

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 375 Riverside St.		Owner: Marianne Reynolds		Phone: 797-6061		Permit No: 980438	
Owner Address: same		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Les Wilson & Sons		Address: Box 1028 Westbrook, ME		Phone:		DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME	
Past Use:		Proposed Use:		COST OF WORK: \$		PERMIT FEE: \$	
Proposed Project Description: 1,000 gallon underground removal		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> RECEIVED MAY - 4 1998 </div> Zone: CBL: 317 B 5	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>			
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)					
Permit Taken By: Judy Laplante		Date Applied For: 4/29/98		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____ Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT

7

COMMENTS

6/29/98 Work Complete - overseen by DEP Rep C

Inspection Record

	Type	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

The following State law governs technical submission requirements for building plans as well as site development. The law explains the *exemptions*, please read it CAREFULLY and our staff will answer any question that you may have.

2. Technical submissions; construction or development. Nothing in this chapter may be construed to prevent any person from preparing technical submissions for, or administering construction contracts in, the erection, construction or development of:

- A. Detached single or 2-family dwellings, including those to be utilized for home occupations, as defined by local ordinances, and sheds, storage buildings and garages incidental to the dwellings; [1991, c. 874, §3 (amd).]
- B. Farm buildings, including barns, silos, sheds or housing for farm equipment and machinery, livestock, poultry or storage, if the structures are designed to be occupied by no more than 10 persons; [1991, c. 874, §3 (amd).]
- C. Alterations, renovations or remodeling of a building when the cost of the work contemplated by the design does not exceed 15% of the assessed value of the building or \$50,000, whichever is the lesser, or does not require the issuance of a permit under applicable building codes or when the work involves those structures as provided in paragraphs A, B, F, G and H or when the work involves interior design services performed by a certified interior designer; [1993, c. 680, Pt. A, §28 (rpr).]
- D. [1991, c. 396, §21 (rp).]
- E. [1991, c. 396, §21 (rp).]
- F. Buildings that do not have as their principal purpose human occupancy or habitation; [1991, c. 874, §4 (new).]
- G. Single-story, above-grade buildings of less than 1,000 square feet that are designed to be occupied by no more than 10 persons; and [1991, c. 874, §4 (new).]
- H. Preengineered manufactured buildings. For the purposes of this section, "preengineered manufactured building" means a structural unit, other than a dwelling, that is designed by a person licensed as an engineer in the State and is constructed in a manufacturing facility. [1991, c. 874, §4 (new).]
[1993, c. 680, Pt. A, §28 (amd).]

Section History:

1977, c. 463, § 3 (NEW). 1991, c. 396, § 21 (RPR). 1991, c. 874, § 2-4 (AMD). 1993, c. 349, § 65 (AMD). 1993, c. 389, § 16-18 (AMD). 1993, c. 680, § A28 (AMD).

32 § 227. Enforcement

It shall be the duty of all duly constituted law enforcement officers of the State and all political subdivisions thereof to enforce this chapter and to prosecute any persons violating this chapter. [1977, c. 463, § 3 (new).]

Section History:

1977, c. 463, § 3 (NEW).

32 § 228. Penalties

Violation of any provision of this chapter shall be a Class E crime punishable by a fine of not less than \$100 nor more than \$500, or by imprisonment for not more than 3 months, or by both. [1977, c. 463, § 3 (new).]

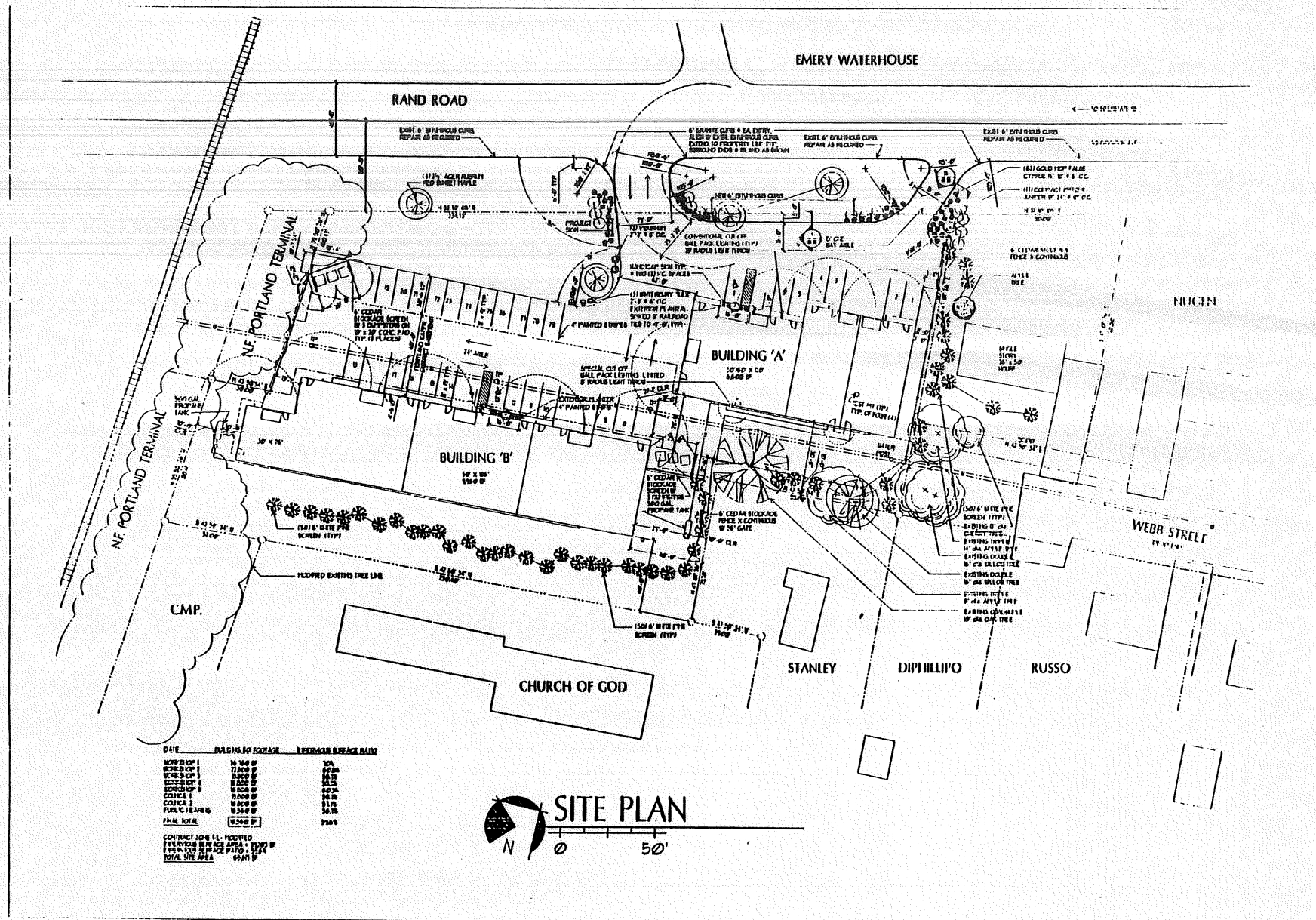
The State may bring an action in Superior Court to enjoin any person from violating this chapter, regardless of whether proceedings have been or may be instituted in the Administrative Court or whether criminal proceedings have been or may be instituted. [1983, c. 413, § 12 (new).]

Section History:

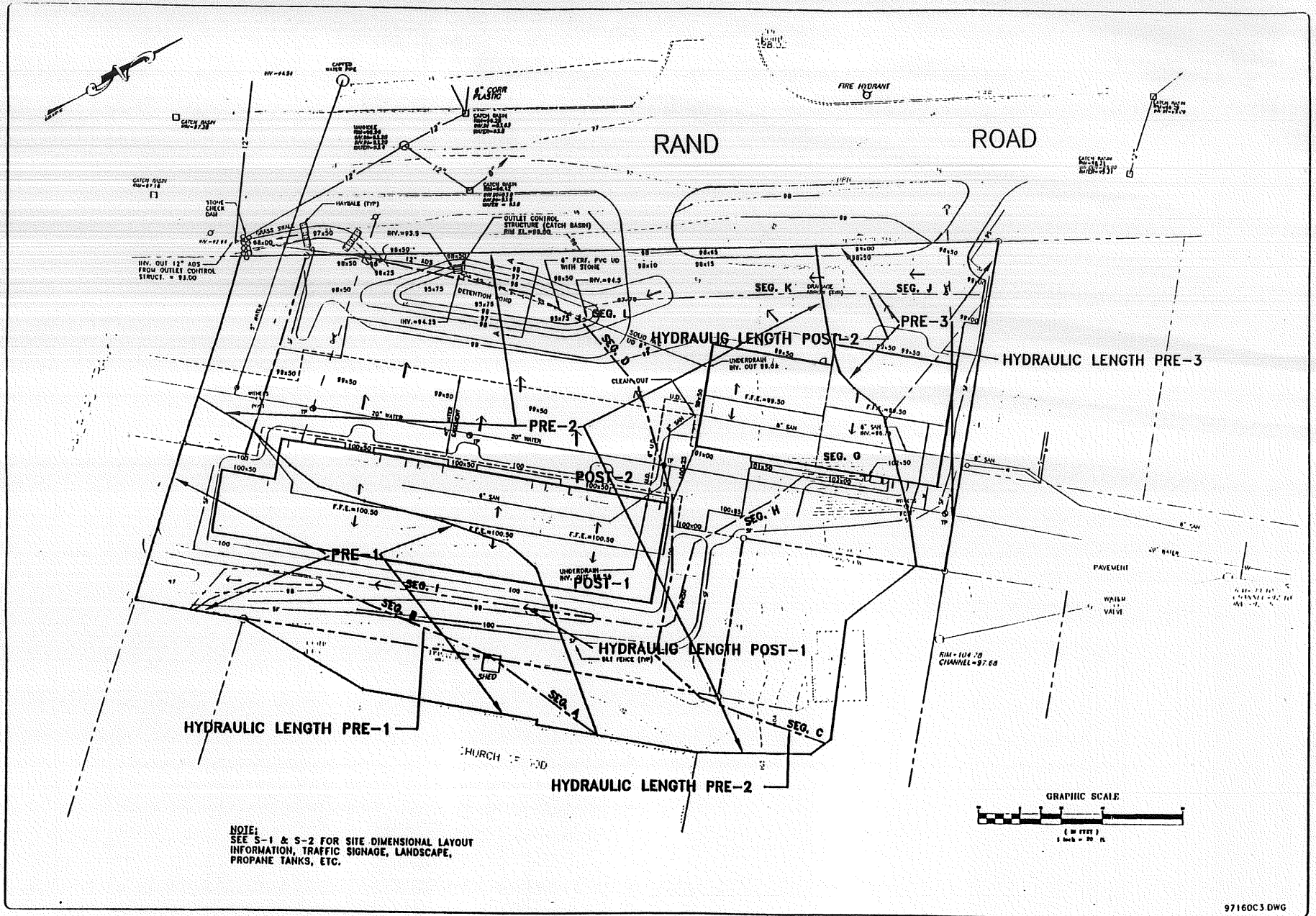
1977, c. 463, § 3 (NEW). 1983, c. 413, § 12 (AMD).

City of Portland Site Plan Ordinance
Checklist Summary of Standards
(refer to ordinance for exact language of Review Standards)

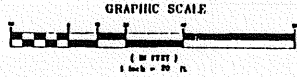
1. Vehicular Circulation/Connections
Pedestrian Circulation/Connections
2. Parking Layout
- 3-4. Bulk, Location, Height of Buildings:
 - a. Shadow c. Snow
 - b. Wind d. Visual
 - e. Relationship to Street
5. Utilities:
 - a. Sanitary Sewer
 - b. Stormwater - Quantity, Quality
(Hydrocarbons, other Pollutants)
 - c. Water
 - d. Solid Waste - dumpster location/
screening
 - e. Electric - underground service?
- transformer location
6. Landscaping:
 - a. Buffers/Screens b. Beautification
7. Existing Vegetation Preservation/Loss
8. Erosion/Sedimentation BMP's plan
9. Lighting:
 - a. Spillover b. Glare
 - c. Illuminance Levels
10. Fire/Safety:
 - a. Access b. Hydrant Location
11. Off-Premises Infrastructure Plan
Consistency
12. Industrial Development:
 - a. Hazardous Materials b. Noise c. Dust..
13. R-P Development Architectural Compatibility
14. PRUD's
 - a. Design relationship to site
 - b. Internal design character and relationship to
surrounding neighborhood
 - c. Recreation and open space
 - External buffers
 - Internal buffers
 - Passive recreational open space
 - Active recreational open space
 - Private open space
15. Two-family, special needs independent living
unit, multiple-family, lodging houses and emer-
gency shelters:
 - a. Architectural compability
 - b. Relationship to street
 - c. Open space and recreation
 - d. Windows/storage
 - e. Pavement
16. Development within the B-3 zone
[Refer to Downtown Urban Design Guidelines.]
 - a. Pedestrian environment:
 - First 35 feet facades, entries, storefronts,
access, orientation to street.
 - Sidewalks and open spaces & improve-
ments (lighting, street furniture)
 - b. Integration with surrounding buildings and
spaces.
17. Complete submission
18. Historic District Compatibility (within 100
feet)
19. View Corridor Protection Plan Compliance
20. Environment/Natural Resources
 - a. Groundwater quantity/quality
 - b. Surface water quantity/quality
 - c. Wetlands
 - d. Unusual natural areas
 - e. Wildlife & fisheries habitats
 - f. Stormwater runoff
[Note: Check Historic/Archaeological
Resources Maps]
21. Risk of discharge to aquifer (especially on is-
lands)
22. Signage:
 - a. Complement and enhance buildings
 - b. Freestanding, relationship to context
 - c. Sign lighting, glare
23. Oversize sign approval standards.



Sample Site Review Technical Submissions



NOTE:
 SEE S-1 & S-2 FOR SITE DIMENSIONAL LAYOUT
 INFORMATION, TRAFFIC SIGNAGE, LANDSCAPE,
 PROPANE TANKS, ETC.



97160C3.DWG

Sample Site Review Technical Submissions

EROSION AND SEDIMENTATION NOTES

GENERAL EROSION AND SEDIMENTATION CONTROL MEASURES

1. EROSION/SEDIMENTATION CONTROL DEVICES

- The following erosion/sedimentation control devices are proposed for construction on this project. Install these devices as indicated on the plans.
 - All slopes shall be protected with straw, hay or mulch. The slope shall be maintained until the erosion control device is installed. The slope shall be maintained until the erosion control device is installed. The slope shall be maintained until the erosion control device is installed.
 - Hay bales placed in drainage swales and areas to trap sediment and reduce runoff velocities.
 - Hay bales placed in areas where runoff discharge or flow occurs on the slope.
 - Flow, Seed, & Mulch: All disturbed areas, with or without erosion control, shall receive permanent seeding and mulch to stabilize the disturbed areas. The disturbed area shall be revegetated within 30 days of final grading. Seeding treatments are provided at the end of this specification.
 - Auto Mulch: Straw and hay mulch used to cover disturbed areas until permanent seed or erosion control measure are in place. Mulch can be used on slopes less than 3:1. Use auto mulch on slopes in excess of 3:1.

2. TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES

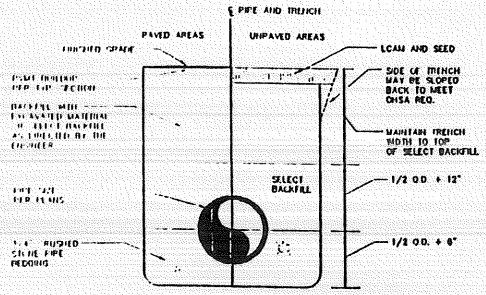
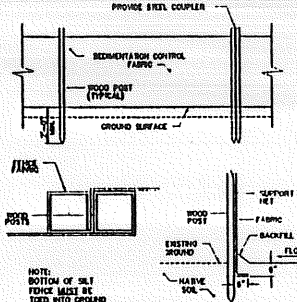
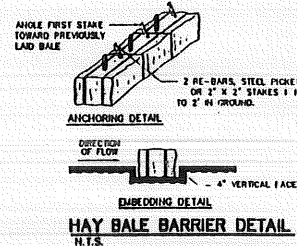
Provide the following temporary erosion/sedimentation control measures during construction of the Development:

- Utilize lines along the development side of the existing street and all 10 sections. The erosion fence will remain in place until the site is completed.
- Hay bales at key locations to supplement the silt fence.
- Protect temporary stockpiles of stumps, grubbers, or common materials as follows:
 - Silt stockpiles shall slope at a rate of 3:1.
 - Hay bales temporary stockpile in areas with slopes over 10:1 vertical, or near drainage swales.
 - Stockpile stockpiles within 15 days by temporary seeding with a mulched mulch coating on unmulched mulch location or by covering the stockpile with mulch.
 - Temporary stockpile soil with vegetation.
- All disturbed areas shall have been rough graded and are not located within the building pad, or parking and driveway areas and shall receive mulch within 30 days of final disturbance of soil or within 15 days after completion of rough grading operations. In the event the Contractor requires final grading and installation of base and subgrade, rough grading operations shall be completed within 15 days of final grading and mulching shall be reduced to a 10:1 maximum.
- Temporary erosion control measures shall be removed once the site has been stabilized with grass or permanent erosion control measures have been installed.

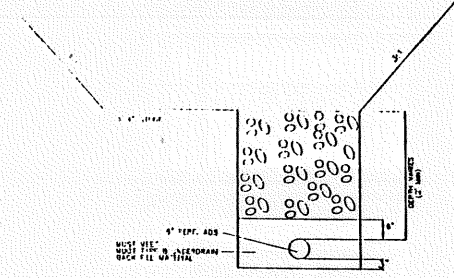
3. PERMANENT EROSION CONTROL MEASURES

The following permanent control measures are required by the Erosion/Sedimentation Control Plan:

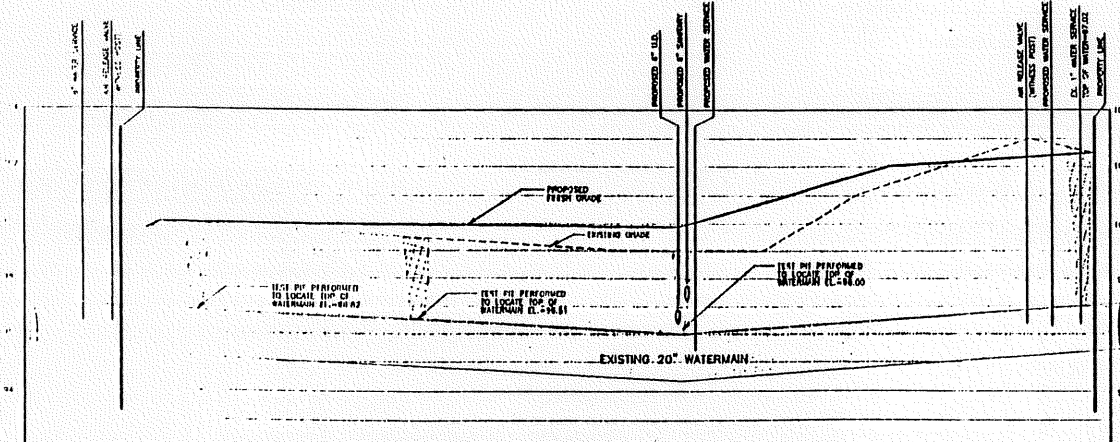
- Stormwater runoff from the existing building and paved area will be captured by the pre-existing stormwater management basin. The stormwater runoff rate is to be maintained at the pre-existing level. The stormwater runoff rate is to be maintained at the pre-existing level. The stormwater runoff rate is to be maintained at the pre-existing level.
 - All areas disturbed during construction but not subject to other restoration (grading, seeding, etc.) shall be seeded, mulched, and protected. The seeding shall be established and covered for final restoration within 15 days of final grading.
 - Slopes greater than 3:1 shall be seeded.
- CONSTRUCTION PHASE**
- The following general practices will be used to prevent erosion during construction of this project:
- Only those areas under active construction shall be disturbed and left in an erodible or uncompleted condition. If final grading, seeding and mulching are not completed within 15 days, the area shall be:
 - Placed to the extent of construction in a specific use, all facing and/or hay bales will be installed at the top of the slope and in areas to be protected by the erosion control device. Construction shall be completed immediately following completion of mulch and seeding. The top of the slope shall be finished, no more on the slope.
 - Seeded with minimum potential for erosion and shall be kept in place on a regular basis. The seeding device shall be installed with a mulch layer 3 days of the top of the slope at a rate of 10:1.
 - Seeded with straw mulch on a and mulched immediately.
 - Stockpiles intended to remain longer than 7 days shall be mulched with hay bales or silt fence at the top of the pile.
 - All disturbed areas intended to remain longer than 7 days shall be either:
 - Treated with anchored mulch immediately, or
 - Seeded with vegetation rate of annual grass seed 10:1 by 1000 sq. ft. and mulched immediately.



TYPICAL PIPE TRENCH SECTION N.T.S.

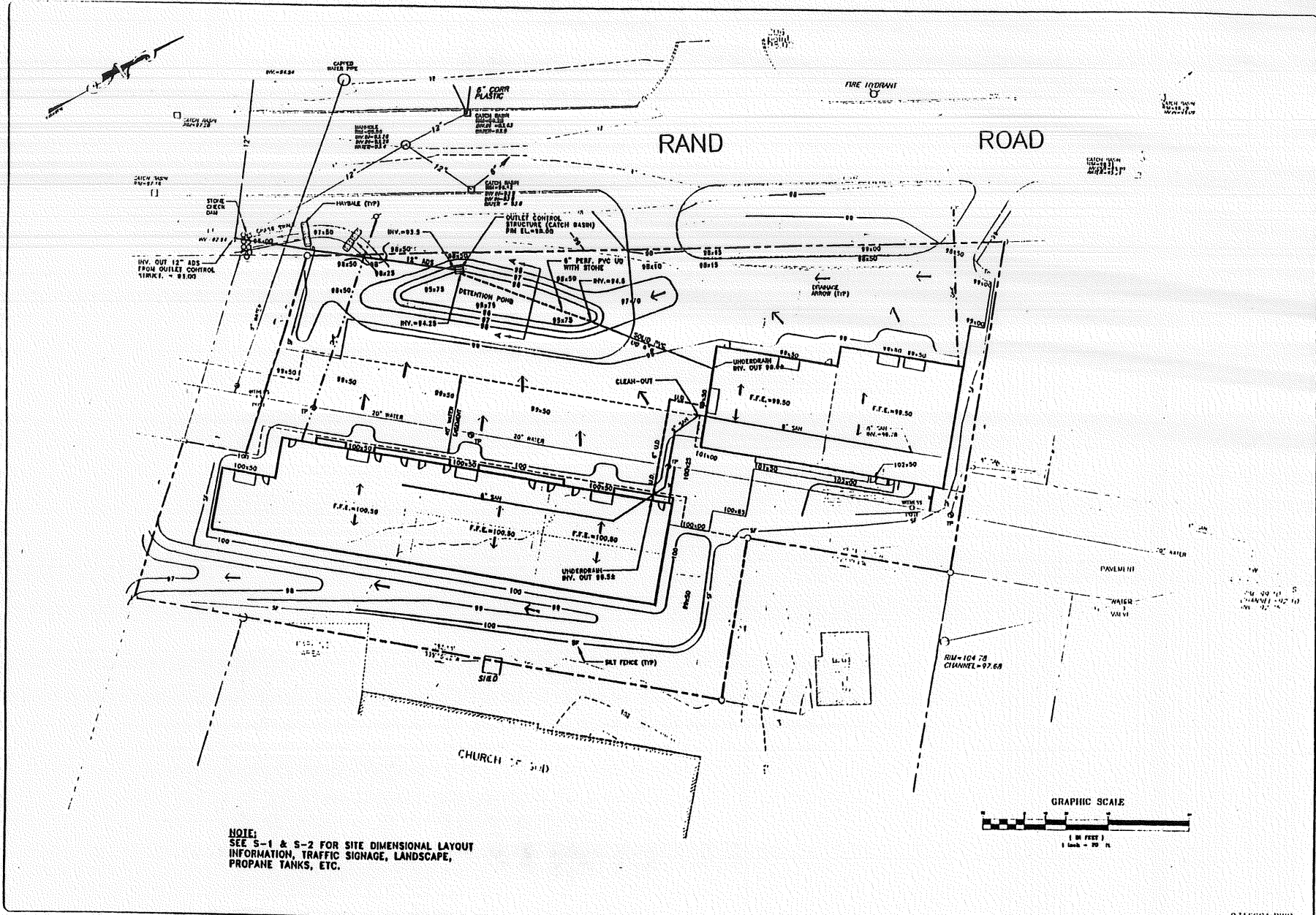


DETENTION POND SECTION A-A N.T.S.



WATERMAIN PROFILE SCALE: 1"=20' HORIZ. 1"=2' VERT.

Sample Site Review Technical Submissions



NOTE:
 SEE S-1 & S-2 FOR SITE DIMENSIONAL LAYOUT
 INFORMATION, TRAFFIC SIGNAGE, LANDSCAPE,
 PROPANE TANKS, ETC.



9716CC1.DWG

Sample Site Review Technical Submissions

Maine Department of Environmental Protection
Bureau of Remediation and Waste Management
17 State House Station
Augusta, Maine 04333-0017
Attention: Tank Removal Notice
Telephone: (207) 287-2651

Expires after 6 (six) months if the
Department does not receive notice that
removal was completed.

NOTICE OF INTENT TO ABANDON (REMOVE)
AN UNDERGROUND OIL STORAGE FACILITY

COPY

THIS FORM MUST BE FILED WITH THE D.E.P. AND YOUR LOCAL FIRE DEPARTMENT AT
LEAST 30 DAYS PRIOR TO THE SCHEDULED REMOVAL

PLEASE TYPE OR PRINT IN INK:

Name of Facility Owner: MARIANNE Reynolds
Mailing Address: 375 Riverside St Telephone #: 797 6061
City: Portland State: ME Zip Code: 04103
Contact Person (name, address & telephone #): CALVIN Reynolds

Name of Facility: Big-Moose Harley-Davidson Registration #: 15927
Facility Location (town & street): 375 Riverside St Portland, Me

1. Identify the tanks at this location which are going to be removed:

Tank #	Tank Age	Tank Size (gallons)	Type of Product Stored
1	n/k	1000	waste oil
2			
3			

2. Directions to this facility (be specific):

Riverside St. next to Handyman Rental.

3. Is or was the tank(s) used to store Class I liquids (e.g., gasoline, jet fuel)? Yes _____ No
IF YES, REMOVAL OF THE TANK(S) MUST BE DONE UNDER THE DIRECTION OF A
CERTIFIED TANK INSTALLER.

Tank Installer's Name: N/A Certification Number: _____ Signature: _____

4. Environmental site assessments are required for all tanks except those used for storing heating oil, not for resale, or for farm or residential motor fuel tanks under 1,100 gallons where the product is used on site. Site Assessor's Name and Address (if applicable):

Field Service's - ALAN Lyscans

5. Name and telephone number of contractor who will do the tank removal:

Les Wilson & Sons 854 4583

6. Expected date of removal (month/day/year): 5/24/98

I hereby provide Notice that I intend to properly abandon the underground oil storage facility as described above.

Date: 4/23/98 Signature of owner or operator: Ronald Wilson

Printed Name and Title: RONALD WILSON /AGENT FOR OWNER

Mail original and yellow copy to DEP; pink copy to fire department; retain gold copy.
RETURN POSTCARD AFTER TANK(S) HAS BEEN REMOVED

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: <i>375 Riverside Street</i>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>317</i> Block# <i>B</i> Lot# <i>5</i>	Owner: <i>Marianne Reynolds</i>	Telephone#: <i>797-6061</i>
Owner's Address: <i>SAME</i>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$</i>
Proposed Project Description:(Please be as specific as possible) <i>1000 gal underground tank removal</i>		
Contractor's Name, Address & Telephone <i>Les Wilson & Sons Box 1028 Westbrook, ME 04098</i>		
Current Use:	Proposed Use:	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

fee \$110

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: <i>[Signature]</i>	Date: <i>4/29/98</i>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

PORTLAND FIRE DEPARTMENT

Review Date: 4/30/98 Contractor: Les W. Jensen

Address: 375 Riverside Dr CBL: _____

Please note marked Conditions of Approval

- * The boiler or furnace shall be protected by enclosing with one hour fire rated construction including fire doors and ceiling or by providing automatic extinguishment and smoke protected enclosure. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide a 0.15 gpm per sq ft of floor throughout the entire area. An indicating shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4" copper or 1" steel. Maximum coverage area of a residential sprinkler is 144 sq ft per sprinkler.
- * All required fire alarm systems shall have the capacity of zone disconnect via switches or key pad program provided the method is approved by the Fire Prevention Bureau.
- * All remote annunciators shall have a visible trouble indicator along with the fire alarm zone indicators.
- * Any master box connected to the municipal fire alarm system shall have a supervised municipal disconnect switch.
- * All master box locations shall be approved by the Fire Dept. Director of Communications.
- * A master box shall be located so that the center of the box is five feet above finished floor.
- * All master box locations are required to have a Knox box.
- * A fire alarm acceptance report shall be submitted to the Portland Fire Department.
- (*) All underground tank removal(s) and/or installation(s) shall be done in accordance with the Department of Environmental Protection and Regulation (Chapter 691).
- (*) No cutting of tanks on site. Cutting of tanks to be done at an approved disposal site.
- (*) The fire dispatcher must be notified at least 48 hrs in advance of removal or transportation of tanks.
- * All above ground L/P tanks shall be located in accordance with NFPA 58 standards.
- * Any tank located near the path of vehicle movement shall be protected.
- * All piping shall be protected from possible mechanical damage and vandalism.
- * A 4" storz fire department connection is required.
- * Any renovation of sprinkler system over 20 heads must have State Fire Marshall approval.
- * A sprinkler performance test shall be submitted to the P.F.D. after completion of work.
- * State Fire Marshall approval is required for this project.

Lt. Gaylen Mc Dougall
Portland Fire Prevention Bureau