

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

Permit Number: 041362

Please Read Application And Notes, If Any, Attached

This is to certify that Reynolds Marianne M/Patco Constructi  
has permission to New 3010 Sq Ft Show Room  
AT 375 Riverside St 317 B005001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature] 11/20/04  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD/**

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

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

Permit No: 04-1362	Issue Date: 11/10/04	CBL: 317 B005001
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Location of Construction: 375 Riverside St	Owner Name: Reynolds Marianne M	Owner Address: Po Box 99	Phone:
Business Name:	Contractor Name: Patco Construction	Contractor Address: 1293 Main St Sanford	Phone: 2073245574
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B4

Past Use: Commercial/ Big Moose Harley	Proposed Use: Big Moose Harley / New 3010 Sq Ft Show Room	Permit Fee: \$1,581.00	Cost of Work: \$165,000.00	CEO District: 5
Proposed Project Description:		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 20 11/23/04 Signature: [Signature]	

Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 09/13/2004	<b>Zoning Approval</b>
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland <i>W/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Panel 6 Zone X</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>2004-0203</i></p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i></p> <p>Date: <i>11/10/04</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>3</i></p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p>Denied <i>9</i></p> <p>Date: _____</p>
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**CERTIFICATION**

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

# City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1362	Date Applied For: 09/13/2004	CBL 317 B005001
Location of Construction: 375 Riverside St	Owner Name: Reynolds Marianne M	Owner Address: Po Box 99
Business Name:	Contractor Name: Patco Construction	Contractor Address: 1293 Main St Sanford
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial

Proposed Use: Big Moose Harley/ New 3010 Sq Ft Show Room	Proposed Project Description: New 3010 Sq Ft Show Room
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 11/10/2004  
**Note:** 11/092004 received stamped approved plan from planning      **OktoIssue:**

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

**Dept:** Building      **Status:** Pending      **Reviewer:**      **Approval Date:**      **OktoIssue:**

**Dept:** Engineering      **Status:** Open      **Reviewer:** Tony      **Approval Date:**      **OktoIssue:**

**Note:** PUBLIC WORKS ENGINEERING REVIEW...7/03/03

I have reviewed the plans and offer the following comments:

1. A proposed building expansion still requires a request for utility capacity. Specifically, a written request must be made to Public Works regarding sanitary sewer capacity.
2. As was requested of the most recent development associated with the abutting property owned by Harvey Industries, Public Works is requesting the applicant contribute an equal financial contribution amount to the City's efforts to improve the drainage channel and outfall crossing downstream of Handyman Rental, on Riverside Street. The amount requested is \$1,500.

**Dept:** Fire      **Status:** Approved      **Reviewer:** Lt. MacDougal      **Approval Date:** 06/11/2003  
**Note:**      **OktoIssue:**

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Chris Earle/Steve Bus      **Approval Date:** 07/15/2003  
**Note:**      **OktoIssue:**

**Dept:** Planning      **Status:** Approved with Conditions      **Reviewer:** Kandi Talbot      **Approval Date:** 07/15/2003  
**Note:**      **OktoIssue:**

) vii.  The applicant shall contribute \$1,500 to the City for the improvement of a drainage channel and outfall crossing downstream of Handyman Rental, on Riverside Street.  
 !) vi.  Bollards shall be installed around the relocated AC units, gas entry valve and other related equipment.  
 i) v.  The applicant must be responsible to install and maintain erosion control measures in accordance with the submitted narrative and the Best Management Practices.

**SRG ENGINEERING, INC.**  
CONSULTING STRUCTURAL ENGINEERS

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FACSIMILE TRANSMITTAL SHEET

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TO	FROM
<b>Mr. Mike Nugent</b>	<b>Steven Grant, P.E.</b>
COMPANY	DATE
<b>City Portland</b>	<b>11/15/2004</b>
PHONE NUMBER.	TOTAL NO. OF PAGES INCLUDING COVER.
<b>874-8700</b>	<b>4</b>
FAX NUMBER	SENDER'S REFERENCE NUMBER
<b>874-8716</b>	<b>04-107</b>
RE	YOUR REFERENCE NUMBER
<b>Motion Industries Addition</b>	

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URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY     FOR YOUR USE

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NOTES/COMMENTS:


**Hello Mike,**

**As requested by Dennis Waters at PATCO, here are the forms that will allow PATCO to obtain their construction permit. These 3 original sheets are being mailed to PATCO as well.**

**Please call should you have any questions.**

**Best wishes.**

**Sincerely,**



**Steven Grant, President**

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PO BOX 925 52 BLUEBERRY LANE GRAY ME 04039 TEL:(207)-657-7323 FAX:(207)-657-7342  
THIS FAX IS INTENDED FOR THE RECIPIENT INDICATED. PLEASE CONTACT US SHOULD  
THE RECIPIENT NOT RECEIVE THE ENTIRE DOCUMENT(S) TRANSMITTED

**# 04-107**  
 SRG ENGINEERING, INC.  
 P.O. Box 925  
 GRAY, ME 04039

PROJECT: **Motion Industries Addition** SCHEDULE OF SPECIAL INSPECTION SERVICES PAGE **1** OF **3**

MATERIAL / ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT				AGENT #	DATE COMPLETED	REV. #
			VN	EXTENT (All, Sample, Other, None)	COMMENTS				
1705.3 STEEL CONSTRUCTION Steel Fabrication	1.00	In-plant review Part A - Fabrication procedures	N		(Not Read) NK				
		Part B - Procedures implementation Review conformance to Part A		SER to determine extent after completion of Part A	NK				
	✓	Review material certificates of compliance (Bolts, nuts, washers, structural steel, & weld filler material)	Y			SN9			
	✓	Review connections	Y			SN9			
		Review welding of seismic-resisting system in Cal. "C" buildings	N		NK				
		Review welder certification			NK				
	✓	Review materials certificates of compliance (Bolts, nuts, washers, & weld filler material)	Y			SN10			
	✓	Review primary steel connections	Y			SN4			
	✓	Moment connections	Y			SN9			
	✓	Shear connections	Y			SN9			
✓	Bracing connections	Y			SN6				
	Review welded Cal. "C" seismic connections	N		NK					
	Review welded column splices	N		NK					
	Review base metal testing for "t" > 1/2"	N		NK					
✓	Review secondary steel connections	Y			SN6				
✓	Girts	Y			SN6				
✓	Steel deck	Y		NK		SN6			
	Limits	N		NK					
	Review installation of shear studs	N		NK					
✓	Review Details / Steel Frame	Y			SN6				

All Steel Construction Special Inspections have been completed in accordance with SRG Section 702 Special Inspector STEVEN GRAY Date 11-15-04  
 3-15-94

PROJECT: **MOTION INDUSTRIES PARTS**

SCHEDULE OF SPECIAL INSPECTION SERVICES

PAGE 2 OF 3

# 04-107  
 SRG ENGINEERING, INC.  
 P.O. Box 925  
 GRAY, ME 04039

MATERIAL / ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT			COMMENTS	AGENT #	DATE COMPLETED	REV. #
			Y/N	EXTENT (All, Sample, Other, None)					
1705.4 CONCRETE CONSTRUCTION Concrete Materials	2.00	Review materials (ACI Chapter 3)	Y						
	✓	Review mix design (ACI Chapter 4)	Y						
	✓	Review reinforcing certification & weldability (ASTM A706) if required	Y						
Placing Reinforcement	✓	Review condition & placement of reinforcing and prestressing steel (ACI 318 7.4.7.7)	Y						
	✓	Review welding of reinforcing in Cal "C" seismic-resisting systems	Y						
Formwork	✓	Review formwork (ACI 318 6.1)	Y						
	✓	Review form removal & restoring (ACI 318 6.2)	Y						
Concrete Operations	✓	Review concrete strength tests (ACI 318 5.6)	Y						
	✓	Review mix proportions and technique (ACI 318 5.2, 5.3, 5.4, & 5.8)	Y						
	✓	Review concrete placement (ACI 318 5.9 & 5.10)	Y						
Prestressing Operations	✓	Review curing technique & temperature (ACI 318 5.11, 5.12 & 5.13)	Y						
	✓	Review application of prestressing force (ACI 318 18.18)	Y						
	✓	Review grouting of bonded prestressing tendons in Cal. "C" seismic-resisting systems	Y						
Precast Manufacturing	✓	In-plant review Part A - Fabrication procedures	Y						
	✓	Part B - Procedures implementation Review conformance to Part A	Y						
Erection of Precast Concrete	✓	Review erection of precast units	Y						
	✓	Review key reinforcement	Y						
	✓	Review key grouting	Y						
	✓	Review concrete topping	Y						
		Review connections	Y						

All Concrete Construction Special Inspections have been completed in accordance with Section 1704 Special Inspector **STEVEN GMYR** Date **11-15-04**

PROJECT: *Motion Industries Apartment*

SCHEDULE OF SPECIAL INSPECTION SERVICES

PAGE **3** OF **3**

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT				AGENT #	DATE COMPLETED	REV #
			Y/N	EXTENT (All, Sample, Other, None)	COMMENTS				
1705.7 PREPARED FILL	5.00	Review site preparation prior to prepared fill placement	Y						
During Fill Placement	✓	Review compliance to soils report Material	Y						
	✓	Lift thickness	Y						
	✓	Review in-place dry density for compliance with soils report	Y						
Evaluation of in-Place Density									

All Prepared Fill Special Inspections have been completed in accordance with ~~Section 1704~~ Section 1704 *IBC* 1704  
 Special Inspector *STAN GMY*  
 Date *11-15-04*

**104-02**  
 SRG ENGINEERING, INC.  
 P.O. Box 925  
 GRAY, ME 04039

<b>Location of Construction:</b> 375 Riverside St	<b>Owner Name:</b> Reynolds Marianne M	<b>Owner Address:</b> Po Box 99	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Patco Construction	<b>Contractor Address:</b> 1293 Main St Sanford	<b>Phone</b> (207) 324-5574
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Commercial	

4) iv.  At least 15" of

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317 B5

AUG 20 2004

**COPY**

**SRG ENGINEERING, INC.**  
CONSULTING STRUCTURAL ENGINEERS

~~FACSIMILE~~ TRANSMITTAL SHEET

TO <b>Mr. Mike Nugent</b>	FROM Steven Grant, P.E.
COMPANY City Portland	DATE 8/19/2004
PHONE NUMBER 874-8700	TOTAL NO. OF PAGES INCLUDING COVER 8
FAX NUMBER 874-8716	SENDER'S REFERENCE NUMBER 04-038
RE: <b>Bin Moose Harley Addition</b>	YOUR REFERENCE NUMBER:

URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY     FOR YOUR USE

NOTES/COMMENTS

Hello Mike,

As requested by Dennis Watess at PATCO, here are the forms that will allow PATCO to obtain their construction permit. These 7 sheets are being mailed to Dennis Waters at PATCO as well.

Please call should you have any questions.

Best wishes.

Sincerely,

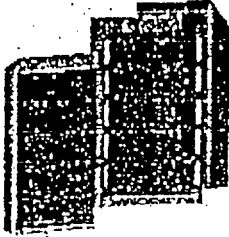
Steven Grant, President

C: Dennis Waters @ PATCO: Fax 324-1643



# 04-038

 COPY



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

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

FROM: STEVEN R GRANT

RE: Certificate of Design

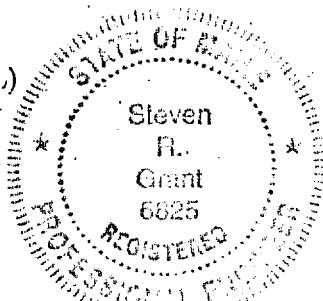
DATE: AUGUST 19, 2004

These plans and/or specifications covering construction work on:

BIG MOOSE HAYLEY Addition FOUNDATION

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

(SEAL)



Signature: *SRG*

Title: President

Firm: SRG ENGINEERING, INC.

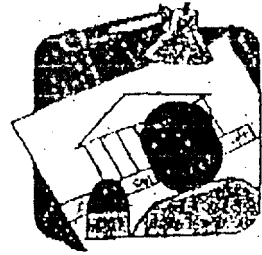
Address: P.O. Box 925  
GRAY, ME 04039

As per Maine State Law:

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

# 04-038

SRG ENGINEERING, INC.  
P.O. Box 925  
GRAY, ME 04039



# CITY OF PORTLAND MAINE

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

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

FROM DESIGNER: STEVEN R GRANT, PRESIDENT

SRG ENGINEERING, INC.  
P.O. Box 925  
GRAY, ME 04039

DATE: AUGUST 17, 2004

Job Name: BIG MOUSE HARLY ADDITION

Address of Construction: RIVERSIDE ST., PORTLAND, ME

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

Building Code and Year: 1999 BOCA Use Group Classification(s): PER ARCHITECT

Type of Construction: 1E ARCHITECT Bldg. Height: 19.8 AT MD. POINT OF SLOPE Bldg. Sq. Footage: 3010

Seismic Zone: A<sub>v</sub> = 0.10, A<sub>s</sub> = 0.10 Group Class: \_\_\_\_\_

Roof Snow Load Per Sq. Ft.: 49 Dead Load Per Sq. Ft.: 13.4

Basic Wind Speed (mph): 90 Effective Velocity Pressure Per Sq. Ft.: 20.37 ON PARTS

Floor Live Load Per Sq. Ft.: 100 psf

PER URBAN DESIGN MEMORANDUM

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

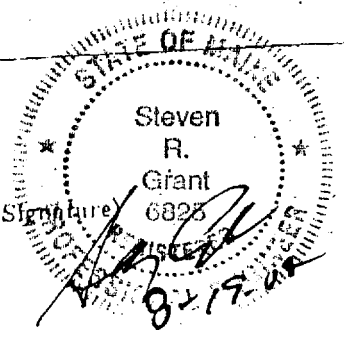
Is structure being considered unlimited area building? Yes \_\_\_\_\_ No \_\_\_\_\_

If mixed use, what subsection of 313 is being considered: \_\_\_\_\_

List Occupant loading for each room or space, designed into this Project.

PER ARCHITECT

(Designers Stamp & Signature)





104-030

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT: *Bic Moore Hwy App*

MATERIAL / ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT		AGENT #	DATE COMPLE
			Y/N	EXTENT (All, Sample, Other, None)		
CONCRETE CONSTRUCTION Concrete Materials	2.00	Review materials (ACI Chapter 3)				
	✓	Review mix design for strength				
	✓	Review reinforcing certification & washability ASTM A 706 required				
	✓	Review washability test results				
	✓	Review washing of reinforcing in Cat C				
Erection of Precast Concrete	✓	Review erection procedures				
	✓	Review key reinforcement				
	✓	Review key grouting				
	✓	Review concrete topping				
	✓	Review connections				
	✓	Review grouting of post-tensioning tendons in Cat C sensitive-resisting members				
	✓	Part A - Fabrication procedures				
	✓	Part B - Procedures implementation				
	✓	Review erection of precast units				
	✓	Review key reinforcement				

Special Inspector STEVEN GAUNT Date \_\_\_\_\_

All Concrete Construction Special Inspections have been completed in accordance with ~~1701~~ 1701 Section 1701 1701 2013



#04038

SRG ENGINEERING, INC.  
P.O. Box 925  
GRAY, ME 04039

# S E A M .

## Structural Engineering Association of Maine

### STATEMENT OF SPECIAL INSPECTIONS

PROJECT: BIG MOOSE HARLEY ADDITION  
 LOCATION: PORTLAND, ME  
 PERMIT APPLICANT: PATCO CONSTRUCTION INC  
 APPLICANT'S ADDRESS: 1293 MAIN ST  
SANFORD ME 04073  
 STRUCTURAL ENGINEER OF RECORD: STEVEN GRANT S P.O. Box 925  
Name GRAY, ME 04039  
 ARCHITECT OF RECORD: JOHN EINSEDOLE, RA (SAME)  
Name Firm

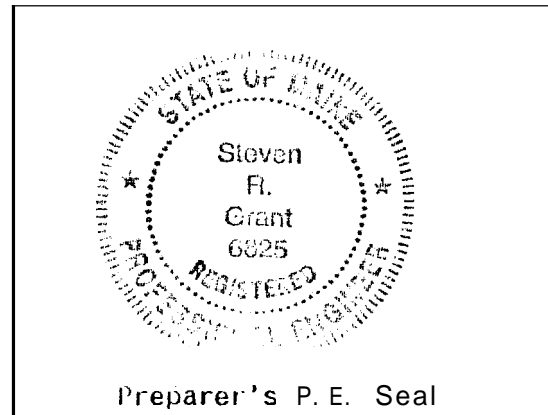
<sup>(2003 FBC)</sup>  
 This Statement of Special Inspections is submitted in accordance with Section 1704.0 of the ~~1992~~ <sup>2003</sup> National Building Code. It includes a listing of special inspections applicable to this project as well as the name of the Special Inspector, and the names of other agencies intended to be retained for conducting these inspections.

The Special Inspector shall keep records of all inspections listed herein, and shall furnish inspection reports to the Code Official and to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Code Official and to the Registered Design Professional of Record. Interim reports shall be submitted to the Code Official and to the Registered Design Professional of Record monthly, unless more frequent submissions are requested by the Code Official.

Job site safety is solely the responsibility of the Contractor. Materials and activities to be inspected are not to include the Contractor's equipment and methods used to erect or install the materials listed.

Prepared By:

STEVEN R. GRANT  
 NAME  
[Signature] 8-19-08  
 SIGNATURE DATE



Applicant's Authorization:

Building Code Official

SIGNATURE DATE

SIGNATURE DATE

3/15/94

Page 1 of \_\_\_

#04-030

SRG ENGINEERING, INC.  
P.O. Box 925  
GRAY, ME 04039

S E A M

Structural Engineering Association of Maine

LIST OF AGENTS

PROJECT: BIG MOOSE HARVEY ADDITION

STRUCTURAL ENGINEER OF RECORD: STEVEN GRANT, Pres. SRG ENGINEERING, INC.  
Name Firm P.O. Box 925  
GRAY, ME 04039

ARCHITECT OF RECORD: JOHN EINSIEDLER, RA. (Same)  
Name Firm  
14-B SEA ROAD, KENNEBUNK, ME  
Address 04043

Following is the List of Agents selected for performance of Special Inspections for this project.

- |                       | Name                  | Firm                   |
|-----------------------|-----------------------|------------------------|
| 1. Special Inspector  | <u>STEVEN R GRANT</u> | <u>SRG ENG, INC</u>    |
| 2. Testing Laboratory | <u>ROGER DUMINGO</u>  | <u>JW COLE ENG INC</u> |
| 3. Testing Laboratory | _____                 | _____                  |
| 4.                    | _____                 | _____                  |
| 5.                    | _____                 | _____                  |
| 6.                    | _____                 | _____                  |
| 7.                    | _____                 | _____                  |
| 8.                    | _____                 | _____                  |
| 9.                    | _____                 | _____                  |
| 10.                   | _____                 | _____                  |



**SRG ENGINEERING, INC.**  
CONSULTING STRUCTURAL ENGINEERS

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**FACSIMILE TRANSMITTAL SHEET**

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<b>TO</b> Mr. Mike Nugent	<b>FROM</b> Steven Grant, P.E.
<b>COMPANY</b> City Portland	<b>DATE</b> 11/15/2004
<b>PHONE NUMBER</b> 874-8700	<b>TOTAL NO OF PAGES INCLUDING COVER</b> 4
<b>FAX NUMBER</b> 874-8716	<b>SENDER'S REFERENCE NUMBER</b> 04-038
<b>RE:</b> Big Moose Harley Addition	<b>YOUR REFERENCE NUMBER</b>

---

URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY     FOR YOUR USE

NOTES/COMMENTS:

Hello Mike,

As requested, here are the forms that will allow PATCO to obtain their construction permit. These 3 original sheets are being mailed to PATCU as well.

Please call should you have any questions.

Best wishes.

Sincerely,

*STEVE*

Steven Grant, President

---

PO BOX 925 52 BLUEBERRY LANE GRAY ME 04039 TEL:(207)-657-7323 FAX:(207)-657-7342  
THIS FAX IS INTENDED FOR THE RECIPIENT INDICATED. PLEASE CONTACT US SHOULD  
THE RECIPIENT NOT RECEIVE THE ENTIRE DOCUMENT(S) TRANSMITTED.

#04-038

SRG ENGINEERING, INC.  
P.O. Box 925  
GRAY, ME 04039

PAGE 1 OF 3

SCHEDULE OF SPECIAL INSPECTION SERVICES

PROJECT:	MATERIAL / ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT			AGENT #	DATE COMPLETED	REV. #
				Y/N	EXTENT (All, Sample, Other, None)	COMMENTS			
17053 STEEL CONSTRUCTION Steel Fabrication		1.00	In-plant review Part A - Fabrication procedures	N		NOT RECD - SOME BY V.P. METAL BLAGS			
			Part B - Procedures implementation Review conformance to Part A	N	SER to determine extent after completion of Part A	N.R.			
		✓	Review material certificates of compliance (Bolts, nuts, washers, structural steel, & weld filler material)				SAS		
		✓	Review connections				SAS		
			Review welding of seismic-resisting system in Cat. "C" buildings	Z		N.R.			
			Review welder certification	Z		N.R.			
		✓	Review materials certificates of compliance (Bolts, nuts, washers, & weld filler material)				SAS		
		✓	Review primary steel connections				SAS		
		✓	Moment connections				SAS		
		✓	Shear connections				SAS		
		✓	Bracing connections				SAS		
			Review welded Cat. "C" seismic connections	Z		N.R.			
			Review welded column splices	Z		N.R.			
			Review base metal testing for "t" > 1 1/2"	Z		N.R.			
		✓	Review secondary steel connections				SAS		
	✓	Girts				SAS			
	✓	Steel deck				SWE			
		Lintels	Z		N.R.				
		Review installation of shear studs	Z		N.R.				
	✓	Review Details / Steel Frame				SAS			

All Steel Construction Special Inspections have been completed in accordance with Section 1704 of the IBC  
Special Inspector: STEVEN GRANT Date: 11-15-04

# 04-030  
 SRG ENGINEERING, INC.  
 P.O. Box 925  
 GRAY, ME 04039

PROJECT:		SCHEDULE OF SPECIAL INSPECTION SERVICES				APPLICABLE TO THIS PROJECT		PAGE 2 OF 3
MATERIAL / ACTIVITY	ITEM	SERVICE	Y/N	EXTENT (All, Sample, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV. #
1705.4 CONCRETE CONSTRUCTION Concrete Materials	2.00	Review materials (ACI Chapter 3)						
	✓	Review mix design (ACI Chapter 4)						
	✓	Review reinforcing certification & weldability (ASTM A706) if required						
	✓	Review condition & placement of reinforcing and prestressing steel (ACI 318.7.4-7.7)						
Placing Reinforcement	✓	Review welding of reinforcing in Cat "C" seismic-resisting systems	N		NR	SWC		
Formwork	✓	Review formwork (ACI 318 6.1)				SWC		
Concrete Operations	✓	Review form removal & reworking (ACI 318 6.2)				SWC		
	✓	Review concrete strength tests (ACI 318 5.6)				SWC		
	✓	Review mix proportions and technique (ACI 318 5.2, 5.3, 5.4, & 5.8)				SWC		
	✓	Review concrete placement (ACI 318 5.9 & 5.10)				SWC		
Prestressing Operations	✓	Review curing technique & temperature (ACI 318 5.11, 5.12, & 5.13)						
	✓	Review application of prestressing force (ACI 318 18.18)	N		NR			
Precast Manufacturing		Review grouting of bonded prestressing tendons in Cat "C" seismic-resisting systems	N		NR			
		In-plant review Part A - Fabrication procedures	N		NR			
Erection of Precast Concrete		Part B - Procedures implementation Review conformance to Part A	N		NR			
		Review erection of precast units	N		NR			
		Review key reinforcement	N		NR			
		Review key grouting	N		NR			
		Review concrete topping	N		NR			
	Review connections	N		NR				

Date 11-15-04

Special Inspector STEVEN GANT

Section 1704

All Concrete Construction Special Inspections have been completed in accordance with 206



# All Purpose Building Permit Application

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

Location/Address of Construction: <u>375 Riverside St Portland</u>		
Total Square Footage of Proposed Structure <u>3010 sq ft</u>	Square Footage of Lot <u>See Plan</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>3</u> Block# <u>B</u> Lot# <u>S</u>	Owner: <u>Calvin Reynolds</u>	Telephone: <u>797-6061</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Price Construction Sanford Me 04072</u>	cost Of Work: \$ <u>165,000</u> Fee: \$ <u>1506 + 75<sup>00</sup> = 1581</u>
<u>Harley Daniels</u>		
<u>New S 3010 S</u>		
Mailing address: <u>1293 Main St Sanford Me 04072</u>		
<p>We will contact you by phone when the permit is ready. You must come in and <b>pick up</b> the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>651-2888</u></p>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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

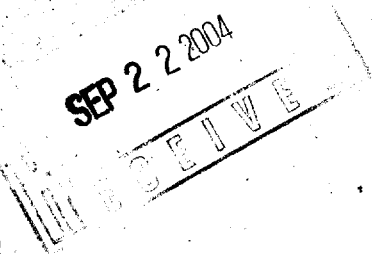
Signature of applicant: <u>[Signature]</u>	Date: <u>9/9/0</u>
--	--------------------

**This is NOT a permit, you may not commence ANY work until the permit is issued.  
If you are in a Historic District you may be subject to additional permitting and fees with the  
Planning Department on the 4<sup>th</sup> floor of City Hall**



317 BS

SEP 22 2004



CITY OF PORTLAND  
ACCESSIBILITY CERTIFICATE

Designer: JOHN EINSIEDLER, R.A.

Address of Project 375 ENEWIDE ST

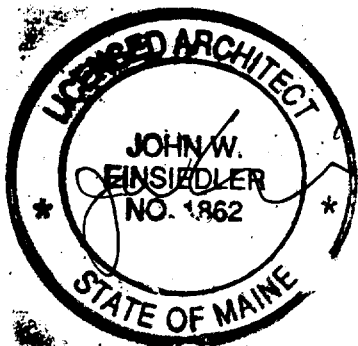
Nature of Project SHOW ROOM ADDITION

BIG MOOSE HAYLEY

Date SEPTEMBER 16, 2004

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

(SEAL)



Signature *John W. Einsiedler*

Title OWNER

Firm JOHN W. EINSIEDLER, R.A.

Address 143 SEA ROAD

KENNEBUNK, ME 04043

Telephone 985-9760

317 B.5



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

SEP 22 2004

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

FROM: John W. Einsiedler, R.A.

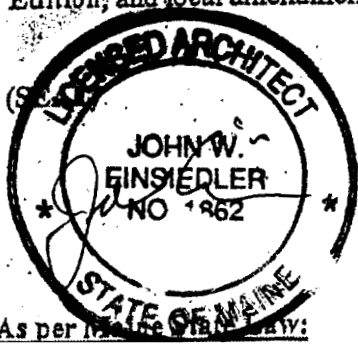
RE: Certificate of Design

DATE: SEPT. 16, 2004

These plans and/or specifications covering construction work on:

BIG MOOSE HALL  
RIVERSIDE ST.

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



Signature John W. Einsiedler

Title OWNER

Firm JOHN W. EINSIEDLER, R.A.

Address \_\_\_\_\_

As per Maine Code Chapter 10-A:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

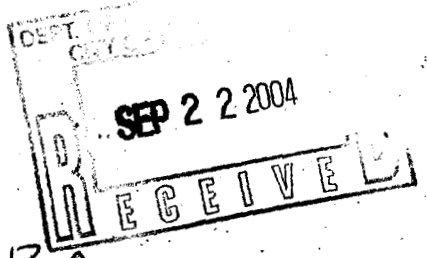
new 5/20/04



**CITY OF PORTLAND MAINE**

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

317 B S



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

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

DATE: SEPT. 16, 2004

Job Name: \_\_\_\_\_

Address of Construction: 375 RIVERSIDE STREET

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

Building Code and Year 1999 BOCA Use Group Classification(s) B  
Type of Construction 2C Bldg. Height 28' ± Bldg. Sq. Footage ADDITION 3010 SF.  
EXISTING 4650 SF.

BY RAE

Seismic Zone \_\_\_\_\_ Group Class \_\_\_\_\_

Roof Snow Load Per Sq. Ft. \_\_\_\_\_ Dead Load Per Sq. Ft. \_\_\_\_\_

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

Floor Live Load Per Sq. Ft. \_\_\_\_\_

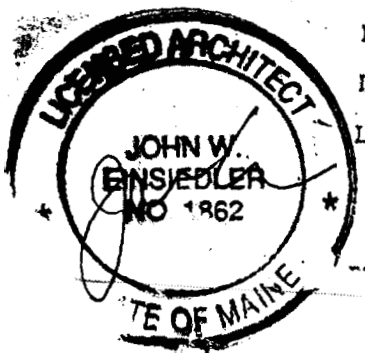
Structure has full sprinkler system? Yes  No \_\_\_\_\_ Alarm System? Yes  No \_\_\_\_\_  
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes \_\_\_\_\_ No

If mixed use, what subsection of 313 is being considered \_\_\_\_\_

List Occupant loading for each room or space, designed into this Project. ADDITION 31 PEOPLE  
TOTAL BLDG. =

(Designers Stamp & Signature)





Applicant: **BIG Moose Harley Addition**  
**Patco Construction** Date: **11/10/04**  
 Address: **375 Riverside St** C-B-L: **317-B-005**

CHECK-LIST AGAINST ZONING ORDINANCE

- Date - existing Development
- Zone Location - B-4
- Interior or corner lot -
- Proposed Use/Work - to construct addition 43' x 70' for shower
- Sevage Disposal - City
- Lot Street Frontage - 60' min req - 310' Scaled
- Front Yard - 20' min - 46' Scaled
- Rear Yard - 20' min - 71' Scaled
- Side Yard - 1-2 stories 10' min - 31' Scaled
- Projections -
- Width of Lot - 60' min - 310' Scaled
- Height - 65' MAX - 27' Scaled
- Lot Area - 10,000<sup>sq</sup> min - 2.87 Acres given (121,839)
- Lot Coverage/Impervious Surface - 80% MAX
- Area per Family - N/A
- Off-street Parking - 65+ spaces shown OK
- Loading Bays - 1 loading DAY shown
- Site Plan - # minor 2004-0263
- Shoreland Zoning/Stream Protection - N/A
- Flood Plains - panel 6 zone X

30550<sup>sq</sup>  
 3010  
 -----  
 27540<sup>sq</sup>

24,367.8<sup>sq</sup> open space

indust.  
 14,800<sup>sq</sup> ÷ 1000 = 14.8 SP.  
 11,104  
 - 2,000 retail  
 -----  
 9104 ÷ 200 = 45.92  
 60.72  
 0.61 ply  
 space

F.A.R. No more than .65 allowed  
 26,594  
 -----  
 121,839 = .22



October 4, 2004  
01430

Margaret Schmuckal, Zoning Administrator  
Code Enforcement Department  
City of Portland  
389 Congress Street, 3<sup>rd</sup> Floor  
Portland, ME 04101

**Proposed Showroom Addition-Tax Map 317, Block B, Lot 5**  
**Minor Site Plan Application- 375 Riverside Street, Big Moose Harley-Davidson**

Dear Marge:

On behalf of Big Moose Harley-Davidson, we are pleased to submit nine (9) copies of the enclosed plans and associated information for the re-approved minor site plan application. As you will recall, the Site Plan Committee previously approved this addition with conditions as contained in a letter dated July 15, 2003 from the Planning Division Director, Alexander Jaegerman, to Calvin Reynolds, President of Big Moose Harley-Davidson. Based upon a conversation with City staff, the conditions associated with the original approval have been addressed as outlined within the attached letter. As originally approved, and as now proposed, it is the intent of the applicant to expand the existing showroom to provide an additional 3,050 square feet of space. The façade of the expansion will be compatible with the existing building in accordance with the enclosed elevation. The facility is located at 375 Riverside Street and consists of 2.87 acres of property within the B-4 Zone. The existing facility and the proposed expansion will meet the space and bulk requirements of that zone.

The development proposal consists of constructing a 3,050 square foot building addition within an existing paved area and installing a paved access drive around the expansion. Existing water, gas, and underground electrical service will be relocated outside of the proposed building footprint. All utility services for the addition will be provided from the existing building. Proposed new lighting will consist only of low-level wall packs at building entrances. An existing light pole will be relocated. The existing site is heavily landscaped such that no new landscaping is proposed. Existing trees and shrubs will be relocated as depicted on the plans due to the paved access drive around the building.

We are hopeful that we have provided the required information to allow this project to proceed through the permitting process. Upon your review of the enclosed material, however, please call with any questions or if you require additional information. Thank you for your consideration.

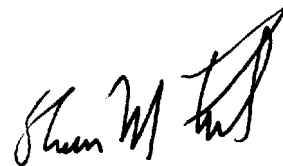
Sincerely,

SEBAGO TECHNICS. INC.

Greg ry J. Boulette  
Project Engineer

GJB:gjb/jc  
Enc .

cc: Calvin Reynolds, President

A handwritten signature in black ink, appearing to read "Shawn M. Frank". The signature is stylized and written in a cursive-like font.

Shawn M. Frank, PE  
Project Manager



October 4, 2004  
01430

Kandi Talbot, City Planner  
City of Portland  
389 Congress Street, 4<sup>th</sup> Floor  
Portland, ME 04101

**Proposed Showroom, Big Moose Harley Davidson, ID # 2003-0103, CBL # 317-B-005**  
**Conditions of Prior Approval**

Dear Kandi:

This letter and the enclosed plans are in response to the conditions of approval regarding the above referenced project in a letter dated July 15, 2003 from the Planning Division Director, Alexander Jaegerman. The following numbered responses correspond with the numbered conditions in that letter:

1. A utility capacity letter has been requested from the Portland Water District and will be forwarded upon receipt. The existing building is served by a private on-site septic field; therefore, a letter of capacity to serve from the Portland Sewer District is not warranted.
2. Spot grades have been added to the new pavement area to assure positive drainage away from the building.
3. The pavement area just northeast of the building has been revised so that it does not extend onto the abutting property.
4. A parking lot detail has been added to show the required depths of gravel (15") and asphalt (3").
5. A note has been added to the plans stating, "The applicant is responsible to install and maintain erosion control measures in accordance with the submitted narrative and Best Management Practices".
6. Bollards have been added to the plans around the new locations of the A/C units, gas meter, and electrical box.
7. A note has been added to the plans stating, "The applicant shall contribute \$1,500 to the City for the improvement of a drainage channel and outfall crossing downstream of Handyman Rental, on Riverside Street."

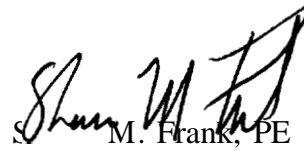
We are hopeful that we have provided the required information to allow this project to proceed through the permitting process. Upon your review of the enclosed material, however, please call with any questions or if you require additional information. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.



Gregory J. Boulette  
Sr. Project Engineer



Shaun M. Frank, PE

Project Manager

GJB/SMF:gjb/jc

Enc.

cc: Calvin Reynolds, President

If y  
of f

Total Square Footage of Proposed Structure 3,050		Square Footage of Lot 125,017	
Tax Assessor's Chart, Block & Lot Chart# 317 Block# B Lot# 5		Property owner, mailing address: Big Moose Harley-Davidson 375 Riverside Street Portland, Maine 04102	Telephone: (207) 797-6061
Consultant/Agent, mailing address, phone & contact person Shawn Frank c/o Sebago Technics, Inc. P.O. Box 1339 Westbrook, Maine 04098-1339		Applicant name, mailing address, telephone #/Fax#/Pager#: <b>Big Moose Harley-Davidson</b> 375 Riverside Street Portland, Maine 04102 (207) 797-6061 (phone) (207) 878-3115 (fax)	Project name: Big Moose Harley-Davidson
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input checked="" type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots <input type="checkbox"/> \$25.00 per lot \$ _____ <input type="checkbox"/> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot _____ <input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input checked="" type="checkbox"/> Other - Showroom Addition _____ <input type="checkbox"/> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00  Major Development _____ \$500.00 Minor Development <input checked="" type="checkbox"/> \$400.00 Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input type="checkbox"/> Staff review \$100.00			
Who billing will be sent to: Big Moose Harley-Davidson Mailing address: 375 Riverside Street State and Zip: Portland, Maine 04103 Contact person: Calvin Reynolds Phone: (207) 797-6061			

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

- a. copy of application
  - b. cover letter stating the nature of the project
  - c. site plan containing the information found in the attached sample plans check list
- Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

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

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

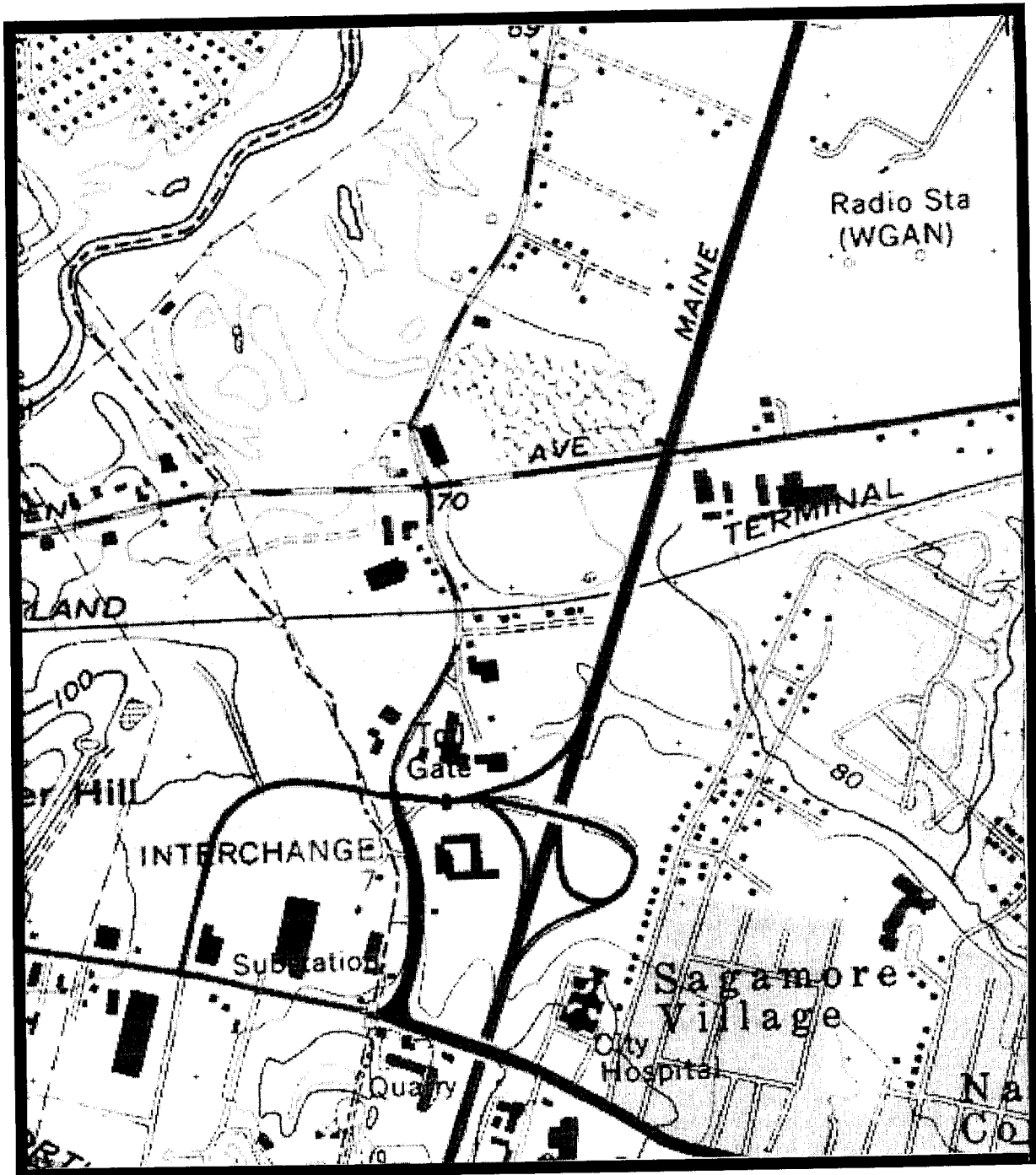
Signature of applicant: 	Date: 10/1/04
---	---------------

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

---

## **Figure 1 – Site Location Map**

FIGURE 1



## SITE LOCATION MAP

USGS TOPOGRAPHIC

7.5 MIN. QUADRANGLE

PORTLAND WEST

SCALE: 1"=1,000'



**Sebago Technics**  
*Engineering & Planning for the Future*



---

## **Figure 2 – Medium Intensity Soils Map**



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**Figure 3 - Deed**

#8705-031

013818

**MORTGAGE DEED**

Know all Men by these Presents,

That Marianne M. Reynolds, of Gorham, County of Cumberland and State of Maine, (hereinafter referred to as "Mortgagor"), in consideration of Eight Hundred Thousand and 00/100ths (\$800,000.00) Dollars, paid to the Mortgagor and Calvin J. Reynolds, Jr. by Key Bank of Maine, a banking corporation organized and existing under the laws of the State of Maine, and having a place of business at One Canal Plaza, Portland, County of Cumberland and State of Maine, (hereinafter referred to as "Mortgagee") the receipt whereof Mortgagor does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said Key Bank of Maine, and its Successors and Assigns forever,

See Schedule A attached hereto and incorporated herein by reference.

Together with all heating furnaces and boilers, oil burners and attachments thereto, heaters, water tanks, mantels, gas and electric light fixtures, screens, storm doors and windows, screen doors, window shades, awnings, and all other fixtures of whatever kind or nature at present contained in said buildings and hereinafter placed therein prior to the full payment and discharge of this Mortgage, which are hereby agreed to be a part of the mortgaged real estate.

To have and to hold the aforegranted and bargained premises with all the rights, easements, privileges and appurtenances

0X870500032

thereto belonging, to the said Mortgagee, and its Successors and Aseigne, to their use and behoof forever.

And I, the said Mortgagor, for myself and my Heirs, Executors, Administrators Successors and Assigns, do covenant with the said Mortgagee, and Its Successors and Assigns, that I *am* lawfully seized in fee of the premises; that they are free of all encumbrances, excepting any prior mortgages of record; that I have good right to sell and convey the same to the said Mortgagee, and its Successors and Assigns forever, as aforesaid; and that I and my Heirs, Executors, Administrators, Successors and Assigns shall and will Warrant and Defend the same to the said Mortgagee, and its Successors and Assigns forever, against the lawful claims and demands of all persons.

And the Mortgagor does hereby further **COVENANT AND AGREE** with said Mortgagee to keep all the buildings herein mortgaged insured against loss or damage by fire and the other perils insured *under* extended coverage in a sum not less than One Hundred percent (100%) of the full replacement value of the mortgaged premises as determined by the Mortgagee for the benefit of said Mortgagee, and its Successors and Assigns, in such insurance company or companies as said Mortgagee shall approve, until payment of the debt secured by this Mortgage and to deliver the policies for all such insurance to said Mortgagee, to be retained by it until the debt secured shall be paid. and also to pay all taxes and water-rates, insurance, repairs and improvements upon said premises, and should I neglect to keep

said buildings so insured or to pay said taxes, water-rates, repairs and improvements, I hereby authorize said Mortgagee so to insure said buildings at my expense, and to pay said taxes, water-rates, repairs and improvements for me, and I agree that all sums due or to become due the Mortgagee and all sums so paid by said Mortgagee shall become a part of the mortgage debt secured by this Mortgage, and that no indebtedness will be contracted for labor, materials, or otherwise which would create a lien on the property that would have priority over this Mortgage without written consent of the Mortgagee.

**LEASE ASSIGNMENT**

As further security for payment of the indebtedness and performance of the obligations, covenants and agreements secured hereby, the Mortgagor hereby assigns to the Mortgagee, and its Successors and Assigns, all leases and rents now existing or hereafter acquired on said premises, and in the event of default hereunder, or in the event of default in the terms and conditions of any Promissory Note or Notes of even date herewith given by the Mortgagor to the Mortgagee, the Mortgagee shall have the right to collect all rents and profits arising from said premises and apply the same to the payment of the mortgage debt and obligations.

**NON-ALIENATION CLAUSE**

In the event the Mortgagor sells, transfers or conveys any right, title or interest in the mortgaged premises, the obligations secured hereby shall become due and payable ON DEMAND at this



8705-035

In Witness Whereof, Marianne M. Reynolds has hereunto set her hand and seal this 31<sup>st</sup> day of March in the year of our Lord one thousand nine hundred and eighty-nine.

Signed, Sealed and Delivered in the presence of

[Signature] Marianne M. Reynolds  
Marianne M. Reynolds

State of Maine  
County of Cumberland, ss.

March 21, 1989

Personally appeared the above named Marianne M. Reynolds and acknowledged the above instrument to be her free act and deed.

Before me,

[Signature]  
Notary Public/Attorney at Law

STEPHEN J. SPANNEY  
Notary Public, 1979  
MY COMMISSION EXPIRES APRIL 8, 1983

SEAL



---

## **Figure 4 – Letter of Financial Capability**



**KeyBank National Association**  
100 Gannett Drive  
South Portland, ME 04106

April 23, 2003

City of Portland

Dear Sir or Madam

**Re:** Marianne and Calvin Reynolds

Please be advised that Marianne and Calvin Reynolds have had a relationship with KeyBank since the mid 1960's. Key has provided the Reynolds and the operating companies, Jack Reynolds and son, Inc., H.D. Acquisitions Company, Inc., and Augusta Motor Sports, with various deposit, cash management, and loan services including working capital lines of credit, term and mortgage loans, and floor plan financing. All accounts have always been handled in a very satisfactory manner.

It is my understanding that an expansion is planned at the Riverside Street, Big Moose Harley Davidson location at an approximate cost of \$300,000. Mr. And Mrs. Reynolds have the financial capacity and/or availability to finance with KeyBank the necessary funding for this project.

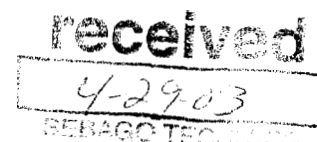
Should you have any questions, contact me at 207 842-1073.

Sincerely,



Leo Amato

Vice president and Relationship Manager



---

## **Figure 5 – Erosion & Sedimentation Control Narrative**

# EROSION AND SEDIMENTATION CONTROL PLAN

**Big Moose Harley-Davidson  
Riverside Street  
Portland, Maine**

## **A. Pre-Construction Phase**

Prior to the beginning of any construction, filter fabric fencing will be staked across the slope(s), on the contour at or just below the limits of clearing or grubbing, and/or just above any adjacent property line or watercourse to protect against construction related erosion. The placement of silt fences shall be completed in accordance with guidelines established in Best Management Practices and in accordance with the erosion control plan and details in the plan set. This network is to be maintained by the contractor until all exposed slopes have at least 85%-90% vigorous perennial vegetative cover to prevent erosion.

Prior to construction, the contractor shall prepare a detailed schedule and marked up plan indicating areas and components of the work and key dates showing date of disturbance and completion of the work. The contractor shall schedule a pre-construction meeting with the municipal staff. Three (3) copies of the schedule and marked up plan shall be provided to the municipality three days prior to the scheduled pre-construction meeting. Special attention shall be given to the 14-day limit of disturbance in the schedule addressing temporary and permanent vegetation measures.

The following erosion control measures shall be followed by the contractor throughout construction of this project.

## **B. Construction and Post-Construction Phase**

1a. Areas undergoing actual construction shall only expose that amount of mineral soil necessary for progressive and efficient construction and shall not exceed 14 days. Areas that will not be completed (covered and/or finish graded) within 14 days of disturbance shall be anchored with temporary erosion control blanket or mulch as directed by the inspecting engineer and as shown on the design plans. If mulch is used, hay or straw mulch shall be applied such that the areas shall be sufficiently covered with mulch to avoid any visible soil exposure. Mulch shall be kept moist to avoid loss due to wind. Erosion control blanket shall be applied in the base of all grassed waterways and in slopes which exceed 15% and any disturbed areas within 100' of wetlands or streams. Areas located within 100' of streams shall be anchored with temporary erosion control within seven (7) days.

1b. If disturbed areas do not receive final seeding by September 15th of the year of construction, then all disturbed areas shall be seeded with a winter cover crop of

Rye at the rate of 3 lbs/1,000 S.F. to provide winter protection. Winter seedings shall be covered with mulch such that no soil is visible. Erosion control blankets shall be used in the base of all grassed waterways, on slopes equal to or greater than 15%, and any disturbed areas within 100' of wetlands or streams. Erosion control blankets shall also be applied for additional winter protection along side slopes of grassed waterways and in all areas equal to or greater than 8% slope.

- 1c. During winter conditions, areas that will not be completed (covered and/or finish graded) within seven (7) days of disturbance shall be anchored with temporary erosion control measures within seven (7) days of disturbance. Temporary erosion control shall consist of hay or straw mulch applied to provide a minimum uniform mulch depth of 4" or, if blown, application area shall be sufficiently covered with mulch to avoid any visible soil exposure.
2. All topsoil shall be collected, stockpiled, seeded with Rye at 3 lbs./1,000 S.F. and mulched, and re-used as required. Siltation fencing shall be placed down gradient from stockpiled loam. ~~Loam~~ shall be stockpiled at locations designated by the owner and inspecting engineer.
3. All silt fences shall be installed according to this plan. This shall be maintained during development to remove sediment from runoff water. All the silt fences shall be inspected before and after any rainfall or runoff event, maintained and cleaned until all areas have at least 85%-90% vigorous perennial vegetative cover of grasses.
4. A construction entrance shall be built at the intersection of the existing road and the access drive. Roadway areas shall be periodically swept or washed to avoid tracking of mud, dust or debris from the construction area. Dust control during construction shall be achieved by the use of a watering truck to periodically sprinkle the exposed roadway areas as necessary to reduce dust during the dry months.
5. Stone check dams may be removed only after the roadways are paved and the vegetated swales are established with at least 85%-90% of vigorous perennial growth.
6. All areas shall be seeded and stabilized in accordance with the following vegetation plan.

### C. Vegetation Plan

Revegetation measures shall commence immediately upon completion of construction of the roadway improvements. Disturbed areas shall also be mulched and anchored prior to any storm event. See mulching requirements in Section B(1a) above. If final

seeding cannot be accomplished by September 15<sup>th</sup>, then all disturbed areas shall be seeded with a winter cover crop at the rate of 3 lbs./1,000 S.F. to provide winter protection. Seeded areas shall be covered with erosion control mesh. See winter protection requirements in Section B(1b) above. Revegetation measures shall consist of the following:

1. Four inches of loam will be spread over disturbed areas and smoothed to a uniform surface. Loam shall be free of subsoil, clay lumps, stones and other objects over 1" in diameter, and without weeds, roots or other objectionable material.
2. Soils tests shall be taken at the time of soil stripping to determine fertilization requirements. Soils test shall be taken promptly as to not interfere with the 14-day limit on soil exposure. Based upon test results, soil amendments shall be incorporated into the soil prior to final seeding. In lieu of soil tests, soil amendments may be applied as follows:

<u>ITEM</u>	<u>APPLICATION RATE</u>
10-20-20 Fertilizer (N-P205-K20 or equal)	18.4 lbs./1,000 S.F.
Ground Limestone (50% Calcium & magnesium oxide)	138 lbs./1,000 S.F.

3. Following seed bed preparation, swale areas, fill areas and back slopes shall be seeded at a rate of 3 lbs./1,000 S.F. with a mixture of **35%** Creeping Red Fescue, **6%** Red Top, **24%** Kentucky Bluegrass, **10%** Perennial Ryegrass, **20%** Annual Ryegrass and **5%** White Dutch Clover.
4. Erosion control mesh shall be applied in accordance with the plans over all finish-seeded areas as specified on the design plans.
5. All hay bale and/or filter fabric barriers will remain in place until seedings have become 85%-90% established and then removed within 10-days.
6. The inspecting engineer at his/her discretion may require additional erosion control measures and/or supplemental vegetative provisions to maintain stability of earthworks and finish-graded areas. The contractor shall be responsible for providing and installing any supplemental measures as directed by the inspecting engineer. Failure to comply with the engineer's directions will result in discontinuation of construction activities.

**D. Construction Schedule**

Site improvements will most likely begin in summer of **2003** depending upon final project approval. The following schedule is anticipated for the construction of the roadway improvements.

**SCHEDULE**

- |        |  |                              |
|--------|--|------------------------------|
| 1.     | Estimated construction time.                                     | 3 months                     |
| 2.     | Erosion control measures placed                                  | Week 1- Week 2               |
| 3.     | Site clearing and grubbing                                       | Week 2 - Week 4              |
| 4.     | Construction of parking subbase                                  | Week 4 - Week 6              |
| 5.     | Utility improvements and parking construction                    | Week 6 - Week 12             |
| 6.     | Mulch spread for winter erosion control                          | Oct. 15 of construction year |
| 7.     | Start final seedings on prepared areas<br>(during growth season) | Week 8                       |
| 8.     | Biweekly monitoring of vegetative growth                         | Week 10                      |
| 9.**   | Re-seeding of areas, if needed                                   | Week 10                      |
| 10.*** | Removal of erosion control devices                               | Upon final completion        |

\*\* Dates are subject to change at the discretion of the engineer, depending on construction progress.


**E Inspections/Monitoring**

Maintenance measures shall be applied as needed during the entire construction cycle. After each rainfall, the contractor shall perform a visual inspection of all installed erosion control measures. The contractor shall perform repairs as needed to allow continued proper functioning of the erosion control measure. The contractor shall provide the municipality with written documentation describing dates of inspections and necessary follow-up work to maintain erosion control measures meeting the requirements of this plan.

Following the temporary and/or final seedings, the contractor shall inspect the work area semimonthly until the seedings have been established. Established means a minimum of 85%-90% of areas vegetated with vigorous growth. Reseeding shall be carried out by the contractor with follow-up inspections in the event of any failures until vegetation is adequately established.

Prepared by,

SEBAGO TECHNICS, INC.

  
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GJB/SMF:/gjb/dlf  
April 18, 2003

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## **Figure 6 – Stormwater Management Narrative**



# STORMWATER RUNOFF EVALUATION

## **Big Moose Harley-Davidson Riverside Street Portland, Maine**

The following Stormwater Management Plan has been prepared for Big Moose Harley-Davidson to evaluate stormwater runoff and erosion control for a proposed 3,050 square foot building expansion in Portland, Maine. The 2.87-acre parcel is located on the east side of Riverside Street. The property is presently developed and is predominately impervious. The topography on site is flat to moderate slopes generally sloping to the rear of the site. One curb cut along Riverside Street will be maintained for access to the site.

Given the size of the building addition in relationship to the size of the overall development, any increase in stormwater runoff will be inconsequential. This project will generate less than 10,000 square feet of new impervious surfaces and, therefore, is not subject to any Department of Environmental Protection permits in regards to stormwater runoff.

Temporary erosion control measures will be required to be implemented during the construction phase of the project as specified on the Erosion & Sedimentation Control Plan provided on the site plans.

Permanent erosion control measures have also been incorporated into the plan for long-term stabilization of the site. These measures will be integrated with the overall site development, which includes limits for disturbance and clearing (see clearing limits on site plans), and a permanent revegetation plan.

GJB gjb/df  
April 18, 2003