M O H R & S E R E D I N
Landscape Architects, Inc.

December 12, 2002

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

RE: PORTER DRYWALL -- 655 RIVERSIDE STREET
AMENDED SITE PLAN

Dear Sarah:

This letter and attached plans are a follow-up to recent discussions between the Planning Department staff and Mohr & Seredin regarding Porter Drywall -- 655 Riverside Street. As you remember, the applicant received approval for a Site Plan Amendment in April, 2001. Subsequent to the amended site plan approval, there was a discrepancy found in the south property line.

The proposed site improvements and building construction shown on the April, 2001 plans were completed well before the resolution of the property line dispute. As a result, portions of the parking lot layout were amended to avoid construction in the area of the south property line.

The applicant proposes to re-stripe the as-built bituminous parking lot in a manner conforming to current City of Portland parking standards. Three plans are attached which aid in documenting the history of this project and the applicant's proposed restriping plan:

L-3: Layout, Materials and Landscape Plan, revision date April 13, 2001: This is the approved plan, per Planning Department staff comments and review.

L-3.1: Existing Conditions Plan, dated December 12, 2002: This plan shows the current extent of bituminous pavement and current parking space striping. The approved L-3 layout superimposed on this plan and shown as dotted lines. Note this plan shows both the original south property line and the amended south property line.

L3.2: Proposed Parking Lot Restriping Plan, dated December 12, 2002: This plan shows the proposed restriping plan, which conforms to City of Portland standards. The proposed restriping plan will result in 40 parking spaces

We believe the proposed re-striping plan will meet both the applicant's parking demands and current City of Portland standards. We request staff review of these proposed modifications. Please review it with the appropriate City personnel and advise us of any additional information you may require. Thanks for your help reviewing this information in a timely manner.

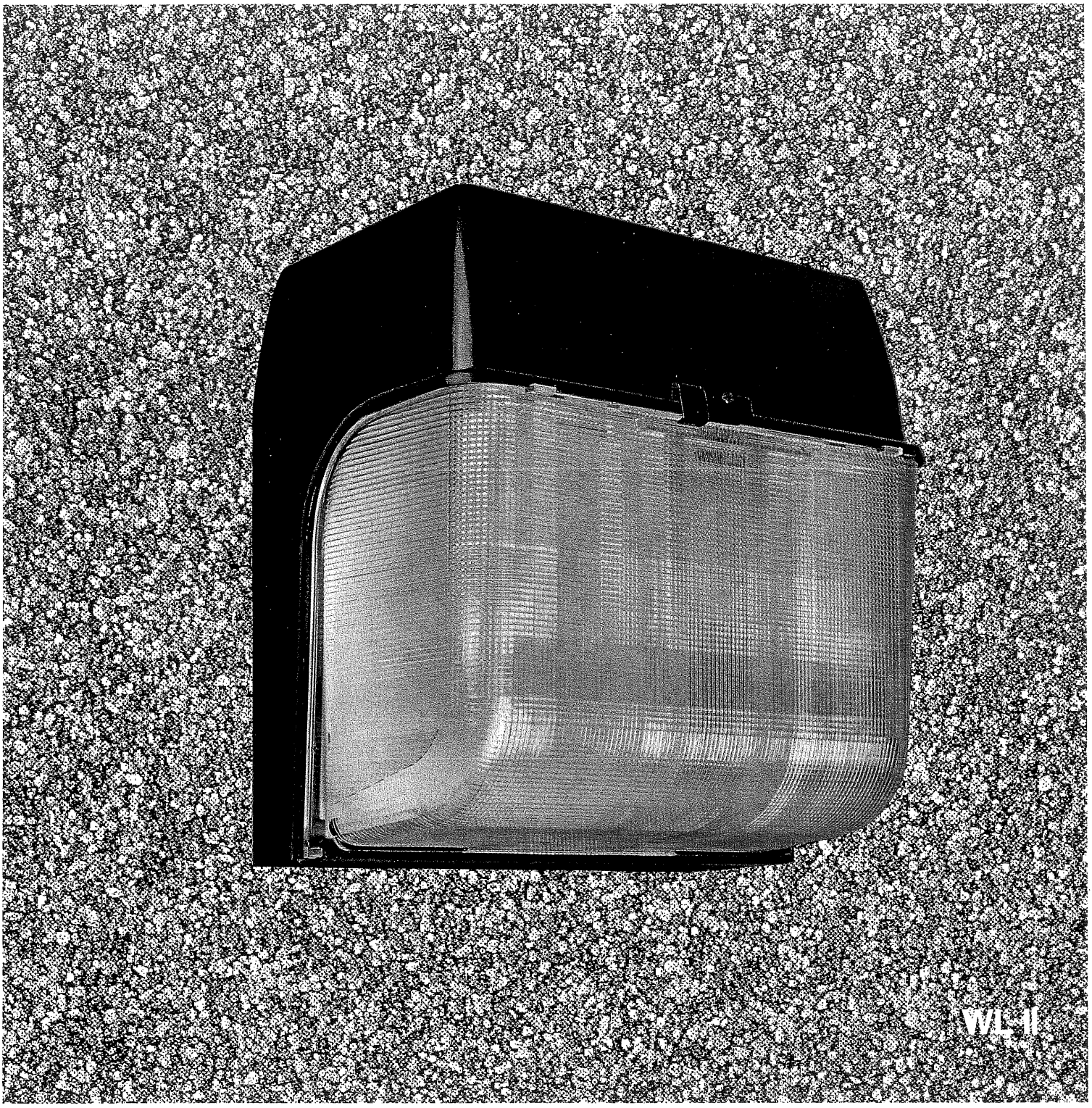
If you have further comments or questions please do not hesitate to call me at 871-0003. Thank you.

Sincerely,

Michael King

Michael King
Mohr & Seredin Landscape Architects, Inc.

cc: Ken Porter, Porter Drywall
Jay Reynolds, City of Portland


WL-1

WALL-LUM

APPLICATIONS

Walls, Fast Food Lots, Shopping Center Malls, Parking Garages, Tunnels, Underpasses, Schools, Industrial Plants, Docks and Loading Areas, Security Lighting Systems.

CONSTRUCTION FEATURES

Luminaire—Die cast aluminum housing can be mounted in either horizontal or vertical position. A ½ inch NPT conduit taped opening on each side permits thru wiring with surface conduit. Provisions are also included for photocell.

Lens—A UV stabilized polycarbonate lense securely snaps into place against a silicone gasket.

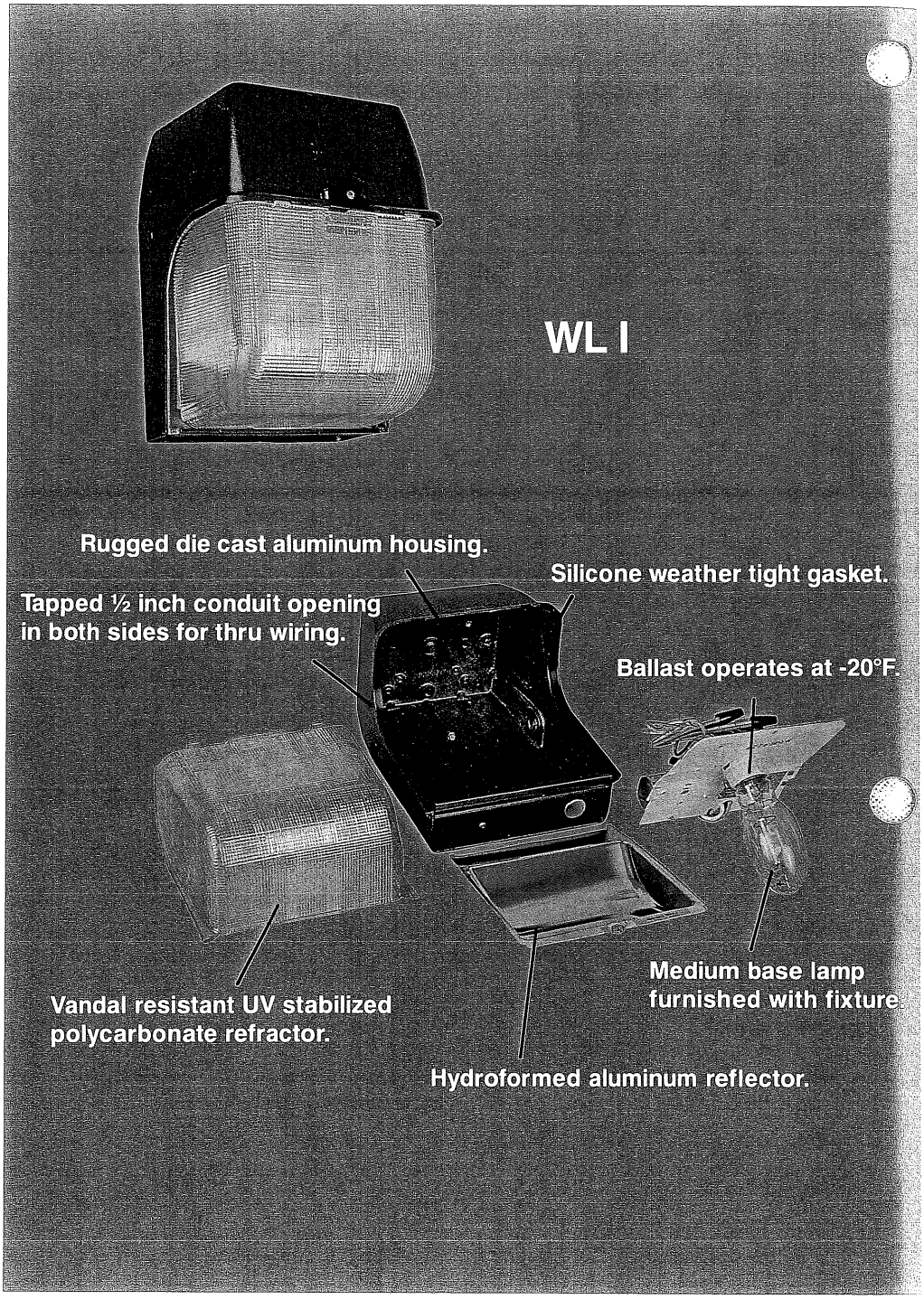
Reflector—The reflector is hydroformed aluminum for optimum efficiency and control with the lens.

Ballast—Metal Halide and High Pressure Sodium ballasts are standard 120 volt NPF, normal power factor. Optional 277 volt ballast is available in Wall-Lum II units.

Socket—HID pulse rated sockets are medium base glazed porcelain with spring-loaded center contact and reinforced lamp grip screw shell.

Lamps—Accommodates 35 to 150 watt metal halide or high pressure sodium lamp. **Lamp included.**

Finish—Standard baked-on enamel paint finish is Dark Bronze.

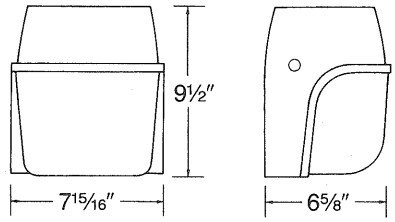


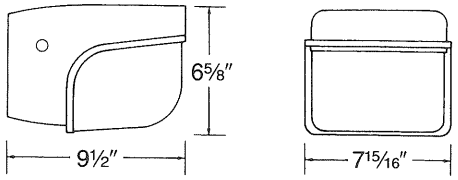
MOUNTING/DIMENSIONS

VERTICALLY MOUNTED

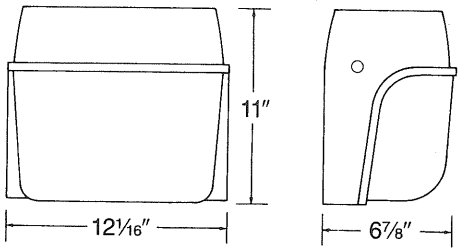
HORIZONTALLY MOUNTED

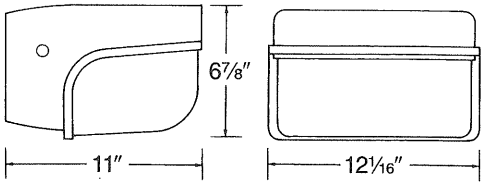
WL I



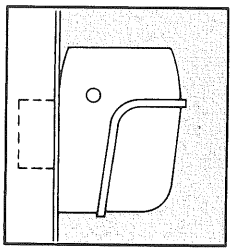


WL II

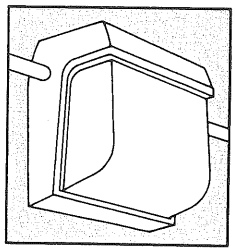




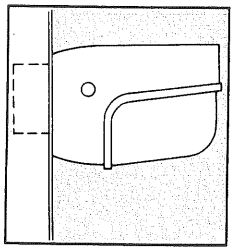
MOUNTING METHODS



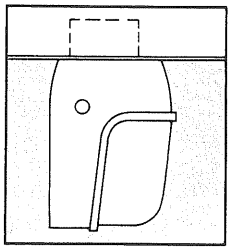
Wall (Vertical)



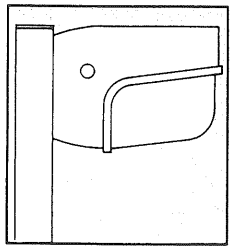
Surface Conduit



Wall (Horizontal)



Ceiling

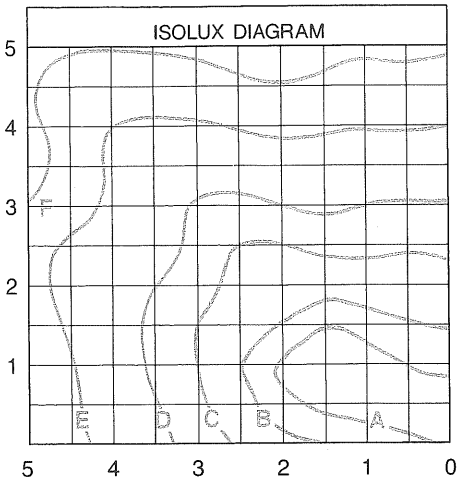


Pole

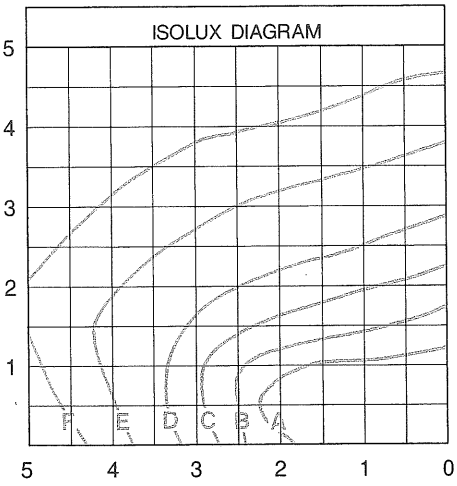
Wall and ceiling mounting is standard for either vertical or horizontal positions. Pole mounting is standard for the horizontal position. Special accessories are required for any mounting.

WALL-LUM ISOFOOTCANDLE CURVES

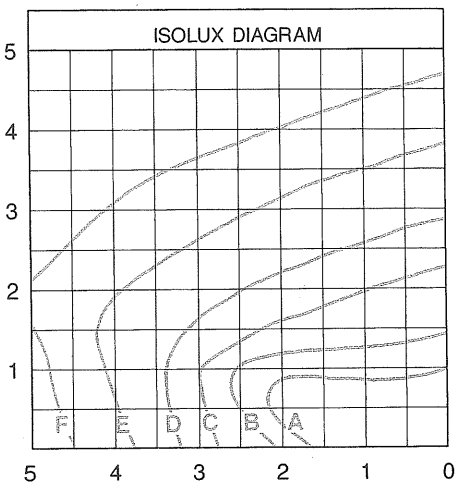
WL-I-100HPS



WL-II-100HPS



WL-II-100M



$$\text{RATIO} = \frac{\text{DISTANCE}}{\text{MOUNTING HEIGHT}}$$

This report has been prepared in accordance with IES guides on testing procedures. It is representative of luminaires tested under standardized and stabilized conditions. Various operating factors can cause differences between laboratory data and actual field performance.

INITIAL HORIZ. FOOTCANDLES

	MOUNTING HEIGHT 8′	10′	12′	14′	16′
A	4.6	3.0	2.1	1.5	1.1
B	3.1	2.0	1.3	1.0	.78
C	1.5	1.0	.69	.51	.39
D	.78	.50	.35	.26	.20
E	.31	.20	.14	.10	.08
F	.16	.10	.07	.05	.04

ORDERING INFORMATION FOR POLES AND BRACKETS...SEE SECTION E

WALL-LUM I

ORDERING INFORMATION

LAMP WATTAGE	ORDERING NUMBER	DESCRIPTION	WT./ LBS.
HIGH PRESSURE SODIUM			
35W	WLI-35-HPS	Mini-Wall Pack w/Poly Cover	9
50W	WLI-50-HPS	Mini-Wall Pack w/Poly Cover	10
70W	WLI-70-HPS	Mini-Wall Pack w/Poly Cover	11
100W	WLI-100-HPS	Mini-Wall Pack w/Poly Cover	12

WALL-LUM II

ORDERING INFORMATION

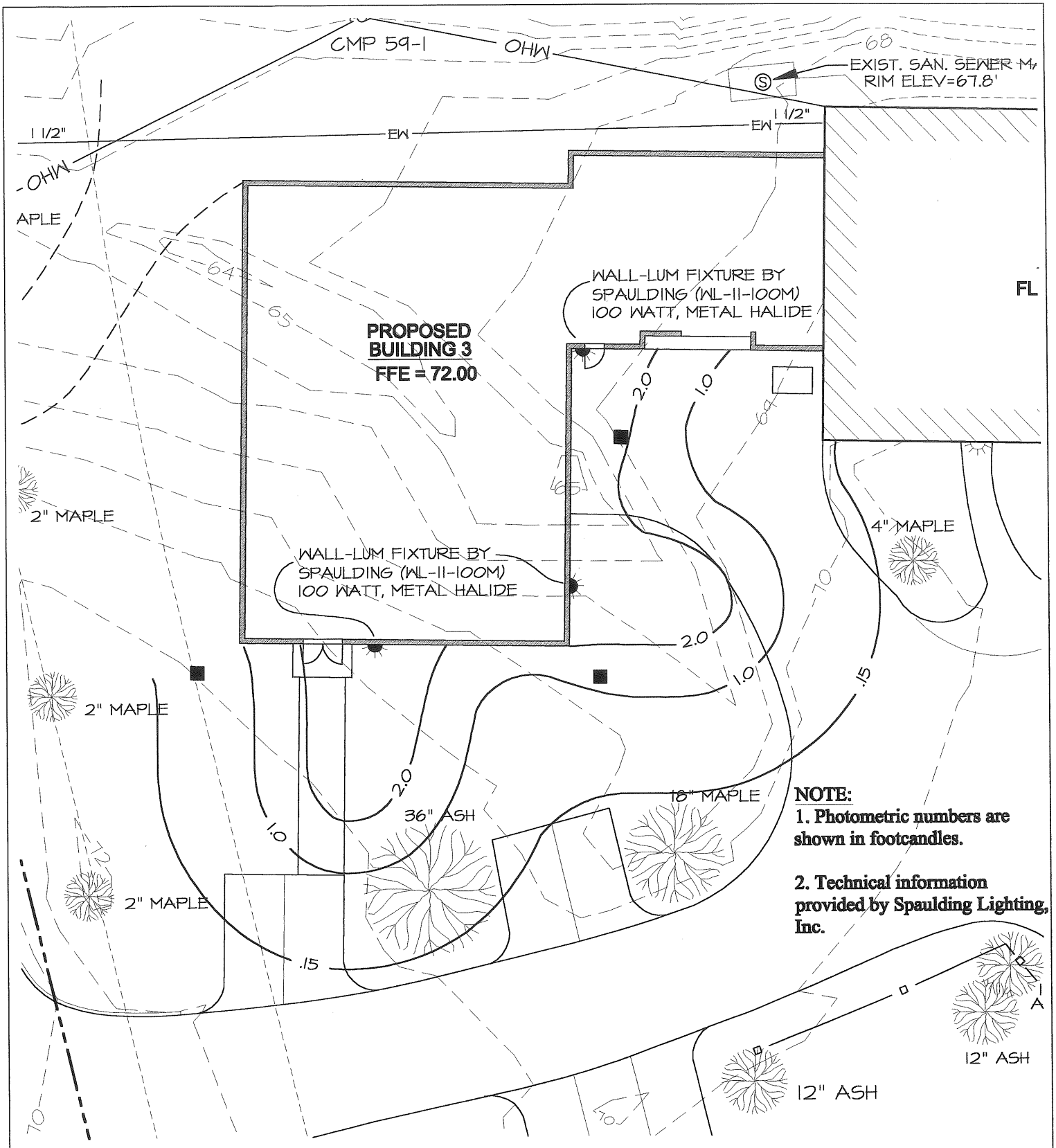
LAMP WATTAGE	ORDERING NUMBER	DESCRIPTION	WT./ LBS.
METAL HALIDE			
100W	WLII-100M	Wall Pack w/Poly Cover	10
HIGH PRESSURE SODIUM			
35W	WLII-35HPS	Wall Pack w/Poly Cover	8
50W	WLII-50HPS	Wall Pack w/Poly Cover	9
70W	WLII-70HPS	Wall Pack w/Poly Cover	10
100W	WLII-100HPS	Wall Pack w/Poly Cover	10
150W	WLII-150HPS	Wall Pack w/Poly Cover	11

NOTE: Standard ballast is 120 volt normal power factor.
Optional High Power Factor is available, add suffix "HPF".
For 277 volt on WALL-LUM II's, add suffix "277" to ordering number.

(UL) All units are U.L. listed.

OPTIONS

DESCRIPTION	ORDERING NUMBER
Photoelectric Control (120V to 277V)	Suffix "PC"
Single Fuse	Suffix "SF"
Double Fuse	Suffix "DF"
HPF ballast adder	Suffix "HPF"



MOHR & SEREDIN
Landscape Architects, Inc.
18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

PREPARED FOR:
PORTER DRYWALL, INC.
655 Riverside Street
Portland, Maine

DATE: 4 April 2001 SCALE: 1" = 20'

TITLE:
Lighting Plan & Photometrics

EXHIBIT:
SK-L5

EXHIBIT C

MOHR & SEREDIN
Landscape Architects, Inc.

STORMWATER QUALITY STATEMENT
PORTER DRYWALL
655 RIVERSIDE STREET
PORTLAND, MAINE

April 3, 2001

Ken Porter/Porter Drywall inc. is proposing a 4,700 S.F. addition to their existing building and 1,300 S.F. of additional paving to the east parking area located at 655 Riverside Street. In 1994 Porter Drywall purchased this property and constructed a 1,759 S.F. building (Building 1) and in 1997 added a 900 S.F. shed. In 1998 a rental unit was removed and the applicant added 1,900 S.F. to Building 1 and added a separate 4,800 S.F. building. The proposed 4,700 S.F. building addition (building 3) will be owned by Ken Porter/Porter Drywall and leased to North Star Woodworking, the current occupant of Building 2. Combing the old and new parking, the facility will accommodate 47 parking spaces.

Stormwater quantity for the site was analyzed using TR-20 methodology for the sub-watersheds, which will see additional increases in impervious area (Refer to Stormwater Management Analysis Porter Drywall dated March 20, 2001). Runoff for the project will be directed to via catch basins, pipes and swales towards the northeast. The runoff will be converted from channel flow into sheet flow using level spreaders.

The addition of a new building and additional impervious parking area associated with the Porter Drywall complex will slightly increase the sites impervious area by a total of 6,100 S.F. (0.14 +/- acres). Stormwater quality treatment will be achieved by discharging the runoff through the level spreaders and allowing the flow to run through existing vegetated buffers. The buffers, measuring 75 feet or more, are both grassed and wooded and will serve to treat the runoff by filtering grit and oils through vegetation prior to discharging off the site.

Given the minimal increase in impervious area it is our opinion that vegetated buffers will adequately filter and treat the runoff generated prior to discharge and no degradation in water quality should occur in downstream areas.

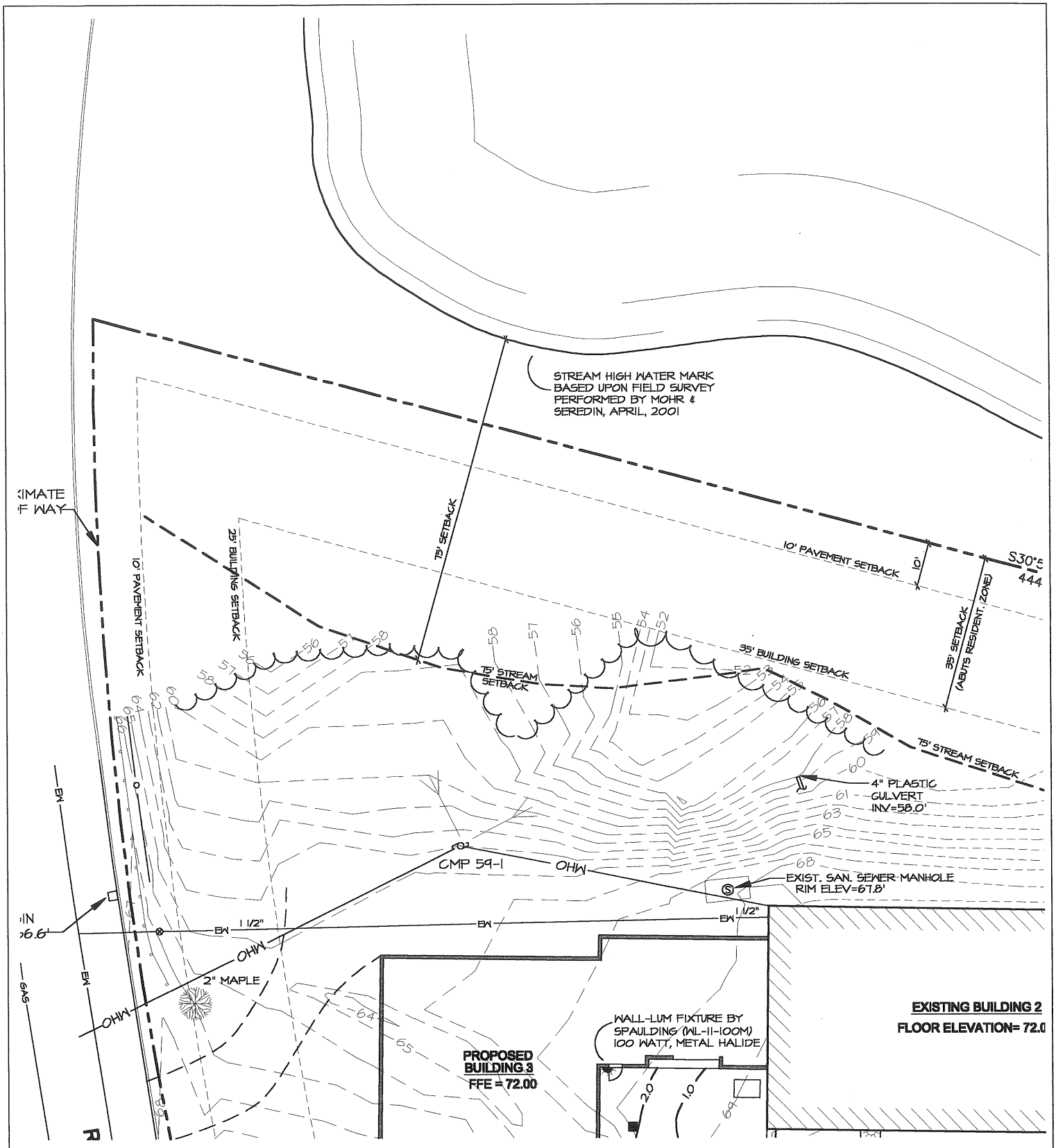
Reference is made to the previously submitted plans and stormwater calculations for the specific project details.

Respectfully Submitted.

STATE OF MAINE
WILLIAM R. WALSH III
8204
REGISTERED PROFESSIONAL ENGINEER

William R. Walsh, III, P.E.
Mohr & Seredin Landscape Architects, Inc.

18 Pleasant Street, Portland, Maine 04101
(207) 871-0003



MOHR & SEREDIN
Landscape Architects, Inc.
18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

PREPARED FOR:

PORTER DRYWALL, INC.
655 Riverside Street
Portland, Maine

DATE: 4 April 2001 SCALE: 1" = 30'

TITLE:

Stream High Water Mark and Setback

EXHIBIT:

SK-L6

Planning & Urban Development

Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 11, 2001

Mr. Michael King
Mohr and Seredin Landscape Architects, Inc.
18 Pleasant Street
Portland, ME 04101

RE: Porter Drywall Building #3 at 655 Riverside Street
(CBL#311-A-6)

Dear Mr. King:

Thank you for your prompt attention to many of the comments that have been mentioned in previous correspondence. I have forwarded your comments regarding stormwater treatment and site stabilization to Mr. Stephen Bushey, City of Portland engineering consultant. I will forward any additional comments from him directly to you. Remaining concerns identified after a review of the latest submittal include:

1. Guidelines included in the landscape portion of the City of Portland's "Technical and Design Standards and Guidelines" require the screening of all dumpsters. Please reconsider providing some type of fencing or other type of screening for all three of the dumpsters.

2. The lighting standards require that wall fixtures be of the "cut-off" type where no portion of the lenses extends below the surface of the fixture housing. Catalog cuts demonstrating compliance with this standard are required.

3. Stephen Mohr and I briefly discussed the construction entrance and the problems associated with it. Please submit a site plan without the construction entrance delineated.

Issues concerning landscaping, financing, water availability, parking layout, the 75' stream setback and the sanitary holding tank have been all been addressed.

If you have any questions, please do not hesitate to contact me at 756-8083.

Sincerely,

Jonathan Spence
Planner

CC: Sarah Hopkins, Development Review Services Manager

O:\PLAN\DEVREVW\Riverside655\King4-4-01.doc

Staff has received and accepted the letter of financial capacity.

If you have any questions, please do not hesitate to contact me at 756-8083.

Sincerely,

Jonathan Spence
Planner

CC: Sarah Hopkins, Development Review Services Manager

March 21, 2001

Mr. Kendall Porter
Porter Drywall
655 Riverside Street
Portland, ME 04103

RE: Porter Drywall Building #3 at 655 Riverside Street
(CBL#311-A-6)

Dear Mr. Porter:

The Planning Department has received your application for the construction of an additional building at 655 Riverside Street. After review of the submitted plans and materials, the following comments have been generated:

1. Applicant must submit letters from Portland Water District regarding water availability for the new building.

2. A lighting plan including a photometric study and catalog cuts for all new fixtures must be provided by the applicant.

3. As the number of proposed parking spaces exceeds 25, a stormwater treatment plan must be submitted for review.

4. Documentation demonstrating the location of the high water mark for the stream located off-site must be provided. Development cannot occur within 75' of the existing high water mark.

5. A letter of financial and technical capacity to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved must be submitted to staff.

6. Public Works has expressed concern in regard to the proposed construction entrance. Any excavation that disturbs the street pavement must conform to the rules and fees associated with the City of Portland's "Street Opening Ordinance." The resulting costs to the applicant will be in excess of $10,000. Public Works encourages the applicant to utilize the current business entrance.

7. The stormwater management plan has been received and is currently being reviewed.

8. All dumpsters should be adequately screened with appropriate fencing.

9. It would be helpful for staff in visualizing the proposal if the applicant could provide photos of other developments that have used similar building materials and concepts.

If you have any questions, please do not hesitate to contact me at 756-8083.

Sincerely,

Jonathan Spence
Planner

CC: Sarah Hopkins, Development Review Services Manager

From: "Steve Bushey" <srbushey@maine.rr.com>
To: Portland.CityHall(JSpence)
Date: Tue, Apr 3, 2001 4:53 PM
Subject: Porter Drywall

Jonathan,

I have reviewed the plans prepared by Mohr and Seredin for the Porter Drywall project and offer the following comments:

1. The property currently has two structures, one of which appears to be for storage of materials only. The existing building #1 has only a 1500 gal. holding tank for their wastewater collection. I observed a number of parked vehicles on the site, presumably employees, who are probably offsite working during the day. I am not sure how many employees are onsite all day. Code enforcement should be contacted as to the acceptablity of a holding tank for flows that I would expext may be increasing once the building is expanded. The application suggests that the project will be connected to the sanitary sewer in Riverside Street. I note however that the Riverside Street sewer is not an active sewer and i am not aware that the City will be making that an active line any time soon.

2. The plans show a construction entrance just north of the existing driveway. The MDOT recently reconstructed Riverside Street and that section has vertical granite curb on it. I do not think a construction entrance would/should be allowed at that location. I do not think it will be a problem if they use the existing driveway, as long as provisions are made to keep the Street clean by sweeping etc. if necessary. The soils in this area are very clayey, therefore the applicant and their contractor should be prepared for mud and to keep it off the street.

3. The proposed project will result in 47 parking spaces. i presume many of these spaces are for employees who park their vehicles and take a company vehicle to a jobsite. This number of spaces exceeds the City's threshold of 25 spaces, thus requiring the applicant to treat the stormwater runoff from the parking area. The applicant should address the overnight parking and long term parking of vehicles on the site and they should also address the need for water quality treatment in the form of some accepted BMP. In the past we have required applicants install measures including but not limited to, manufactured units by Vortechnics or other vendor, treatment swales, casco hoods in catch basins, etc. This is a tough site since the applicant is not proposing much of a closed drainage collection system. They may need to consider an infiltration trench along the north side of the parking area. The trench would consist of a berm that would retain water in the bottom of the swale. The swale is constructed of a processed material to allow infiltration into a perforated pipe below.

4. The engineer should look at the slope down the embankment just NE of Building #2. the contours don't look like they reflect the actual steepness of this slope. It may be necessary to install some riprap protection or other means of slope stabilization in this area.

5. The new parking area will result in the clearing of numerous Pine trees along the NE side. Planning staff may want to consider addtional buffering along this area to mitigate for the loss of coverage in this area.

6. The applicant is proposing to not provide stormwater quantity control since they are discharging to a stream that passes under Riverside St. and flows to the Presumpscot river. I think this is acceptable. They do need to provide water quality treatment however.

7. There are two parking spaces on the left hand side of the driveway as you enter. These appear to be too close to the Street and may be a concern for vehicles leaving the space and backing into oncoming traffic entering the site.

8. Is any screening warrented for the three dumpsters?

9. The fire dept. should comment on Fire and emergency accessibility into the site.

10. The plans include adequate provisions for erosion and sediment control.

If you have any questions regarding these comments please call

Steve Bushey, Technical Reviewer.

Planning & Urban Development

Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 17, 2001

Mr. Kendall Porter
Porter Drywall
655 Riverside Street
Portland, ME 04103

Re: Porter Drywall Building #3 at 655 Riverside Street

Dear Mr. Porter:

On April 17, 2001 the Portland Planning Authority granted minor site plan approval with the following condition for the construction of Building #3 at 655 Riverside Street.

1. The applicant will submit an acceptable detail for the proposed infiltration trench prior to permit issuance.

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

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

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.

2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

389 Congress Street • Portland, Maine 04101 • (207) 874-8721 • FAX 756-8258 • TTY 874-8936

MOHR & SEREDIN
Landscape Architects, Inc.

April 13, 2001

Mr. Jonathan Spence
Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

RE: PORTER DRYWALL MINOR SITE PLAN REVIEW, 655 RIVERSIDE STREET

Dear Jonathan:

This letter is in response to your review comments as discussed in your April 12, 2001 telephone call with Mohr & Seredin. The three outstanding items are discussed below:

1. Construction Entrance: The applicant will not install a temporary construction entrance for this project. Revised drawing L-3, revision date April 13, 2001, reflects the absence of the construction entrance.

2. Wall-Pack Units: Attached are new cut sheets for the wall-pack units. These 100w metal-halide units by McGraw-Edison do not have a visible light source. Also, attached is revised SK-L5 showing the revised photometrics for this unit.

3. Stormwater: Bill Walsh P.E. from Mohr & Seredin spoke with Steve Bushey this morning about this project. Per that discussion, an infiltration trench drain will be added to the proposed swale at the northern edge of the parking area. Attached is a sheet entitled "Drainage Improvement with Infiltration Trench," dated April 13, 2001, showing the location and detail of the proposed infiltration trench.

If you have further comments or questions please do not hesitate to call me at 871-0003. Thank you.

Sincerely,

Michael King
Mohr & Seredin Landscape Architects, Inc.

cc: Ken Porter, Porter Drywall
Steve Bushey

18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

Department of Planning & Development
Lee D. Urban, Director

CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Ecomonic Development

January 13, 2003

Mr. Michael King
Mohr & Seredin Landscape Architects, Inc.
18 Pleasant Street
Portland, ME 04101

RE: Porter Drywall-655 Riverside Street-Amended Site Plan
CBL: 311-A-6001
APP #: 2002-0249

Dear Mr. King:

On January 13, 2003, the Portland Planning Authority granted minor site plan approval for the amended site plan for Porter Drywall, located at 655 Riverside Street

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

Please provide seven (7) sets of the revised plans at your convenience.

If there are any questions, please contact the Planning Staff.

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Program Manager
✓ Jonathan C. Spence, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jodine Adams, Inspections
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File
Correspondence File

389 Congress Street • Portland, Maine 04101 • (207) 874-8721 • FAX 756-8258 • TTY 874-8936

MOHR & SEREDIN
Landscape Architects, Inc.

March 14, 2001

Ms. Sarah Hopkins, Senior Planner
Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

RE: PORTER DRYWALL MINOR SITE PLAN REVIEW, 655 RIVERSIDE STREET

Dear Sarah:

On behalf of Ken Porter/Porter Drywall Inc., we submit the attached site plan and supporting information for Minor Site Plan Review. As you may recall, in 1994 Porter Drywall purchased this property and constructed a 1,759 s.f. building (Building 1) and in 1997 added a 900 s.f. shed. In 1998 a rental unit was removed and the applicant added 1,900 s.f. to Building 1 and added a separate 4,800 building (Building 2) The applicant is proposing a 4,700 s.f. expansion to add a new Building 3 connected to Building 2 by a covered loading dock/service area.

Description of Proposed Uses
The proposed 4,700 s.f. building addition will be owned by Ken Porter/Porter Drywall and leased to North Star Woodworking, the current occupant of Building 2. North Star plans to use this addition for work area, storage and loading/docking space. The proposed addition will have one loading dock that serves both buildings. The project is also proposing to expand the existing rear (east) parking lot to include sixteen (16) additional parking spaces.

Total Land Area and Proposed Buildings and Structures
The 2.25 acre property is located at 655 Riverside Street (Map 311, Lot A6) and is located in the I-M Industrial zone. The following is a breakdown of the existing and proposed building square footage:

Existing Building 1:	4,560 s.f.
Existing Building 2:	4,800 s.f.
Proposed addition -Building 3:	4,700 s.f.
Total Building Coverage:	13,060 s.f

Easements and Burdens
There currently are no easements or burdens on the property. The north property boundary abuts a residential zone and consequently has a 35-foot setback on the north sideline.

Solid Waste
Types of solid waste are limited to commercial/industrial wood and paper waste. Currently on the property there are three (3) dumpsters each with a 5 c.y. capacity. These dumpsters are collected weekly by a private contractor. These three dumpsters meet the current and future the solid waste demands of the tenants. The proposed site plan relocates one of these dumpsters to the west side of the proposed loading dock pavement.

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(207) 871-0003

Availability of Off-site Facilities

Water, sanitary sewer and storm sewer lines exist beneath Riverside Street. Currently a 1,500 gallon sanitary holding tank serves Building 2. This tank is pumped weekly by a private contractor. As part of the site plan improvements the applicant proposes to connect Building 3 to the existing tank when it is relocated into the loading area. When the municipal line in Riverside Street is operational the buildings will be connected to the public sewer. (See sheet L-3).

Existing and Proposed Surface Drainage

The existing site drainage system is designed to manage the runoff through swales, culverts and level spreaders, without detention due to the site's location within the larger watershed. The new building will require the addition of catchbasins to control the runoff, with the new outlets directed to a level spreader. Run-off from the expanded parking will be directed into a swale, then returned to sheet flow by a level spreader. A stormwater management report is attached as Exhibit D.

Construction Plan/Schedule

The applicant intends to implement the following schedule upon receiving all necessary approvals:

Place Erosion Controls:	April 2001
Clear and Grub Site:	April 2001
Earthwork and Utilities:	April –May 2001
Building Construction:	May – July 2001
Paving and Site Improvements:	July 2001
Landscaping:	July – August 2001
Remove Erosion Controls:	September 2001

State and Federal Regulatory Approvals

The proposed site improvements and buildings will not require any state and federal regulatory approvals.

Financial and Technical Capacity

All of the funds for the project are coming from Ken Porter/Porter Drywall. The estimated project cost is $192,000.00. Funds will come from Porter Drywall savings, and a bank loan. Porter Drywall will post a bond with the City for all work involving public safety.

Applicant's title/right

Ken Porter/Porter Drywall owns the fee interest in this property.

Unusual Natural Features

The site contains no unusual natural areas, wildlife, fisheries habitats or archaeological features.

This site plan submission contains the following submittals:

1. Site Plan Review Application, with $400.00 application fee
2. Cover letter, with required project narratives
3. Drawings (24" x 36"): S-1 Standard Boundary Survey
   L-1 Existing Conditions Plan
   L-2 Layout & Materials Plan
   L-3 Grading, Drainage, Utilities & Erosion Control Plan
   L-4 Landscaping Plan
   L-5 Site Details
   L-6 Site Details

Building Elevations
Building Elevations

4. Exhibit A: SCS Soil Survey
5. Exhibit B: Erosion and Sediment Control Plan
6. Exhibit C: Site Plan Checklist
7. Exhibit D: Stormwater Management Report

We believe this project represents a minor change from the approved 1998 site plan and request staff review of this application. Please review it with the appropriate City personnel and advise us of any additional information you may require. Thanks for your help reviewing this application in a timely manner.

Sincerely,

Michael W. King

Michael King
Mohr & Seredin Landscape Architects

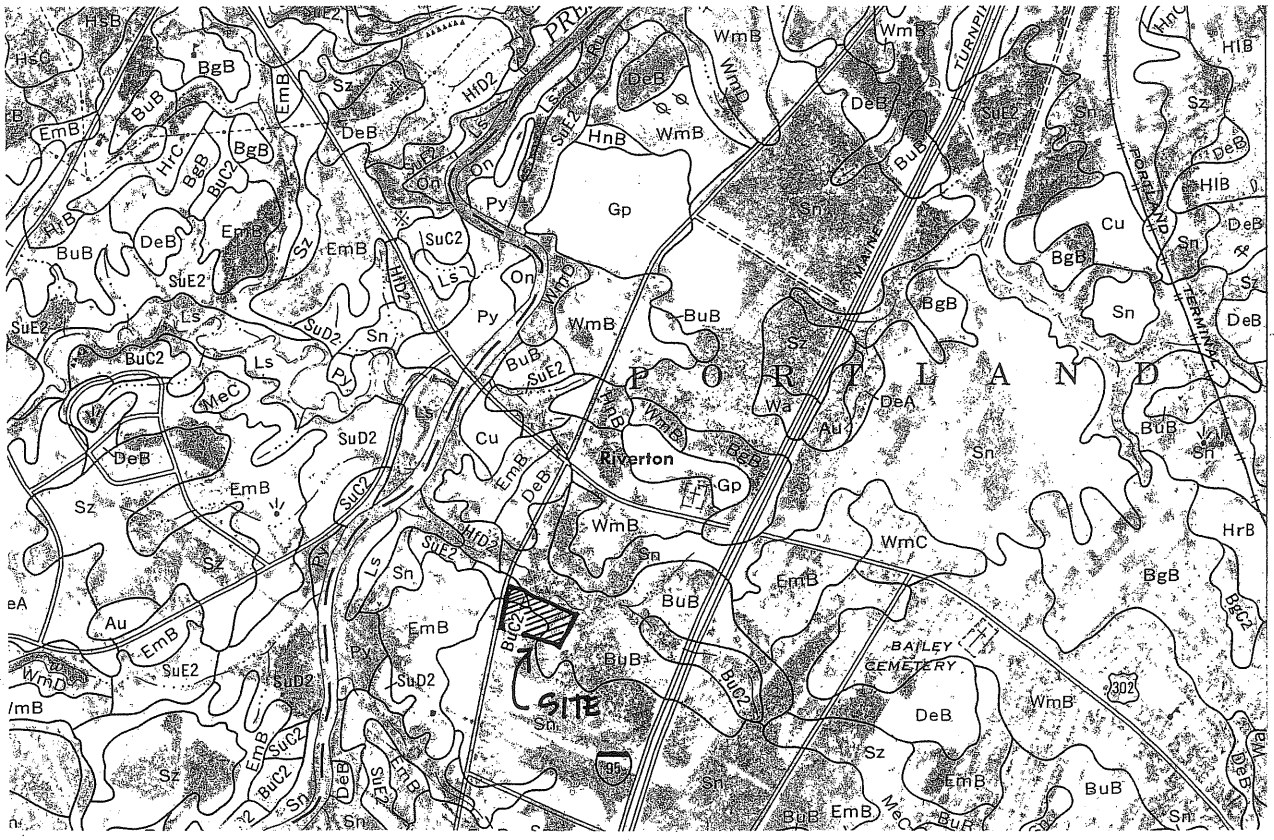
cc: Ken Porter, Porter Drywall

EXHIBIT A

Soil Survey Information

655 Riverside Street, Portland, Maine

Source: U.S.D.A. S.C.S. Soil Survey for Cumberland County, Maine, Issued 1974



Buxton Series

The Buxton series consists of deep, moderately well drained to somewhat poorly drained, gently sloping to moderately sloping, medium-textured soils. These soils formed in silty and clayey marine lacustrine sediment in the central lowland and coastal areas of the county. They are on terraces and plains.

A representative profile of a Buxton soil in a cultivated area has a layer of dark-brown silt loam, 9 inches thick, that overlies a layer of yellowish-brown, friable silt loam. The next 4 inches is light olive-gray, friable silty clay loam. Below this is 22 inches of olive-gray to gray, firm silty clay that has gray, olive, olive-brown, and light olive-brown mottles. The underlying material, at a depth of 38 inches, is olive-gray silty clay that has a few light olive-brown mottles.

The water table is at a depth of 1 to 2½ feet in spring and during periods of heavy precipitation. Depth to bedrock is 5 feet or more. These soils have high available water capacity. Permeability is moderately slow to slow above the fine-textured layer and slow to very slow within it.

Most of the acreage of Buxton soils is used for farming, but many areas are wooded. Common species are white pine, yellow birch, gray birch, ground juniper, and poplar.

Representative profile of Buxton silt loam, 3 to 8 percent slopes, 2.75 miles south-southeast of North Scarboro on macadam road connecting Holmes Road with Beech Ridge Road, 80 feet to 45° east azimuth from N.E.T.&T. Co. pole #8, 70 feet from center of road in Scarboro Township:

Ap—0 to 9 inches, dark-brown (10YR 4/3) silt loam; moderate, fine, granular structure; friable when moist; common roots; strongly acid; abrupt, smooth boundary.

B2—9 to 12 inches, yellowish-brown (10YR 5/6) silt loam; moderate, fine, granular structure; friable when moist; common roots; strongly acid; abrupt, smooth boundary.

A'2—12 to 16 inches, light olive-gray (5Y 6/2) silty clay loam; moderate, fine, subangular blocky structure; friable when moist; some tonguing; medium acid; abrupt, wavy boundary.

B'21—16 to 21 inches, olive-gray (5Y 5/2) silty clay; a few, fine, faint, gray (5Y 5/1) and olive (5Y 5/6) mottles; moderate, medium, blocky structure; slightly firm; tops of prisms in this horizon; a few fine manganese stains on peds; medium acid; clear, smooth boundary.

B'22—21 to 28 inches, olive (5Y 4/3) silty clay; common, fine, distinct, olive-brown (2.5Y 4/4) and gray (5Y 5/1) mottles; moderate to strong, coarse, prismatic structure that parts to moderate, medium and coarse, subangular blocky structure; firm when moist, very sticky when wet; thick, continuous, olive-gray (5Y 5/2) coating on prism faces; a few, thin, black manganese coats on faces of peds; slightly acid; gradual, smooth boundary.

B'3—28 to 38 inches, olive (5Y 4/3) silty clay; common, fine, distinct, light olive-brown (2.5Y 5/6) mottles; moderate to strong, very coarse, prismatic structure; firm when moist, very sticky when wet; thick, continuous, gray (5Y 5/1) coatings on prism faces; a few, thin, black manganese films on faces of peds; slightly acid; abrupt, smooth boundary.

C—38 to 60 inches, olive-gray (5Y 4/2) silty clay; a few, fine, distinct, light olive-brown (2.5Y 5/6) mottles; weak, coarse, blocky structure becoming massive in lower part; firm when moist, very sticky when wet; thick, continuous, gray (5Y 5/1) films on ped faces and in some pores; some, thin, very dusky red (2.5YR 2/2) manganese coats; slightly acid to neutral.

The solum ranges from 24 to 50 inches in thickness. Depth to mottling ranges from 15 to 24 inches. The solum ranges from very strongly acid to neutral in reaction, and the C horizon ranges from slightly acid to neutral in reaction.

Associated with Buxton soils in the landscape are Hartland, Elmwood, Melrose, Suffield, Scantic, Biddeford, and Hollis soils. Buxton soils are similar to these soils, but Hartland and Suffield soils are well drained, Scantic soils are poorly drained, and Biddeford soils are very poorly drained. The subsoil of Buxton soil is finer textured than that of Hartland soils. Also, Hollis soils are shallow and Melrose and Elmwood soils are fine sandy loam over silty clay.

Buxton silt loam, 3 to 8 percent slopes (BuB).—This soil has the profile described as representative of the series. It is on terraces adjacent to natural drainageways, streams and rivers, and on plains. Included in mapping are small areas of a soil that has a few large stones or boulders on the surface and areas of a soil that has a thinner surface layer. Also included are small areas of Hartland, Hollis, Scantic, and Suffield soils.

This soil is likely to become cloddy if cultivated when wet, and it is very hard when dry. During periods of heavy rainfall, this soil is subject to ponding in places. This Buxton soil can be used for hay, pasture, row crops, or woodland. White pines and white spruce are suitable for planting. Limitations are severe on this soil for community and recreational uses because of a seasonal high water table, seasonal wetness, and slow to very slow permeability. Capability unit IIw–7; woodland group 4o1; wildlife group 2.

Buxton silt loam, 8 to 15 percent slopes, eroded (BuC2).—This soil is on the sides of terraces adjacent to drainageways, streams, and rivers. Above a depth of 12 inches, its layers are thinner and lighter than those in the profile described as representative of the series, but the two profiles otherwise are similar. Included in mapping are small areas of Hartland, Scantic, and Suffield soils.

This Buxton soil is likely to be cloddy if cultivated when wet, and it is very hard when dry. This soil is suited to hay, pasture, row crops, or woodland. If it is used for row crops or as woodland, the hazard of erosion is high. For woodland use white pine and white spruce are suitable for planting, but the hazard of erosion is moderate, and the equipment limitations are moderate. A seasonal high water table, seasonal wetness, and slow to very slow permeability severely limit the use of this soil for many community and recreational developments. Capability unit IIIew–7; woodland group 5c1; wildlife group 1.

Scantic Series

The Scantic series consists of deep, nearly level, poorly drained, medium-textured soils that are underlain by fine-textured material. These soils formed in marine and lacustrine 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 Scantic 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 silty 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 Scantic soils are farmed, but many areas are wooded. Common species are speckled alder, white pine, and black willow.

Representative profile of Scantic 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:

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 peds; medium acid; abrupt, smooth boundary.

B22g—20 to 28 inches, olive-gray (5Y 4/2) heavy silty 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; gradual, wavy boundary.

IIB3g—28 to 32 inches, olive-gray (5Y 4/2) silty 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 hue 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 silty clay loam to clay. Mottling is less evident or is lacking in this horizon.

Associated with Scantic soils in the landscape are Biddeford, Buxton, Elmwood, Melrose, and Suffield soils. Scantic soils are similar to these soils, but Suffield soils are well drained, Buxton soils are moderately well drained to somewhat poorly drained, and Biddeford soils are very poorly drained. Also, the well-drained Melrose soils and the moderately well drained Elmwood soils are fine sandy loam over silty clay.

Scantic silt loam (Sn).—This is the only Scantic 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, Biddeford, 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 thoughout 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 Scantic soil is artifically 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.

EXHIBIT B

EROSION AND SEDIMENTATION CONTROL PLAN
PORTER DRYWALL, INC.
RIVERSIDE STREET, PORTLAND, ME
March 12, 2001

The following plan for controlling sedimentation and erosion from this project is based upon sound conservation practices as those outlined in the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices (March 1991), and Recommended Practices of the USDA Soil Conservation Service. Please refer to these sources and the Erosion Control Plan and Details included within the plan set.

SITE TOPOGRAPHY AND COVER COMPLEX

The property has been developed as a commercial site consisting of two buildings (9,360 s.f. total area) and supporting paved surface. The remaining property is woodland and open fields, with the bulk of the property being in open field cover. The slopes vary between 3% and 35%, with the steepest grades located along the northern side of the property.

SITE SOILS

The site soils are marine deposited silts, silt loams and fine sandy loams. The Soil Conservation Service medium intensity mapping depicts the soils as follows:

Soil Name	Hydrologic Group
Buxton silt loam	C
Scantic silt loam	D

Soils mapping from the SCS handbook is included with the submission.

DRAINAGE

The site currently drains via sheet flow towards the north and south side of the property, with the majority of the site draining to the north. There are three 8" culverts presently on site. A series of catch basins and storm drain lines are proposed in this plan. See Minor Site Plan submission for details.

CONSTRUCTION SCHEDULE

The proposed sequence and scheduling of construction activities for the project is estimated as follows:

Place Erosion Controls:	April 2001
Clear and Grub Site:	April 2001
Earthwork and Utilities:	April –May 2001
Building Construction:	May – July 2001
Paving and Site Improvements:	July 2001
Landscaping:	July – August 2001
Remove Erosion Controls:	September 2001

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

The following general erosion control practices will be used to prevent erosion and sedimentation before, during and after the construction of this project. Special care shall be used at all times in an effort to:

1. Limit disturbance and hence erosion;
2. correct any erosion problems immediately;

3. regularly monitor the practices implemented and
4. re-vegetate disturbed areas as soon as possible.

Haybales and/or Silt Fence

Haybales or silt fencing shall be installed at the toe of slopes along the new drive and parking lots.

The locations requiring haybales and/or silt fence are shown on the plans. This erosion protection is not limited to only these areas and may be required elsewhere as directed by the Engineer or the Project Designer.

CONSTRUCTION PHASE

General

The following general practices will be used to prevent erosion during construction of this project.

1. Only those areas under active construction will be cleared and left in an untreated or unvegetated condition. If final grading, loaming and seeding will not occur within 15 days (see Item 4).

2. Prior to the start of construction in a specific area, silt fencing and/or haybales will be installed at the toe of slope and in areas as located on the plans to protect against any construction relation erosion.

3. Topsoil will be stockpiled when necessary in areas which have minimum potential for erosion and will be kept as far as possible from existing drainage areas. All stockpiles shall be:
   a. Encircled with haybales or silt fence at the toe of the pile if it is expected to remain longer than 5 days.
   b. Seeded with conservation mix if it is expected to remain longer than 15 days.

4. All disturbed areas expected to remain longer than 15 days shall be either:
   a. Treated with mulch immediately, or
   b. Seeded with conservation mix of annual rye grades (0.9 lbs/1000 s.f.) and mulched immediately.

5. All grading will be held to a minimum 3:1 slope where practical; greater slopes may be used in ledge cut. A 2:1 slope is necessary in the filled slope surrounding the new building. All slopes will be stabilized with permanent seeding immediately (within 5 days) after final grading is complete.

Post Construction Re-vegetation

The following general practices will be used to prevent erosion as soon as an area has undergone final grading, and is ready for loaming and seeding.

1. A minimum of 4" of loam will be spread over disturbed areas and graded to a uniform depth and natural appearance.

2. If final grading is reached during the normal growing season (4/15 to 10/15), permanent seeding will be done as specified below. Prior to seeding, limestone shall be applied at a rate of 138 lbs/1000 sq. ft. and 10:20:20 fertilizer at a rate of 18.4 lbs/1000 sq. ft. will be applied. Broadcast seeding at the following rates:

Seeding Slopes Mixture	Ditches, side slopes	MDOT Seeding Method 3 Per Unit (1000 sq.ft.) Measure 1 ½ lbs. Method 2 Seed ½ lbs. Crown Vetch seed with innoculent 8 lbs. Fertilizer 30 lbs. Lime

3. An area shall be mulched immediately after it has been seeded. Mulching shall consist of straw mulch, hydro-mulch or any suitable substitute deemed acceptable by the Project Designer.
   a. Straw mulch shall be applied at a rate of 1 ½ to 2 bales per unit. Straw mulch shall be secured by tacked photo degradable/biodegradable netting on grades greater than 5%.
   b. Hydro-mulch shall consist of a mixture of either asphalt, wood fiber or paper fiber and water sprayed over a seeded area. Hydro-mulch shall not be used between 9/15 and 4/15.

4. The following slope stabilization practices shall apply:

Slopes	**Stabilization**
3:1 and gentler	Seed and Mulch
2:1 - 3:1	Photo degradable/biodegradable netting or hydroseeding

5. Construction shall be planned to eliminate the need for seeding between October 15th and April 15th. Should seeding be necessary between these dates, the following procedure shall be followed:
   a. Only unfrozen loam shall be used
   b. Loaming, seeding and mulching will not be done over snow cover. If snow exists, it must be removed prior to placement of seed.
   c. Where permanent seeding is necessary, Annual Winter Rye (1.2 lbs./1000 s.f.) shall be added to the previously noted rates.
   d. Where temporary seeding is required, Annual Winter Rye (2.6 lbs./1000 s.f.) shall be sown instead of the previously noted seeding rate.
   e. Fertilizing, seeding and mulching shall be done on loam the day the loam is spread (at rates previously described in Section 2 and 3 above).

6. Following final seeding, the site will be inspected every 30 days until 80% cover has been established. Reseeding will be carried out by the contractor within 10 days of notification by the Project Designer that the existing catch is inadequate.

MONITORING SCHEDULE

The contractor shall be responsible for installing, monitoring, maintaining, repairing, replacing and removing all of the erosion and sedimentation controls or appointing a qualified sub-contractor to do so.

Maintenance measures will be applied as needed during the entire construction cycle. After each rainfall, a visual inspection will be made of all erosion and sedimentation controls to insure their continuing function as designed.

1. Hay bale barriers and silt fence shall be inspected and repaired once a week or immediately following any significant rainfall. Sediment trapped behind these barriers shall be excavated when it reaches a depth of 6" and redistributed to areas undergoing final grading. Should the hay bale barriers prove to be ineffective, the contractor shall replace them and reinforce them with silt fencing.

EROSION CONTROL REMOVAL

1. An area is considered stable if:
    a. It is paved
    b. The seeded areas have 80% growth of planted seeds.

2. Haybales and silt fence shall be removed once the areas upstream are stable. The haybales and silt fence shall be disposed of legally and properly off-site. All sediment trapped behind these controls shall be:
    a. Distributed to an area undergoing final grading.
    b. Graded in an aesthetic manner to conform to the topography, fertilized, seeded and mulched in accordance with the rates previously stated.

3. Once all the trapped sediments have been removed from the temporary sedimentation devices, the disturbed areas must be regraded in an aesthetic manner to conform to the surrounding topography. Once graded these disturbed areas must be loamed (if necessary) fertilized, seeded and mulched in accordance with the rates previously stated.

CONCLUSION

The construction of the Porter Drywall project, if implemented as detailed on these plans and according to this report, should not result in a significant erosion or sedimentation either on or off site.

Respectfully submitted,

Stephen B. Mohr, ASLA
RLA #75

EXHIBIT C

City of Portland, Maine
Site Plan Checklist

Porter Drywall/Ken Porter
655 Riverside Street
Portland, Maine

Submitted March 14, 2001

Item 1 Standard Boundary Survey: See attached S-1

Item 2 See attached plans L-1 thru L-6.

Item 3 See attached plans L-1 thru L-6.

Item 4 See attached plan L-2.

Item 5 See attached plan L-2.

Item 6 See attached plan L-3.

Item 7 See attached plan L-1 thru L-5

Item 8 Existing Soils: See attached medium intensity soil survey information.
The soils found on this site are Buxton and Scantic soils. The particular type of Buxton soils are BuB and BuC2; these consist of silty loam found on 3 - 15 percent slopes.

Item 9 See attached plan L-1 thru L-5.

Item 10 Building Information: L-2 provides the required information regarding the location and ground floor area of the proposed building. L-3 provides the finish floor elevations of the proposed buildings. See L-7 and L-8 for elevations of exterior facades (inc. materials to be used) for the proposed buildings.

Item 11 See attached plan L-1 thru L-5.

Item 12 Waste Receptacles: Types of solid waste are limited to commercial/industrial wood and paper waste. Currently on the property there are three (3) dumpsters each with a 5 c.y. capacity. These dumpsters are collected weekly by a private contractor. These three dumpsters meet the current and future solid waste demands of the tenants. The proposed site plan relocates one of these dumpsters to the west side of the proposed loading dock pavement.

Item 13 Public Utilities: Overhead power and CATV exist along the Riverside Street right-of-way. These will continue to serve the project.

Item 14 Water/Sewer: Water, sanitary sewer and storm sewer exist in the Riverside Street right-of-way. The existing Building 2 is connected to the public water service, and new water service for Building 3 will come from Building 2. Currently a 1,500 gallon sanitary holding tank serves Building 2. This tank is pumped weekly by a private contractor. As part of the site plan improvements the applicant proposes to connect Building 3 to

the relocated 1,500 gallon holding tank. When the public sewer in Riverside Street is activated Porter Drywall will tie in the project to the sewer.

Item 15 Culverts and Drains : The existing site drainage system is designed to manage the stormwater runoff through a system of swales, culverts, catchbasins and level spreaders. There is no detention proposed due to the location of the project lower in the larger stream watershed. This information was documented in the prior submissions, and is covered in the stormwater management narrative. The new building will displace some existing pavement, and a system of catchbasins and piping will direct the stormwater to a new level spreader on the north side of the addition. The flows from the parking area will be directed to a new swale system which will flow to a level spreader north of Building 2.

Item 16 See attached plan L-2.

Item 17 See attached plan L-2.

Item 18 Parking: The applicant's application identifies seven (7) new parking spaces that will serve the new building. These new parking spaces are identified on attached plan L-2. The plan also proposes to expand the rear lot to allow sixteen (16) additional parking spaces to provide for peak morning use noted at the site.

Item 19 Loading facilities: The reconstructed Building2 and 3 will have one (1) loading dock. This is identified on attached site plan L-2.

Item 20 Ingress/Egress: The existing vehicular ingress/egress to Riverside Street will remain unaltered. A temporary construction entrance will be built for the project's use, then removed when the building is constructed. Traffic flaggers will be posted at the construction drive while deliveries are made to the site.

Item 21 Curbs/Sidewalks: N/A

Items 22-29 See attached Landscape Plan, sheet L-4.

Item 30 Fencing/Screening: N/A

Item 31 Lighting: The new building will have 75 watt mercury vapor wall packs mounted on the building face. These are located at the loading dock and at the entry doors. Refer to the Architectural elevations for the locations.

Item 32 Fire Hydrants: There is a fire hydrant 55-feet away from the SW property corner.

Items 33 –42 See attached written statement.

Item 43 State and Federal Approval: No other federal permits are required. A DEP PBR may be required for the level spreaders. This will be field verified prior to starting the project.

Item 44 Status of Pending Applications: N/A

Item 45 Timeline: The applicant intends to implement the following schedule upon receiving all necessary approvals:

Place Erosion Controls:	April 2001
Clear and Grub Site:	April 2001
Earthwork and Utilities:	April –May 2001
Building Construction:	May – July 2001
Paving and Site Improvements:	July 2001
Landscaping:	July – August 2001
Remove Erosion Controls:	September 2001

Item 46 Letter of Non-jurisdiction: N/A

Item 47 Financial and Technical Capacity: All of the funds for the project are coming from Ken Porter/Porter Drywall and a bank loan. The estimated project cost is $192,000.00, which includes $42,000 for sitework and $150,000 for the structure.

END OF SITE PLAN CHECKLIST

MOHR & SEREDIN
Landscape Architects, Inc.

STORMWATER MANAGEMENT ANALYSIS
PORTER DRYWALL
655 RIVERSIDE STREET
PORTLAND, MAINE

March 20, 2001

Introduction

Ken Porter/Porter Drywall inc. is proposing a 4,700 S.F. addition to their existing facility located at 655 Riverside Street. In 1994 Porter Drywall purchased this property and constructed a 1,759 S.F. building (Building 1) and in 1997 added a 900 S.F. shed. In 1998 a rental unit was removed and the applicant added 1,900 S.F. to Building 1 and added a separate 4,800 S.F. building. The proposed 4,700 S.F. building addition (building 3) will be owned by Ken Porter/Porter Drywall and leased to North Star Woodworking, the current occupant of Building 2.

Methodology

For this analysis, the computer program HydroCAD (ver. 5.0), which utilizes the SCS TR-20 methodology, was used to analyze the stormwater runoff. The 2, 10 and 25-year recurrence interval storm events were calculated for the pre and post development condition. A Type III, 24 hour storm event was used with and antecedent moisture condition of II (average) assumed.

Soils and Cover Complex

The soils used in this analysis were obtained from the Cumberland County Medium Intensity soil survey published by the Soil Conservation service. The on-site soils are identified as Buxton soils which is a Hydrologic Soil Group (HSG) "C" soil.

The site is covered by with a mixture of impervious parking and driveways, buildings, grassed areas and wooded area along the northeasterly property line.

Topography

The site generally slopes from the southwest to the northeast with a small portion of the southwesterly portion of the site that drains in a southwesterly direction. The majority of the site from the southwest property line northeasterly is mildly sloping (+/- 2 %) grassed area. Closer to the northerly corner of the property, (Northeasterly of the existing buildings), the grades become moderately steeper (+/- 12 %) within the wooded area.

Pre-Development

For the pre-development condition, the site was broken down into 3 sub-watersheds encompassing an area of 2.12 acres. The overall watershed is generally bounded to the

18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

southwest by an off-site high point, to the northwest by a ridge that runs parallel to Riverside Street, to the northeast by the property line, to the southeast by the property line and to the south by the Porter Drywall building ridge line.

Generally the runoff travels from the southwest to the northeast. Within sub-watersheds 1 and 2 the flow initiates off-site and travels in a northeasterly direction where it is conveyed beneath the entrance drive and a service drive via an 8" and 12" culvert respectively. It is then directed into a level spreader where it is conveyed into sheet flow and discharged off the site.

The runoff from sub-watershed (#3) flows in a southeasterly direction across the existing parking area and into a swale that abuts the parking area and directs the flow in a northerly direction. The swale discharges into a level spreader where is also returned to sheet flow prior to discharging off of the site.

Although the flow from the site discharges in several locations along the northeasterly property line, the flow was combined into one reach for the analysis. The calculated pre-development flow for the 2, 10 and 25 year recurrence interval storm events are as follows:

$Q_2 = 2.1$ cfs $\qquad$ $Q_{10} = 4.2$ cfs $\qquad$ $Q_{25} = 5.5$ cfs

Post Development

For the post development condition, the site was broken down into 4 watersheds, encompassing the same area as the pre-development condition. The proposed condition adds a new building to the pre-development sub-watershed 2 and additional paved parking area northeasterly of building no. 2. The northwesterly sub-watersheds were broken down further from pre-development condition in order to analyze the proposed drainage system.

As in the pre-development condition, runoff travels in same direction from the southwest to the northeast. Sub-watershed 1 again flows from off-site onto the site and into a proposed culvert/storm drain system. This system, including catch basins, will collect the runoff from sub-watershed 2 and direct it around the proposed building (#3). The drainage system will discharge northeasterly of building #3 into a level spreader. The spreader will serve to convert the runoff back into sheet flow, which will allow for treatment of the runoff through wooded buffers prior to discharging.

In sub-watershed 10, Southeasterly of Building #2, the added parking area will contribute to an increase in peak flow rates. The flow will continue to flow in a southeasterly direction and into a proposed swale which will collect the flow and direct it northerly to a level spreader. Again, this spreader will serve to convert the flow into sheet flow to allow treatment to the runoff prior to discharging off the site.

Although the flow from the site discharges in several locations along the northeasterly property line, the flow was again combined into one reach for this analysis. The calculated post-development flow for the 2, 10 and 25 year recurrence interval storm events are as follows:

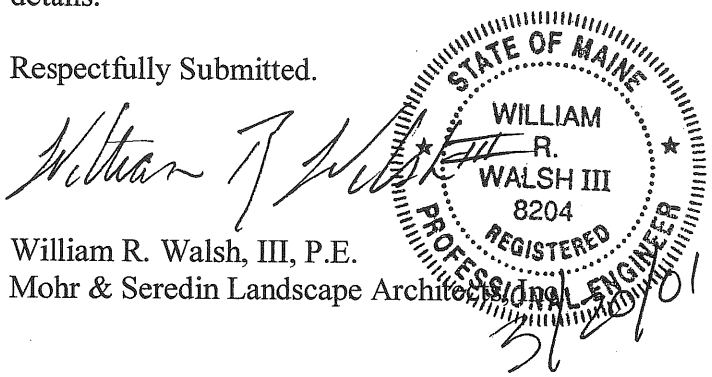
$Q_2 = 2.9$ cfs $\qquad$ $Q_{10} = 5.3$ cfs $\qquad$ $Q_{25} = 6.9$ cfs

Summary and Conclusion

The addition of a new building and additional impervious parking area will associated with the Porter Drywall complex will slightly increase the stormwater peak flow rates by 0.8 cfs, 1.1 cfs and 1.4 cfs for the 2, 10 and 25 year recurrence interval storms, respectively. A new drainage system will be constructed around the new building to direct the flow to the northeast. The system was designed to accommodate the 25-year recurrence interval storm event. Stormwater treatment has been provided by the use of level spreaders and wooded buffers to improve stormwater quality prior to discharge. After discharging off-site, the runoff enters a drainage swale and passes beneath Riverside Street and eventually into the Presumpscot River. The calculated increases in peak flow rates represent minimal increase in the overall Presumpscot River watershed. As was originally proposed and approved with the Porter Drywall project, the minimal increase proposed and the site location within the Presumpscot River watershed, detention has not been proposed and the increase should not cause any adverse downstream impacts.

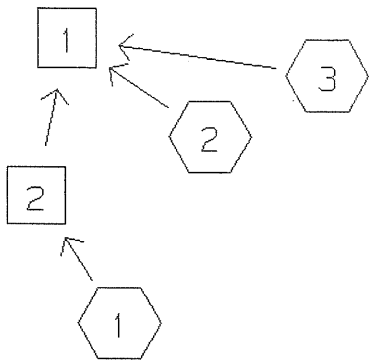
Reference is made to the attached plans and stormwater calculations for the specific project details.

Respectfully Submitted.



William R. Walsh, III, P.E.
Mohr & Seredin Landscape Architects, Inc.

WATERSHED ROUTING



SUBCATCHMENT REACH POND LINK

SUBCATCHMENT 1	= Sub - Watershed 1	-> REACH 2
SUBCATCHMENT 2	= Sub - Watershed A2	-> REACH 1
SUBCATCHMENT 3	= Sub-Watershed B1	-> REACH 1
REACH 1	= Dummy Reach	->
REACH 2	= existing 8" culvert	-> REACH 1

SUBCATCHMENT 1 Sub - Watershed 1

PEAK= .33 CFS @ 12.22 HRS, VOLUME= .03 AF

ACRES	CN	
.43	74	C, Grass
.02	98	Impervious
.45	75	

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 3.00 IN
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID: A-B	17.6
Grass: Dense n=.24 L=125' P2=3 in s=.02 '/'		

SUBCATCHMENT 2 Sub - Watershed A2

PEAK= 1.25 CFS @ 12.10 HRS, VOLUME= .10 AF

ACRES	CN	
.15	70	C, Woods
.31	98	Impervious
.45	74	C, Grass
.91	82	

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 3.00 IN
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID: A-B	8.9
Grass: Dense n=.24 L=100' P2=3 in s=.07 '/'		
DIRECT ENTRY	Segment ID: B-C	.1
DIRECT ENTRY	Segment ID: B-C	.2
	Total Length= 100 ft Total Tc=	9.2

SUBCATCHMENT 3 Sub-Watershed B1

PEAK= .87 CFS @ 12.30 HRS, VOLUME= .09 AF

ACRES	CN	
.26	70	C, Woods
.12	74	C, Grss
.38	98	Impervious
.76	85	

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 3.00 IN
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID: A-B	4.6
Grass: Dense n=.24 L=20' P2=3 in s=.015 '/'		
TR-55 SHEET FLOW	Segment ID: B-C\	18.5
Grass: Dense n=.24 L=115' P2=3 in s=.015 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: C-D	1.1
Grassed Waterway Kv=15 L=95' s=.01 '/' V=1.5 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: D-E	.2
Grassed Waterway Kv=15 L=85' s=.16 '/' V=6 fps		
	Total Length= 315 ft Total Tc=	24.4

REACH 1 Dummy Reach

Qin = 2.13 CFS @ 12.15 HRS, VOLUME= .22 AF
Qout= 2.13 CFS @ 12.15 HRS, VOLUME= .22 AF, ATTEN= 0%, LAG= .1 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	2.0	27.78
.2	4.1	88.36
.3	6.2	174.05
.4	9.0	318.10
.6	12.7	556.58
.8	17.3	903.84
1.0	22.0	1318.59

20' x 1' CHANNEL
SIDE SLOPE= .5 '/'
n= .008
LENGTH= 20 FT
SLOPE= .12 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .01 FT
PEAK VELOCITY= 13.8 FPS
TRAVEL TIME = 0.0 MIN
SPAN= 10-20 HRS, dt=.1 HRS

REACH 2 existing 8" culvert

Qin = .33 CFS @ 12.22 HRS, VOLUME= .03 AF
Qout= .33 CFS @ 12.23 HRS, VOLUME= .03 AF, ATTEN= 1%, LAG= .5 MIN

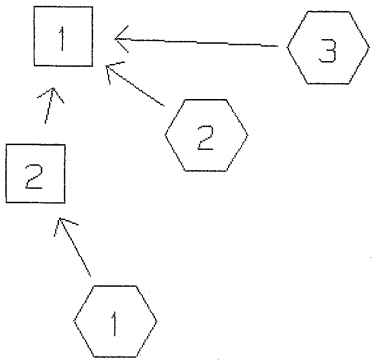
DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	0.0	.02
.1	0.0	.08
.2	.1	.17
.5	.3	.72
.5	.3	.85
.6	.3	.92
.6	.3	.93
.6	.3	.92
.7	.3	.87

8" PIPE

n= .024
LENGTH= 50 FT
SLOPE= .0175 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .28 FT
PEAK VELOCITY= 2.4 FPS
TRAVEL TIME = .3 MIN
SPAN= 10-20 HRS, dt=.1 HRS

WATERSHED ROUTING ==========



SUBCATCHMENT 1	= Sub - Watershed 1	-> REACH 2
SUBCATCHMENT 2	= Sub - Watershed A2	-> REACH 1
SUBCATCHMENT 3	= Sub-Watershed B1	-> REACH 1
REACH 1	= Dummy Reach	->
REACH 2	= existing 8" culvert	-> REACH 1

Data for 285-01; Porter Drywall, Pre, 10yr
TYPE III 24-HOUR RAINFALL= 4.50 IN
Prepared by Mohr & Seredin Landscape Architects, Inc. 20 Mar 01
HydroCAD 5.01 001350 (c) 1986-1998 Applied Microcomputer Systems

RUNOFF BY SCS TR-20 METHOD: TYPE III 24-HOUR RAINFALL= 4.50 IN, SCS U.H.

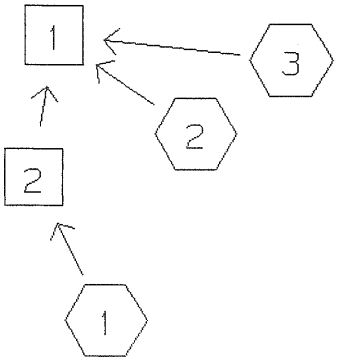
RUNOFF SPAN = 10-20 HRS, dt= .10 HRS, 101 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--	WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	.45	17.6	96%74 4%98	75	-	.75	12.21	.07
2	.91	9.2	16%70 34%98 49%74	82	-	2.39	12.10	.18
3	.76	24.4	34%70 16%74 50%98	85	-	1.59	12.29	.17

REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)		n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	-	20.0	1.0	.50	.50	.008	20	.1200	13.8	0.0	4.15
2	8.0	-	-	-	-	.024	50	.0175	2.8	.3	.75

WATERSHED ROUTING ==========



SUBCATCHMENT 1	= Sub - Watershed 1	-> REACH 2
SUBCATCHMENT 2	= Sub - Watershed A2	-> REACH 1
SUBCATCHMENT 3	= Sub-Watershed B1	-> REACH 1
REACH 1	= Dummy Reach	->
REACH 2	= existing 8" culvert	-> REACH 1

RUNOFF BY SCS TR-20 METHOD: TYPE III 24-HOUR RAINFALL= 5.50 IN, SCS U.H.

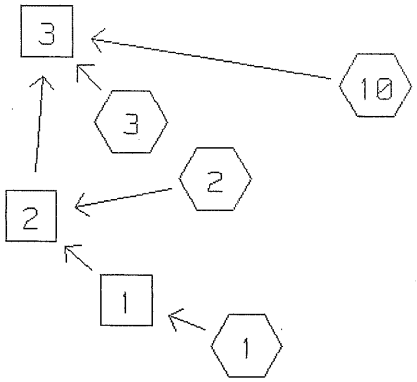
RUNOFF SPAN = 10-20 HRS, dt= .10 HRS, 101 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--	WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	.45	17.6	96%74 4%98	75	-	1.06	12.21	.10
2	.91	9.2	16%70 34%98 49%74	82	-	3.18	12.09	.24
3	.76	24.4	34%70 16%74 50%98	85	-	2.07	12.29	.22

REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)		n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	-	20.0	1.0	.50	.50	.008	20	.1200	13.8	0.0	5.53
2	8.0	-	-	-	-	.024	50	.0175	2.8	.3	.87

WATERSHED ROUTING



SUBCATCHMENT REACH POND LINK

SUBCATCHMENT 1	= Sub-Watershed A-1	-> REACH 1
SUBCATCHMENT 2	= Sub-Watershed A-2	-> REACH 2
SUBCATCHMENT 3	= Sub-Watershed A-3	-> REACH 3
SUBCATCHMENT 10	= Sub-Watershed B-1	-> REACH 3
REACH 1	= Pipe under drive	-> REACH 2
REACH 2	= Pipe Between CB 2 and CB 3	-> REACH 3
REACH 3	= Dummy Reach	->

SUBCATCHMENT 1 Sub-Watershed A-1

PEAK= .33 CFS @ 12.22 HRS, VOLUME= .03 AF

ACRES	CN	
.42	74	C, Grass
.02	98	impervious
.44	75	

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 3.00 IN
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID: A-B	17.6
Grass: Dense n=.24 L=125' P2=3 in s=.02 '/'		

SUBCATCHMENT 2 Sub-Watershed A-2

PEAK= .83 CFS @ 12.05 HRS, VOLUME= .06 AF

ACRES	CN	
.28	98	Impervious
.12	74	C, Grass
.40	91	

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 3.00 IN
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID: A-B	.3
Smooth surfaces n=.011 L=20' P2=3 in s=.029 '/'		
TR-55 SHEET FLOW	Segment ID: B-C	6.3
Grass: Dense n=.24 L=60' P2=3 in s=.06 '/'		
	Total Length= 80 ft	Total Tc= 6.6

SUBCATCHMENT 3 Sub-Watershed A-3

PEAK= .47 CFS @ 12.10 HRS, VOLUME= .04 AF

ACRES	CN	
.05	98	Impervious
.15	70	C, woods
.31	74	C, Grass
.51	75	

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 3.00 IN
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID: A-B	7.9
Grass: Dense n=.24 L=75' P2=3 in s=.053 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: B-C	.3
Grassed Waterway Kv=15 L=75' s=.067 '/' V=3.88 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: B-C	.3
Grassed Waterway Kv=15 L=95' s=.12 '/' V=5.2 fps		
	Total Length= 245 ft	Total Tc= 8.5

SUBCATCHMENT 10 Sub-Watershed B-1

PEAK= 1.38 CFS @ 12.07 HRS, VOLUME= .10 AF

ACRES	CN	
.08	74	C, woods
.19	70	C, Grass
.49	98	Impervious
.76	88	

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 3.00 IN
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID: A-B	4.6
Grass: Dense n=.24 L=20' P2=3 in s=.015 '/'		
TR-55 SHEET FLOW	Segment ID: B-C	1.8
Smooth surfaces n=.011 L=140'	P2=3 in s=.015 '/'	
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: C-D	.9
Grassed Waterway Kv=15 L=165'	s=.04 '/' V=3 fps	
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: D-E	.2
Grassed Waterway Kv=15 L=55'	s=.12 '/' V=5.2 fps	
	Total Length= 380 ft Total Tc=	7.5

REACH 1 Pipe under drive

Qin = .33 CFS @ 12.22 HRS, VOLUME= .03 AF
Qout= .33 CFS @ 12.23 HRS, VOLUME= .03 AF, ATTEN= 0%, LAG= .3 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	0.0	.07
.1	0.0	.29
.2	.1	.65
.5	.3	2.77
.5	.3	3.24
.6	.3	3.53
.6	.3	3.56
.6	.3	3.53
.7	.3	3.31

8" PIPE
n= .012
LENGTH= 85 FT
SLOPE= .064 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .14 FT
PEAK VELOCITY= 6.1 FPS
TRAVEL TIME = .2 MIN
SPAN= 10-20 HRS, dt=.1 HRS

REACH 2 Pipe Between CB 2 and CB 3

Qin = 1.02 CFS @ 12.08 HRS, VOLUME= .09 AF
Qout= 1.02 CFS @ 12.09 HRS, VOLUME= .09 AF, ATTEN= 0%, LAG= .5 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	0.0	.08
.2	.1	.34
.3	.2	.76
.7	.6	3.23
.8	.7	3.77
.9	.7	4.11
.9	.8	4.15
1.0	.8	4.11
1.0	.8	3.86

12" PIPE
n= .012
LENGTH= 60 FT
SLOPE= .01 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .34 FT
PEAK VELOCITY= 4.3 FPS
TRAVEL TIME = .2 MIN
SPAN= 10-20 HRS, dt=.1 HRS

REACH 3 Dummy Reach

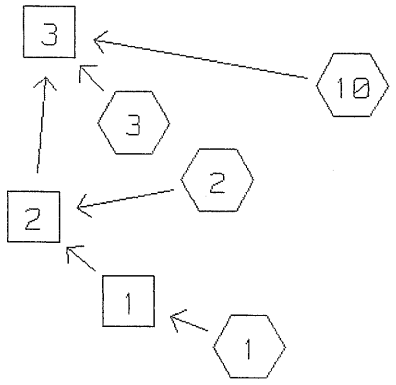
Qin = 2.87 CFS @ 12.08 HRS, VOLUME= .24 AF
Qout= 2.87 CFS @ 12.09 HRS, VOLUME= .24 AF, ATTEN= 0%, LAG= .1 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.00
.1	3.0	16.66
.2	6.1	52.95
.3	9.2	104.21
.4	13.3	190.23
.6	18.7	332.31
.8	25.3	538.49
1.0	32.0	783.76

30' x 1' CHANNEL
SIDE SLOPE= .5 '/'
n= .02
LENGTH= 20 FT
SLOPE= .12 FT/FT

STOR-IND+TRANS METHOD
PEAK DEPTH= .02 FT
PEAK VELOCITY= 5.5 FPS
TRAVEL TIME = .1 MIN
SPAN= 10-20 HRS, dt=.1 HRS

WATERSHED ROUTING



SUBCATCHMENT REACH POND LINK

SUBCATCHMENT 1	= Sub-Watershed A-1	-> REACH 1
SUBCATCHMENT 2	= Sub-Watershed A-2	-> REACH 2
SUBCATCHMENT 3	= Sub-Watershed A-3	-> REACH 3
SUBCATCHMENT 10	= Sub-Watershed B-1	-> REACH 3
REACH 1	= Pipe under drive	-> REACH 2
REACH 2	= Pipe Between CB 2 and CB 3	-> REACH 3
REACH 3	= Dummy Reach	->

RUNOFF BY SCS TR-20 METHOD: TYPE III 24-HOUR RAINFALL= 4.50 IN, SCS U.H.

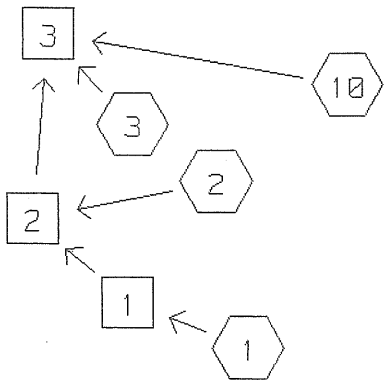
RUNOFF SPAN = 10-20 HRS, dt= .10 HRS, 101 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--	WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	.44	17.6	95%74 5%98	75	-	.73	12.21	.07
2	.40	6.6	70%98 30%74	91	-	1.37	12.04	.10
3	.51	8.5	10%98 29%70 61%74	75	-	1.05	12.09	.08
10	.76	7.5	11%74 25%70 64%98	88	-	2.38	12.07	.18

REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)		n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	8.0	-	-	-	-	.012	85	.0640	7.7	.2	.73
2	12.0	-	-	-	-	.012	60	.0100	5.0	.2	1.86
3	-	30.0	1.0	.50	.50	.020	20	.1200	5.5	.1	5.27

WATERSHED ROUTING



SUBCATCHMENT REACH POND LINK

SUBCATCHMENT 1	= Sub-Watershed A-1	-> REACH 1
SUBCATCHMENT 2	= Sub-Watershed A-2	-> REACH 2
SUBCATCHMENT 3	= Sub-Watershed A-3	-> REACH 3
SUBCATCHMENT 10	= Sub-Watershed B-1	-> REACH 3
REACH 1	= Pipe under drive	-> REACH 2
REACH 2	= Pipe Between CB 2 and CB 3	-> REACH 3
REACH 3	= Dummy Reach	->

REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)		n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	8.0	-	-	-	-	.012	85	.0640	8.7	.2	1.03
2	12.0	-	-	-	-	.012	60	.0100	5.3	.2	2.44
3	-	30.0	1.0	.50	.50	.020	20	.1200	5.5	.1	6.94

NOTES:

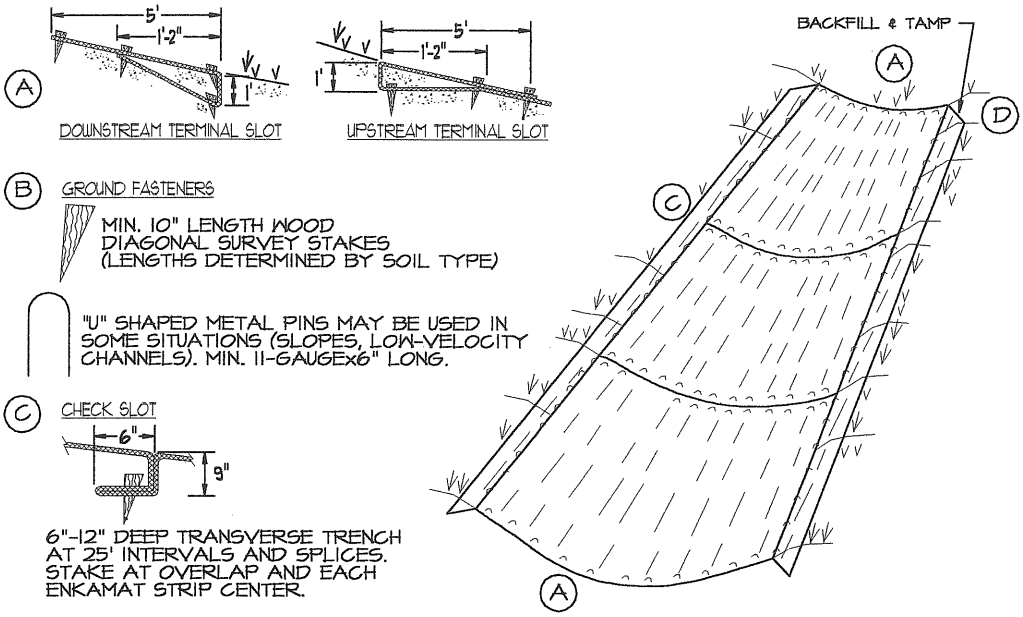
1. HIGH VELOCITY LINING AND SOFT ARMOUR SHALL BE INSTALLED STARTING FROM DOWNSTREAM END, WITHIN THE SWALE, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. EDGES SHALL OVERLAP BY 6" (4" FOR SOFT ARMOUR) AND BE SECURELY STAPLED ACCORDING TO RECOMMENDED PATTERN. AVOID OVERLAP IN BOTTOM OF FLOW CHANNEL WHERE POSSIBLE.
2. LOAMING AND SEEDING SHALL BE DONE PRIOR TO INSTALLATION OF THE HIGH VELOCITY LINING UNLESS OTHERWISE SPECIFIED (SEE EROSION CONTROL NOTES FOR RATES).
3. HIGH VELOCITY LINING SHALL BE CURLEX III(HV) BY AMERICAN EXCELSIOR CO. (7' WIDTH), OR APPROVED EQUAL.
4. SOFT ARMOUR MATTING SHALL BE PLACE OVER 2" OF TOPSOIL, THEN COVERED WITH 2" OF TOPSOIL, LOAMED, SEEDED AND MULCHED.
5. SOFT ARMOUR DITCH LINING SHALL BE ENKA MAT TYPE 7020 (MIN. WIDTH=76") TURF REINFORCEMENT MAT, OR APPROVED EQUAL.

(A) ANCHOR THE TOP AND BOTTOM ENDS OF THE MATTING IN TERMINAL SLOTS 12 INCHES OR MORE IN DEPTH.

(B) SECURE WITH WOOD WEDGE STAKES OR STAPLES, AT RECOMMENDED SPACING AND PATTERN.

(C) INSTALL CHECK SLOTS 6" TO 12" DEEP AT 25' INTERVALS AND AT SPLICES.

(D) SECURE SIDES AT EDGES OF MAT IN 4" DEEP SIDE SLOPE SHELF, AND BACKFILL AND TAMP.

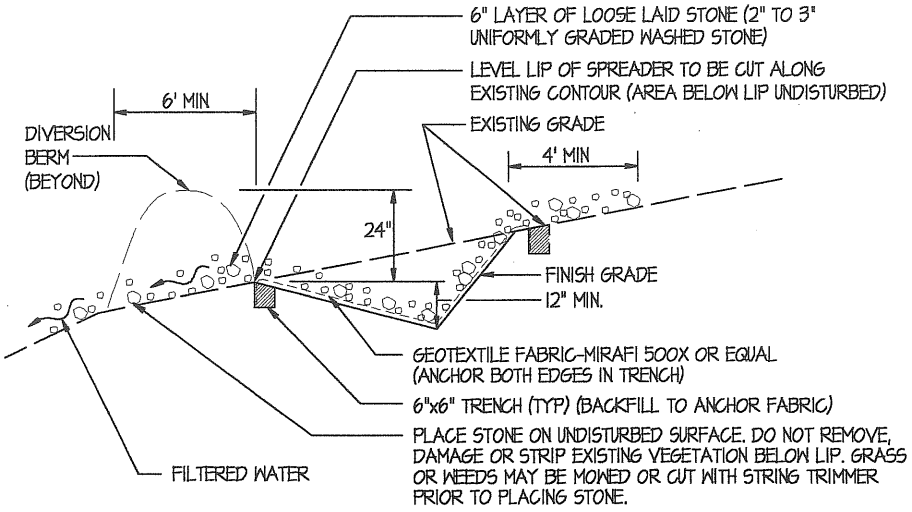


WATERWAYS STABILIZATION WITH HIGH VELOCITY DITCH LINING OR SOFT ARMOUR

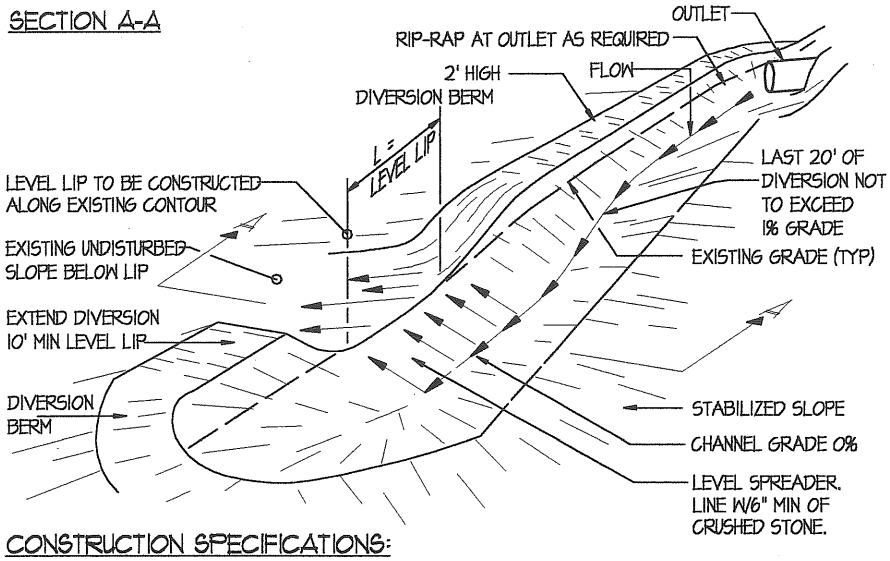
N.T.S.

MOHR & SEREDIN
Landscape Architects, Inc.
18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

PREPARED FOR:	**TITLE:**
PORTER DRYWALL, INC.	**Waterway Stabilization/ Ditch Lining Detail**
655 Riverside Street	
Portland, Maine	**EXHIBIT:**
DATE: 21 March 2001 **SCALE: NTS**	**SK-L3** 25



SECTION A-A



CONSTRUCTION SPECIFICATIONS:

1. LEVEL SPREADERS SHALL BE INSTALLED UNDER THE DIRECT SUPERVISION OF THE ENGINEER.
2. CONSTRUCT LEVEL LIP TO ZERO PERCENT GRADE TO ENSURE UNIFORM SPREADING OF SEDIMENT-FREE RUN-OFF (CONVERTING CHANNEL FLOW TO SHEET FLOW).
3. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL (NOT FILL).
4. PLACE GEOTEXTILE LINING ON SPREADER AS SHOWN, ANCHOR BOTH EDGES IN 6"x6" TRENCH & TAMP BACKFILL INTO TRENCH. ANCHOR EDGE ALONG LIP FIRST & FOLD FABRIC INTO SPREADER CHANNEL & ANCHOR OPPOSITE EDGE.
5. PLACE 6" LAYER OF UNIFORMLY GRADED STONE 3" TO 4" IN DIA. RAKE TO FORM SMOOTH UNIFORM SURFACE, BUT DO NOT FILL VOIDS IN STONE.
6. THE ENTRANCE CHANNEL SHALL NOT EXCEED A 1% GRADE FOR AT LEAST 20 FEET BEFORE ENTERING THE SPREADER.
7. STORM RUN-OFF CONVERTED TO SHEET FLOW SHALL OUTLET ONTO STABILIZED AREAS. WATER SHALL NOT BE RE-CONCENTRATED IMMEDIATELY BELOW THE POINT OF DISCHARGE,
8. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PROVIDED.
9. CONSTRUCTION OF LEVEL LIP SPREADER SHALL BE FROM UPHILL SIDE ONLY. LEVEL LIP & AREA BELOW SPREADER SHALL BE AT EXISTING GRADES & UNDISTURBED BY EARTHWORK OR EQUIPMENT.
10. CONSTRUCT SPREADER WITH LIP AT EXISTING ELEVATION AS SPECIFIED.

LEVEL LIP SPREADER

NOT TO SCALE

MOHR & SEREDIN
Landscape Architects, Inc.
18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

PREPARED FOR:	**TITLE:**
PORTER DRYWALL, INC.	**Level Lip Spreader Detail**
655 Riverside Street	
Portland, Maine	**EXHIBIT:**
	SK-L4
DATE: 21 March 2001 **SCALE: NTS**	

E6

Portland Water District
225 Douglass St. • P.O. Box 3553 • Portland, ME 04104-3553
(207) 774-5961
FAX (207) 761-8307
www.pwd.org

April 5, 2001

William R. Walsh, III, P.E.
Mohr & Seredin Landscape Architects, Inc.
18 Pleasant St.
Portland, Me. 04101

Re: 655 Riverside St.-Portland

Dear William:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed addition to Porter Drywall. Currently the property is served by a 1" domestic water service installed in 1999. Checking District records, I find there is an 12" water main in Riverside St. on the odd numbered side of the street. Based on current usage and the additional usage of 30 gpd, the current has more than enough capacity to serve 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. opposite Lucas Tree
Hydrant # 1540
Static pressure = 77 PSI
Flow = 1332 GPM
Last Tested = 8/11/94

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

Sincerely,
Portland Water District
Jim Pandiscio

Jim Pandiscio
Means Coordinator

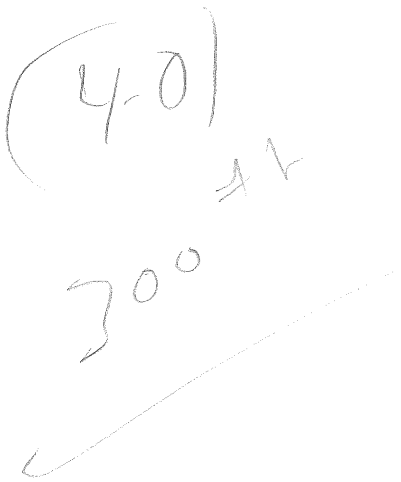
To: William R Walsh, III	Date 4/5/01	Portland Water District
Co. Mohr + Seredin	# of Pgs. 1	
Dept.	From Jim Pandiscio	
Fax No. 871-1419	Phone # 774-5961	

PLANNING BOARD REPORT #66-02

779 RIVERSIDE STREET

B-2 COMMUNITY BUSINESS AND IM INDUSTRIAL TO B-4 COMMERCIAL CORRIDOR

HANNAFORD BROS. CO., APPLICANT



Submitted to:

Portland Planning Board
Portland, Maine
November 12, 2002

O:\PLAN\REZONE\RIVERSIDE 779 (HANNAFORD)\PBR66-02.DOC

I. INTRODUCTION

Mary Gamage of Hannaford Bros. Co. requests a Public Hearing before the Planning Board to request a zone change for the property located in the vicinity of 779 Riverside Street, near the intersection of Forest Avenue and Riverside Street. The proposed rezone is to facilitate the locating of a 35,700 square foot supermarket on the site. The existing B-2 zoning does permit the proposed use, however restricts parking in front of the principal structure and requires a maximum front setback no greater than the average of abutting properties, resulting in the inability of the site to be safely and effectively used for a supermarket.

The applicant met with staff earlier in August to discuss general site and zoning issues. At that time, staff encouraged the applicant to investigate the possibility of siting a supermarket on the subject property within the constructs of the existing zoning. The applicant has submitted a narrative outlining the difficulties of locating a supermarket on this parcel within the provisions of the B-2 zone. This narrative is included as attachment 2. Due to the irregular shape of the parcel and inherent requirements of supermarket site layout, the applicant is requesting a zone change to B-4 at this time.

II. FINDINGS

Property:	779 Riverside Street
Current Zoning:	B-2 Community Business and IM Industrial
Proposed Zoning:	B-4 Commercial Corridor or B-4 Commercial Corridor and B-2 Community Business
Land Area:	Approximately 14.34 acres
Existing Use:	Vacant Land, Former Gravel Pit
Proposed Use:	35,000 square foot supermarket
Land Uses in the Vicinity:	Residential, Commercial, Light Industrial

III. DEVELOPMENT PLAN

The property is comprised of two parcels, 327A-A-5 and 327-A-12. Parcel 12 is approximately 120,300 square feet, is zoned B-2 and contains frontage on Riverside Street. The larger parcel, parcel 5, is approximately 504,393 square feet, is zoned IM and is the site of an existing gravel pit. This "L" shaped parcel borders the Maine Turnpike and has frontage along Forest Avenue. The property as a whole is bordered to the north by the Industrial Way industrial/warehouse complex, to the south by the Tortilla Flats Restaurant, the Eagle Auto Body shop and the Friends Church and to the southwest by a 7-11 convenience store. The property is encumbered by a Bell Atlantic utility building and associated access easement and a grading rights/drainage structure easement to the Maine Department of Transportation, located adjacent to the Riverside Street R.O.W.

In its conceptual site plan, Hannaford envisions a 35,000 square foot store facing Riverside Street with a secondary access drive from Forest Avenue traversing the former gravel pit. The site will require considerable fill to accommodate the placement of the building as the site slopes substantially when moving away from Riverside Street. The proposed supermarket is smaller than existing Hannaford stores located in Portland or South Portland and is intended to serve the residents in the general vicinity and those already commuting through the area.

IV. ZONING POLICY ANALYSIS

The City of Portland does have a policy of supporting compatible development that will preserve, protect and strengthen neighborhoods. In addition to the services this project would bring to the community, it will also provide a variety of job opportunities within walking distance for numerous Portland residents.

The Planning Staff has provided the Planning board with two possible map amendments. The first, which the applicant favors, is a rezoning of the subject parcels from B-2 and IM to B-4. An alternative, as illustrated in the legal advertisement, included as attachment 6, is to rezone most of the parcels to B-4 while rezoning the IM portion adjacent to Forest Avenue to B-2. The rational behind this alternative is to provide greater compatibility of zones down the Forest Avenue corridor while maintaining the ability for the applicant to proceed with the development of the Riverside property as a supermarket.

V. NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting at the Riverton Community School on Monday, November 4, 2002. The meeting minutes and list of those in attendance are included as attachment 7.

VI. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by the Hannaford Bros. Co., the Comprehensive Plan, the information provided in Planning Board Report #66-02, and/or other findings as follows:

1. The Board finds that the proposed Rezoning [is or is not] consistent with the policies Comprehensive Plan of the City of Portland. The Planning Board therefore [recommends or does not recommend] to the City Council approval of the proposed rezoning of 779 Riverside Street.

Attachments:

1. Applicant's submittal
2. Applicant's memo concerning zoning, 9-10-2002
3. B-2 zone text
4. B-4 zone text
5. Conceptual Site Plan
6. Legal Advertisement
7. Neighborhood Meeting Minutes and Attendance Sheet
8. Vicinity map showing area zoning

CITY OF PORTLAND, MAINE
MEMORANDUM

Lowry - reluctant

TO: Chair Caron and Members of the Portland Planning Board

FROM: Jonathan Spence, Planner

DATE: October 8, 2002

RE: Proposed Rezone, B-2 to B-4, Vicinity of 779 Riverside Street
Hannaford Bros. Co., Applicant

Introduction

Mary Gamage of Hannaford Bros. Co. requests a workshop session before the Planning Board to explore a zone change for the property located in the vicinity of 779 Riverside Street, near the intersection of Forest Avenue and Riverside Street. The proposed rezone is to facilitate the locating of a 35,700 square foot supermarket on the site. The existing B-2 zoning does permit the proposed use, however restricts parking in front of the principal structure and requires a maximum front setback no greater than the average of abutting properties, resulting in the inability of the site to be safely and effectively used for a supermarket.

The applicant met with staff earlier in August to discuss general site and zoning issues. At that time, staff encouraged the applicant to investigate the possibility of siting a supermarket on the subject property within the constructs of the existing zoning. The applicant has submitted a narrative outlining the difficulties of locating a supermarket on this parcel within the provisions of the B-2 zone. This narrative is included as attachment 2. Due to the irregular shape of the parcel and inherent requirements of supermarket site layout, the applicant is requesting a zone change to B-4 at this time.

Proposed Use/Parcel

The property is comprised of two parcels, 327A-A-5 and 327-A-12. Parcel 12 is approximately 120,300 square feet, is zoned B-2 and contains frontage on Riverside Street. The larger parcel, parcel 5, is approximately 504,393 square feet, is zoned IM and is the site of an existing gravel pit. This "L" shaped parcel borders the Maine Turnpike and has frontage along Forest Avenue. The property as a whole is bordered to the north by the Industrial Way industrial/warehouse complex, to the south by the Tortilla Flats Restaurant, the Eagle Auto Body shop and the Friends Church and to the southwest by a 7-11 convenience store. The property is encumbered by a Bell Atlantic utility building and associated access easement and a grading rights/drainage structure easement to the Maine Department of Transportation, located adjacent to the Riverside Street R.O.W.

In its conceptual site plan, Hannaford envisions a 35,000 square foot store facing Riverside Street with a secondary access drive from Forest Avenue traversing the former gravel pit. The site will require considerable fill to accommodate the placement of the building as the site slopes substantially when moving away from Riverside Street. The proposed supermarket is smaller than existing Hannaford stores located in Portland or South Portland and is intended to serve the residents in the general vicinity and those already commuting through the area.

Policy Considerations

The City of Portland does have a policy of supporting compatible development that will preserve, protect and strengthen neighborhoods. In addition to the services this project would bring to the community, it will also provide a variety of job opportunities within walking distance for numerous Portland residents.

Zoning Remedies

In discussions with the applicant, two possible zoning remedies that would enable the project to move forward, either a zoning map amendment from the exiting B-2 to B-4, or a contract B-2 zone. The applicant has requested a map amendment to rezone the parcels to B-4 from its current zoning of B-2 and IM. This request is based on the incompatibility of the dimensional requirements of the B-2 zone district to the development of the site. Most notably are the restrictions on front yard parking and the requirement of a maximum front setback based on abutting developed lots. The B-4 and B-2 zonings both permit up to 80% impervious area, have relatively similar rear and side setbacks, and height limitations with both zonings allow building heights of 65' on lots of this size.

The primary differences between the two zone districts concerns the purpose of each zone and the intensity of permitted uses in each.

The purpose of the B-2 community business zone is:

(1) To provide appropriate locations for the development and operation of community centers offering a mixture of commercial uses and services serving the adjoining neighborhoods and the larger community.

(2) The variety, sites and intensity of the permitted commercial uses in the B-2 zone are intended to be greater than those permitted in the B-1 neighborhood business zone.

(3) The B-2 zone will provide a broad range of goods and services and general businesses with a mixture of large and small buildings such as grocery stores, shops and services located in major shopping centers and along arterial streets. Such establishments should be readily accessible by automobile and by pedestrians. Development in the B-2 zone should relate to the surrounding neighborhoods by design, orientation, and circulation patterns.

The purpose of the B-4 commercial corridor zone is:

(a) To provide appropriate locations in the city for the development and operation of businesses catering primarily to highway-oriented trade along major arterials. (Uses which have market areas which are primarily dependent on the regional highway network or serve a regional or larger market); or

(b) To provide appropriate locations for large-scale commercial uses and commercial uses that require larger land areas to accommodate their operations.

The B-4 zone district permits activities of greater intensity appealing to more regional interests including auto dealerships, self storage facilities and light manufacturing while the B-2 permitted uses are more community in focus including limited residential uses and smaller scale retail and business uses. Please refer to attachments 3 and 4 to review all of the permitted uses in both zone districts.

As the subject parcel is located between an industrial zone (IM) to the north and a business zone (B-2) to the south, and its potential development is constrained by its proximity to the Maine Turnpike and by its former use as a gravel pit, a map amendment to B-4 may be the most direct approach. The differences in permitted uses between the B-2 zone and B-4 zone may be of little consequence at this location.

As the proposed use appears more compatible with the purposes of the B-2 zone district and with the possibility of unintended uses of greater intensity occurring with a strict zone change, staff offers the alternative of a B-2-contract zone that would replace the dimensional requirements of the B-2 with that of the B-4 and eliminate the front yard parking condition. A contract zone would limit the uses on the site to those currently permitted, thereby preserving the community orientation of the existing zone's purpose.

The applicant and staff seek guidance and feedback from the Planning Board on the proposed zoning amendment as we look to prepare materials for the purpose of advertising.

Attachments:

1. Applicant's submittal
2. Applicant's memo concerning zoning, 9-10-2002
3. B-2 zone text
4. B-4 zone text
5. Conceptual Site Plan
6. Vicinity map showing area zoning

CITY COUNCIL REPORT #66-02

7-1

779 RIVERSIDE STREET

B-2 COMMUNITY BUSINESS AND IM INDUSTRIAL TO B-4 COMMERCIAL CORRIDOR

HANNAFORD BROS. CO., APPLICANT

Submitted to:

Portland City Council
Portland, Maine
December 4, 2002

I. INTRODUCTION

Mary Gamage of Hannaford Bros. Co. requests a Public Hearing before the City Council to request a zone change for the property located in the vicinity of 779 Riverside Street, near the intersection of Forest Avenue and Riverside Street. The proposed rezone is to facilitate the locating of a 35,700 square foot supermarket on the site. The existing B-2 zoning does permit the proposed use, however restricts parking in front of the principal structure and requires a maximum front setback no greater than the average of abutting properties, resulting in the inability of the site to be safely and effectively used for a supermarket.

The applicant met with staff earlier in August to discuss general site and zoning issues. At that time, staff encouraged the applicant to investigate the possibility of siting a supermarket on the subject property within the constructs of the existing zoning. The applicant has submitted a narrative outlining the difficulties of locating a supermarket on this parcel within the provisions of the B-2 zone. This narrative is included as attachment 2. Due to the irregular shape of the parcel and inherent requirements of supermarket site layout, the applicant is requesting a zone change to B-4 at this time.

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In its conceptual site plan, Hannaford envisions a 35,000 square foot store facing Riverside Street with a secondary access drive from Forest Avenue traversing the former gravel pit. The site will require considerable fill to accommodate the placement of the building as the site slopes substantially when moving away from Riverside Street. The proposed supermarket is smaller than existing Hannaford stores located in Portland or South Portland and is intended to serve the residents in the general vicinity and those already commuting through the area.

IV. ZONING POLICY ANALYSIS

The City of Portland does have a policy of supporting compatible development that will preserve, protect and strengthen neighborhoods. In addition to the services this project would bring to the community, it will also provide a variety of job opportunities within walking distance for numerous Portland residents.

The Planning Staff provided the Planning Board with two possible map amendments. The first, which the applicant favored, was a rezoning all of the subject parcels from B-2 and IM to B-4. An alternative, as illustrated in the legal advertisement, included as attachment 6, was to rezone most of the parcels to B-4 while rezoning the IM portion adjacent to Forest Avenue to B-2. The rational behind this alternative was to provide greater compatibility of zones down the Forest Avenue corridor while maintaining the ability for the applicant to proceed with the development of the Riverside property as a supermarket.

During the Public Hearing, a third zoning option, illustrated by the legal advertisement included as attachment 7, was put forth by a member of the Planning Board. This option was for the rezoning to B-4 of all of parcel 327A-A-5 and for the westerly 300' of parcel 327A-A-12, as identified on the exhibit. It was this third option that a motion was offered on.

V. NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting at the Riverton Community School on Monday, November 4, 2002. The meeting minutes and list of those in attendance are included as attachment 8.

VI. PLANNING BOARD RECOMMENDATION

The Planning Board held a public hearing on November 12, 2002, at which time the Board, following thoughtful deliberations on the proposal, voted 4-0 (Kritchels, Malone absent), to recommend to the City Council rezoning of 779 Riverside Street from B-2 Community Business and IM Industrial to B-4 Commercial Corridor.

Attachments:

1. Applicant's submittal
2. Applicant's memo concerning zoning, 9-10-2002
3. B-2 zone text
4. B-4 zone text
5. Conceptual Site Plan
6. Planning Board Legal Advertisement
7. City Council legal Advertisement
8. Neighborhood Meeting Minutes and Attendance Sheet
9. Neighborhood Letters
10. Vicinity map showing area zoning

6. **Existing Use:**

Describe the existing use of the subject property:

Property is currently used as a gravel pit. Bell Atlantic has a small utility building on site

7. **Current Zoning Designation(s):** B-2 & I-M

8. **Proposed Use of Property:** Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.

The proposed use is a 35,600 square foot supermarket with necessary parking. A portion of the site will be filledto accommodate the use.

9. **Sketch Plan:** On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applocant. (Scale to suit, range from 1"=10' to 1'=100'.)

10. **Proposed Zoning:** Please check all that apply:

A. √ Zoning Map Amendment, from B-2/I-M to B-4

B. _____ Zoning Text Amendment to section 14-

For Zoning Text Amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (~~example~~), and language to be added is depicted with underline (example).

C. _____ Conditional or Contact Zone

A conditional or contract rezoning may be requested by an applicant in cases where limitations, conditions,or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consitent with the comprehensive plan and compatible with the surrounding neighborhood. (Please refer to Division 1.5, sections 14-60 to 62)

11. **Application Fee:** A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing Notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

__√__Zoning Map Amendment	($500.00)
_____Zoning Text Amendment	($500.00)
_____Contracts/Conditional Rezoning	($750.00)
_____Conditional Use	($100.00)
Legal Advertisements	percent of total bill
Notices (workshop and public hearing)	40 cents each

NOTE: Legal notices placed in the newspaper are required by State Statue and local ordinance. Applicants are billed directly by the newspaper for these notices.

12. **Signature:** The above information is true and accurate to the best of my knowledge.

9/10/02
Date of Filing

Signature of Applicant

Further Information:

Please contact the Planning Office for further information regarding the rezoning process. Applicants are encouraged to make an appointment to discuss their rezoning requests before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the rezoning application which can provide additional background or context information, and describe the proposed rezoning and reasons for the request in a manner that best suits the situation.

In the event of withdrawal of the zoning amendment application by the applicant in wriiting prior to submission of the advertisement copy to the newspaper to announce the public hearing, a refund of two-thirds of the amount of the zone change fee will be made to the applicant by the City of Portland.

Portland Planning Board
Portland, Maine
Effective: July 6, 1998

MEMORANDUM OF OPTION

THIS MEMORANDUM OF OPTION is made as of the 27th day of June, 2002, by and between HELDCO, INC. ("Optionor") with a mailing address of 2 Bay Road, South Portland, Maine, 04106 and THE DUNHAM GROUP, INC. ("Optionee"), a Maine corporation with a mailing address of One Portland Square, Portland, Maine 04101.

WHEREAS, Optionor and Optionee have entered into a certain Option to Purchase Real Estate dated June 27, 2002 (the "Option Agreement").

NOW, THEREFORE, Grantor and Grantee agree as follows:

1. In accordance with the terms and conditions set forth in the Option Agreement, and for and in consideration of the Option Consideration as set forth in the Option Agreement, Optionor gives and grants to Optionee, its successors and assigns, the exclusive and irrevocable right to purchase certain a certain parcel of land situated on the southeasterly side of Riverside Street and the northeasterly side of Forest Avenue, Portland, Maine, said land being the same premises conveyed to Optionor by J.B. Brown & Sons by deed dated June 1, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11461, Page 181, except for the property and rights conveyed by Optionor (1) to the Maine Department of Transportation, as set forth in a Notice of Layout and Taking, dated April 1, 1998, and recorded in said Registry of Deeds in Book 13755, Page 184; and (2) to New England Telephone and Telephone Company (d/b/a Bell Atlantic) by easement deed dated February 18, 2000 and recorded in said Registry of Deeds in Book 15339, Page 324 (the "Property").

2. The initial term of the Option Agreement commences on the date hereof and expires on June 27, 2005.

3. Optionee shall have the right to terminate the Option by giving Optionor six (6) months' prior notice of its intent to terminate.

4. The address of the parties as set forth in the Option Agreement are as follows:

Optionor: HELDCO, INC.
2 Bay Road
South Portland, Maine 04106

Optionee: The Dunham Group, Inc.
One Portland Square
Portland, Maine 04101

5. Reference is made to the Option Agreement for the full particulars thereof.

6. In the event of conflict between the terms, conditions, and provisions of this Memorandum of Option and the Option Agreement, the terms, conditions and provisions of the Option Agreement shall govern and control.

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Option to be executed under seal and in such form as to be legal and binding and by authority duly given, all effective the day and year first above mentioned.

WITNESS:

HELDCO, INC.

SEAL

By: _____
Name: Keith Heldenbrand
Its: President

The Dunham Group, Inc.

By: _____
Name: Charles E. Craig
Its: Director

STATE OF MAINE
CUMBERLAND, SS.

June 27, 2002

Then personally appeared the above-named Keith Heldenbrand, President of HELDCO, INC., 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 HELDCO, INC.

Robert B. Patterson Jr.
~~Notary Public~~ Attorney At Law
~~My Commission Expires:~~
Robert B. Patterson, Jr.

STATE OF MAINE
CUMBERLAND, SS.

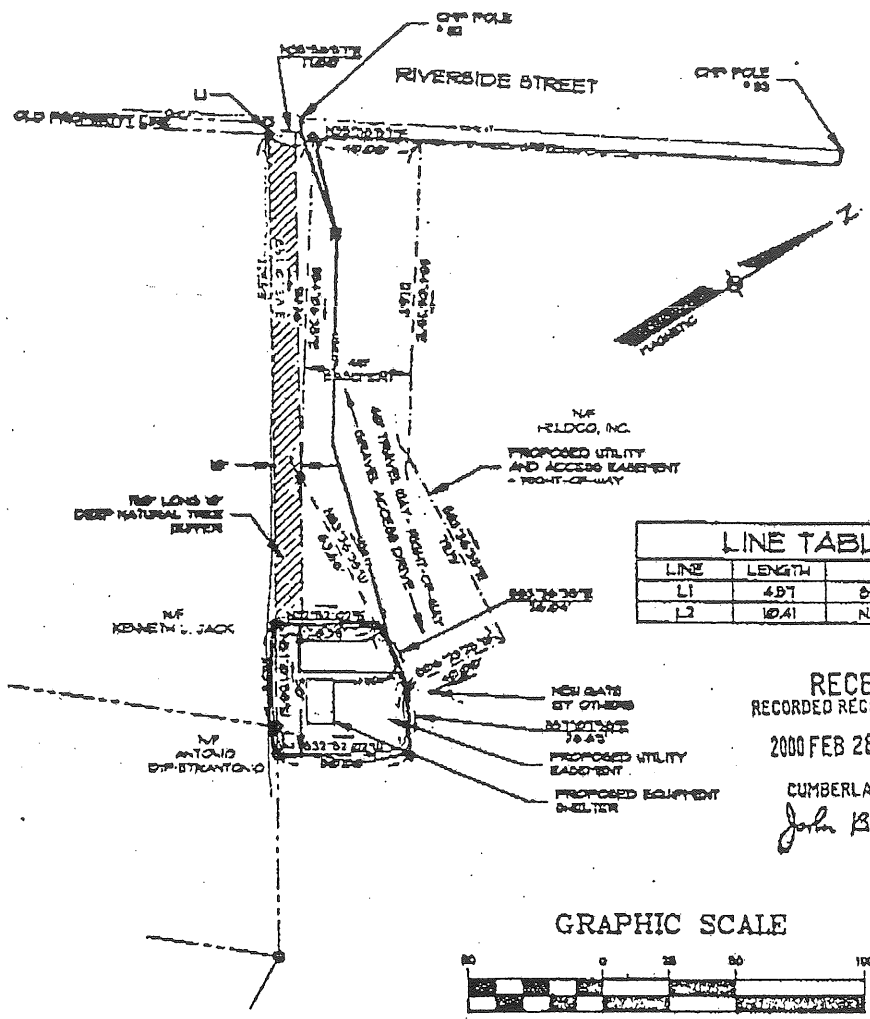
June 27, 2002

Then personally appeared the above-named Charles E. Craig, Director of The Dunham Group, Inc., 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 The Dunham Group, Inc.

Robert B. Patterson Jr
~~Notary Public~~ Attorney At Law
~~My Commission Expires:~~
Robert B. Patterson, Jr.

RECEIVED
RECORDED REGISTRY OF DEEDS
2002 JUN 27 PM 3:05
CUMBERLAND COUNTY
John B O'Brien

BK15339PG328



LINE TABLE		
LINE	LENGTH	BEARING
L1	4.87	S87°07'58"E
L2	10.41	N87°07'58"W

RECEIVED
RECORDED REGISTRY OF DEEDS
2000 FEB 28 PM 12:44
CUMBERLAND COUNTY
John B O'Brien

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

Sebago Technics

NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY
5 DAVIS FARM ROAD
PORTLAND, MAINE 04105
(207) 797-1785

RIVERSIDE STREET CELL SITE
EXHIBIT B
RIVERSIDE STREET

DRAWN BY: MEJ	PROJ. NO: 99060
DATE: 1-21-00	DRAWING: 99060EXB
SCALE: 1"=50'	

0010602 BK15339PG324

EASEMENT DEED
Fiber Optic Switching Facility
Riverside Street, Portland, Maine

For and in consideration of the sum of Twenty-Five Thousand ($25,000.00) Dollars and other valuable considerations, to be paid by *NEW ENGLAND TELEPHONE AND TELEPHONE COMPANY (D/B/A BELL ATLANTIC)*, a corporation duly organized under the laws of the State of New York, whose address is 125 High Street, Boston, Massachusetts 02110, the receipt of which is hereby acknowledged, *HELDCO, INC.*, a Maine Corporation with a place of business in South Portland, Maine, grants to *NEW ENGLAND TELEPHONE AND TELEPHONE COMPANY D/B/A BELL ATLANTIC*, its successors and assigns, the right and easement to place and erect a two hundred (200) square foot building on said easement as depicted on Exhibit "B" attached hereto and to construct and maintain underground communications cables, conduits and appurtenances upon said easement in and over a parcel of land located on the southeasterly side of Riverside Street in the City of Portland, Cumberland County, State of Maine, generally bounded and described in Exhibit A and shown on the attached Exhibit B.

Said easement is further described as being a portion of Tax Map 327, Block A, Lot 12, as identified by the Assessors Maps for the City of Portland, County of Cumberland, and State of Maine, and a portion of property owned by *Heldco, Inc.* as described in Book 11461, Page 181, of the Cumberland County Registry of Deeds.

Further rights are herein granted to construct, place and maintain a grounding system consisting of ground rods, mats and/or wells for protection of said telecommunication equipment. The right to cut trees, trim brush and grade said easement area is also granted with permission to enter upon said property for all of the above purposes.

Further rights are also herein granted to Central Maine Power Company, a corporation duly organized under the laws of the State of Maine, whose address is Edison Drive, Augusta, Maine 04330, to place and maintain conduit, electrical cables, and appurtenances to provide electrical services to the above referenced facility and to enter upon the Grantor's property for the above purposes.

By acceptance of this deed of easement, the Grantee hereby agrees to assume and pay all taxes and assessments levied against the improvements made by it on the easement provided for herein.

Witness my hand and seal this 18th day of February, 2000.

HELDCO, INC.

Witness

BY: Ladd L. Heldenbrand
Ladd L. Heldenbrand,
Its President

STATE OF MAINE
CUMBERLAND, ss. February 18, 2000

Then personally appeared the above named LADD L. HELDENBRAND, President of HELDCO, INC., and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of said Corporation.

Before me,

Teresa R. Edwards
Notary Public

TERESA R. EDWARDS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES FEBRUARY 28, 2001

99060

Exhibit A

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

Beginning at a 5/8 inch iron rebar to be set at the northwesterly corner of land now or formerly of Heldco, Inc. as described in Quitclaim Deed dated June 1, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11461, Page 181, and modified by a Notice of Taking by the State of Maine, Department of Transportation dated April 1, 1998, and recorded at the Cumberland County Registry of Deeds, Book 13755, Page 184;

Thence S 57°-07'-58" E, by and along land of said Heldco, Inc., a distance of 190.00 feet to a 5/8 inch iron rebar to be set at the TRUE POINT OF BEGINNING;

Thence N 32°-52'-02" E, by and along land of Heldco, Inc., a distance of 38.39 feet to a 5/8 inch iron rebar to be set at the southerly side of the 40.00 foot right of way;

Thence S 83°-36'-35" E, by and along said right of way, a distance of 26.04 feet to a 5/8 inch iron rebar to be set;

Thence S 57°-07'-58" E, by and along land of Heldco, Inc., a distance of 26.69 feet to a 5/8 inch iron rebar to be set;

Thence S 32°-52'-02" W, by and along land of Heldco, Inc., a distance of 50.00 feet to a 5/8 inch iron rebar to be set in the northeasterly sideline of land now or formerly of Antonio Dipietrantonio;

Thence N 57°-07'-58" W, by and along the northwest corner of land of Antonio Dipietrantonio and the southeast corner of land now or formerly of Kenneth L. Jack, a distance of 50.00 feet to the point of beginning.

Meaning and intending to describe a utility easement lot.

Also describing an easement over a 40.00 foot right of way more particularly described as follows:

Beginning at a 5/8 inch iron rebar to be set, located N 35°-58'-57" E, 17.00 feet northeast of the northeasterly corner of land now or formerly of Kenneth L. Jack, as modified by a Notice of Taking by the State of Maine, Department of Transportation dated April 1, 1998, and recorded at the Cumberland County Registry of Deeds, Book 13755, Page 184;

Thence along Riverside Street N 35°-58'-57" E, a distance of 40.00 feet to a 5/8 inch iron rebar to be set;

Thence S 54°-06'-35" E, by and along land now or formerly of Heldco, Inc., a distance of 121.79 feet to a 5/8 inch iron rebar to be set;

Thence S 83°-36'-35" E, by and along land now or formerly of Heldco, Inc., a distance of 79.19 feet to a 5/8 inch iron rebar to be set;

Thence S 06°-23'25" W, 40.00 feet southerly across the right of way to 5/8 inch iron rebar to be set;

Thence N 83°-36'-35" W, a distance of 26.04 feet along the northerly side of the previously described utility easement to a 5/8 inch iron rebar to be set;

Thence along the same bearing a distance of 63.68 feet to a 5/8 inch iron rebar to be set at the angle in said right of way;

Thence N 54°-06'-35" W, a distance of 132.26 feet to the point of beginning.

Meaning and intending to describe a right-of-passage over a 40.00 foot wide access and utility easement and right-of-way for the purpose of ingress and egress, and installation and maintenance of utility lines from the southwesterly side of said Riverside Street to the herein described utility easement lot. Said way currently has a gravel access drive to the above described utility easement lot.

CEG:ceg/jc
January 18, 2000

BK 13755PG 184

022537

NOTICE OF LAYOUT AND TAKING

The State of Maine by its Department of Transportation does hereby give notice to all whom it may concern:

That the Department of Transportation in accordance with the authority of Title 23 M.R.S.A. Section 651, has determined that public exigency requires the altering, widening, changing the grade, changing the drainage, layout and establishing of a portion of Riverside Street in the City of Portland, County of Cumberland.

That the Department of Transportation, in accordance with Title 23 M.R.S.A. Sections 701 and 651, has laid out the location of a portion of Riverside Drive in the said City of Portland.

That the Department of Transportation, in accordance with Title 23 M.R.S.A. Sections 651 and 151 to 159, has determined that public exigency requires the taking of all land, buildings and rights in land within or adjacent to the boundary lines as herein set forth and described and as shown on a Right-of-Way Map, Riverside Street, City of Portland, Federal Aid Project No. STP-6701(00)X, (PIN 006701.00), dated September 1997, on file in the Office of the Department of Transportation, (D.O.T. File No. 3-437) and to be recorded in the Registry of Deeds of Cumberland County, a print of which is on file in the office of the County Commissioners of Cumberland County.

DESCRIPTION OF FEE TAKING

All land, buildings, and rights in land within the following described boundaries, which are located with respect to the following described Base Line are taken in fee simple:

Base Line Description

Riverside Street Base Line

Beginning at a point in the intersection of Riverside Street and Forest Avenue (U.S. Route 302) and designated as Sta. 1+000.000;

Thence N. 22°50'35.0" E. one hundred seventy-four and one hundred five thousandths (174.105) meters to P.C. Sta. 1+174.105;

COVERED PIPE DRAIN (NO WATER OUT)

The perpetual right to enter upon land outside of and adjoining the boundaries hereinbefore described, to install, construct and maintain a covered pipe drain as shown on the beforementioned right-of-way map, at the following location;

Item	Apparent Owner	Location and Station
29	Portland Water District	Sta. 2+893.1 Lt.

DRAINAGE STRUCTURE OUTSIDE BOUNDARIES

The perpetual right to enter upon land outside of and adjoining the boundary lines hereinbefore described, to install and maintain a drainage structure adjacent to the highway, to construct and maintain inlet and outlet ditches as necessary leading to and from the same and to flow water through, over and across land outside of and adjoining the said boundaries at the locations, and in the directions, all as shown on the beforementioned right-of-way map:

Item	Apparent Owner	Type	Location: Rt./Lt.
2-7	City of Portland	Culvert	Sta. 2+746.2 to Sta. 2+761.9 Lt.
4	Heldco, Inc.	Culvert	Sta. 1+159.5 to Sta. 1+172.5 Rt.

PLUNGE POOL

The perpetual right to enter upon land outside of and adjoining the boundaries herein before described to install, construct and maintain a plunge pool and necessary inlet and/or outlet ditches and to flow water through and from the same over and across adjoining land in the direction specified, all as shown on the beforementioned Right-of-Way map, at the following locations:

Item	Apparent Owner	Location	Direction of Flow
2-6	City of Portland	Sta. 2+705.0 Rt.	Southeasterly

INFORMATIVE SUMMARY

The following is a list summarizing the parcel or item numbers, names of apparent owners of record of land and rights involved, estimated areas, and rights affected, within and adjacent to the hereinbefore described boundaries, as shown on the beforementioned right-of-way map:

Parcel or Item No.	Apparent Owner	Area	Slopes	Drainage	Other Rights	Misc. & Bldgs.
1	S. Byrl Ross Enterprises, Inc. Christy's Market, Inc.- Option to Purchase	306 ± Sq. Ft.	None	None	Grading Rights	None
2-1	City of Portland	None	None	Yes	Grading Rights	None
2-2	City of Portland	None	None	None	Grading Rights	None
2-3	City of Portland	None	None	None	Grading Rights	None
2-4	City of Portland	0.44 ± Ac.	Yes	Yes	Grading Rights	None
2-5	City of Portland	None	None	None	Grading Rights	None
2-6	City of Portland	0.07 ± Ac.	Yes	Yes	Grading Rights	None
2-7	City of Portland	0.07 ± Ac.	Yes	Yes	Grading Rights	None
3	Kenneth L. Jack	461 ± Sq. Ft.	None	Yes	Grading Rights	None
4	Heldco, Inc.	1349 ± Sq. Ft.	None	Yes	Grading Rights	None
5	Fiz Gig Realty	1552 ± Sq. Ft.	None	None	Grading Rights	None

BK 13755PG207

PORTLAND
STP-6701(00)X
PIN: 006701.00

The Department of Transportation directs that this Notice of Layout and Taking be recorded in the Registry of Deeds of Cumberland County, filed with the City Clerk of the City of Portland and with the County Commissioners of Cumberland County, and published in "The Portland Press Herald", a newspaper published in the County where said highway is located; and also directs that a copy of the Right-of-Way Map be filed with the County Commissioners of said County, and also that Notice be sent by Certified Mail to any Owners and Mortgagees of Record.

Dated at Augusta, Maine
4/1/98

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION

John G. Melrose, Commissioner

STATE OF MAINE
COUNTY OF KENNEBEC .ss. Augusta, Maine, 4/1/98

Personally appeared the above named John G. Melrose, Commissioner, Department of Transportation, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the State of Maine.

SEAL

Before me, Fred S. Paganucci

RECEIVED
RECORDED REGISTRY OF DEEDS
1998 APR 21 PM 1:58
CUMBERLAND COUNTY
John B O'Brien

FRED S. PAGANUCCI
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 18, 2000

AH
2

Hannaford Bros. Co.

September 10, 2002

Via Hand Delivery

Ms. Sarah Greene Hopkins
Mr. Jonathan C. Spence
Planning and Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Hannaford Application for Zoning Amendment – Riverside Drive and Route 302-Portland, Maine

Dear Sarah and Jonathan:

Thank you for taking the time last month to meet with us and discuss the proposed Hannaford Food and Drug retail store at the corner of Route 302 and Riverside Drive in Portland, Maine. At that meeting, it was determined that in order for Hannaford to proceed with the conceptual site plan presented, we would need to pursue a re-zoning of the property to B-4. As you may recall, a small portion of the property which fronts Riverside Drive is currently zoned B-2, and the majority of the property is zoned I-M. We will require a re-zoning for this site, regardless of whether the site plan complies with B-2 zoning or B-4 zoning, since a significant portion of our site plan falls in the I-M zone.

At your request, we researched the possibility of re-designing the site in order to comply with B-2 zoning. It is our conclusion that in order to design our site in a manner which provides a safe, convenient and functional grocery store for the community it is necessary to re-zone the property to B-4, and pursue a site plan similar to what we presented at our meeting with you. As a result, I am enclosing an Application for Zoning Amendment for this site, and request that Hannaford be put on the agenda for the next possible Planning Board Workshop Meeting. I have set up a meeting with Lee Urban, Jonathan Spence and Marge Schmuckal to further discuss our application prior to the workshop meeting.

The following is a summary of the logic behind the B-4 re-zoning request and the site plan we are presenting:

Safety

Our number one concern when we design a site is safety. In order to comply with the B-2 zone, the building would need to be located within close proximity to Riverside Drive, with the majority of the parking located behind the building. Because of the fairly narrow

width of our lot, the building would need to be situated sideways to Riverside Drive. The effect on the site plan is a funnel of traffic with cars traveling across the front entrance of the building in order to reach the rear parking lot. This creates an extremely unsafe vehicle condition since cars entering and exiting will conflict with customers who are trying to make their way to and from the store from the back parking lot. This becomes even more difficult, inconvenient and dangerous during the winter months when customers must push their carts through a parking lot which is not always completely free of snow and ice. The plan we are proposing allows customers to enter the parking lot and safely proceed up a variety of drive aisles to find a parking space. This eliminates a constant flow of traffic across the front entrance and thus significantly decreases the chance of pedestrian and vehicle conflicts. In addition, it eliminates the possibility of cars stacking up in the drive aisle and creating a traffic issue on Riverside Drive.

An additional safety issue under the B-2 plan would be the design of the truck dock. If the store were situated along Riverside Drive, the truck dock would need to be located on Riverside Drive as well. It would not be possible for trucks to back in and out of the dock without using Riverside Drive for maneuvering. In addition to the conflict this would cause to Riverside Drive traffic, our customers may try to exit from this driveway in order to avoid the stacking problem which will occur on the driveway in front the store. This would inevitably lead to conflicts between trucks and customer cars, which we make every effort to avoid in our site designs.

Parking Lot Security

In addition to the safety issues associated with vehicle conflict, there would be additional concerns regarding safety in the back parking lot. During many months of the year, our customers come and go from the store after dark. By locating the parking in the rear of the store, regardless of the attention we always give to a safe lighting condition, customers would find themselves in a parking lot, behind our building, where one cannot be seen. They would be shielded from the view of passing cars, customers and employees inside the store. To further exacerbate the problem, behind the parking lot will be the remainder of the gravel pit, which will be a dark pocket without any lighting. Our experience is that the potential for thefts, muggings, etc. are much greater in an isolated parking lot where one cannot be seen. Even if we never experienced a security event, if customers do not feel secure, it will be impossible to build a regular customer base at this location.

Store Layout

It is very important that we maintain the internal configuration of our store, which is the result of many years of analysis. Our goal is to create a unique and convenient shopping experience for our customers, and we have designed the interior of the store to meet that goal. The result of this design is that it significantly distinguishes us from our competitors. Certain exterior design elements need to be in place in order to facilitate the internal design. For instance, the front door must be near the majority of the parking and the truck dock should be diagonal to the front door in order to provide direct access to the storage area. The B-2 zoning does not provide us with an ability to design the store with

these elements in mind. It has been our experience that if we are not able to achieve the design elements, which we have carefully chosen over many years of retail store operations, the store will not be profitable and is therefore not a viable capital investment.

Aesthetics

As previously mentioned, to comply with B-2 zoning, the truck dock would be located in front of the store. This would create an unsightly view of our service area, which we typically locate in the rear of the building with appropriate screening. Clearly, the most attractive view of the building is the front door side as the B-4 plan would allow.

We have given the B-2 zoning a great deal of thought and are certain that it will not allow us to achieve a safe, convenient and functional shopping experience for our customers. We are confident that we can work with the Planning Board to provide a site plan under the B-4 zoning which provides the City with a safe and attractive grocery store. A B-4 re-zoning of this site fits into the character of this area of the City where we will have industrial neighbors as well as a variety of B-4 neighbors nearby. I look forward to meeting with the Planning Board at the next available workshop to further discuss our plan. Please feel free to call me at 207-885-2329 with any questions you may have. Thank you for your assistance with our project.

Sincerely,

Mary E. Gamage
Real Estate Representative

cc: A. Couch
B. McKenney
Dennis Keeler (Pierce Atwood)
Lee Urban (City of Portland)
Marge Schmuckal (City of Portland)

AH 3

Method 9 (Visible Emissions) of the Opacity Evaluation System of the U.S. Environmental Protection Agency.

(f) *Materials or wastes*: No materials or wastes shall be deposited on any lot in such form or manner that they are clearly visible from neighbors' properties or may be transferred beyond the lot boundaries by natural causes or forces. All solid waste disposal, including materials which might cause fumes or dust, or constitute a fire hazard if stored out-of-doors, shall be only in fully enclosed containers or receptacles. Areas attracting large numbers of birds, rodents or insects are prohibited.

(Ord. No. 292-88, 4-4-88; Ord. No. 94-99, 11-15-99)

Sec. 14-168. Reserved.
Sec. 14-169. Reserved.
Sec. 14-170. Reserved.
Sec. 14-171. Reserved.
Sec. 14-172. Reserved.
Sec. 14-173. Reserved.
Sec. 14-174. Reserved.
Sec. 14-175. Reserved.
Sec. 14-176. Reserved.
Sec. 14-177. Reserved.
Sec. 14-178. Reserved.
Sec. 14-179. Reserved.
Sec. 14-180. Reserved.

DIVISION 10. B-2 AND B-2b COMMUNITY BUSINESS ZONES*

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*Editor's note--Ord. No. 293-88, adopted Apr. 4, 1988, with an effective date of July 1, 1988, repealed §§ 14-181--14-187 of Div. 10, B-2 Business Zone, of this article and enacted in lieu thereof similar new provisions as set out in §§ 14-181--14-187. Formerly, such sections derived from §§ 602.9.A--602.9.G of the city's 1968 Code and from Ord. No. 74-72, adopted Mar. 6, 1972; Ord. No. 499-74, § 4, adopted Aug. 19, 1974; Ord. No. 334-76, § 6, adopted July 7, 1976; and Ord. No. 274-77, adopted May 16, 1977.

Sec. 14-181. Purpose.

(a) B-2 Community Business Zone

The purpose of the B-2 community business zone is:

(1) To provide appropriate locations for the development and operation of community centers offering a mixture of commercial uses and services serving the adjoining neighborhoods and the larger community.

(2) The variety, sites and intensity of the permitted commercial uses in the B-2 zone are intended to be greater than those permitted in the B-1 neighborhood business zone.

(3) The B-2 zone will provide a broad range of goods and services and general businesses with a mixture of large and small buildings such as grocery stores, shops and services located in major shopping centers and along arterial streets. Such establishments should be readily accessible by automobile and by pedestrians. Development in the B-2 zone should relate to the surrounding neighborhoods by design, orientation, and circulation patterns.

(b) B-2b Community Business Zone

B-2b zone is intended to provide neighborhood and community retail, business and service establishments that are oriented to and built close to the street. The B-2b zone is appropriate in areas where a more compact urban development pattern exists on-peninsula or in areas where a neighborhood compatible commercial district is established off-peninsula and each area exhibits a pedestrian scale and character. Such locations may include the peninsula and other arterials and intersections with an existing urban or neighborhood oriented building pattern. Building additions are encouraged but not required to meet the maximum setbacks of 14-185(3).

(Ord. No. 293-88, 4-4-88; Ord. No. 25, 7-07-99: emergency enactment of 120-day moratorium, effective 7/07/99 thru 11/04/99; Ord. No. 94A, 11-01-99: emergency enactment of 44-day extension of moratorium enacted on 7-07-99, effective date 11/01/99 thru 12/15/99; Ord. No. 94-99, 11-15-99; Substitute Ord. No. 189-00, §2, 4-24-00)

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*Editor's Note: Order No. 25, adopted 7-07-99, enacted an emergency 120-day moratorium on drive-through facilities on lots in B-2 Zone adjacent to lots with residential uses effective 7-07-99 through 11-1-99; Ord. No. 94A, adopted 11-01-99 extended the moratorium on said drive-through facilities through December 15, 1999.

Sec. 14-182. Permitted uses.

The following uses are permitted in the B-2 and B-2b zones except that any use involving drive-throughs are prohibited in these zones unless otherwise provided in section 14-183:

(a) *Residential*:

1. Any residential use permitted in the residential zone abutting the lot. If there is no abutting residential zone, the nearest residential zone to the lot. In the case of two (2) or more abutting residential zones, the most restrictive such zone; and

2. In any structure with commercial uses in the first floor, multi-family dwellings are permitted above the first floor.

(b) *Business*:

1. General, business and professional offices, as defined in section 14-47;

2. Personal services, as defined in section 14-47;

3. Offices of building tradesmen;

4. Retail establishments;

5. Restaurants;

6. Drinking establishments;

7. Billiard parlors;

8. Mortuaries or funeral homes;

9. Miscellaneous repair services, excluding motor vehicle repair services;

10. Communication studios or broadcast and receiving facilities;

11. Health clubs and gymnasiums;

12. Veterinary hospitals, but excluding outdoor kennels;

13. Theaters and performance halls;

14. Hotels or motels of less than one hundred fifty (150) rooms;

15. Dairies in existence as of November 15, 1999;

16. Bakeries in existence as of November 15, 1999;

17. Bakeries established after November 15, 1999, provided the bakeries include retail sales within the principal structures. Bakeries in the B-2b zone shall be no greater than seven thousand (7,000) square feet in size;

18. Drive-throughs associated with a permitted use in the B-2 zone provided that such do not include drive-throughs on any lot adjacent to any residential use or zone. For purposes of this section, only, "adjacent to" shall include uses across a street if within 100 feet of the subject lot boundary;

19. Drive-throughs associated with a permitted use in the B-2b zone, when accessory to a principal use located on the same lot, provided that such do not include drive-throughs on any lot adjacent to any residential use or zone. For purposes of this section, only, "adjacent to" shall include uses across a street if within 100 feet of the subject lot boundary.

(c) *Institutional*:

1. Private club or fraternal organization;

2. Long term, extended and intermediate care facility;

3. Clinics, as defined in section 14-47;

4. Churches or other places of worship;

5. Kindergarten, elementary, middle and secondary schools;

6. College, university, trade schools; and

7. Municipal buildings and uses.

(d) *Other:*

1. Lodging houses;

2. Day care facilities or babysitting services;

3. Utility substations, as defined in section 14-47, subject to the requirements of article V (site plan);

4. Accessory uses, as provided in section 14-404;

5. Bed and breakfast, subject to the standards of article V (site plan). A bed and breakfast may include a meeting facility if the facility meets the following standards:

   a. The meeting facility shall be limited to the following types of uses:

      i. Private parties.

      ii. Business meetings.

      iii. Weddings.

      iv. Receptions.

v. Seminars.

vi. Business and educational conferences.

b. The building in which the bed and breakfast and the meeting facility will be located was in existence on March 3, 1997, and was greater than four thousand (4,000) square feet in floor area on that date.

6. Studios for artists and craftspeople, provided that the area of such studios does not exceed four thousand (4000) square feet for each studio space.

(Ord. No. 293-88, 4-4-88; Ord. No. 39-96, § 2, 10-7-96; Ord. No. 125-97, § 6, 3-3-97; Ord. No. 164-97, § 2, 12-1-97; Ord. No. 25, 7-07-99: emergency enactment of 120-day moratorium, effective 7/07/99 thru 11/04/99; Ord. No. 94A, 11-01-99: emergency enactment of 44-day extension of moratorium enacted on 7-07-99, effective date 11/01/99 thru 12/15/99; Ord. No. 94-99, 11-15-99; Ord. No. 118-00, 11-20-00)

Sec. 14-183. Conditional uses.

The following uses are permitted in the B-2 and B-2b zone, as provided in section 14-474 (conditional uses), if they meet the following requirements:

(a) *Business.* Any of the following conditional uses, provided that, notwithstanding section 14-474(a)of this article or any other provision of this code, the planning board shall be substituted for the board of appeals as the reviewing authority over conditional business uses:

1. Major and minor auto service stations in the B-2 zone, only;

2. Major or minor auto service stations in the B-2b zone in existence as of November 15, 1999;

3. Car washes;

4. Drive-throughs in the B-2 or B-2b zones which are adjacent to any residential use or zone, provided that, in the B-2b drive-throughs must be accessory to a principal use located on the same site;

5. Automobile dealerships.

In addition to approval by the planning board with respect to the requirements of article V (site plan), these uses shall comply with the following conditions and standards in addition to the provisions of section 14-474:

a. Signs: Signs shall not adversely affect visibility at intersections or access drives. Such signs shall be constructed, installed and maintained so as to ensure the safety of the public. Such signs shall advertise only services or goods available on the premises.

b. Circulation: No ingress and egress driveways shall be located within thirty (30) feet from an intersection. No entrance or exit for vehicles shall be in such proximity to a playground, school, church, other places of public assembly, or any residential zone that the nearness poses a threat or potential danger to the safety of the public.

c. Drive-throughs, where permitted, shall also specifically comply with the following conditions:

i. **Location of Drive-throughs:** Features, such as windows, vacuum cleaners and menu/order boards, stacking lanes, must be placed, where practicable, to the side and rear of the principal building except where such placement will be detrimental to an adjacent residential zone or use, and shall be located no nearer than forty (40) feet from any residential zone. This distance shall be measured from the outermost edge of the outside drive-through feature to any property line. In addition, drive-through features shall not extend nearer than twenty-five (25) feet to the street line. The site must have adequate stacking capacity for vehicles waiting to use these service features without impeding vehicular

circulation or creating hazards to vehicular circulation on adjoining streets.

ii. **Noise:** Any speakers, intercom systems, or other audible means of communication shall not play prerecorded messages. Any speakers, intercom systems, audible signals, computer prompts, or other noises generated by the drive-through services or fixtures shall not exceed 55 dB or shall be undetectable above the ambient noise level as measured by a noise meter at the property line, whichever is greater.

iii. **Lighting:** Drive-through facilities shall be designed so that site and vehicular light sources shall not unreasonably spill over or be directed onto adjacent residential properties and shall otherwise conform to the lighting standards set forth in 14-526.

iv. **Screening and Enclosure:** Where automobiles may queue, waiting for drive-through services, their impacts must be substantially mitigated to protect adjacent residential properties from headlight glare, exhaust fumes, noise, etc. As deemed necessary by the reviewing authority, mitigation measures shall consist of installation of solid fencing with landscaping along any residential property line which is exposed to the drive-through or the enclosure of the drive-through fixtures and lanes so as to buffer abutting residential properties and to further contain all associated impacts; and

v. **Pedestrian access:** Drive-through lanes shall be designed and placed to minimize crossing principal pedestrian access-ways

or otherwise impeding pedestrian access.

vi. **Hours of Operation:** The Board, as part of its review, may take into consideration the impact hours of operation may have on adjoining uses.

vii. **Conditions specific to major or minor auto service stations, car washes and automobile dealerships:**

(a) A landscaped buffer, no less than five (5) feet wide, shall be located along street frontages (excluding driveways). The buffer shall consist of a variety of plantings in accordance with the Technical and Design Standards and Guidelines;

(b) Car washes shall be designed to avoid the tracking of residual waters into the street.

(b) *Other:*

1. Printing and publishing establishments except as provided in subsection b. below;

2. Printing and publishing establishments in continuous operation at their current location since April 4, 1988, or earlier and which exceeded ten thousand (10,000) square feet of aggregate gross floor area at that time;

3. Wholesale distribution establishments; and

4. Research and development and related production establishments.

Uses listed in this paragraph (b) (other) 1, 3 and 4 shall be limited to ten thousand (10,000) square feet of aggregate gross floor area, and uses listed in this paragraph (b) (other) 1, 2, 3 and 4 shall be subject to the following conditions and standards in addition to the

provision of section 14-474:

a. Traffic circulation: The site shall have an adequate traffic circulation pattern designed to avoid hazards to vehicular circulation on adjoining streets. All stacking of motor vehicles shall be on site, and loading facilities shall be located to the rear of the building and shall not be visible from the street.

b. Building and site design: The exterior design of the structures, including architectural style, facade materials, roof pitch, building form, established setbacks and height, shall be of a commercial rather than industrial character. The site shall contain screening and landscaping which shall meet the requirements of the Technical Standards and Design Guidelines adopted pursuant to section 14-498 and section 14-526 for screening between land uses.

(Ord. No. 293-88, 4-4-88; Ord. No. 16-92, 6-15-92; Ord. No. 39-96, § 3, 10-7-96; Ord. No. 25, 7-07-99: emergency enactment of 120-day moratorium, effective 7/07/99 thru 11/04/99; Ord. No. 94A, 11-01-99: emergency enactment of 44-day extension of moratorium enacted on 7-07-99, effective date 11/01/99 thru 12/15/99; Ord. No. 94-99, 11-15-99)

Sec. 14-184. Prohibited uses.

Uses not enumerated in sections 14-182 and 14-183 as either permitted uses or conditional uses are prohibited.
(Ord. No. 293-88, 4-4-88)

Sec. 14-185. Dimensional requirements.

In addition to the provisions of division 25 (space and bulk regulations and exceptions) of this article, residential uses permitted under section 14-182(a) shall meet the requirements of such abutting or nearest residential zone, and nonresidential uses, where permitted, shall meet the following requirements:

(a) *Minimum lot size*:

1. Intermediate, longterm and extended care

facilities: Ten thousand (10,000).

2. *Nonresidential uses*:

B-2 zone: Ten thousand (10,000) square feet;
B-2b zone: None

3. Where multiple uses are on one (1) lot, the highest applicable minimum lot size must be met.

4. Multi-family dwellings above the first floor: 1,000 square feet of land area per dwelling unit.

(b) *Minimum street frontage*: Fifty (50) feet.

(c) *Yard dimensions*: (Yard dimensions include setbacks of structures from property lines and setbacks of structures from one another. No structure shall occupy the minimum or maximum yard of another structure.)

Except as provided in subsection (e) below, the following setbacks are required:

1. *Front Yard*

a. *Minimum front yard in B-2 zone*: None, except that the front yard setback shall not exceed the average depth of the front yards of the closest developed lots on either side of the lot. A developed lot means a lot on which a principal structure has been erected.

b. *Maximum front yard in B-2b zone (On-peninsula)*: The maximum front yard setback shall either be: (1) ten feet; or (ii) in cases where the average depth of the front yard of the nearest developed lots on either side of the lot in question is less than ten feet, the front yard setback of the lot in question shall not exceed such average depth. A "developed lot" means a lot on which a principal structure has been erected.

Building additions are not required to meet

this maximum setback.

c. *Maximum front yard in B-2b zone (Off-peninsula):* None, except that the front yard setback shall not exceed the average depth of the front yards of the closest developed lots on either side of the lot. A developed lot means a lot on which a principal structure has been erected.

Where the front yard setback exceeds ten (10) feet, however, a continuous, attractive, and pedestrian scaled edge treatment shall be constructed along the street(s) consisting of street trees spaced at not more than fifteen (15) feet on center, (which otherwise meet the requirements of city arborist) and a combination of the following:

i. landscaping of no less than four (4) feet in depth; and

ii. ornamental brick or stone walls; and/or

iii. ornamental fencing.

The site shall otherwise meet the requirements of article V (Site Plan).

2. *Rear yard*:

a. Principal structures: Ten (10) feet. Where a rear yard abuts a residence zone or first floor residential use, twenty (20) feet is required.

b. Accessory structures: Five (5) feet.

3. *Side yard*:

a. Principal and accessory structures: None, except that where a side yard abuts a residential zone or a first floor residential use, ten (10) feet is required.

b. Accessory structures: Five (5) feet.

c. Side yards on side streets (corner lot): In the B-2 zone, a minimum of ten (10) feet. In the B-2b zone, a maximum of ten (10) feet except that for any new construction on a lot abutting more than two streets, the maximum setback shall not apply beyond the two most major streets. (For purposes of this section, "major street" shall mean that street with the highest traffic volume and the greatest street width in comparison with the remaining streets). This maximum setback shall not apply to building additions.

(d) *Minimum lot width*: None.

(e) *Maximum structure height*: Forty-five (45) feet, except that on lots in excess of five (5) acres, sixty-five (65) feet is permitted; provided each of the minimum setbacks required under subsection (3) above are increased by one (1) foot in distance for each foot of height above forty-five (45) feet.

(f) *Maximum impervious surface ratio*: Eighty (80) percent in the B-2; Ninety (90) percent in the B-2b.

(Ord. No. 293-88, 4-4-88; Ord. No. 52-96, § 2, 7-15-96; Ord. No. 94-99, 11-15-99; Ord. No. (Substitute)189-00, §3, 4-24-00)

Sec. 14-186. Other requirements.

All nonresidential uses in the B-2 and B-2b zone shall meet the requirements of division 25 (space and bulk regulations and exceptions) of this article in addition to the following requirements:

(a) *Landscaping and screening:* The site shall be suitably landscaped for parking, surrounding uses and accessory site elements, including storage and solid waste receptacles where required by article IV (subdivisions) and article V (site plan).

(b) *Curbs and sidewalks*: Curbs and sidewalks as specified in article VI of chapter 25.

(c) *Offstreet parking and loading:* Offstreet parking and loading are required by division 20 and division 21 of this article;

(d) *Front yard parking*:

1. B-2 zone: There shall be no off-street parking in the front yard between the street line and the required minimum setback line in the B-2. Where existing buildings exceed the minimum front yard setback, a maximum of ten (10) percent of the total parking provided on the site may be located between the principal structure and the street.

2. B-2b zone (On-peninsula): There shall be no parking in the front yard between the street line and the required maximum setback line in the B-2b. Where existing buildings exceed the maximum front yard setback, a maximum of ten (10) percent of the total parking provided on the site may be located between the principal structure and the street.

3. B-2b zone (Off-peninsula): Parking in the front yard between the street line and the required maximum setback line in the B-2b is discouraged. However, where parking in the front yard is permitted pursuant to §14-185(c)(1)(c), a maximum of fifty percent (50%) of the total parking on the site may be located between the principal structure and the street.

(e) *Signs*: Signs shall be subject to the provisions of division 22 of this article.

(f) *Exterior storage*: There shall be no exterior storage with the exception of fully enclosed containers or receptacles for solid waste disposal. Such containers or receptacles shall be shown on the approved site plan. Vehicles or

truck trailers with or without wheels shall not be used for on-site storage (1) except where such storage is located in a designated loading zone identified on an approved site plan; or (2) such storage is not visible from the street or adjacent residences during winter months and such storage area is identified on an approved site plan. Truck load sales shall not be considered outside storage provided that such activity does not extend beyond three (3) consecutive days nor occurs more frequently than three (3) times a calendar year.

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

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

(Ord. No. 293-88, 4-4-88; Ord. No. 51-96, 7-15-96; Ord. No. 94-99, 11-15-99; Substitute Ord. No. 189-00, §4, 4-24-00)

Sec. 14-187. External effects.

Every use in a B-2 and B-2b zone shall be subject to the following requirements:

(a) *Enclosed structure*: The use shall be operated within a completely enclosed structure except for those specific open air activities licensed by the City, including but not limited to outdoor seating, sidewalk sales, etc.

(b) Noise: Except as provided in 14-183(1)(iii)(2) (relating to Drive-throughs), the volume of sound, measured by a sound level meter with frequency weighting network (manufactured according to standards prescribed by the American Standards Association), generated shall not exceed sixty (60) decibels on the A scale between 7:00 a.m. and 9:00 p.m. and fifty-five (55) decibels on the A scale between 9:00 p.m. and 7:00 a.m., on impulse (less than one (1) second), at lot boundaries, excepting air raid sirens and similar warning devices.

(c) Vibration and heat: Vibration inherently and recurrently generated and heat shall be imperceptible without

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[Other requirements include the following:]

(a) *Off-street parking:* Off-street parking shall be required at twenty-five (25) percent of the required number of parking spaces for specified uses as provided in division 20 (off-street parking) of this article, except that residential uses shall meet the full parking requirement.

(b) *Shoreland and flood plain management regulations:* Any lot or portion of a lot located in a shoreland zone as identified on the city shoreland zoning map or in a flood hazard zone shall be subject to the requirements of division 26 and/or division 26.5.

(c) *Storage of vehicles:* Only one (1) unregistered motor vehicle may be stored outside on the premises and not for a period exceeding thirty (30) days.

(Ord. No. 30-85, § 1, 7-15-85; Ord. No. 15-92, § 16, 6-15-92)

Sec. 14-228. Reserved.
Sec. 14-229.1. Reserved.
Sec. 14-229.2. Reserved.
Sec. 14-229.3. Reserved.
Sec. 14-229.4. Reserved.
Sec. 14-229.5. Reserved.
Sec. 14-229.6. Reserved.
Sec. 14-229.7. Reserved.
Sec. 14-229.8. Reserved.
Sec. 14-229.9. Reserved.

DIVISION 12.5. B-4 COMMERCIAL CORRIDOR ZONE

Sec. 14-229.10. Purpose.

The purpose of the B-4 commercial corridor zone is:

(a) To provide appropriate locations in the city for the development and operation of businesses catering primarily to highway-oriented trade along major arterials. (Uses which have market areas which are primarily dependent on the regional highway network or serve a regional or larger market); or

(b) To provide appropriate locations for large-scale commercial uses and commercial uses that require larger land areas to accommodate their operations.

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

Sec. 14-229.11. Permitted uses.

The following uses are permitted in the B-4 zone:

(a) *Business:*

1. General, business and professional offices, as defined in section 14-47;
2. Personal services, as defined in section 14-47;
3. Offices of building tradesmen;
4. Retail establishments;
5. Restaurants;
6. Drinking establishments;
7. Billiard parlors;
8. Major and minor gasoline service stations, as defined in section 14-47;
9. Mortuaries or funeral homes;
10. Miscellaneous repair services;
11. Health clubs and gymnasiums;
12. Hotels and motels;
13. New and used car dealerships;
14. Facilities for the maintenance and repair of automobiles, provided all repairs are performed in a fully enclosed structure;

15. Car washes;

16. Lumber and building materials dealers;

17. Communications studios and broadcast receiving facilities;

18. Veterinary hospitals but excluding outdoor kennels;

19. Auto body repair and paint shops provided all repairs are performed in fully enclosed structures;

20. Boat, trailer or recreational vehicle sales and service;

21. Theaters, entertainment and recreation services;

22. Self-storage facility.

(b) *Institutional:*

1. Governmental buildings and uses.

2. Colleges, universities and trade schools.

3. Churches or other places of worship.

4. Correctional prerelease facilities for up to twelve (12) persons, plus staff, serving a primary clientele of parolees or persons in correctional prerelease programs, provided that:

a. No correctional prerelease facility shall be located within one thousand (1,000) feet of another, as measured in a radius from the center of the lot;

b. If a facility requires state or federal licensing, staffing of the facility shall be as required by such license. If a facility does not require state or federal licenses, there shall be a minimum of one (1) staff person for every ten (10) residents or fraction thereof; and

c. The facility shall provide twenty-four-hour supervision of program participants.

(c) *Other:*

1. Lodging houses;

2. Wholesale warehousing and distribution establishments;

3. Commercial bakeries and dairies;

4. Light manufacturing uses with not more than twenty-five thousand (25,000) square feet or less of gross floor area. Exterior assembly of materials or products is prohibited. Activity defined as a high hazard by chapter 6 of this Code (building code) is also prohibited;

5. Printing and publishing establishments;

6. Research and development and related production establishments;

7. Utility substations, as defined in section 14-47, subject to the requirements of article V (site plan); and

8. Day care facilities;

9. Studios for artists and craftspeople; and

10. Accessory uses, as provided in section 14-404.

(Ord. No. 296-88, 5-23-88; Ord. No. 285-95, 6-7-95; Ord. No. 154-96, § 13, 12-16-96; Ord. No. 164-97, § 3, 1-6-97; Ord. No. 164-97, § 4, 12-1-97; Ord. No. 81-99, § 1, 10-18-99)

Sec. 14-229.12. Prohibited uses.

Uses not expressly enumerated in section 14-229.11 as permitted uses are prohibited.

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

Sec. 14-229.13. Dimensional requirements.

In addition to the provisions of division 25 (space and bulk regulations and exceptions) of this article, uses other than utility substations in the B-4 zone shall meet the following minimum requirements:

(a) *Minimum lot size:* Ten thousand (10,000) square feet.

(b) *Minimum street frontage:* Sixty (60) feet.

(c) *Minimum yard dimensions:*

(Yard dimensions include setbacks of structures from property lines and setbacks of structures from one another. No structure shall occupy the minimum yard of another structure.)

Except as provided in subsection (5) below, the following setbacks shall be required:

1. *Front yard:*

a. Principal or accessory structures: Twenty (20) feet, except that a front yard need not exceed the average depth of front yards on either side of the lot.

b. The front yard of a lot existing as of May 23, 1988, and less than one hundred (100) feet deep need not be deeper than twenty (20) percent of the depth of the lot.

2. *Rear yard:*

a. Principal structures: Twenty (20) feet.

b. Accessory structures (detached) with a total floor area of one hundred (100) square feet or less: Seven (7) feet.

3. *Side yard:*

a. Principal structures:

Number of Stories	*Required Side Yard*
1 or 2 stories	10 feet
3 or more stories	12 feet

b. Accessory structures (detached) with a total floor area of one hundred (100) square feet or less: Five (5) feet.

c. Side yards on side streets (corner lot):

Principal or accessory structures:

i. One (1) or two (2) stories: Ten (10) feet.

ii. Three (3) or more stories: Twelve (12) feet.

(d) *Minimum lot width:* Sixty (60) feet.

(e) *Maximum height:* Sixty-five (65) feet; except that on lots in excess of five (5) acres, ninety (90) feet is permitted if each of the setbacks required under subsection (3) above is increased by one (1) foot in distance for each foot of height above sixty-five (65) feet.

(f) *Maximum impervious surface ratio:* Eighty (80) percent.

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

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

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

Sec. 14-229.14. Other requirements.

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

(a) *Landscaping and screening:* The site shall be suitably landscaped for parking, surrounding uses and accessory site elements including storage and solid waste receptacles where required by article IV (subdivisions) and article V (site plan).

(b) *Curbs and sidewalks:* Curbs and sidewalks as specified in article VI of chapter 25.

(c) *Off-street parking and loading:* Off-street parking and loading are as required by division 20 and division 21 of this article.

(d) *Signs:* Signs shall be subject to the provisions of division 22 of this article.

(e) *Exterior storage:*

1. Any storage of new materials, finished products, or related equipment must be suitably screened from the public way and from abutting properties by a solid fence at least five (5) feet in height, or by a solid evergreen planting strip.

2. All waste shall be stored in covered containers that do not leak or otherwise permit liquids or solids to escape from the container.

3. Outdoor storage of refuse, debris, or material awaiting reuse shall be in an appropriate container or located within a designated, screened area.

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

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

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

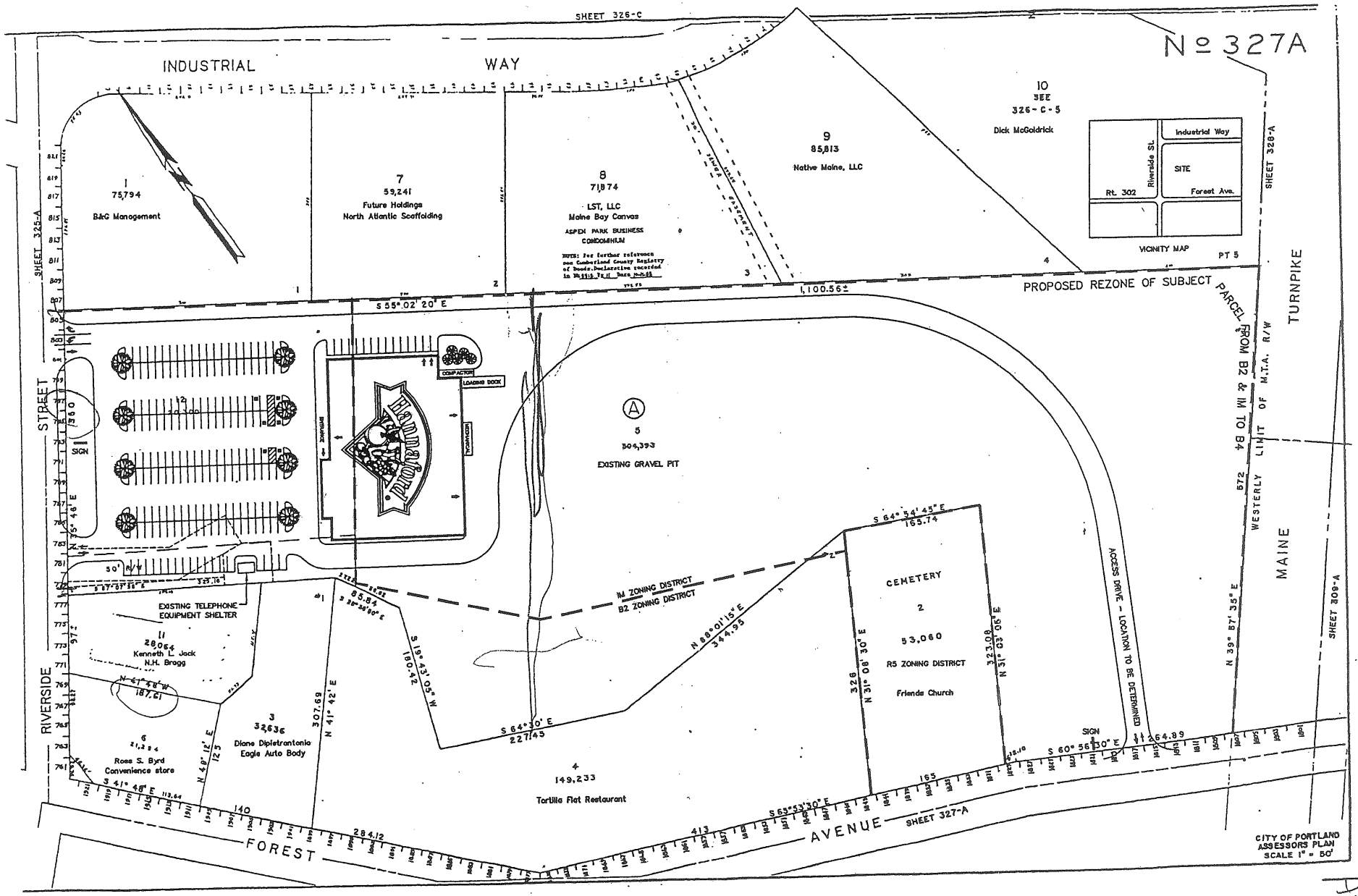
(Ord. No. 296-88, 5-23-88; Ord. No. 164-97, § 4, 1-6-97)

Sec. 14-229.15. External effects.

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

(a) *Enclosed structure:* The use shall be operated within a completely enclosed structure, except for those customarily operated in the open air.

(b) *Noise:* The volume of sound, measured by a sound level meter with frequency weighting network (manufactured according to standards prescribed by the American Standards Association), generated shall not exceed sixty-five (65) decibels on the A scale between 7:00 a.m. and 9:00 p.m. and sixty (60) decibels on the A scale between 9:00 p.m. and 7:00 a.m., on impulse (less than



SKETCH PLAN FOR HANNAFORD SUPERMARKET FOREST AVENUE & RIVERSIDE STREET PORTLAND, MAINE 1" = 50' 9/10/2002 SHEET 1OF1

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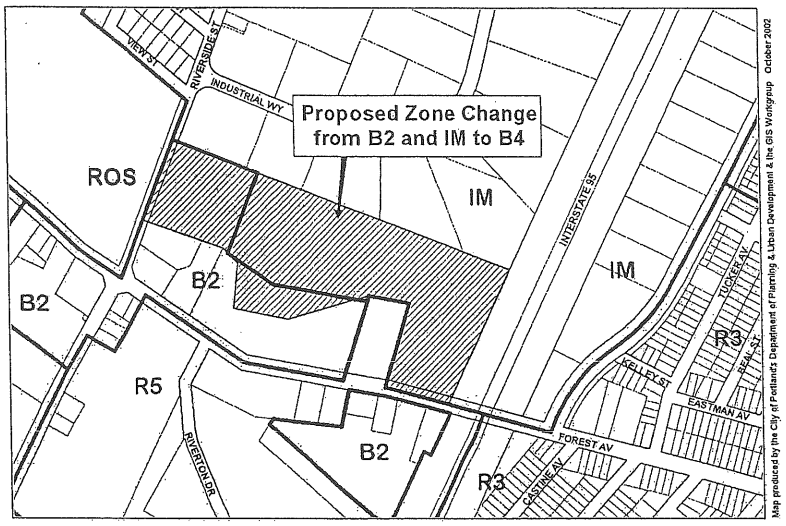
AN IMPORTANT NOTICE FROM THE CITY OF PORTLAND PLANNING OFFICE

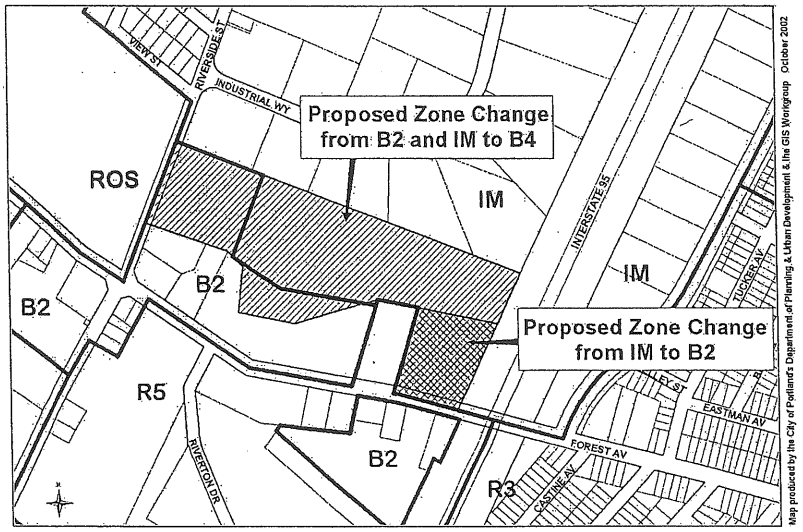
AT: The Portland Planning Board will hold a public hearing to consider a proposal by Hannaford Bros. Co. a zone change from B-2 Community Business and IM Industrial to B-4 Commercial Corridor at 779 Riverside Street to allow a 35,700 square foot supermarket, as shown on the map below.



Proposed Zone Change from B2 and IM to B4 for 779 Riverside Street

100 0 100 200 Feet

An alternative zone change from B-2 Community Business and IM Industrial to B-4 Commercial Corridor and B-2 Community Business is also offered, as shown on the map below.



Proposed Zone Change from B2 and IM to B4 and from IM to B2 for 779 Riverside Street

100 0 100 200 Feet

HEN: Tuesday, November 12, 2002
6:30 p.m.
Room 209, 2nd Floor, City Hall

)R MORE INFORMATION:

e proposal is available in the Portland Planning Department, 4th Floor, City Hall. If you wish to submit written comments, address them to nathan Spence, Planner, Planning Department, City Hall, 4th Floor, 389 Congress Street, Portland, Maine 04101, contact by phone at 756-83 or e-mail at jspence@ci.portland.me.us.

AN IMPORTANT NOTICE FROM THE CITY OF PORTLAND PLANNING OFFICE

A47

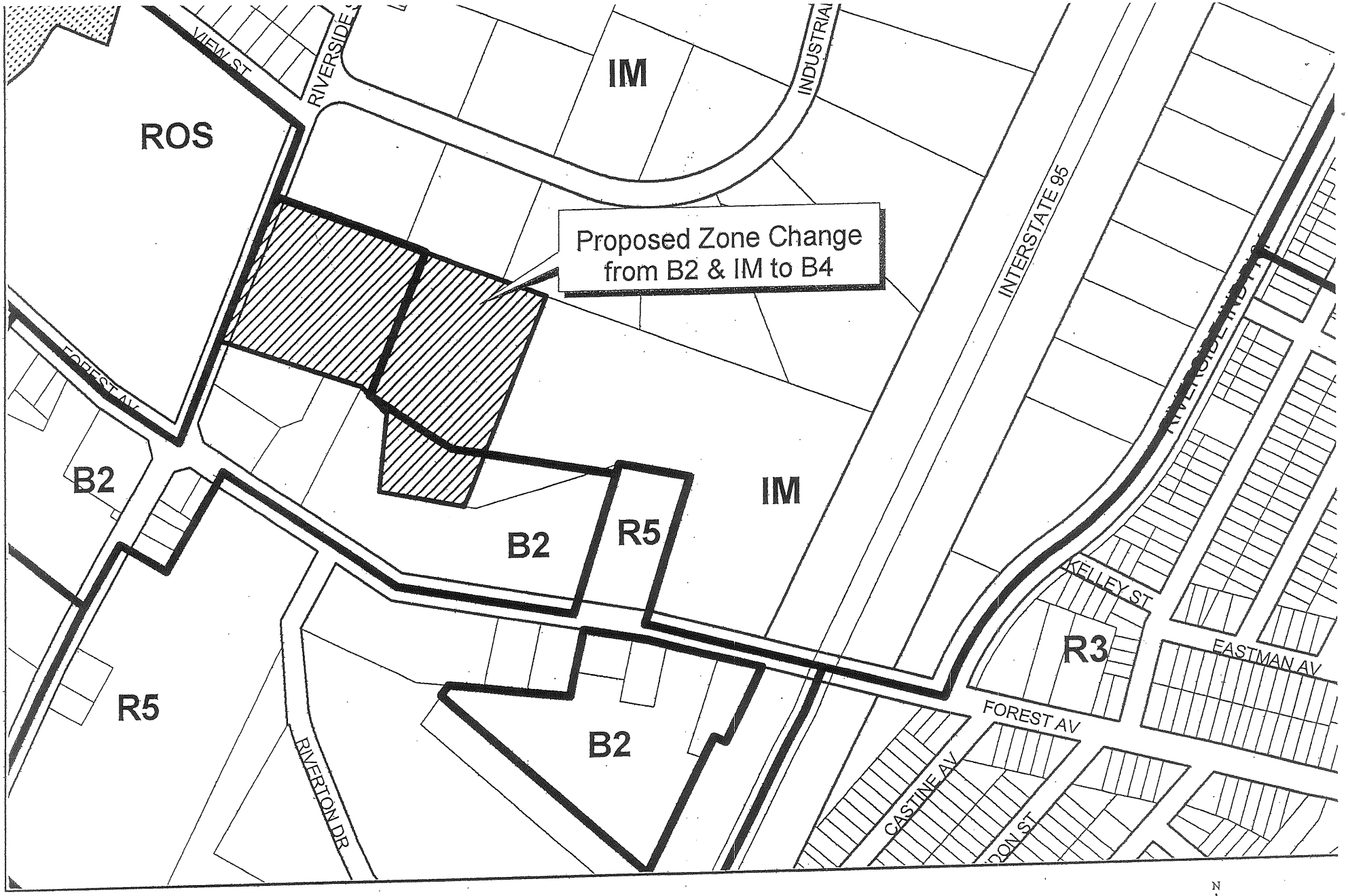
AT: The Portland City Council will hold a public hearing to consider a proposal by Hannaford Bros. Co. a zone change from B-2 Community Business and IM Industrial to B-4 Commercial Corridor at 779 Riverside Street to allow a 35,700 square foot supermarket, as shown on the map below.

Please see next page

IEN: Monday, December 16, 2002
7:30 P.M.
City Hall, Council Chambers, 2nd Floor

R MORE INFORMATION:

proposal is available in the Portland Planning Division, 4th Floor, City Hall. If you wish to submit written comments, address them to athan Spence, Planner, Planning Division, City Hall, 4th Floor, 389 Congress Street, Portland, Maine 04101, contact by phone at 756-8083 -mail at jspence@ci.portland.me.us.



Proposed Zone Change from B2 & IM to B4 for 779 Riverside Street

AH. 9

Hannaford Bros. Co.
Neighborhood Meeting for project at the corner of Riverside Street and Route 302, Portland, Maine
11/4/02, 6:30 PM

Meeting hosted by Mary Gamage and Bill McKenney of Hannaford Bros. Co.

Purpose of meeting:

- Provide brief information on Hannaford
- Present our proposed site plan
- Answer any questions and listen to your comments

About Hannaford:

- Hannaford's roots go back to 1883 in Portland when Arthur and Howard Hannaford opened a fruit and vegetable stand on Commercial Street .120 years later we own & operate approx. 120 stores in ME, NH, VT, MA, and NY.
- Our goal in communities we reside is:
  - to be a good business neighbor,
  - to provide quality jobs and to give back to the communities.
- Recent examples in the Portland area
  - $500,000 contribution to USM for a business and education center
  - sponsorship of the Lighthouses on Parade
  - The greater Portland market has always been very important to us. Past couple of years we have:
    - Expanded/remodeled: Baxter Blvd, So. Portland, Gorham, Yarmouth
    - W. Falmouth store was opened in 2000
    - Former So. Container site on Main St. Westbrook is under construction
- We see the proposed store on Riverside Street as an opportunity to better service customers in this neighborhood.

Background & Site Plan Description:

- We met with the Planning Board for Workshop last month reviewed our plans for a 35k sf store at Riverside St. & 302.
- Orient to the plan
- The store size is about ½ the size of the Baxter Blvd store; smaller than the existing Westbrook store.
- Currently site is zoned B-2 & I-M
  - We researched the possibility of re-zoning the entire site to B-2; we cannot design a safe and functional site plan in compliance with the B-2 zone, so we are applying for a B-4 zone change.
- The site is fully constrained by existing elements: the Industrial zone uses to the north, small business uses on the south side, the gravel pit and the Maine Turnpike to the East and Riverside Drive to the West Primary entrance and exit will be on Riverside Drive with a secondary entrance on Forest Avenue.
- This will be a free standing store. There is no other development proposed for the site.

The Riverside St. Hannaford:

- We are committed to providing neighborhood with a full service grocery store
- We will achieve this in a 35,000 square foot store which is smaller than many supermarkets built today
- In spite of the smaller size, we are still able to offer all the variety and selection that we offer in our larger store formats.
    - produce, meats, bakery, deli and a broad organic offering

Closing:

- we take our membership in your neighborhood seriously.
- we will diligently work with the planning board to provide the neighborhood with a store you can all be proud of
- Would like to listen to your comments and answer any questions

Questions/Comments from neighbors:

Q: Marsha - Where is the new store in Westbrook? Is there enough business for this proposed store?
A: Explained where new Westbrook store was. Explanation of how this store fits into the greater Portland market. This store will service the Riverton neighborhood.

Q: What impact will this store have on property taxes in the area?
A: Our business will help support the tax base. We will not be a drawing on costly Portland services such as the school system. We bring dollars into the City in the form of taxes.

Q: Jim Rodway – Is the Rt. 302 access road for deliveries?
A: Trucks might use the Rt. 302 access, but it is primarily a customer entrance for convenient access from Forest Ave.

Q: Marsha – Traffic using the Forest Ave access drive is a concern for me too.
A: Many of the cars using the Forest Ave access will be drive by customers on their way home from work. We will be doing a complete traffic analysis as part of our site plan review.

Q: The Forest Ave access drops off like a cliff. How can this be safe for truck access? Concerned about turning radius.
A: Fill will be required to build this driveway. We will be doing engineering studies as part of our site plan submission to make sure a safe driveway can be built. The turn off Forest Ave will be designed to accommodate truck turning radius.

Q: Will there be a traffic light at this entrance?
A: Traffic analysis has not been done. Still too preliminary to try to identify traffic solutions.

Q: Jim Rodway – I live across from Friends Meeting House. You need to do your homework on traffic. Would like to see road improvements done. Have seen many accidents.

A: We will hire a traffic engineer to do a complete traffic study as part of site plan approval process. The traffic analysis will make recommendations for any necessary road improvements.

Abutter Comment: Jim Rodway – There are 46 new apartments to be constructed near his house.

Q: - Martha – Concerned about the driveway onto Forest Ave. Is it a necessary part of plan?
A: We view this as a critical access point for our customers who are traveling on Forest Ave on their way home to be able to conveniently access the store.

Q: Doesn't Hannaford have enough stores? We don't need another store in Portland. Want our children to grow up near the schools. This could ruin the neighborhood. Why do we need this?
A: We look at the whole market when we decide whether another store is necessary. We look at whether people are traveling too far to get to the nearest store. Customers want convenient store location near their homes. This neighborhood has grown and we see the need for a grocery store to service this neighborhood. We hope that people see it as a benefit to the neighborhood, not a negative.

Q: This store will be smaller than others? Most Hannaford stores have a mall area/stores attached. Will there be any other stores?
A: This store will be around 35,000 sf. Because of the narrow width of the lot, there is not room to add any other stores onto the grocery building. This will be a free standing store. We have no other plans for other development on the lot.

Q: How many parking spaces are there?
A: Don't have the exact figure. Looks like about 240-250.

Q: Has this project been approved:
A: No. Hope to get through approval process over the winter and start construction next year in late spring/early summer.

Q: You won't have additional stores next to the grocery store, but what about development on the rest of the pit?
A: No plans for development on the remainder of the site. It is a fully excavated pit and would need to be filled to accommodate development.

Q: Permit B-4 means area would be easily approved? Would you own the property? Who owns the property? Are they Portland residents?
A: It is owned by Heldco Inc. whose principal is Mr. Heldenbrand. Not sure where he lives, but believe it is within greater Portland. We will need to obtain planning board approval after the property is rezoned. We will purchase the property after we obtain our approvals.

Q: In the notification for the planning board meeting on the 12th it listed B-4 zoning plus an area next to the Friends Meeting as B-2?
A: We have not yet discussed this possibility with the planning board. This was suggested by planning staff following the planning board workshop. It will be discussed at the planning board

meeting next week. The planning staff has suggested that the existing B-2 area be swapped over to the area next to Friends.

Q: Will that be a problem for you to have B-2 there?
A: We have not taken a close look at impact to our site plan, but I don't believe it would negatively impact our proposed site plan.

Q: Lots of people are within walking distance. Would like to see pedestrian access.
A: This will be part of our site plan approval process. We will look at pedestrian access as part of the traffic analysis.

Q: This would be a store for people who drive by on Route 302. Doesn't seem like it will bring new traffic to the area.
A: We expect many of our customers will be people who are already driving by the site daily so these people will not generate new traffic.

Q: Re: the parcel next to Friends, would anything prevent Hannaford from selling it to Arby's? That would make the traffic worse. Will there be restrictions against an Arby's?
A: Sometimes we do rely on selling part of the site in order to justify a store location. In his case, we are not proposing additional development. You are correct that this land would be available for us to sell at a later date. However, the land does not lend itself well to development given the fill that would be required. If we did decide to sell it in the future, any development plan would require planning board approval.

Q: Concerned about maintaining character of the area. Fear commercial development in a residential area. Concerned about full development of the site.
A: A lot of factors weigh against full development of the site. The cost to fill the site would be very high. We have no plans to develop this site in order to support this store. Any further development would have to work around our needs for a driveway through this portion of the site.

Q: How wide is the frontage around the Rt. 302 driveway?
A: About 265 feet.

Q: What is the difference between B-4 and B-2? Can you build a store in B-2?
A: We researched the possibility of building the store under the B-2 zone requirements. We found that it is not possible to build a safe and functional grocery store given the requirement to build the store next to the road and put the parking in the rear. Traffic crossing the store front would create very unsafe vehicle/pedestrian conflict. Dark parking lot in the rear would not be secure.

Q: Could someone build anything under B-2? Why can't you divide the front into B-4 and make the rest recreational space with park benches, open space.
A: There are specific permitted uses in the B-2 zone. We are applying for a B-4 re-zoning for the entire property. Our driveway to route 302 requires that we utilize the whole site, making a full re-zoning necessary.

Q: Opposed if the store doesn't make it. What if land is sold for development after it is rezoned?
A: In order to build our site plan as proposed we will need to re-zone the entire site. If another use was proposed in the future, it would still require planning board approval.

Q: Is the planning board meeting open to the public?
A: Yes. The meeting is next Tuesday, November 12th in City Hall at 6:30PM.

Q: What if Hannaford leaves. Must keep our eyes open for the best use. Arby's or Hannaford-what will make our neighborhood better?
A: We hope that the neighborhood sees our use as beneficial and that it is viewed as adding service to the neighborhood. Any future development will require planning board review.

Q: Could Arby's build on the site next to Friends (if it was zoned B-2)?
A: I am not sure if the B-2 zone allows drive-through, fast food restaurant or not.

Abutter Comment: Yes it would be permitted in the B-2 zone. It would require a conditional use for the drive-through. We should note that it is now zoned Industrial. Business uses may be a better bet than industrial uses.

Q: The advantage of industrial neighbor is that nothing happens on Sunday. We're concerned about noise during our service on Sunday at the Friends Meeting House. Concerned about deliveries during service.
A: Big truck deliveries are typically done early in the morning (around 5AM) or late at night (around 11PM). Small vendor trucks come during the morning, but much of the activity takes place during weekdays. Note that it is likely that truck deliveries will come through Riverside Street since they often will come from Exit 8.

Q: How long will it take to build?
A: Typical construction period is 9 months. This site will require fill so it may take a little longer.

Q: Would City busses come in the same way. Are the drive aisles wide enough?
A: Yes, the drive aisles can accommodate the City busses.

Q: What about sidewalks?
A: We have not designed site details yet. This will be addressed in the site plan application.

Q: Where is the Riverside Industrial Park? Would the City allow you to build the store in the Industrial Park instead?
A: We would not be interested in building a store in the Industrial Park.

Q: How far is it to Riverside Industrial Park?
A: The park is on the other side of the Maine Turnpike. Our entire site is about 12 acres.

Q: B-2 versus Industrial zoning. Lighting?

A: B-2 allows retail store use, industrial does not. During hours of operation light is at different level than after hours. When store is closed, lighting is dimmed, but some remains on to provide for security.

Q: Will the store be open 24 hours?
A: We do not operate many 24 hour stores. It is likely that it will be open around 7 or 8 AM to 10 or 11 PM.

Q: Will you be drawing people from the west? How will they access the site? Are you marketing to people driving to the east?
A: Yes, we expect to draw some business from neighborhoods to the west of the site. I would expect that they would take a left turn onto Riverside Street at the traffic signal then a right turn into our driveway.

Q: Home Depot draws people who try to take a left at the no left in driveway. Concerned people will do that here too.
A: Expect people who come from the west would take a left onto Riverside Street at the traffic light then turn into our driveway.

Q: Will there be a sidewalk on the back road?
A: Sidewalks have not yet been addressed. This will be part of the site plan review process.

Q: Why do we need another Hannaford between the other stores?
A: This neighborhood does not have convenient access to our existing stores. We will be moving the Westbrook store to a new location which will make the commute to the Westbrook store longer. Perception on store convenience varies from person to person. We see the need for a neighborhood grocery store here.

Q: How big is the Waterboro store?
A: I believe it is about 47,000 sf.

Q: Why are you closing the Bradlees store? What will happen to that site?
A: We are building a new store which will be larger. The new location is a better fit for our customers. I believe Shaws plans on moving to the Bradlees site.

Q: How far along are you in the approval process? Do you know the traffic counts yet?
A: We are going to the planning board requesting a recommendation for the re-zoning next week. Then we will go to the City Council for the re-zoning request. Then we will go back to the planning board for site plan review. We have not done a traffic analysis yet.

Q: You are asking for a recommendation from the planning board for re-zoning? Planning Board would then re-zone provisional on obtaining site plan approval? What if you discover the site doesn't work for you?
A: We are applying for a B-4 rezoning. The rezoning would not be provisional on site plan approval. Site plan approval would come after the rezoning.

Q: When are deliveries?
A: Usually around 5AM or 11 PM. Typically 1 or 2 per day.

Q: How about a sign indicating this is a quiet zone so that truckers are considerate.
A: Our truck drivers work for Hannaford, they are not independent contractors. To the extent there are any issues with how they are delivering to the site and noise they are making, we can talk directly to them to resolve any problems.

Abutter Comment: Jim Rodway – Forest Ave traffic is terrible. Would like the City to look at getting turning lanes in. This may actually slow down traffic. May help with traffic.

Abutter Comment: Would like to see Hannaford here. Could have something a lot worse. This looks like a good thing.

Abutter Comment: How about tearing down the residential project across the street and put the store over there.

Q: Lighting? What's it like off time?
A: Usually most parking lot lights are turned off when the store is closed. Security lights on the side of the building are lit. Each store is lit a little differently at night depending on the location.

Q: What market are you after? How many acres?
A: We will draw from the neighborhoods on either side of the store and drive-by traffic. The site is about 12 acres.

Abutter Comment: How about using the extra land for parks to give it a neighborhood feel. Consideration to maintain some of the quality of the area. River, parks, fields.

Abutter Comment: We need guarantees to control traffic/improve site. Try to maintain a mix of residents. Hopeful Hannaford will recognize conditions in keeping it neighborhoodish. Think about protecting industrial uses in the neighborhood.

Abutter Comment: I disagree, I think a grocery store is much better than industrial use.

Other Abutter comments: We agree. Grocery store is better.

Abutter Comment: Just saying that you have an opportunity to continue to improve the area, enhance park area.

Meeting adjourned 8:20 PM.

SIGN IN SHEET
HANNAFORD BROS CO. NEIGHBORHOOD MEETING
NOVEMBER 4, 2002; 6:30PM
RIVERTON SCHOOL CAFETERIA
PORTLAND, MAINE

	NAME	ADDRESS	PHONE #
1	Dan Lisle	1818 Forest Ave Portland	797-6060
2	Kay Curtis	60 Aldworth ST	797-6459
3	Virginia Leary Macsters	9 Belden St. Portland	797-6531
4	M. Bradley	24 Wyndham St	—
5	F. OATES	19 WYNDHAM ST	—
6	Gerry Suke, Portland Friends	207 Spring St.	828-0959
7	Hakim Feroze	106 Tucker ave Portland	878-8263
8	Nabila Feroze	~ ~	~ ~
9	Najim Feroze	~ ~	~ ~
10	JAMES RODWAY	1832 FOREST AVE. PORTLAND	878-8226
11	HAROLD COTE	1699 FOREST AVE PORTLAND	878-0741
12	Patricia Cote	1699 Forest Ave Ptld.	8780741
13	Marydee Stinson	97 Newton St. (Riverton Neighborhood Assoc	797-7232
14	Sandy Caprara	23 Saugus St. Portland, ME.	878-3096
15	Martha Gamage	162 Wayside Rd. Portland. ME	879-1991
16	Robert Worcester	737 Riverside St	797-6328
17	David Webster	Portland Friends Meeting	775-1059 office
18	Chris + Kelly BEACH	Portland Friends Meeting	772-2779
19	Karyl Sylkett	Portland Friends Meeting	h: 774-4323
20	—	1837 Forest Ave	—
21	Rick ROMANO		
22	RICK ROMANO	1731 WASHINGTON AVE	797-3381
23			
24			
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entrance onto/off of the already over burdened Forest Avenue. From our conversation it is my understanding that a new traffic light would not be in place at that proposed entrance.

Riverside Industrial Parkway and Forest Avenue has/had a very high accident rate. Most of those accidents involved collisions between tractor trailer trucks entering/exiting The Industrial Parkway and commuter cars heading to from work from nearby residential neighborhoods. Neighbors have asked for a light at that site for years. That has finally happened and my guess is it has reduced accidents there. My concern is that that high accident rate will now simply be moved a few hundred feet up the road. That part of the road curves, and depending upon where an entrance might be placed, would create a high risk in a high traffic area, especially with the added tracker trailer traffic to Hannaford's.

The area just beyond the proposed entrance, at Riverton Park and Forest Ave is also a high accident area. A new housing project (Wellesly Estate) is being built just across the street from the proposed entrance. Forest Ave is a major commuter route, being one of only two ways into Portland from the West (Westbrook, Windham, Naples etc). I donΓÇÖt know of any local Hannaford entrance /exit that would be so close to an existing residential zone. Existing Westbrook/ Forest Ave/ So. Portland Mall or Mill Creek/ Gorham HannafordΓÇÖs do not enter into a residential area.

It is also my understanding that that area of Forest Ave is not on public water or sewer. The housing being built across the street needs to hook up to Westbrook.

IΓÇÖm sorry that I missed the neighborhood meeting. I lost my postcard and called planning Monday after work, but you were not available and folks didnΓÇÖt know when and where the meeting was.

I also have concerns about the unknown impact of filling a very deep gravel pit to make the entranceway on Forest Ave.

I would have no objection to a smaller rezoning abutting the immediate back of the current B2 Zoned land, near Riverside Street to accommodate parking and entrance needs for a new Hannaford store of the stated size. The Riverside Street location, despite its current B-2 zoning, would be a more appropriate location for HannafordΓÇÿs and for the safe movement of traffic. That area of Riverside Street does not include residential areas. A larger rezoning, which would impact the nearby residential zones on Forest Avenue and create a traffic hazard, is not necessary. With some revisions the impact on the nearby residential areas could be eliminated. Why do they NEED an entrance onto Forest Ave? Thanks.

Debra A. Keenan
28 Dorothy Street
Portland
11/6/02

1699 Forest Ave
Portland, ME 04103
Re: #259

AH 9b

Dear Jonathan Spence:

Please think about the residents in this neighborhood. We have too much traffic on Forest Ave especially between Morrill's Corner and Riverside St.

We want to live in a residential neighborhood where our children are safe walking to school, playing outside, etc. I would hope that the Portland Planning Division would be considering ways to cut down on the traffic in this residential neighborhood. Adding a Hannaford Grocery store will add to it.

We have a Hannaford store within 10 minutes driving in Falmouth, Westbrook and on Forest Ave in Portland.

We do not want or need this store in our neighborhood. Thank you for your Consideration on this matter

Sincerely,

Patricia A. Cote

Patricia A. Cote
878-0741 Home

Planning & Urban Development

Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 17, 2001

Mr. Kendall Porter
Porter Drywall
655 Riverside Street
Portland, ME 04103

Re: Porter Drywall Building #3 at 655 Riverside Street

Dear Mr. Porter:

On April 17, 2001 the Portland Planning Authority granted minor site plan approval with the following condition for the construction of Building #3 at 655 Riverside Street.

1. The applicant will submit an acceptable detail for the proposed infiltration trench prior to permit issuance.

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

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

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.

2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

389 Congress Street • Portland, Maine 04101 • (207) 874-8721 • FAX 756-8258 • TTY 874-8936

M O H R & S E R E D I N
Landscape Architects, Inc.

April 4, 2001

Mr. Jonathan Spence
Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

RE: PORTER DRYWALL MINOR SITE PLAN REVIEW, 655 RIVERSIDE STREET

Dear Jonathan:

This letter is in response to your comments outlined in your March 21, 2001 letter to Ken Porter. The following narrative responds item-by-item to your letter:

1. Water Availability: Mohr & Seredin contacted James Pandiscio at the Portland Water District regarding the ability of PWD to service the proposed development (see Exhibit A.) Mr. Pandiscio verbally indicated PWD has the capacity to serve the new development; he will be forwarding an approval letter shortly.

2. Lighting Plan: Attached is SK-L5 showing a lighting plan and photometrics. Also attached (Exhibit B) is a catalog cut of the proposed fixture.

3. Stormwater Treatment: See attached Stormwater Quality Statement (Exhibit C), dated April 3, 2001, from William Walsh, P.E. of Mohr & Seredin Landscape Architects.

4. Stream High Water Setback: See attached plan SK-L6 showing the existing stream high water mark and 75-foot setback.

5. Letter of Financial Capacity: Ken Porter forwarded this letter directly to the City of Portland Planning Department. If you did not receive this letter, please let us know.

6. Construction Entrance: In order to maintain vehicular circulation to the existing businesses during construction; the applicant proposes to build a construction entrance as shown on the plans. The applicant will conform to the rules and fees associated with the City of Portland's "Street Opening Ordinance" and will post the necessary bond. However, in order to clarify your estimation of $10,000 in fees, we request an itemized cost breakdown of your estimate.

7. Stormwater Management Plan: This plan was delivered to the City of Portland Planning Department and we are waiting for comments.

8. Dumpster Screening: One relocated dumpster will serve the proposed building. As shown on the plans, this dumpster will be sited where it will be screened on three sides by buildings. We believe further screening of this dumpster is unnecessary because it will not be visible from Riverside Street.

9. Building Materials: The proposed exterior building materials have been revised to match the existing buildings on site. The new building will have white vinyl siding clapboards.

If you have further comments or questions please do not hesitate to call me at 871-0003. Thank you.

Sincerely,

Michael W. King

Michael King
Mohr & Seredin Landscape Architects

cc: Ken Porter, Porter Drywall

MAINE BANK & TRUST

April 3, 2001

Jonathan Spence
Planner
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Porter Drywall #3 at 655 Riverside Street

Dear Ms. Hopkins:

We have enjoyed a banking relationship with the above for several years now and have been involved with the company in their previous development at this location.

We have looked at and discussed this new proposed development with them and have informed them that we would like to be considered for their financing needs, if any, on the project.

If we can help the Porters in any other way, please feel free to call.

Sincerely,

Darrell Herbert
Vice President

PDldev3ltr

EXHIBIT A

MOHR & SEREDIN
Landscape Architects, Inc.

April 3, 2001

Mr. James Pandiscio
Portland Water District
225 Douglas Street
Portland, ME 04104-3553

RE: Porter Drywall, Ability to Service.

Dear Jim:

On behalf of Ken Porter/Porter Drywall Inc., we are requesting a letter stating that PWD can service an expansion proposed to his 655 Riverside Street property. The existing parcel consists of 2 buildings and Porter Drywall is proposing a 4,700 s.f. expansion to on of the buildings. The expansion will not require a new service, but simply an extension, through the building, of the existing service. The expansion will include a single toilet facility. We anticipate the water use for the new facility to be approximately 30 gpd.

We are presently attempting to receive Minor site plan approval through the City of Portland. As part of that they have requested we receive an "ability to service letter". Thank you in advance for your help.

Please call should you have any questions.

Sincerely,

William R. Walsh, III, P.E.
Mohr & Seredin Landscape Architects, Inc.

18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

Development Review Status Log

Project: Porter Drywall Building #3 **ID#:**

Address: 655 Riverside Street

Contact Telephone #: 871-0003

Date	Comments
3-14	Received Application -began preliminary analysis

Porter Drywall

Issues

- dumpster screening
- ample revegetation ?
- pictures of similar structures built
- too much parking ?
- Construction entrance - do they need a permit?
- Trees on North property line
- fence because parking near residential zone?

Needs

- photometric plan and catalogued fixtures
- financial capacity - letter from bank
- technical capacity
- ~~construction effect~~

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

February 14, 2003

Mr. Frank Brancely
City of Portland
55 Portland Street
Portland, ME 04101

Subject: **Ability to Serve – Sanitary Sewer Service**
779 Riverside Street – Portland, Maine

Dear Frank:

Our office has been retained to prepare design plans and permit applications for a proposed 36,000 square foot supermarket located at 779 Riverside Street in Portland, Maine. The project site is currently a mined gravel extraction pit located off of Riverside Street between Forest Avenue and Industrial Way.

The proposed facility is anticipated to generate approximately 3,050 gallons per day of sanitary flow. A separate grease trap will be provided for treatment of grease laden waste.

As part of the permitting process, we must demonstrate that there will be no impact on the existing sanitary sewer collection system or wastewater treatment facility. Currently sanitary sewer service is proposed to be extended into the site from Riverside Street and ultimately discharge via gravity to the East Bridge Street Pump Station located in Westbrook.

Our office has contacted Mr. Bill Goodwin of the City of Portland Department of Public Works and reviewed the Portland-Westbrook Intermunicipal Sewer Service Agreement for the Riverside Street Area. Mr. Goodwin indicated that the agreement calls for the allocation of a 30-day average daily flow of 150,000 gallons per day to be reserved within the City of Westbrook collection system for sanitary sewer flow emanating from the City of Portland. Mr. Goodwin further explained that currently only 2,000 gallons per day of the allotment has been allocated and there is sufficient capacity to accept this additional flow based on the agreement.

Our office is requesting the City of Portland review and confirm system capacity and provide a written response indicating such.

Inclusion of this written response is a vital component of the permit application and our office would appreciate your prompt attention to this request. If you have any questions, please feel free to contact me at 207-775-1121 or costerrieder@delucahoffman.com.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.

Christopher J. Osterrieder, P.E.
Project Engineer

CJO/sq/JN2316/Brancely2-5-03

c: Bill McKenney, Hannaford Bros. Co.
Jonathan Spence, City of Portland Planning Department

From: "Margaret Rozzi" <Rozzi@maine.rr.com>
To: "Spence, Jonathan" <jspence@ci.portland.me.us>
Date: 12/5/02 2:57PM

Good Day Mr. Spence:

I am writing to you regarding the proposed zone change from B@ & IM to B4 for 779 Riverside Street for the 35,700 square foot supermarket.

My family lives at 1725 Forest Avenue. We have already been impacted by the light that has been put up on the corner. Traffic routinely backs up past our home. At this time wait to pull out of our driveway is beyond belief.

Along with the light, traffic has also significantly increased because of all the new development along 302. This, of course, does not include the proposed housing developments that have not yet been started on 302.

I can not imagine how the area can sustain any more traffic. I find it hard to believe that we will need to have at least 4 supermarkets in less than a 20 mile radius from this location. Once a zoning change would take place, what other types of businesses could go in that location?

I am also concerned, of course, about what this will do to my property value. We had thought about doing some renovation to our home but now we have put everything on hold.

I can only imagine that the traffic could be come so overwhelming that Forest Avenue will be come a 4 lane highway!! What will happen to our home or at least our front yard!!!!

I would like to respectfully request that the zoning change not be approved.

Thank you! Margaret (Summers) Rozzi
1725 Forest Avenue
Portland, ME 04103

M O H R & S E R E D I N
Landscape Architects, Inc.

April 13, 2001

Mr. Stephen Bushey
Deluca Hoffman Associates
778 Main Street
South Portland, ME 04106

RE: PORTER DRYWALL MINOR SITE PLAN REVIEW, 655 RIVERSIDE STREET

Dear Steve,

Per your discussion with Stephen Mohr, I have prepared the attached sketch plan showing an infiltration trench along the northeast side of the expanded parking area. The trench will consist of a concrete curb check dam, and a 4" perforated pipe wrapped with crushed stone and geotextile fabric. The check dam will serve to detain and slow runoff and allow it to infiltrate through the sandy loam material. As well, the discharge for the infiltration trench will outlet into the level spreader so that the flow can again be treated through the vegetated buffers prior to leaving the site.

I trust this adequately addresses your concerns regarding stormwater treatment. If you find this satisfactory, would you please let Mr. Spence know.

Please call should you have any questions.

Sincerely,

William R. Walsh, III, P.E.
Mohr & Seredin Landscape Architects

cc: Ken Porter, Porter Drywall
Johathan Spence, City of Portland

18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

M O H R & S E R E D I N
Landscape Architects, Inc.

April 16, 2001

Mr. Jonathan Spence
Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

RE: PORTER DRYWALL MINOR SITE PLAN REVIEW, 655 RIVERSIDE STREET

Dear Jonathan:

Thank you for your prompt review last Friday of our submission of additional material regarding the Porter Drywall application. Pursuant to our telephone conversation Friday afternoon, conditional approval of this application states a revised wall-pack light unit shall be submitted for your records.

Attached please find revised SK-L5, dated April 16, 2001, showing the approved light fixture and associated photometrics. Also attached are cut sheets showing the approved wall-pack light units.

If you have further comments or questions please do not hesitate to call me at 871-0003. Thank you.

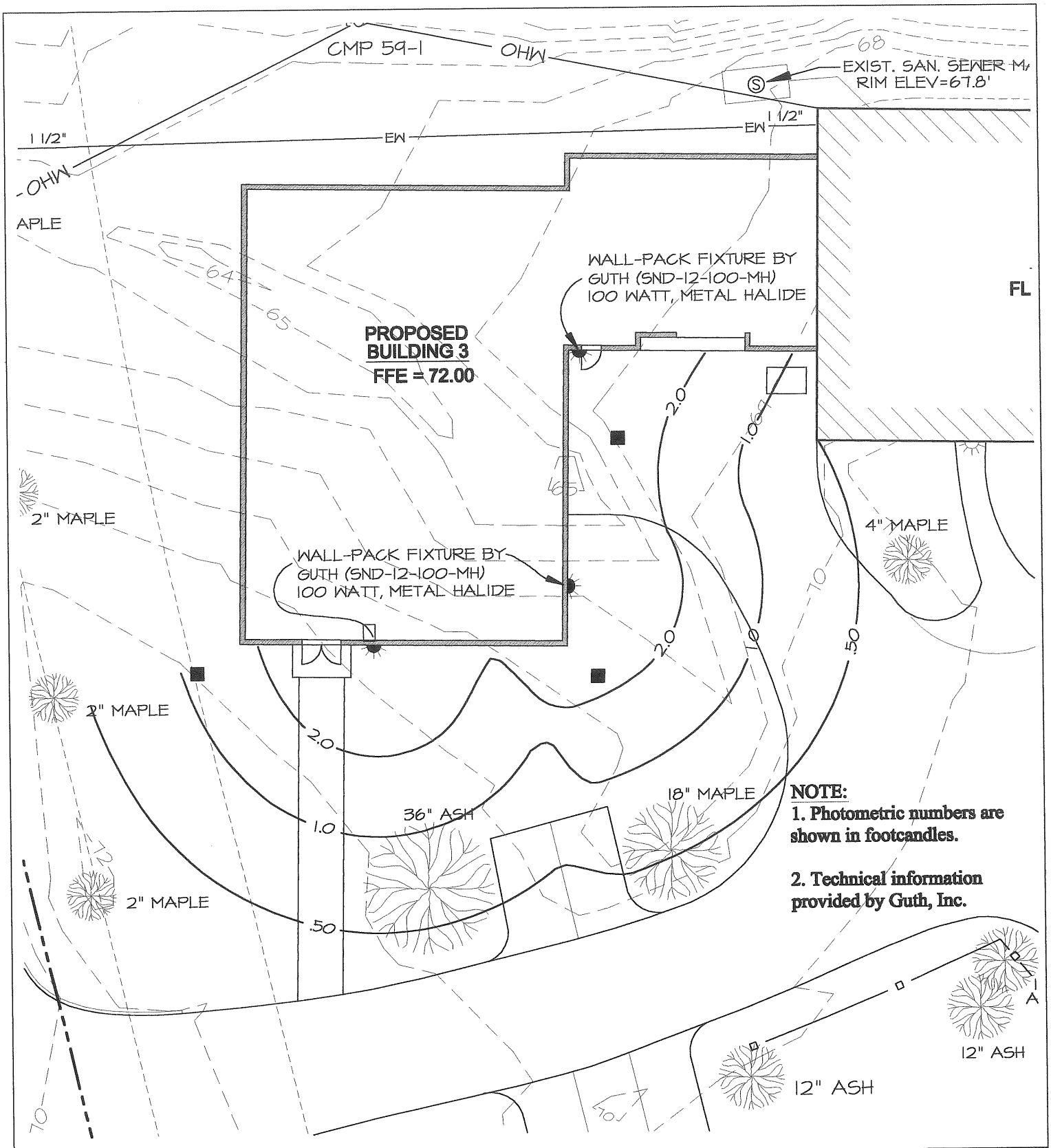
Sincerely,

Mike

Michael King
Mohr & Seredin Landscape Architects, Inc.

cc: Ken Porter, Porter Drywall

18 Pleasant Street, Portland, Maine 04101
(207) 871-0003



NOTE:

1. Photometric numbers are shown in footcandles.

2. Technical information provided by Guth, Inc.

MOHR & SEREDIN
Landscape Architects, Inc.
18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

PREPARED FOR:

PORTER DRYWALL, INC.
655 Riverside Street
Portland, Maine

DATE: 4 April 2001 REV: 4.16.2001 SCALE: 1" = 20'

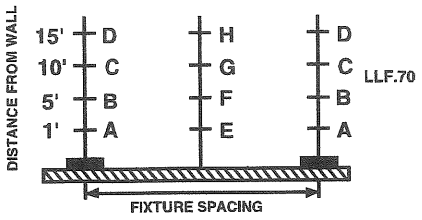
TITLE:

Lighting Plan & Photometrics

EXHIBIT:

SK-L5

Photometrics



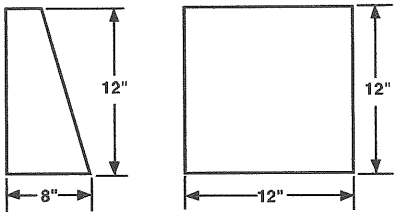
SND 12-100HP-1
Fixture Spacing 15'

	A	B	C	D	E	F	G	H
8'	7.4	10.3	4.5	1.1	13.0	12.4	4.9	1.4
MTG. 10'	6.4	7.9	5.6	2.0	10.7	11.3	6.6	2.3
HEIGHT 12'	5.8	6.4	5.9	2.7	8.4	9.5	7.3	3.2
14'	5.2	5.4	5.7	3.3	6.6	7.7	7.3	3.9

Fixture Spacing 35'

	A	B	C	D	E	F	G	H
8'	4.9	8.5	3.1	0.5	1.5	1.4	0.9	0.4
MTG. 10'	3.3	4.9	3.7	1.0	2.0	2.0	1.2	0.8
HEIGHT 12'	2.5	3.1	3.4	1.4	2.4	2.4	1.8	1.1
14'	2.0	2.1	2.9	1.7	2.6	2.5	2.2	1.3

Dimensions



NOTE: 4" minimum clearance from hinge side of fixture for canopy removal.

Sundowner™ 12 Catalog Numbers

SND - 12 - 100 - MH - 1

FIXTURE TYPE
D - Downlight
U - Uplight

FIXTURE HEIGHT
12 - 12"

LAMP WATTAGE
50, 70, 100, 150 HP
50, 70, 100, 150, 175 MH (150W MH unit for use with M107 Venture Lamp only)

LAMP TYPE
MH - Metal Halide
HP - High Pressure Sodium

VOLTAGE
1 - 120V
2 - 277V

Options

"/TP"	- Tamper Resistant Screws
"/PEC"	- Button Photo-electric cell
"/CAB"	- Cast Aluminum Outlet Box
"/L"	- For lamps included
"/FF"	- Fixture Fuse
"/OBC"	- Surface wiring collar
"/ISL"	- For Quartz Restrike 100W Maximum

Guth utilized the services of U.L. and ETL for listing products.
Specifications and data are subject to change without notice.

GUTH
A DIVISION OF JJI LIGHTING GROUP, INC.

Department of Planning and Urban Development
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 4-23-04

Name of Project: Porter Drywall / North Star

Address/Location: 655 Riverside St.

Developer: Porter Drywall

Form of Performance Guarantee: Letter of Credit - Bank

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

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC Quantity	PUBLIC Unit Cost	PUBLIC Subtotal	PRIVATE Quantity	PRIVATE Unit Cost	PRIVATE Subtotal
1. STREET/SIDEWALK						
Road	N/A					
Granite Curbing	↓					
Sidewalks						
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs						
Other						
2. EARTH WORK						
Cut	N/A			1500 CY	7.00	10,500
Fill	↓			1300	14	18,200
3. SANITARY SEWER						
Manholes	N/A					
Piping	↓					
Connections						
Main Line Piping						
House Sewer Service Piping						
Pump Stations						
Other Holding tank				1	2000	2000
4. WATER MAINS				L/S		500
5. STORM DRAINAGE						
Manholes	N/A					
Catchbasins	↓			3	1500	4500
Piping				191	18.00	3438
Detention Basin						
Stormwater Quality Units						
Other						

6.	SITE LIGHTING	N/A				
7.	EROSION CONTROL					
	Silt Fence	N/A				
	Check Dams			400	2.00	800
	Ripe Inlet/Outlet Protection					500
	Level Lip Spreader					
	Slope Stabilization			LS	1200	1200
	Geotextile			LS		700
	Hay Bale Barriers					
	Catch Basin Inlet Protection			25	4.00	1000.
					LS	200
8.	RECREATION AND OPEN SPACE AMENITIES	N/A				
9.	LANDSCAPING (Attach breakdown of plant materials,quantities, and unit costs)			8 (White pine)	200	1600
10.	MISCELLANEOUS			LS		3000.
	TOTAL:					
	GRAND TOTAL:					46 338 + 500 = 46 838

INSPECTION FEE (to be filled out by the City)

		PUBLIC	PRIVATE	TOTAL
A:	2.0% of totals:	—		936.76
	or			
B:	Alternative Assessment:			
	Assessed by:	(name)	(name)	

1315.76

From: "stephen bushey" <bbushey@maine.rr.com>
To: Portland.CityHall(JSpence)
Date: Wed, Apr 18, 2001 7:37 PM
Subject: Porter Drywall

Jonathan,

I have reviewed the sketch plan prepared by Mohr and Seredin for an infiltration trench and find that it will satisfactorily address water quality treatment of runoff from the parking area. I do recommend that the concrete curb check dam top elevation be raised at least another 6" to allow a greater amount of runoff to be retained and infiltrated. The curb must be adequately installed to prevent erosion around the ends and be installed level across the swale. These items should be reviewed prior ro release of any performance guarantee or a certificate of occupancy. The applicant should also be required to supply a gradation report of the sandy loam material to be installed at the bottom of the swale prior to placement. The key is to not install material that will not allow infiltration to occur. Finally, the swale must be maintained by raking and all deposited sediment removed on a regular basis. Otherwise, the infiltration swale will fail in a number of years.

I have no further comments. If you have any questions please call.

Steve Bushey Technical Reviewer.

MOHR & SEREDIN
Landscape Architects, Inc.

April 10, 2001

Mr. Jonathan Spence
Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

RE: PORTER DRYWALL MINOR SITE PLAN REVIEW, 655 RIVERSIDE STREET

Dear Jonathan:

This letter is in response to your additional comments outlined in your April 6, 2001 letter regarding the Porter Drywall site plan. The following narrative responds item-by-item to your letter:

1. Survey and Stabilization: A professional and licensed surveyor prepared the topographic information and we believe it is an accurate representation of existing conditions. During construction, if field conditions reveal grades steeper than 3:1, riprap stone or other stabilization measures will be installed in accordance with Best Management Practices.

2. Water Quality Treatment: The proposed stormwater management plan and stormwater quality statement were prepared by a professional engineer in accordance with the most recent version Best Management Practices. The proposed plan and details show natural vegetative buffers treating stormwater prior to discharge; this method is an accepted practice used for the Maine DEP. The proposed building and site improvements reflect an increase of 8.7% of impervious material. We believe the stormwater management plan adequately handles this nominal increase and is accordance with City of Portland Technical Standards, Best Management Practices and Maine DEP standards.

3. Plant Buffer: The trees to be removed are between the parking lot and the existing woods; these pine trees currently do not function as any kind of buffer. The applicant does propose to install eight (8) six-foot high white pine trees along the south property line (see sheet L-3, dated March 12, 2001.) The proposed trees will function as a visual buffer between 655 Riverside Street and the southerly abutter,

4. Parking Spaces: The two parking spaces closest to Riverside Street have been removed. See attached plan L-3, revised April 10, 2001.

5. Sanitary Holding Tank: Attached are the original cover letter and Application for Holding Tank Installation prepared by Albert Frick Associates, Inc., dated July 1, 1998. This application states the current 1,500-gallon tank is sized to handle 15 people at 15 GPD. Currently 13 people (7 in Building 1 and 6 in Building 2) use the sanitary system. There will be no increase in users (no new employees) upon completion of proposed Building 3. Without an increase in users, there is no need to increase the tank size or modify the existing servicing plan.

If you have further comments or questions please do not hesitate to call me at 871-0003. Thank you.

Sincerely,

Michael W. King

Michael King
Mohr & Seredin Landscape Architects, Inc.

cc: Ken Porter, Porter Drywall

Albert Frick Associates, Inc.
Soil Scientists & Site Evaluators
95A County Road Gorham, Maine 04038
(207) 839-5563 FAX (207) 839-5564

Albert Frick SS, SE
James Logan SS, SE
Matthew Logan SE

285-98

RECEIVED
JUL 07 1998

July 1, 1998

Michael Nugent, LPI
City of Portland
389 Congress Street
Portland, ME 04101

Re: Porter Drywall, 655 Riverside Street, Portland

Dear Mike:

Enclosed is a holding tank application for a proposed expansion.

I understand from discussing this proposal with Steve Mohr, Landscape Architect of Mohr & Seredin, that the applicant would prefer to install a holding tank as a temporary system to ultimately connect to the proposed public sewer.

Please contact me if you have any further questions or matters for additional discussion.

Respectfully,

Albert Frick

Albert Frick

AF/nd

Enc.

cc. Steve Mohr
Kendell Porter

APPLICATION/AGREEMENT for HOLDING TANK INSTALLATION

PROPERTY OWNER INFORMATION

Name PORTER DRY WALL

Mailing Address 655 RIVERSIDE ST.

City/Town PORTLAND State _____ Zip _____-_____

Daytime telephone number _____-_____-_____

PROPERTY LOCATION

Street, Road, Route 655 RIVERSIDE ST.

City/Town PORTLAND Zip _____-_____

APPLICATION FOR (check one)

☐ First Time Installation (If this is checked, give Town's Ordinance adoption date ___/___/___)

☒ First Time Installation, non-residential only, ~~less than 100 gpd or 500 gal/week~~ TEMPORARY

☐ Replacing an existing overboard discharge, surface wastewater discharge or malfunctioning subsurface wastewater system

☐ Replacing an existing holding tank

SEE Letter of 7/1/98

CONDITIONS FOR APPROVAL

* The installation of a conventional disposal system is not possible due to unacceptable site and/or soil conditions, lot configuration, or other constraints.
* Public sewer is not available. (TEMPORARILY) See letter of 7/1/98
* All existing or proposed plumbing fixtures shall be installed or modified for water conservation and all water closets shall meet the Federal standard of 1.6 gallons per flush.

REQUIREMENTS FOR APPROVAL

A Completed Application shall consist of:

* This form (HHE-304) completed with all signatures.
* A completed *Subsurface Wastewater Disposal System Application* (HHE-200) prepared by a Licensed Site Evaluator.

PROPERTY OWNER INFORMATION AND REQUIREMENTS

I (we), _____ own the property described in this Application/Agreement.

1. Holding tanks require regular pumping by a licensed pumper. The owner must pay this service.
2. The holding tank will be pumped at least once a year by the pumper listed on this application. Another pumper may be used if the listed pumper is notified and the LPI approves the change. The new pumper will then be listed on an attachment to this agreement.
3. A water meter shall be installed at the owner's expense if required by the LPI.
4. All records of pumping and water use (if required) must be kept for at least three years and shall be made available to the LPI or other official if requested.
5. A holding tank for new construction can only be replaced by a system meeting first time system requirements.
6. Once approved this form must be recorded at the Registry of Deeds, cross referenced to the owner's deed.
7. We agree to comply with any additional requirements of the Town.

We state that all the information presented with this application is true and accurate, we acknowledge the foregoing items and agree to comply with all the requirements.

Property Owner(s) Signature_____Date_____

Property Owner(s) Signature_____Date_____

Application/Agreement for Holding Tank Installation

Owner _____ Property Location _____

SITE EVALUATION STATEMENT

I, ALBERT FRICK, state that I have evaluated the subject property and found that a subsurface wastewater disposal system is not practical. Secondly, I have completed a *Subsurface Wastewater Disposal System Application* (HHE-200) proposing a holding tank installation for the property's wastewater disposal.

Site Evaluator's Signature Albert Frick Date 7/1/98

HOLDING TANK PUMPER INFORMATION

Business owner's name _____ License # _____

Business name _____

Mailing address _____

City _____ State _____ Zip _____-_____

Business telephone ___-_____-_____

Max. truck hauling capacity _____ gallons

Can pump: _____ seasonally _____ year round

DEP licensed disposal site location _____ Site # _____

HOLDING TANK PUMPER STATEMENT

I, _____, own and operate a septage pumping business named in this Application/Agreement, and have contracted with the property owner(s) to pump and properly dispose of the tank's waste. I further state that the tank, and that the wastewater will be disposed of at a Department of Environmental Protection licensed disposal location.

Holding Tank Pumper's Signature _____ Date _____

Municipal Officers Statement

I (we) have reviewed the information submitted in support of this application.
I (we) find that the installation of the holding tank will not violate any local ordinances.
I (we) will authorize the LPI to enforce the requirements of this agreement, the Subsurface Wastewater Disposal Rules and any local ordinances, including recordkeeping and required pumping.
I (we) recommend that the LPI issue the necessary permits for the installation of the holding tank.

Signature _____ Title _____ Date _____

Signature _____ Title _____ Date _____

Signature _____ Title _____ Date _____

Local Plumbing Inspector's Statement

I have reviewed this application and find that the issuance of a permit for the holding tank complies with the Subsurface Wastewater Disposal Rules and all pertinent local ordinances.

Additional Requirements: _____

_____

_____

_____

_____

Signature _____ Date _____

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

PROPERTY LOCATION

Town or Plantation	PORTLAND
Street Subdivision Lot #	655 RIVERSIDE STREET

PROPERTY OWNER'S NAME

Last: PORTER, DRYWALL First:

Applicant's Name	KENDELL PORTER
Mailing Address of Owner	655 RIVERSIDE STREET PORTLAND, ME 04103
Daytime Tel. #	

Caution: Permit Required

The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached here by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # _____ Lot # _____

Owner Statement

I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit

Signature of Owner/Applicant _____ Date _____

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application

Local Plumbing Inspector Signature _____ Date Approved _____

PERMIT INFORMATION

TYPE OF APPLICATION:

1. ■ First Time System
2. ☐ Replacement System
   Type Replaced _____
   Year Installed _____
3. ☐ Expanded System
   ☐ a. one time exempted
   ☐ b. non exempted
4. ☐ Experimental System
5. ☐ Seasonal Conversion

THIS APPLICATION REQUIRES:

1. ■ No Rule Variance
2. ☐ New System Variance (Municipal-soil condition)
3. ☐ First Time System Variance (State)
4. ☐ Replacement System Variance
   ☐ a. Local Plumbing Inspector approval
   ☐ b. State & Local Plumbing Inspector approval
5. ☐ Minimum Lot Size Variance
6. ☐ Seasonal Conversion Approval

DISPOSAL SYSTEM COMPONENT(S)

1. ☐ Non-Engineered System
2. ☐ Primitive System(graywater & alt toilet)
3. ☐ Alternative Toilet _____
4. ☐ Non-Engineered Treatment Tank
5. ■ Holding Tank 1500 Gallons
6. ☐ Non-Engineered Disposal Area (only)
7. ☐ Separated Laundry System
8. ☐ Engineered System (+2000 gpd)
9. ☐ Engineered Treatment Tank (only)
10. ☐ Engineered Disposal Area (only)
11. ☐ Pretreatment

SIZE OF PROPERTY

_____ +

DISPOSAL SYSTEM TO SERVE:

1. ☐ Single Family Dwelling Unit
2. ☐ Multiple Family Dwelling: Number of Units _____
3. ■ Other COMMERCIAL BUILDING

SHORELAND ZONING

☐ Yes ☐ No

TYPE OF WATER SUPPLY

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

1. ☐ Concrete
   ☐ a. Regular
   ☐ b. Low Profile
2. ☐ Plastic
3. ☐ Other _____

SIZE _____ Gallons

DISPOSAL AREA TYPE / SIZE

1. ☐ Bed _____ Sq. Ft.
2. ☐ Proprietary Device _____ Sq. Ft.
   ☐ Cluster ☐ Linear
   ☐ Regular ☐ H-20
3. ☐ Trench
4. ■ Other HOLDING TANK

GARBAGE DISPOSAL UNIT

1. ☐ No
2. ☐ Yes
   ☐ Multi-compartment tank
   ☐ Tank in series
   ☐ Increase in tank capacity
   ☐ Filter on tank outlet

CRITERIA USED FOR DESIGN FLOW (Show Calculations)

15 PEOPLE @ 15 GPD

LOW FLUSH TOILETS

(SEE LETTER)

DESIGN FLOW: 225 (Gallons/Day)

PROFILE & DESIGN CLASS

PROFILE	DESIGN
9	D

DEPTH TO MOST LIMITING FACTOR 12 "

DISPOSAL AREA SIZING

1. ☐ Small - 2.00
2. ☐ Medium - 2.60
3. ☐ Medium-Large - 3.30
4. ☐ Large - 4.10
5. ☐ Extra-Large - 5.00

PUMPING

1. ☐ Not required
2. ■ May be required
3. ☐ Required

DOSE _____ Gallons

SITE EVALUATOR'S STATEMENT

On 7/27/94 (date) I completed a site evaluation on this property and state that the data reported is accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules.

Albert Frick — Site Evaluator Signature

163 — SE #

7/6/98 — Date

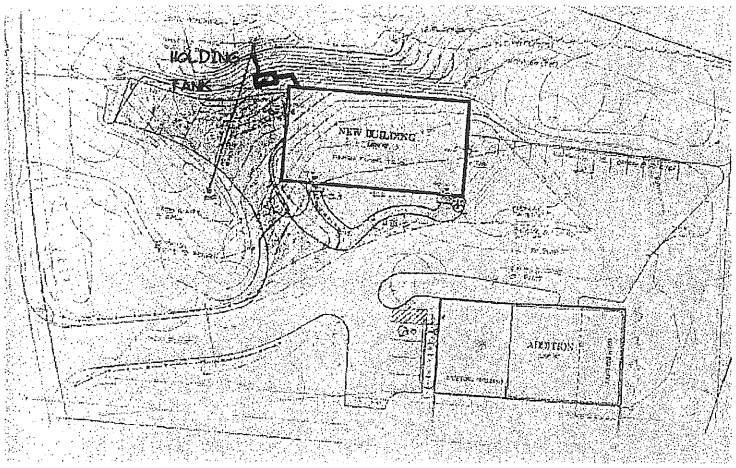
ALBERT FRICK ASSOCIATES - 95A COUNTY ROAD GORHAM, MAINE 04038 - (207) 839-5563

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

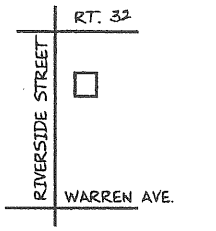
Department of Human Services
Division of Health Engineering

Town, City, Plantation	Street, Road Subdivision	Owner's Name
PORTLAND	655 RIVERSIDE STREET	PORTER DRYWALL

SITE PLAN Scale 1" = 100 Ft. or as shown



SITE LOCATION PLAN
(Attach Map from Maine Atlas for New System Variance)



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole _____ ☐ Test Pit ☐ Boring
_____" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification	Slope	Limiting Factor	
Profile / Condition	___ %	___"	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Observation Hole _____ ☐ Test Pit ☐ Boring
_____" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification	Slope	Limiting Factor	
Profile / Condition	___ %	___"	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Albert Frick
Site Evaluator Signature

163
SE #

7/6/98
Date

ALBERT FRICK ASSOCIATES – 95A COUNTY ROAD GORHAM, MAINE 04038 – (207) 839-5563

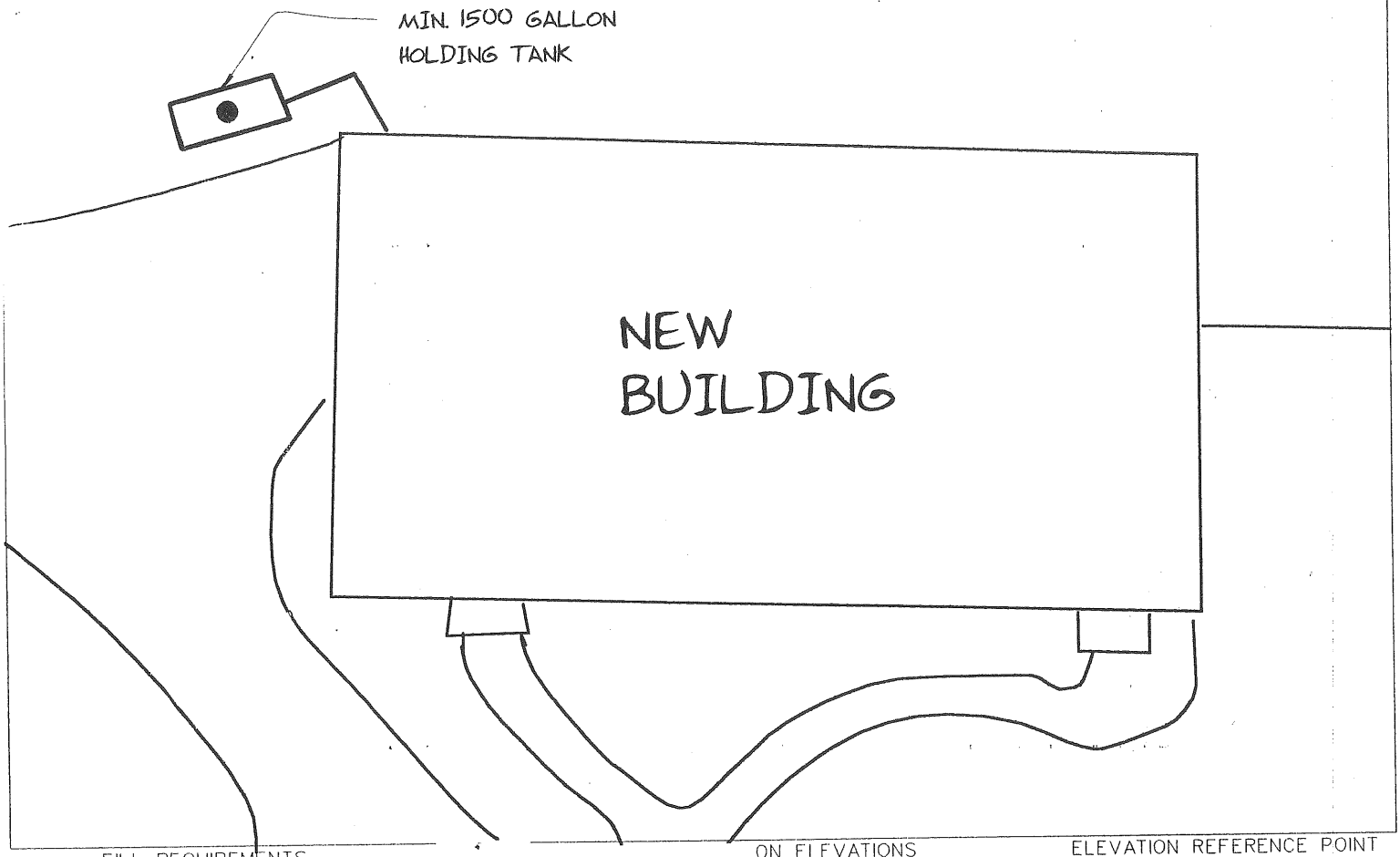
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
PORTLAND	655 RIVERSIDE STREET	PORTER DRYWALL

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20 FT.



FILL REQUIREMENTS

Depth of Fill (Upslope) ± ____

Depth of Fill (Downslope) ± ____

ON ELEVATIONS

____ r Proprietary Device

Area ____

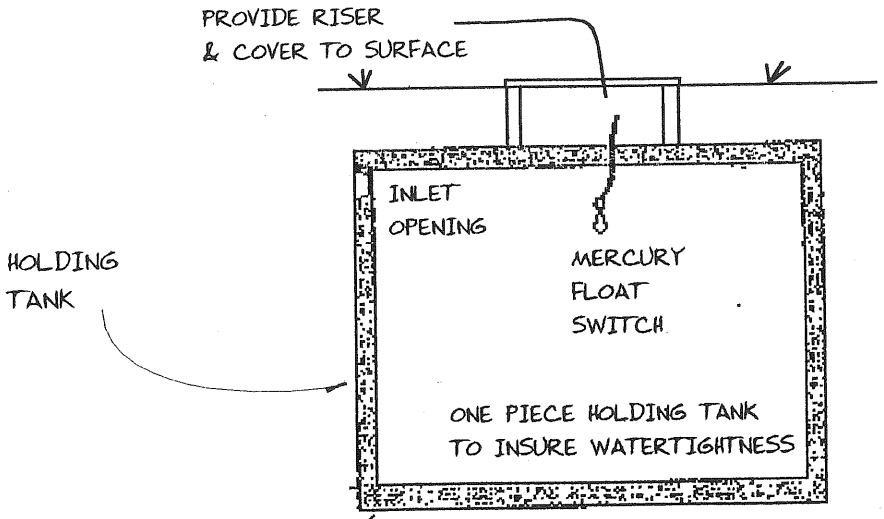
ELEVATION REFERENCE POINT

Location & Description

Reference Elevation

DISPOSAL AREA CROSS SECTION

SCALE:
VERTICAL: 1" =
HORIZONTAL: 1" = NO SCALE



Site Evaluator Signature

163
SE #

7/6/98
Date

Department of Planning & Development
Lee D. Urban, Director

CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Ecomonic Development

TO: Duane Kline, Finance Department

FROM: Alexander Jaegerman, Planning Division Director

DATE: October 21, 2002

SUBJECT: Request for Release of Performance Guarantee
Porter Drywall; 653 Riverside Street
(ID# 2001-0037) (CBL# 311-A-006)
(PDL, Inc.)

Please release the letter of credit account #1716 for Porter Drywall at 653 Riverside Street.

Current Balance $ 46,838.00

Approved:
Alexander Jaegerman
Planning Division Director

cc: Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Todd Merkle, Public Works
Code Enforcement
File

O:\PLAN\CORRESP\DRC\PERFORM\PORTERDRYWALL1.DOC

Finance Department

Duane G. Kline
Director

CITY OF PORTLAND

November 4, 2002

Wayne C. McGarvey
Chairman & Chief Executive Officer
Maine Bank & Trust Company
P.O. Box 619
Portland, ME 04104

Re: Letter of Credit #1716, P.D.L. development at 655 Riverside Street

Dear Mr. McGarvey:

This is to inform you that I am authorizing the release and return of the above-named letter of credit. If you require any further information, please let me know.

Sincerely,

Duane G. Kline
Finance Director

DGK.jlb

pc: Jay Reynolds, Development Review Coordinator

Department of Planning & Development
Lee D. Urban, Director

CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Ecomonic Development

January 13, 2003

Mr. Michael King
Mohr & Seredin Landscape Architects, Inc.
18 Pleasant Street
Portland, ME 04101

RE: Porter Drywall-655 Riverside Street-Amended Site Plan
CBL: 311-A-6001
APP #: 2002-0249

Dear Mr. King:

On January 13, 2003, the Portland Planning Authority granted minor site plan approval for the amended site plan for Porter Drywall, located at 655 Riverside Street

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

Please provide seven (7) sets of the revised plans at your convenience.

If there are any questions, please contact the Planning Staff.

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Program Manager
Jonathan C. Spence, Planner
✓ Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jodine Adams, Inspections
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File
Correspondence File

389 Congress Street • Portland, Maine 04101 • (207) 874-8721 • FAX 756-8258 • TTY 874-8936

From: "stephen bushey" <bbushey@maine.rr.com>
To: Portland.CityHall(JSpence)
Date: Wed, Apr 18, 2001 7:37 PM
Subject: Porter Drywall

Jonathan,

I have reviewed the sketch plan prepared by Mohr and Seredin for an infiltration trench and find that it will satisfactorily address water quality treatment of runoff from the parking area. I do recommend that the concrete curb check dam top elevation be raised at least another 6" to allow a greater amount of runoff to be retained and infiltrated. The curb must be adequately installed to prevent erosion around the ends and be installed level across the swale. These items should be reviewed prior ro release of any performance guarantee or a certificate of occupancy. The applicant should also be required to supply a gradation report of the sandy loam material to be installed at the bottom of the swale prior to placement. The key is to not install material that will not allow infiltration to occur. Finally, the swale must be maintained by raking and all deposited sediment removed on a regular basis. Otherwise, the infiltration swale will fail in a number of years.

I have no further comments. If you have any questions please call.

Steve Bushey Technical Reviewer.

CITY OF PORTLAND, MAINE
ENGINEERING REVIEW FORM

Address of Proposed Site 655 Riverside Street Date 4-23-01

Project Description 4700 ☐ addition Job # 2001-0037

Applicant Kendall Porter

Applicant's Mailing Address 655 Riverside Street

Site Review (Planning Department)		Right-of-Way Review (Public Works Department)	
Review Engineer:	Steve Bushey	Review Engineer:	Tony Lombardo
Number of Estimated Hours:	3.22	Number of Estimated Hours:	4.25
Cost Per Hour:	65.00	Cost Per Hour:	40.00
Total Amount:	209.00	Total Amount:	170.00

An engineering fee has been assessed in the amount of 379- for the review of your project located at 655 Riverside.

Please make check payable to the City of Portland. The check should be submitted along with this form to the Portland Planning Department, City of Portland, 4th Floor, 389 Congress Street, Portland, ME 04101. Attn: Jonathan Sparr

Office Use Only

Invoice Date: 4-23-01 Received: 4-25-01 (date)

Planning Revenue Code: U4

Public Works Revenue Code: PV

cc: Applicant - white
Planner - blue
Engineer - green
Public Works - yellow
Financial Officer - pink
Review/Inspection Fee File - golden

From: Anthony Lombardo
To: Jonathan Spence
Date: Mon, Mar 19, 2001 10:48 AM
Subject: Porter Drywall

I've reviewed the plans dated March 14th and offer the following comments:

1. Public Works strongly objects to the applicant's proposal to install a construction entrance as specified on the plans. The plan proposes to remove sixteen (16) linear feet of new installed granite curb in order to accomodate construction of this new building. If the applicant choses to continue with this proposal the following costs will be assumed by the applicant:

a. Riverside Street was completely rebuilt in the summer of 2000. As a result, any excavation that disturbs the street pavement must conform to rules and fees associated with the City of Portland's "Street Opening Ordinance". The removal of curb in the right of way requires the following:

*excavate an additional two feet perpendicular and parallel to the face and edge of the curb ***(applicant's cost)***

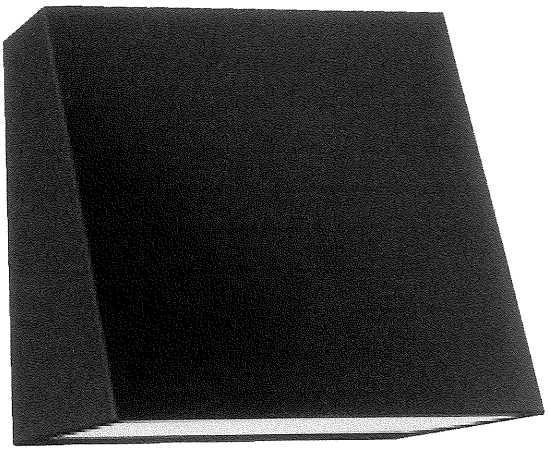
*replace and compact all gravels within excavated area and pave disturbed area with binder pavement matching the surrounding existing pavement surface. ***(applicant's cost)***

*this repair remains in place for one year and the following year the applicant must hire a contractor to come back and repair this section of Riverside Street according to the requirements of the "Street Opening Ordinance". The resulting repair requires grinding the pavement in the street twenty (20) feet beyond the disturbed area towards Warren Ave. and Forest Ave. and curb to curb. This ground area is then paved with the appropriate surface pavement thickness. The resulting area requiring surface grinding and paving equals 260 square yards. The resulting fee paid to the City is calculated at a rate of **$40 per square yard multiplied by 260 s.y. which equals $10,400.** Obviously any additional cost as part of the applicant hiring the contractor is absorbed by the contractor.

It would obviously be more cost efficient and less disruptive for the applicant to utilize the current business entrance to construct the proposed building.

SUNDOWNER™ 12

Uplight /Downlight with Minimal Light Trespass



FEATURES
- Up to 175 watt HID
- HPS or MH lamps
- Specular optical reflector
- Aluminum housing
- Hinged canopy
- Stainless steel hardware
- Custom colors

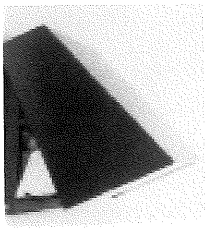
BENEFITS
- Sharp 85° cut-off
- 2.7 MH spacing
- UL wet location listed
- Easy access maintenance
- Architectural design
- Suitable for harsh environments

APPLICATIONS
- Building facades

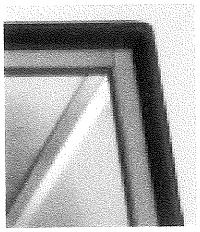
Specifications/Features

GENERAL
- Sharp cutoff, wall mounted HID luminaire suitable for low glare applications and light trespass code compliance.
- Utilizes Metal Halide and High Pressure Sodium HID lamps up to 175W for best design options available.
- Wet location applications.
- Uplight mounting, damp location.

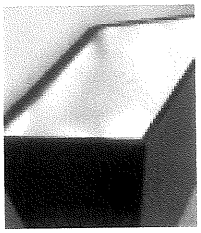
CONSTRUCTION
- Corrosion resistant aluminum canopy and backplate finished in baked bronze polyester powder coat.
- Easy one man installation with cast aluminum backplate. Backplate mounts to electrical box with box strap and nipple supplied. Canopy hinged and easily removable from backplate; enhances ease of installation and maintenance.
- Specular aluminum reflectors produce front cutoff at 85 degree and S/MH 2.7:1.
- Canopy sealed to backplate with extruded, high temperature, silicone gasket.
- Corrosion resistant stainless steel external hardware.
- 5/32" tempered diffused glass lens silicone sealed to prevent entrance of water, and minimize insect infiltration.
- Canopy secured by two captive stainless steel screws; optional tamper resistant screws.



Canopy hinges for lamp or electrical maintenance and easily removes from backplate.



Fixture canopy seals to backplate with quality silicone gasketing.



Diffusing glass lens is silicone sealed in canopy to resist moisture and insect infiltration.

LISTINGS
- Listed 1572 wet location for downlight and damp location for uplight versions.
- Listed U.S.A. and Canada.

ELECTRICAL
- Standard ballasts are 120V, HPF, maximum 175W medium base HID lamp in vertical position.
- Ground wire attached to backplate for positive grounding and quick installation.
- Optional button type photo-cell mounts in top of canopy.
- All fixtures carry the IBEW Union label to ensure quality.

GUTH®
IGHTING FOR
EMANDING
VIRONMENTS

M O H R & S E R E D I N

Landscape Architects, Inc.

September 15, 1994

Mr. Alexander Jaegerman
Chief Planner
Portland Planning Department
City Hall
389 Congress Street
Portland, ME 04101

Re: Porter Drywall Site Plan Review

Dear Alex,

On behalf of the applicant, Porter Drywall, Inc., we submit the attached seven copies of the site plans and supporting documentation for staff review. The plans have been prepared in conformance with the Land Use ordinances of the City of Portland, and reflect our conversations with City staff.

The site for the development is a 2.25 acre lot on Riverside Street, located in the Industrial 1 Zone. The property is currently under option for purchase by Kendall Porter. There is an existing house on the site that Mr. Porter will retain as a three bedroom rental home. The applicant proposes to construct a new 1,750 s.f. structure containing 700 s.f. of office space with the balance of the building to be warehouse for the materials and equipment for the drywall operations of the company.

The site plan has been designed to reflect both the commercial character of the site and the functional needs of the tenant. Vehicular access occurs from the relocated curb cut on Riverside Street, and accesses a 4 car parking area designed to accomodate customers/ handicapped parking. Employee and owner parking will occur in the gravel lot east of the building. Required parking for the proposed use is 2 vehicles per the City ordinance, with actual parking demand anticipated to be 4 to 6 cars.

The new building will be served by a new 1" waterline service from the existing water main in Riverside Street, by new underground electrical service extending from an existing pole at the south-west corner of the site, and by a new subsurface wastewater disposal system. All the existing utilities are sufficiently sized to meet the requirements of the Porter Drywall operations.

Storm drainage and runoff will not significantly increase due to the proposed development and will continue to sheet flow off three sides of the site as it does presently. Erosion controls are detailed on the plan per Soil Conservation Service standards, and an erosion control plan has been prepared for the project and reviewed with the client.

18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

The proposed site plan includes a new access drive, parking and gravel work yard, a paved entrance with granite curbing, a paved pedestrian walkway at the new building and landscape plantings on the west side of the new structure. Site lighting will be limited to 60-watt, wall-mounted down-lights on the west and north sides, and 100-watt wall packs on the east side. A seven-foot wide easement is proposed to be deeded to the City, andjacent and parallel to the Riverside Street right-of-way, as requested by City staff.

Solid waste will be handled by a private contractor as will snow removal for the existing house and new business.

This submission includes the following:

1) Site Plan, Drawing L-1
2) Erosion and Sedimentation Control Plan
3) SCS Med. intensity soils map and soils information
4) Subsurface disposal system variance request and a new system application (HHE-200)

Respectfully submitted,

Stephen Mohr, ASLA

SBM/sd

cc: Kendall Porter

Attachments

285\jaegltr

EROSION AND SEDIMENTATION CONTROL PLAN
PORTER DRYWALL, INC.,
RIVERSIDE STREET, PORTLAND, ME.

The following plan for controlling sedimentation and erosion from this project is based upon sound conservation practices as those outlined in the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices, (March 1991) and Recommended Practices of the USDA Soil Conservation Service. Please refer to these sources and the Erosion Control Plan and Details included within the plan set.

SITE TOPOGRAPHY AND COVER COMPLEX

The property is currently woodland and open fields, with the bulk of the property being in open field cover. The slopes vary between 3% and 35%, with the steepest grades located along the northern side of the property. With the exception of the existing house near Riverside Street, the property is undeveloped.

SITE SOILS

The site soils are marine deposited silts, silt loams and fine sandy loams. The Soil Conservation Service medium intensity mapping depicts the soils as follows:

Soil Name	Hydrologic Group
Buxton silt loam	C
Scantic silt loam	D

Soils mapping from the SCS handbook is included with the submission.

DRAINAGE

The site currently drains via sheet flow towards the north and south side of the property, with the majority of the site draining to the north. There are no culverts on site and no culverts or subsurface drainage structures are proposed for this development.

CONSTRUCTION SCHEDULE

The proposed sequence and scheduling of construction activities for the project is estimated as follows:

Place Erosion Controls	September 1994
Clear and Grub	September 1994
Earthwork & Paving	October-November 1994

Construct Utilities	October 1994
Seeding of Slopes and Drain Areas per erosion control plan	September - October 1994
Install site improvements	October - November 1994
Maintain lawns until seed catch	October - November 1994
Remove erosion controls	May 1995

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

The following general erosion control practices will be used to prevent erosion and sedimentation before, during and after the construction of this project. Special care shall be used at all times in an effort to:

1. Limit disturbance and hence erosion;
2. correct any erosion problems immediately;
3. regularly monitor the practices implemented and
4. re-vegetate disturbed areas as soon as possible.

Haybales and/or Silt Fence

Haybales or silt fencing shall be installed at the toe of slopes along the new drive and parking lots.

The locations requiring haybales and/or silt fence are shown on the plans. This erosion protection is not limited to only these areas and may be required elsewhere as directed by the Engineer or the Project Designer.

CONSTRUCTION PHASE

General

The following general practices will be used to prevent erosion during construction of this project.

1. Only those areas under active construction will be cleared and left in an untreated or unvegetated condition. If final grading, loaming and seeding will not occur within 15 days (see Item 4).

2. Prior to the start of construction in a specific area, silt fencing and/or haybales will be installed at the toe of slope and in areas as located on the plans to protect against any construction related erosion.

3. Topsoil will be stockpiled when necessary in areas which have minimum potential for erosion and will be kept as far as possible from existing drainage areas. All stockpiles shall be:

a. Encircled with haybales or silt fence at the tow of the pile if it is expected to remain longer than 5 days.
b. Seeded with conservation mix if it is expected to remain longer than 15 days.

4. All disturbed areas expected to remain longer than 15 days shall be either:
   a. Treated with mulch immediately, or
   b. Seeded with conservation mix of annual rye grass (0.9 lbs/1000 s.f.) and mulched immediately.

5. All grading will be held to a minimum 3:1 slope where practical. Greater slopes may be used in ledge cut. All slopes will be stabilized with permanent seeding immediately (within 5 days) after final grading is complete.

Post Construction Re-vegetation

The following general practices will be used to prevent erosion as soon as an area has undergone final grading, and is ready for loaming and seeding.

1. A minimum of 4" of loam will be spread over disturbed areas and graded to a uniform depth and natural appearance.

2. If final grading is reached during the normal growing season (4/15 to 10/15), permanent seeding will be done as specified below. Prior to seeding limestone shall be applied at a rate of 138 lbs/1000 sq. ft. and 10:20:20 fertilizer at a rate of 18.4 lbs/1000 sq. ft. will be applied. Broadcast seeding at the following rates:

Seeding Slopes Mixture	Ditches, side slopes	MDOT Seeding Method 3 Per Unit (1000 sq. ft.) Measure 1 1/2 lbs. Method 2 Seed 1/2 lbs. Crown Vetch seed with innoculent 8 lbs. fertilizer 30 lbs. lime

3. An area shall be mulched immediately after it has been seeded. Mulching shall consist of straw mulch, hydro-mulch or any suitable substitute deemed acceptable by the Project Designer.
   a. Straw mulch shall be applied at a rate of 1 1/2 to 2 bales per unit. Straw mulch shall be secured by tacked photo degradable/biodegradable netting on grades greater than 5%.

b. Hydro-mulch shall consist of a mixture of either asphalt, wood fiber or paper fiber and water sprayed over a seeded area. Hydro-mulch shall not be used between 9/15 and 4/15.

4. The following slope stabilization practices shall apply:

Slopes	Stabilization
3:1 and gentler	Seed and Mulch
2:1 - 3:1	Photo degradable/biodegradable netting or hydroseeding

5. Construction shall be planned to eliminate the need for seeding between October 15th and April 15th. Should seeding be necessary between these dates, the following procedure shall be followed:

   a. Only unfrozen loam shall be used
   b. Loaming, seeding and mulching will not be done over snow cover. If snow exists, it must be removed prior to placement of seed.
   c. Where permanent seeding is necessary, Annual Winter Rye (1.2 lbs./1000 s.f.) shall be added to the previously noted rates.
   d. Where temporary seeding is required, Annual Winter Rye (2.6 lbs./1000 s.f.) shall be sown instead of the previously noted seeding rate.
   e. Fertilizing, seeding and mulching shall be done on loam the day the loam is spread (at rates previously described in Section 2 and 3 above).

6. Following final seeding, the site will be inspected every 30 days until 80% cover has been established. Reseeding will be carried out by the contractor within 10 days of notification by the Project Designer that the existing catch is inadequate.

MONITORING SCHEDULE

The contractor shall be responsible for installing, monitoring, maintaining. repairing, replacing and removing all of the erosion and sedimentation controls or appointing a qualified subcontractor to do so.

Maintenance measures will be applied as needed during the entire construction cycle. After each rainfall, a visual inspection will be made of all erosion and sedimentation controls to insure their continuing function as designed.

1. Hay bale barriers and silt fence shall be inspected and repaired once a week or immediately following any significant rainfall. Sediment trapped behind these barriers shall be excavated when it reaches a depth of 6" and redistributed to areas undergoing final grading. Should the hay bale barriers prove to be ineffective, the contractor shall replace them and reinforce them with silt fencing.

EROSION CONTROL REMOVAL

1. An area is considered stable if:
    a. It is paved
    b. The seeded areas have 80% growth of planted seeds

2. Haybales and silt fence shall be removed once the areas upstream are stable. The haybales and silt fence shall be disposed of legally and properly off-site. All sediment trapped behind these controls shall be:
    a. Distributed to an area undergoing final grading.
    b. Graded in an aesthetic manner to conform to the topography, fertilized, seeded and mulched in accordance with the rates previously stated.

3. Once all the trapped sediments have been removed from the temporary sedimentation devices, the disturbed areas must be regraded in an aesthetic manner to conform to the surrounding topography. Once graded these disturbed areas must be loamed (if necessary) fertilized, seeded and mulched in accordance with the rates previously stated.

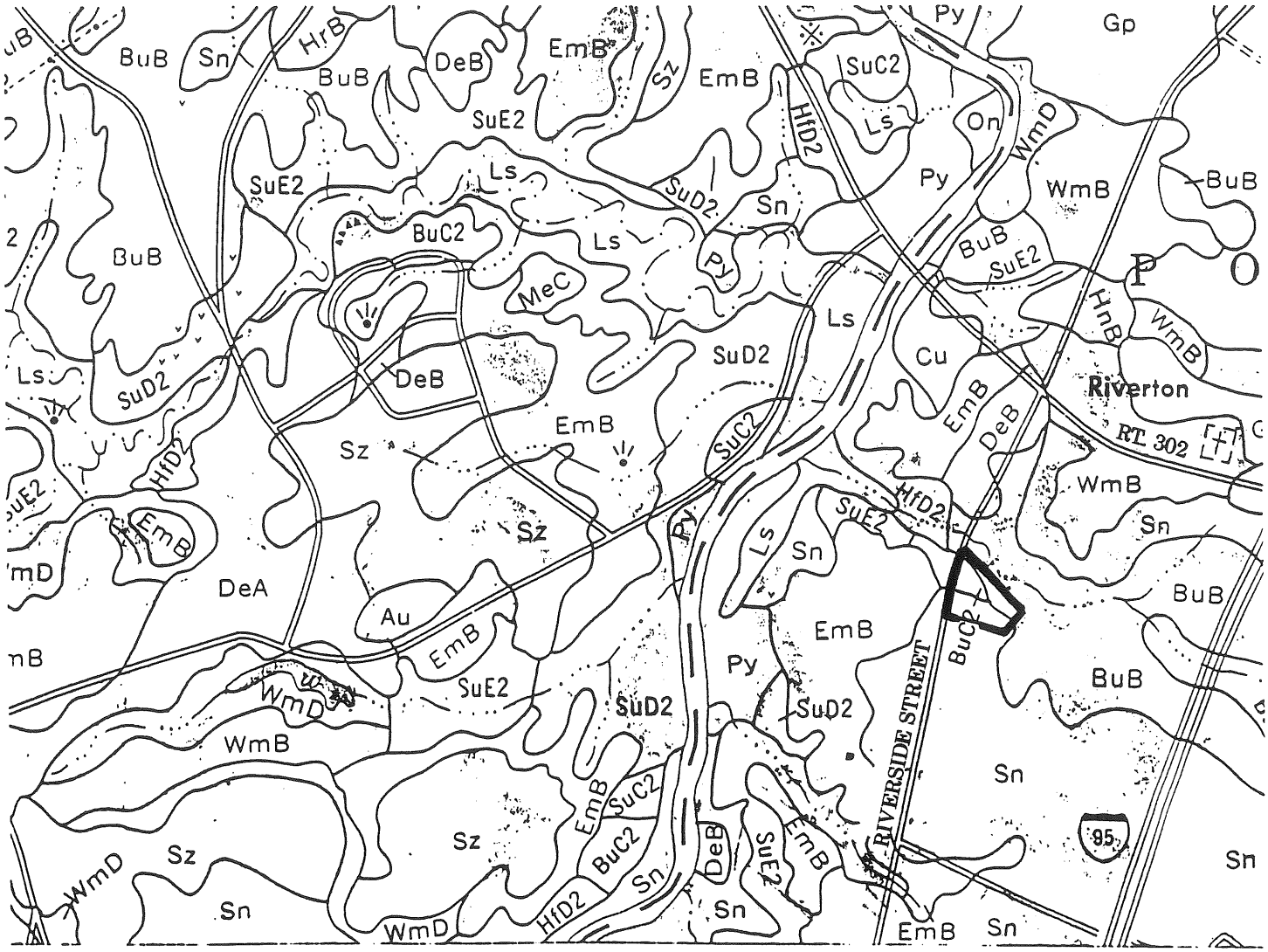
CONCLUSION

The construction of the Porter Drywall project, if implemented as detailed on these plans and according to this report, should not result in any significant erosion or sedimentation either on or off site.

Respectfully submitted,

Stephen B. Mohr, ASLA
RLA #75

285\erosion



PORTER DRYWALL INC.
Riverside st. Portland Me.

— SOILS MAP —
. SCS MED. INTENSITY SOILS SURVEY
. MAP # 75
1" = 1000' ±

SOIL LEGEND

The first capital letter is the initial one of the soil name. A second capital letter, A, B, C, D, or E, shows the slope. Most symbols without a slope letter are those of nearly level soils, but some are for land types that have a considerable range of slope. A final number, 2, in the symbol shows that the soil is eroded.

SYMBOL	NAME
Au	Au Gres loamy sand
BgB	Belgrade very fine sandy loam, 3 to 8 percent slopes
BgC2	Belgrade very fine sandy loam, 8 to 15 percent slopes, eroded
Bo	Biddeford silt loam
BuB	Buxton silt loam, 3 to 8 percent slopes
BuC2	Buxton silt loam, 8 to 15 percent slopes, eroded
CaB	Canaan sandy loam, 3 to 8 percent slopes
CaC	Canaan sandy loam, 8 to 15 percent slopes
CeB	Canaan very rocky sandy loam, 3 to 8 percent slopes
CeC	Canaan very rocky sandy loam, 8 to 20 percent slopes
CeE	Canaan very rocky sandy loam, 20 to 60 percent slopes
Ck	Coastal beaches
Cu	Cut and fill land
DeA	Deerfield loamy sand, 0 to 3 percent slopes
DeB	Deerfield loamy sand, 3 to 8 percent slopes
Du	Dune land
EmB	Elmwood fine sandy loam, 0 to 8 percent slopes
Gp	Gravel pits
HfB	Hartland very fine sandy loam, 3 to 8 percent slopes
HfC2	Hartland very fine sandy loam, 8 to 15 percent slopes, eroded
HfD2	Hartland very fine sandy loam, 15 to 25 percent slopes, eroded
HgB	Hermon sandy loam, 3 to 8 percent slopes
HgC	Hermon sandy loam, 8 to 15 percent slopes
HgD	Hermon sandy loam, 15 to 25 percent slopes
HhB	Hermon very stony sandy loam, 3 to 8 percent slopes
HhC	Hermon very stony sandy loam, 8 to 15 percent slopes
HhD	Hermon very stony sandy loam, 15 to 30 percent slopes
HkC	Hermon extremely stony sandy loam, 8 to 20 percent slopes
HkE	Hermon extremely stony sandy loam, 20 to 60 percent slopes
HlB	Hinckley gravelly sandy loam, 3 to 8 percent slopes
HlC	Hinckley gravelly sandy loam, 8 to 15 percent slopes
HlD	Hinckley gravelly sandy loam, 15 to 25 percent slopes
HnB	Hinckley-Suffield complex, 3 to 8 percent slopes
HnC	Hinckley-Suffield complex, 8 to 15 percent slopes
HnD	Hinckley-Suffield complex, 15 to 25 percent slopes
HrB	Hollis fine sandy loam, 3 to 8 percent slopes
HrC	Hollis fine sandy loam, 8 to 15 percent slopes
HrD	Hollis fine sandy loam, 15 to 25 percent slopes
HsB	Hollis very rocky fine sandy loam, 3 to 8 percent slopes
HsC	Hollis very rocky fine sandy loam, 8 to 20 percent slopes
HsE	Hollis very rocky fine sandy loam, 20 to 35 percent slopes
Ls	Limerick-Saco silt loams
LyB	Lyman fine sandy loam, 3 to 8 percent slopes
LyC	Lyman fine sandy loam, 8 to 15 percent slopes
LzB	Lyman very rocky fine sandy loam, 3 to 8 percent slopes
LzC	Lyman very rocky fine sandy loam, 8 to 20 percent slopes
LzE	Lyman very rocky fine sandy loam, 20 to 45 percent slopes
Md	Made land
MeC	Melrose fine sandy loam, 8 to 15 percent slopes
MkB	Merrimac fine sandy loam, 3 to 8 percent slopes
MkC	Merrimac fine sandy loam, 8 to 15 percent slopes
On	Ondawa fine sandy loam
PbB	Paxton fine sandy loam, 3 to 8 percent slopes
PbC	Paxton fine sandy loam, 8 to 15 percent slopes
PbD	Paxton fine sandy loam, 15 to 25 percent slopes
PfB	Paxton very stony fine sandy loam, 3 to 8 percent slopes
PfC	Paxton very stony fine sandy loam, 8 to 15 percent slopes
PfD	Paxton very stony fine sandy loam, 15 to 25 percent slopes
PkB	Peru fine sandy loam, 0 to 8 percent slopes
PkC	Peru fine sandy loam, 8 to 15 percent slopes
PlB	Peru very stony fine sandy loam, 0 to 8 percent slopes
PlC	Peru very stony fine sandy loam, 8 to 15 percent slopes
Py	Podunk fine sandy loam
RbA	Ridgebury fine sandy loam, 0 to 3 percent slopes
RgA	Ridgebury very stony fine sandy loam, 0 to 3 percent slopes
Ro	Rock land
Ru	Rumney fine sandy loam
Sd	Saugatuck loamy sand
Sn	Scantic silt loam
So	Scarboro sandy loam
Sp	Sebago mucky peat
SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded
SuD2	Suffield silt loam, 15 to 25 percent slopes, eroded
SuE2	Suffield silt loam, 25 to 45 percent slopes, eroded
Sz	Swanton fine sandy loam
Tm	Tidal marsh
Wa	Walpole fine sandy loam
Wg	Whately fine sandy loam
Wh	Whitman fine sandy loam
WmB	Windsor loamy sand, 0 to 8 percent slopes
WmC	Windsor loamy sand, 8 to 15 percent slopes
WmD	Windsor loamy sand, 15 to 30 percent slopes
WrB	Woodbridge fine sandy loam, 0 to 8 percent slopes
WrC	Woodbridge fine sandy loam, 8 to 15 percent slopes
WsB	Woodbridge very stony fine sandy loam, 0 to 8 percent slopes
WsC	Woodbridge very stony fine sandy loam, 8 to 15 percent slopes

REPLACEMENT SYSTEM VARIANCE REQUEST

SEP 07 199

THE LIMITATIONS OF THE REPLACEMENT SYSTEM VARIANCE REQUEST

This form shall be attached to an application for the proposed replacement system which does not comply with the Rules. The LPI shall review the Replacement System Variance Request and Application and may approve the Request if all of the following requirements can be met, and the variance(s) requested fall within the limits of LPI's authority.

1. The proposed design meets the definition of a Replacement System from the rules.
2. A system cannot be designed and installed in total compliance with the Rules.
3. The design flow is less than 500 GPD.
4. There will be no change in use of the structure.
5. The replacement system is determined by the Site Evaluator and LPI to be the most practical method to treat and dispose of the wastewater.

GENERAL INFORMATION

Town of PORLAND

Permit No. _____ E

Date Permit Issued _____ (MONTH/DAY/YEAR)

Property Owner's Name: KEN PORTER - PORTER DRYWALL, INC. Tel. No. _____

System's Location: RIVERSIDE STREET (STREET)

PORTLAND (TOWN) Maine _____ (ZIP)

Property Owner's Address: 89 AUBURN ST. (STREET)
(if different from above)

PORTLAND (TOWN) ME. (STATE) 04103 (ZIP)

SPECIFIC INSTRUCTIONS TO THE:

LPI:

If any of the variances exceed your approval authority and/or do not meet all of the requirements listed under the Limitations Section above, they you are to send this Replacement System Variance Request, along with the Application, to the Department for review and approval consideration before issuing a Permit. (See reverse side for Comments Section and your signature.)

SITE EVALUATOR:

If after completing the Application, you find that a variance for the proposed replacement system is needed, then complete the Replacement Variance Request with your signature on reverse side of form.

PROPERTY OWNER:

It has been determined by the Site Evaluator that a variance to the Rules is required for the proposed replacement system. This variance request is due to physical limitations of the site and/or soil conditions. Both the Site Evaluator and the LPI have considered the site/soil restrictions and have concluded that a replacement system in total compliance with the Rules is not possible.

The OWNER shall sign this statement. Therefore, having read both this Replacement Variance Request and the attached Application, I understand that the proposed system is not in total compliance with the Rules and hereby release all those concerned with this Variance, provided they have performed their duties in a reasonable and proper manner.

_____ (PROPERTY OWNER'S SIGNATURE)

9/9/94 (DATE)

VARIANCE CATEGORY	VARIANCE REQUESTED	LIMIT OF LPI'S APPROVAL AUTHORITY		VARIANCE REQUESTED TO:	
SOILS				9 - D	
Soil Profile	Ground Water Table	to 6"		12	inches
Soil Condition	Restrictive Layer	to 6"			inches
from HHE-200	Bedrock	to 10"			inches
SETBACK DISTANCES (IN FEET)	FROM:	TREATMENT TANK	DISPOSAL AREA	TREATMENT TANK	DISPOSAL AREA
Potable Water Supplies	1. Well: > 2000 gal/day	100[a]	300[a]		
	2. Well: < 2000 gal/day				
	a. Neighbor's	50'[b]	60'[b]		
	b. Property Owner's	25'	50'		
	3. Water Supply Line	See note 'a'			
Waterbodies	1. Perennial	50'	60'		
	2. Intermittent	15'	20'		
	3. Manmade drainage ditch	10'	15'		
Downhill Slope	Greater than 3:1 (33%)	5'[c]	10'[c]		
Buildings	1. With Basement	5'	10'		
	2. Without Basement	5'	10'		
Property Line		4'	5'		

OTHER

1. Fill extension Grade-- to 3:1
2.
3.

Footnotes:

a. This setback distance cannot be reduced by variance. See Table 6-2.
b. Written Permission from the owner of a well is required when a replacement system will be located less than 100 feet but closer to that well than the system it is replacing.
c. Sufficient distance shall be maintained to assure that the toe of the fill does not extend to the 3:1 slope.

Robert Frick — 9/6/94

SITE EVALUATOR'S SIGNATURE REVISED 9/12/94 — DATE

LPI STATEMENT

I, _____, LPI for the Town of _____ have conducted an on-site inspection for the proposed replacement system and have determined to the best of my knowledge, that it cannot be installed in total compliance with the Rules, applicable Municipal Wastewater Disposal Ordinances, or the Local Shoreland Zoning Ordinance. As a result of my review of the Replacement System Variance Request, the Application, and my on-site investigation, I (check and complete either a or b):

[ ] a. (☐ approve, ☐ disapprove) the variance request based on my authority to grant this variance. Note: If the LPI does not give his approval, he shall list his reasons for denial in Comments Section below and return to the applicant.

—OR—

[ ] b. find that one or more of the requested Variances exceeds my approval authority as LPI. I (☐ recommend ☐ do not recommend) the Department's approval of the variances. Note: If the LPI does not recommend the Department's approval, he shall state his reasons in Comments Section below as to why the proposed replacement system is not being recommended.

Comments: _____

_____

_____ _____

LPI'S SIGNATURE — DATE

FOR USE BY THE DEPARTMENT ONLY

The Department has reviewed the variance(s) and (☐ does ☐ does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

_____ _____

SIGNATURE OF THE DEPARTMENT — DATE

Albert Frick Associates, Inc.
Soil Scientists & Site Evaluators
95A County Road Gorham, Maine 04038
(207) 839-5563 FAX (207) 839-5564

Albert Frick SS, SE
James Logan SS, SE
Matthew Logan SE

PORTLAND RIVERSIDE ST. KEN PORTER
TOWN LOCATION APPLICANT'S NAME

1) The Plumbing and Subsurface Wastewater Disposal Rules adopted by the State of Maine, Department of Human Services pursuant to 22 M.R.S.A. § 42 (the "Rules") are incorporated herein by reference and made a part of this application and shall be consulted by the owner/applicant, the system installer and/or building contractor for further construction details and material specifications. The system installer should contact **Albert Frick Associates, Inc. 839-5563**, if there are any questions concerning materials, procedures or designs. The system installer and/or building contractor installing the system shall be solely responsible for compliance with the Rules and with all state and municipal laws and ordinances pertaining to the permitting, inspection and construction of subsurface wastewater disposal systems.

2) This application is intended to represent facts pertinent to the Rules only. **It shall be the responsibility of the owner/applicant, system installer and/or building contractor to determine compliance with and to obtain permits under all applicable local, state and/or federal laws and regulations (including, without limitation, Natural Resources Protection Act, wetland regulations, zoning ordinances, subdivision regulations, Site Location of Development Act and minimum lot size laws) before installing this system or considering the property on which the system is to be installed a "buildable" lot.** It is recommended that a wetland scientist be consulted regarding wetland regulations.

Prior to the commencement of construction/installation, the local plumbing inspector shall inform the owner/applicant and Albert Frick Associates, Inc. of any local ordinances which are more restrictive than the Rules in order that the design may be amended. All designs are subject to review by local, state and/or federal authorities. Albert Frick Associates, Inc.'s liability shall be limited to revisions required by regulatory agencies pursuant to laws or regulations in effect at the time of preparation of this application.

3) All information shown on this application relating to property lines, well locations, subsurface structures and underground facilities (such as, utility lines, drains, septic systems, water lines, etc.) are based solely upon information provided by the owner/applicant and has been relied upon by Albert Frick Associates, Inc. in preparing this application. The owner/applicant shall review this application prior to the start of construction and confirm this information.

4) Installation of a garbage (grinder) disposal is not recommended. If one is installed, an additional 1000 gallon septic tank should be connected in series to the proposed septic tank.

5) The system user shall avoid introducing kitchen grease or fats into this system. Chemicals such as septic tank cleaners and/or chlorine (such as from water treatment) and controlled or hazardous substances shall not be disposed of in this system.

ATTACHMENT TO SUBSURFACE WASTEWATER DISPOSAL APPLICATION

PORTLAND	RIVERSIDE ST.	KEN PORTER
TOWN	LOCATION	APPLICANT'S NAME

6) The septic tank should be pumped within two years of installation and subsequently as recommended by the pump service, but in no event should the septic tank be pumped less often than once every three years.

7) The actual water flow or number of bedrooms shall not exceed the design criteria indicated on this application without a re-evaluation of the system as proposed. If the system is supplied by public water or a private service with a water meter, the water consumption per period should be divided by the number of days to calculate the average daily water consumption (water usage (cu.ft.) x 7.48 cu.ft.(gallons per cu.ft.) ÷ # of days in period).

8) The general minimum setbacks between a well and septic system serving a single family residence is 100-300 feet, unless the local municipality has a more stringent requirement. A well installed by an abutter within the minimum setback distances prior to the issuance of a permit for the proposed disposal system may void this design.

9) When a gravity system is proposed: BEFORE CONSTRUCTION/INSTALLATION BEGINS, the system installer or building contractor shall review the elevations of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum slope requirements. In gravity systems, the invert of the septic tank(s) outlet(s) shall be at least 4 inches above the invert of the distribution box outlet at the disposal area. When an effluent pump is required, provisions shall be made to make certain that surface ground water does not enter the septic tank or pump station. An alarm device warning of a pump failure shall be installed. Also, when pumping is required to a chamber system, install a "T" connection in the distribution box and place 3 inches of stone or a splash plate in the first chamber. Insulate gravity pipes, pump lines and the distribution box as necessary to prevent freezing.

10) On all systems, remove the vegetation, organic duff and old fill material from under the disposal area and any fill extension. On sites where the proposed system is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by roto-tilling to a depth of at least 8 inches over the entire disposal and fill extension area to prevent glazing and to promote fill bonding. Place fill in loose layers no deeper than 8 inches and compact thoroughly before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage). Do not use wheeled equipment on the scarified soil area until after 12 inches of fill is in place. Keep equipment off the chambers. Divert the surface water away from the disposal area by ditching or shallow swales.

11) Unless noted otherwise, fill shall be gravelly coarse sand which contains no more than 5% fines (silt and clay).

12) Do not install systems on loamy, silty, or clayey soils during wet periods since soil smearing/glazing may seal off the soil interface.

13) Seed all filled and disturbed surfaces with perennial grass seed, then mulch with hay or equivalent material to prevent erosion.

Albert Frick Associates, Inc.
Soil Scientists & Site Evaluators

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207)289-3826

PROPERTY ADDRESS

Town Or Plantation	PORTLAND
Street Subdivision Lot #	RIVERSIDE STREET.

PROPERTY OWNERS NAME

PORTER DRYWALL, INC.

Last: First:

Applicant Name:	KEN PORTER PORTER DRYWALL, INC.
Mailing Address of Owner/Applicant (If Different)	99 AUBURN STREET, SUITE 1004 PORTLAND, ME. 04103

Caution: Permit Required

The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached here by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant — Date: 9/9/94

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

Local Plumbing Inspector Signature — Date Approved

PERMIT INFORMATION

THIS APPLICATION IS FOR:
1. ☐ NEW SYSTEM
2. ☒ REPLACEMENT SYSTEM
3. ☐ EXPANDED SYSTEM
4. ☐ EXPERIMENTAL SYSTEM

SEASONAL CONVERSION
to be completed by the LPI
5. ☐ SYSTEM COMPLIES WITH RULES
6. ☐ CONNECTED TO SANITARY SEWER
7. ☐ SYSTEM INSTALLED – P# _____
8. ☐ SYSTEM DESIGN RECORDED AND ATTACHED

IF REPLACEMENT SYSTEM:
YEAR FAILING SYSTEM INSTALLED _____
THE FAILING SYSTEM IS:
1. ☐ BED 3. ☐ TRENCH
2. ☐ CHAMBER 4. ☐ OTHER: _____

THIS APPLICATION REQUIRES:
1. ☐ NO RULE VARIANCE
2. ☐ NEW SYSTEM VARIANCE
Attach New System Variance Form
3. ☒ REPLACEMENT SYSTEM VARIANCE
Attach Replacement System Variance Form
a. ☒ Requiring Local Plumbing Inspector Approval
b. ☐ Requires State and Local Plumbing Inspector Approval
4. ☐ MINIMUM LOT SIZE VARIANCE

DISPOSAL SYSTEM TO SERVE:
1. ☒ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☐ OTHER _____ SPECIFY

INSTALLATION IS:
COMPLETE SYSTEM
1. ☒ NON-ENGINEERED SYSTEM
2. ☐ PRIMITIVE SYSTEM
(Includes Alternative Toilet)
3. ☐ ENGINEERED (+2000 gpd)
INDIVIDUALLY INSTALLED COMPONENTS:
4. ☐ TREATMENT TANK (ONLY)
5. ☐ HOLDING TANK _____ GAL
6. ☐ ALTERNATIVE TOILET (ONLY)
7. ☐ NON-ENGINEERED DISPOSAL AREA (ONLY)
8. ☐ ENGINEERED DISPOSAL AREA (ONLY)
9. ☐ SEPARATED LAUNDRY SYSTEM

SIZE OF PROPERTY	ZONING	TYPE OF WATER SUPPLY
2.25 AC.±		PUBLIC WATER

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK
1. ☒ SEPTIC: ☒ Regular ☐ Low Profile
2. ☐ AEROBIC
SIZE: _____ GALS.

WATER CONSERVATION
1. ☒ NONE
2. ☐ LOW VOLUME TOILET
3. ☐ SEPARATED LAUNDRY SYSTEM
4. ☐ ALTERNATIVE TOILET
SPECIFY: _____

PUMPING
1. ☐ NOT REQUIRED
2. ☐ MAY BE REQUIRED
(DEPENDING ON TREATMENT TANK LOCATION AND ELEVATION)
3. ☒ REQUIRED
DOSE: 150 ± GALS.

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)
SINGLE FAMILY DWELLING 6 BEDROOMS REDUCED TO (3 BEDROOM)
+
4 EMPLOYEES
270 + 60
DESIGN FLOW: 330 (GALLONS/DAY)

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE	CONDITION
9	D

DEPTH TO LIMITING FACTOR: 12.

SIZE RATINGS USED FOR DESIGN PURPOSES
1. ☐ SMALL
2. ☐ MEDIUM
3. ☐ MEDIUM-LARGE
4. ☐ LARGE
5. ☒ EXTRA LARGE

DISPOSAL AREA TYPE/SIZE
1. ☐ BED _____ Sq. Ft.
2. ☒ CHAMBER 1250 Sq. Ft.
☒ REGULAR ☐ H-20
3. ☐ TRENCH _____ Linear Ft.
4. ☐ OTHER: _____
55 PLASTIC CHAMBERS

SITE EVALUATOR STATEMENT

On JULY 27, 1994 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Albert Frick — Site Evaluator Signature
163 — SE#
9/6/94 — Date

(Local Plumbing Inspector's Signature if permit is for Seasonal Conversion.)

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation: PORTLAND

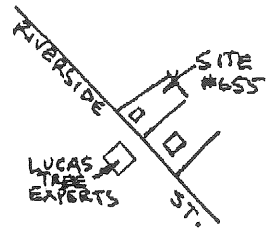
Street, Road, Subdivision: 655 RIVERSIDE STREET

Owners Name: PORTER DRYWALL, INC.

SITE PLAN

Scale 1" = 50 Ft.

SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP1 ☒ Test Pit ☐ Boring

" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistency	Color	Mottling
0 SILT LOAM	FRIABLE	DARK BROWN	
15 SILTY CLAY	FIRM	OLIVE	COMMON DISTINCT

Soil Profile	Classification Condition	Slope %	Limiting Factor	
9	D		12	☒ Ground Water ☐ Restrictive Layer ☐ Bedrock

Observation Hole _____ ☐ Test Pit ☐ Boring

" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistency	Color	Mottling

Soil Profile	Classification Condition	Slope %	Limiting Factor	
				☐ Ground Water ☐ Restrictive Layer ☐ Bedrock

Albert Frick
Site Evaluator Signature

163
SS #

9/12/94

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

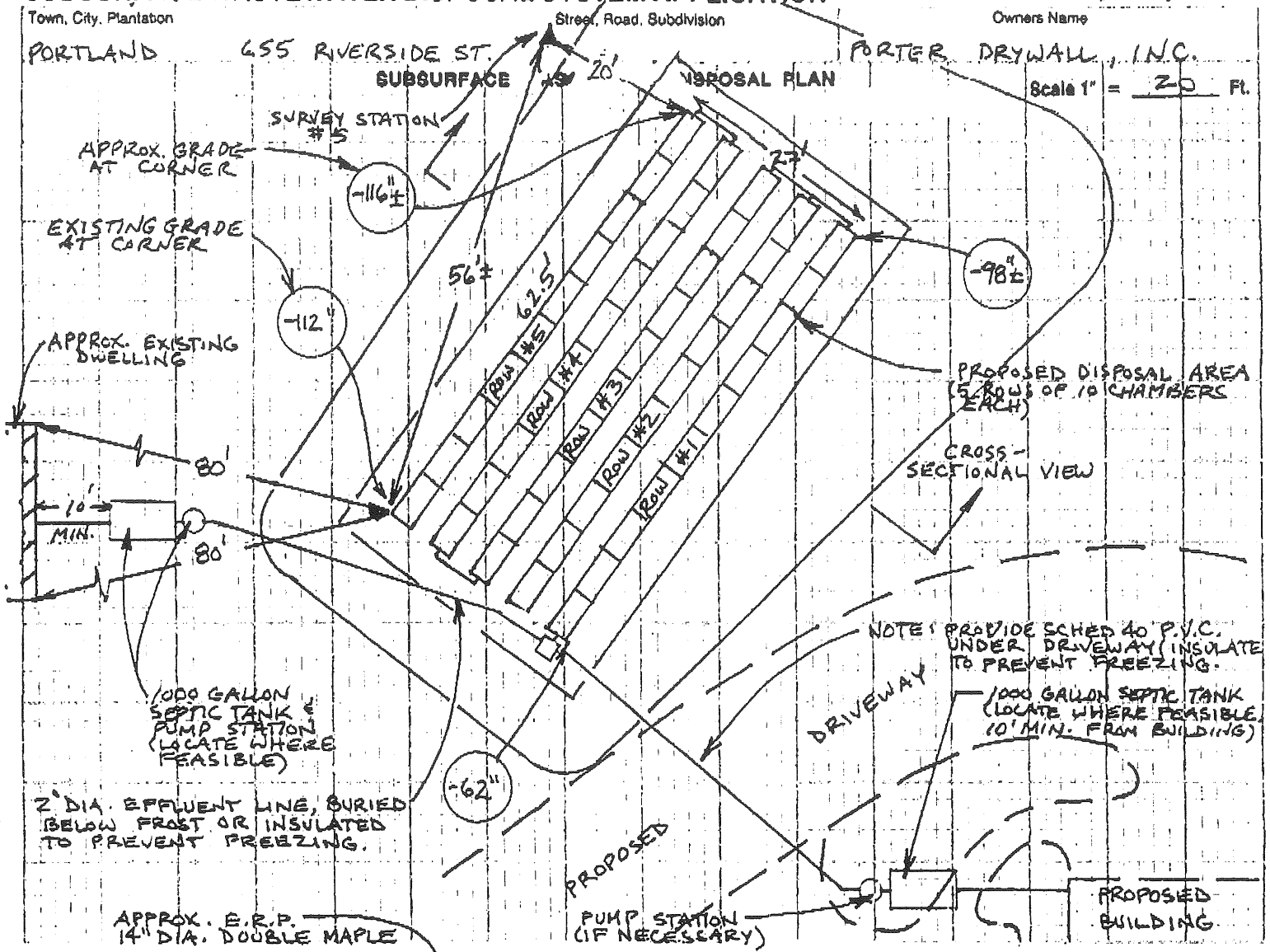
Town, City, Plantation: PORTLAND

Street, Road, Subdivision: 655 RIVERSIDE ST.

Owners Name: PORTER DRYWALL, INC.

SUBSURFACE DISPOSAL PLAN

Scale 1" = 20 Ft.



FILL REQUIREMENTS

Depth of Fill (Upslope): 24"-62"± Reference Elevation is

Depth of Fill (Downslope): 32"-36"± Bottom of Disposal Area

Top of Distribution Lines or Chambers

CONSTRUCTION ELEVATIONS

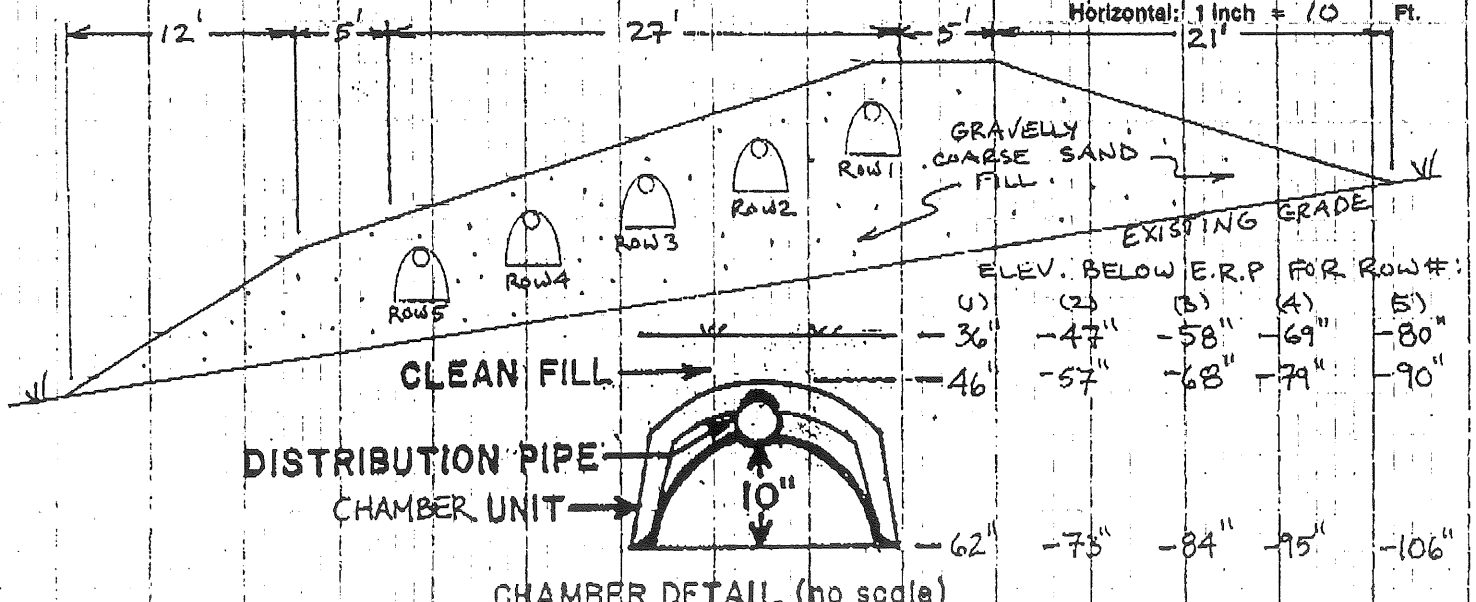
00 SEE DETAIL BELOW

ELEVATION REFERENCE POINT LOCATION & DESCRIPTION

NAIL IN 14" DIA. DOUBLE MAPLE, 50" ABOVE BASE OF TREE.

DISPOSAL AREA CROSS SECTION

Scale:
Vertical: 1 Inch = 5 Ft.
Horizontal: 1 Inch = 10 Ft.



ELEV. BELOW E.R.P FOR ROW #:

(1)	(2)	(3)	(4)	(5)
-36"	-47"	-58"	-69"	-80"
-46"	-57"	-68"	-79"	-90"
-62"	-73"	-84"	-95"	-106"

CHAMBER DETAIL (no scale)

Albert Frick — Site Evaluator Signature

163 — SE #

9/12/94 — Date

Mark Stimson Associates
CONTRACT FOR SALE OF REAL ESTATE

7/12/94 19

RECEIVED OF Kenneth & Jack Porter, whose mailing address is 1021 Riverside St, Portland, hereinafter called "Purchaser," the sum of ($ 5,000) Five Thousand Dollars as earnest money and in part payment on account of the purchase price of the real estate at 641-671 Riverside St in the town/city of Portland, in the County of Cumberland, State of Maine, currently owned by Mary Schidzig, hereinafter called "Seller," described as follows:
2½ Story Vacant home w/ 115,313 S.F. lot for- Road Frontage 323'
Map 311 Lot A6

(Title Reference: Book 10857, Page 31, Cumberland County Registry of Deeds)

1. FIXTURES: All fixtures are to be included in this sale, including all existing storm windows and screens, shades and/or blinds, shutters, curtain rods, and electrical fixtures, but excluding: _____.

2. PERSONAL PROPERTY: The following items of personal property are included in this sale: _____.

3. PURCHASE PRICE: The total purchase price is ($_____) _____ dollars, with payment to be made as follows:

4. ACCEPTANCE: Seller's acceptance shall be given on or before 7/13/94.

5. EARNEST MONEY: Earnest money is received and held by Re/Max Vacationland, who shall act as escrow agent until transfer of title. In the event of Seller's non-acceptance, this earnest money shall be promptly returned to Purchaser.

6. CLOSING DATE: A good and sufficient deed conveying marketable title shall be delivered to Purchaser, and this transaction shall be closed and Purchaser shall pay the purchase price as provided herein and execute all papers necessary for the completion of the purchase within 45 days of Effective Date of this Contract.

7. POSSESSION/OCCUPANCY: Full possession will be given *immediately* upon transfer of title, unless otherwise agreed to in writing by both Purchaser and Seller.

8. FINANCING: This Contract is subject to Purchaser obtaining a Commercial loan of 75 % of the purchase price, at a ☑ fixed or an ☐ adjustable initial interest rate of not more than Prevailing % and amortized over a period of 25 years, Purchaser to pay not more than 0 points. If Purchaser is unable to obtain said loan, Purchaser may declare this Contract null and void and the earnest money shall be promptly returned to Purchaser.

   a. Purchaser is under a good-faith obligation to actively seek and accept financing on the above described terms and shall make application for said mortgage within 7 days of Effective Date of this Contract. Purchaser acknowledges that a breach of this good-faith obligation will be a breach of this Contract.

   b. This Contract is subject to (1) a written statement from the lender within 15 days of Effective Date of this Contract indicating that Purchaser has made application and that, based upon the information given and subject to verification, is qualified for the loan requested, and (2) final loan approval within 30 days of Effective Date of this Contract.

   If either of such loan approvals is not obtained within said time periods, Seller may declare this Contract null and void, and earnest money shall be promptly returned to Purchaser.

9. POINTS: Seller agrees to pay $ 0 towards points and/or closing costs.

10. INSPECTIONS: This Contract is subject to the following inspections with results being satisfactory to Purchaser:

TYPE OF INSPECTION	YES	NO	
a. General Building	____	✓	within ____ days from Effective Date
b. Sewage disposal (upgrade for bigger design)	✓	____	within 14 days from Effective Date
c. Radon Air Quality	____	✓	within ____ days from Effective Date
d. Radon Water Quality	____	✓	within ____ days from Effective Date
e. Asbestos	____	✓	within ____ days from Effective Date
f. Lead Paint	____	✓	within ____ days from Effective Date
g. Other _____	____	____	within ____ days from Effective Date

All inspections will be done by inspectors chosen and paid for by Purchaser. If the result of any inspection is unsatisfactory to Purchaser, Purchaser may, ***by notifying Seller in writing within the specified number of days,*** declare this Contract null and void and any earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that an inspection is unsatisfactory within the time period set forth above, the contingency shall be deemed to have been waived by Purchaser with respect to that inspection. In the absence of the inspections listed above, Purchaser is relying completely upon Purchaser's own opinion as to the condition of the premises.

11. WATER TEST: If the water supply to the premises is private, Seller will provide, at Seller's expense, a New Water Supply test with "Satisfactory" results in accordance with the requirements of the State Bureau of Health and/or lending institution within N/A days of Effective Date of this Contract. If the water supply test results are "Unsatisfactory" or "Satisfactory" with any qualification, the water test results must be acceptable to Purchaser. If the results are unacceptable to Purchaser, Purchaser may, ***by notifying Seller in writing within 3 days after receiving the test results,*** declare this Contract null and void and earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that the water test results are unacceptable within the time period set forth above, this contingency shall be deemed to have been waived by Purchaser.

12. DISCLOSURE: Purchaser acknowledges receipt of Seller's written disclosures regarding:
Water source yes ✓ no ____; Sewage disposal yes ✓ no ____;
Insulation yes ____ no ✓; Hazardous waste yes ____ no ✓.

If any of the above items is marked "no," the information is not currently available and this Contract is subject to Purchaser receiving and approving that information within 5 days of Effective Date of this Contract.

13. PRORATIONS: The following items shall be pro-rated as of transfer of title: fuel oil; rent; association fees, and real estate taxes for the fiscal year. (Seller is responsible for any unpaid taxes for prior years). Metered utilities such as electricity, water and sewer will be paid through date of closing by Seller. Purchaser and Seller will each pay their transfer tax as required by the State of Maine.

14. DEED: The property shall be conveyed by a Warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record and shall be subject to applicable land use laws and regulations.

15. TITLE: Should the title prove defective, then Seller shall have a reasonable time, not to exceed 30 days after receiving written notice of such defect or defects, to remedy the title and hereby agrees to use diligent efforts to cure any such defects. If, within such 30 days, the defect or defects are not corrected so that there is a marketable title, the Purchaser may, within 5 days thereafter, at Purchaser's option, declare this Contract null and void and withdraw said earnest money and be relieved from all obligations hereunder.

16. RISK OF LOSS: The risk of loss or damage to the premises by fire or otherwise until transfer of title is assumed by Seller. Purchaser may do a walk-through inspection of the property within 48 hours prior to closing to ascertain that the premises are in substantially the same condition as of the date of this contract, reasonable wear and tear excepted.

17. DEFAULT: In the event of a default by Purchaser, Seller may employ all legal and equitable remedies, including without limitation, termination of this Contract and forfeiture by Purchaser of the earnest money. In the event of a default by Seller, Purchaser may employ all legal and equitable remedies, including without limitation, termination of this Contract and return to Purchaser of the earnest money. In the event of an asserted default, the escrow agent at its option may either (i) refuse to release the earnest money without a written release signed by both parties consenting to its disposition or (ii) after providing 30 days written notice to both parties, release the earnest money to the party whom the escrow agent believes in good faith is entitled to it.

18. AGENCY DISCLOSURE: Unless Purchaser has hired an agent to represent Purchaser's interest in the transaction, Purchaser acknowledges having been informed that listing and selling agents represent the interest of Seller and have a duty to relay to Seller information material to the sale acquired from Purchaser or other sources. The following agency relationships are confirmed for this transaction. (Check and complete either A or B)

☐ A. Listing Agency Re/Max and listing associate Peter McLeod represent Seller exclusively
Selling Agency M.S.A. and selling associate Derrick Banks represent: ☐ Seller exclusively ☑ Purchaser exclusively

☐ B. Mark Stimson Associates is a Disclosed Dual Agent as described in the Disclosed Dual Agency Consent form attached.

19. HOME WARRANTY: Home ☐ is ☒ is not covered by a Home Warranty contract.

20. DISPUTE: Any dispute or claim arising out of or relating to this Contract or the property addressed in this Contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the closing of this transaction.

21. WITHHOLDING: Seller is aware that Maine law requires Purchaser to withhold 2.5% of the sale proceeds unless Seller certifies residency in Maine at the time of closing or is otherwise exempt from this provision.

22. HEIRS: This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the respective parties.

23. WRITTEN AGREEMENT: This Contract completely expresses the obligation of the parties and is entered into by each party after opportunity for reasonable investigation, neither party relying on any statements or representations not contained in this Contract made by the other or on their behalf. This Contract will be construed according to the laws of the State of Maine.

24. EFFECTIVE DATE: This Contract is a binding contract when signed by both Seller(s) and Purchaser(s) and when that fact has been communicated to all parties or to their agents.

☐ Addendum attached

25 Subject to City approval for a Single family home plus office/Business
With-in 7 Days of effective Date of this Contract

26 This Contract is subject to the Verification of existing, future and pending Zoning laws for Subject Property. This Verification must meet buyers needs and approval with-in 7 Days of effective D.O.

A copy of this Contract is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, consult an attorney.

I/We hereby agree to purchase the premises at the price and upon the terms and conditions set forth in this Contract.

7/12/94 — Date
Purchaser — 212 64 6327 — Soc. Sec.#

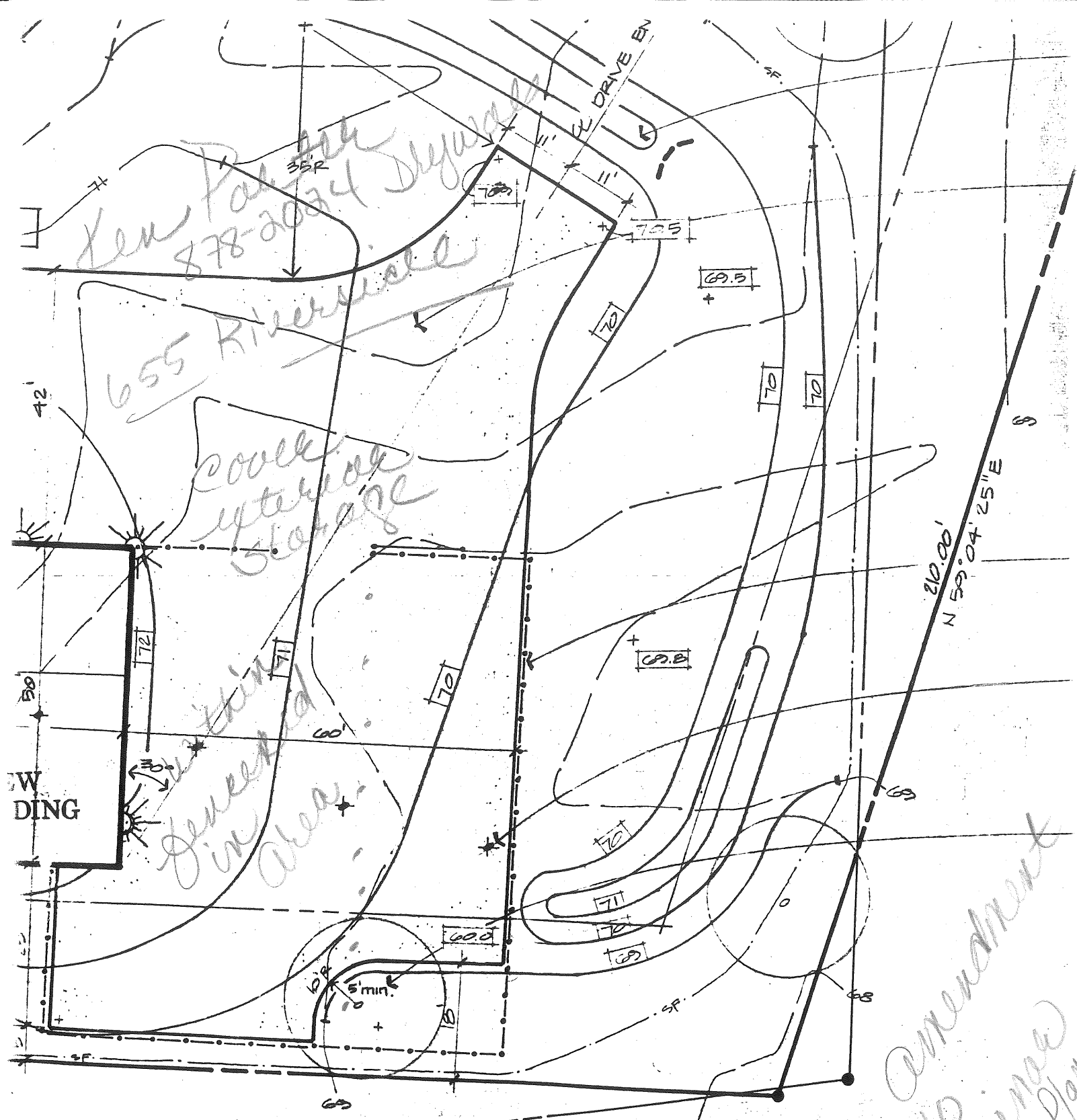
7/12/94 — Date
Purchaser — 213-52-3535 — Soc. Sec.#

I/We hereby accept the offer and agree to deliver the premises at the price and upon the terms and conditions above stated. I/We further agree to pay Broker for services according to the terms of the listing agreement. In the event earnest money is forfeited by Purchaser, one-half thereof shall be paid to Broker and the remainder to me/us, provided, however, that Broker's portion shall not exceed the full amount of the commission specified.

07-13-94 — Date
Seller — 004-32-1878 — Soc. Sec.#

Date
Seller — Soc. Sec.#

Effective Date 7/12/94
Throughout this Contract, the term "days" means calendar days



Ken Porter 878-2034 Skyward

655 Riverside

cover exterior storage

screened in area

15 x 60 +/- draper metal roof to match bldg.

amendment to original site plan

PROJECT INFORMATION

APPLICANT: KENDALL PORTER
89 AUBURN ST. SUITE 1004
PORTLAND ME. 04103

SITE DATA: 2.25 ACRE LOT
ZONE: INDUSTRIAL 1

N/F
WILLIAM S. & BERNADETT M. ACKER
2063/4

Pl & Urban Development

Joseph E. Gray Jr.
Director

CITY OF PORTLAND

ober 3, 1994

10/12/94

en Porter
orter Drywall
89 Auburn Street
Portland, ME 04103

Re: Porter Drywall, Inc. - 655 Riverside Street

Dear Mr. Porter:

On September 30, 1994, the Portland Planning Authority granted minor site plan approval for construction of a 1,750 sq. ft. building, parking lot and access road at 655 Riverside Street.

The approval is based on the submitted site plan dated September 15, 1994, last revised 9/23/94. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

The site plan approval is conditional upon the following:

1. The level lip spreader detail, sediment filter barrier detail and hay bale barrier detail provided in the September 28, 1994 submittal by Mohr & Seredin shall be placed on the plans for construction reference.

2. A performance bond shall be posted for the cost of providing and installing 80 l.f. of new granite curb extending from the limit of existing curb to the guardrail located at the northerly corner of the parcel. The applicant may reset existing curb that will be removed upon approval of the Development Review Coordinator prior to construction. Granite curb shall be installed in accordance with City of Portland standards. The performance bond shall also include the costs for paving within the public R.O.W., installation of erosion control measures and the level lip spreader.

3. If outdoor storage of a dumpster will occur, a 6' stockade fence shall enclose the container.

4. The proposed swale located adjacent the easterly end of the gravel storage area shall be graded with a minimum depth of 12".

5. Prior to construction, the constructor/owner shall contact the Development Review Coordinator (874-8300) to schedule a pre-construction meeting.

6. The entrance radius shall be 25' instead of 35' as shown on the site plan.

M O H R & S E R E D I N
Landscape Architects, Inc.

MEMORANDUM

DATE: March 6, 2003

TO: Sarah Hopkins, City of Portland

FROM: Michael King, Mohr & Seredin Landscape Architects

RE: Porter Drywall: Copies of Approved Site Plans

Attached please find seven (7) copies of approved site plan amendment for Porter Drywall, 655 Riverside Street. The City requested these copies in its January 13, 2003 approval letter. If you have any questions regarding these plans, please give me a call at 871-0003. Thank you.

18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

Department of Planning & Development
Lee D. Urban, Director

CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Ecomonic Development

January 13, 2003

Mr. Michael King
Mohr & Seredin Landscape Architects, Inc.
18 Pleasant Street
Portland, ME 04101

RE: Porter Drywall-655 Riverside Street-Amended Site Plan
CBL: 311-A-6001
APP #: 2002-0249

Dear Mr. King:

On January 13, 2003, the Portland Planning Authority granted minor site plan approval for the amended site plan for Porter Drywall, located at 655 Riverside Street

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

Please provide seven (7) sets of the revised plans at your convenience.

If there are any questions, please contact the Planning Staff.

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Program Manager
Jonathan C. Spence, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jodine Adams, Inspections
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File
Correspondence File

389 Congress Street • Portland, Maine 04101 • (207) 874-8721 • FAX 756-8258 • TTY 874-8936

Key Bank of Maine
A KeyCorp Bank

286 Water Street
P.O. Box 429
Augusta, Maine 04332-0429
(207) 623-4721

ok,

KEY BANK OF MAINE
IRREVOCABLE STANDBY LETTER OF CREDIT (STRAIGHT)

Date of Issue: October 24, 1994
Letter of Credit Number: KBM0321

BENEFICIARY

City of Portland
Attn: Joseph Gray
389 Congress St.
Portland, Maine 04101

APPLICANT

Porter Drywall Inc.
89 Auburn St. Suite 1004
Portland, Maine 04103

Gentlemen:

We hereby establish our Irrevocable Standby Letter of Credit No. KBM0312 in your favor for the account of Porter Drywall, Inc., in the amount of Eight Thousand and no/100 Dollars ($8,000.00).

You are authorized to draw your drafts at sight on Key Bank of Maine, Falmouth, Maine. Drafts must be marked: "Drawn under Key Bank of Maine, Falmouth, Maine, Letter of Credit Number KBM0321, dated October 24, 1994".

Each draft shall be accompanied by the following:

1. A statement purportedly signed by one of your authorized officers, indicating name and title, quoting the following:

   "The amount drawn represents funds due to the City of Portland due to a default or non-performance under an agreement with the City of Portland to make improvements at the street and property line."

Partial drawings are permitted until such time as the aggregate amount of drafts hereunder total: Eight Thousand and no/100 ($8,000.00).

(Continued)

Attached to and forming part of Irrevocable Credit Number: **KBM0321**

Presentation of the original Letter of Credit and any amendments thereto are required for any drawings hereunder.

It is a condition of this Letter of Credit that it shall be deemed automatically extended for one (1) year from the present or any future expiration date thereof, unless thirty (30) days prior to any such date we shall notify you in writing at the above address via certified mail that we elect not to consider the Letter of Credit renewed for any additional period.

This Letter of Credit sets forth in full the terms of our undertaking and such an undertaking shall not in any way be modified, amended or amplified by reference to any documents, instruments or agreements referred to herein, or in which this Letter of Credit is referred to or to which this Letter of Credit relates, and any such reference shall not be deemed to incorporate herein by reference to any such documents, instruments or agreements.

This Letter of Credit is not transferable.

Except so far as otherwise expressly stated, this documentary credit is subject to the "Uniform Customs and Practice for Documentary Credits" (1993 Revision) International Chamber of Commerce, Publication No. 500 and for those matters not covered in Uniform customs and Practice for Documentary Credits, it is governed by the laws of the State of Maine.

We engage with you that all drafts and documents drawn under and in compliance with the terms of this Letter of Credit will be duly honored by us on delivery of documents as specified if presented at Key Bank of Maine, Falmouth, Maine on or before October 24, 1995, or any automatically extended date as hereinbefore set forth.

Sincerely,

Key Bank of Maine

By: _____
Jayne Crosby Giles
Senior Vice President

Inspection Services
Samuel P. Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 21, 1994

RE: 655 Riverside Street

Porter Drywall, Inc.
655 Riverside St.
Portland, Maine 04103

Dear Sir:

Your application to construct a 35' X 50' building (warehouse), has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

Site Plan Review Requirements

Inspection Services Approved P. S. Hoffses
Public Works Approved with conditions(see attached) O. McCullough
Planning Div. Approved with conditions(see attached)
Fire Department Applicant must show hydrant within 500' path of travel
LT. McDougal

USE GROUP S2 BUILDING & FIRE CODE REQUIREMENTS TYPE 5B

1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.(A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the City's building code. (The BOCA National Building Code/1993)
4. The wall between the warehouse and office shall have a fire resistance rating assembly of two(2) hours.
5. Your plan does not show access to the second floor. If stairs are being constructed, they shall meet the requirements of Chapter 10 Section 14 of the City's building code.

SebagoTechnics
Engineering & Planning for the Future

September 20, 1994
188

Mr. Stephen Mohr, ASLA
Mohr & Seredin
18 Pleasant Street
Portland, ME 04101

Porter Drywall, 655 Riverside Street

Dear Mr. Mohr:

On behalf of the City of Portland Planning Department, we have reviewed the September 15, 1994 site plan (latest revision 9/19/94) for Porter Drywall, 655 Riverside Street in Portland. We have the following comments:

1. The plan should be stamped by a Registered Land Surveyor. There is an apparent discrepancy in the boundary survey which needs to be resolved. It appears that there is a dispute concerning the location of property boundaries.

2. The site plan does not indicate the owner's address and does not indicate the total area of the parcel. Please add this information to the plan.

3. The location of on-site solid waste receptacles is not indicated on the plan. Solid waste receptacles should be screened by a stockade fence.

4. Driveway width and parking spaces indicated do not meet Portland code. The driveway should be 24 feet wide for two-way traffic, and parking spaces should be 9' x 19', with a 24' aisle.

5. In reviewing the site, we noted that the frontage on Riverside Street has existing granite curb. Several of the stones require resetting. Also, granite curb does not extend along the entire frontage. This work should be included as part of the site plan.

6. The narrative attached to the site plan indicates that stormwater runoff will not significantly increase due to the development. This statement is not substantiated by stormwater calculations. Calculations of pre and post-runoff should be provided, along with the size of the existing culvert under Riverside Street and the condition of the downstream water course between the site and the Presumpscot River.

12 Westbrook Common P.O. Box 1359 Westbrook, Maine 04098-1359 207-856-0277 Fax 207-856-2206

7. The use of a holding tank should be reviewed with the City's Inspections Division. Why were the plans revised eliminating the septic field?

Please forward a revised site plan, incorporating the comments listed above, to the City Planning Department.

Sincerely,

SEBAGO TECHNICS, INC.

Owens A. McCullough, P.E.
Acting Development Review Coordinator
City of Portland

OAM:jc

cc: Alex Jaegerman

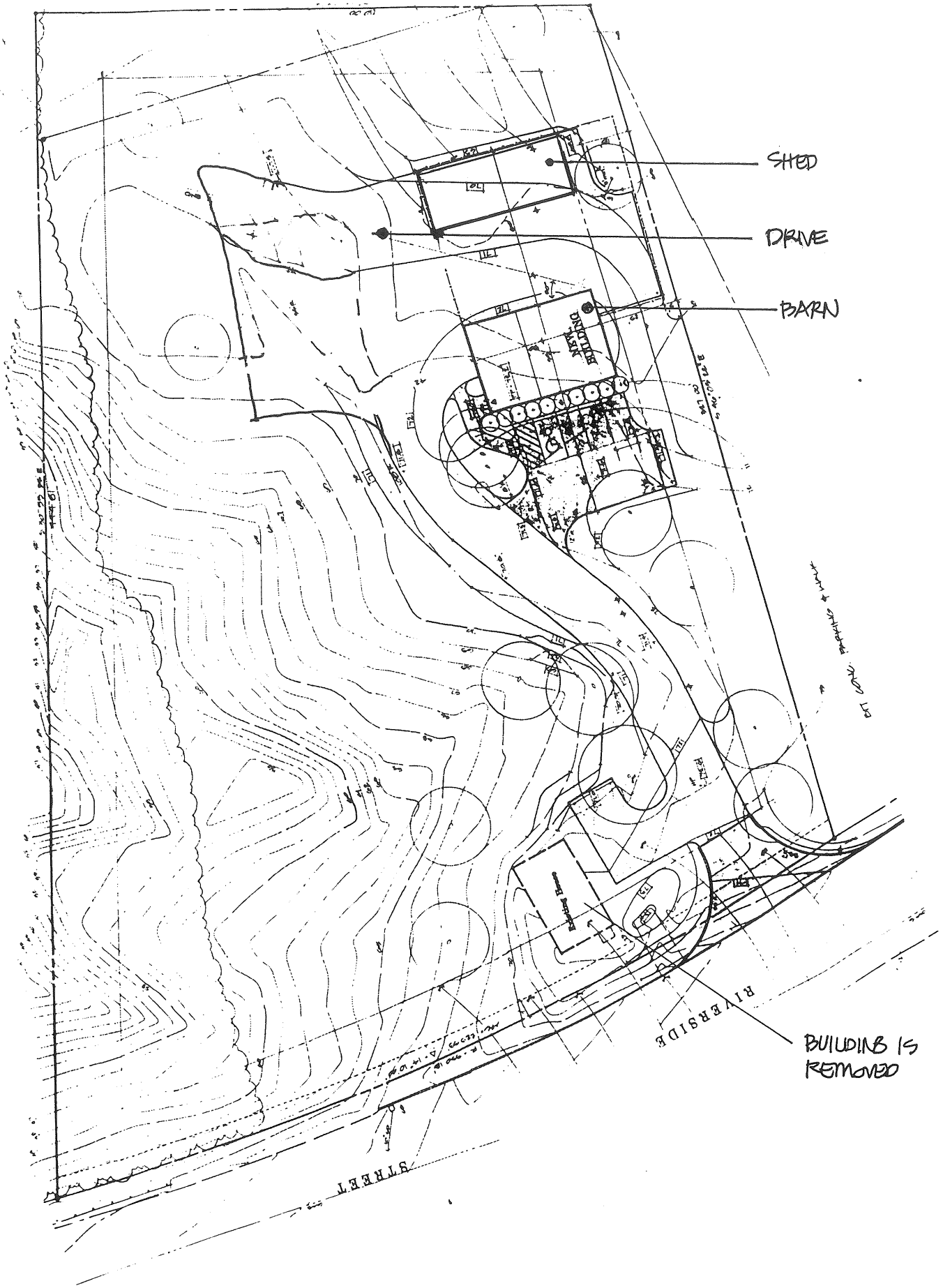
Stormwater Management

Porter Drywall, Riverside Street
April 27, 1998

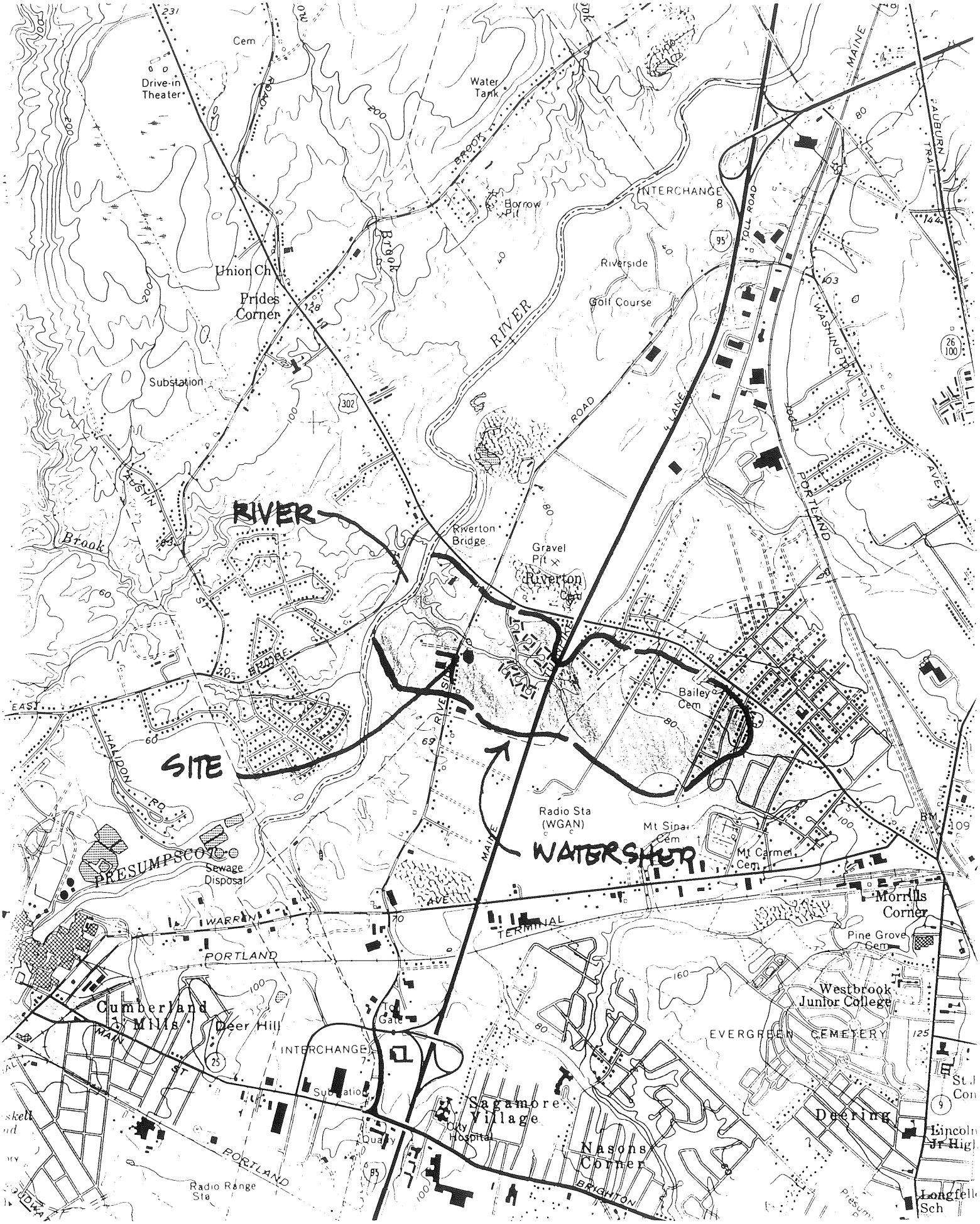
In 1994, the City of Portland approved the construction of approximately 20,500 square feet of new drives, parking, and building to be constructed on the Porter Drywall lot. The stormwater management utilized at that time was shallow swales with rip-rap and a level lip spreader to keep stormwater flows in non-concentrated form. The sheet flows were directed to the stream on the north side of the lot, which drains a significantly larger watershed extending east into the Riverton Housing area.

At the time of approval in 1994, Mohr &Seredin/Land Use Consultants worked with Owen McCullough, PE of Sebago Technics who was the City of Portland's Development Review Coordinator. After reviewing the small stormwater increase, the decision was made to allow the post development storm flows to be released without detention due to the position of this site in the lower area of the larger watershed. The flows that were not infiltrating into the soils would flow to the Presumpscot River prior to the peak watershed flows passing this site.

The proposed plan represents an addition of roughly 10,000 square feet, the flows from which will be treated as sheet flow. Based on the prior approved stormwater management plan, this proposed plan is to let the post development flows from the property enter into the stream as sheet flow without detention in order to have the site peak flows through the stream prior to the larger watershed's peak flow passing the site.



EXISTING CONDITIONS
1" = 50
PORTER DRYWALL.
MAY 1998.



PORTER DRYWALL
RIVERSIDE ST.

WATERSHED PLAN.

M O H R & S E R E D I N

Landscape Architects, Inc.

October 14, 1994

Joseph E. Gray, Jr.
Director of Planning and Urban Development
City Hall
Portland, Maine

Re: Porter Drywall, 655 Riverside Street

Dear Joe,

Pursuant to your letter to Mr. Porter, dated October 3, 1994, we have revised the site plan to reflect the conditions stated. More specifically we have:

1. shown the level lip spreader, sedimentation filter barrier and hay bale barrier details on the plan;

2. noted that the swale at the easterly end of the gravel storage lot to be a minimum of 12" deep;

3. revised the entrance radius from 35' to 25'.

Additionally, Mr. Porter would like planning staff approval to change his electrical service from the approved underground location to an overhead service. Due to the timing associated with this season's construction and the relative ease to run overhead electric, we feel this is a viable request. Thank you in advance for considering our request. Please feel free to call if you have any questions.

Sincerely,

Thomas S. Farmer/DEK

Thomas S. Farmer

Attachment

18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

M O H R & S E R E D I N

Landscape Architects, Inc.

September 28, 1994

Mr. Alexander Jaegerman
Chief Planner
Portland Planning Department
City Hall
389 Congress Street
Portland, ME 04101

Re: Porter Drywall Site Plan

Dear Alex,

Enclosed you will find a stamped Boundary Survey for the property at 655 Riverside Street, under option for purchase by Kendall Porter from Andrew J. Schidzig, Jr. The proposed development stays within the innermost property bounds shown on the plans. The areas of discrepancy in property lines are under review and will be resolved in the future with lines of agreement with the abutters. The outcome of these agreements will not change the present site plan layout.

The drainage design has been revised to add a level lip spreader and shallow depression adjacent to the road to central stormwater. Owens has reviewed this information and has found this to be acceptable. Notes pertaining to the drainage and erosion controls have been added as requested.

The existing curbing on Riverside Street that will be removed will be given to the City for reuse when Riverside Street is rebuilt. The 90 feet of new curbing (from the end of the existing curb to the guardrail) has an installed value of $2,700. The curbing given to the City has a material value of $1,450. Mr. Bray has agreed to accept a payment to the Riverside Street escrow account in lieu of curbing installation, and Porter Drywall agrees to pay the City $1,250 ($2,700 less $1,450) and to have the existing curb delivered to a location set by Mr. Bray. The existing curb requiring resetting will be reset at the expense of Porter Drywall.

A copy of the permit for the holding tank is enclosed, as this is a facility which flows less than 500 GPD and the tank will meet plumbing codes. The other minor revisions requested in the September 20, 1994 letter have been made on the plan.

Please call us if you have any questions.

Sincerely,

Stephen B. Mohr, ASLA
Mohr & Seredin

Call Jim Prichard
get estimate from
Cities. Go over this
Confirm this w/
Public works

18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

HOLDING TANK APPLICATION

This form along with a completed HHE-200 form constitutes an application for installation of a holding tank to receive sanitary wastewater. Holding tanks are permitted only for:

a) the replacement of a malfunctioning subsurface disposal system, surface discharge, or overboard discharge when no other alternative is available and no change in usage is proposed;

b) for new commercial or industrial facilities generating less than 500 GPD of wastewater when no other alternative is available;

c) for temporary use by a new single family dwelling when a public sewer will be available within 18 months.

Applications not meeting one of the above criteria will be immediately rejected. Incomplete applications will be returned. Applications for new commercial or industrial facilities require the submission of a $20.00 review fee. The Department reserves the right to require attachment of deed covenants restricting the use of the property as a condition of approval of any holding tank application.

All appropriate blanks must be completed and, all signatures obtained prior to submission for approval.

APPLICANT

First Name: _____ Last Name: PORTER DRYWALL INC.

Address: 89 AUBURN STREET, SUITE 1004

City/Town: PORTLAND State: ME Zip: 04103

PROPERTY

Address: 655 RIVERSIDE STREET

City/Town: PORTLAND ME Zip: _____

[ ] Replacement [X] New Commercial Installation ($20 Review Fee)

Age of old System: _____ Type of Old System: _____

PUMPER

Business Name: _____

Address: _____

City: _____ Zip: _____

Truck Capacity: _____ Can Pump From _____ to _____

Disposal Site: _____

PERTY OWNER

_____, am the owner of the property described in this application. I hereby do swear that all information regarding the past, present, and planned future uses of the property is accurate. I understand that a conventional subsurface wastewater disposal system is not feasible on my property and that the holding tank is only a temporary receptical and requires periodic maintainence. I have contracted with the individual specified on the form as the pumper to periodically empty the holding tank. I further agree to file with the Registry of Deeds and to abide by any deed covenants that may be required by the Department as a condition of approval.

_____ 9.28.94
Property Owner's Signature Date

SITE EVALUATOR

I, ALBERT FRICK, state that I have evaluated the subject property and find that there is no feasible subsurface wastewater disposal system for this property. I have completed an HHE-200 form proposing a holding tank as the only alternative for on-site wastewater disposal.

Albert Frick 9/24/94
Site Evaluator's Signature Date

PUMPER

I, _____, operate a septage removal service as described on this form and have contracted with the property owner to remove holding tank wastes from the subject property. I state that I have the necessary equipment and capacity to service the subject property and that I will dispose of the wastewater at an approved site.

_____ _____
Pumper's Signature Date

LOCAL PLUMBING INSPECTOR

I, _____, local plumbing inspector for the municipality of _____ have visited the subject property and reviewed this application and concure with the site evaluation that a holding tank is the only feasible option for this property.

_____ _____
Local Plumbing Inspector's Signature Date

MUNICIPAL OFFICERS

We, municipal officers for _____, have reviewed this application and do state that the installation of a holding tank on the subject property does not conflict with any local ordinances.

_____ _____ _____
Municipal Officer's Signature Title Date

_____ _____ _____
Municipal Officer's Signature Title Date

_____ _____ _____
Municipal Officer's Signature Title Date

SUBSURFACE WASTEWA[illegible] DISPOSAL SYSTEM APPLICATI[illegible]

Department of Human Services
Division of Health Engineering
(207)289-3826

PROPERTY ADDRESS

Town Or Plantation	PORTLAND
Street Subdivision Lot #	RIVERSIDE STREET,

PROPERTY OWNERS NAME

PORTER DRYWALL, INC.

Last: Porter First: Drywall, Inc.

Applicant Name:	KEN PORTER PORTER DRYWALL, INC.
Mailing Address of Owner/Applicant (If Different)	89 AUBURN STREET, SUITE 1004 PORTLAND, ME. 04103

Caution: Permit Required

The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached here by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Owner/Applicant Statement

I certify that the Information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant — Date: 9-28-94

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

Local Plumbing Inspector Signature — Date Approved

PERMIT INFORMATION

THIS APPLICATION IS FOR:
1. ☒ NEW SYSTEM
2. ☐ REPLACEMENT SYSTEM
3. ☐ EXPANDED SYSTEM
4. ☐ EXPERIMENTAL SYSTEM

SEASONAL CONVERSION
to be completed by the LPI
5. ☐ SYSTEM COMPLIES WITH RULES
6. ☐ CONNECTED TO SANITARY SEWER
7. ☐ SYSTEM INSTALLED – P# _____
8. ☐ SYSTEM DESIGN RECORDED AND ATTACHED

IF REPLACEMENT SYSTEM:
YEAR FAILING SYSTEM INSTALLED _____
THE FAILING SYSTEM IS:
1. ☐ BED 3. ☐ TRENCH
2. ☐ CHAMBER 4. ☐ OTHER: _____

SIZE OF PROPERTY	ZONING
2.25 AC.±	

THIS APPLICATION REQUIRES:
1. ☐ NO RULE VARIANCE
2. ☐ NEW SYSTEM VARIANCE Attach New System Variance Form
3. REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form
   a. Requiring Local Plumbing Inspector Approval
   b. ☐ Requires State and Local Plumbing Inspector Approval
4. ☐ MINIMUM LOT SIZE VARIANCE
- HOLDING TANK APPROVAL

DISPOSAL SYSTEM TO SERVE:
1. SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☒ OTHER WARE HOUSE (SPECIFY)

INSTALLATION IS:
COMPLETE SYSTEM
1. ☒ NON-ENGINEERED SYSTEM
2. ☐ PRIMITIVE SYSTEM (Includes Alternative Toilet)
3. ☐ ENGINEERED (+2000 gpd)

INDIVIDUALLY INSTALLED COMPONENTS:
4. ☐ TREATMENT TANK (ONLY)
5. ☐ HOLDING TANK _____ GAL
6. ☐ ALTERNATIVE TOILET (ONLY)
7. ☐ NON-ENGINEERED DISPOSAL AREA (ONLY)
8. ☐ ENGINEERED DISPOSAL AREA (ONLY)
9. ☐ SEPARATED LAUNDRY SYSTEM

TYPE OF WATER SUPPLY
PUBLIC WATER

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK
1. SEPTIC: ☐ Regular ☐ Low Profile
2. ☐ AEROBIC
HOLDING TANK
SIZE: 1500 GALS.

WATER CONSERVATION
1. NONE
2. ☒ LOW VOLUME TOILET
3. ☐ SEPARATED LAUNDRY SYSTEM
4. ☐ ALTERNATIVE TOILET
SPECIFY: _____

PUMPING
1. ☐ NOT REQUIRED
2. ☐ MAY BE REQUIRED (DEPENDING ON TREATMENT TANK LOCATION AND ELEVATION)
3. REQUIRED
DOSE: _____ GALS.

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)
WARE HOUSE
4 EMPLOYEES
270 + 60
DESIGN FLOW: 330 (GALLONS/DAY)

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE	CONDITION
9	D

DEPTH TO LIMITING FACTOR: 12

SIZE RATINGS USED FOR DESIGN PURPOSES
1. ☐ SMALL
2. ☐ MEDIUM
3. ☐ MEDIUM-LARGE
4. ☐ LARGE
5. EXTRA LARGE

DISPOSAL AREA TYPE/SIZE
1. ☐ BED _____ Sq. Ft.
2. CHAMBER _____ Sq. Ft.
   ☐ REGULAR ☐ H-20
3. ☐ TRENCH _____ Linear Ft.
4. ☒ OTHER: HOLDING TANK

SITE EVALUATOR STATEMENT

On JULY 27, 1994 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Albert Frick — Site Evaluator Signature

163 SE# REVISED 9/12/94 — Date 9/6/94

(Local Plumbing Inspector's Signature if permit is for Seasonal Conversion.) 9/24/94

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation: PORTLAND

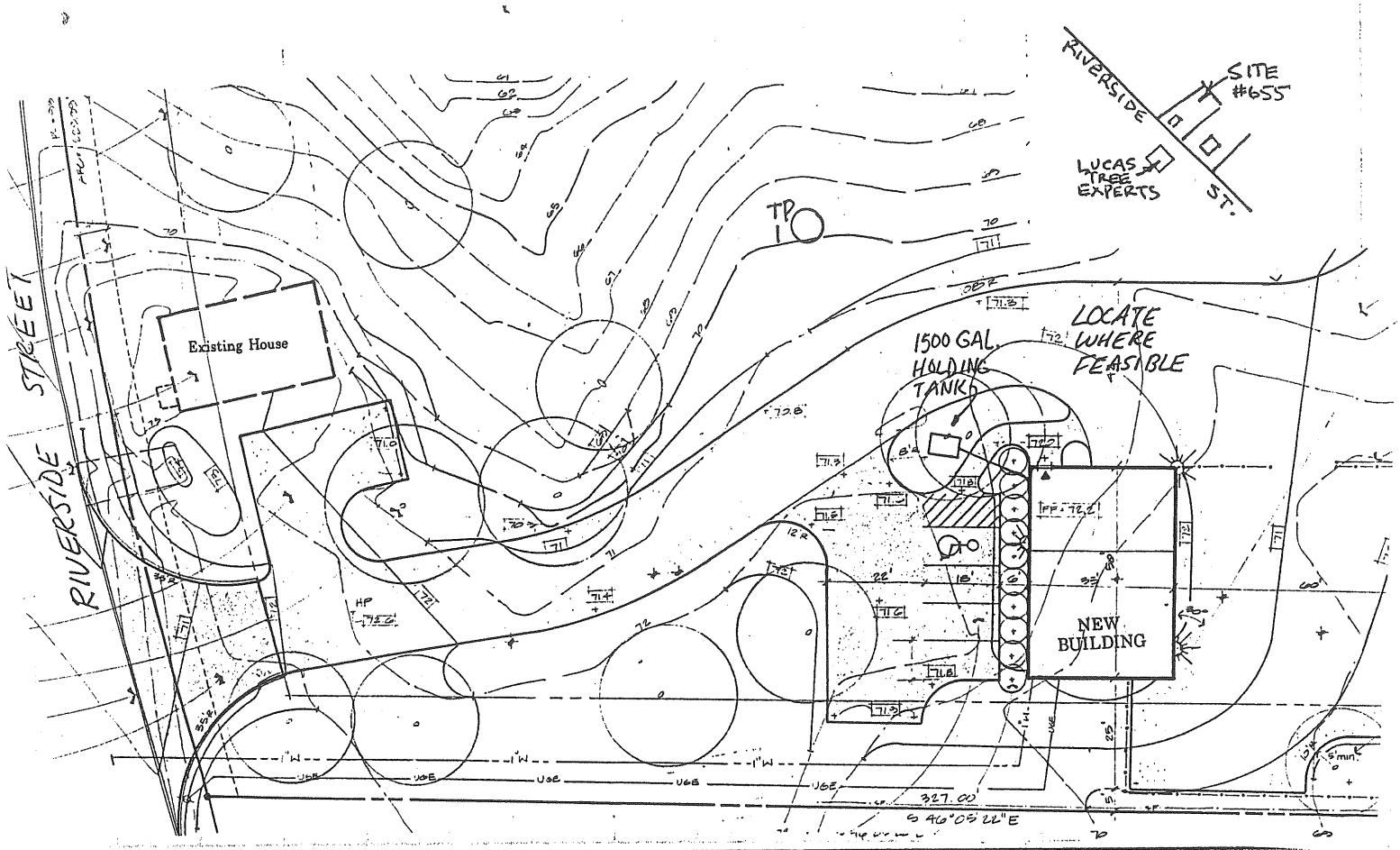
Street, Road, Subdivision: 655 RIVERSIDE STREET

Owners Name: PORTER DRYWALL, INC.

SITE PLAN

Scale 1" = 40 Ft.

SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP1 ☒ Test Pit ☐ Boring

" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

	Texture	Consistency	Color	Mottling
0	SILT		DARK	
6	LOAM	FRIABLE	BROWN	
10				COMMON, DISTINCT
15	SILTY CLAY	FIRM	OLIVE	
20				
30				
40				
50				

Soil	Classification	Slope	Limiting Factor	
9 (Profile)	D (Condition)	____ %	12	☑ Ground Water ☐ Restrictive Layer ☐ Bedrock

Observation Hole _____ ☐ Test Pit ☐ Boring

" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

	Texture	Consistency	Color	Mottling
0				
6				
10				
15				
20				
30				
40				
50				

Soil	Classification	Slope	Limiting Factor	
Profile	Condition	____ %	____	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock

Albert Frick
Site Evaluator Signature

163
SE#

9/12/94
Date

9/21/94

HHE-200 Rev.1/84

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

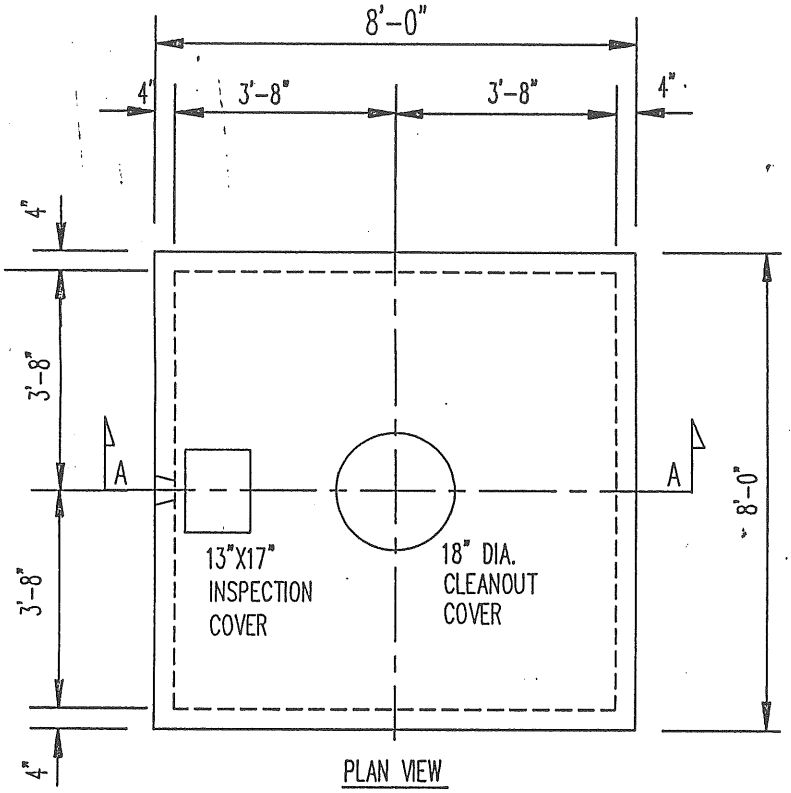
Town, City, Plantation: PORTLAND

Street, Road, Subdivision: 655 RIVERSIDE ST

Owners Name: PORTER DRYWALL INC.

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = _____ Ft.



PLAN VIEW

SUPERIOR CONCRETE ITEM (OR EQUIVALENT)?

ITEM NO.	1450	1451	1452
GALLONS	1000	1500	2000
A	56"	66"	76"
B	46"	56"	66"
TOTAL WEIGHT	12,600	14,500	15,800

LOCATED AS SHOWN ON SITE PLAN

FILL REQUIREMENTS

Depth of Fill (Upslope) _____"

Depth of Fill (Downslope) _____"

CONSTRUCTION ELEVATIONS

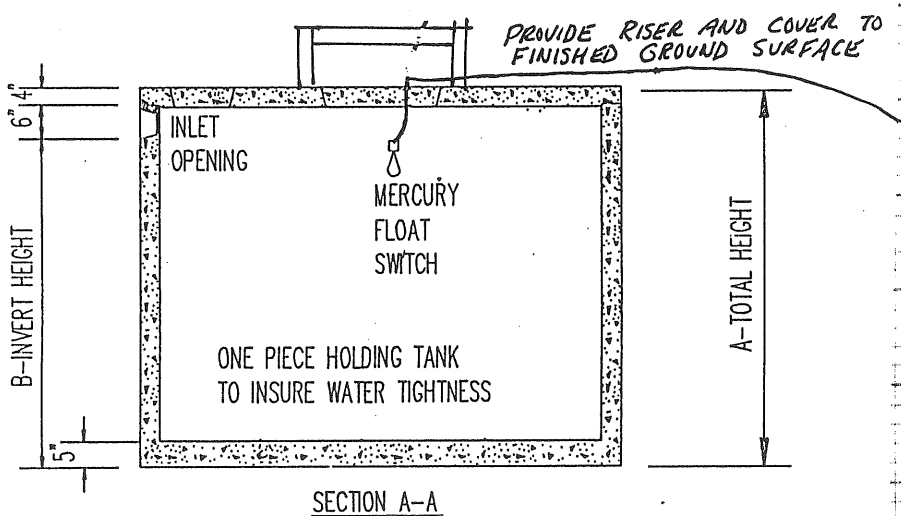
Reference Elevation is _____

Bottom of Disposal Area _____

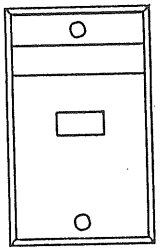
Top of Distribution Lines or Chambers _____

ELEVATION REFERENCE POINT LOCATION & DESCRIPTION

DISPOSAL AREA CROSS SECTION



SECTION A-A



PEABODY BARNES

HIGH WATER ALARM INCLUDES STAINLESS STEEL WALL PLATE WITH RED JEWEL LIGHT AND ONE MERCURY FLOAT SWITCH WITH 10' OF 18/2 CORD.

Albert Frick — Site Evaluator Signature

163 — SE#

9/24/94 — Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207)289-3826

PROPERTY ADDRESS

Town Or Plantation	PORTLAND
Street Subdivision Lot #	RIVERSIDE STREET,

PROPERTY OWNERS NAME

PORTER DRYWALL, INC.

Last: First:

Applicant Name:	KEN PORTER PORTER DRYWALL, INC.
Mailing Address of Owner/Applicant (If Different)	89 AUBURN STREET, SUITE 1004 PORTLAND, ME. 04103

Caution: Permit Required

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Signature of Owner/Applicant — Date: 9.28.94

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I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

Local Plumbing Inspector Signature — Date Approved

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2. ☐ REPLACEMENT SYSTEM
3. ☐ EXPANDED SYSTEM
4. ☐ EXPERIMENTAL SYSTEM

SEASONAL CONVERSION
to be completed by the LPI
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2. ☐ CHAMBER 4. ☐ OTHER: _____

SIZE OF PROPERTY
2.25 AC.±

ZONING

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2. ☐ NEW SYSTEM VARIANCE
Attach New System Variance Form
3. REPLACEMENT SYSTEM VARIANCE
Attach Replacement System Variance Form
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● HOLDING TANK APPROVAL

DISPOSAL SYSTEM TO SERVE:
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2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☒ OTHER WARE HOUSE
SPECIFY

INSTALLATION IS:
COMPLETE SYSTEM
1. ☒ NON-ENGINEERED SYSTEM
2. ☐ PRIMITIVE SYSTEM
(Includes Alternative Toilet)
3. ☐ ENGINEERED (+2000 gpd)
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DESIGN FLOW: 330 (GALLONS/DAY)

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PROFILE	CONDITION
9	D

DEPTH TO LIMITING FACTOR: 12

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Albert Frick — Site Evaluator Signature

163 — SE# REVISED 9/12/94

9/6/94 — Date

(Local Plumbing Inspector's Signature if permit is for Seasonal Conversion.)

9/24/94

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

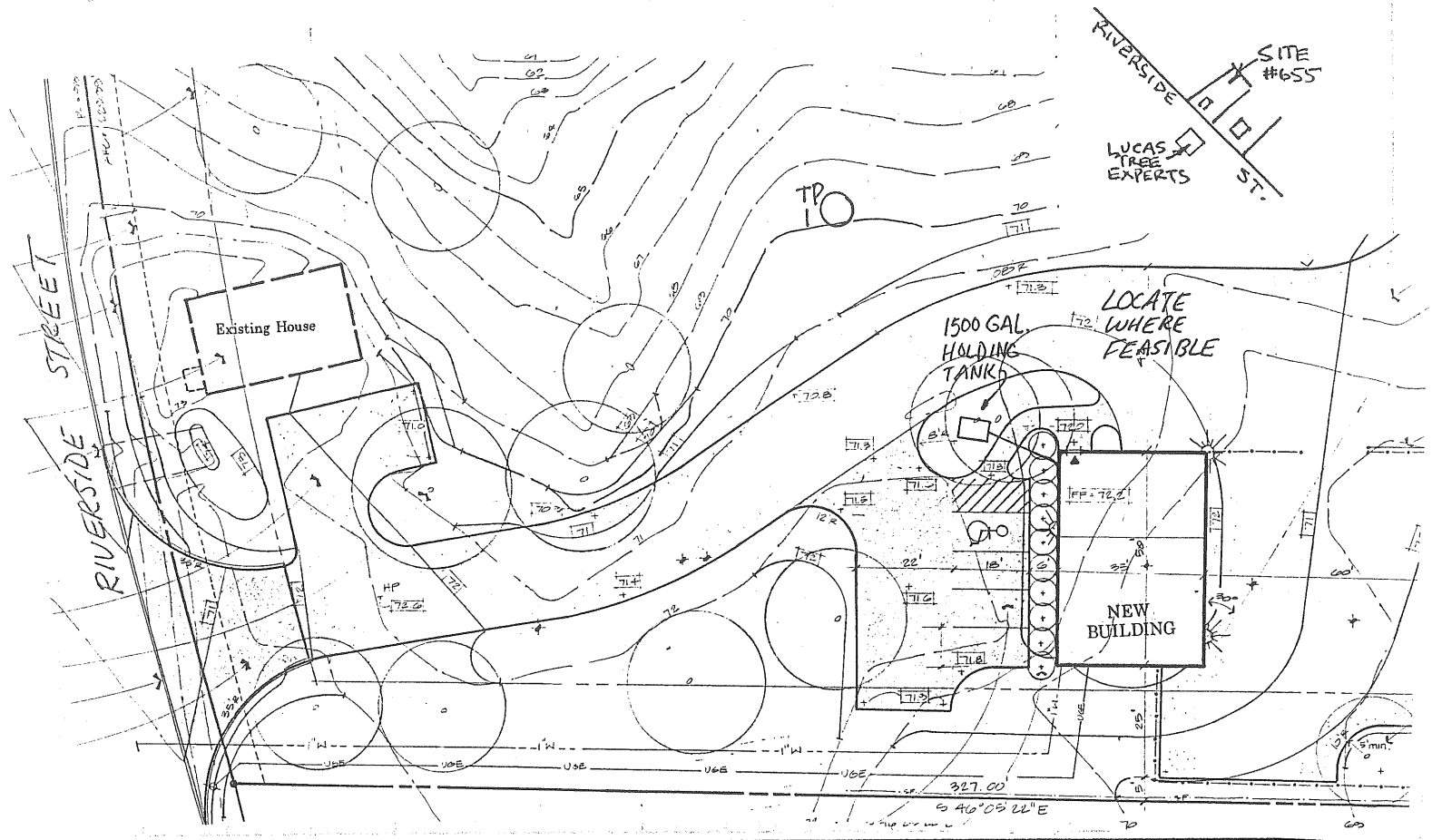
Department of Human Services
Division of Health Engineering

Town, City, Plantation	Street, Road, Subdivision	Owners Name
PORTLAND	655 RIVERSIDE STREET	PORTER DRYWALL, INC.

SITE PLAN

Scale 1" = 40 Ft.

SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)



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10				COMMON, DISTINCT
15	SILTY CLAY	FIRM	OLIVE	
50				

Soil	Classification	Slope	Limiting Factor	
9 Profile	D Condition	%	12 "	☒ Ground Water ☐ Restrictive Layer ☐ Bedrock

Observation Hole _____ ☐ Test Pit ☐ Boring

" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

	Texture	Consistency	Color	Mottling
0				
50				

Soil	Classification	Slope	Limiting Factor	
Profile	Condition	%	"	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock

Albert Frick
Site Evaluator Signature

163
SE#

9/12/94
Date 9/12/94

HHE-200 Rev.1/84

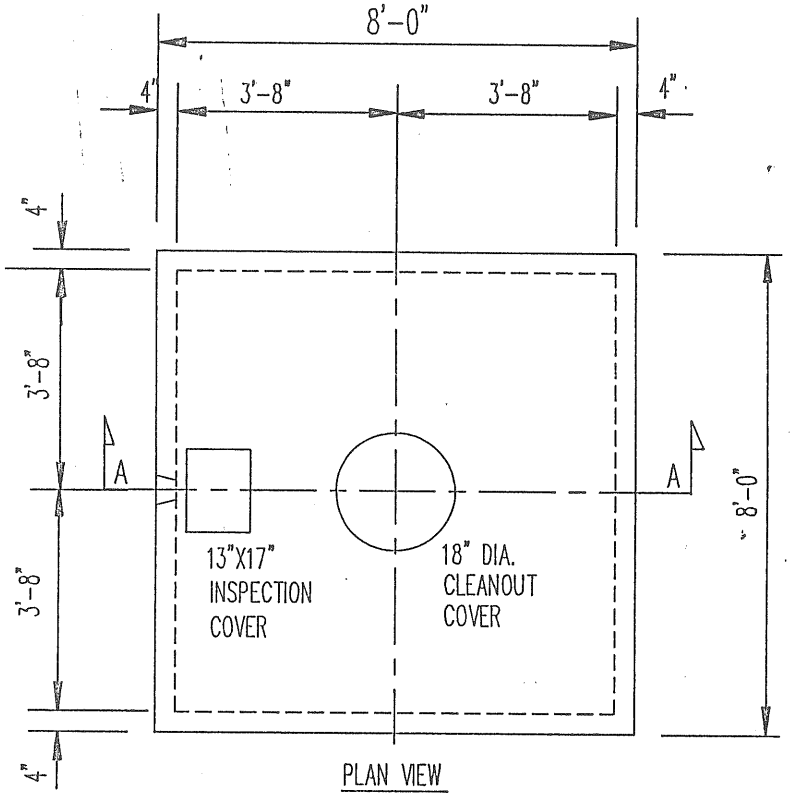
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation: PORTLAND | Street, Road, Subdivision: 655 RIVERSIDE ST | Owners Name: PORTER DRYWALL INC.

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = _____ Ft.



PLAN VIEW

SUPERIOR CONCRETE ITEM (OR EQUIVALENT)?

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B	46"	56"	66"
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LOCATED AS SHOWN ON SITE PLAN

FILL REQUIREMENTS

Depth of Fill (Upslope) _____"

Depth of Fill (Downslope) _____"

CONSTRUCTION ELEVATIONS

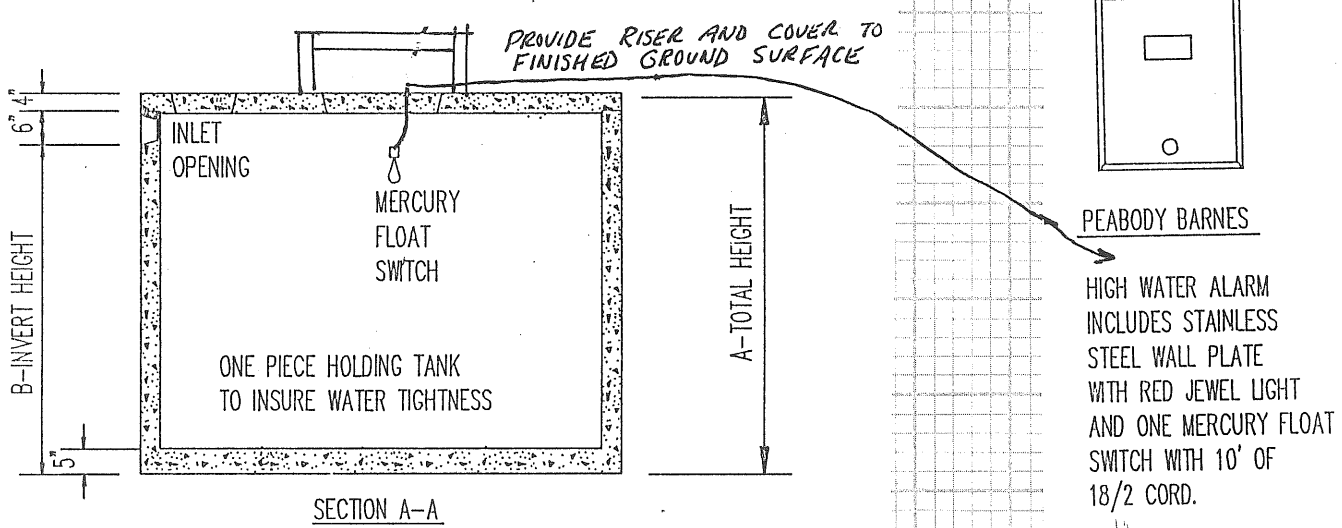
Reference Elevation is _____

Bottom of Disposal Area _____

Top of Distribution Lines or Chambers _____

ELEVATION REFERENCE POINT LOCATION & DESCRIPTION

DISPOSAL AREA CROSS SECTION



SECTION A-A

Albert Frick — Site Evaluator Signature

163 — SE#

9/24/99 — Date

Albert Frick Associates, Inc.
Soil Scientists & Site Evaluators
95A County Road Gorham, Maine 04038
(207) 839-5563 FAX (207) 839-5564

Albert Frick SS, SE
James Logan SS, SE
Matthew Logan SE

PORTLAND	RIVERSIDE ST.	KEN PORTER
TOWN	LOCATION	APPLICANT'S NAME

1) The Plumbing and Subsurface Wastewater Disposal Rules adopted by the State of Maine, Department of Human Services pursuant to 22 M.R.S.A. § 42 (the "Rules") are incorporated herein by reference and made a part of this application and shall be consulted by the owner/applicant, the system installer and/or building contractor for further construction details and material specifications. The system installer should contact **Albert Frick Associates, Inc.** 839-5563, if there are any questions concerning materials, procedures or designs. The system installer and/or building contractor installing the system shall be solely responsible for compliance with the Rules and with all state and municipal laws and ordinances pertaining to the permitting, inspection and construction of subsurface wastewater disposal systems.

2) This application is intended to represent facts pertinent to the Rules only. **It shall be the responsibility of the owner/applicant, system installer and/or building contractor to determine compliance with and to obtain permits under all applicable local, state and/or federal laws and regulations (including, without limitation, Natural Resources Protection Act, wetland regulations, zoning ordinances, subdivision regulations, Site Location of Development Act and minimum lot size laws) before installing this system or considering the property on which the system is to be installed a "buildable" lot.** It is recommended that a wetland scientist be consulted regarding wetland regulations.

Prior to the commencement of construction/installation, the local plumbing inspector shall inform the owner/applicant and Albert Frick Associates, Inc. of any local ordinances which are more restrictive than the Rules in order that the design may be amended. All designs are subject to review by local, state and/or federal authorities. Albert Frick Associates, Inc.'s liability shall be limited to revisions required by regulatory agencies pursuant to laws or regulations in effect at the time of preparation of this application.

3) All information shown on this application relating to property lines, well locations, subsurface structures and underground facilities (such as, utility lines, drains, septic systems, water lines, etc.) are based solely upon information provided by the owner/applicant and has been relied upon by Albert Frick Associates, Inc. in preparing this application. The owner/applicant shall review this application prior to the start of construction and confirm this information.

4) Installation of a garbage (grinder) disposal is not recommended. If one is installed, an additional 1000 gallon septic tank should be connected in series to the proposed septic tank.

5) The system user shall avoid introducing kitchen grease or fats into this system. Chemicals such as septic tank cleaners and/or chlorine (such as from water treatment) and controlled or hazardous substances shall not be disposed of in this system.

ATTACHMENT TO SUBSURFACE WASTEWATER DISPOSAL APPLICATION

PORTLAND	RIVERSIDE ST.	KEN PORTER
TOWN	LOCATION	APPLICANT'S NAME

6) The septic tank should be pumped within two years of installation and subsequently as recommended by the pump service, but in no event should the septic tank be pumped less often than once every three years.

7) The actual water flow or number of bedrooms shall not exceed the design criteria indicated on this application without a re-evaluation of the system as proposed. If the system is supplied by public water or a private service with a water meter, the water consumption per period should be divided by the number of days to calculate the average daily water consumption (water usage (cu.ft.) x 7.48 cu.ft.(gallons per cu.ft.) ÷ # of days in period).

8) The general minimum setbacks between a well and septic system serving a single family residence is 100-300 feet, unless the local municipality has a more stringent requirement. A well installed by an abutter within the minimum setback distances prior to the issuance of a permit for the proposed disposal system may void this design.

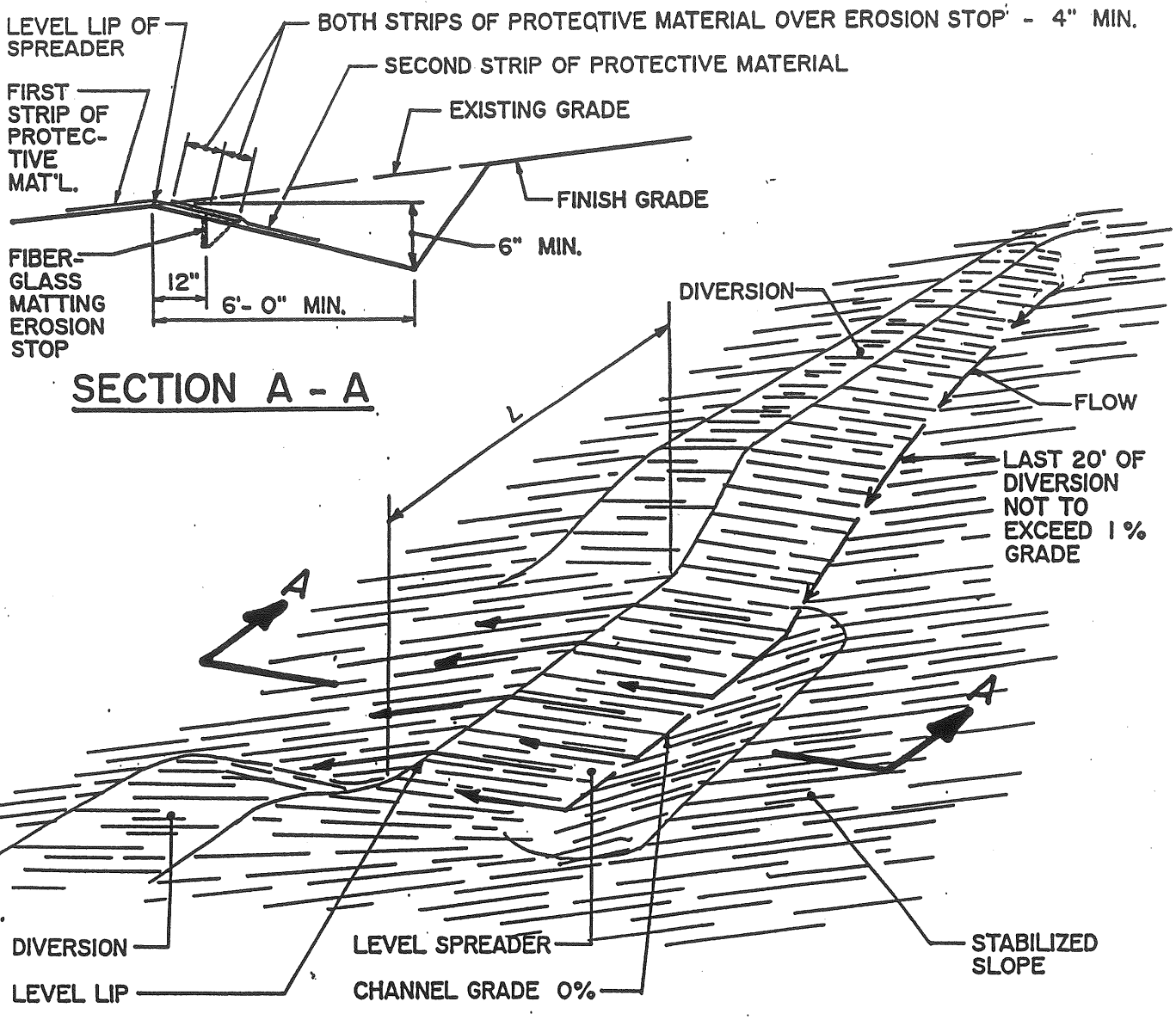
9) When a gravity system is proposed: **BEFORE CONSTRUCTION/INSTALLATION BEGINS,** the system installer or building contractor shall review the elevations of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum slope requirements. In gravity systems, the invert of the septic tank(s) outlet(s) shall be at least 4 inches above the invert of the distribution box outlet at the disposal area. When an effluent pump is required, provisions shall be made to make certain that surface ground water does not enter the septic tank or pump station. An alarm device warning of a pump failure shall be installed. Also, when pumping is required to a chamber system, install a "T" connection in the distribution box and place 3 inches of stone or a splash plate in the first chamber. Insulate gravity pipes, pump lines and the distribution box as necessary to prevent freezing.

10) On all systems, remove the vegetation, organic duff and old fill material from under the disposal area and any fill extension. On sites where the proposed system is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by roto-tilling to a depth of at least 8 inches over the entire disposal and fill extension area to prevent glazing and to promote fill bonding. Place fill in loose layers no deeper than 8 inches and compact thoroughly before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage). Do not use wheeled equipment on the scarified soil area until after 12 inches of fill is in place. Keep equipment off the chambers. Divert the surface water away from the disposal area by ditching or shallow swales.

11) Unless noted otherwise, fill shall be gravelly coarse sand which contains no more than 5% fines (silt and clay).

12) Do not install systems on loamy, silty, or clayey soils during wet periods since soil smearing/glazing may seal off the soil interface.

13) Seed all filled and disturbed surfaces with perennial grass seed, then mulch with hay or equivalent material to prevent erosion.



CONSTRUCTION SPECIFICATIONS:

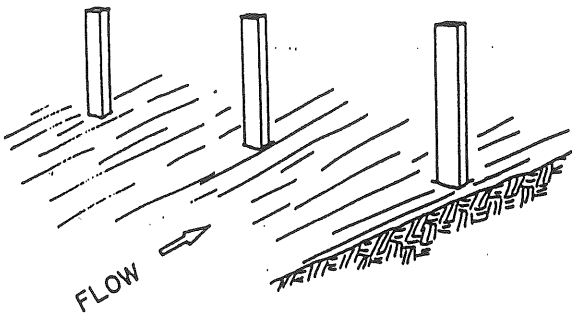
1. LEVEL SPREADERS SHALL BE INSTALLED UNDER THE DIRECT SUPERVISION OF THE ENGINEER.
2. CONSTRUCT LEVEL LIP TO ZERO PERCENT GRADE TO INSURE UNIFORM SPREADING OF SEDIMENT-FREE RUN-OFF (CONVERTING CHANNEL FLOW TO SHEET FLOW).
3. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL (NOT ON FILL).
4. A FIBERGLASS MATTING EROSION STOP SHALL BE PLACED VERTICALLY AND AT LEAST SIX INCHES DEEP IN A SLIT TRENCH ONE FOOT BACK FROM AND PARALLEL TO THE LEVEL LIP. THIS EROSION STOP SHALL EXTEND THE ENTIRE LENGTH OF THE LEVEL LIP AND SHALL BE TRIMMED AFTER BACKFILLING WITH TAMPED SOIL SO THAT THE UPPER EDGE IS FLUSH WITH THE SOIL SURFACE.
5. THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING TWO STRIPS OF JUTE OR EXCELSIOR PROTECTIVE MATERIAL AS SHOWN.
6. THE ENTRANCE CHANNEL SHALL NOT EXCEED A 1 % GRADE FOR AT LEAST 20 FEET BEFORE ENTERING THE SPREADER.
7. STORM RUN-OFF CONVERTED TO SHEET FLOW SHALL OUTLET ONTO STABILIZED AREAS. WATER SHALL NOT BE RE-CONCENTRATED IMMEDIATELY BELOW THE POINT OF DISCHARGE.
8. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PROVIDED.

LEVEL LIP SPREADER

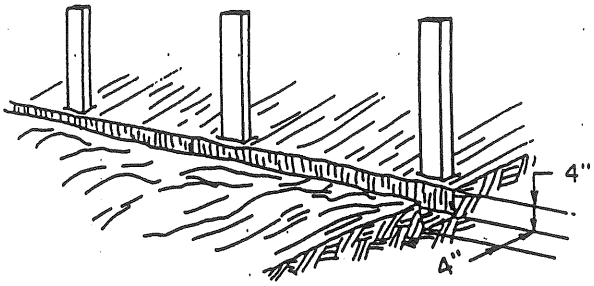
NOT TO SCALE

NOTES: 1. USE 4' TO 4 1/2' STAKES EMBEDDED TO A MINIMUM OF 1 FOOT.
2. EXTRA-STRENGTH FILTER FABRIC REQUIRED.

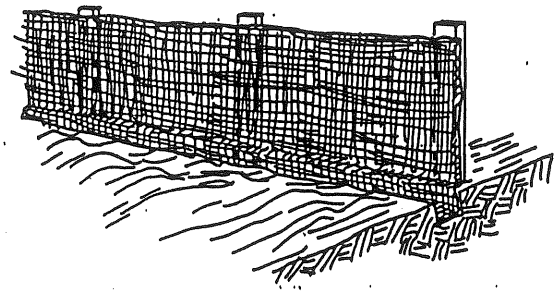
1. SET THE STAKES.



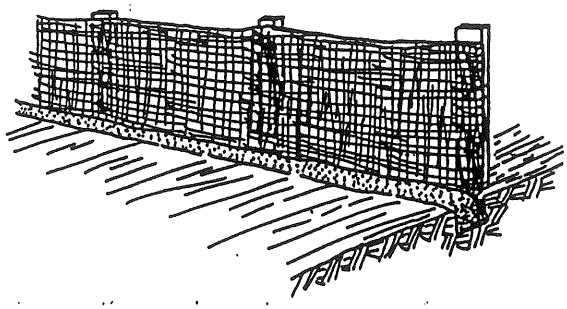
2. EXCAVATE A 4"×4" TRENCH. UPSLOPE ALONG THE LINE OF STAKES.



3. STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.



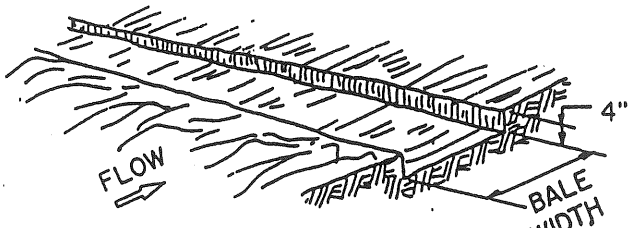
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



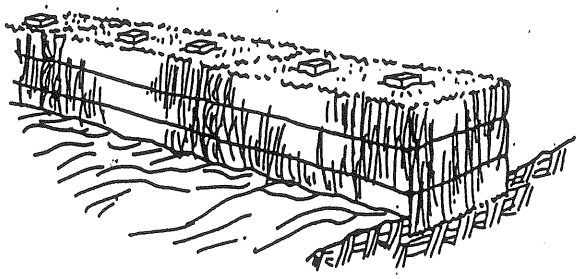
CONSTRUCTION OF A GEOTEXTILE SEDIMENT FILTER BARRIER

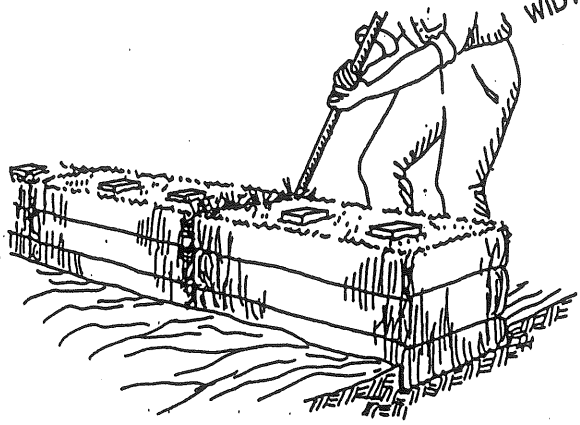
NOT TO SCALE.

1. EXCAVATE THE TRENCH.

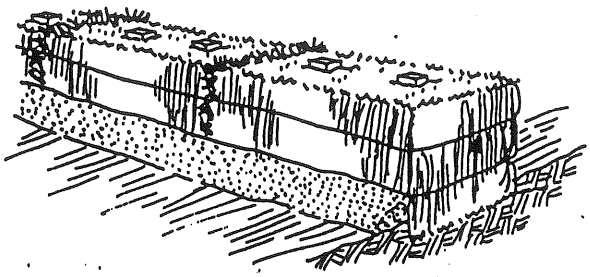


2. PLACE AND STAKE STRAW BALES.





3. WEDGE LOOSE STRAW BETWEEN BALES.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

CONSTRUCTION OF A STRAW BALE SEDIMENT FILTER BARRIER

NOT TO SCALE.

CITY OF PORTLAND
MEMORANDUM

TO: Mary Gresik, Permit Secretary

FROM: James Seymour, Acting Development Review Coordinator

DATE: February 1, 1995

RE: Porter Drywall, Inc.; 655 Riverside Street

I have reviewed site construction at the Porter Drywall, Inc. site at 655 Riverside Street and would be agreeable to issuing a temporary Certificate of Occupancy. Prior to issuance of a permanent Certificate of Occupancy or release of the Performance Guarantee, the following must be completed.

1. Construction of a level lip spreader to be located east of a gravel storage area. This construction work also includes ditch grading from the easterly edge of the fenced storage area to the level lip spreader, stabilization of disturbed areas by loaming, seeding and mulching in accordance with the detail and erosion control notes as shown on the approved site plan.

2. Installation of a culvert crossing the private driveway with riprap outlet and inlet protection or construction of a depressed ponding area for drainage collection as shown on the approved site plan.

   It was my understanding that Mr. Porter was intending to install a culvert. This work shall also include installation of erosion control measures to protect and stabilize down gradient slopes. Riprap aprons shall also be installed at the culvert inlet and outlet to prevent erosion and scouring.

3. All grading, seeding, and landscaping shall be completed such that all disturbed areas are 85% vegetated and conform to the Erosion Control notes as shown on the plans. All grading shall be performed in such a manner that all sideslopes are stabilized and grades blend with existing contours. Prior to final seeding, please contact the Development Review Coordinator to review the conditions described above.

   Once the above conditions are met and approved by the Development Review Coordinator, the applicant may be issued a permanent Certificate of Occupancy. The Performance Guarantee may also be released at that time provided a Defect Guarantee for 10% of the Performance Guarantee amount is posted. If you have any questions, please feel free to contact me.

CC: Paul Niehoff, Material Engineer

M O H R & S E R E D I N
Landscape Architects, Inc.

April 27, 1998

Mr. Alex Jaegerman, Chief Planner
Portland Planning Dept.
City Hall
389 Congress St.
Portland, ME 04101

RE: 655 Riverside Street Minor Site Plan Review

Dear Alex:

On behalf of Ken Porter/Porter Drywall, we submit the attached site plan and supporting information for minor site plan review. As you may recall, Porter Drywall constructed a 1,750 square foot building in 1994, and a 900 square foot three sided shed in 1997. The three bedroom home on the site which was to be retained as a rental unit has been removed, and Porter Drywall is now seeking to add a 1,900 square foot addition to their building, and to construct a separate 4,800 square foot building for an electronics repair and education facility.

As shown on the attached site plan, the Porter Drywall addition is proposed to connect the main building to the shed site, and to cover the existing work yard. This is designed to provide a covered work yard for the business. No new additional impervious area will be created by the addition, and no new employees will be added as a result of the expansion. The addition will bring the building area total to 4900 square feet. The existing office area will remain at 700 square feet. Parking for six vehicles is currently provided for the business, which meets the parking requirements for the structure.

The new building is proposed as a 96 foot by 50 foot, 16' high building with a clapboard and stucco finish. In keeping with the agricultural vernacular of the existing building, the new structure is designed to look similar to a livestock barn. The pitch on the roof will be 6:12, and the overall height will be 30 feet. Of the 4,800 square feet, 800 square feet will be office space. Required parking is six cars, but 12 spaces are provided. They are located on existing paving on the east side of the new structure.

The new building and associated pavement total 9,270 square feet, which when added to the existing lot coverage brings the site impervious area to 29,798 square feet. This is a 30 percent impervious area ratio, with the new building and parking representing a 48 percent increase in lot

18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

coverage. The existing storm drainage pattern will be maintained, and a new level lip spreader added at the outfall of the new culvert under the paving at the loading dock area.

The new building will be served by a 1 ½ " water service, and overhead electrical service. Sanitary waste will be less than 500 GPD, and a holding tank will be used to serve the new building. Solid waste will be stored in the building, and will be put out for weekly pickup. Lighting will be limited to a 75 watt wall mounted light over the loading dock, and two 60 watt lights at each entrance. A 100 watt wall pack will be mounted on the rear wall for parking illumination. An erosion control plan has been prepared for the project, as well as a cost estimate for the performance bond. Please review this submission and call if you have questions.

Sincerely,

Stephen B. Mohr, ASLA

pj

M O H R & S E R E D I N
Landscape Architects, Inc.

EROSION AND SEDIMENTATION CONTROL PLAN
PORTER DRYWALL, INC.
RIVERSIDE STREET, PORTLAND, ME

The following plan for controlling sedimentation and erosion from this project is based upon sound conservation practices as those outlined in the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices (March 1991), and Recommended Practices of the USDA Soil Conservation Service. Please refer to these sources and the Erosion Control Plan and Details included within the plan set.

SITE TOPOGRAPHY AND COVER COMPLEX

The property has been developed as a commercial site consisting of two buildings (2,650 square feet) and supporting paved surface. The remaining property is woodland and open fields, with the bulk of the property being in open field cover. The slopes vary between 3% and 35%, with the steepest grades located along the northern side of the property.

SITE SOILS

The site soils are marine deposited silts, silt loams and fine sandy loams. The Soil Conservation Service medium intensity mapping depicts the soils as follows:

Soil Name	Hydrologic Group
Buxton silt loam	C
Scantic silt loam	D

Soils mapping from the SCS handbook is included with the submission.

DRAINAGE

The site currently drains via sheet flow towards the north and south side of the property, with the majority of the site draining to the north. There are three 8" culverts presently on site. A culvert is proposed in this plan. See Minor Site Plan submission for details.

CONSTRUCTION SCHEDULE

The proposed sequence and scheduling of construction activities for the project is estimated as follows:

Place Erosion Controls	May 1998
Clear and Grub	May 1998
Earthwork & Paving	July 1998
Construction Utilities	May 1998
Seeding of Slopes and Drain Areas per erosion control plan	June 1998
Install site improvements	July 1998
Maintain lawns until seed catch	July-Sept., 1998
Remove erosion controls	October 1998

18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

The following general erosion control practices will be used to prevent erosion and sedimentation before, during and after the construction of this project. Special care shall be used at all times in an effort to:

1. Limit disturbance and hence erosion;
2. correct any erosion problems immediately;
3. regularly monitor the practices implemented and
4. re-vegetate disturbed areas as soon as possible.

Haybales and/or Silt Fence

Haybales or silt fencing shall be installed at the toe of slopes along the new drive and parking lots.

The locations requiring haybales and/or silt fence are shown on the plans. This erosion protection is not limited to only these areas and may be required elsewhere as directed by the Engineer or the Project Designer.

CONSTRUCTION PHASE

General

The following general practices will be used to prevent erosion during construction of this project.

1. Only those areas under active construction will be cleared and left in an untreated or unvegetated condition. If final grading, loaming and seeding will not occur within 15 days (see Item 4).

2. Prior to the start of construction in a specific area, silt fencing and/or haybales will be installed at the toe of slope and in areas as located on the plans to protect against any construction relation erosion.

3. Topsoil will be stockpiled when necessary in areas which have minimum potential for erosion and will be kept as far as possible from existing drainage areas. All stockpiles shall be:
    a. Encircled with haybales or silt fence at the toe of the pile if it is expected to remain longer than 5 days.
    b. Seeded with conservation mix if it is expected to remain longer than 15 days.

4. All disturbed areas expected to remain longer than 15 days shall be either:
    a. Treated with mulch immediately, or
    b. Seeded with conservation mix of annual rye grades (0.9 lbs/1000 s.f.) and mulched immediately.

5. All grading will be held to a minimum 3:1 slope where practical; greater slopes may be used in ledge cut. A 2:1 slope is necessary in the filled slope surrounding the new building. All slopes will be stabilized with permanent seeding immediately (within 5 days) after final grading is complete.

Post Construction Re-vegetation

The following general practices will be used to prevent erosion as soon as an area has undergone final grading, and is ready for loaming and seeding.

1. A minimum of 4" of loam will be spread over disturbed areas and graded to a uniform depth and natural appearance.

2. If final grading is reached during the normal growing season (4/15 to 10/15), permanent seeding will be done as specified below. Prior to seeding, limestone shall be applied at a rate of 138 lbs/1000 sq. ft. and 10:20:20 fertilizer at a rate of 18.4 lbs/1000 sq. ft. will be applied. Broadcast seeding at the following rates:

Seeding Slopes Mixture	Ditches, side slopes	MDOT Seeding Method 3 Per Unit (1000 sq.ft.) Measure 1 ½ lbs. Method 2 Seed ½ lbs. Crown Vetch seed with innoculent 8 lbs. Fertilizer 30 lbs. Lime

3. An area shall be mulched immediately after it has been seeded. Mulching shall consist of straw mulch, hydro-mulch or any suitable substitute deemed acceptable by the Project Designer.
   a. Straw mulch shall be applied at a rate of 1 ½ to 2 bales per unit. Straw mulch shall be secured by tacked photo degradable/biodegradable netting on grades greater than 5%.
   b. Hydro-mulch shall consist of a mixture of either asphalt, wood fiber or paper fiber and water sprayed over a seeded area. Hydro-mulch shall not be used between 9/15 and 4/15.

4. The following slope stabilization practices shall apply:

Slopes	**Stabilization**
3:1 and gentler	Seed and Mulch
2:1 - 3:1	Photo degradable/biodegradable netting or hydroseeding

5. Construction shall be planned to eliminate the need for seeding between October 15th and April 15th. Should seeding be necessary between these dates, the following procedure shall be followed:
   a. Only unfrozen loam shall be used
   b. Loaming, seeding and mulching will not be done over snow cover. If snow exists, it must be removed prior to placement of seed.
   c. Where permanent seeding is necessary, Annual Winter Rye (1.2 lbs./1000 s.f.) shall be added to the previously noted rates.
   d. Where temporary seeding is required, Annual Winter Rye (2.6 lbs./1000 s.f.) shall be sown instead of the previously noted seeding rate.
   e. Fertilizing, seeding and mulching shall be done on loam the day the loam is spread (at rates previously described in Section 2 and 3 above).

6. Following final seeding, the site will be inspected every 30 days until 80% cover has been established. Reseeding will be carried out by the contractor within 10 days of notification by the Project Designer that the existing catch is inadequate.

MONITORING SCHEDULE

The contractor shall be responsible for installing, monitoring, maintaining, repairing, replacing and removing all of the erosion and sedimentation controls or appointing a qualified sub-contractor to do so.

Maintenance measures will be applied as needed during the entire construction cycle. After each rainfall, a visual inspection will be made of all erosion and sedimentation controls to insure their continuing function as designed.

1. Hay bale barriers and silt fence shall be inspected and repaired once a week or immediately following any significant rainfall. Sediment trapped behind these barriers shall be excavated when it reaches a depth of 6" and redistributed to areas undergoing final grading. Should the hay bale barriers prove to be ineffective, the contractor shall replace them and reinforce them with silt fencing.

EROSION CONTROL REMOVAL

1. An area is considered stable if:
    a. It is paved
    b. The seeded areas have 80% growth of planted seeds.

2. Haybales and silt fence shall be removed once the areas upstream are stable. The haybales and silt fence shall be disposed of legally and properly off-site. All sediment trapped behind these controls shall be:
    a. Distributed to an area undergoing final grading.
    b. Graded in an aesthetic manner to conform to the topography, fertilized, seeded and mulched in accordance with the rates previously stated.

3. Once all the trapped sediments have been removed from the temporary sedimentation devices, the disturbed areas must be regraded in an aesthetic manner to conform to the surrounding topography. Once graded these disturbed areas must be loamed (if necessary) fertilized, seeded and mulched in accordance with the rates previously stated.

CONCLUSION

The construction of the Porter Drywall project, if implemented as detailed on these plans and according to this report, should not result in an significant erosion or sedimentation either on or off site.

Respectfully submitted,

Stephen B. Mohr, ASLA
RLA #75

M O H R & S E R E D I N
Landscape Architects, Inc.

April 27, 1998

Porter Drywall
655 Riverside St.
Portland, ME 04103

Performance Bond Cost Estimate

Erosion Controls

Siltatcon Fence	240 LF @ 3.20/ft	$ 768.00
Haybale Check Dams	6 @ 15/each	90.00
Rip Rap	200 SF @ 3.00/SF	600.00
Level Lip Spreader	1 @ $1,420	1,420.00
	TOTAL	**$2,878.00**

18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Porter Drywall, Inc. — Applicant

15 Sept '94 — Date

Mailing Address: Warehouse

655 Riverside St — Address of Proposed Site

Proposed Use of Site: 115,333 sq ft / 1,750 sq ft — Acreage of Site / Ground Floor Coverage

311-A-006 — Site Identifier(s) from Assessors Maps

Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No

Board of Appeals Action Required: ( ) Yes ( ) No

Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors: 1

Total Floor Area: 1,750 sq ft

Other Comments: Stephen Mohr - Contact 871-0003

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

9/14 (Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	WITH	ATTACHED					CONDITIONS				AND		PLAN			
APPROVED CONDITIONALLY	CONDITIONS				OF		APPROVAL				LETTER					CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

10/3/94

SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Porter Drywall, Inc.
Applicant

15 Sept '94
Date

Mailing Address
Warehouse
Proposed Use of Site

655 Riverside St
Address of Proposed Site
311-A-006
Site Identifier(s) from Assessors Maps

115,333 sq ft / 1,750 sq ft
Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No
Board of Appeals Action Required: ( ) Yes ( ) No
Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors 1
Total Floor Area 1,750 sq ft

Other Comments: Stephen Sohr - Contact 871-0003

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

9/14
(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	WITH	ATTACHED					CONDITIONS				AND		PER			
APPROVED CONDITIONALLY	CONDITIONS					OF	APPROVAL				LETTER.					CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

10/3/94
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

Planning & Urban Development

Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 3, 1994

Ken Porter
Porter Drywall
89 Auburn Street
Portland, ME 04103

Re: Porter Drywall, Inc. - 655 Riverside Street

Dear Mr. Porter:

On September 30, 1994, the Portland Planning Authority granted minor site plan approval for construction of a 1,750 sq. ft. building, parking lot and access road at 655 Riverside Street.

The approval is based on the submitted site plan dated September 15, 1994, last revised 9/23/94. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

The site plan approval is conditional upon the following:

1. The level lip spreader detail, sediment filter barrier detail and hay bale barrier detail provided in the September 28, 1994 submittal by Mohr & Seredin shall be placed on the plans for construction reference.

2. A performance bond shall be posted for the cost of providing and installing 80 l.f. of new granite curb extending from the limit of existing curb to the guardrail located at the northerly corner of the parcel. The applicant may reset existing curb that will be removed upon approval of the Development Review Coordinator prior to construction. Granite curb shall be installed in accordance with City of Portland standards. The performance bond shall also include the costs for paving within the public R.O.W., installation of erosion control measures and the level lip spreader.

3. If outdoor storage of a dumpster will occur, a 6' stockade fence shall enclose the container.

4. The proposed swale located adjacent the easterly end of the gravel storage area shall be graded with a minimum depth of 12".

5. Prior to construction, the constructor/owner shall contact the Development Review Coordinator (874-8300) to schedule a pre-construction meeting.

6. The entrance radius shall be 25' instead of 35' as shown on the site plan.

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

APPLICANT: PORTER DRY WALL, INC.

ADDRESS: 155 Riverside Street

SITE ADDRESS/LOCATION: _____

DATE: 10/3/94

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to not increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW ARE IN FORCE FOR YOUR SITE PLAN

✓ _____ All damage to sidewalk, curb, street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.

_____ Two(2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

_____ Your new street address is now _____, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

✓ _____ The Development Review Coordinator (874-8300, ext. 8722) must be notified five(5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

_____ A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300, ext. 8838. The Sewer Division of Parks and Public works (Jackie Wurslin at 797-5302) must be notified five(5) working days prior to sewer connection to schedule an inspector for your site.

Planning & Urban Development

Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 17, 1998

Ken Porter
Porter Drywall
655 Riverside St.
Portland, ME 04103
RE: Porter Drywall Building

Dear Mr. Porter:

On May 22, 1998 the Portland Planning Authority approved the site plan for the construction of a building at the Porter Drywall facility on Riverside Street.

The approval is based on the submitted site plan. If you make any revisions to the approved site plan an amended plan must be submitted to and approved by the Planning Authority.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

O:\PLAN\DEVREVW\RIVER655\LETTERS\APPRLTR.SH

The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,

Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Sarah Hopkins, Senior Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

April 4, 2001

Mr. Michael King
Mohr and Seredin Landscape Architects, Inc.
18 Pleasant Street
Portland, ME 04101

RE: Porter Drywall Building #3 at 655 Riverside Street
(CBL#311-A-6)

Dear Mr. King:

Further review of the application for the construction of an additional building at 655 Riverside Street has generated additional comments as well as further details on the comments included in the March 21st letter.

1. In the vicinity of the embankment just NE of Building #2, the contours don't appear to reflect the actual steepness of this slope. It may be necessary to install riprap protection or other means of slope stabilization in this area.

2. With respect to the need for some type of water quality treatment in the form of an accepted BMP, in the past applicants have installed measures including but not limited to, manufactured units by Vortechnics or other vendor, treatment swales, casco hoods in catch basins, etc. This is a difficult site since a minimal closed drainage collection system is proposed. There may be the need to consider an infiltration trench along the north side of the parking area. The trench would consist of a berm that would retain water in the bottom of the swale. The swale is constructed of a processed material to allow infiltration into a perforated pipe below.

3. The new parking area results in the removal of numerous pine trees along the northeast side. Additional buffering should be included for this area to mitigate the loss of this coverage.

4. There are two parking spaces on the left hand side of the driveway as you enter. These appear to be too close to the Street and may be a concern for vehicles leaving the space and backing into oncoming traffic entering the site.

5. Please provide written verification that the existing sanitary holding tank can adequately handle the proposed building without modifications to the servicing plan. If modifications are necessary please submit the new service agreement.

SEE GENERAL NOTE 1

PARKING LOT

PROPOSED FINISH SWALE GRADE

CONCRETE CURB SECTION ELEV. 66.75

8"

4" SANDY LOAM

3/4" CRUSHED STONE

24"

GEOTEXTILE FABRIC (AMOCO 4557)

4"

6"

4" PERFORATED PIPE WITH FILTER SOCK

INFILTRATION TRENCH SECTION

NO SCALE

10' PAVEMENT SETBACK

10'

35' SETBACK (ABUTS RESIDENT. ZONE)

35' BUILDING SETBACK

S30°55'35"E
444.81'

SILT FENCE

DISCHARGE TO LEVEL SPREADER

4" UNDERDRAIN WITH FILTER SOCK (60 L.F.)

CONCRETE CURB CHECK DAM ELEV. 66.75

INFILTRATION TRENCH (50 L.F.)

4" PLASTIC CULVERT INV=58.0'

LEVEL LIP SPREADER #2 LIP ELEV= 62.50

EXIST. SAN. SEWER MANHOLE RIM ELEV=67.8'

1 1/2" EW

EROSION CONTROL BLANKET (TYP.)

HAY BALE SEDIMENT DAM (TYP.)

EXISTING BUILDING 2

FLOOR ELEVATION= 72.00'

RELOCATED 1,500 GALLON SANITARY HOLDING TANK

PAVEMENT SETBACK

SILT FENCE

FND 5/8" REBAR

STATE OF MAINE
WILLIAM R. WALSH III
8204
REGISTERED PROFESSIONAL ENGINEER

PORTER DRYWALL

DRAINAGE IMPROVEMENTS WITH INFILTRATION TRENCH

DATE: 4/13/01

SCALE: 1"=20'

GENERAL NOTES:

1) NORTH AS SHOWN HEREON IS BASED UPON INFORMATION PROVIDED FROM MAP REFERENCE 1.
2) PLANIMETRIC DETAIL SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY CAPITAL SURVEYING SERVICES, INC. ON DECEMBER 29, 2000.
3) SNOW COVERED THE ENTIRE SITE AT THE TIME OF THE ON-THE-GROUND FIELD SURVEY.
4) UTILITIES SHOWN HEREON ARE FROM FIELD LOCATIONS ONLY AND NO EFFORTS WERE MADE TO LOCATE ANY SUBSURFACE UTILITIES NOR WERE ANY UTILITY COMPANIES CONTACTED.
5) BOUNDARY SHOWN HEREON WAS BASED UPON INFORMATION PROVIDED FROM MAP REFERENCE 1.
6) BENCHMARK ON 1ST FLOOR OF BUILDING SHOWN HEREON WAS BASED UPON INFORMATION PROVIDED FROM MAP REFERENCE 1.

PLAN REFERNECES:

1) "MINOR SITE PLAN IN PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR PORTLAND DRYWALL, INC." PREPARED BY MOHR & SEREDIN LANDSCAPE ARCHITECTS, INC. DATED APRIL 27, 1998.

N

SEE GENERAL NOTE 1

1 ← REACH (TYP.)

APPROXIMATE RIGHT OF WAY

10' PAVEMENT SETBACK

25' BUILDING SETBACK

S30°55'35"E 444.81'

FND 5/8" REBAR

INV=62.3'

INV=54.1'

4" PLASTIC CULVERT INV=58.0'

CMP 54-1

OHW

EXIST. SAN. SEWER MANHOLE RIM ELEV=67.0'

CATCH BASIN RIM ELEV=66.6'

12" PLASTIC

12" CONCRETE

BIT.

EXISTING BUILDING 2
FLOOR ELEVATION= 72.00'

SUB-WATERSHED (TYP.) 3

INV=63.4'

20" WILLOW

16" ASH

4" PLASTIC CULVERT INV=65.7'

INV=64.5'

4" MAPLE

2" MAPLE

6' SHRUB

INV=68.5'

18" MAPLE

36" ASH

TREE PROTECTION FENCING (TYP.)

RIVERSIDE STREET

GRANITE CURB

8" PLASTIC

12" ASH

MAILBOX

INV=69.2'

20" MAPLE

DOUBLE SIGN POST 655 RIVERSIDE STREET

CMP 58-1

CMP 58-02

S46°05'22"E 327.00'

FND 5/8" REBAR WITH CAP

EXISTING BUILDING 1
FLOOR ELEVATION= ±72.00'

N59°04'25"E 210.02'

LEGEND

	RECORD PROPERTY LINE
S30°55'35"E	RECORD BEARING
444.81'	RECORD DISTANCE
O	5/8" REBAR
FND	FOUND
BIT.	BITUMINOUS PAVEMENT
INV	INVERT ELEVATION
ELEV.	ELEVATION
	UTILITY POLE
	GUY WIRE
OHW	OVERHEAD WIRES
	GUARD RAIL
	CHAIN LINK FENCE
	3 RAIL & POST FENCE
	CULVERT
	TREELINE
	DECIDUOUS TREE
	SHRUB
	FIRE HYDRANT
*A ---- *B	SUB W/S BOUNDARY TIME OF CONC.

PRE-DEVELOPMENT DRAINAGE

TITLE: Existing Conditions Plan

EXHIBIT: SK-L1

SCALE: 1" = 40'

PREPARED FOR:
PORTER DRYWALL, INC.
655 Riverside Street
Portland, Maine

DATE: 20 March 2001 REV. DATE:

MOHR & SEREDIN
Landscape Architects, Inc.
18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

GENERAL NOTES:

1) NORTH AS SHOWN HEREON IS BASED UPON INFORMATION PROVIDED FROM MAP REFERENCE 1.
2) PLANIMETRIC DETAIL SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY CAPITAL SURVEYING SERVICES, INC. ON DECEMBER 29, 2000.
3) SNOW COVERED THE ENTIRE SITE AT THE TIME OF THE ON-THE-GROUND FIELD SURVEY.
4) UTILITIES SHOWN HEREON ARE FROM FIELD LOCATIONS ONLY AND NO EFFORTS WERE MADE TO LOCATE ANY SUBSURFACE UTILITIES NOR WERE ANY UTILITY COMPANIES CONTACTED.
5) BOUNDARY SHOWN HEREON WAS BASED UPON INFORMATION PROVIDED FROM MAP REFERENCE 1.
6) BENCHMARK ON 1ST FLOOR OF BUILDING SHOWN HEREON WAS BASED UPON INFORMATION PROVIDED FROM MAP REFERENCE 1.

PLAN REFERENCES:

1) "MINOR SITE PLAN IN PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR PORTLAND DRYWALL, INC." PREPARED BY MOHR & SEREDIN LANDSCAPE ARCHITECTS, INC. DATED APRIL 27, 1998.

EROSION CONTROL NOTES

1. INSTALL ALL EROSION CONTROL DEVICES AND MEASURES PRIOR TO THE START OF ANY CONSTRUCTION. ALL MEASURES SHALL COMPLY WITH THE STANDARDS SET FORTH IN THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES MANUAL, LATEST EDITION.
2. DISTURBED AREAS SHALL BE LIMITED TO ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION. PERMANENT SEEDING OR STABILIZATION SHALL BE CARRIED OUT IMMEDIATELY AFTER FINAL GRADING IS COMPLETED OR TEMPORARY MEASURES SHALL BE APPLIED SUCH AS MULCHING OR SEEDING UNTIL PERMANENT MEASURES ARE IN PLACE.
3. TOPSOIL SHALL BE STOCKPILED IN AREAS WHICH HAVE A MINIMAL POTENTIAL FOR EROSION. THE CONTRACTOR SHALL STABILIZE ANY STOCKPILES WHICH WILL REMAIN UNUSED FOR OVER 15 DAYS.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE LIFE OF THE PROJECT UNTIL ALL AREAS ARE STABILIZED WITH FINAL SURFACE FINISHES. REMOVE ACCUMULATED SILT AND KEEP FILTER FABRIC FENCE IN GOOD OPERABLE CONDITION.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE EROSION CONTROL PLAN FOR THIS SITE. AS WELL, THEY SHALL BE IMPLEMENTED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES," PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAIN DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION.

GRADING & UTILITIES NOTES

1. EXISTING CONDITIONS INFORMATION IS FROM A TOPOGRAPHIC SURVEY BY CAPITAL SURVEYING SERVICES, INC. TITLED "LIMITED TOPOGRAPHIC SURVEY PLAN OF 655 RIVERSIDE STREET".
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL VERIFY ALL GRADES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
3. ALL AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL AVOID THESE AREAS AND PRESERVE EXISTING VEGETATION.
4. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION BY CALLING "DIG SAFE" 72 HOURS PRIOR TO EXCAVATION ACTIVITIES, AT 1-888-344-7233, ACCORDING TO MAINE STATE LAW.
5. GRADE ALL NEW WORK TO MEET EXISTING SMOOTHLY AND CONTINUOUSLY, WITH NO FUDDLING, AND WITH POSITIVE DRAINAGE.
6. CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES WITH THE RESPECTIVE UTILITY COMPANY PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER PRIOR TO PROCEEDING.
7. NO BLASTING WILL BE ALLOWED WITHIN 500 FT OF ANY UTILITY WITHOUT THE NOTIFICATION AND APPROVAL OF THE APPROPRIATE UTILITY COMPANY. NO LEDGE BLASTING WILL BE PERMITTED WITHIN A UTILITY COMPANY EASEMENT UNTIL WRITTEN APPROVAL FROM THE UTILITY IS GIVEN.
8. INLETS AND OUTLETS OF ALL CULVERTS SHALL BE RIPRAPPED UNLESS OTHERWISE NOTED ON THE PLANS OR DIRECTED BY THE ENGINEER.
9. CONDUIT SHALL BE USED UNDER ALL PAVED AREAS FOR ELECTRIC, TELEPHONE AND TV IN ACCORDANCE WITH THE RESPECTIVE COMPANIES REQUIREMENTS.
10. ALL SITE IMPROVEMENTS MUST CONFORM WITH CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES', MOST RECENT EDITION.

SITE IMPROVEMENT LEGEND

SILTFENCE
HAY BALE SEDIMENT DAM
EROSION CONTROL BLANKET
SEDIMENT BARRIER AT CB
CATCH BASIN
EXISTING TREE PROTECTION
FD FOUNDATION DRAIN

LEGEND

RECORD PROPERTY LINE
S30°55'35"E — RECORD BEARING
444.81' — RECORD DISTANCE
5/8" REBAR
FND FOUND
BIT. BITUMINOUS PAVEMENT
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CHAIN LINK FENCE
3 RAIL & POST FENCE
CULVERT
TREELINE
DECIDUOUS TREE
SHRUB
FIRE HYDRANT
A-*----*B SUB-W/S BOUNDARY TIME OF CONC.

POST-DEVELOPMENT DRAINAGE

TITLE:	Grading, Drainage & Erosion Control Plan
EXHIBIT:	SK-L2
SCALE: 1" = 40'	
DATE: 20 March 2001	REV. DATE:

PORTER DRYWALL, INC.
655 Riverside Street
Portland, Maine

MOHR & SEREDIN
Landscape Architects, Inc.
18 Pleasant Street, Portland, Maine 04101
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