

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

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

<b>Permit No:</b> 07-0938	<b>Date Applied For:</b> 08/03/2007	<b>CBL:</b> 316 A001001
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<b>Location of Construction:</b> 300 RIVERSIDE ST	<b>Owner Name:</b> MJH - PORT LLC	<b>Owner Address:</b> PO BOX 500	<b>Phone:</b>
<b>Business Name:</b> Hammond Lumber Company	<b>Contractor Name:</b> Sheridan Corporation	<b>Contractor Address:</b> PO Box 359 Fairfield	<b>Phone</b> (207) 453-9311
<b>Lessee/Buyer's Name</b> Michael Hammond	<b>Phone:</b> 207-495-3303	<b>Permit Type:</b> Commercial	

<b>Proposed Use:</b> Commercial - Hammond Lumber Co - Build new Hammond Lumber Co w/ 15,480 sq ft of retail space & 44,431 sq ft warehouse	<b>Proposed Project Description:</b> Build new Hammond Lumber Co w/ 15,480 sq ft of retail space & 44,431 sq ft warehouse
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 09/21/2007

**Note:** 9/21/07 forwarded to Building for review, do not issue until planning sign off      **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for any new signage.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 10/26/2007

**Note:**      **Ok to Issue:**

- 1) From Jean Frasier - RE: FULL BUILDING PERMIT

The Planning Division confirms that the full building permit may be issued for this project subject to the following conditions:

1.  That the issue of the details (windows/cladding) of the elevations of the retail building be resolved and documented within the next 30 days; and
2.  That the easement described in the Condition of Approval 3iii ("an easement ranging between 10 and 20 feet in width to the City/MDOT along Warren Avenue and Riverside Street, as shown in a dashed line on the Site Plan attached to this report, for construction and use of retaining walls, sidewalks, curbing and other road work and maintenance associated with improvements at the intersection of Warren Avenue and Riverside Street") be submitted within 30 days.

I attach a set of stamped approved plans.

Please note that the lighting and the signing (wayfinding) aspects of the project have not been approved by Planning as of this date. Further revisions will need to be submitted and approved and implemented in accordance with any approvals prior to the CO.

- 2) A full set of stamped plans for the bulk shed is required for review and approval prior to constructing.

**Dept:** Fire      **Status:**      **Reviewer:** Capt Greg Cass      **Approval Date:** 10/23/2007

**Note:** 10/1/07 Forwarded back to Fire fo review      **Ok to Issue:**

- 1) Fire alarm system requires a Masterbox connection per city ordinance.
- 2) Application requires State Fire Marshal approval.
- 3) All construction shall comply with NFPA 101
- 4) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 5) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 6) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.

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<b>Lessee/Buyer's Name</b> Michael Hammond	<b>Phone:</b> 207-495-3303	<b>Permit Type:</b> Commercial	

**Dept:** Planning      **Status:** Approved with Conditions      **Reviewer:** Jean Fraser      **Approval Date:** 10/26/2007

**Note:** **Ok to Issue:**

- 1) Please note these are not "conditions of approval" (which are the conditions imposed by the Planning Board) but are specific conditions re this Permit requiring them to complete outstanding items within 30 days (such items being related to inconsistencies in the retail building plans and non compliance with a condition requiring an easement).

The Planning Division confirms that the full building permit may be issued for this project subject to the following conditions:

1.  That the issue of the details (windows/cladding) of the elevations of the retail building be resolved and documented within the next 30 days; and
2.  That the easement described in the Condition of Approval 3iii be submitted within 30 days.

I attach a set of stamped approved plans.

Please note that the lighting and the signing (wayfinding) aspects of the project have not been approved by Planning as of this date. Further revisions will need to be submitted and approved and implemented in accordance with any approvals prior to the CO.

**Dept:** Public Works      **Status:**      **Reviewer:**      **Approval Date:**  
**Note:** **Ok to Issue:**

**Dept:** Zoning      **Status:**      **Reviewer:** Marge Schmuckal      **Approval Date:**  
**Note:** **Ok to Issue:**

**Dept:** Parks      **Status:** Open      **Reviewer:**      **Approval Date:**  
**Note:** **Ok to Issue:**

**Dept:** Traffic      **Status:** Open      **Reviewer:**      **Approval Date:**  
**Note:** **Ok to Issue:**

**Dept:** Fire      **Status:** Approved      **Reviewer:** Cptn Greg Cass      **Approval Date:**  
**Note:** **Ok to Issue:**

**Dept:** DRC      **Status:** Pending      **Reviewer:** Jay Reynolds      **Approval Date:**  
**Note:** **Ok to Issue:**

**Dept:** Planning      **Status:** Approved with Conditions      **Reviewer:**      **Approval Date:**  
**Note:** **Ok to Issue:**

<b>Location of Construction:</b> 300 RIVERSIDE ST	<b>Owner Name:</b> MJH - PORT LLC	<b>Owner Address:</b> PO BOX 500	<b>Phone:</b>
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1) [entire set of conditions are here]

1.  That pursuant to Section 14-506 (b) of the Land Use Code, the Portland Planning Board voted 6-0 (Tevanian absent) to waive the City's Technical Standard (Section 19 Figure 5) which requires an 8 foot esplanade between the sidewalk and the street for commercial /industrial streets, to allow an esplanade of a minimum of 4 feet, subject to it being moved to the back of the ROW wherever possible along Warren Avenue, in view of the layout of the development and the adjacent intersection.

2.  The Portland Planning Board voted 5-1 (Patterson opposed; Tevanian absent) that the proposed site plan is in conformance with 23 MRSA 704-A and Chapter 305 Rules and Regulations pertaining to Traffic Movement Permits with the following conditions of approval:

i  That the applicant shall contribute \$100,000 to an account maintained by the City that will be used to fund traffic improvements to the intersection at Riverside Street / Warren Avenue; and

ii  That the applicant will provide, prior to the issuance of a building permit, an easement ranging between 10 and 20 feet in width to the City/MDOT along Warren Avenue and Riverside Street, as shown in a dashed line on the Site Plan attached to this report, for construction and use of retaining walls, sidewalks, curbing and other road work and maintenance associated with improvements at the intersection of Warren Avenue and Riverside Street. This easement may be widened beyond the identified easement line with the mutual agreement of the property owner and the City/MDOT, provided it does not preclude the construction, operation, access and maintenance of the Hammond Lumber Company development; and

iii  That the applicant shall develop and submit an improvement plan for the main access drive from Warren Avenue that restricts left-turn movements from the site and does not impede fire apparatus access. The improvement plan shall be reviewed and approved by the traffic engineer and planning authority prior to the issuance of a Building Permit; and

iv  That the applicant shall implement the improvement plan for the main Warren Avenue access as described in Condition iii prior to the issuance of a Certificate of Occupancy so that the left turn out of the site is prohibited unless and until the MDOT intersection improvements are completed and operational. When the left turn out from that drive is allowed and commenced, the applicant shall conduct traffic and safety studies at intervals of 3 months and 6 months (and such other times as determined by the City) from the date of commencement to determine if any traffic operations or safety problems exist. In the event the study concludes that the left-turns out of the site should be prohibited, the applicant shall be responsible for the immediate reinstatement of the approved improvement plan subject of condition iii above.

3.  The Portland Planning Board voted 6-0 (Tevanian absent) that the site plan is in conformance with the site plan standards of the land use code with the following conditions of approval:

i  That the applicant receives and submits all required permits from the MDEP prior to the issuance of a building permit; and

ii  That the applicant shall contribute \$100,000 to an account maintained by the city that will be used to fund traffic improvements to the intersection at Riverside Street / Warren Avenue; and

iii  That the applicant will provide, prior to the issuance of a building permit, an easement ranging between 10 and 20 feet in width to the City/MDOT along Warren Avenue and Riverside Street, as shown in a dashed line on the Site Plan attached to this report, for construction and use of retaining walls, sidewalks, curbing and other road work and maintenance associated with improvements at the intersection of Warren Avenue and Riverside Street. This easement may be widened beyond the identified easement line with the mutual agreement of the property owner and the City/MDOT, provided it does not preclude the construction, operation, access and maintenance of the Hammond Lumber Company development; and

iv  That the applicant shall develop and submit an improvement plan for the main access drive from Warren Avenue that restricts left-turn movements from the site and does not impede fire apparatus access. The improvement plan shall be reviewed and approved by the traffic engineer and planning authority prior to the issuance of a building permit; and

v  That the applicant shall implement the improvement plan for the main Warren Avenue access as described in Condition iv. prior to the issuance of a Certificate of Occupancy so that the left turn out of the site is prohibited unless and until the MDOT intersection improvements are completed and operational. When the left turn out from that drive is allowed and commenced, the applicant shall

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<b>Lessee/Buyer's Name</b> Michael Hammond	<b>Phone:</b> 207-495-3303	<b>Permit Type:</b> Commercial	

conduct traffic and safety studies at intervals of 3 months and 6 months (and such other times as determined by the City) from the date of commencement to determine if any traffic operations or safety problems exist. In the event the study concludes that the left-turns out of the site should be prohibited, the applicant shall be responsible for the immediate reinstatement of the approved improvement plan subject of condition iv above; and

vi  That the applicant shall design and implement an internal way finding signage program that directs customers to the best suited driveway to minimize exit use of the main access on Warren Avenue. The details of this program shall be submitted to the planning authority for review and approval; and

vii  That the applicant shall provide to the City a public pedestrian easement over and along the section of the proposed sidewalk that is not within the ROW; and

viii  That the applicant shall contribute \$7,500 to the city for the purpose of conserving wetlands as part of the Riverton Trolley Park project; and

ix  That the applicant shall submit a capacity to serve letter from the Portland Water District for the project and associated fire hydrants prior to the issuance of a building permit; and

x  The applicant shall adhere to the Inspection and Maintenance Plan and Geotechnical Report (submitted May 16, 2007); and

xi  That the applicant shall submit, for review and approval prior to the issuance of a building permit, plans and details that address the memo from the DRC (Dan Goyette) dated May 16, 2007 and the memo from Public Works (Mike Farmer) dated May 18, 2007 in respect of the Side Slope Rip Rap and pond embankment; and

xii  That the design, width and location of sidewalks, esplanades, crosswalks and associated items such as handicap ramps and tip downs, shall be submitted for review and approval by the Planning Authority prior to the issuance of a building permit and be constructed prior to the issuance of the Certificate of Occupancy; and

xiii  That the internal drive shall be widened to 20 feet and its design and detailed location shall allow for adequate turning radii for fire apparatus and the plan for this be submitted for review and approval by the Planning Authority prior to the issuance of the building permit; and

xiv  That the lighting proposals along the western boundary shall be reviewed and approved by the city prior to the issuance of a Certificate of Occupancy; and

xv  That any signs shall be subject to detailed review and approval prior to the issuance of a Certificate of Occupancy; and

xvi  That the applicant shall provide documentation/plans showing provision of fire hydrants with adequate flow pressures to the satisfaction of the Fire Department and submit the detailed plans for the entrance driveways for review and approval, including curbing material, by the Fire Department prior to the issuance of a building permit; and

xvii  That the applicant shall submit revised landscape proposals to include additional pockets of conifer tree planting at the wetland edges, for review and approval prior to issuance of the building permit.

The approval is based on the application, plans, and materials submitted by the applicant, the information contained in Planning Report #21-07 (as amended in Addendum #1) relevant to the standards for a traffic movement permit and site plan regulations, evidence presented at the public hearing, and other findings.

**Comments:**

8/6/2007-mes: This permit is on hold because planning has not released a stamped approved site plan yet. The developer has only been given oks for preloading the site.

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9/11/2007-ldobson: Lannie, Please get this info to Mike Hammond, the foundation only permit cannot be issued until this is resolved, They have changed their foundation design entirely.

This plan does not agree with the geotechnical report (see page 10) The proposed foundation must be reviewed by the Geotechnical Engineer and they will need to sign off on the design and provide an amendment to their geotechnical report. Also please providing supporting documentation establishing compliance with Section 1805 of the 2003 IBC.

The entire plan set I have with the permit is not stamped. So please make sure the plans are stamped.

Was the area of the site where the Storage building will be preloaded as recommended by the geotechnical engineer (see page 8) ? Please provide confirmation information from the special inspector.

>>> Chris Walsh <arcwalsh@rcn.com> 08/21/07 11:40 AM >>>

Mike -

we have some revisions to the drivethrough Building foundation- It is going to be a shallow insulated slab as is the retail building.

National Store Fixtures- the metal building company is making some minor adjustments to the slab around the truck dock for us today and will have the updated drawing in the morning. I have attached a PDF of the current foundation/slab drawings and will send you the adjusted ones in the morning- I also have made a disk of the project with this change and am sending it to Lannie Dobson for you. If you have any questions please give me a call- 508 820 9707

Thanks

Chris Walsh

10/25/2007-jmb: Mike Nugent has approved the permit with condition that full stamped plans are submitted for the bulk shed for review and approval prior to it being constructed.

Still need planning approval and legal to approve the easements.

9/21/2007-jmb: The plans have been forwarded to building for review, Mike will pick up on Monday. He has done a preliminary review from the initial foundation permit.

9/21/2007-mes: Jeanie wanted me to pass on to Mike for further review while planning is finalizing their approval.



**To: Inspections Division**  
**From: Jean Fraser, Planning**  
**Date: October 26, 2007**

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**Application ID #: 2006-0227**  
**Project Name: Hammond Lumber**  
**Project Address: 300 Riverside Street**

**RE: FULL BUILDING PERMIT**

The Planning Division confirms that the full building permit may be issued for this project subject to the following conditions:

1. That the issue of the details (windows/cladding) of the elevations of the retail building be resolved and documented within the next 30 days; and
2. That the easement described in the Condition of Approval 3iii (“an easement ranging between 10 and 20 feet in width to the City/MDOT along Warren Avenue and Riverside Street, as shown in a dashed line on the Site Plan attached to this report, for construction and use of retaining walls, sidewalks, curbing and other road work and maintenance associated with improvements at the intersection of Warren Avenue and Riverside Street”) be submitted within 30 days.

*see \**

I attach a set of stamped approved plans.

Please note that the lighting and the signing (wayfinding) aspects of the project have not been approved by Planning as of this date. Further revisions will need to be submitted and approved and implemented in accordance with any approvals prior to the CO.

# ELECTRICAL PERMIT

## City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:  
 The undersigned hereby applies for a permit to make electrical installations  
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,  
 National Electrical Code and the following specifications:

Date 9-25-07  
 Permit # 07-4710  
 CBL# 316 A001

LOCATION: 300 Riverside METER MAKE & # CT meter  
 CMP ACCOUNT # 4411805637001 OWNER MJH - PORT LLC  
 TENANT Hammovolumber Co. PHONE # 495-8821

							TOTAL EACH FEE		
OUTLETS	180	Receptacles	16	Switches		Smoke Detector	.20	39.20	
FIXTURES		Incandescent	214	Fluorescent		Strips	.20	42.80	
SERVICES		Overhead		Underground		TTL AMPS <800	15.00		
		Overhead	1	Underground		800 >800	25.00	25.00	
Temporary Service		Overhead		Underground		TTL AMPS	25.00		
							25.00		
METERS		(number of)	1				1.00	1.00	
MOTORS	4	(number of)					2.00	8.00	
RESID/COM		Electric units					1.00		
HEATING		oil/gas units		Interior		Exterior	5.00		
APPLIANCES		Ranges		Cook Tops		Wall Ovens	2.00		
		Insta-Hot	1	Water heaters	4	Fans	2.00	10.00	
		Dryers		Disposals		Dishwasher	2.00		
		Compactors		Spa		Washing Machine	2.00		
		Others (denote)					2.00		
MISC. (number of)		Air Cond/win					3.00		
	5	Air Cond/cent				Pools	10.00	50.00	
		HVAC		EMS		Thermostat	5.00		
	2	Signs					10.00	20.00	
		Alarms/res					5.00		
		Alarms/com					15.00		
		Heavy Duty(CRKT)					2.00		
		Circus/Carnv					25.00		
		Alterations					5.00		
		Fire Repairs					15.00		
	27	E Lights					1.00	27.00	
	1	E Generators					20.00	20.00	
PANELS		Service	4	Remote	1	Main	4.00	20.00	
TRANSFORMER		0-25 Kva					5.00		
		25-200 Kva					8.00		
		Over 200 Kva					10.00		
TOTAL AMOUNT DUE								286.00	
MINIMUM FEE/COMMERCIAL 55.00							MINIMUM FEE	45.00	

CONTRACTORS NAME Wiswell Electric Inc MASTER LIC. # MC 09467  
 ADDRESS PO Box 490 Clinton Me LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE 426-3789

SIGNATURE OF CONTRACTOR Kevin Wiswell 7828

# ELECTRICAL PERMIT

## City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:  
 The undersigned hereby applies for a permit to make electrical installations  
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,  
 National Electrical Code and the following specifications:

Date 9-25-07  
 Permit # 07-4709  
 CBL# 316 A001

LOCATION: 300 Riverside METER MAKE & # \_\_\_\_\_  
 CMP ACCOUNT # 4411805641001 OWNER MJH - Port LLC  
 TENANT Hammond Lumber PHONE # 495-8821

						TOTAL EACH FEE		
OUTLETS	31	Receptacles		Switches		Smoke Detector	.20	6.20
FIXTURES		Incandescent	107	Fluorescent		Strips	.20	21.40
SERVICES		Overhead	1	Underground		TTL AMPS 400 <800	15.00	15.00
		Overhead		Underground		>800	25.00	
Temporary Service		Overhead		Underground		TTL AMPS	25.00	
							25.00	
METERS	1	(number of)					1.00	1.00
MOTORS	12	(number of)					2.00	24.00
RESID/COM	2	Electric units					1.00	2.00
HEATING		oil/gas units		Interior		Exterior	5.00	
APPLIANCES		Ranges		Cook Tops		Wall Ovens	2.00	
		Insta-Hot	1	Water heaters	1	Fans	2.00	4.00
		Dryers		Disposals		Dishwasher	2.00	
		Compactors		Spa		Washing Machine	2.00	
		Others (denote)					2.00	
MISC. (number of)		Air Cond/win					3.00	
	1	Air Cond/cent				Pools	10.00	10.00
		HVAC		EMS		Thermostat	5.00	
	2	Signs					10.00	20.00
		Alarms/res					5.00	
		Alarms/com					15.00	
		Heavy Duty(CRKT)					2.00	
		Circus/Carnv					25.00	
		Alterations					5.00	
		Fire Repairs					15.00	
	23	E Lights					1.00	23.00
		E Generators					20.00	
PANELS		Service	4	Remote	1	Main	4.00	20.00
TRANSFORMER		0-25 Kva					5.00	
		25-200 Kva					8.00	
		Over 200 Kva					10.00	
						TOTAL AMOUNT DUE		146.60
						MINIMUM FEE/COMMERCIAL	55.00	
						MINIMUM FEE	45.00	

SEP 25 2007  
 RECEIVED

CONTRACTORS NAME Wiswell Electric Inc MASTER LIC. # MC 09467  
 ADDRESS PO Box 490 Clinton Me LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE 426 3289

SIGNATURE OF CONTRACTOR Ken Wiswell # 1828



# ELECTRICAL PERMIT

## City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:  
 The undersigned hereby applies for a permit to make electrical installations  
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,  
 National Electrical Code and the following specifications:

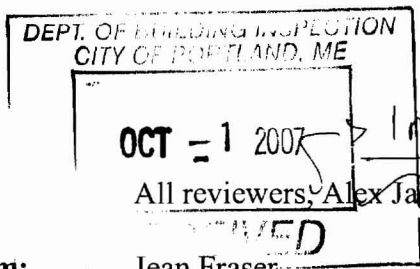
Date 10/5/07  
 Permit # 2007-4252  
 CBL# 316 A001

LOCATION: 300 RIVERSIDE ST METER MAKE & # \_\_\_\_\_  
 CMP ACCOUNT # 441-180-362200 OWNER HAMMOND LUMBER  
 TENANT \_\_\_\_\_ PHONE # \_\_\_\_\_

					TOTAL EACH FEE	
OUTLETS		Receptacles	Switches	Smoke Detector	.20	
FIXTURES		Incandescent	Fluorescent	Strips	.20	
SERVICES		Overhead	Underground	TTL AMPS <800	15.00	
		Overhead	Underground	>800	25.00	
Temporary Service	/	Overhead	Underground	TTL AMPS	25.00	<u>25.00</u>
					25.00	
METERS		(number of)			1.00	
MOTORS		(number of)			2.00	
RESID/COM		Electric units			1.00	
HEATING		oil/gas units	Interior	Exterior	5.00	
APPLIANCES		Ranges	Cook Tops	Wall Ovens	2.00	
		Insta-Hot	Water heaters	Fans	2.00	
		Dryers	Disposals	Dishwasher	2.00	
		Compactors	Spa	Washing Machine	2.00	
		Others (denote)			2.00	
MISC. (number of)		Air Cond/win			3.00	
		Air Cond/cent		Pools	10.00	
		HVAC	EMS	Thermostat	5.00	
		Signs			10.00	
		Alarms/res			5.00	
		Alarms/com			15.00	
		Heavy Duty(CRKT)			2.00	
		Circus/Carnv			25.00	
		Alterations			5.00	
		Fire Repairs			15.00	
	E Lights			1.00		
	E Generators			20.00		
PANELS		Service	Remote	Main	4.00	
TRANSFORMER		0-25 Kva			5.00	
		25-200 Kva			8.00	
		Over 200 Kva			10.00	
					TOTAL AMOUNT DUE	
					MINIMUM FEE/COMMERCIAL 55.00	MINIMUM FEE 45.00
						<u>55.00</u>

CONTRACTORS NAME WISWELL ELEC INC MASTER LIC. # ME 283833  
 ADDRESS 2 PLEASANT ST CLINTON ME LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE 207 426-3779

SIGNATURE OF CONTRACTOR [Signature] CHK# 7839



**To:** All reviewers, Alex Jaegerman, Barbara Barhydt, Phil DiPietro  
**From:** Jean Fraser  
**Date:** Sept. 28, 2007

Additional information submitted for the following project:

**Application ID #:** 2006-0227  
**Project Name:** Hammond Lumber  
**Project Address:** 300 Riverside Street  
**Comments needed by:** Wednesday, Oct 3, 2007 (at Dev Rev)

Jim Seymour brought these plans in late yesterday and they contain responses to our letter of Sept 20<sup>th</sup> as well as many changes to the plans that they wish to make as Mike Hammond has discovered some areas where he needs changes for operational reasons. The cover letter does not reference all the changes so here is a bullet list:

**Changes they want to make which are not related to previous comments (technically amendments...):**

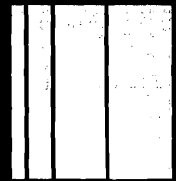
1. Change in parking at rear of the retail store: is flipped so against the building; loses 1 parking space (replaced at lower level near warehouse) but allows some planting near retail building wall
2. Two access ramps to loading doors at west side of retail building
3. Change in internal access drive so widened to 30 feet at ramp toe; results in loss of 2 trees; revised grading around bend; also loss of "island" at top of ramp near parking at rear of the retail store
4. Throat of access to warehouse from Warren at lower level widened from 30 feet tot 32 feet (no change in curb cut)
5. Another septic tank and sewage lift near warehouse
6. Revised drainage including new underdrains, revised drain at west corner and off site

**Revisions to address our comments:**

1. Have added "temporary" bituminous access detail for median and cape cod curbing (PW asked for that; the permanent sloped granite curbing detail also remains included).

2. I don't think the plans show which curbing detail they will do where but letter argues for doing temporary at both the eastern Warren access and Riverside access (Sheet 11 also includes bituminous curb and sidewalk section and need to check what is specified for curbing along Riverside/Warren and maybe a ? re other curbing)
3. (Question from me: for westbound land coming out of intersection the ramp detail and protruding curbs on west side of the access will protrude - resulting in snowplow damage to median and curbing as well as drivers finding they have to merge too quickly ...is this right?)
4. Tip downs and ramps revised and crosswalk striped; doesn't look like they have addressed our request re the design and width of tipdowns/ramps
5. Updated Wayfinding Plan ("Traffic Movement and Signage"- last sheet)
6. Revised Landscaping Plan- removed 2 trees at back (which Jeff had requested I believe); relocated planting near parking at rear of retail building; added in annotation for trees at front of warehouse as requested.
7. Lighting- are incorrect re previous cuts; one still needed for new lamps along west side of warehouse along with confirmation of full cut off spec..
8. Submitted revised "Existing Conditions Plan" (Sheet 2) to address comments from Bill Clark (Bill Clark has 2 copies, Mike Farmer has 1 copy, I have 2 copies)

Note: 7 sets of plans submitted not all of these forms have plans with them; I have asked for some pdfs of site plan and drainage/utilities but not yet received. Let me know if you need plans and in what format.



September 26, 2007  
05353

RECEIVED

SEP 27 2007

Jean Fraser, Planner  
City of Portland Planning Division  
City Hall 4<sup>th</sup> Floor  
389 Congress Street  
Portland, ME 04101

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Planning Division

**Hammond Lumber Company - Proposed Drive-Thru Warehouse and Retail Store  
300 Riverside Street, Portland, Maine - Final Plans Addressing Conditions of Approval**

Dear Ms. Fraser:

The attached plan sets are the latest drawings responding to the conditions of approval per letter dated September 20<sup>th</sup> from Alexander Jaegerman. We are in immediate need to proceed with the building construction, and have been told that the outstanding items in planning review have caused the delay in even the initial review of the building permit in the Inspections Department. Through our design team, we have recently discovered that Michael Nugent has just obtained his building permit application packet for review and will not start his review until the weekend. We are concerned that he is scheduled for a vacation soon after the weekend and that, if there are items to resolve, further delays will be likely if we have no other alternate to rectify the outstanding issues.

Sebago Technics has revised drawings based on Conditions of Approval and based on the owner's request due to safety concerns he has noticed during the site construction phase. The design packets are inclusive of all current revisions concluded on the site due to conditions discovered in the field. We will discuss the plan changes first completed as a result of the conditions of approval per the letter dated September 20<sup>th</sup> referenced above .

1. We are currently tracking the execution of the easement for drainage across the property owned by the Downeast Emergency Veterinary Clinic, and have provided boundary plans with the easement description for Riverside Street improvements. Upon review of those, we will be able to prepare documents for Registry recording.
2. The access design detail was placed on the detail sheet addressing both the temporary island mountable slope curb and the eventual permanent mountable curb. Based on discussions with the City Traffic Engineers, both entrance islands will be designed with bituminous curbing. Riverside Street's entrance will be temporary because it has been with a high degree of certainty that MDOT will be taking and modifying that streetscape and, until final designs are complete, we should not plan on permanent curbing or even plantings. The Warren Avenue one is contingent upon the entire intersection being complete before "left hand" turns will be allowed. The Site Plan shows the orientation and the detail gives the profile view of the curb and island.

3. The site plan has been modified to indicate anticipated sidewalk and ramp locations at the intersection of Warren and Riverside. Tip-downs and ramps have been adjusted to today's likely locations for crosswalks, though no signalization is in place. We also feel that this will be altered by a future MDOT design, but have shown this for your immediate review per Conditions of Approval.

The Wayfinder plan was updated indicating the revised traffic direction signs for vehicular movements internal to the site. A note was added to the Landscape Plan denoting the need to plant up to five white pines on the slope behind the sidewalk to the front parking area of the warehouse.

4. The lighting comments were forwarded to the lighting consultant, Wiswell Electric. Due to the owner's request and the abundance of steep slopes where some lights were placed, there has been some modification of light locations, and a few others were added in the middle of the site below the large embankment. Lighting catalog cuts were provided in earlier submissions, and we are verifying that those meet City requirements for full cutoffs.

Lastly, we have made plan revisions based on site layout not acceptable to the owner where they felt some safety will be compromised, or turning movements more difficult than needed. In particular, the parking on the north side of the Retail Store was flipped from the dentist property boundary to aligning against the Retail Building. The alignment lost one parking space which was added to the parking lot along the front side of the warehouse. This new alignment provided a better landscape of the building corner, and provided a cleaner radius corner from the parking area to the top of the access ramp. Landscaping and pavement impact were not increased towards the dentist, and plantings were shifted to provide better coverage in open areas.

The bottom of the ramp area was widened to 30 feet at the ramp toe and transitioned back into the 20 foot area. The owner felt that forklifts hauling between the upper and lower levels needed the area for wider sweeping and safety when carrying pallets or lengthy items. The impact of the site pavement required no revisions to stormwater or treatment.

Sections of underdrain were added below near the storm detention chambers where groundwater was of concern. Because of the high quantity of groundwater experienced at the former well sight, we installed more underdrains to redirect flows to alleviate ground saturation of on-site clay/silt, and to drop the elevation of groundwater ponding from the wellhead to assure that it will not affect the operations of the subsurface stormwater detention system. Groundwater was discharged into the drainage pipe connection leading into the infrastructure associated with the easement with the veterinary clinic. There was no anticipated increase in discharge, as the well head discharge previously released from the site via channel flow to the same outlet on the abutting property.

Sheridan Corporation with the assistance of Chris Walsh Architects has been working with the Code Enforcement Department and the Fire Department to approve a set of building drawings for the two buildings. Our understanding is that we are waiting on a formal plan approval from the Planning Department before Inspections can release a full building permit. This

process has taken substantially longer than anyone anticipated and, given the delays already encountered due to traffic issues and resolution, further delays will be costly. Plans and building drawings have been in possession for an extensive period of time, as we were under the premonition they were being reviewed immediately following the foundation permit issuance. Since, this is not the case, we are in need of timely reviews to keep on track with the construction schedule attempting to complete framing and building enclosures before poor seasonal weather arrives.

In the interim, we are requesting that the City complete review of the plans submitted such that the Traffic Engineering Department and the Development Review Coordinator may complete their reviews of site revisions as soon as possible. We are hoping that the Planning Department with assistance from Corporate Counsel can work with us to proceed with the Building Permit as we finalize the easements with the abutter, the City, and possibly even MDOT. We are available at your request to meet with the City's review staff to address any outstanding issues with regards to execution of easements, or questions with construction of the project. Please feel free to contact me at our office (856-0277). We thank you for your cooperation.

Sincerely,

SEBAGO TECHNICS, INC.



James R. Seymour, P.E.  
Project Manager

JRS:jrs/jc

Enc.

cc: Mike Hammond-Hammond Lumber Company  
Wil Ferland- Sheridan Corp  
Chris Walsh- Chris Walsh and Co. Architecture  
George Conley - R. J. Grondin and Son  
Alexander Jaegerman, City of Portland - Planning Division Director