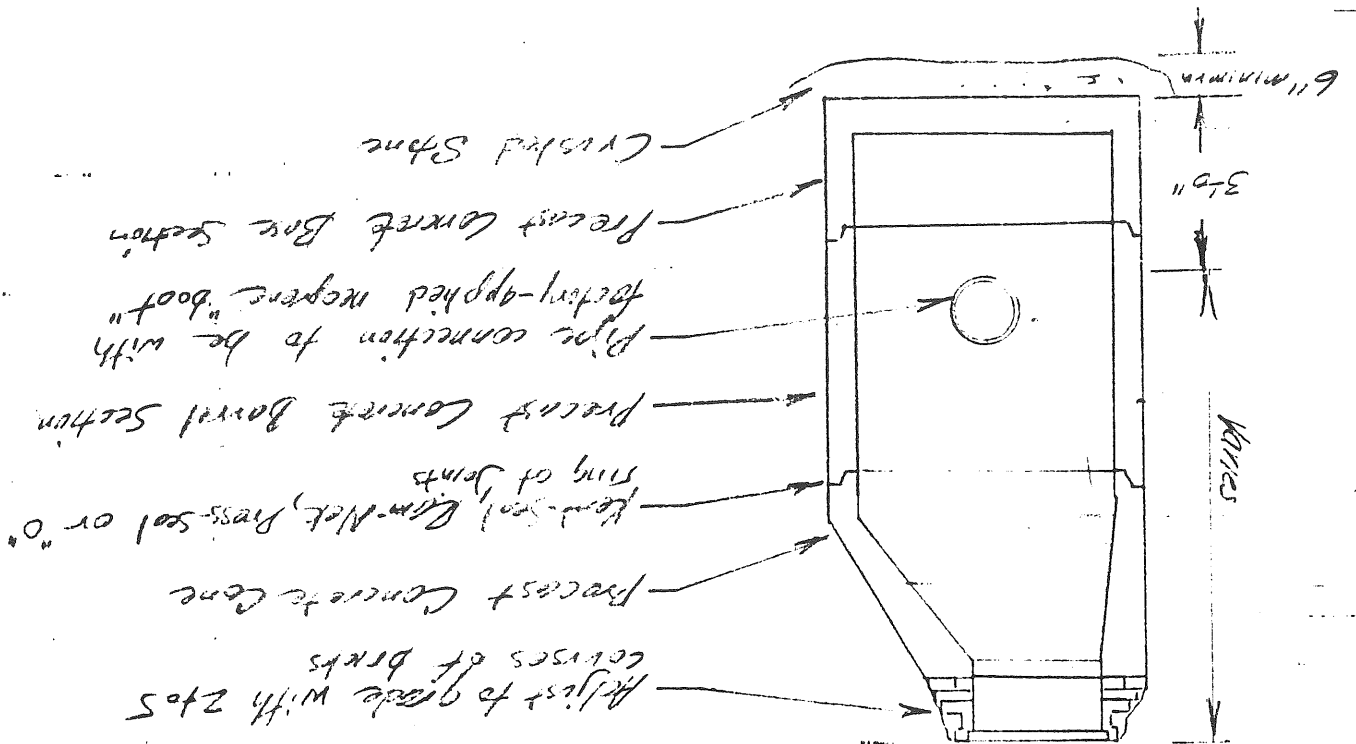
CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____

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NO SCALE
TYPICAL
CATCH BASIN



BY _____ DATE _____
 CHKD. BY _____ DATE _____
 SUBJECT _____
 SHEET NO. _____ OF _____
 JOB NO. _____

Photometric Data

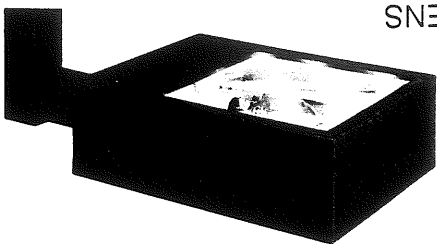
CITATION SERIES

Type III

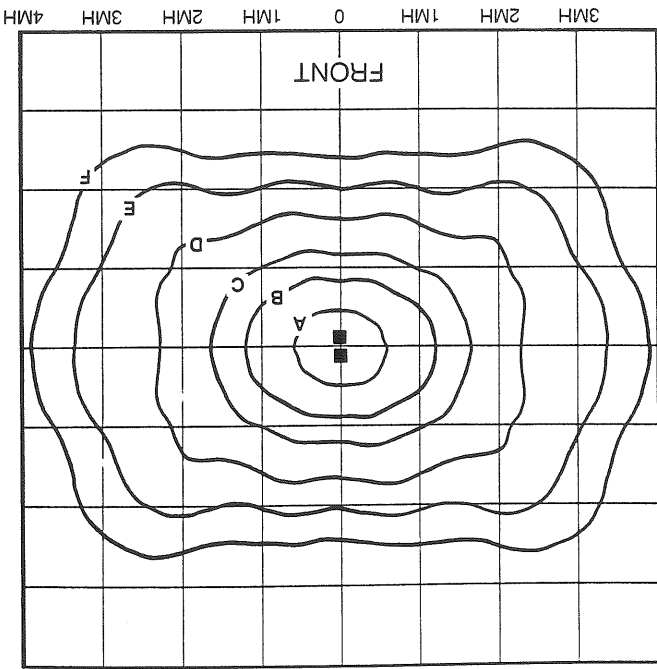
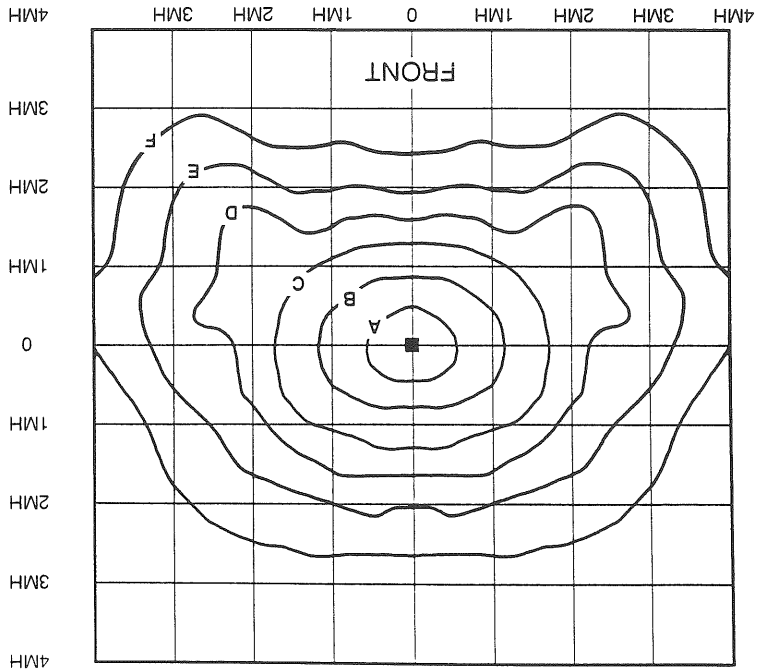
CT3-400SMH-F

400W SUPER METAL HALIDE

TWIN/FLAT LENS



SINGLE/FLAT LENS



Mounting Height	Configuration	A	B	C	D	E	F
16'	Single	15.6	7.8	3.1	1.6	.78	.31
	Twin	31.3	15.6	7.8	3.1	1.56	.78
18'	Single	12.3	6.2	2.5	1.2	.62	.25
	Twin	24.7	12.3	6.2	2.5	1.23	.62
20'	Single	10.0	5.0	2.0	1.0	.50	.20
	Twin	20.0	10.0	5.0	2.0	1.00	.50
22'	Single	8.3	4.1	1.7	.8	.41	.17
	Twin	16.5	8.3	4.1	1.7	.83	.41
24'	Single	6.9	3.5	1.4	.7	.35	.14
	Twin	13.9	6.9	3.5	1.4	.69	.35
26'	Single	5.9	3.0	1.2	.6	.30	.12
	Twin	11.8	5.9	3.0	1.2	.59	.30
28'	Single	5.1	2.6	1.0	.5	.26	.10
	Twin	10.2	5.1	2.6	1.0	.51	.26
30'	Single	4.4	2.2	.9	.4	.22	.09
	Twin	8.9	4.4	2.2	.9	.44	.22

MH-Mounting Height

Foot Candle Values For The Following Curves

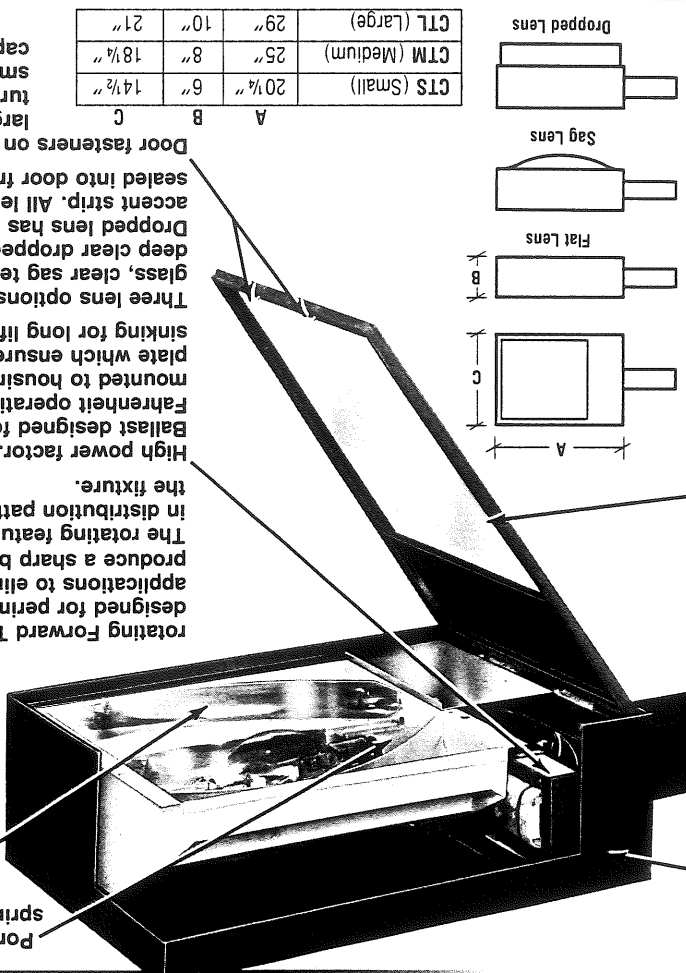
Citation Series

Segmented, modular, optical system creates uniformity and consistent photo-metric results. This standard Type III has a medium distribution for increased pole spacing. An optional rotating Forward Throw (FT) reflector is designed for perimeter lighting applications to eliminate stray light and produce a sharp backside cutoff. The rotating feature enables flexibility in distribution patterns without moving the fixture.

High power factor. Type CWA Ballast designed for minus 20 degrees Fahrenheit operation. The ballast is mounted to housing reinforcing plate which ensures maximum heat-sinking for long life.

Three lens options: Clear flat tempered glass, clear sag tempered glass, or 3/2" deep clear dropped acrylic lens. Dropped lens has a contrasting corner accent strip. All lenses are double-sealed into door frame.

Door fasteners on the medium and large have one-quarter turn releases. The small Citation has two captive door fasteners.



The one-piece aluminum housing is available in three sizes: small, medium and large. Corners are welded and finished to produce a clean, sharp appearance while increasing housing strength and ensuring weather-tight construction. One-piece construction eliminates the worry of moisture entering from poorly sealed top pans and side panels.

The Citation is designed to utilize any of the following lamp types: High Pressure Sodium, Super Metal Halide, Metal Halide or Deluxe Mercury Vapor.

Continuous one-piece EPDM gasket for maximum sealing.

The Citation is available in dark, bronze, black, sandstone or white. Other colors are available on request. Paint is applied in a revolutionary superior baked-on powder coating, which gives the fixture an exceptionally attractive appearance. This unique polyester protection lets the fixture withstand extreme weather changes without cracking or peeling. Finish is guaranteed for five full years.

UL listed for wet locations.

HOW TO ORDER LUMINAIRES

Select appropriate choice from each column.

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage	Luminaire Finish	Options
CTS— Small	3—Type III FT—Forward Throw	50	HPS—High Pressure Sodium 50, 70, 100, 150 Watt	F—Clear Flat Tempered Glass	120V	BRZ—Bronze Paint	PCR—Photoelectric Control LL—Less Lamp CL—Coated Lamp FS—Fusing FD—Double Fusing HSS—House Side Shield PLS—Polycarbonate Shield NO—No Options
		70	SMH—Super Metal Halide 175 Watt		208V	BLK—Black Paint	
		100	SMH—Super Metal Halide 175 Watt		240V	SAN—Sandstone Paint	
CTM— Medium	3—Type III FT—Forward Throw	200	HPS—High Pressure Sodium 200, 250, 400 Watt	F—Clear Flat Tempered Glass	277V	WHT—White Paint	
		250	SMH—Super Metal Halide 250, 400 Watt	S—Clear Sag Tempered Glass	480V	SPL—Special	
		400	SMH—Super Metal Halide 250, 400 Watt MH—Metal Halide 250, 400 Watt DX—Deluxe Mercury Vapor	DC—Clear Dropped Acrylic	MT—Multi Tap		
CTL— Large	3—Type III FT—Forward Throw	1000	HPS—High Pressure Sodium 1000 Watt	F—Clear Flat Tempered Glass			
		1000	MH—Metal Halide 1000 Watt	S—Clear Sag Tempered Glass			
		1000	DX—Deluxe Mercury Vapor 1000 Watt				

EXAMPLE OF A TYPICAL ORDER

CTM-3-400-HPS-F-120V-BRZ-NO

DATE

SIGNED

REPLY

ORIGINATOR - DO NOT WRITE BELOW THIS LINE

SIGNED

Nothing no changes on the revised plan
The conditions still apply.
Stephen K. Horn

at northeast corner of Pond # 2
Additionally, a manhole must be
installed at the head of the
12" C.M.P. and the line should be
in a straight line to the supply
outlet area.

On 6/3/88 as a result of my review
of the site plan (dated 5/17/88) & recommendations
approved with the following conditions:
1) Outlet from Pond #1 shall be 15" PVC,
rather than 15" C.M.P.
2) Show inlet detail of 12" C.M.P.

MESSAGE

OF (DATE)

- REFER TO
- YOUR
- LETTER
- SPEEDMEMO
- PHONE CALL

- MY
- MEMO
- TELEGRAM
- CONFERENCE

SPEEDMEMO

TO

Steve Klank

LOCATION

Planner

FROM

Steve Klank

LOCATION

Planner

SUBJECT

Patland West (TME) 357 Riverdale

DATE

7/2/88

ARTICLE COMMON ELEMENTS

Section Common and Limited Common Elements

A. Common elements consist of all of the property covered by this Declaration, except the individual units as described above, and generally include:

1. The land, with the benefit of and subject to all the accompanying rights and easements described in Exhibit A: (See accompanying survey and plans)
2. The foundations, roof, exterior walls, and all load bearing portions of the buildings;
3. All pipes, wires, electrical and transmission wires and conduits, all portions of the sprinkler and any other life safety systems, and water and sewer utility lines which serve more than one unit or which serve one unit only but located outside its boundary line excepting equipment owned by public utilities;
4. All other parts of the property necessary or convenient to its existence, maintenance and safety or normally in common use, except as otherwise expressly provided in this Declaration.
5. The parking spaces designated on the Plan with the label exterior parking spaces designated parking on the "Site Plan".

B. Limited common elements, the exclusive use of which is reserved to the use of a particular unit, to the exclus of other units, consist of the following:

1. Those items designated as limited common elements in the Maine Condominium Act 33 M.R.S.A. Section 1602-102, Subsections (2) and (4), and not heretofore described in the unit definition.

Section Alteration of Common Elements by the Declarant.

The Declarant reserves the right to repair or improve portions of the common elements, including without limitation, any equipment, fixtures and appurtenances, when in the Declarant's judgement it is necessary or desirable to do so, until the expiration of the applicable warranty period.

ARTICLE DECLARANT CONTROL

Section Special Declarant Rights. The Declarant

Reserves the right:

- A. Until the marketing and sale of all units is completed to locate in the common elements and units of the Property, even though not depicted on the survey and floor plans, and grant and reserve easements and rights-of-way for the installation, maintenance, repair, replacement and inspection of public and private utility lines, wires, pipes, conduits and facilities servicing the Property including, but not limited to, water, electric, telephone, television, fuel, heat, and sewer, provided that no such easement shall be effective until of record and no such easements may be granted through units sold by Developer to third parties;
- B. Until the marketing and sale of all units is completed to connect with and make use of utility lines, wires, pipes and conduits located on the Property for construction and sales purposes, provided that the Developer shall be responsible for the cost of services so used;

C. Until the marketing and sale of all units is completed, to use the common areas and facilities for ingress and egress, for the construction of units and common areas and facilities including the movement and temporary storage of construction materials and equipment, and for the installation of signs and lighting for sales and promotional purposes;

D. Until the marketing and sale of all units is completed to operate a sales, leasing and management office, permit prospective tenants, purchasers and others to visit that office and use the common areas and facilities and use unsold units for sales, leasing and display purposes;

E. Designate members of the Board of Directors of the Association until Sixty (60) days after the sale of Seventy-Five percent (75%) or more of the total number of units or within Five (5) years of the first conveyance of a unit, whichever shall first occur.

Section Board of Directors

A. Subject to the provisions of the Act, this Declaration or the Bylaws, the Board of Directors shall have the power to act on behalf of the Association. The initial Board of Directors shall consist of Three (3) persons to be appointed, removed and replaced by Declarant.

1. No later than the earlier of Sixty (60) days after the conveyance of Seventy-five percent (75%) of the Units, the Owners shall elect a Board of Directors of Three (3) members.

2. The unit owners on this Board of Directors shall serve until the first regular election of the Board of Directors held at the first regular meeting of the Association held in accordance with the Bylaws.

Section ARTICLE shall not be amended without the

consent of the Declarant. The benefits of all other special

rights of Declarant set forth in this Declaration, the Bylaws

or otherwise, as amended from time to time, may be transferred

by recorded instrument specifically referring to this Section

and excluded by Declarant and his heirs or assignee.

ARTICLE GENERAL ADMINISTRATIVE

Section Easement for Access and Support.

A. Each unit includes a perpetual right of ingress and egress.

B. The Association and the managing agent and/or any other person authorized by the Board of Directors shall be immediately notified by the Board of Directors in case of emergency, such entry shall be immediate whether or not the unit owner is present at the time.

C. Each unit and common element shall have an easement for support from every other unit and common element.

Section Encroachments.

To the extent that any unit or common element encroaches on any other unit or common element, a valid easement for the encroachment exists. This easement shall not relieve a unit owner of liability in case of his willfull misconduct.

Section Use.

Each unit may be used subject to all restrictions contained in the unit deed, this Declaration, the Bylaws of the Association, and the Rules and Regulations of the Association, as amended from time to time. The Residential Units are restricted to residential and hotel use except that the Declarant may use any unsold units as models or as sales offices; other reasonable temporary non-residential uses may be permitted in the discretion of the Board.

Section Maintenance.

The Association and the Board of Directors and their

designees shall have the right to maintain, repair and replace the common elements and the roof including, without limitation, the sprinkler and life safety systems, utility and service lines and facilities, building exteriors, excluding the windows, doors, and other building components forming a part of the unit. No

Unit Owner shall do any of the foregoing without the prior permission of said Board of Directors in each instance. Unit owners shall maintain their units and during the heating season shall

maintain a temperature of at least 50°F.

Section Exterior Appearance.

The Association may adopt reasonable Rules and Regulations regulating signs, canopies, antennas, awnings, clothes lines or other structures or things which affect the appearance from the exterior of the building.

ARTICLE ASSESSMENT FOR COMMON CHARGES AND SERVICE CHARGES.

Section

Each unit is subject to a statutory lien in favor of the

Association for the unpaid common charges as provided in the Act and also is subject to a lien for service charges and penalties, interest and costs of collection as provided in the Act, Declaration and the Bylaws. The expense of maintenance, repair, renovation, and restoration of limited common elements is to be assessed to the unit or group of units to which each limited common element is assigned. When the common expense associated with the maintenance,

repair or replacement of limited common elements is to be

assessed to less than all units, it shall be allocated in

accordance with the relative proportions of their common expense

liability. Until the Board of Directors is elected by the members

Sixty (60) days after the first unit is conveyed, whichever comes

first, the Developer may pay all expenses of the Association and

assess all unit owners in proportion to their common expense

liability, but shall have no liability for establishing reserves.

Section Service Charges.

The Association shall have the express power to separately

charge a unit and the owner therefor for service rendered to that

unit. Such charges shall be a lien on the unit with the same status

as a lien for common expense assessments under this Declaration and

Bylaws, which lien for service charges may be foreclosed in like

manner as a mortgage on real estate. The recordation of this

Declaration constitutes record notice of the lien.

Service charges shall include without limitation:

A. If a unit owner or tenants requests the Association to

perform, repair and maintenance work on his unit or

damages the common elements or fails to perform

thereof as determined by the Board of Directors or its

designee may be assessed as a Service Charge.

B. Fees, if any, which may be established by the Board

of Directors for the use and maintenance of water,

sewer, heat and/or other utility services.

C. Insurance premiums on permanent improvements to units

installed by unit owners and insured by the request

of the unit owner with the Association's hazard insur-

ance carrier.

Section Violations.

Any unit owner in default in the payment of any amount due

the Association or in violation of any provision of the Condominium

Act, this Declaration, the Bylaws, or the rules and regulations of

the Association, which violation continues after reasonable notice

to cure by the Association to the unit owner may be prohibited by the Board of Directors from the use and enjoyment of any and all of the common elements not essential to access to the unit, in addition to all other remedies available to the Board of Directors.

ARTICLE MAINTENANCE AND REPAIR.

Section Maintenance and Repair of Units.

A. Every owner shall perform promptly all maintenance and repair work within his own unit which is omitted and would affect the Condominium in its entirety, the common elements, or other unit(s), and he shall be expressly responsible for any damages or liabilities resulting from his failure to do so. If any owner fails to perform such maintenance or repair after reasonable notice from the Association, the Association through its officers or manager shall have the right but not the obligation to enter the unit and perform such maintenance or repair in the name of the owner; the Association, after notice to the owner and opportunity to be heard before the Board of Directors, shall be entitled to assess the expense thereof as a service charge due in full at the time of the next regular monthly payment.

B. All the repairs to the heating equipment, water heater, bathroom fixtures, appliances, window glass, doors, and installations of the unit, if any, including without limitation carpeting, finish flooring, utility lines, light, power, sewage, telephones, and all other accessories considered a part of the unit shall be maintained at the owner's expense.

Section Damage.

The responsible owner shall promptly pay the Association as a service charge for any expenditures incurred in repairing or replacing any common elements damaged through his negligence, misuse or neglect, or that of his agent, licensees, contractors or employees.

ARTICLE ASSOCIATION.

Section Owners Association and Bylaws.

Each unit owner and/or owners shall be a member of the

Association, a non-profit corporation organized under the laws

of the State of Maine and to be known as the Portland West

Condominium Association. Membership shall be appurtenant to the

units, and the transfer of title to a unit shall automatically

transfer the membership appurtenant to that unit to the transferee

or transferees. A mortgage, however, shall not transfer membership

until foreclosure or sale in lieu of foreclosure. The Bylaws of

the Association are attached hereto as Exhibit C.

DRAINAGE MAINTENANCE AGREEMENT

IN CONSIDERATION OF site plan approval granted by the Planning Board of the City of Portland to a plan entitled Plan of Lots Portland, Maine, dated December 3, 1987 and filed with the City of Portland, Department of Planning and Urban Development, 389 Congress Street, Portland, Maine, and pursuant to a condition thereof, MME, Inc., a Maine Corporation with a place of business at Route 302, Westbrook, Maine, the owner of the subject premises, does hereby agree, for itself, its successors and assigns (the "Owner"), as follows:

That it will, at its own cost and expense and at all times in perpetuity, maintain in good repair and in proper working order the surface water drainage system as shown on said plan, including but not limited to the detention basin or basins and the outlet or outlets therefrom, for the benefit of the said City of Portland, all persons in lawful possession of said premises and abutters thereof; further, that the said City of Portland, said persons in lawful possession and said abutters, may enforce this Agreement by an action at law or in equity in any court of competent jurisdiction; further, that after giving the Owner written notice and a reasonable time to perform, the said City of Portland may, by its authorized agents or representatives, enter upon said premises or any portion thereof for the purpose of performing the aforementioned maintenance of said surface water drainage system in the event of any failure or neglect thereof, the cost and expense thereof to be reimbursed in full to the said City of Portland by the Owner upon demand.

This Agreement shall not confer upon the said City of Portland or any other person the right to utilize said surface water drainage system for public use or for the development of any other property, and the Owner shall bear no financial responsibility by virtue of this Agreement for enlarging the capacity of said service water drainage system for any reason whatsoever.

This Agreement shall bind the undersigned only so long as it retains any interest in said premises, and shall run with the land and be binding upon its successors and assigns as their interests may from time to time appear.

Dated at Portland, Maine this 26th day of July, 1988.

Kenneth C. Matthews

MME, Inc.

By Kenneth C. Matthews
Its Vice President

STATE OF MAINE
Cumberland, ss.

July 26, 1988

Personally appeared the above-named Kenneth C. Matthews, Vice President of MME, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

SUSAN M. DYER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER 26, 1993

Notary Public/Attorney at Law

Print Name: *Susan Dyer*

RS/r1c

cc: File
Kenneth Mathews

Bureau of Land Quality Control
Division of Licensing & Review

ROBERT STRATTON

Robert D. Stratton
Sincerely,

Please feel free to call me at 289-2111 if you have any questions regarding your project.

Substantive review of your application will begin only when all deficiencies are corrected.

If you do not respond within 30 days, your application will be returned to you as being unacceptable. In the event that your application is returned, application fees previously paid will be refunded in accordance with Department Regulations. Any application that is returned may be refilled at any time with all deficiencies corrected.

Please correct all deficiencies, or send a schedule for correcting these deficiencies, within 30 days from the date of this letter. The Department reserves the right to accept or reject any proposed schedule for correcting deficiencies.

Unfortunately, after a preliminary review, I have found that your application is not acceptable at this time. I have enclosed a list of deficient issues compiled while reviewing your file. These items must be addressed in order for your application to be accepted for processing and for project review to begin. Your application for a Site Location permit has been received by the Department and has been assigned #L-15324-26-A-N. Please refer to this number in any future correspondence.

Dear Mr. Hoebke:

Mr. William Hoebke
Structure and Design, Inc.
Two Main Street
Kennebunk, Maine 04043

June 13, 1988
GOVERNOR
JOHN R. MCKERNAN, JR.

DEAN C. MARRIOTT
COMMISSIONER

207-289-7688
MAIL ADDRESS: State House Station 17, Augusta, 04333
MAIN OFFICE: RAY BUILDING, HOSPITAL STREET, AUGUSTA

Department of Environmental Protection

STATE OF MAINE



1. All plans must be stamped and signed by a professional engineer.
2. Road cross sections and intersection views must also be stamped and signed and should be submitted on full sized plans.
3. You state that the condominium association will own and maintain roadways and all related facilities. Will the applicant be responsible for these duties until all of the units are sold and the association is established?
4. The plans appear to show construction right to the property boundaries. According to your buffer strip narrative, the site is developed within 1500 feet to the north and south. You have addressed restrictions to wildlife movement, but buffers serve other purposes such as shielding visual impact. You have mentioned a spacious lawn with evergreen trees that is framed in natural vegetation; please elaborate further on the natural vegetation to show that surrounding house owners will not be detrimentally visually impacted by being located adjacent to a 140,000 square foot warehouse.
5. Your association documents and deed restrictions should assign specific duties and responsibilities for maintenance of all assigned structures, (i.e. roads, stormwater, erosion control, common areas, etc.) as well as contain covenants outlining exactly what buffers will consist of (undisturbed natural vegetation?) and maintenance responsibilities.
6. Will any buffers be left around the wetland on the eastern portion of the property shown on the plans? Please elaborate further on the condition of this wetland; is there an established channel, what vegetation is present, what water levels commonly occur?
7. The association documents state "The Declarant reserves the right to repair or improve portions of the common elements...". Changes in the site, common areas, or buffers may require amendments to the permit. The association documents should stress that the Department must be notified prior to such changes.
8. Have you addressed the concerns voiced by the Portland Water District in their December 16, 1987 letter? If so, submit a new letter from PWD guaranteeing service and the estimated GPM demand to be used.
9. Where will the water exiting the retention ponds go? You must have drainage easements to accommodate flows going onto other properties. Please address any effects your site work will have on the drainage of adjacent properties.
10. For retention basins, submit cross sectional views through the overall basin and the outlet structure, showing design water elevations (stamped and signed).
11. Typical details of silt fencing, haybales, etc. should be on full size plans for the contractor's viewing and stamped and signed to insure they will be installed as shown. Include tripod details.

12. Inspections of erosion control structures should be conducted every two weeks and after storm events and maintenance conducted as needed to remove accumulated materials. The application and association covenants must specify details such as these.
13. Ditches that lead into the retention ponds are labeled temporary. Are these to be phased out and some other ditching system utilized?
14. All of the plans must have a complete legend.
15. Submit an SCS soil map of the project site.
16. The soils limitation narrative and site engineering report must be stamped and signed by a certified soils scientist.
17. Please elaborate to what astronomic observed north is.
18. Total construction costs were estimated by the applicant to be \$3,904,000. The bank has agreed to loan \$4.6 million for total project costs, with only \$3.5 million for construction costs. Please explain the \$404,000 difference.

HOEBEKE

cc: Kenneth Mathews
Joseph Mazzio
File

RS/jw

ROBERT STRATTON
Division of Licensing & Review
Bureau of Land Quality Control



Sincerely,

If you have any questions regarding your project, I can be reached at 289-2111.

I have reviewed the new plans and supplemental information you recently submitted regarding Portland West (DEP#L-15324-26-A-N). I have found some of the issues to be completely addressed and appreciate your efforts in these areas. However, several of the other issues still remain deficient and prevent me from accepting your application for processing. I can not stress enough that these deficiencies must be addressed as soon as possible in order for project review to begin. If they are not addressed within 30 days, your application and other materials will be returned to you as being unacceptable, with the same provisions as outlined in my June 13, 1988 letter.

Dear Bill:

Mr. William Hoebeke
Structure and Design, Inc.
Two Main Street
Kennebunk, ME 04043

July 19, 1988

JOHN R. MCKERNAN, JR.
GOVERNOR

DEAN C. MARRIOTT
COMMISSIONER

MAIL ADDRESS: RAY BUILDING, HOSPITAL STREET, AUGUSTA
207-289-7688

Department of Environmental Protection

STATE OF MAINE



1) Submit a letter from James Oppert, stamped and signed, endorsing the 50 scale drawings.

Items 5, 7, and 12 refer to Mr. Mazzioti's letter of June 30, 1988. The items do not prevent the application from being accepted for processing, but must be addressed before a final order can be written.

5) I question how clear it would be to most homeowners that the "utilities servicing the premises" that they are responsible to maintain includes roads, stormwater, erosion control, and common areas, etc. Therefore, you must include "a specific provision" assigning specific duties and responsibilities. Regarding the vegetated areas that "shall remain natural, unaffected by artificial means" where "no changes to any of the existing vegetation or newly planted vegetation can be undertaken without application and approval by DEP", state this specifically in the covenants. 7) Again, this must be specifically stated, and it will make me happy.

12) "Details such as these" simply refers to specific maintenance responsibilities of the erosion control structures, such as the example I gave. The applicant is required to develop a plan for maintenance, the Department can not.

HOEBEKE

FROM: DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF LAND QUALITY CONTROL, STATE HOUSE STATION 17, AUGUSTA, MAINE

TO: City of Portland

DATE: July 25, 1988
SUBJECT: REQUEST FOR PROJECT REVIEW

This constitutes a request for your agency's review of the project identified below and your submission of comments in accordance with our Memorandum of Agreement on Project Reviews.

Questions concerning this project should be directed to the DEP Project Manager, Bob STANTON, at 289-2111.

The deadline for agency comments is _____.

PROJECT APPLICANT

NUMBER: L-15324-26-A-N

NAME: MME, Inc.

NAME: Portland West Warehouse Condominiums

CONTACT: Bill Hoeberke

LOCATION: Riverside Street, Portland

985-4701

After a thorough review of the above project, as presented to us, and consideration of our agency's standards, programs and responsibilities, the following comments are submitted to the Department of Environmental Protection.

140,000 FT² light industrial warehouse Condominium Facility

10.24 acre site

159,545 FT² of walls, parking, loading, roads

Retention ponds at the west + east of property

1 discharge into existing wetland

Town water + sewer

Check if requesting copy of draft Findings of Fact and Order.

(Comments must be signed and dated in order to be accepted by this Department.)
(If additional space is needed, please attach another sheet.)

SIGNATURE: _____

DATE: _____

MORTGAGE

30560

(Participation)

This mortgage made and entered into this 25th day of July 1985, by and between Matthews & Eldridge (a Maine General Partnership)

(hereinafter referred to as mortgagor) and Key Bank of Southern Maine

(hereinafter referred to as mortgagee), who maintains an office and place of business at One Canal Plaza, Portland, Maine

Witnesseth, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Cumberland State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon situated in said Portland on the southerly side of Riverside Street, bounded and described as follows:

On the southerly side line of Riverside Street at the most northerly corner of what was formerly land of Nellie E. Burnell, and later of Andrews; thence North 24 1/2° East by said road thirteen (13) rods and seven (7) links; thence South 53 1/2° East sixty-eight (68) rods and sixteen (16) links; thence South 55° West thirteen (13) rods and sixteen (16) links to Burnell land; thence by Burnell land North 53 1/2° West sixty-one (61) rods fourteen (14) links to the point of beginning.

Also, another certain lot or parcel of land with the buildings thereon, situated in said Portland, bounded and described as follows:

Beginning at the southwest corner of land formerly of Robert C. Hawks where it intersects with land set off by Ferdinand C. Bailey being a point one hundred seventy-five (175) rods from the road or street running from Morrill's corner to Frides Bridge; thence North 45° 45' West eighty (80) rods to land formerly of Albert Minot; thence northerly toward side street following the line of Minot thirty (30) rods to a stake; thence southeasterly to a point where it will make thirty (30) rods from the point of beginning following the line of Charles Farnham's land in the northerly direction and where the first line herein described and this line will parallel.

Excepting from the above-described premises a triangular parcel of land conveyed by one Charles B. Gordon to one Swanson and which is more fully described in the deed of Laura S. Dunn to the Grantor herein dated September 6, 1946, and recorded in Cumberland County Registry of Deeds, Book 1838, Page 159. (See attached "A") Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, venting, refrigering, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty) and all improvements now or hereafter existing thereon, the hereditaments and appurtenances and all other rights therein and belonging, or in anywise appertaining, and the reversion and profits of said property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated July 25, 1985, signed by Kenneth C. Matthews, Carl Matthews and XXXXXXXXXXXX Thomas P. Eldridge in behalf of Matthews, Matthews & Eldridge in the principal sum of \$ 102,000.00

Also excepting from the above-described premises a parcel of land conveyed by Raymond E. Seger to the Portland Water District by his deed dated November 30, 1953, and recorded in said Registry of Deeds, Book 2163, Page 204.

Also excepting a parcel of land conveyed by Raymond E. Seger to the Maine Turnpike Authority by his deed dated February 9, 1954, and recorded in said Registry of Deeds, Book 2166, Page 33.

Also excepting a parcel of land conveyed by Raymond E. Seger to James J. Clark, et al. by his deed dated September 19, 1960, and recorded in said Registry of Deeds, Book 2073, Page 48.

Also excepting a parcel of land conveyed by Raymond E. Seger to the City of Portland by his deed dated October 11, 1971, and recorded in said Registry of Deeds, Book 3199, Page 678.

Meaning and intending hereby to convey the same premises conveyed to us by Raymond E. Seger by deed dated July 25, 1985 and to be recorded herein.

"A"

Know all men by these presents, that

we, NORMAN H. SYLVESTER, JR. and GLORIA J. SYLVESTER, of Portland, County of Cumberland and State of Maine,

in consideration of one dollar and other valuable consideration

paid by CARL MATTHEWS and MONA A. MATTHEWS of 57 Howe Avenue, Portland, County and State of Maine,

do hereby acknowledge, grant, bargain, sell and convey unto the said CARL MATTHEWS and MONA A. MATTHEWS, as joint tenants and not as tenants in common, their heirs and assigns forever.

A certain lot or parcel of land, with the buildings thereon, situated on the southeasterly side of Riverside Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the northwesterly corner of land conveyed by Nellie E. Bunnell to Betty Swanson by deed dated November 15, 1909 and recorded in Cumberland County Registry of Deeds in Book 849, Page 286; thence running northeasterly by Riverside Street seven and one half (7 1/2) rods to land conveyed by Charles B. Gordon to the said Betty Swanson by deed dated August 16, 1910 and recorded in said Registry of Deeds in Book 863, Page 479; thence continuing northeasterly by said Riverside Street eight and one fourth (8 1/4) feet to land now or formerly of said Charles B. Gordon; thence southeasterly by said Gordon land sixty (60) rods; thence southeasterly eight and one fourth (8 1/4) feet to the easterly or northeasterly side line of land conveyed by Carrie M. Palmer to the said Betty Swanson by deed dated July 23, 1909 and recorded in said Registry of Deeds in Book 843, Page 375; thence southeasterly four (4) rods, more or less, to a stake and the southeasterly corner of that lot of land conveyed by Carrie M. Palmer to the said Betty Swanson aforementioned; thence southeasterly at right angles with the last course seven and one half (7 1/2) rods to the southeasterly line of said land conveyed by Nellie E. Bunnell to the said Betty Swanson; thence northeasterly by the southeasterly line sixty-four (64) rods to Riverside Street and the point of beginning.

Being the same premises conveyed to us by Thomas V. Andrews et al by deed dated May 23, 1969 and recorded in said Registry of Deeds in Book 3086, Page 737.

This conveyance is made subject to taxes for 1972 which the Grantees assume and agree to pay. Excepting, however, from the above described premises so much of said premises as was conveyed by Norman H. Sylvester, Jr. et al to the City of Portland by deed dated May 5, 1972 and recorded in said Registry of Deeds in Book 3242, Page 52.

To Have and to hold the aforementioned and bargained premises, with all the privileges and appurtenances thereof, to the said CARL MATTHEWS and MONA A. MATTHEWS, as joint tenants and not as tenants in common, their heirs and assigns, to them and their heirs and assigns, that we do hereby use and behold forever. And we do covenant with the said Grantees,

that we are lawfully seized in fee of the premises; that they are heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all incumbrances except as aforesaid, that we have good right to sell and convey the same to the said Grantees except as aforesaid; and that we and our heirs and assigns shall and will warrant and defend the same to the said Grantees, except as aforesaid. In Witness Whereof, We, the said NORMAN H. SYLVESTER, JR. and GLORIA J. SYLVESTER, being husband and wife, respectively

joining in this deed as Grantors, and relinquishing and conveying our rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 27th day of June

Norman H. Sylvester, Jr.
Gloria J. Sylvester

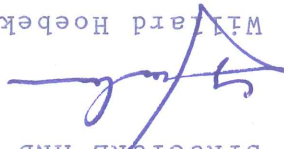
State of Maine, Cumberland County Personally appeared the above named Norman H. Sylvester, Jr.

June 27, 1972. and acknowledged the foregoing instrument to me, Notary Public, in presence of

Before me, Notary Public, in presence of
STATE OF MAINE, CUMBERLAND COUNTY, JUN 27 1972
Received JUN 27 1972
in BOOK 3259 PAGE 64
Registered, M., and recorded

MH/bw

Willard Hoebeke



STRUCTURE AND DESIGN, INC.

Sincerely,

Thank you very much.

The project, as planned, will be a 140,000 square foot warehouse condominium project. The location is the current site of Riverside Trailer Sales.

Please schedule a workshop preliminary planning meeting as soon as possible to discuss a project at 557 Riverside Street in Portland.

Dear Alex:

Mr. Alex Jaegerman
Chief Planner
City of Portland
Portland, ME

June 1, 1987

STRUCTURE AND DESIGN INC.

Dave -
Here's the
Hoebeke
letter!
AS

"The Vacation Makers"

K.C. Matthews, Vice President

K.A. Matthews V.P.

Willard Hoebeke of Structure and Design, Inc. is hereby authorized to act as our agent in the dealings regarding site approval for the Matthews, Matthews and Eldridge warehouse condominium project at 557 Riverside Street in Portland.

To Whom It May Concern:

June 1, 1987

557 RIVERSIDE STREET
PORTLAND, MAINE 04103
(207) 797-2529

Riverside
TRAILER
AND
WINNEBAGO
SALES



CITY OF PORTLAND, MAINE
M E M O R A N D U M

TO: Chairman and Members of the Portland Planning Board

FROM: David Klenk, Planner *D.K.*

DATE: May 10, 1988

SUBJECT: 557 Riverside Street Site Plan

It has been requested that this item be tabled to the May 24, 1988 Public Hearing so that staff and the applicant may resolve several site issues.

/ksc

CITY OF PORTLAND, MAINE
M E M O R A N D U M

TO: Chairman and Members of the Planning Board

FROM: David Klenk, Planner

DATE: September 29, 1987

SUBJECT: Industrial Warehouse Condominium Located at 557 Riverside Street

Mathews, Mathews, and Eldridge are requesting workshop review of a 140,000 square foot warehouse facility located on 9.7 acres within the I-1 Industrial zone. Access to the site is provided from Riverside Street between Warren and Forest Avenues.

The proposed building is a pre-engineered metal building with masonry trim divided into seven condominium areas ranging in size from 10,000 to 40,000 square feet. 158 parking spaces are provided on the site. A gravel driveway and parking area is proposed around the perimeter of the building.

Preliminary staff comment consists of requests for showing the abutting building to the site as well as a traffic study, drainage and sewer analysis. The drainage of the site and the sewer service are major concerns of the Public Works Department.

The City Traffic Engineer, in his preliminary review, has commented that loading areas need to be shown on the site plan and that it is his recommendation that the driveway be paved. Mr. Bray has also requested that the grades on both sides of Riverside Street be shown on the plan so that widening of Riverside Street may be analysed. Mr. Bray also commented that improvements to Riverside Street as well as the Forest/Riverside intersection may be recommended.

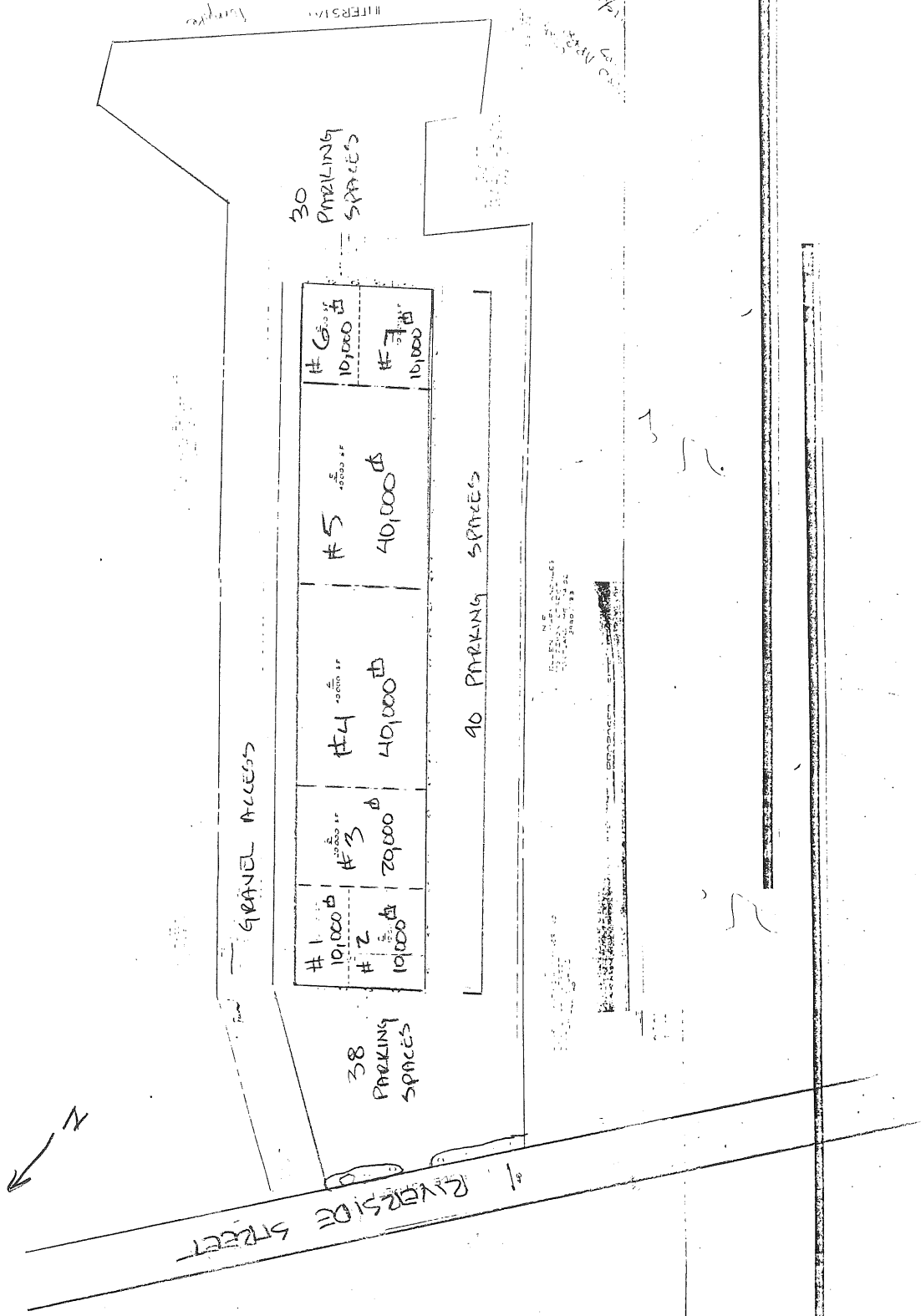
In discussing the condominium project with James Katsiaticas, Planning Attorney, no major concerns were raised with the concept of a warehouse condominium, however, if a portion of the land is conveyed with the building space, the project would require subdivision review. Mr. Katsiaticas recommends that the condominium documents be reviewed to check this issue.

A site plan and narrative from the applicant's agent is attached.

/eg
Attachments

SITE
PLAN

STRUCTURES & DESIGN, INC.
MAIN STREET - KENNETH, MAINE 04043
TEL: (207) 237-1701
FAX: (207) 237-1702



NE
100' x 100'
100' x 100'
100' x 100'



Structure and Design, Inc.

Bill Hoebeke



We will concurrently file with them for a site review. We have discussed the project with the D.R.P. and understand that

I understand that this is a conceptual proposal and that a completed package will need to be submitted well in advance of the Public Hearing that is scheduled for December 8, 1987.

The drainage plan will depend upon the final configuration of the buildings and is at this time not completed. However, our civil engineer has reviewed the plans and feels that we will be able to accommodate the drainage requirements without any need for special considerations that may cause impact to abutters.

The proposed building is a pre-engineered metal building with masonry trim consisting of 140,000 square feet of spec area to accommodate allowable uses in the zone. I have enclosed some conceptual plans to further define the building concept.

The zoning at the site is partially business and partially industrial.

The proposed site is approximately 9.7 acres that runs between Riverside and the I-95 R.O.W. and lies North of Warren Avenue and South of Route 302.

RE: Matthews, Matthews and Eldridge Industrial Warehouse
Condominium at 557 Riverside Street

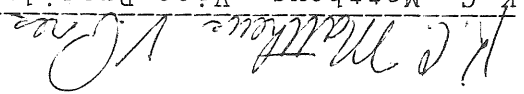
Mr. David Klink
City Planner
Portland, Maine

September 14, 1987

STRUCTURE AND DESIGN INC.

"The Vacation Makers"

K.C. Matthews, Vice President



Willard Hoebeke of Structure and Design, Inc. is hereby authorized to act as our agent in the dealings regarding site approval for the Matthews, Matthews and Eldridge warehouse condominium project at 557 Riverside Street in Portland.

To Whom It May Concern:

June 1, 1987

557 RIVERSIDE STREET
PORTLAND, MAINE 04103
(207) 797-2529

Riverside
TRAILER
AND
WINNEBAGO
SALES

CITY OF PORTLAND, MAINE
M E M O R A N D U M

TO: David Klenk, Planner

FROM: William B. Goodwin, City Engineer

SUBJECT: Portland West, M, M, & E - 557 Riverside Street

DATE: April 29, 1988

I have reviewed and approved, with minor changes as indicated on the attached set of proposed Force Maine For Portland West Plan/Profile sheets, the proposed sanitary sewer system for subject development.

CITY OF PORTLAND, MAINE
M E M O R A N D U M

TO: Chairman and Members of the Portland Planning Board

FROM: David Klenk, Planner *DK*

DATE: January 26, 1988

RE: Portland West Warehouse Facility, 557 Riverside Street

The applicant has requested that this item be tabled to the March 8, 1988 meeting. The request was made to allow the applicant and staff time to resolve several outstanding engineering issues.

DK/ksc

CITY OF PORTLAND, MAINE
M E M O R A N D U M

TO: David Klenk, Planner

FROM: Robert Roy, Bill Goodwin, Bill Bray, Engineers

DATE: January 20, 1988

RE: 557 Riverside Street

Upon review of this project we have identified the following concerns:

Sewer:

Although the concept for the sewer plan may work, we have not received sufficient design and construction implications of the concept to recommend approval at this time.

The developer is proposing to install a private force main from this project to the edge of the Riverton Paril Housing Project, and extend the existing public gravity sewer from the force main to existing station and correction of a downstream restriction in the system, due to undersized pipes.

Before review can begin we have requested the following material:

- An engineering study reviewing this concept including City the design, construction implications and costs of the proposed improvements.

- A final design is also necessary.

- List and photocopy of necessary easements.

Traffic:

The Traffic Engineer recommends that the developer be required to widen Riverside Street to 48' along the entire frontage of the property and then taper the street to meet existing street line. The street improvements need to be done to City specifications including full reconstruction of the street to City specifications and granite curbs.

The developer should be required to extend the length of turning lanes at Riverside/Forest Avenue intersection in conjunction with this project. An escrow account for the intersection improvement must be established prior to issuance of building permit.

Certificate of Occupancy is not to be granted until City completes the intersection improvements.

Drainage:

Concerns have also been raised regarding the drainage plan for the site and its conformance with City storm water management design standards.

It should also be noted that the Portland Water District has raised several problems and concerns regarding service to the project and 48 inch main which traverses the property.

DK/ksc

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Jerry Pelletier, Data Processing

FROM: David Klenk, Planner

SUBJECT: Request for Labels

Please print 2 sets of labels from the assessor's charts for the following project. The labels are needed by Friday, January 15, 1988.

Project

557 Riverside Street

Charts

311, 312, 321, 322, 323 & 324

COPIES = 2

/ksc

DATE: January 12, 1988

CITY OF PORTLAND, MAINE
M E M O R A N D U M

TO: David Klenk, Planner

FROM: Carmela Barton, Arborist

DATE: November 25, 1987

SUBJECT: 557 Riverside Street

The presently submitted plan is inadequate as it specifies clear cutting to the turnpike - an unacceptable action. Existing plant material should be presented to provide adequate buffering.

/jf

CITY OF PORTLAND, MAINE
M E M O R A N D U M

TO: David Klenk, Planner

FROM: William Bray, Traffic Engineer

DATE: November 30, 1987

SUBJECT: 557 Riverside Street Warehouse

As of this date the requested traffic study has not been submitted;
therefore, the plan cannot be reviewed until a traffic report has been
submitted and reviewed.

CITY OF PORTLAND, MAINE
M E M O R A N D U M

TO: David Klenk, Planner

FROM: Robert Roy, Planning Engineer

DATE: November 25, 1987

SUBJECT: 557 Riverside St. Warehouse

Application in incomplete:

1) No sewer service from site has been submitted.

I recommend this item not be scheduled for a public hearing at this time.

/jff

*Project is this 2
I'm not sure - give
him a call. Alex*

cc: David Klenk, Planner

AJ/jf

Alexander Jaegerman
Chief Planner

Sincerely,

We have tentatively scheduled your project for the September 22 workshop, which begins at 3:30 p.m. Please submit plans well in advance of the workshop date, at least two weeks prior to the date is the minimum. If you would like to be in position to meet at an earlier date should a slot become available, getting plans in sooner could make it possible to move your date up.

Dear Mr. Hoebeke:

Bill Hoebeke
Structure and Design
2 Maine Street
Kennebunk, ME 04043

August 4, 1987

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

CITY OF PORTLAND



CITY OF PORTLAND
M E M O R A N D U M

TO: Chairman and Members of the Portland Planning Board

FROM: David Klensk, Planner

DATE: July 26, 1988

SUBJECT: Industrial Condominiums Located at 557 Riverside Street,
Mathews, Mathews and Eldridge, applicant

This project was tabled at the June 14, 1988 meeting in order to allow the applicant an opportunity to revise the vehicle circulation and landscaping plans.

Since that time, the following revisions have been made to the plan:

The Northern entrance drive has been revised to provide 17 feet between the driveway and the Thibodeau property. Additional landscaping and an eight (8) foot tall fence has been included in this area.

The number of dumpsters has been reduced from 20 to 16.

In reference to the portion of the site which has been logged, the developer has added a note stating:

"mixed plantings of 125 trees so that not more than 25 feet would be between the planting groups as viewed from the highway. Credit will be given for existing trees that can be saved and meet the approval of the City of Portland Arborist."

In reviewing the revisions the following comments have been received by the Planning staff:

Fencing: The fence along the Thibodeau property must be reduced to four (4) feet in height for the portion within 25 feet of the street line.

Landscaping: Ben O'Reilly, Superintendent of Parks, has provided the following comments in reference to the revised plans:

The Taxus Cuspidata, Cornus Stocouifera, Rhododendron Stewartson, and Rhododendron P.J.M. are to be 2-2 1/2 feet in size to meet the arboricultural standards.

The entire existing vegetated area near the turnpike is recommended to be marked as a preservation area with trees marked and inspected by the City Arborist prior to construction. Additionally, 125 trees should be planted in this area to mitigate the loss of mature vegetation that has been removed from the site. The location of these trees is to be shown on a revised site plan and approved by the City

Arborist.

The additional planting should be White Pines six to seven feet in height minimum.

The recommendations of the previous plan which have not been met, are as follows:

- The width of the southwest property line buffer should be increased from 10 to 25 feet.

- That the applicant provide a foundation planting design for staff approval.

Dumpsters:

At the previous public hearing, the Planning Board requested that the number and locations of the dumpster be minimized. The applicant has revised the plan eliminating four dumpsters. A potential condition of approval is that the dumpsters be grouped into two locations and screened with landscaping and a gated wood fence.

Condominium Documents/Drainage Maintenance Agreement:

At the previous public hearing, the Planning Board requested that condominium documents and a drainage maintenance agreement be submitted for staff review. As these documents have not been submitted, they remain as conditions of approval.

Signage:

The Planning Board had raised a concern regarding signage on the proposed building. The applicant has submitted a note stating that signage would meet applicable codes, however, the applicant has not submitted the location or size of future signs for the Planning Board to review.

Revised plans and current comments of the Superintendent of Parks and the Planning Engineer are attached as well as Planning Report #43-88.

Revised Motions for the Board to Consider:

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Report #43-88 and memorandum of July 26, 1988 relevant to the standards for site plan review and/or other findings as follows, the Board finds that:

1. The plan is in conformance with the site plan ordinance of the Land Use Code.

A. Potential Conditions of Approval;

i. That the fence along the Thibodeau property be reduced to four feet in height for the portion within 25 feet of the street line;

ii. That the Taxus cuspidata, Cornus stolonifera, Rhododendron Stewartson and Rhododendron P.J.M. be a minimum of 2 - 2-1/2 feet in size;

iii. That the entire vegetated area near the turnpike be marked as a preservation area and inspected by the City Arborist prior to construction;

iv. That 125 White Pine trees (6-7 foot height min) be planted on the site to mitigate the lost vegetation the tree locations to be indicated on a revised plan and approved by the City Arborist;

v. That the width of the southwest buffer along the property line to be increased from 10 to 25 feet;

vi. That the applicant provide a foundation planting design for staff approval;

vii. That the dumpsters be grouped into two locations and screened with landscaping and a gated wood fence;

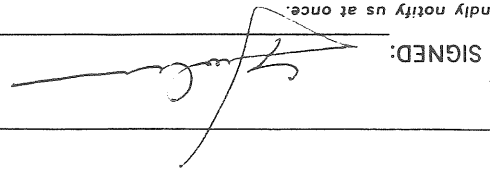
viii. That condominium documents be submitted for staff approval.

Attachments

1. Letter of Transmittal
2. Revised Plans
3. Superintendent of Parks Comments
4. Planning Engineers Comments

PLANNING BOARD REPORT 43-88

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

SIGNED: 

COPY TO _____

REMARKS: **DAVID:**
 ① THE LANDSCAPE? TAKE CHANGES HAVE BEEN AGREED BY THE THIBAUMUS
 ② SOME DUMPSTERS HAVE BEEN REMOVED
 ③ 125 TREES HAVE BEEN ADDED TO THE I-95 SIDE OF THE PROJECT.
 ④ THE SIGN WILL MEET APPLICABLE CODES

- THESE ARE TRANSMITTED as checked below:
- For approval
 - For your use
 - As requested
 - For review and comment
 - FOR BIDS DUE _____ 19 _____
 - PRINTS RETURNED AFTER LOAN TO US
 - Approved as submitted
 - Approved as noted
 - Returned for corrections
 - Return _____ corrected prints
 - Resubmit _____ copies for approval
 - Submit _____ copies for distribution

COPIES	DATE	NO.	DESCRIPTION
6			S-1 ! DETAILS
			S-2 ! DETAILS
			S-3 ! DETAILS
			S-4 ! DETAILS
			S-7 -
			S-8 -
			FOOTCAND WATER DISTRICT PROFILE

- WE ARE SENDING YOU _____ the following items:
- Shop drawings
 - Prints
 - Plans
 - Samples
 - Specifications
 - Copy of letter
 - Change order
 - Attached
 - Under separate cover via _____

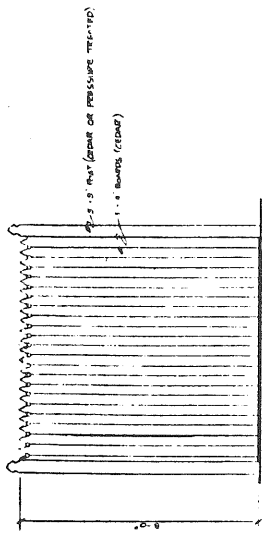
DATE	7/12/88
ATTENTION	DAVID KLEBK
RE:	NAME SITE CHANGES

STRUCTURE AND DESIGN, INC.
 Two Main Street Suite 201
 Lafayette Center
 KENNEBUNK, MAINE 04043
 (207) 985-4701

TO City of Portland

LETTER OF TRANSMITTAL
 ATTACHMENT 1

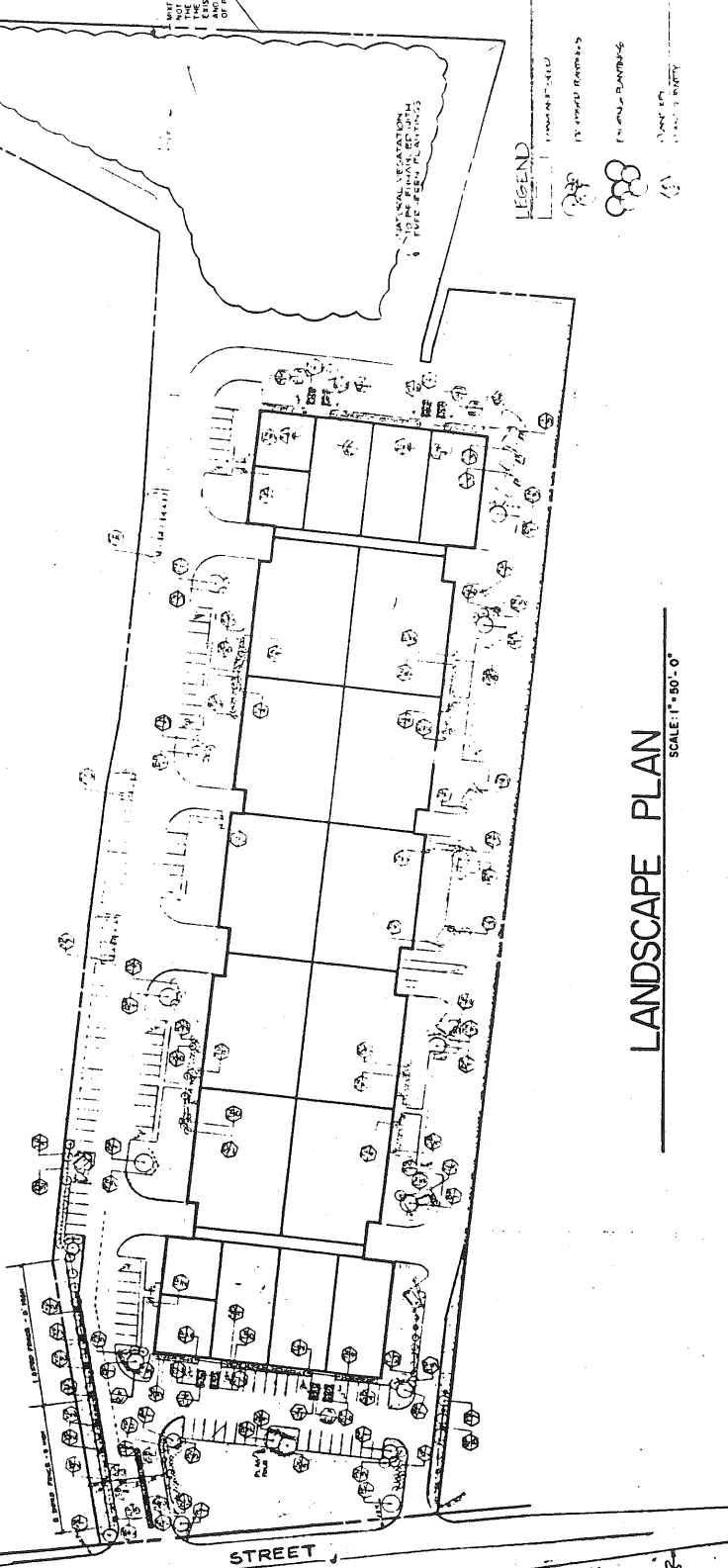
DETAIL SHEET



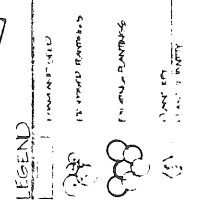
TYPICAL STOCKADE FENCE SECTION
SCALE: 3/4" = 1'-0"

Qty	Plant	Size	Quantity
1	Common & Kalmianic Hems for Oak (Quercus rubra)	24 - 3" Cal.	1
1	White Paper Birch (Betula)	24 - 3" Cal.	1
1	Red Pine (Pinus strobus)	24 - 3" Cal.	1
1	Red Pine (Pinus strobus)	24 - 3" Cal.	1
1	Red Pine (Pinus strobus)	24 - 3" Cal.	1
1	Red Pine (Pinus strobus)	24 - 3" Cal.	1
1	Red Pine (Pinus strobus)	24 - 3" Cal.	1
1	Red Pine (Pinus strobus)	24 - 3" Cal.	1
1	Red Pine (Pinus strobus)	24 - 3" Cal.	1
1	Red Pine (Pinus strobus)	24 - 3" Cal.	1

- NOTES:**
- All areas disturbed by construction shall be permanently restored to original condition.
 - Excavation shall be performed between April 15th - 30th.
 - All areas to be seeded shall be matched. Match shall be done by hand or spread at a rate of two tons/acre.
 - Should any area of the site not be seeded by October 1st, all exposed areas shall be mulched with hay at 2 tons/acre.
 - Areas to be sod and seeded shall have sod at a depth of 6 inches.
 - Composted bark mulch shall be spread on all shrub beds.
 - All plant material shall be in compliance with the American Standard for Nursery Stock, by the American Association of Nurserymen, Inc.
 - Plant material shall be certified by a certified nursery with a valid release packet fertilizer as specified by the manufacturer's instructions.
 - Some varieties may be substituted on availability. Substitutions shall be made to grow what an original specified plant material.



LANDSCAPE PLAN
SCALE: 1" = 50'-0"



STRUCTURE & DESIGN, INC.
2 MAIN STREET • KENNEBUNK, MAINE 04043
TEL: (207) 985-4701

LANDSCAPE PLAN
PORTLAND WEST
R.F. & B. BOX 3548
RODEFORD, ME 04005

DATE	REVISION DESCRIPTION
01/12/01	ISSUED FOR PERMITTING
01/12/01	ISSUED FOR PERMITTING
01/12/01	ISSUED FOR PERMITTING
01/12/01	ISSUED FOR PERMITTING
01/12/01	ISSUED FOR PERMITTING
01/12/01	ISSUED FOR PERMITTING
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01/12/01	ISSUED FOR PERMITTING
01/12/01	ISSUED FOR PERMITTING
01/12/01	ISSUED FOR PERMITTING

REVISOR
LANDSCAPE
PLAN

RIVERSIDE

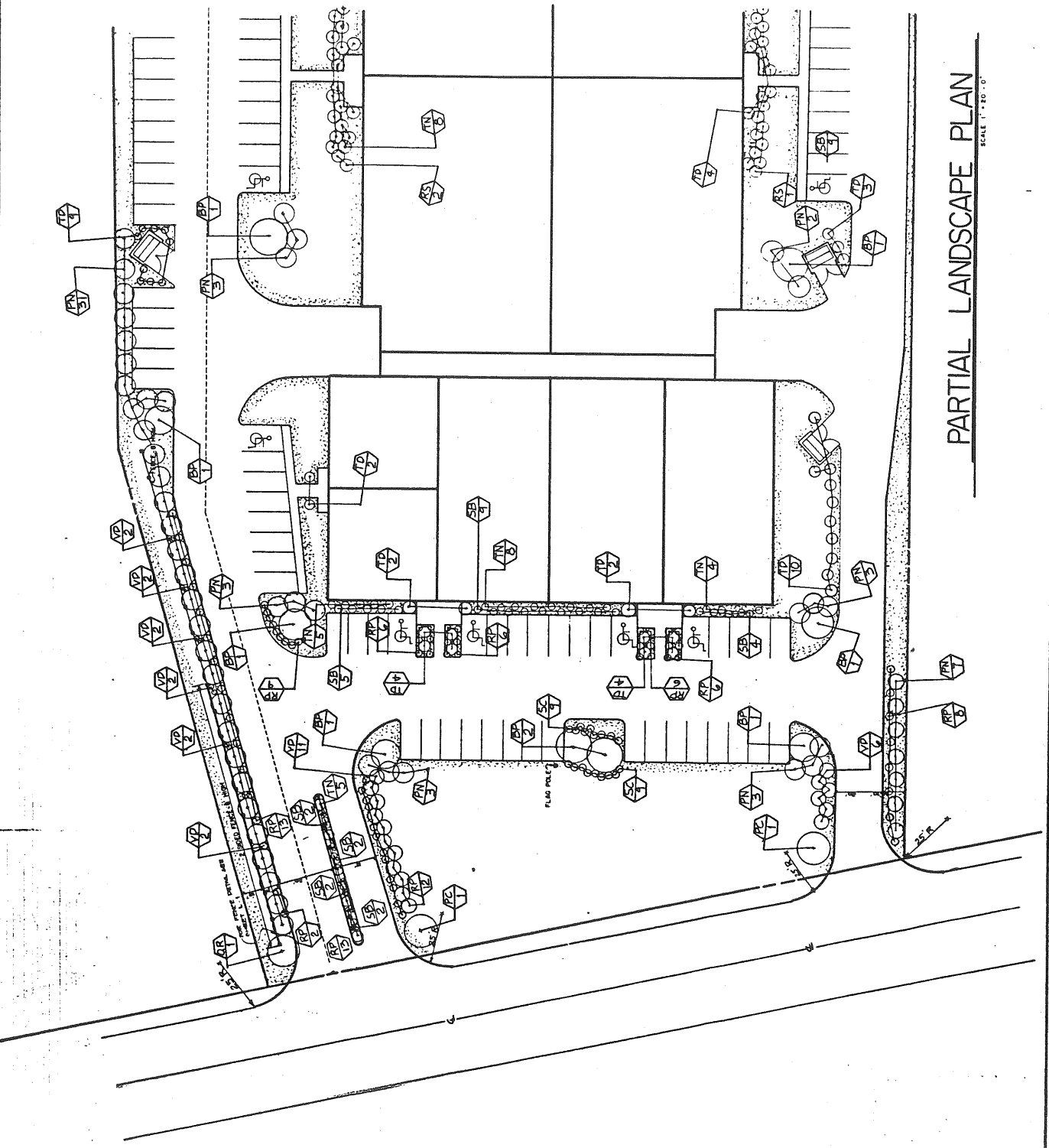
STREET

PLANTING NOTES ON BOTH SIDES OF ROAD

SEE NOTES ON 20 SHEET

GENERAL CONTRACTORS STEEL & MASONRY SYSTEMS COMMERCIAL BUILDINGS
 2 MAIN STREET - KENNEBUNK, MAINE 04043 TEL. (207) 985-4701
 DESIGN BUILD CONCEPTS
 PARTIAL LANDSCAPE PLAN
 S-8
 PORTLAND WEST
 BY M.M.B.
 RFD 3/14/8
 20:20:00
 1/17/88
 REVISION DESCRIPTION
 DATE

12/10/88
 12/10/88



PARTIAL LANDSCAPE PLAN
 SCALE 1" = 20'-0"

REUSED PLAN

CITY OF PORTLAND
M E M O R A N D U M

TO: David Klenk, Planner

FROM: Ben O'Reilly, Superintendent of Parks and Islands

DATE: July 21, 1988

SUBJECT: Portland West

The Portland Forestry Division has reviewed the above plan and have the following conditions of Approval:

1. Species size changes to be:
Taxus Cuspidata - 24"-30"
Cornus Stolonifera - 24"-30"
Rhododendron "Stewartson" 24"-30"
Rhododendron "P.J.M." 24"-30"

2. The entire existing vegetation area that is at the rear of the site shall be marked as a preservation area with trees marked and visually inspected by the City Arborist.

3. The additional plantings proposed at the rear should be of the Pinus Strobus (White Pine) species. These species should also be clarified in reference to the location of planting. The size of this species should be 6'-7' in height at a minimum.

Additionally, 125 trees are to be planted in this area to mitigate the loss of the mature vegetation that was on the site. These trees are to be shown on a revised site plan and approved by the City Arborist.

CITY OF PORTLAND
M E M O R A N D U M

TO: David Klensk, Planner

FROM: Steve Harris, Planning Engineer

DATE: July 21, 1988

SUBJECT: Portland West (MME), 557 Riverside Street

On June 3, 1988, as a result of my review of the site plan (dated May 17, 1988) I recommended approval with the following conditions:

1. That the outlet from Pond #1 shall be 15" PVC rather than 15" CMP.
2. That the plan show the inlet detail of 12" CMP at the southeast corner of Pond #2. Additionally, a manhole must be installed at the bend of the 12" CMP and the line should be in a straight line to the riprap outlet area.

Nothing no changes on the revised plan, the conditions still apply.

- PORTLAND WATER DISTRICT PROFILE

- S-8 - DETAILS - LANDSCAPE
- S-7 - DETAILS - GENERAL
- S-6 - SEWER EXTENSION
- S-5 - SURVEY
- S-4 - LANDSCAPE PLAN
- DETAILS OF S-4
- S-3 - EROSION CONTROL
- DETAILS OF S-3
- S-2 - EXISTING CONDITIONS
- DETAILS OF S-2
- S-1 - PROPOSED CONDITIONS
- DETAILS OF S-1

NOT INCLUDED HERE
THESE ARE UNCHANGED
FROM PREVIOUS SUBMISSION

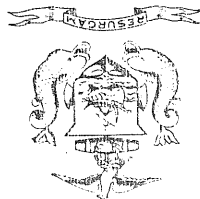
7/12/98

(See attached plans)

DRAWINGS

EXHIBIT #3

CITY OF PORTLAND



Joseph E. Gray Jr.
Director

January 22, 1991

Mr. Teco Brown
Brown & Michaud
P.O. Box 187
Augusta, ME 04332

Dear Teco:

We have reviewed your submissions for the Portland West Industrial Condominiums and due to the fact that the review is for the reapproval of a lapsed plan, the following items have been requested:

- an application for site plan review with seven sets of plans (Inspections Department, Room 315, City Hall);
- an analysis and calculations for projected sanitary flows;
- any plans for water diminishment or water-saving devices and their specifications;
- stormwater detention calculations, indicating the scope of downstream impacts which may be associated with the project;
- 5:1 stormwater separation plan based on your sanitary flow calculations; and
- an updated traffic study.

These requests are based on standards and requirements for site plan review.

Please call if you have any questions.

Sincerely,

Sarah Greene, Senior Planner

cc: Alexander Jaegerman, Chief Planner

William Bray, Traffic Engineer

Stephen Harris, Planning Engineer

Jeff Tarling, City Arborist

Natalie Burns, Associate Corporation Counsel

DATE

SIGNED

REPLY

ORIGINATOR - DO NOT WRITE BELOW THIS LINE

SIGNED

On 6/3/88 as a result of my review of the site plan (dated 5/17/88) & accompanying approved with the following conditions:

- 1) Curb cut from Bond #1 shall be 15' PVC.
- 2) The curb cut detail for 12" C.M.P. at location 1 corner of Bond #1 & 2
- Additionally, a curb cut must be installed at the head of the 12" C.M.P. and the curb cut shall be a through cut to the riprap curb + area.

Nothing in changes on the revised plan. The conditions still apply.

John R. Horn

MESSAGE

OF (DATE)

- REFER TO
- YOUR
- LETTER
- MEMO
- MY
- SPEEDMEMO
- TELEGRAM
- CONFERENCE
- PHONE CALL

SPEEDIMEMO

DATE

7/21/88

SUBJECT

FROM

TO

LOCATION

LOCATION

Have there Planning Eng
 Rolland West (MME) 529 Riverside

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Department of Planning and Urban Development
SUBDIVISION/SITE DEVELOPMENT

Date June 2, 1998

Name of Project Phoenix Welding Company

Address/Location 557 Riverside Street

Developer Riverside Welders Limited Liability Company

Form of Performance Guarantee

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

TO BE FILLED OUT BY APPLICANT:

Item	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
STREET SIDEWALK						
Road						
Granite Curbing						
Sidewalks						
Esplanades (Loam & seed)						
Monuments						
Street Lighting						
Other						
SANITARY SEWER						
Manholes						
Piping (to existing septic)						
Connections						
Other						
STORM DRAINAGE						
Manholes						
Catchbasins						
Piping (8" pvc connect to						
Detention Basin existing						
catchbasin						
Other						
SITE LIGHTING						
EROSION CONTROL						
RECREATION AND OPEN SPACE AMENITIES						
Subtotal						
PUBLIC						
PRIVATE						
Quantity						
Unit Cost						
Subtotal						
680 sq. yd	\$15.00		\$10,200.00			
1000 s.f.	\$.30		\$300.00			
1			\$800.00			
2	\$1250.00		\$2500.00			
100 l.f.	\$26.00		\$2600.00			
10	\$820.00		\$8,200.00			
Lump sum			\$1,500.00			

Item	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
LANDSCAPING (each breakdown of plant materials, quantities, and unit costs)						
8 MISCELLANEOUS (6'x160' chain link fence ^{chain link fence})				160'	\$5.80 ea.	\$928.00
TOTAL:						\$27,028.00
GRAND TOTAL:						

O.K. J.W.

INSPECTION FEE (to be filled out by City)

PUBLIC	PRIVATE	TOTAL
Assessed by: _____ (name)	_____ (name)	_____
B: Alternative Assessment: _____	_____	_____
A: 1.7% of totals: _____	_____	_____

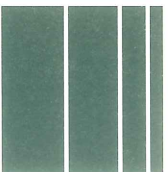
City of Portland
Site Plan Application

For

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

By

Sebago Technics, Inc.
One Chabot Street
P.O. Box 1339
Westbrook, Maine 04092-1339



July 15, 2005
00235

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

Proposed Office/Warehouse Building, Tax Map 312, Block B, Lot 3, Part 2,
Tax Map 306, Block B, Lots 1-7, Major 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 Major Site Plan Application for a building proposed to be located at 567 Riverside Street. The property is located within the I-M Zoning District and is located next to Phoenix Welding.

As you will recall, a prior minor site plan approval was granted to Six G's Coed, LLC for this parcel for a 14,000 square foot building containing seven (7) at grade drive through doors and man doors for separate lease spaces. Each lease space contains 2,000 square feet, which includes a rest room and small office space. The building is entirely leased out at this time. With this new proposal the total building area will be brought to 20,000 square feet prompting the need for a Major Site Plan Application. Included within this application is all the relevant material associated with a major site plan application including site plans showing the prior approval.

The new development proposal consists of constructing an office/warehouse building containing 6,000 square feet. Vehicular access will occur via the existing curb cut on Riverside Street and a proposed paved driveway. Parking will occur along the front and rear of the proposed building. Water service will be extended from the existing water meter pit along Riverside Street. Stormwater runoff will be directed to the front of the site and tie into the municipal system. A Downstream Defender will accept the runoff and treat it prior to outletting into the municipal system. The sanitary service is proposed to be extended from the current line servicing the rear building to allow for a gravity connection to Riverside Street.

Ms. Schmuckal

-2-

July 14, 2005

The only lighting will consist of wall pack units over the entrance doors. Landscaping will consist of plantings on the Riverside Street side of the building and within the parking islands. No dumpsters are proposed as trash pick-up occurs via a private contractor as they clean the interior of the building.

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

Sincerely,

SEBAGO TECHNICS, INC.



Shawn M. Frank, P.E.

Project Manager

SMF:cab

cc: Eric Johnson, Six G's Coed, LLC
Dennis Waters, Patco Construction

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Exhibit 8	Zoning Map
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Exhibit 11	Sewer & Water Utilities
Exhibit 12	Stormwater Management
Exhibit 13	Signage
Exhibit 14	Construction Schedule

Exhibit 1: Site Plan Application



City of Portland Site Plan Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Address of Proposed Development: 563 Riverside Zone: IM Zone					
Total Square Footage of Proposed Structure: 6,000 Square Feet	Square Footage of Lot: 373,888 Square Feet				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> Tax Assessor's Chart, Block & Lot: Chart# 306 Block# B Lot# 1 312 B 3, Part 2 </td> <td style="width: 50%; padding: 5px;"> Property owner's mailing address: Six G's Coed, LLC 557 Riverside Street Portland, ME 04103 </td> </tr> <tr> <td style="padding: 5px;"> Telephone #: 207-797-5830 </td> <td style="padding: 5px;"> Project name: Proposed Lease Property </td> </tr> </table>		Tax Assessor's Chart, Block & Lot: Chart# 306 Block# B Lot# 1 312 B 3, Part 2	Property owner's mailing address: Six G's Coed, LLC 557 Riverside Street Portland, ME 04103	Telephone #: 207-797-5830	Project name: Proposed Lease Property
Tax Assessor's Chart, Block & Lot: Chart# 306 Block# B Lot# 1 312 B 3, Part 2	Property owner's mailing address: Six G's Coed, LLC 557 Riverside Street Portland, ME 04103				
Telephone #: 207-797-5830	Project name: Proposed Lease Property				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> Consultant/Agent, mailing address, phone # & contact person: Sebago Technics Inc. P.O. Box 1339 Westbrook, ME 04092-1339 Attn: Shawn M. Frank, P.E. 207-856-0277 </td> <td style="width: 50%; padding: 5px;"> Applicant's name, mailing address, telephone #/Fax#/Pager#: Six G's Coed, LLC. 557 Riverside Street Portland, ME 04103 Attn: Eric Johnson 207-797-5832 </td> </tr> </table>		Consultant/Agent, mailing address, phone # & contact person: Sebago Technics Inc. P.O. Box 1339 Westbrook, ME 04092-1339 Attn: Shawn M. Frank, P.E. 207-856-0277	Applicant's name, mailing address, telephone #/Fax#/Pager#: Six G's Coed, LLC. 557 Riverside Street Portland, ME 04103 Attn: Eric Johnson 207-797-5832		
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Proposed Development (check all that apply)
 New Building Building Addition Change of Use Residential Office Retail Manufacturing
 Warehouse/Distribution Parking lot
 Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____
 Site Location of Development (\$3,000.00)
 (except for residential projects which shall be \$200.00 per lot _____)
 Traffic Movement (\$1,000.00) Stormwater Quality (\$250.00)
 Section 14-403 Review (\$400.00 + \$25.00 per lot) _____
 Other _____

Major Development (more than 10,000 sq. ft.)
 Under 50,000 sq. ft. (\$500.00)
 50,000 - 100,000 sq. ft. (\$1,000.00)
 Parking Lots over 100 spaces (\$1,000.00)
 100,000 - 200,000 sq. ft. (\$2,000.00)
 200,000 - 300,000 sq. ft. (\$3,000.00)
 Over 300,000 sq. ft. (\$5,000.00)
 After-the-fact Review (\$1,000.00 + applicable application fee)
 Less than 10,000 sq. ft. (\$400.00)
 After-the-fact Review (\$1,000.00 + applicable application fee)

Minor Site Plan Review
 Planning Staff Review (\$250.00)
 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
 57 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 authorized 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: Eric Johnson
 Date: 7/6/05

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

Development in Portland

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

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

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

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

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

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

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

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

Exhibit 2: Site Development Chronology

Site Development Chronology

Upon review of the City of Portland Tax Assessors information the site was undeveloped prior to 2004. In 2004, a 14,000 square foot building was constructed for use as warehouse and multi-use office space. The applicant is now proposing one new building for the same type of use with a total area of 6,000 square feet bringing the total to 20,000 square feet.

Exhibit 3: Project Data

Project Data

Applicant	Six G's Coed, LLC 557 Riverside Street Portland, Maine 04103
Owner	Same as above
Zoning	IM
Tax map	Map 306 and 312 Block B Lots 1 and lot 3 part 2
Land Area	8.58 Acres
Existing Land Uses	Undeveloped
Proposed Land Use	Warehousing & Office lease space
Water	12inch main on Riverside Street
Sanitary Sewer	Existing main in Riverside Street
Electric, Telephone & Cable TV	Underground service exists on site
Storm Drainage	Proposed on-site catch basin system with Downstream Defender system ties into the Public System within Riverside Street

Exhibit 4: Location Map

SITE LOCATION MAP

USGS TOPOGRAPHIC

7.5 MIN. QUADRANGLE

PORTLAND WEST

SCALE: 1" = 2,000'

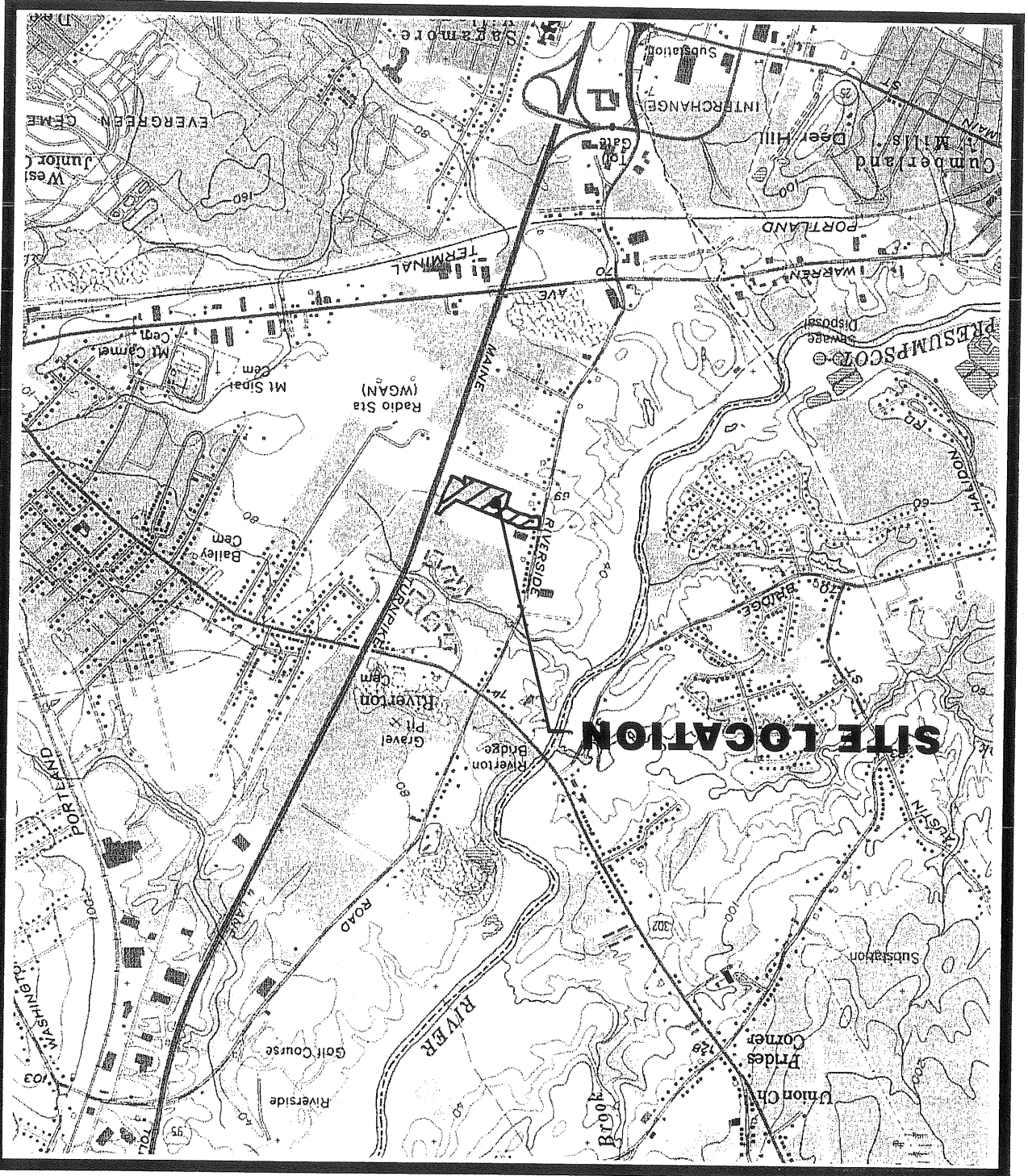


EXHIBIT 4



Exhibit 5: Existing Deed

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.

RIVERSIDE WELDERS LIMITED LIABILITY COMPANY

By: *Donald T. Johnson* Member
Member

[Signature] Witness

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,

[Signature]
Notary Public/Attorney-at Law
Print name: *Gregory A. 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 3/4-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 1/4-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 3/4-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;

BK 1594 . 6265

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 Mathews Mathews & Eldridge dated September 25, 2000, recorded at said Registry in Book 15779, Page 109, (2) Deed from Kenneth C. Mathews 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. Brown

22634

QUITCLAIM DEED

BK 11934P6040

The CITY OF PORTLAND, a body politic and corporate located in Portland, Maine, FOR CONSIDERATION PAID, releases to MATTHEWS MATTHEWS & ELDRIDGE, a Maine general partnership with a place of business in Westbrook, Maine, all its right, title and interest in and to a certain real property, together with any improvements thereon, located at Riverside Street, Portland, Cumberland County and State of Maine, acquired by virtue of the following tax liens recorded at the Cumberland County Registry of Deeds:

- Book 8826, Page 280 recorded on July 14, 1989
- Book 9596, Page 122 recorded on June 14, 1991
- Book 10117, Page 274 recorded on June 15, 1992
- Book 10755, Page 330 recorded on June 11, 1993

IN WITNESS WHEREOF, the City of Portland has caused this instrument to be executed by Duane G. Kline, its Finance Director, thereunto duly authorized, this 17 day of May, 1995.

WITNESS:

CITY OF PORTLAND

Duane M. Katsiyannis

By: Duane G. Kline
Its: Finance Director

State of Maine
Cumberland, ss.

May 17, 1995

PERSONALLY APPEARED the above-named Duane G. Kline, Finance Director of City of Portland as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Duane M. Katsiyannis
Notary Public/Attorney-at-Law
Print Name: Duane M. Katsiyannis

RECEIVED
RECORDED REGISTRY OF DEEDS
25 MAY 26 PM 12:42
CUMBERLAND COUNTY
John B. Crain

08235

HOOPA, INC., a Massachusetts corporation, with a mailing address of 4 Milk Street, Portland, Maine 04101, FOR CONSIDERATION PAID, grants to Riverside Welders Limited Liability Company, a Maine limited liability company with a place of business in Portland, Maine, WITH QUITCLAIM COVENANT, certain real property, together with any improvements thereon, situated at 553-561, 563-573 Riverside Street, Portland, County of Cumberland and State of Maine, being more particularly described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on the southeasterly side of Riverside Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the northwesterly corner of land conveyed by Nellie E. Burnell to Betty Swanson by deed dated November 15, 1909 and recorded in the Cumberland County Registry of Deeds in Book 849, page 286; thence running northeasterly by Riverside Street seven and one-half (7-1/2) rods to land conveyed by Charles B. Gordon to the said Betty Swanson by deed dated August 16, 1910 and recorded in said Registry of Deeds in Book 863, Page 479; thence continuing northeasterly by said Riverside Street eight and one-fourth (8-1/4) feet to land now or formerly of said Charles B. Gordon; thence southeasterly by said Gordon land sixty (60) rods; thence southeasterly eight and one-fourth (8-1/4) feet to the easterly or northeasterly sideline of land conveyed by Carrie M. Palmer to the said Betty Swanson by deed dated July 23, 1909 and recorded in said Registry of Deeds in Book 843, Page 375; thence southeasterly four (4) rods, more or less, to a stake and the southeasterly corner of that lot of land conveyed by Carrie M. Palmer to the said Betty Swanson aforementioned; thence southeasterly at right angles with the last course seven and one-half (7-1/2) rods to the southeasterly line of said land conveyed by Nellie E. Burnell to the said Betty Swanson; thence northwesterly by the southeasterly line sixty-four (64) rods to Riverside Street and the point of beginning.

Excepting, however, from the above described premises so much of said premises as was conveyed by Norman H. Sylvester, Jr. et al. to the City of Portland by deed dated May 5, 1972 and recorded in said Registry of Deeds in Book 3242, Page 52.

MAINE REAL ESTATE TAX PAID

BK119346042

Also another certain lot or parcel of land with the buildings thereon situated in the city of Portland, County of Cumberland and State of Maine on the southerly side of Riverside Street, bounded and described as follows:

On the southerly sideline of Riverside Street at the most northerly corner of what was formerly land of Nellie E. Burnell, and later of Andrews; thence North 24-1/2° East by said road thirteen (13) rods and seven (7) links: thence South 53 1/2° East sixty-eight (68) rods and sixteen (16) links; thence South 55° West thirteen (13) rods and sixteen (16) links to Burnell land; thence by Burnell land North 53-1/2° West sixty-one (61) rods fourteen (14) links to the point of beginning.

Also, another certain lot or parcel of land with the buildings thereon, situated in the city of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the southwesterly corner of land formerly of Robert C. Hawkes where it intersects with land set off by Ferdinand C. Bailey being a point one hundred seventy-five (175) rods from the road or street running from Morrill's corner to Prides Bridge; thence North 45° West eighty (80) rods to land formerly of Albert Minott; thence northerly toward side street following the line of Minott thirty (30) rods to a stake; thence southwesterly to a point where it will make thirty (30) rods from the point of beginning following the line of Charles Farnham's land in a northerly direction and where the first line herein described and this line will parallel.

Excepting from the above-described premises a triangular parcel of land conveyed by one Charles B. Gordon to one Swanson and which is more fully described in the deed of Laura S. Dunn dated September 6, 1946 and recorded in the Cumberland County Registry of Deeds in Book 1838, Page 159.

Also excepting from the above-described premises a parcel of land conveyed to the Portland Water District by deed dated November 30, 1953 and recorded in said Registry of Deeds in Book 2163, Page 204.

Also excepting a parcel of land conveyed to the Maine Turnpike Authority by deed dated February 9, 1954 and recorded in said Registry of Deeds in Book 2166, Page 33.

BK119346043

Also excepting a parcel of land conveyed to James J. Clark et al. by deed dated September 19, 1960 and recorded in said Registry of Deeds in Book 2073, Page 48.

Also excepting a parcel of land conveyed to the City of Portland by deed dated October 11, 1971, and recorded in said Registry of Deeds in Book 3199, Page 678.

Being the same premises conveyed to the grantor herein by warranty deed from Matthews, Matthews & Eldridge dated May 9, 1995 and recorded in said Registry of Deeds in Book 11911, Page 259 and warranty deed from Kenneth C. Matthews et al., dated May 9, 1995 and recorded in said Registry of Deeds in Book 11911, Page 257.

IN WITNESS WHEREOF, Hoopa, Inc. has caused this instrument to be executed by DEAN STILPSON its vice president thereunto duly authorized this 26 day of May, 1995.

WITNESS:
[Signature]
Name: Nathan N. Smith
BY: [Signature]
Its: Vice President
Hoopa, Inc.
Dean Stilpson

State of Maine
County of Cumberland, ss.
May 26th, 1995

PERSONALLY APPEARED the above-named Dean Stilpson as Vice President of Hoopa, Inc. as aforesaid and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said corporation.

Notary Public/Attorney-at-Law
Print Name: Nathan N. Smith
Attorney at Law

Before me,
[Signature]

RECEIVED
REGISTERED REGISTRY OF DEEDS
55 MAY 26 PM 12:43
CUMBERLAND COUNTY
[Signature]

675.KLP
95010177.DEE

Known All Men by these Instruments,

(No. 100)

That I, RAYMOND E. SEGER, of Portland in the County of Cumberland and State of Maine

in consideration of One Dollar (\$1.00) and other valuable con- siderations

paid by PORTLAND WATER DISTRICT, a corporation duly organized and existing under the laws of the State of Maine and located at Portland in the County of Cumberland and State of Maine

the receipt thereof I do hereby acknowledge, do hereby give, grant,

bargain, sell and convey, unto the said PORTLAND WATER DISTRICT, its

successors ~~Heirs and assigns forever,~~

~~the right to be deemed as~~

The right perpetually to enter at any and all times upon a strip of land situated in Portland in the County of Cumberland and State of Maine, being a part of the land conveyed to this Grantor by Laura S. Dunn by deed dated September 6, 1946, recorded in Cum- berland County Registry of Deeds in Book 1838, Page 159, to which deed reference is hereby made for a more particular description of said land, said strip being fifty (50) feet in width and lying equally on either side of the following described center line, namely twenty-five (25) feet in width on either side of said center line and its projection at both ends:

Beginning at a point in the Easterly side line of Riverside Street in said Portland, said point being twenty-five (25) feet Southerly along said Easterly side of Riverside Street from an iron pipe set in the ground at the Northwest corner of land of the Grantor; thence South 80°15' East, parallel to and distant twenty-five (25) feet from the dividing line between land of the Grantor and land of one Thibodeau two hundred forty-nine and four tenths (249.4) feet more or less to a stake; thence South 67°3' East, parallel to and distant twenty-five (25) feet from the Northernly line of land of the Grantor, eight hundred seventy-eight and fifty-nine hundredths (878.59) feet, more or less to a stake; thence South 71°54' East six hundred eighty and nine tenths (680.9) feet more or less to a stake; thence North 51°39' East one hundred eighty-eight and twenty-two hundredths (188.22) feet, more or less, to the dividing line between land of the Grantor and the Southwesterly side line of lot numbered 137 as shown on Plan of Pine Tree Develop- ment recorded in said Cumberland County Registry of Deeds in Plan Book 30, Page 29.

And to construct and perpetually maintain through and across said strip conduits or pipe line for conveying water and to lay, relay, repair, maintain and remove water pipe or pipes upon or under said strip with all necessary fixtures and appurtenances together with the right at all times to make connections with said conduits or pipe lines to land adjoining said strip by means of pipes or serv- ices; to trim, cut down and remove bushes and trees and to remove grass and crops growing on said strip to such extent as in the

Judgment of the grantee is necessary for any of the above purposes and to enter upon said strip at any and all times for any of the foregoing purposes; reserving to the grantor, his heirs and assigns, the use and enjoyment of said strip for such purposes only as will, in no way interfere with the perpetual use thereof by the grantee, its successors and assigns for the purposes above mentioned, provided that no building or any kind of permanent structure shall be erected on said strip by the grantor, his heirs and assigns, and that the grantor, his heirs and assigns, shall not remove earth from said strip or place fill thereon without the written permission of the grantee.

The above described courses are true courses and are referred to the true meridian.

Together with the right, insofar as the grantor has the right to convey the same, perpetually to enter at any and all times for any Street adjacent to the above described premises.

We have and to hold the aforementioned and bargained premises, with all privileges and appurtenances thereof to the said PORTLAND WATER DISTRICT, its successors

and Assigns, to its ~~benefit~~ and their use and behoof forever.

And I do covenant with the said Grantee, its successors and Assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Grantee, its successors

heirs and Assigns forever. Against the lawful claims and demands

Exhibit 6: Technical Capability

Sebago Technics, Inc. Technical Ability

Sebago Technics has been retained to perform the civil engineering, stormwater management, and sediment and erosion control design for the proposed project. The technical phase of this project includes the preparation of a detailed grading design, taking into account hydrological considerations and stormwater management. The permitting phase of this project will consist of the preparation of the local application package and coordination throughout the entire review process from initial submission to final approval.

Company Background

The firm was established in 1981. The company as a whole has grown to approximately 80 professionals. The firm consists of civil/site engineers, surveyors, landscape architects, soil scientist, and other professionals. In 1986, a computer aided design (CADD) division was established to further enhance our scope of available services. Sebago Technics, Inc. provides full-range technical assistance to developers, contractors and municipalities in the areas of commercial, residential and industrial developments.

Key Personnel

Walter P. Stinson, P.E.

President and founder of Sebago Technics, is a Registered Professional Engineer with a background that includes experience with the Department of Agriculture, Soil Conservation Service. He has a strong interest in land management, experience in grading and drainage practices, and maintains a strong involvement in all significant projects of the firm.

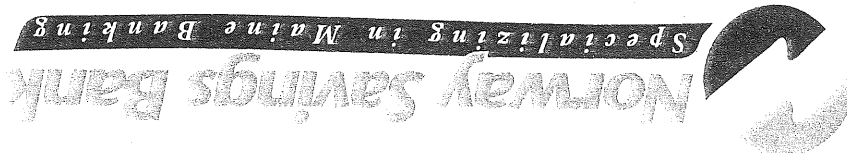
Charles L. Brown, P.L.S.

A Registered Land Surveyor, he joined the firm in 1984. His expertise in boundary and topographic surveying provides comprehensive land planning and design services to clients.

Shawn M. Frank, P.E.

A Registered Professional Engineer, he joined the firm in 1985 as a design engineer. His 20 years of practice in consulting engineering firms provides the required experience to allow for effective project management.

Exhibit 7: Financial Capability



www.norwaysavingsbank.com

July 6, 2005

Mr. Shawn M. Frank, PE
Sebago Technics, Inc.
P.O. Box 1339
Westbrook, ME 04098-1339

RE: Financing for 6,000 square foot building for Six G's Coed LLC

Dear Shawn,

Six G's Coed LLC (Six G's) and its affiliated companies have been loan and deposit clients of Norway Savings Bank since April 2004 and have always handled their relationship with Norway Savings Bank in an exemplary manner. We at Norway Savings Bank appreciate Six G's business and look forward to working with them for many years to come.

As the commercial loan officer responsible for the Six G's relationship, I can assure you that the principals of Six G's have kept me advised regarding their discussion/analysis pertaining to their plans to build a 6,000 square foot building with associated parking on their Riverside Street, Portland, ME property. Given the comprehensive relationship that we enjoy with Six G's and its affiliated companies, Norway Savings Bank would certainly welcome the opportunity to finance this project for Six G's once all the required permits and approvals are in place. Of course, final loan approval is subject to approval of the request by Norway Savings Bank's Loan Committee and its Board of Directors, both of which have approved financing for Six G's and its affiliated companies in the past.

Should you have any questions regarding the content of this letter or any other financing issues relating to Six G's, please don't hesitate to call me directly at 879-4307.

Sincerely,

Daniel P. Walsh

Vice President

Received
7-7-05
SEBAGO TECHNICS

Exhibit 8: Zoning Map

ZONING MAP CITY OF PORTLAND SCALE: 1"=850'

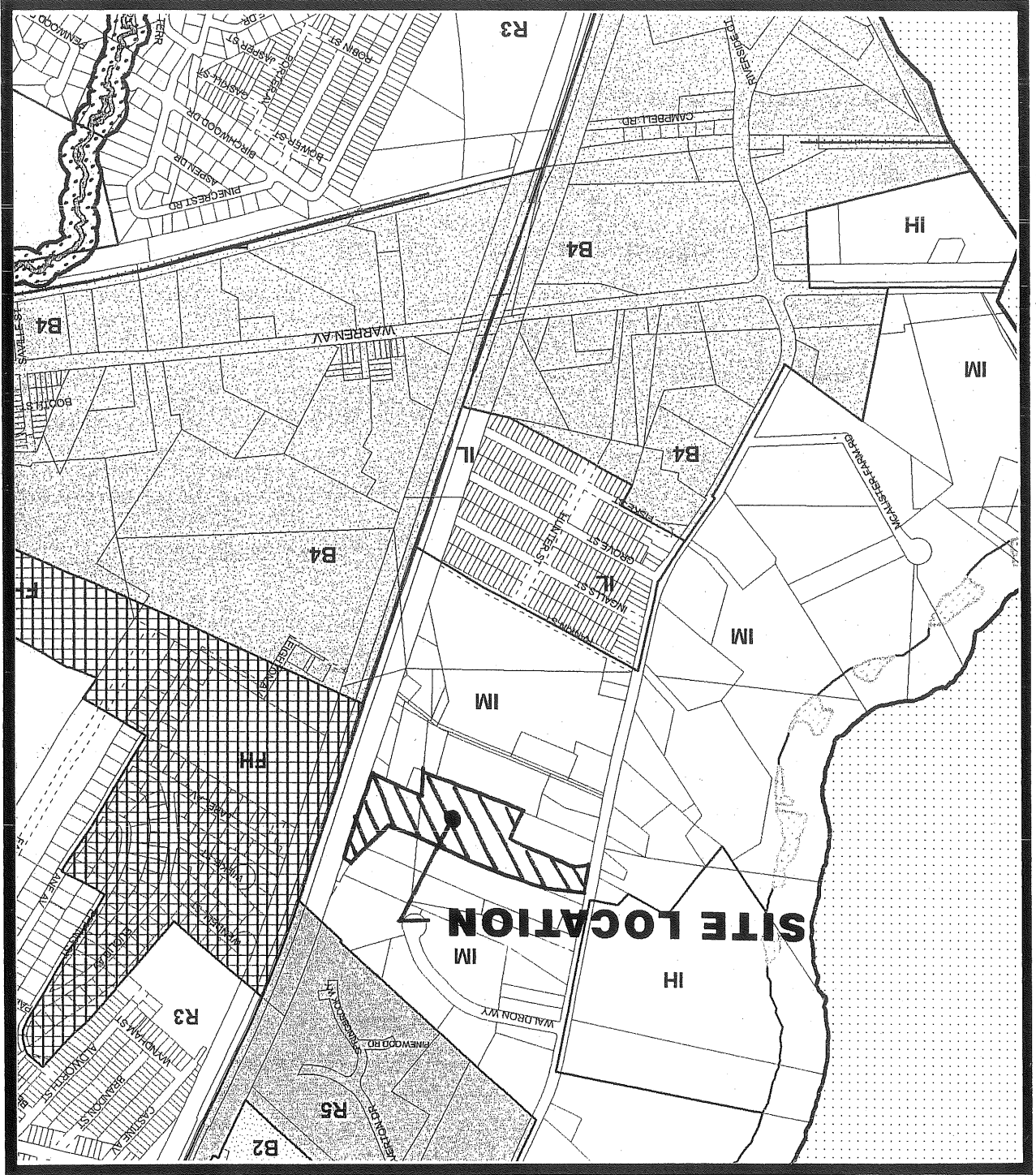


EXHIBIT 8



Exhibit 9: Property Abusers

Locus

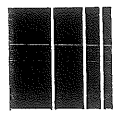
Six G's Coed, LLC
557 Riverside Street
Portland, ME 04103

Abutters

Map 306, Lot B-1 & 7
Map 312, Lot B-3
Deed Book 15944, Page 263

Map	Lot	Name & Address
306	B-6	B&L Partners, LLC 277 Milton Road Rochester, NH 03868
306	B-3	MTA 430 Riverside Street Portland, ME 04103
306	B-14	Ellen M. Knowles P.O. Box 1307 Standish, ME 04084
306	B-8	Marion E. Brook P.O. Box 927 Jensen Beach, FL 34958
312	B-6	Sharon M. Newton 577 Riverside Street Portland, ME 04103
312	B-2	Riverside Welders, LLC 557 Riverside Street Portland, ME 04103
312	B-9	Ellen M. Knowles P.O. Box 1307 Standish, ME 04084

Exhibit 10: Soils Report



MEDIUM INTENSITY SOIL SURVEY



Ap-0 to 8 inches, dark grayish-brown (10YR 4/2) silt loam; moderate, fine, granular structure; friable when moist; many roots; strongly acid; abrupt, wavy boundary.

A2g-8 to 13 inches, olive-gray (5Y 5/2) heavy silt loam; a few, fine, distinct, light olive-brown (2.5Y 5/6) mottles; moderate, fine and medium, granular structure; friable when moist; common roots; strongly acid; clear, irregular boundary.

B21g-13 to 20 inches, olive-gray (5Y 5/2) heavy silt loam; common, fine, distinct, light olive-brown (2.5Y 5/4) mottles; moderate, medium, blocky structure; firm when moist; a few roots; patchy pressure faces on ped.

B22g-20 to 28 inches, olive-gray (5Y 4/2) heavy silt clay loam; common, fine, distinct, yellowish-brown (10YR 5/6) mottles; moderate, coarse, prismatic structure, parting to moderate, medium, blocky structure; firm when moist; medium acid; abrupt, smooth boundary.

IIB3g-28 to 32 inches, olive-gray (5Y 4/2) silt clay; a few, fine, distinct, olive (5Y 5/6) mottles; moderate, medium, platy structure; firm when moist; patchy pressure faces on peds; prominent black stains on ped faces; slightly acid; gradual, wavy boundary.

IIC-32 to 60 inches, olive-gray (5Y 4/2) clay; a few, coarse, faint, dark-gray (5Y 4/1) mottles on faces of platy peds; weak, thick, platy structure; firm when moist; slightly acid.

The solum ranges from 25 to 40 inches in thickness. Reaction in the Ap, A1, A2g, and B21g horizons ranges from strongly acid to medium acid. In the Ap horizon the ranges from 10YR to 5Y, value is 4 or 5, and chroma is 1 or 2. In uncultivated areas an A1 horizon ranges from 2 to 5 inches in thickness. This horizon is very dark gray (10YR 3/1) or very dark grayish brown (10YR 3/2), and its texture is similar to that of the Ap horizon. The A2g horizon ranges from loam to silt loam. The C horizon ranges from silt clay loam to clay. Mottling is less evident or is lacking in this horizon.

Associated with Scanatic soils in the landscape are Biddford, Buxton, Elmwood, Melrose, and Sutherland soils. Scanatic soils are similar to these soils, but Sutherland soils are well drained. Buxton soils are moderately well drained to somewhat poorly drained, and Biddford soils are very poorly drained. Also, the well-drained Melrose soils and the moderately well drained Elmwood soils are fine sandy loam over silt clay.

Scanatic silt loam (S₁)—This is the only Scanatic soil mapped in the county. It is in old marine estuaries and in depressions around a few inland lakes. Included in mapping are small areas of Buxton, Biddford, and Swanton soils. Also included are small areas of soils that have a few stratified sandy layers in the subsoil and the substratum and small areas of soils around inland lakes that have stones on the surface.

This soil is wet throughout the year. Permeability is moderate in the upper part of the horizon and slow to very slow in the lower part. Runoff is slow. Available water capacity is high.

If this Scanatic soil is artificially drained, it can be used for hay and pasture. Locating suitable drainage outlets is a concern of management. If undrained, this soil is suited to limited pasture. For woodland use, white spruce, white cedar, and white pine are suited, but seedling mortality is severe, and equipment limitations are severe because of wetness. Also, the windthrow hazard is severe because the roots of most plants are restricted to the zone above a high water table. Limitations are severe or very severe for most community and recreational uses, principally because of a high water table. This soil is well suited to use as habitat for wetland wildlife. Capability unit IVw-7; woodland group 5w1; wildlife group 3.

A few areas of Scanatic soils are farmed, but many areas are wooded. Common species are speckled alder, white pine, and black willow.

A representative profile of Scanatic silt loam, on a big flat on the east side of Beech Ridge Road, 0.5 mile south of intersection with Holmes Road in Scarborough Township:

is 7.5YR or 10YR, value ranges from 4 to 7, and chroma is 3 or 4.

Associated with Saugatuck soils in the landscape are An (res, Deerfield, Scarborough, Sebago, Swanton, Whately, and Windsor soils. Saugatuck soils are similar to these soils, but Windsor soils are excessively drained. Deerfield soils are moderately well drained, and Scarborough soils are very poorly drained. Saugatuck soils have an orthstein layer that is lacking in An (res, Swanton, and Whately soils. Sebago soils formed in organic deposits, and the poorly drained Swanton and the very poorly drained Whately soils formed in glacial till and clay.

Saugatuck loamy sand (S₁0)—This is the only Saugatuck soil mapped in the survey area. It is on old delta areas. Included in mapping are small areas of Scarborough soils. Also included are a few areas that have a clay layer, at a depth of 24 to 40 inches, below the cemented subsoil. Permeability is moderately rapid to slow in this soil, and runoff is slow. Available water capacity is low, but because of a high water table, internal drainage is poor, and this soil generally is wet during most of the growing season.

If Saugatuck loamy sand is artificially drained, it can be used for hay and pasture. Locating suitable drainage outlets is a concern of management. If undrained, this soil is suited to limited pasture. This soil can also be used for woodland. White pine is suitable for planting, but seedling mortality is severe, and equipment limitations are severe because of wetness. Also, the windthrow hazard is severe because the roots of most plants are restricted to the zone above a high water table. Limitations are severe or very severe on this soil for all community and recreational uses, principally because of a high water table. Capability unit Vw-5; woodland group 4w1; wildlife group 3.

Scanatic Series

The Scanatic series consists of deep, nearly level, poorly drained, medium-textured soils that are underlain by in-textured material. These soils formed in marine and acustrine sediment. They are in old marine estuaries in the eastern and central parts of the county and in depressions around a few inland lakes.

A representative profile of a Scanatic soil in a cultivated area has a surface layer of dark grayish-brown silt loam 8 inches thick that is underlain by 5 inches of olive-gray, friable heavy silt loam that has light olive-brown mottles. The upper 7 inches of the subsoil is olive-gray, firm heavy silt loam that has light olive-brown mottles, and the next 8 inches is olive-gray, firm heavy silt clay loam that has yellowish-brown mottles. The lower 4 inches of the subsoil is olive-gray, firm silty clay that has a few olive mottles. The substratum, at a depth of 32 inches, is olive-gray, firm clay that has a few dark-gray mottles.

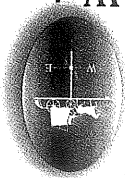
A water table is at a depth of 1 foot during most of the year, and depth to bedrock is 5 feet or more.

A few areas of Scanatic soils are farmed, but many areas are wooded. Common species are speckled alder, white pine, and black willow.

A representative profile of Scanatic silt loam, on a big flat on the east side of Beech Ridge Road, 0.5 mile south of intersection with Holmes Road in Scarborough Township:

Exhibit 11: Sewer & Water Utilities

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY



May 2, 2005

Lee Jay Feldman

Sebago Technics

PO Box 1339

Westbrook, Me. 04098

Re: 557 Riverside St.-Portland

Lee:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed expansion at 557 Riverside St. in Portland for Phoenix Welding. Checking District records, I find there is a 12" water main on the east side of Riverside as well as a water hydrant located near the property.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Riverside St. 450' SE of Leighton Ave.

Hydrant # 1267

Static pressure = 72 PSI

Flow = 1321 GPM

Last Tested = 4/10/2003

If the District can be of further assistance in this matter, please let us know.

Sincerely,

Portland Water District

Jim Pandiscio

Means Coordinator

Received

5-4-05

SEBAGO TECHNICS



BULLER ST/SP/W
12 DI 1988

1774

48 CONC 1954
PALMOUTH FEEDER

1251

RIVERSIDE ST

1266

4 DI 1999

1267

12 DI 1972

LEIGHTON AVE
2 PVERA 2004

WALDRON WAY
12 DI 1989

Exhibit 12: Stormwater Management

STORMWATER MANAGEMENT

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

General

This Stormwater Management Plan has been prepared to evaluate the pre and post-development conditions associated with the proposed site located on Riverside Street. The purpose of this report is to fulfill the City's stormwater requirements for the management of pre and post-development rates.

The project site is located in an Industrial District. The proposed site improvements will consist of a 6,000 square foot building with approximately 12,500 square feet of impervious for parking, drive aisles and sidewalks. The site will be serviced by underground utilities including water, sanitary sewer, electric and telephone. Stormwater will be collected with catch basins from a subsurface drainage infrastructure.

Pre-development Site Conditions

The existing site is approximately 10.5 acres. Of this, approximately 5 acres consists of woodlands. There is approximately 2.3 acres impervious, the remaining land is short grass and brush. The location of the proposed building and parking is an undeveloped short grass lawn. Topography across the site is relatively flat. Based upon topographical information of the adjacent properties and the project site, the watershed consists of seven (7) subcatchments with seven (7) study points that were evaluated for the pre-development condition.

Subcatchment 1S drains water from the western portion of the site, which consists of both impervious and grass cover. Stormwater runoff from this area is collected in catch basins that drain toward Riverside Street and enters the City's stormdrain system as Study Point SP1.

Subcatchment 2S drains water from the northwest portion of the site, which consists of grass and brush. This water drains to a catch basin identified as Study Point SP2, where it enters the City's stormdrain system.

Subcatchment 3S drains water from northern parts of the site. The water drains to a wetland portion of the site identified as Study Point SP3.

Subcatchments 4S, 5S, 6S each drain to separate wetlands. 5S and 6S drain to offsite locations Study Point SP5 and Study Point SP6, 4S drains to a Study Point SP4 along the northern boundary of the site.

The following table summarizes the results of stormwater calculations for the design storm events for the project area. Calculations and computer modeling data sheets are provided with this report.

Stormwater Management

Subcatchments 3S, 4S, 5S, 6S and 7S are unchanged in the post-development site.

Subcatchment 2S is split into three new subcatchments in the post-development conditions. Stormwater from both Subcatchments 21S and 22S is collected into catch basins which drain into the City's stormdrain system at Study Point SP1. Subcatchment 23S drains toward the western property line and into a catch basin identified as Study Point SP2 that drains into the City's stormdrain system.

Drainage for the post-development condition consists of nine (9) subcatchments. The on-site ground cover will change to include updated landscaping and new impervious associated with the proposed building and parking areas.

Post-development Site Conditions

Storm Frequency Precipitation (in./24 hr.)	2-year	10-year	25-year
	3.0	4.7	5.5

The stormwater runoff analysis was developed using the "HydroCAD" computer modeling software, which incorporates the TR-55 and TR-20 methodologies as provided by the Soil Conservation Service of the U.S. Department of Agriculture. The 2-year, 10-year, and 25-year, Type III, 24-hour storm events were used for analysis. The 24-hour rainfall values utilized in the Hydrologic Model are as follows:

Methodology

Soils information used for the stormwater evaluation was obtained via the Medium Intensity Soil Survey. The soil survey maps one (1) soil type, which is Scantic silt loam. It is classified with a Hydrologic Soil Group of D.

Soils

Stormwater from Subcatchment 7S is collected into catch basins and routed to the City's stormdrain system.

July 18, 2005

RLS/RLM:rls/dif

Design Engineer

Rebecca L. Steinberg



SEBAGO TECHNICS, INC.

Prepared by

With incorporation of these measures, no significant impacts to off-site drainage is anticipated due to the development of this site.

An Erosion and Sedimentation Control Plan has been developed for the project site placing emphasis on the installation of sedimentation barriers and revegetation to minimize erosion potential from development activities during and after construction. The Erosion Control Plan is incorporated into the design plans and includes the locations of the erosion control provisions (i.e., silt fence, construction entrance) along with a narrative and construction details for reference by the contractor during construction.

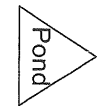
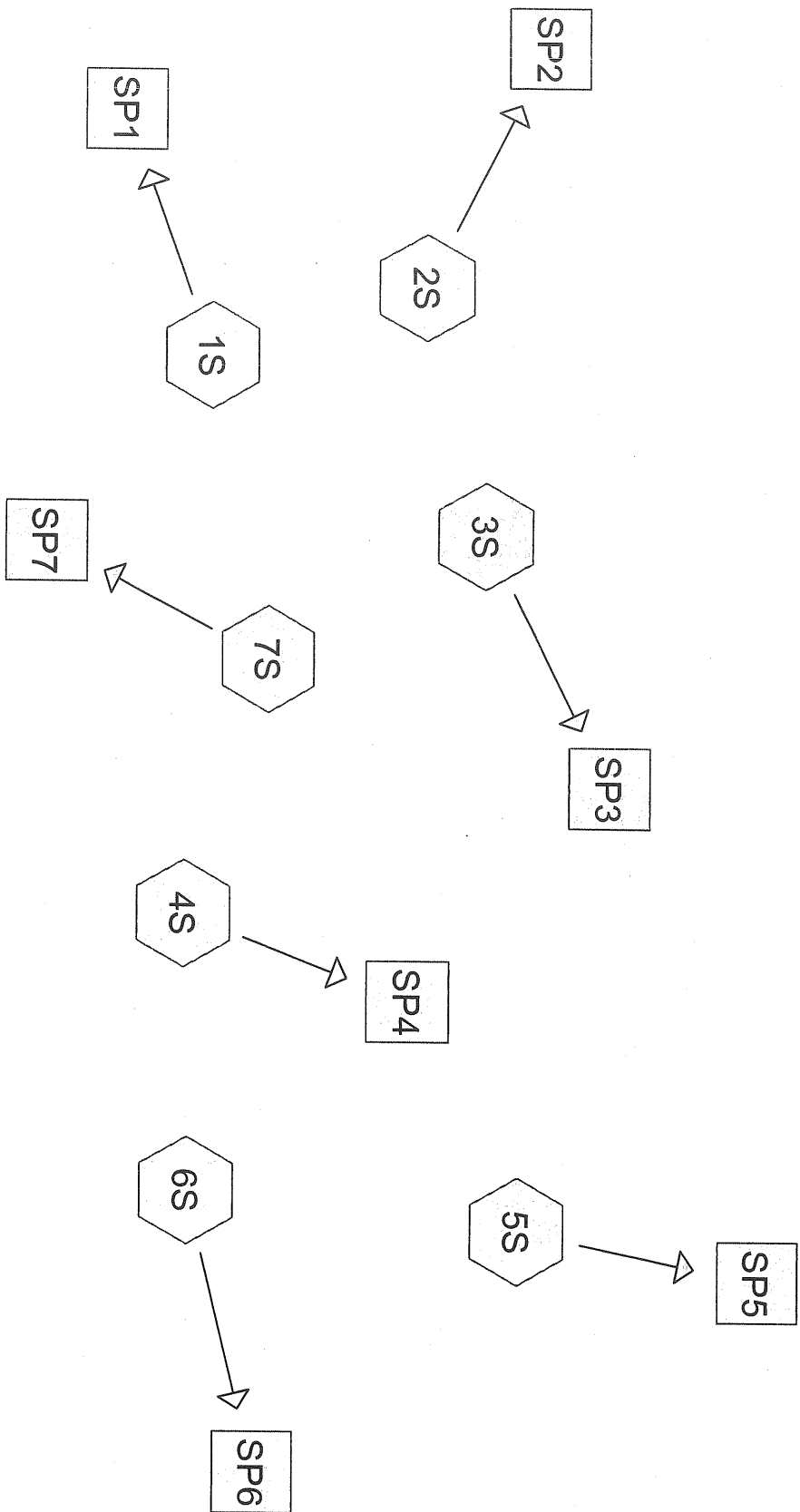
The proposed development of the Six G's site will include the construction of catch basins to which the runoff from the majority of the new impervious areas will be directed. Prior to discharging offsite, stormwater will be routed through a downstream defender which will provide initial quality treatment for stormwater generated by this site. The downstream defender directs the stormwater runoff to the City's stormdrain system within Riverside Street.

Summary

Study Point	2-Year Storm			10-Year Storm			25-Year Storm		
	Pre (cfs)	Post (cfs)	Diff. (cfs)	Pre (cfs)	Post (cfs)	Diff. (cfs)	Pre (cfs)	Post (cfs)	Diff. (cfs)
SP1	1.88	3.44	1.56	3.26	5.99	2.73	3.91	7.18	3.27
SP2	0.34	0.01	-0.33	0.89	0.02	-0.87	1.17	0.03	-1.14
SP3	0.87	0.87	0.00	1.65	1.65	0.00	2.02	2.02	0.00
SP4	4.60	4.60	0.00	9.88	9.88	0.00	12.50	12.50	0.00
SP5	0.42	0.42	0.00	0.97	0.97	0.00	1.24	1.24	0.00
SP6	0.47	0.47	0.00	1.08	1.08	0.00	1.38	1.38	0.00
SP7	4.19	4.19	0.00	7.29	7.29	0.00	8.74	8.74	0.00

Richard L. Meek, P.E.
Design Engineer





Drainage Diagram for 00235 Proposed Building (pre)
 Prepared by SEBAGO TECHNICS INC. 7/15/05
 HydroCAD® 6.00 s/n 000643 © 1986-2001 Applied Microcomputer Systems

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
 Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=3.00"
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: 1S
 Tc=11.1 min CN=91 Area=40,652 sf Runoff= 1.88 cfs 0.151 af

Subcatchment 2S: 2S
 Tc=18.1 min CN=73 Area=23,382 sf Runoff= 0.34 cfs 0.035 af

Subcatchment 3S: 3S
 Tc=35.2 min CN=86 Area=36,910 sf Runoff= 0.87 cfs 0.108 af

Subcatchment 4S: 4S
 Tc=21.9 min CN=80 Area=215,296 sf Runoff= 4.60 cfs 0.472 af

Subcatchment 5S: (new node)
 Tc=36.4 min CN=77 Area=29,411 sf Runoff= 0.42 cfs 0.054 af

Subcatchment 6S: (new node)
 Tc=30.8 min CN=77 Area=30,264 sf Runoff= 0.47 cfs 0.056 af

Subcatchment 7S: 7S
 Tc=12.3 min CN=91 Area=93,918 sf Runoff= 4.19 cfs 0.350 af

Reach SP1: (new node)
 Inflow= 1.88 cfs 0.151 af
 Outflow= 1.88 cfs 0.151 af

Reach SP2: (new node)
 Inflow= 0.34 cfs 0.035 af
 Outflow= 0.34 cfs 0.035 af

Reach SP3: (new node)
 Inflow= 0.87 cfs 0.108 af
 Outflow= 0.87 cfs 0.108 af

Reach SP4: (new node)
 Inflow= 4.60 cfs 0.472 af
 Outflow= 4.60 cfs 0.472 af

Reach SP5: (new node)
 Inflow= 0.42 cfs 0.054 af
 Outflow= 0.42 cfs 0.054 af

Reach SP6: (new node)
 Inflow= 0.47 cfs 0.056 af
 Outflow= 0.47 cfs 0.056 af

Reach SP7: Site Stormdrain Network
 Inflow= 4.19 cfs 0.350 af
 Outflow= 4.19 cfs 0.350 af

Runoff Area = 10,786 ac Volume = 1,226 af Average Depth = 1.36"

Subcatchment 1S: 1S

Runoff = 1.88 cfs @ 12.15 hrs, Volume = 0.151 af
 Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=3.00"

Area (sf)	CN	Description			
24,863	98	Paved parking & roofs			
15,789	80	>75% Grass cover, Good, HSG D			
40,652	91	Weighted Average			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.7	72	0.0290	0.2		Sheet Flow, A to B
					Grass: Short n= 0.150 P2= 3.00"
					Shallow Concentrated Flow, B to C
					Short Grass Pasture Kv= 7.0 fps
					Shallow Concentrated Flow, C to D
					Paved Kv= 20.3 fps
11.1	376	Total			

Subcatchment 2S: 2S

Runoff = 0.34 cfs @ 12.28 hrs, Volume = 0.035 af
 Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=3.00"

Area (sf)	CN	Description			
23,382	73	Brush, Good, HSG D			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.1	80	0.0310	0.2		Sheet Flow, A to B
					Grass: Short n= 0.150 P2= 3.00"
					Shallow Concentrated Flow, B to C
					Forest w/Heavy Litter Kv= 2.5 fps
18.1	295	Total			

Subcatchment 3S: 3S

Runoff = 0.87 cfs @ 12.49 hrs, Volume = 0.108 af
 Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=3.00"