

326-B-1

110 Industrial Way

Business Center

Martin Rist and Bonnie
Brunet



CITY OF PORTLAND

October 24, 2000

Martin Rist
Turnpike Properties, LLC
21 Lily Pond Drive
Camden, Maine 04843

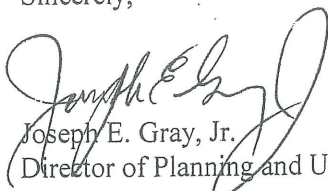
RE: 110 Industrial Way

Dear Mr. Rist:

This letter is to confirm the revision to the approved site plan for outdoor lighting at 110 Industrial Way. The revision includes the use of wall packs instead of two free standing light poles. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

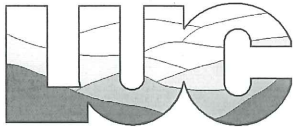
If you have any questions regarding the revision please contact the planning staff at 874-8721.

Sincerely,


Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Sarah Hopkins, Development Review Program Manager
P. Samuel Hoffses, Building Inspector
Jeff Tarling, City Arborist
William Bray, Director of Public Works
Tony Lombardo, Project Engineer
Lt. Gaylen McDougall, Fire Prevention
Penny Littell, Associate Corporation Counsel
Inspection Department
✓ Development Review Coordinator
Lee Urban, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

O:\PLAN\CORRESP\SARAH\LETTERS\110IND.JMD



Land Use Consultants, Inc.

Planners ♦ Engineers ♦ Landscape Architects
966 Riverside Street Portland, ME 04103
Tel 207 878.3313 Fax 207 878.0201 landuse@gwi.net

Permanent
CofO
10/25/00

Transmittal

Job # 1851.16

To: Chris Earle
Deluca-Hoffman
778 Main Street
South Portland, Maine 04106

Date: 09-26-00

From: David Kamila

Re: Rist-Brunet-Industrial Way Business Center
(Lot 16-Turnpike Industrial Park)

Chris,

Please find enclosed a copy of the original Layout, Landscape and Lighting Plan, Sheet 2 of 4, dated May 7, 1999, revised through June 9, 1999. This plan is sent for your review at the request of Marty Rist.

Thank you,



Martin Rist & Bonnie Brunet
21 Lily Pond Drive
Camden, Maine 04843
Tel: 207-236-4806 Fax 207-236-8638

September 22, 2000

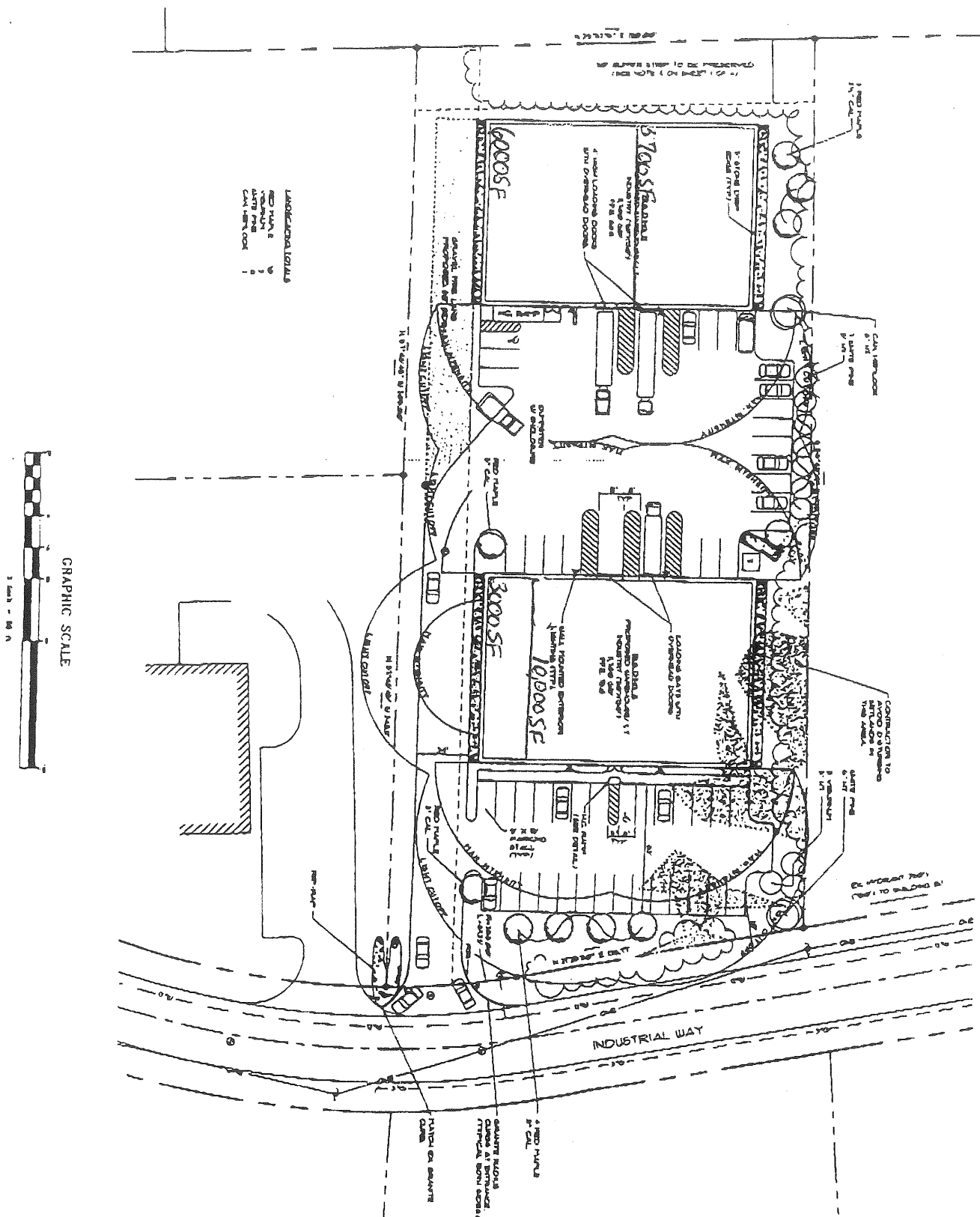
FAX LETTER

To: Chris Earle
At : DeLuca Hoffman

From: Marty Rist

Subject: Final approval of site work at 110 Industrial Way, Portland Me.

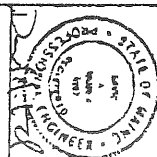
Enclosed is a copy of the original site plan showing area lighting on the building. As I mentioned, after this site plan was approved we got an administrative change to add parking light poles to the front parking lot. In construction we determined that in fact we did not need light poles and went back to the original site plan specification for area lighting. Dave Kamila at Land Use consultants will be sending you a full size plan and cover letter stating that this was the original approved site plan lighting .



INDUSTRIAL WAY
BUSINESS CENTER
110 INDUSTRIAL WAY
PORTLAND, ME 04101

Designed	Revision	I.S. Date
Drawn DLM	ADDED GRANITE CURB BUFFER	4-23
Checked J.S.	NOTE NOTES FOR LOADING	
Scale 1" = 30'	AREAS AND H.C. RAMP	
Date MAY 7, 1993		

RECORD OWNER:
RIST/BRUNET
FAMILY TRUST
21 LILY POND DRIVE
CAMDEN, MAINE 04843



Turnpike Properties, LLC

21 Lily Pond Dr. , Camden, Maine 04843

Tel: (207) 236-6935 Fax (207) 236-8638

October 12, 2000

Planing Department
City of Portland
389 Congress St
Portland, Me. 04101

Dear Sirs:

I am writing to request an administrative approval of a site plan change to our project at 110 Industrial Way, Portland. When we initially submitted a site plan at the end of 1999 for approval we indicated on the plan that outdoor lighting for the parking lot in front was to be provided by wall packs on the front of the building. This lighting plan was approved. After approval was granted we requested a change to allow the lighting to be provided by two free standing light poles. This change was granted by Planning.

During construction however, the cost of the poles made us decide to go back to the original lighting scheme of wall packs. We are requesting that you approve this change back to the original lighting plan approved by Planning.

Yours truly,

A handwritten signature in cursive script, appearing to read "Martin Rist".

Martin Rist
Managing Director

Turnpike Properties, LLC

21 Lily Pond Dr. , Camden, Maine 04843

Tel: (207) 236-6935 Fax (207) 236-8638

October 12, 2000

Chris Earle
Deluca Hoffman Associates
778 Main St Suite 8
South Portland, Me. 04106

Dear Chris,

Here is a letter to use for obtaining approval from Planning for the site lighting plan change that we made (wall packs vs. pole lights). Call me if you need more info, etc. Dennis Waters of Patco Construction is going ahead and repairing the rip rap on the side of the building at 108 Industrial Way and the three maple trees will be added in the rear in the next few weeks. He will be sending you a memo to confirm this.

Yours truly,



Martin Rist
Managing Director



**MULTI-USE LIGHT INDUSTRIAL BUILDINGS
SITE PLAN REVIEW
MARTIN RIST AND BONNIE BRUNET, APPLICANTS**

Submitted to:

Portland Planning Board
Portland, Maine

June 22, 1999

I. INTRODUCTION

Martin Rist and Bonnie Brunet have requested site plan review for the construction of two multi-use light industrial buildings on Lot 15 of Turnpike Industrial Park. The lot is 1.95 acres and zoned Moderate Impact (IM) Industrial.

The applicants propose to construct two 90 ft. x 130 ft. buildings for a total square footage of 23,400. The buildings have not yet been leased but will be constructed as multi-use buildings providing for a combination of office, warehouse, and light industrial uses.

II. SUMMARY OF FINDINGS

Zoning:	IM
Lot Size:	1.95 Acres
Building Size:	11,700
Number of Buildings:	2
Building Height:	20ft.
Parking:	
Required	27
Proposed	51
Surrounding Uses:	Yankee Lanes, Turnpike Industrial Park

III. SITE PLAN REVIEW

Representatives from the Planning, Public Works, Parks and Recreation, and Fire Departments have reviewed the plans. Comments from these departments are incorporated into the Planning Board Report.

1. Traffic/Circulation

Access to the site will be provided by a driveway from Industrial Way. A single common driveway will lend to the two buildings on the site. A common parking lot, loading and circulation area will be located between the two buildings.

The traffic engineer has reviewed the plans and finds the access and circulation within the site to be satisfactory.

2. Bulk, Location, Height of Buildings

The applicant proposes to construct 2 multi-use warehouse buildings each measuring 90 x 130 feet. Both buildings will be 20 ft. high.

The metal sided buildings will be constructed by PATCO, Inc. and will include masonry vertical elements along the Industrial Way facades.

3. Utilities, Easements, Solid Waste

A thirty foot wide sanitary sewer easement crosses the southern portion of the site, connecting Riverside Street properties to the sewer in Industrial Way.

Utilities, including water, gas, electric, and cable will be connected underground to existing service in Industrial Way.

Solid waste will be removed by a private waste hauler.

4. Landscaping

The northern property line of the parcel will be landscaped with 5 White Pines, 3 Red Maples, 1 Canadian Maple and 3 Viburnum. The front yard of the site will be planted with 5 Red Maples. Preservation areas will protect growth in wetland areas and along a 30 ft. buffer along the rear property line. This 30 ft. buffer was proposed as part of the original subdivision.

5. Stormwater/Wetlands

When the Turnpike Industrial Park was approved in 1986, a Stormwater Management Plan was designed for the entire site based on an assumed buildout. The plan utilized an open swale drainage system along the side of the road, directing stormwater to a detention basin located behind lots 10 and 11.

Stormwater for the development site will be directed via sheetflow into a low area between lots 15 and 16. The runoff will then be collected in a swale along Industrial Way and directed toward the detention basin behind lots 10 and 11.

The applicant's engineer estimates that 50% of total suspended solids will be removed by overland flow. There are approximately 4,800 sq. ft. of wetlands along the northern boundary of the site. The applicant proposes to fill 3,800 sq. ft. of the wetland.

6. Lighting

Included as Attachment 4 are catalog specifications for the lighting fixtures. The applicant proposes seven building mounted lighting fixtures on the proposed building to illuminate the access drive, loading and parking areas of the site.

7. Fire Safety

The applicant has proposed a gravel access drive to provide emergency access to the southern side of the rear building. The gravel drive will be built to specifications required by the Fire Department as indicated in the applicant's letter included as Attachment 1. This gravel access drive has been approved by Lt. McDougal of the Fire Department.

8. Industrial Development

The proposed low impact industrial development will not create any adverse environmental consequences, including any substantial diminution to the value or utility of neighboring structures. Any prospective tenant will have to operate a use permitted in the IM zone and will have to meet the performance standards of the zone.

9. Additional Information

Since the last workshop on this project, the applicant has submitted supporting information regarding stormwater treatment and emergency access. The Public Works department has also requested that the applicant install radius granite curb on both sides of the proposed driveway entrance. This curbing has been depicted on the most recent plan.

IV. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and information submitted by the applicant and on the basis of information contained in Planning Report #25-99, the Planning Board finds:

- That the Rist/Brunet site plan is in conformance with the Site Plan Ordinance of the Land Use Code.

Attachments:

1. Letter from the Applicant Dated June 9, 1999
2. Letter from the Applicant Dated May 6, 1999
3. Staff Memos:
 - a. Development Review Coordinator
 - b. Public Works
4. Lighting Specifications
5. Building Elevations
6. Subdivision Plan
7. Site Plans



LAND USE CONSULTANTS INC

June 9, 1999

4 Attachment 1
J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA
Edward M. Lawrence, PLS

Sarah Hopkins
Department of Planning and Urban Development
City Hall
389 Congress Street
Portland, ME 04101-3503

Final Plans, Industrial Way Business Center

Dear Sarah:

I am pleased to submit the attached three (3) sets of final Site Plans for the proposed Industrial Way Business Center on behalf of the Owner Rist/Brunet Family Trust.

I offer the following response to the comments and concerns expressed by the Board and Staff:

1. We have added granite curbs to the project entrance radii at Industrial Way and included typical details on the Plans.
2. The 30 ft. buffer strip at the rear of the lot will be preserved. Note No. 11 was added to Plan Sheet 1 of 4 to direct the contractor on this issue.
3. The 20 ft. wide gravel fire access lane to the rear of Building "B" is detailed on Plan Sheet 4 of 4. The typical section calls for 15 in. of base gravel and 3 in. of crushed surface gravel. This is similar to residential street construction minus the pavement and is sufficient to support wheel loads from City Fire Trucks.
4. The Stormwater Management Plan for this site consists of sheet flow off paved areas into vegetated buffers and then into the vegetated swale in Industrial Way which flows northerly for 500 ft. before entering a cross culvert and then into another vegetated swale 400 ft. long leading to the detention basin next to the Maine Turnpike.

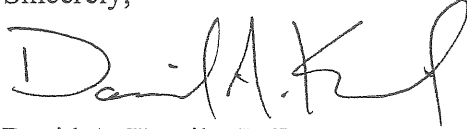
According to the treatment factors prescribed in the *Department of Environmental Protection, Stormwater Best Management Practices Manual*, the two vegetated swales and the detention basin in series will remove approximately 50% of the total suspended solids (TSS) from the stormwater.

I have also attached an 11 x 17 reduction of Plan Sheet 1 of 4 showing parking stalls and grading. I will send a copy of this letter and the Plans directly to Lt. McDougal of the Portland Fire Department.

LAND USE CONSULTANTS INC

I trust you will find this submission completes our Application and look forward to the public hearing on June 22nd. Please call me with any additional questions or comments in the meantime.

Sincerely,



David A. Kamila, P. E.
Vice President

DAK/pp

Enclosure

cc: Lt. Gaylen McDougal, Portland Fire Department
Marty Rist, Rist/Brunet Family Trust





LAND USE CONSULTANTS INC

Attachment A

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE

Thomas N. Emery, RLA
Edward M. Lawrence, PLS

May 6, 1999

Sarah Hopkins
Department of Planning and
Urban Development
City Hall
389 Congress Street
Portland, ME 04101

Major Site Plan Application, Industrial Way Business Center

Dear Sarah:

I am submitting herewith a Major Site Plan Application for the proposed Industrial Way Business Center on behalf of the owners Martin Rist and Bonnie Brunet, Trustee of the Rist/Brunet Family Trust.

The project includes two multi-use office/warehouse/light industrial buildings, measuring 90 ft. x 130 ft. (11,700 sq. ft) each, on Lot 16 in the Turnpike Industrial Park.

The turnpike Industrial Park was approved by the DEP under Site Location Law on August 18, 1986 and the City of Portland under its Subdivision Ordinance on September 16, 1986. Land Use Consultants, Inc. prepared the Recording Plat which is recorded at the Cumberland County Registry of Deeds in Plan Book 157 Page 61.

The lot is currently undeveloped and wooded except for the 30 ft. wide drainage and sewer easement along the southerly lot line that serves the Yankee Lanes Bowling Alley. The lot contains 1.95 acres and is zoned 1M. Total lot coverage is 70%.

The plans have been modified from the concept layout we submitted for Staff Comments on April 6th by moving the rear building "B" further away from the rear boundary (35 ft. minimum) to maintain the 30 ft. buffer strip. We also added more parking to allow more office space to be developed.

Access to the site is by Industrial Way which is an accepted city street, paved 32 ft. wide with 4 ft. grass shoulders and open swale drainage within a 60 ft right-of-way. The project will have a 24 ft. wide driveway and parking is provided for 51 cars (2 handicap). Each building will also have two truck loading bays. A 20 ft. gravel fire lane provides access to the rear of building "B".

The project will be served by underground power, telephone and cable TV service from the overhead pole near Lot 15. Public water service will be from the 12 in. main in Industrial Way. Sewer will connect to the existing sewer in the 30 ft. easement. Gas service will be from the 3 in main in Industrial Way.

LAND USE CONSULTANTS INC

Stormwater for the entire industrial park is directed to a detention basin at the rear of Lots 10 and 11 adjacent to the Maine Turnpike. Stormwater runoff for the site will be directed by sheet flow into swales which flow to the road swales. No onsite detention is proposed.

Erosion controls during construction will consist of silt fence and hay bale check dams and mulch until permanent cover is established and rip rap swales, headwalls and drip edge is in place. All disturbed areas not paved will be loamed, seeded and mulched and maximum slopes will be limited to 3:1 maximum.

Existing wetlands on site total approximately 4,800 sq. ft and we will be disturbing approximately 3,800 sq. ft for site improvements. This is less than the permitting threshold of 4,300 sq. ft. for DEP/ACOE.

The buildings will be designed and built by Greg Patterson of Patco Construction of Sanford, Maine. Plans and Elevations will be provided under separate cover.


A screened dumpster enclosure will serve both buildings and be contracted with a commercial hauler.

Lighting will be provided by wall mounted cutoff type fixtures as noted on the plans.

I have attached 7 copies of the Application Form, Deed, Lighting Details, Soils map and a check for \$500.00 to cover the application fee.

I am looking forward to the Planning Board workshop scheduled for May 25th at which time we will discuss our proposal and answer questions from the Board. In the meantime, please call with any comments or if you need additional information.

Sincerely,



David A. Kamila, P. E.
Vice President

DAK/pp

Enclosure

cc: Martin Rist
Greg Patterson, Patco Construction

STATUTORY SHORT FORM OF WARRANTY DEED

12/23/98
Bk 14418
Pg 91
Time 2:34p

That CORLEY FAMILY REALTY LIMITED PARTNERSHIP, a Vermont Limited Partnership with a mailing address of 17 Mountain View Drive, Colchester, Vermont 05446, for consideration paid, grants to MARTIN RIST and BONNIE BRUNET, as Trustees of the RIST/BRUNET FAMILY TRUST, a trust created u/d/t dated March 27, 1997 under the laws of the State of California, with an address of 21 Lily Pond Drive, Camden, Maine, with Warranty Covenants, the land and rights in Portland, County of Cumberland State of Maine described as follows:

Lot No. 16 as depicted on a certain site plan of "Turnpike Industrial Park" dated March 25, 1986 and recorded at the Cumberland County (Maine) Registry of Deeds at Plan Book 157, Page 61; such premises being subject to an easement as granted to Raymond Pecor, Jr. of Shelburne, County of Chittenden and State of Vermont and Jan Rozendaal of South Burlington, County of Chittenden and State of Vermont as Trustees of The J. Richard Corley and Linda J. Corley Trust Fund #1 by deed recorded in said Cumberland County Registry of Deeds in Book 9428, Page 284; and further subject to such Restrictions, Covenants and Conditions set forth in an instrument dated September 17, 1986 and recorded in said Cumberland County Registry of Deeds in Book 7394, Page 347; and further subject to Site Location Order dated August 18, 1986 and recorded in said Cumberland County Registry of Deeds in Book 7361, Page 82.

IN WITNESS WHEREOF, Corley Family Realty Limited Partnership has caused this instrument to be sealed with its seal and signed in its partnership name by J. Richard Corley its General Partner thereunto duly authorized this 22 day of December, 1998.

Theresa A. Belton

Corley Family Realty Limited Partnership

By

J. Richard Corley

Its General Partner

STATE OF VERMONT
, ss

12/22 1998

Then personally appeared the above named J. Richard Corley, General Partner of Corley Family Realty Limited Partnership and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the Partnership.

Before me,

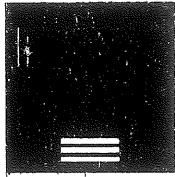
Colleen M Ward
Notary Public

Please Print Name

Colleen M Ward

My Commission expires:

2-10-99



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 679 0896

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

MEMORANDUM

Attachment 3

TO: Sarah Hopkins, Senior Planner
FROM: Jim Wendel, PE, Development Review Coordinator
DATE: June 18, 1999
RE: Site Plan Review
110 Industrial Way

Review of the site plan submission has been completed. Our comment is:

1. All issues have been satisfactorily completed and no further comments can be made.

Should you have any questions, please call.

PUBLIC WORKS ENGINEERING
MEMORANDUM

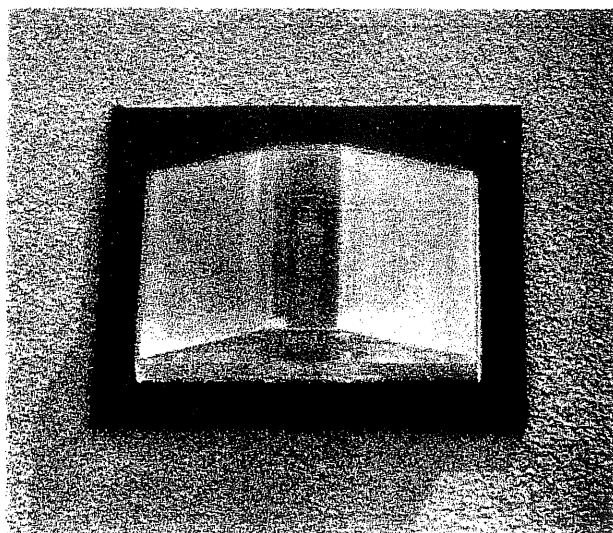
To: Sarah Hopkins, Senior Planner
From: Anthony Lombardo, P.E., Project Engineer
Date: May 17, 1999
Subject: 110 Industrial Way...Proposed Warehouses...

The following comments were generated during Public Works Engineering review of the proposed development in the Turnpike Industrial Center. Plans were dated May 7, 1999 and prepared by LUC.

- *Public Works is requesting the applicant install radius granite curb on both sides of the proposed entrance within the Industrial Way right of way.*

the PARACYL

A uniquely versatile luminaire ... with adjustable focus for precise cutoff control.



MOLDCAST

Versatility in Application

Vertical Aiming of Peak Candela

The PARACYL provides a means for aiming the illumination and cutoff to accommodate an exceptionally broad range of site proportions and lighting requirements. Aiming adjustment is completely internal so that no change is required in the fixture mounting position - no yokes, swivels or other external devices to mar its clean and functional appearance.

Figure 5 illustrates the aiming adjustment and the peak and sharp cutoff angles produced at each end of the PARACYL's range. A cutoff angle scale facilitates the aiming adjustment. Once aimed, the optical system can be securely locked in position, with no resetting required after servicing of lamp or ballast.

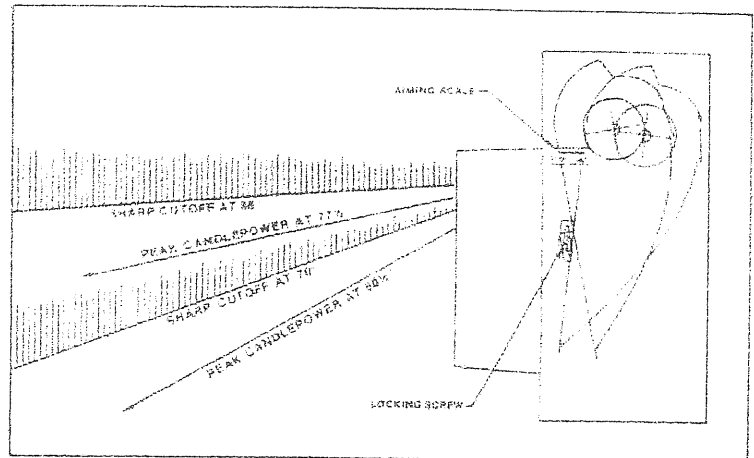


FIGURE 5

Two Lenses for Horizontal Control

PROJECTING LENS - 180° BEAM SPREAD

Through precise prismatic control, the projecting lens provides illumination back to the edge of the mounting wall in a wide pattern for excellent side-to-side spacing ratios. It produces only single plane refraction, i.e., it spreads light only in a sideward direction with no vertical distortion, preserving the superb sharp cutoff control of the reflector train across the full 180° spread of the beam. (See Figure 6.)

A secondary internal reflector throws illumination down to the mounting wall below the luminaire and provides the cutoff of direct light from the lamp.

For below-eye-level mounting, with reflector set at 86° cutoff, the throw of light at angles just below cutoff can be increased by removing the secondary reflector, with no significant loss of light projected straight down.

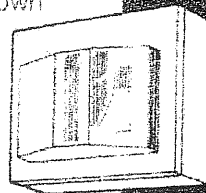


FIGURE 6

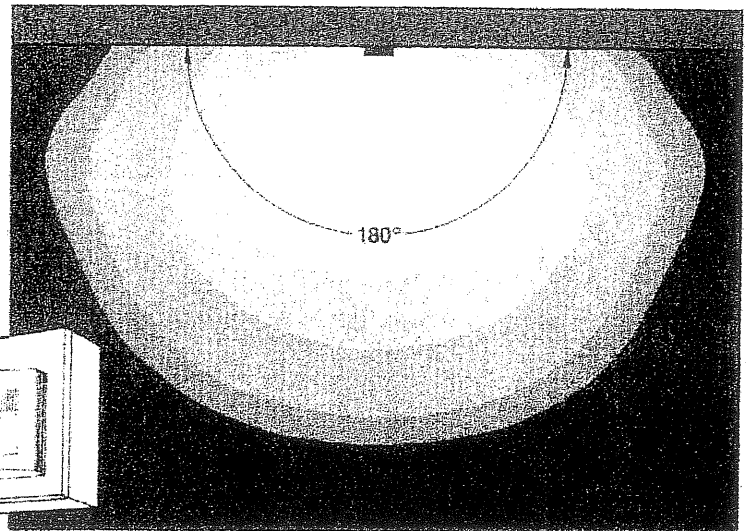
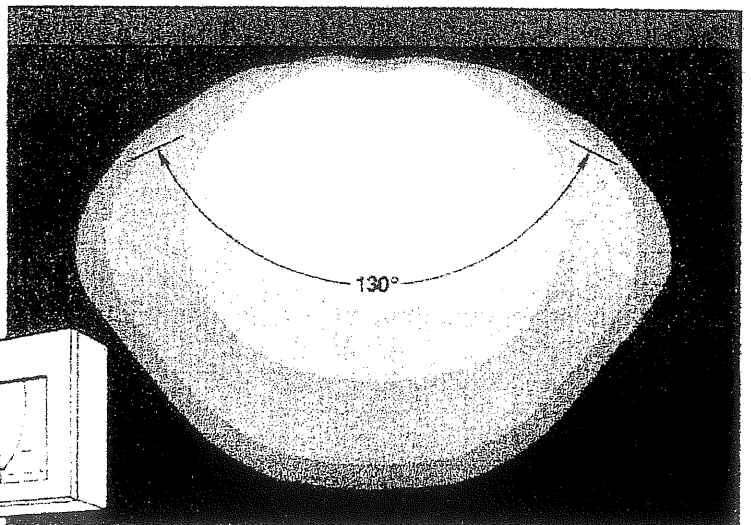
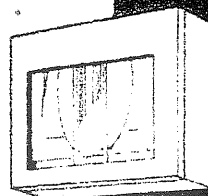


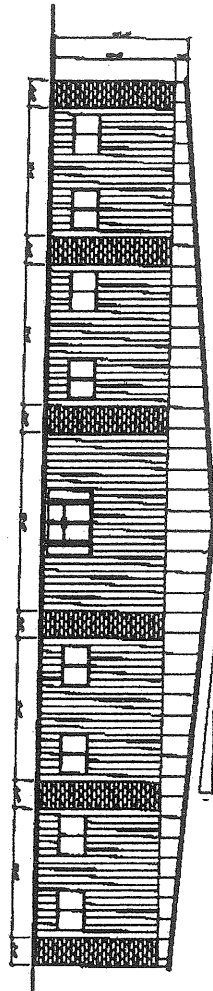
FIGURE 7

FLAT LENS - 130° BEAM SPREAD

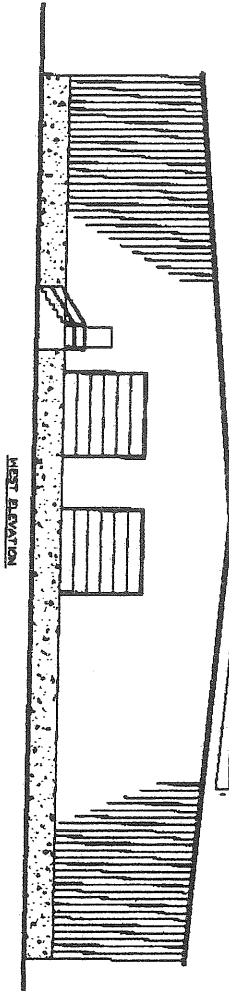
By projecting a more concentrated beam (Figure 7), this lens provides an efficient floodlighting pattern on the ground, and at the same time cuts off the random, misdirected light which causes the blinding glare and severe light trespass of conventional floodlights.

An internal shield is furnished with the flat lens to cut off light coming directly from the lamp. At 86° cutoff setting, the shield may be adjusted to a higher position to provide increased distance and efficiency.

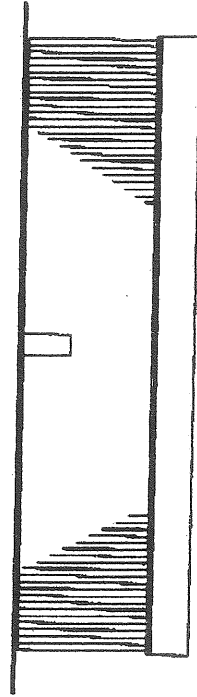




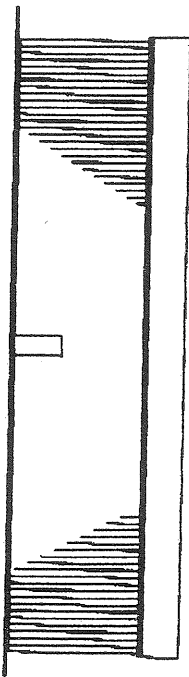
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

A-1

DATE: MAY 20, 04
SCALE: 1/8" = 1'-0"
DRAWN BY: J.S.S.
CHECKED BY:
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SHEET:

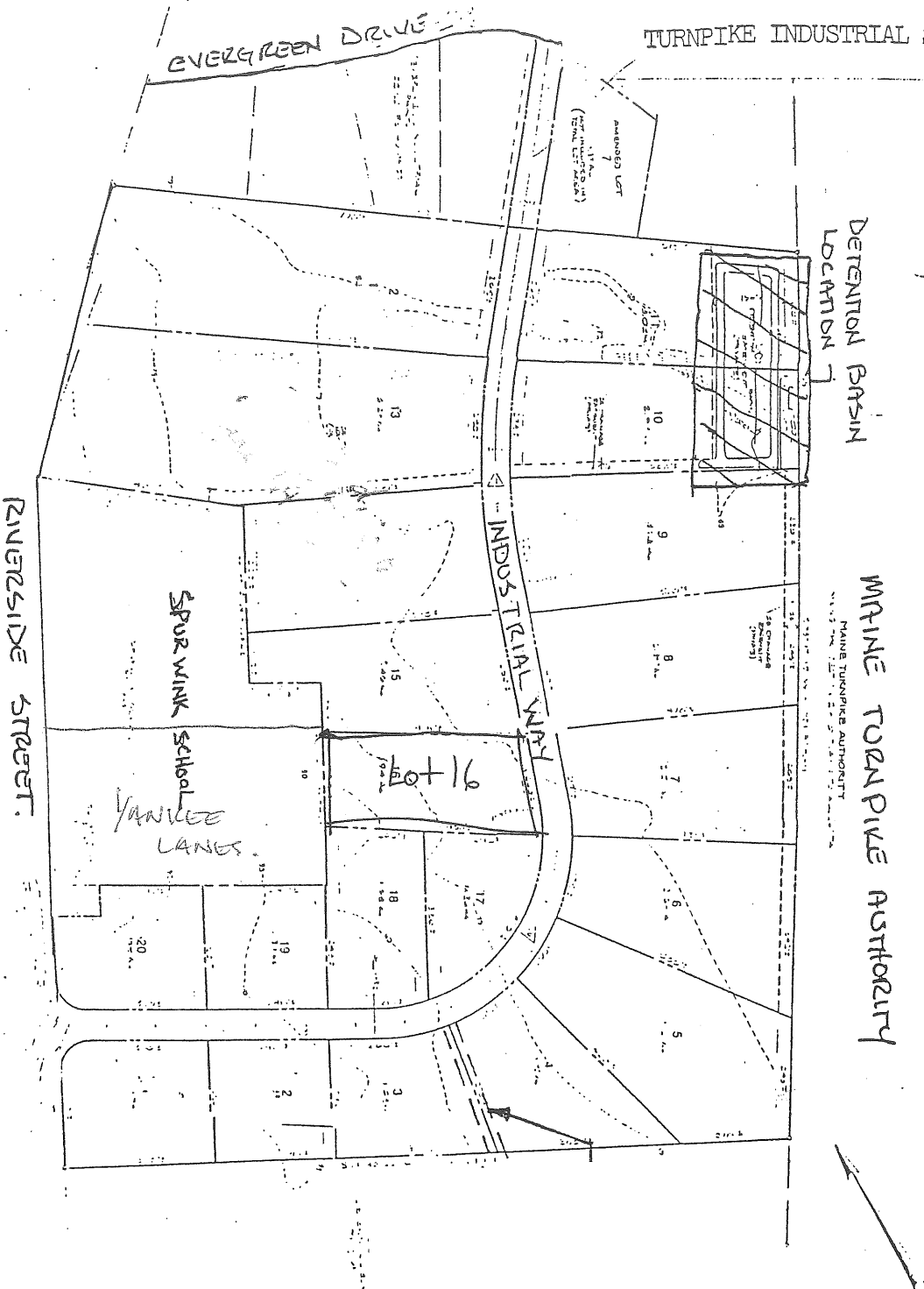


PATCO
CONSTRUCTION

2010 PATCO CONSTRUCTION, INC. 04/04 - 2010 PATCO CONSTRUCTION, INC.

REVISIONS

TURNPIKE INDUSTRIAL SUBDIVISION



GENERAL NOTES

1. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% IMPERVIOUS COVER.
2. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% IMPERVIOUS COVER.
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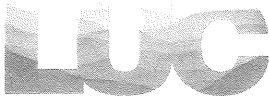
LEGEND

- 1. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% IMPERVIOUS COVER.
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- 12. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% IMPERVIOUS COVER.
- 13. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% IMPERVIOUS COVER.
- 14. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% IMPERVIOUS COVER.
- 15. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% IMPERVIOUS COVER.
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- 18. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% IMPERVIOUS COVER.
- 19. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% IMPERVIOUS COVER.
- 20. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% IMPERVIOUS COVER.

CURVE DATA

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20

TURNPIKE INDUSTRIAL PARK
RIVERSIDE STREET, PORTLAND ME.
SEE VARIOUS SLEWISON
PLAN



LAND USE CONSULTANTS INC

October 18, 1999

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA

Timothy A. Patch, PLS
Edward M. Lawrence, PLS

Sarah Hopkins
Department of Planning and
Urban Development
City Hall
389 Congress Street
Portland, ME 04101

Amended Major Site Plan Application, Industrial Way Business Center

Dear Sarah:

I am submitting herewith Three (3) sets of Revised Site Plans for the proposed Industrial Way Business Center on behalf of the owners Martin Rist and Bonnie Brunet, Trustees of the Rist/Brunet Family Trust.

The owner is proposing to increase the size of Building "A" from 11,700 sq. ft. to 13,000 sq. ft. by increasing the building depth from 90 ft. to 100 ft. The grading was also adjusted to allow a loading dock at the rear. The first floor elevation was raised from 75.0 to 77.0. The embankment along the wetlands to the north was changed to a 1.5 to 1.0 slope with rip-rap to avoid any additional impact to the wetlands. We also are proposing two light poles at both ends of the front parking lot instead of the wall mounted fixtures to cut down on light spilling into the street. We are also adding an 8" water service to both buildings to allow installation of sprinklers in both buildings.

The changes described above do not change the impervious surface ratio which remains 70.3 % and the drainage patterns remain unchanged.

As we discussed, you will review with staff at your weekly meeting and let me know if they have any issues or concerns which we will address under administrative procedures. I look forward to your response.

Sincerely,

David A. Kamila, P. E.
Vice President

DAK/pp

Enclosure

cc: Martin Rist

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Chair Carroll and Members of the Planning Board

FROM: Sarah Hopkins, Senior Planner

DATE: May 25, 1999

SUBJECT: Multi-Use Light Industrial Construction; 110 Industrial Way

Martin Rist and Bonnie Brunet have requested site plan review for the construction of two multi-use light industrial buildings on Lot 15 of Turnpike Industrial Park. The lot is 1.95 acres and zoned Moderate Impact (IM) Industrial.

The applicants propose to construct two 90 ft. x 130 ft. buildings for a total square footage of 23,400. the buildings have not yet been leased but will be constructed as multi-use buildings allowing a combination of office, warehouse, and light industrial uses.

A common driveway provides access to the two buildings and a central circulation and parking area is located between the buildings. A gravel fire lane is proposed to extend beyond the driveway to provide access to the south side of building B. Each building will have two loading bays. 27 parking spaces are required; 51 are proposed.

When Turnpike Industrial Park was approved in 1986, a stormwater management plan was designed for the entire subdivision. The plan utilized an open swale drainage system along the side of the road, conveying stormwater to a detention basin located behind lots 10 and 11.

The applicant's engineer has designed the site to direct sheet flow into a low area between lots 15 and 16. The runoff will then be collected in a swale along Industrial Way and directed toward the detention basin. While such overland flow will undoubtedly treat stormwater, our reviewing engineer has asked how this dry ditch method meets the Best Management Practices for removal of total suspended solids.

The site plan indicates the filling of approximately 3,800 sq. ft of wetlands in the northeast corner of the lot. Additional wetlands exist on the site and will remain undisturbed.

The buildings will be constructed by PATCO, Inc. and will be metal sided. Elevation drawings are included as Attachment 2.

Attachments:

1. Letter from the Applicant
2. Building Elevations
3. Subdivision Plan
4. Lighting Details



LAND USE CONSULTANTS INC

May 25
June 22

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA
Edward M. Lawrence, PLS

April 6, 1999

Sarah Hopkins
Department of Planning and
Urban Development
City Hall
389 Congress Street
Portland, ME 04101

Lot 16, Turnpike Industrial Park, Portland, Maine

Dear Sarah:

I am submitting the attached 2 copies of a Conceptual Site Plan of the Turnpike Industrial Center showing 2 proposed Warehouse/Light Industrial buildings planned for Lot 16 in the Turnpike Industrial Park (TIP). Both buildings are 90 x 130 (11,700 sq. ft.) and we are proposing parking for 13 cars and truck bays along one side of each building.

A 24 ft. wide driveway accesses the site along its southerly boundary line within a 30 ft. wide utility easement for sewer and storm drainage from Yankee Lanes Bowling Alley. We have included a 20 ft. wide gravel fire lane on the southerly side of the rear building.

On site wetlands (shaded areas) along the northeast boundary with Lot 15 total approximately 4,800 sq. ft. Our intent is to limit impacts to less than 4,300 sq. ft. to avoid permitting by DEP/ACOE.

We are proposing to remove the 30 ft. buffer along the rear boundary with the Bowling Alley. This was included on the TIP Recording Plat to protect Spurwink School which subsequently sold a portion of their lot to Yankee Lanes. With this change in use the buffer does not seem necessary. We are also concerned because the trees in this buffer are subject to wind throw and pose a safety hazard to our proposed building. We would like to remove all the large trees. Our building setback is proposed to be 25 ft. at the rear. We understand this may entail an amendment to the existing recording plat.


Drainage is proposed to be by sheet flow and swales in Industrial Way which drains to the existing detention basin behind the Bell Atlantic Cable Yard next to the Maine Turnpike.

Water and gas service will be from Industrial Way and sewer will connect to the existing sewer along the southerly boundary. Electric service will be underground from the pole in Industrial Way near Lot 15.

LAND USE CONSULTANTS INC

Please discuss this plan with staff at your Wednesday meeting and let me know what their comments and concerns are. Thank you for your assistance.

Sincerely,

A handwritten signature in dark ink, appearing to read "David A. Kamila". The signature is fluid and cursive, with the first name "David" being the most prominent.

David A. Kamila, P. E.
Vice President

DAK/pp

Enclosure

cc: Martin Rist

Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

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.**

Applicant
Martin Rist & Bonnie Brunet

Application Date
May 7, 1999

Applicant's Mailing Address
21 Lily Pond Drive, Camden, ME 04843

Project Name/Description
Industrial Way Business Center

Consultant/Agent
Land Use Consultants, Inc.

Address Of Proposed Site
110 326 Industrial Way

Applicant/Agent Daytime telephone and FAX

Assessor's Reference, Chart#, Block, Lot# Map 326 Lot B-1

Proposed Development (Check all that apply) ☒ New Building ☐ Building Addition ☐ Change of Use ☐ Residential ☒ Office ☐ Retail
☒ Manufacturing ☒ Warehouse/Distribution ☐ Other(Specify) _____

2 Buildings 11,700 sq. ft. each

1.95

IM

Proposed Building Square Footage and /or # of Units

Acreage of Site

Zoning

You must Include the following with you application:

1) A Copy of Your Deed or Purchase and Sale Agreement

2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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 an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant

Martin Rist Bonnie Brunet

Date:

4-26-99

Site Review Fee: Major \$500.00 Minor 400.00

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

CITY OF PORTLAND, MAINE

PLANNING BOARD

John H. Carroll, Chair
Jaimey Caron, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Deborah Krichels
Erin Rodriguez
Mark Malone

July 1, 1999

Dave Kamila
Land Use Consultants
966 Riverside St.
Portland, ME 04103

re: Rist/Brunet Multi-Use Industrial Buildings at 110 Industrial Way

Dear Mr. Kamila:

On June 22, 1999 the Portland Planning Board voted unanimously (5-0, Carroll, Hagge absent) to approve your site plan application to construct two buildings at 110 Industrial Way. The Board found that the application met the standards of the Site Plan ordinance of the Land Use code.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report # 25 -99, which is attached.

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

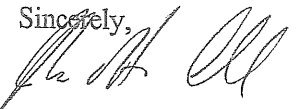
1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

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

Sincerely,



John H. Carroll, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Sarah Hopkins, Senior Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Inspection Department
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File



CITY OF PORTLAND

October 22, 1999

David Kamila
Land Use Consultants
966 Riverside St.
Portland, ME 04103

RE: 110 Industrial Way

Dear Mr. Kamila:

This letter is to confirm the revision to the approved site plan of the Rist/Brunet project located at 110 Industrial Way. The approved revision includes an increase in the size of building A from 11,700 sq.ft. to 13,000 sq.ft., raising the floor elevation to provide a loading dock, changing the slope along the north side of the property, installing sprinklers, and adding two light poles.

The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 874-8720.

Sincerely,

Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Sarah Hopkins, Senior Planner
P. Samuel Hoffses, Building Inspector
Jeff Tarling, City Arborist
William Bray, Director of Public Works
Tony Lombardo, Project Engineer
Lt. Gaylen McDougall, Fire Prevention
Penny Littell, Associate Corporation Counsel
Inspection Department
Development Review Coordinator
Lee Urban, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

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PLANNING REPORT #25-99

MULTI-USE LIGHT INDUSTRIAL BUILDINGS

SITE PLAN REVIEW

MARTIN RIST AND BONNIE BRUNET, APPLICANTS

Submitted to:

Portland Planning Board
Portland, Maine

June 22, 1999

I. INTRODUCTION

Martin Rist and Bonnie Brunet have requested site plan review for the construction of two multi-use light industrial buildings on Lot 15 of Turnpike Industrial Park. The lot is 1.95 acres and zoned Moderate Impact (IM) Industrial.

The applicants propose to construct two 90 ft. x 130 ft. buildings for a total square footage of 23,400. The buildings have not yet been leased but will be constructed as multi-use buildings providing for a combination of office, warehouse, and light industrial uses.

II. SUMMARY OF FINDINGS

Zoning:	IM
Lot Size:	1.95 Acres
Building Size:	11,700
Number of Buildings:	2
Building Height:	20ft.
Parking:	
Required	27
Proposed	51
Surrounding Uses:	Yankee Lanes, Turnpike Industrial Park

III. SITE PLAN REVIEW

Representatives from the Planning, Public Works, Parks and Recreation, and Fire Departments have reviewed the plans. Comments from these departments are incorporated into the Planning Board Report.

1. Traffic/Circulation

Access to the site will be provided by a driveway from Industrial Way. A single common driveway will lend to the two buildings on the site. A common parking lot, loading and circulation area will be located between the two buildings.

The traffic engineer has reviewed the plans and finds the access and circulation within the site to be satisfactory.

2. Bulk, Location, Height of Buildings

The applicant proposes to construct 2 multi-use warehouse buildings each measuring 90 x 130 feet. Both buildings will be 20 ft. high.

The metal sided buildings will be constructed by PATCO, Inc. and will include masonry vertical elements along the Industrial Way facades.

3. Utilities, Easements, Solid Waste

A thirty foot wide sanitary sewer easement crosses the southern portion of the site, connecting Riverside Street properties to the sewer in Industrial Way.

Utilities, including water, gas, electric, and cable will be connected underground to existing service in Industrial Way.

Solid waste will be removed by a private waste hauler.

4. Landscaping

The northern property line of the parcel will be landscaped with 5 White Pines, 3 Red Maples, 1 Canadian Maple and 3 Viburnum. The front yard of the site will be planted with 5 Red Maples. Preservation areas will protect growth in wetland areas and along a 30 ft. buffer along the rear property line. This 30 ft. buffer was proposed as part of the original subdivision.

5. Stormwater/Wetlands

When the Turnpike Industrial Park was approved in 1986, a Stormwater Management Plan was designed for the entire site based on an assumed buildout. The plan utilized an open swale drainage system along the side of the road, directing stormwater to a detention basin located behind lots 10 and 11.

Stormwater for the development site will be directed via sheetflow into a low area between lots 15 and 16. The runoff will then be collected in a swale along Industrial Way and directed toward the detention basin behind lots 10 and 11.

The applicant's engineer estimates that 50% of total suspended solids will be removed by overland flow. There are approximately 4,800 sq. ft. of wetlands along the northern boundary of the site. The applicant proposes to fill 3,800 sq. ft. of the wetland.

6. Lighting

Included as Attachment 4 are catalog specifications for the lighting fixtures. The applicant proposes seven building mounted lighting fixtures on the proposed building to illuminate the access drive, loading and parking areas of the site.

7. Fire Safety

The applicant has proposed a gravel access drive to provide emergency access to the southern side of the rear building. The gravel drive will be built to specifications required by the Fire Department as indicated in the applicant's letter included as Attachment 1. This gravel access drive has been approved by Lt. McDougal of the Fire Department.

8. Industrial Development

The proposed low impact industrial development will not create any adverse environmental consequences, including any substantial diminution to the value or utility of neighboring structures. Any prospective tenant will have to operate a use permitted in the IM zone and will have to meet the performance standards of the zone.

9. Additional Information

Since the last workshop on this project, the applicant has submitted supporting information regarding stormwater treatment and emergency access. The Public Works department has also requested that the applicant install radius granite curb on both sides of the proposed driveway entrance. This curbing has been depicted on the most recent plan.

IV. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and information submitted by the applicant and on the basis of information contained in Planning Report #25-99, the Planning Board finds:

- That the Rist/Brunet site plan is in conformance with the Site Plan Ordinance of the Land Use Code.

Attachments:

1. Letter from the Applicant Dated June 9, 1999
2. Letter from the Applicant Dated May 6, 1999
3. Staff Memos:
 - a. Development Review Coordinator
 - b. Public Works
4. Lighting Specifications
5. Building Elevations
6. Subdivision Plan
7. Site Plans



LAND USE CONSULTANTS INC

June 9, 1999

4 Attachment 1
J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA
Edward M. Lawrence, PLS

Sarah Hopkins
Department of Planning and Urban Development
City Hall
389 Congress Street
Portland, ME 04101-3503

Final Plans, Industrial Way Business Center

Dear Sarah:

I am pleased to submit the attached three (3) sets of final Site Plans for the proposed Industrial Way Business Center on behalf of the Owner Rist/Brunet Family Trust.

I offer the following response to the comments and concerns expressed by the Board and Staff:

1. We have added granite curbs to the project entrance radii at Industrial Way and included typical details on the Plans.
2. The 30 ft. buffer strip at the rear of the lot will be preserved. Note No. 11 was added to Plan Sheet 1 of 4 to direct the contractor on this issue.
3. The 20 ft. wide gravel fire access lane to the rear of Building "B" is detailed on Plan Sheet 4 of 4. The typical section calls for 15 in. of base gravel and 3 in. of crushed surface gravel. This is similar to residential street construction minus the pavement and is sufficient to support wheel loads from City Fire Trucks.
4. The Stormwater Management Plan for this site consists of sheet flow off paved areas into vegetated buffers and then into the vegetated swale in Industrial Way which flows northerly for 500 ft. before entering a cross culvert and then into another vegetated swale 400 ft. long leading to the detention basin next to the Maine Turnpike.

According to the treatment factors prescribed in the *Department of Environmental Protection, Stormwater Best Management Practices Manual*, the two vegetated swales and the detention basin in series will remove approximately 50% of the total suspended solids (TSS) from the stormwater.

I have also attached an 11 x 17 reduction of Plan Sheet 1 of 4 showing parking stalls and grading. I will send a copy of this letter and the Plans directly to Lt. McDougal of the Portland Fire Department.

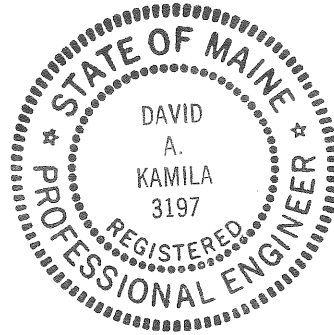
LAND USE CONSULTANTS INC

I trust you will find this submission completes our Application and look forward to the public hearing on June 22nd. Please call me with any additional questions or comments in the meantime.

Sincerely,



David A. Kamila, P. E.
Vice President



DAK/pp

Enclosure

cc: Lt. Gaylen McDougal, Portland Fire Department
Marty Rist, Rist/Brunet Family Trust



LAND USE CONSULTANTS INC

Attachment 1

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE

Thomas N. Emery, RLA
Edward M. Lawrence, PLS

May 6, 1999

Sarah Hopkins
Department of Planning and
Urban Development
City Hall
389 Congress Street
Portland, ME 04101

Major Site Plan Application, Industrial Way Business Center

Dear Sarah:

I am submitting herewith a Major Site Plan Application for the proposed Industrial Way Business Center on behalf of the owners Martin Rist and Bonnie Brunet, Trustee of the Rist/Brunet Family Trust.

The project includes two multi-use office/warehouse/light industrial buildings, measuring 90 ft. x 130 ft. (11,700 sq. ft) each, on Lot 16 in the Turnpike Industrial Park.

The turnpike Industrial Park was approved by the DEP under Site Location Law on August 18, 1986 and the City of Portland under its Subdivision Ordinance on September 16, 1986. Land Use Consultants, Inc. prepared the Recording Plat which is recorded at the Cumberland County Registry of Deeds in Plan Book 157 Page 61.

The lot is currently undeveloped and wooded except for the 30 ft. wide drainage and sewer easement along the southerly lot line that serves the Yankee Lanes Bowling Alley. The lot contains 1.95 acres and is zoned 1M. Total lot coverage is 70%.

The plans have been modified from the concept layout we submitted for Staff Comments on April 6th by moving the rear building "B" further away from the rear boundary (35 ft. minimum) to maintain the 30 ft. buffer strip. We also added more parking to allow more office space to be developed.

Access to the site is by Industrial Way which is an accepted city street, paved 32 ft. wide with 4 ft. grass shoulders and open swale drainage within a 60 ft right-of-way. The project will have a 24 ft. wide driveway and parking is provided for 51 cars (2 handicap). Each building will also have two truck loading bays. A 20 ft. gravel fire lane provides access to the rear of building "B".

The project will be served by underground power, telephone and cable TV service from the overhead pole near Lot 15. Public water service will be from the 12 in. main in Industrial Way. Sewer will connect to the existing sewer in the 30 ft. easement. Gas service will be from the 3 in main in Industrial Way.

LAND USE CONSULTANTS INC

Stormwater for the entire industrial park is directed to a detention basin at the rear of Lots 10 and 11 adjacent to the Maine Turnpike. Stormwater runoff for the site will be directed by sheet flow into swales which flow to the road swales. No onsite detention is proposed.

Erosion controls during construction will consist of silt fence and hay bale check dams and mulch until permanent cover is established and rip rap swales, headwalls and drip edge is in place. All disturbed areas not paved will be loamed, seeded and mulched and maximum slopes will be limited to 3:1 maximum.

Existing wetlands on site total approximately 4,800 sq. ft and we will be disturbing approximately 3,800 sq. ft for site improvements. This is less than the permitting threshold of 4,300 sq. ft. for DEP/ACOE.

The buildings will be designed and built by Greg Patterson of Patco Construction of Sanford, Maine. Plans and Elevations will be provided under separate cover.

A screened dumpster enclosure will serve both buildings and be contracted with a commercial hauler.

Lighting will be provided by wall mounted cutoff type fixtures as noted on the plans.

I have attached 7 copies of the Application Form, Deed, Lighting Details, Soils map and a check for \$500.00 to cover the application fee.

I am looking forward to the Planning Board workshop scheduled for May 25th at which time we will discuss our proposal and answer questions from the Board. In the meantime, please call with any comments or if you need additional information.

Sincerely,



David A. Kamila, P. E.
Vice President

DAK/pp

Enclosure

cc: Martin Rist
Greg Patterson, Patco Construction

STATUTORY SHORT FORM OF WARRANTY DEED

12/23/98
Bk 14418
Pg 91
Time 2:34p

That CORLEY FAMILY REALTY LIMITED PARTNERSHIP, a Vermont Limited Partnership with a mailing address of 17 Mountain View Drive, Colchester, Vermont 05446, for consideration paid, grants to MARTIN RIST and BONNIE BRUNET, as Trustees of the RIST/BRUNET FAMILY TRUST, a trust created u/d/t dated March 27, 1997 under the laws of the State of California, with an address of 21 Lily Pond Drive, Camden, Maine, with Warranty Covenants, the land and rights in Portland, County of Cumberland State of Maine described as follows:

Lot No. 16 as depicted on a certain site plan of "Turnpike Industrial Park" dated March 25, 1986 and recorded at the Cumberland County (Maine) Registry of Deeds at Plan Book 157, Page 61; such premises being subject to an easement as granted to Raymond Pecor, Jr. of Shelburne, County of Chittenden and State of Vermont and Jan Rozendaal of South Burlington, County of Chittenden and State of Vermont as Trustees of The J. Richard Corley and Linda J. Corley Trust Fund #1 by deed recorded in said Cumberland County Registry of Deeds in Book 9428, Page 284; and further subject to such Restrictions, Covenants and Conditions set forth in an instrument dated September 17, 1986 and recorded in said Cumberland County Registry of Deeds in Book 7394, Page 347; and further subject to Site Location Order dated August 18, 1986 and recorded in said Cumberland County Registry of Deeds in Book 7361, Page 82.

IN WITNESS WHEREOF, Corley Family Realty Limited Partnership has caused this instrument to be sealed with its seal and signed in its partnership name by J. Richard Corley its General Partner thereunto duly authorized this 22 day of December, 1998.

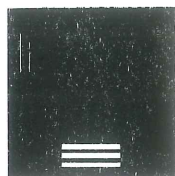
Don A. Belton
Corley Family Realty Limited Partnership
By J. Richard Corley
J. Richard Corley
Its General Partner

STATE OF VERMONT
ss

12/22 1998

Then personally appeared the above named J. Richard Corley, General Partner of Corley Family Realty Limited Partnership and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the Partnership.

Before me,
Colleen M Ward
Notary Public
Please Print Name
Colleen M Ward
My Commission expires: 2-10-99



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

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

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

MEMORANDUM

Attachment 3

TO: Sarah Hopkins, Senior Planner
FROM: Jim Wendel, PE, Development Review Coordinator
DATE: June 18, 1999
RE: Site Plan Review
110 Industrial Way

Review of the site plan submission has been completed. Our comment is:

1. All issues have been satisfactorily completed and no further comments can be made.

Should you have any questions, please call.

PUBLIC WORKS ENGINEERING
MEMORANDUM

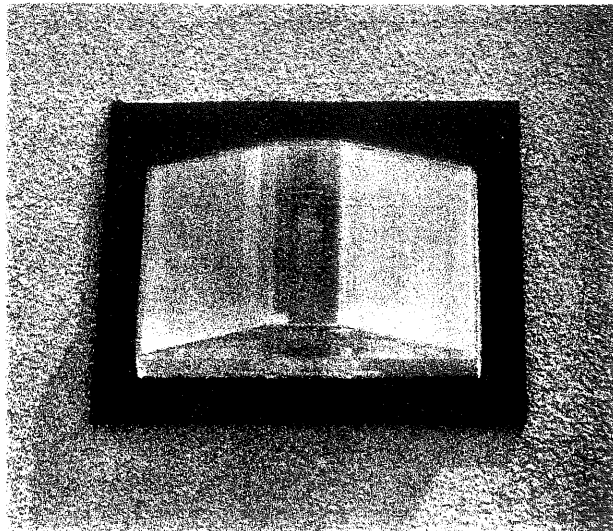
To: Sarah Hopkins, Senior Planner
From: Anthony Lombardo, P.E., Project Engineer
Date: May 17, 1999
Subject: 110 Industrial Way...Proposed Warehouses...

The following comments were generated during Public Works Engineering review of the proposed development in the Turnpike Industrial Center. Plans were dated May 7, 1999 and prepared by LUC.

- *Public Works is requesting the applicant install radius granite curb on both sides of the proposed entrance within the Industrial Way right of way.*

the PARACYL

A uniquely versatile luminaire ... with
adjustable focus for precise cutoff control.



MOLDCAST

Versatility in Application

Vertical Aiming of Peak Candela

The PARACYL provides a means for aiming the illumination and cutoff to accommodate an exceptionally broad range of site proportions and lighting requirements. Aiming adjustment is completely internal so that no change is required in the fixture mounting position - no yokes, swivels or other external devices to mar its clean and functional appearance.

Figure 5 illustrates the aiming adjustment and the peak and sharp cutoff angles produced at each end of the PARACYL's range. A cutoff angle scale facilitates the aiming adjustment. Once aimed, the optical system can be securely locked in position, with no resetting required after servicing of lamp or ballast.

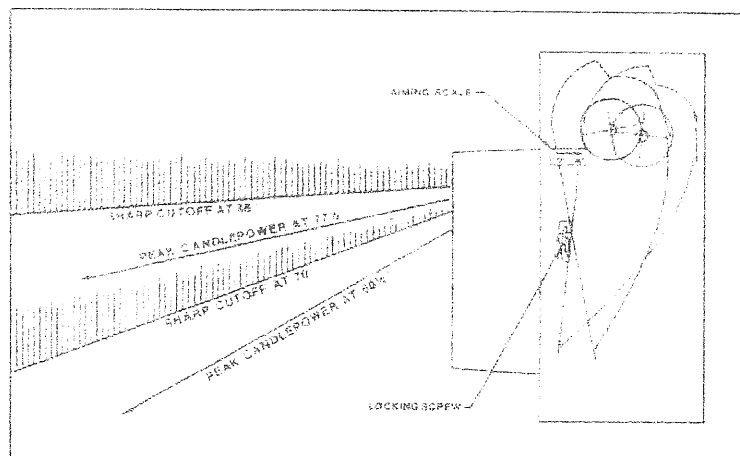


FIGURE 5

Two Lenses for Horizontal Control

PROJECTING LENS - 180° BEAM SPREAD

Through precise prismatic control, the projecting lens provides illumination back to the edge of the mounting wall in a wide pattern for excellent side-to-side spacing ratios. It produces only single plane refraction, i.e., it spreads light only in a sideward direction with no vertical distortion, preserving the superb sharp cutoff control of the reflector train across the full 180° spread of the beam. (See Figure 6.)

A secondary internal reflector throws illumination down to the mounting wall below the luminaire and provides the cutoff of direct light from the lamp.

For below-eye-level mounting, with reflector set at 86° cutoff, the throw of light at angles just below cutoff can be increased by removing the secondary reflector, with no significant loss of light projected straight down.

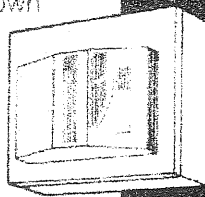
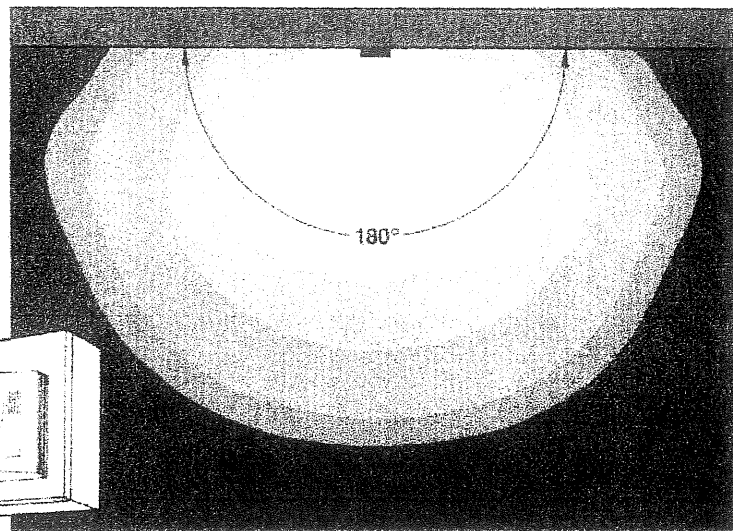


FIGURE 6



FLAT LENS - 130° BEAM SPREAD

By projecting a more concentrated beam (Figure 7), this lens provides an efficient floodlighting pattern on the ground, and at the same time cuts off the random, misdirected light which causes the blinding glare and severe light trespass of conventional floodlights.

An internal shield is furnished with the flat lens to cut off light coming directly from the lamp. At 86° cutoff setting, the shield may be adjusted to a higher position to provide increased distance and efficiency.

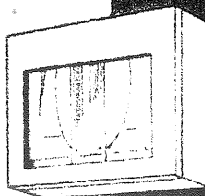
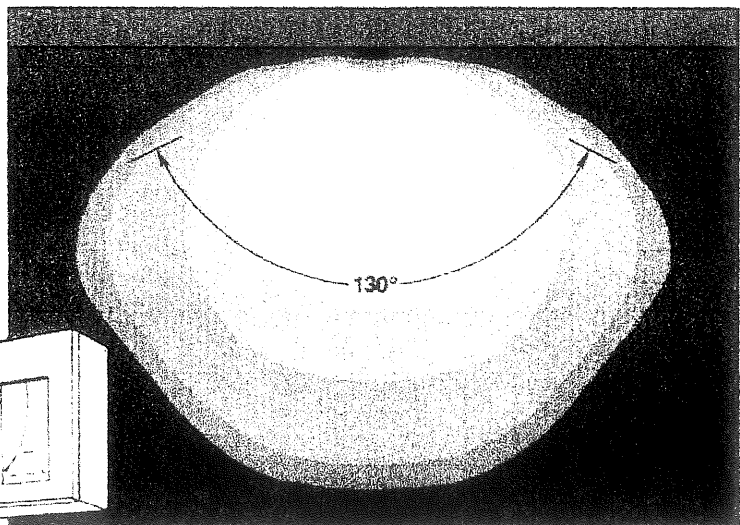
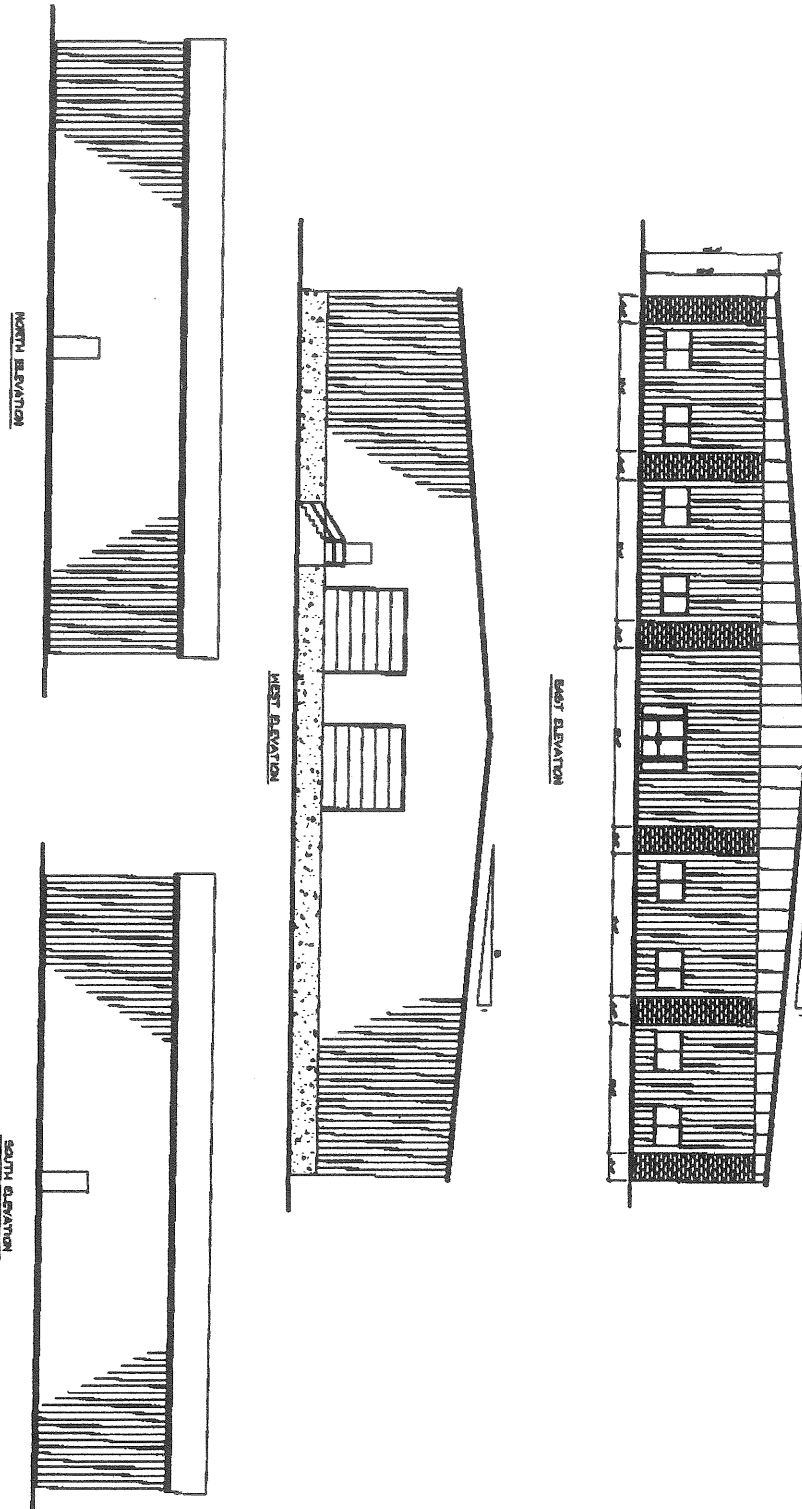


FIGURE 7





LEGEND	
EXISTING	PROPOSED
○	IRON PIN FOUND OR TO BE SET
	GRAVEL DRIVE
	GRAVELLED EMBANKMENT
	WETLANDS
	TAX MAP LOT NUMBER
	CONTOUR
	TRANSFORMER

SITE DATA	
LOT IS DESIGNATED ON TAX MAP 326 LOT B-1	
LOT IS ZONED I M- MODERATE IMPACT INDUSTRIAL	
PROPOSED USE: OFFICE, WAREHOUSE, MANUFACTURING	
LOT AREA: 126 ACRES (84,943 SF)	
WETLANDS AREA: 4785 sq. ft.	
WETLANDS IMPACT AREA: 3721 sq. ft. (LESS THAN THE 4300 sq. ft. PERMITTING THRESHOLD UNDER JOINT DEPT/ACOE RULES)	
SETBACKS:	MINIMUM ACTUAL
FRONT:	25 81
SIDE:	25 30
REAR:	25 35
FRONTAGE: 260 FT. (60 FT. REQUIRED)	
PAVEMENT SETBACK: 10 FT.	
IMPERVIOUS SURFACE RATIO: 10.3% (MAX. 15%)	
PARKING:	REQUIRED PROPOSED
OFFICE:	5 15
WAREHOUSE/MPG:	22 36
LOADING:	REQUIRED PROPOSED
OFFICE:	0 0
WAREHOUSE/MPG:	1 4

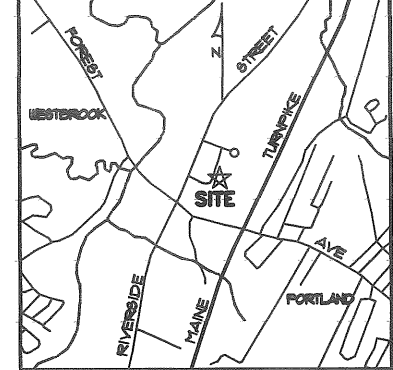
- PLAN REFERENCES
- RECORDING PLAT "TURNPIKE INDUSTRIAL PARK" AS REVISED THROUGH SEPTEMBER 1, 1994 BY LAND USE CONSULTANTS, INC. RECORDED IN C.C.R.D. BOOK 187 PAGE 61, SEPTEMBER 1, 1994.
 - AS-BUILT "YANKEE LANE" AS REVISED DECEMBER 21, 1992 SHEET 3 OF 5 BY LAND USE CONSULTANTS, INC.
 - AS-BUILT "TURNPIKE INDUSTRIAL PARK" DATED JULY 1, 1990 SHEET 2 OF 3 BY LAND USE CONSULTANTS, INC.

SURVEYOR'S STATEMENT

I HEREBY STATE TO RIST/BRUNET FAMILY TRUST-- EXCLUSIVELY, THAT:

1. INFORMATION SHOWN HEREON IS A COMPILATION OF PLAN REFERENCES 1, 2, & 3. AS SUCH REFERENCE IS HEREBY MADE TO THE SURVEYOR'S STATEMENT(S) DEPICTED THEREON. THE UNDERSIGNED SURVEYOR DID NOT SUPERVISE ANY WORK PERFORMED FOR THE CREATION OF SAID PLANS, AND DID NOT PERFORM A COMPREHENSIVE REVIEW OF SAID PLANS. THE COMPILATION OF THE REFERENCE PLANS, TO THE BEST OF MY KNOWLEDGE IS CORRECT.

TIMOTHY A. PATCH
MAINE PROFESSIONAL LAND SURVEYOR
LICENSE 9284
LAND USE CONSULTANTS, INC.



LOCUS
SCALE: 1"=2000'

LAND USE CONSULTANTS, INC.
Land Planning • Engineering • Surveying
100 Riverside Street Portland, Maine 04103
207-679-3313

Abraham
5

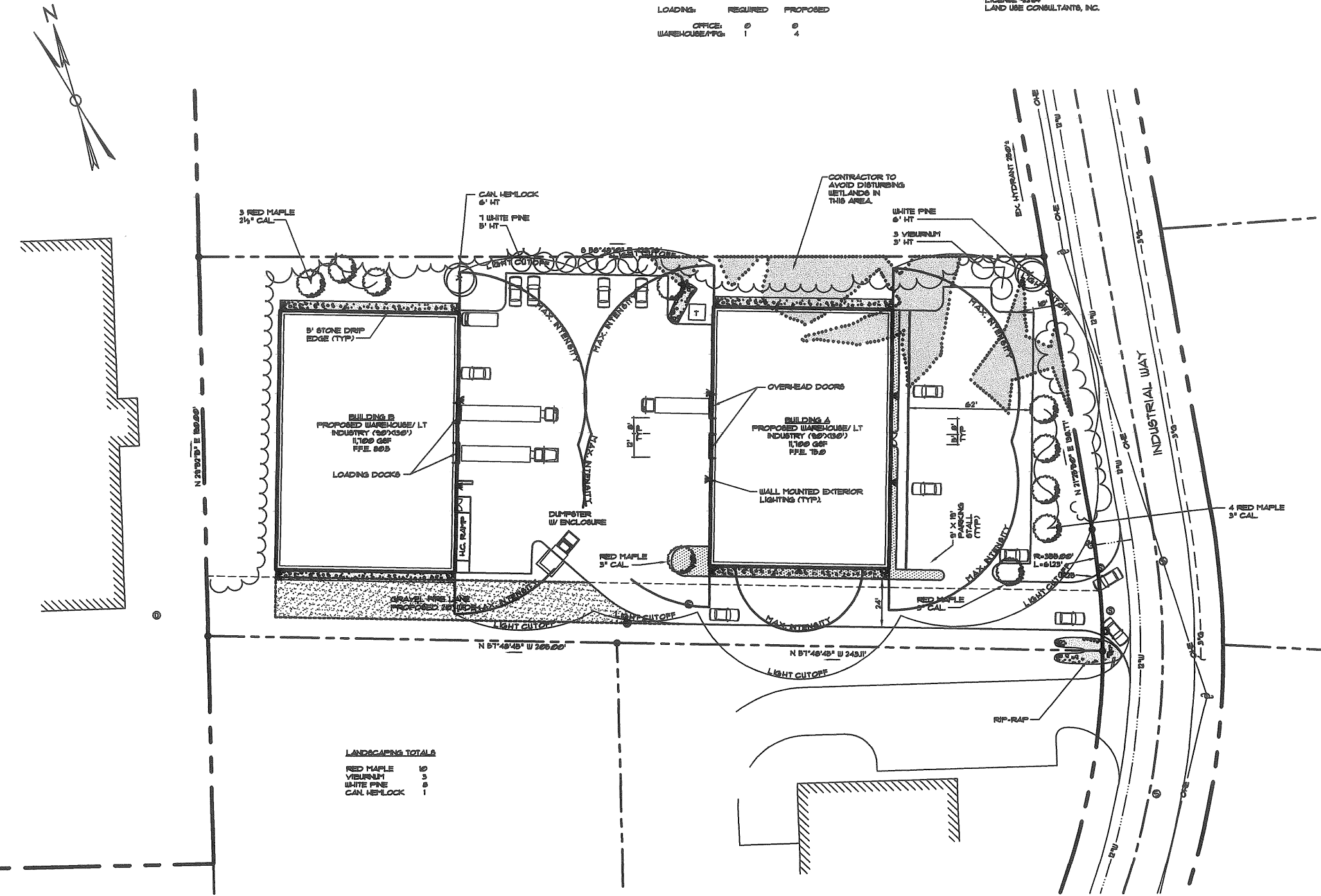
RECORD OWNER:
RIST/BRUNET
FAMILY TRUST
21 LILY POND DRIVE
CAMDEN, MAINE 04843

GENERAL NOTES

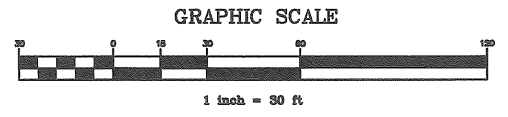
- RECORD OWNERS ARE MARTIN RIST AND BONNIE BRUNET TRUSTEES OF THE RIST/BRUNET FAMILY TRUST AS RECORDED IN C.C.R.D. BK 1448 PG 51, 12/23/88.
- PROJECT IS LOCATED IN THE I M ZONING DISTRICT.
- LOT 12 IS DEPICTED ON RECORDING PLAT OF "TURNPIKE INDUSTRIAL PARK" AS AMENDED THROUGH SEPT. 1, 1994 AND RECORDED IN C.C.R.D. BOOK 187 PAGE 61.
- "TURNPIKE INDUSTRIAL PARK" WAS APPROVED BY DEP SITE LOCATION ORDER AND FINDINGS OF FACT DATED AUGUST 19, 1986 AND RECORDED IN C.C.R.D. BOOK 1984 PAGE 341.
- "TURNPIKE INDUSTRIAL PARK" WAS APPROVED BY PORTLAND PLANNING BOARD ON SEPTEMBER 15, 1986.
- "TURNPIKE INDUSTRIAL PARK" IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT DATED SEPT. 11, 1986 AND RECORDED IN C.C.R.D. BOOK 1984 PAGE 341.
- LOT 12 IS SUBJECT TO A 30 FT. WIDE EASEMENT ALONG ITS SOUTHERLY BOUNDARY FOR SEWER AND STORM DRAINAGE FOR BENEFIT OF YANKEE LANE BOULVARD ALLEY AS SET FORTH IN DEED FROM CORLEY FAMILY LIMITED PARTNERSHIP TO RAYMOND CORLEY, JR. AND JAN ROZENDAAAL AS TRUSTEES OF THE J. RICHARD CORLEY AND LINDA J. CORLEY TRUST DATED 11 DATED DECEMBER 26, 1989 AND RECORDED IN C.C.R.D. BOOK 9428 PAGE 284.
- TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY LAND USE CONSULTANTS, INC. FEBRUARY 1986. ELEVATIONS ARE BASED ON NVD 86 ESTABLISHED BY LAND USE CONSULTANTS, INC. ON THE TOP OF A 6"x6" GRANITE MONUMENT LOCATED 60' (±) FEET SOUTHEASTERLY OF RIVERSIDE STREET ALONG THE SOUTHWESTERLY SIDELINE OF INDUSTRIAL WAY. ELEVATION IS 84.95.
- WETLANDS WERE DELINEATED ON A PLAN BY WOODLOT ALTERNATIVES, INC. DATED OCTOBER 29, 1988.

CONSTRUCTION NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG-SAFE" AND LOCAL UTILITY COMPANIES AT LEAST 3 BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, AS IN ACCORDANCE WITH MAINE STATE LAWS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THESE PLANS.
- ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.
- ALL WORK SHALL BE IN CONFORMANCE WITH CITY OF PORTLAND AND ALL UTILITY CO. STANDARDS.
- CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES WITH THE RESPECTIVE COMPANY PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
- NO BLASTING WILL BE ALLOWED WITHIN 500 FT. OF ANY UTILITY WITHOUT THE NOTIFICATION AND APPROVAL OF THE APPROPRIATE UTILITY COMPANY. NO LEDGE BLASTING WILL BE PERMITTED WITHIN A UTILITY COMPANY EASEMENT UNTIL WRITTEN APPROVAL FROM THE UTILITY IS GIVEN.
- ALL PAVEMENT CUTS SHALL BE SAW CUT TO RESULT IN CLEAN EDGES. A TACK COAT SHALL BE APPLIED ALONG THE CUT EDGES AND NEW PAVEMENT BUTTED TO IT, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MAINE EROSION & SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL & WATER CONSERVATION DISTRICT & MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION.
- CONDUIT SHALL BE USED UNDER ALL PAVED AREAS FOR ELECTRIC, TELEPHONE AND TV IN ACCORDANCE WITH THE RESPECTIVE COMPANIES REQUIREMENTS.



LANDSCAPING TOTALS	
RED MAPLE	10
VIBURNUM	3
WHITE PINE	8
CAN. WEIBLOCK	1



Revision		I.S. Date	
Drawn	DLM	Checked	I.S.
Scale	1" = 30'	Date	MAY 1, 1999

GRADING, DRAINAGE
AND UTILITIES
TURNPIKE
INDUSTRIAL CENTER
110 INDUSTRIAL WAY
PORTLAND, ME 04101

Job No. 1531.16
Sheet

LEGEND	
EXISTING	PROPOSED
IRON PIN FOUND OR TO BE SET	
GRAVEL DRIVE	
GRAVELLED ESPALADE	
WETLANDS	
TAX MAP LOT NUMBER	
CONTOUR	
TRANSFORMER	
SILT FENCE	
UNDERGROUND ELEC/TVTEL	
WALL MOUNTED LIGHT FIXTURE	

SITE DATA

LOT 16 DESIGNATED ON TAX MAP 526 LOT B-1
 LOT 16 ZONED 1 M-MODERATE IMPACT INDUSTRIAL
 PROPOSED USE: OFFICE, WAREHOUSE, MANUFACTURING
 LOT AREA: 186 ACRES (84,842 SF)
 WETLANDS AREA: 4785 sq. ft.
 WETLANDS IMPACT AREA: 3711 sq. ft. (LESS THAN THE 4300 sq. ft. PERMITTING THRESHOLD UNDER JOINT DEPT/ACE RULES)
 SETBACKS: MINIMUM ACTUAL
 FRONT: 25 61
 SIDE: 25 30
 REAR: 25 30
 FRONTAGE: 200 FT. (60 FT. REQUIRED)
 PAYMENT SETBACK: 10 FT.
 IMPERVIOUS SURFACE RATIO: 10.3% (MAX. 15%)
 PARKING: REQUIRED PROPOSED
 OFFICE: 5 5
 WAREHOUSE/STG: 22 36
 LOADING: REQUIRED PROPOSED
 OFFICE: 0 0
 WAREHOUSE/STG: 1 4

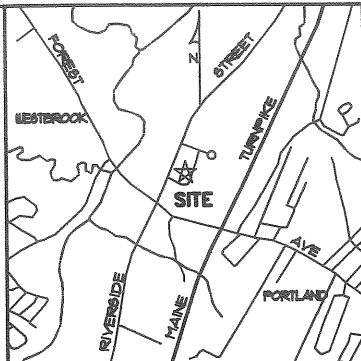
PLAN REFERENCES

- RECORDING PLAT "TURNPIKE INDUSTRIAL PARK" AS REVISED THROUGH SEPTEMBER 3, 1986 BY LAND USE CONSULTANTS, INC. RECORDED IN C.C.R.D. PLAN BOOK 871 PAGE 61, SEPTEMBER 11, 1986.
- AS-BUILT "YANKEE LANE" AS REVISED DECEMBER 21, 1989 SHEET 3 OF 6 BY LAND USE CONSULTANTS, INC.
- AS-BUILT "TURNPIKE INDUSTRIAL PARK" DATED JULY 1, 1989 SHEET 2 OF 3 BY LAND USE CONSULTANTS, INC.

SURVEYOR'S STATEMENT

I HEREBY STATE TO RIST/BRUNET FAMILY TRUST-- EXCLUSIVELY, THAT:
 1. INFORMATION SHOWN HEREON IS A COMPILATION OF PLAN REFERENCES 1, 2 & 3. AS SUCH REFERENCE IS HEREBY MADE TO THE SURVEYOR'S STATEMENT(S) DEPICTED THEREON. THE UNDERSIGNED SURVEYOR DID NOT SUPERVISE ANY WORK PERFORMED FOR THE CREATION OF SAID PLANS, AND DID NOT PERFORM A COMPREHENSIVE REVIEW OF SAID PLANS. THE COMPILATION OF THE REFERENCE PLANS, TO THE BEST OF MY KNOWLEDGE IS CORRECT.

THOMAS A. PATCH
 MAINE PROFESSIONAL LAND SURVEYOR
 LICENSE 6224
 LAND USE CONSULTANTS, INC.



LOCUS
 SCALE: 1"=2000'

GENERAL NOTES

- RECORD OWNERS ARE MARTIN RIST AND BONNE BRUNET TRUSTEES OF THE RIST/BRUNET FAMILY TRUST AS RECORDED IN C.C.R.D. BK 1448 PG 91, 2/23/86.
- PROJECT IS LOCATED IN THE 1 M ZONING DISTRICT.
- LOT 16 IS DEPICTED ON RECORDING PLAT OF "TURNPIKE INDUSTRIAL PARK" AS AMENDED THROUGH SEPT. 3, 1986 AND RECORDED IN C.C.R.D. PLAN BOOK 871 PAGE 61.
- "TURNPIKE INDUSTRIAL PARK" WAS APPROVED BY DEP SITE LOCATION ORDER AND FINDINGS OF FACT DATED AUGUST 19, 1986 AND RECORDED IN C.C.R.D. BOOK 1364 PAGE 341.
- "TURNPIKE INDUSTRIAL PARK" WAS APPROVED BY PORTLAND PLANNING BOARD ON SEPTEMBER 15, 1986.
- "TURNPIKE INDUSTRIAL PARK" IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT DATED SEPT. 17, 1984 AND RECORDED IN C.C.R.D. BOOK 1364 PAGE 341.
- LOT 16 IS SUBJECT TO A 30 FT. WIDE EASEMENT ALONG ITS SOUTHERLY BOUNDARY FOR SEWER AND STORM DRAINAGE FOR BENEFIT OF YANKEE LANE BOULING ALLEY AS SET FORTH IN DEED FROM CORLEY FAMILY LIMITED PARTNERSHIP TO RAYMOND PECORE, JR. AND JAN ROZENDAL AS TRUSTEES OF THE J. RICHARD CORLEY AND LINDA L. CORLEY TRUST RIND 9 DATED DECEMBER 26, 1986 AND RECORDED IN C.C.R.D. BOOK 9436 PAGE 284.
- TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY LAND USE CONSULTANTS, INC. FEBRUARY 1986. ELEVATIONS ARE BASED ON NSVD AS ESTABLISHED BY LAND USE CONSULTANTS, INC. ON THE TOP OF A 6"x6" GRANITE MONUMENT LOCATED SIXTY (60) FEET SOUTHEASTLY OF RIVERSIDE STREET ALONG THE SOUTHEASTLY SIDELINE OF INDUSTRIAL WAY. ELEVATION IS 848.9.
- WETLANDS WERE DELINEATED ON A PLAN BY WOODLOT ALTERNATIVES, INC. DATED OCTOBER 28, 1988.

CONSTRUCTION NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIS-SAFE" AND LOCAL UTILITY COMPANIES AT LEAST 3 BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION AS IN ACCORDANCE WITH MAINE STATE LAW.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THESE PLANS.
- ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.
- ALL WORK SHALL BE IN CONFORMANCE WITH CITY OF PORTLAND AND ALL UTILITY CO. STANDARDS.
- CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES WITH THE RESPECTIVE COMPANY PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING.
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- NO BLASTING WILL BE ALLOWED WITHIN 500 FT. OF ANY UTILITY WITHOUT THE NOTIFICATION AND APPROVAL OF THE APPROPRIATE UTILITY COMPANY. NO LODGE BLASTING WILL BE PERMITTED WITHIN A UTILITY COMPANY EASEMENT UNTIL WRITTEN APPROVAL FROM THE UTILITY IS GIVEN.
- ALL PAVEMENT CUTS SHALL BE SAW CUT TO RESULT IN CLEAN EDGES. A TACK COAT SHALL BE APPLIED ALONG THE CUT EDGES AND NEW PAVEMENT BUTTED TO IT, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MAINE REGIONAL EROSION CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES PUBLISHED BY THE CLIMBER AND COUNTY SOIL & WATER CONSERVATION DISTRICT & MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1988 OR LATEST EDITION.
- CONDUIT SHALL BE USED UNDER ALL PAVED AREAS FOR ELECTRIC, TELEPHONE AND TV IN ACCORDANCE WITH THE RESPECTIVE COMPANIES REQUIREMENTS.
- CONTRACTOR SHALL PROTECT 30' BUFFER AT REAR OF LOT BY MEANS OF FENCING, BARRICADES AND INDIVIDUAL TREE SKIRTS AS NECESSARY.

LOCUS
 LAND USE CONSULTANTS, INC.
 Land Planning & Engineering • Surveying
 and Mapping • 207-879-2373

RECORD OWNER:
RIST/BRUNET
FAMILY TRUST
 21 LILY POND DRIVE
 CAMDEN, MAINE 04843

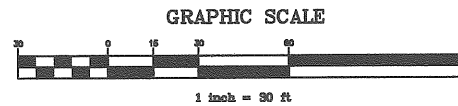
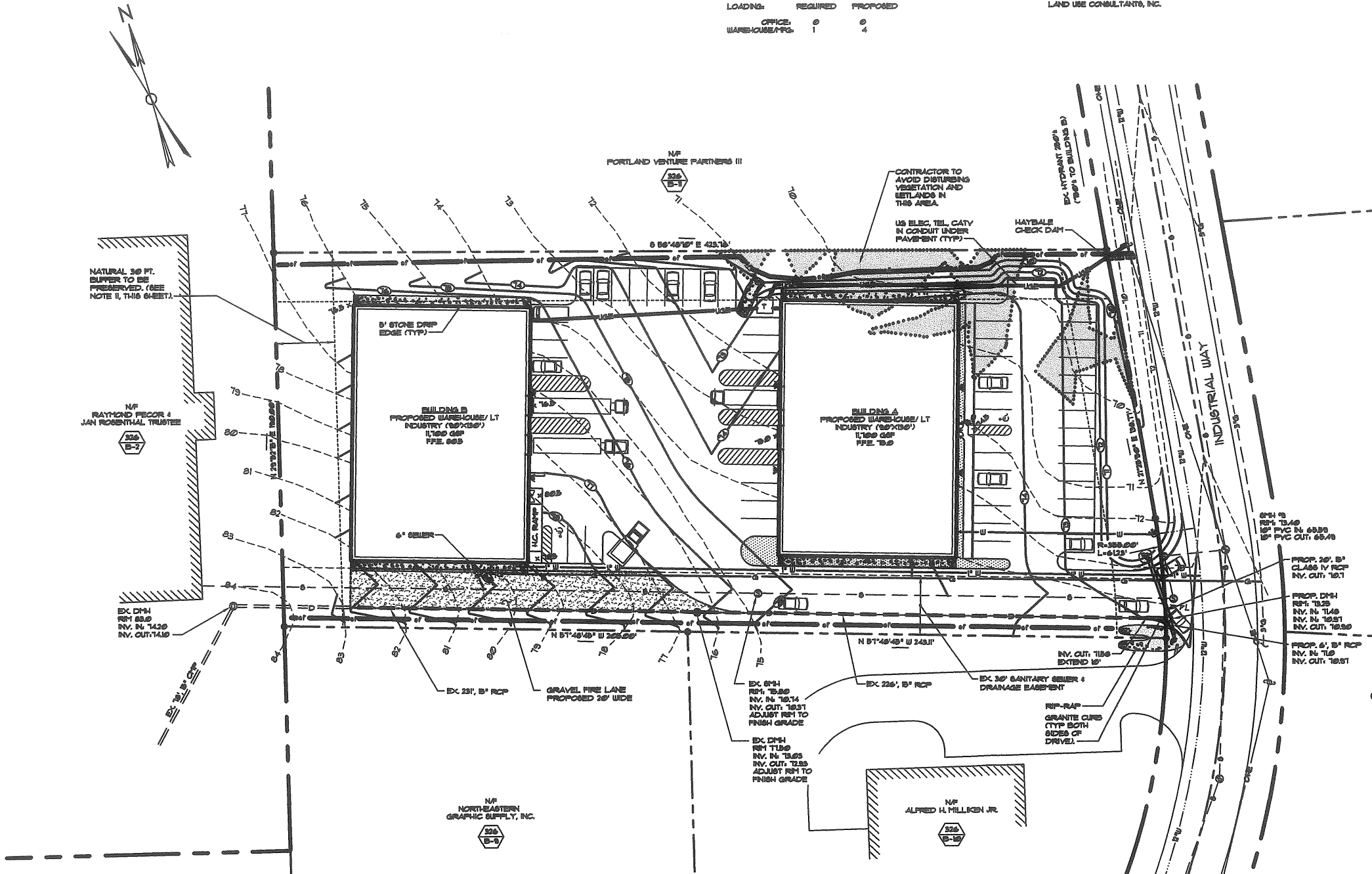
Revision	I.S. Date
ADDED GRANITE CURB BUFFER	6/3/93
NOTE CHANGED GRADING	
ADJUSTED SILT FENCE	

Designed	Drawn	Checked	I.S.	Scale	Date
	DLM			1" = 30'	JUNE 3, 1993

GRADING, DRAINAGE AND UTILITIES
 INDUSTRIAL WAY
 BUSINESS CENTER
 110 INDUSTRIAL WAY
 PORTLAND, ME 04101

Job No. 153116
 Sheet

THIS IS A REDUCED COPY



3
N: 66.03
OUT: 65.59

SMH MS
RIN: 13.40
10" PVC IN: 65.59
10" PVC OUT: 65.49

INDUSTRIAL WAY

LOT 17

LOT 18

LOT 15

YANKEE LANES

30' SANITARY SEWER &
DRAINAGE EASEMENT

PROPOSED 20' WIDE
GRAVEL FIRE LANE

25' SETBACK PROPOSED
(WAS 30') DUE TO CHANGE
OF USE REAR ABUTTER
FROM SCHOOL TO BOWLING
LANES

30 FT. BUFFER
REQUIRED

PROPOSED PARKING
13 SPACES (1 H.C.)

PROPOSED WAREHOUSE/
LT INDUSTRY (90'X130')
11,700 GSF

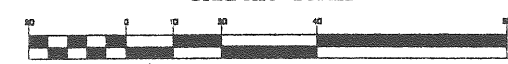
TRUCK MANEUVERING
AREA

PROPOSED WAREHOUSE/
LT INDUSTRY (90'X130')
11,700 GSF

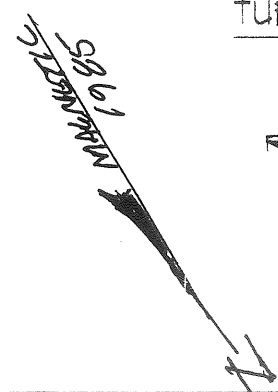
PROPOSED PARKING
13 SPACES (1 H.C.)

TURNPIKE INDUSTRIAL CENTER

LOT 16 TURNPIKE INDUSTRIAL PARK
326 INDUSTRIAL WAY
PORTLAND, ME 04103
RIST-BRUNET IRREVOCABLE FAMILY TRUST
21 LILY POND DRIVE
CAMDEN, MAINE 04843
GRAPHIC SCALE



CONCEPT 4/5/99



3
IN: 65.08
OUT: 65.83

STN 15
R/L: 13.40
10' PVC IN: 65.59
10' PVC OUT: 65.49

INDUSTRIAL WAY

LOT 17

LOT 18

LOT 15

TURNPIKE INDUSTRIAL CENTER

LOT 16 TURNPIKE INDUSTRIAL PARK
326 INDUSTRIAL WAY
PORTLAND, ME 04103
RIST-BRUNET IRRIVOCABLE FAMILY TRUST
21 LILY POND DRIVE
CAMDEN, MAINE 04843
GRAPHIC SCALE



CONCEPT 4/15/99

YANKEE LANES

25' SETBACK PROPOSED
(WAS 30') DUE TO CHANGE
OF USE REAR ABUTTER
FROM SCHOOL TO BOWLING
LANES

30 FT. BUFFER
REQUIRED

PROPOSED 20' WIDE
GRAVEL FIRE LANE

PROPOSED WAREHOUSE/
LT INDUSTRY (90'X130')
11,700 GSF

TRUCK MANEUVERING
AREA

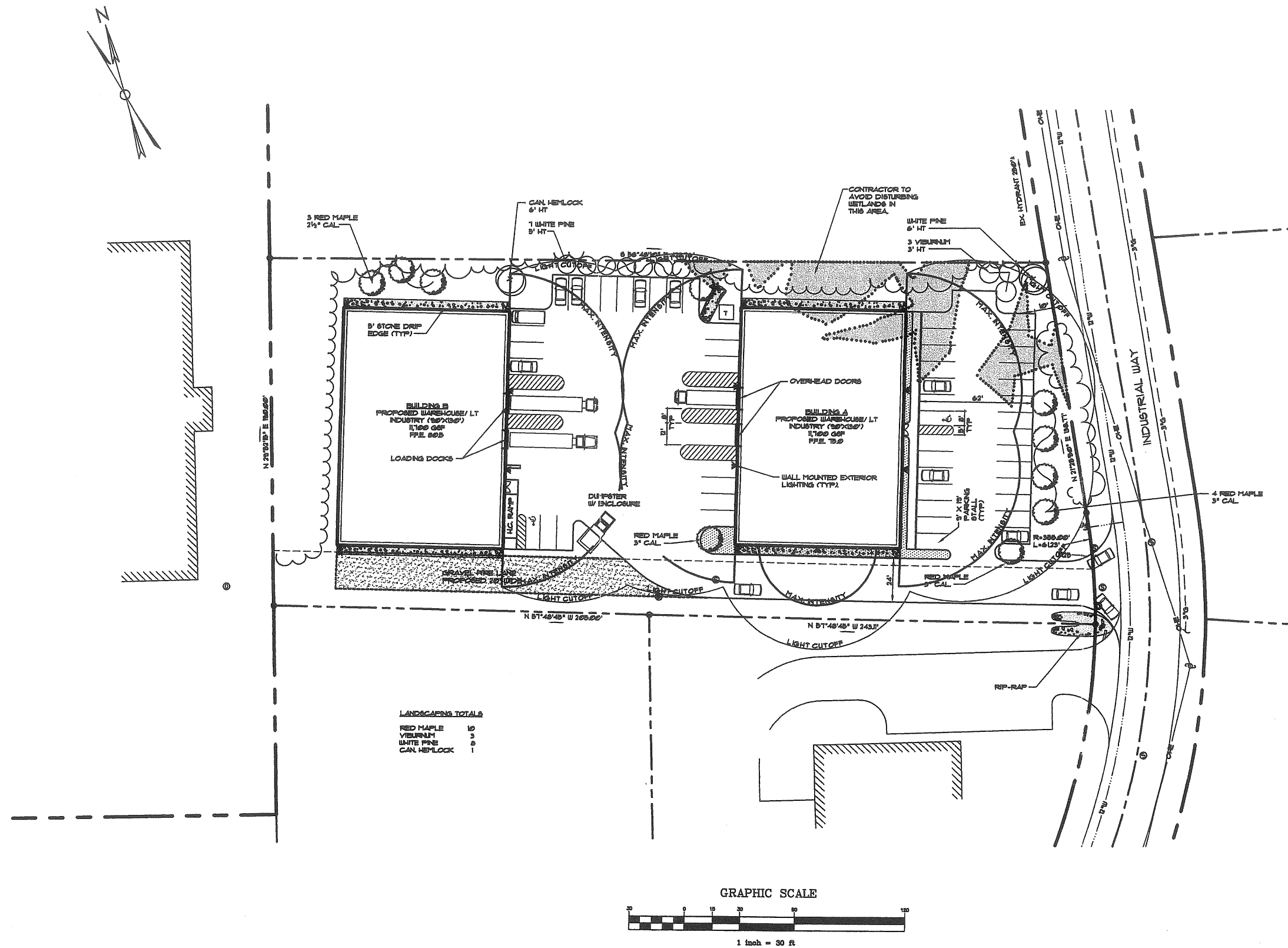
PROPOSED PARKING
13 SPACES (1 H.C.)

PROPOSED WAREHOUSE/
LT INDUSTRY (90'X130')
11,700 GSF

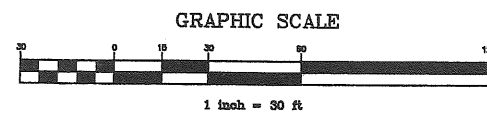
PROPOSED PARKING
13 SPACES (1 H.C.)

30' SANITARY SEWER &
DRAINAGE EASEMENT

DUMPSTER W/
SCREEN



LANDSCAPING TOTALS
RED MAPLE 10
YEW 3
WHITE PINE 0
CAN. HEMLOCK 1



LAYOUT, LANDSCAPE
AND LIGHTING
TURNPIKE
INDUSTRIAL CENTER
110 INDUSTRIAL WAY
PORTLAND, ME 04101

Job No. 1531.16
Sheet

Designed	Drawn	Checked	Scale	Date
	DLM	J.S.	1" = 30'	MAY 1, 1999

Revision

I.S. Date

RECORD OWNER:
RIST/BRUNET
FAMILY TRUST
21 LILY POND DRIVE
CAMDEN, MAINE 04843

EXISTING

○ IRON PIN FOUND OR TO BE SET

GRAVEL DRIVE

GRASSSED ESPLANADE

WETLANDS

TAXY MAP LOT NUMBER

CONTOUR

TRANSFORMER

SILT FENCE

UNDERGROUND ELECT/VTEL

WALL MOUNTED LIGHT FIXTURE

PROPOSED

325
S-S

15

T

125

►

LOT IS DESIGNATED ON TAX MAP 326 LOT B-1

LOT IS ZONED 1 M- MODERATE IMPACT INDUSTRIAL

PROPOSED USE: OFFICE, WAREHOUSE, MANUFACTURING

LOT AREA: 189 ACRES (84,542 SF)

WETLANDS AREA: 4785 sq. ft.

WETLANDS IMPACT AREA: 3771 sq. ft. (LESS THAN THE 4300 sq. ft. PERMITTING THRESHOLD UNDER JOINT DEPARTMENT RULES).

	MINIMUM	ACTUAL
FRONT:	25	51
SIDE:	25	30
REAR:	25	30

FRONTAGE: 200 FT. (60 FT. REQUIRED)

PAVEMENT SETBACK: 10 FT.

PERVIOUS SURFACE RATIO: 10.3% (MAX. 10%)

PAVING:	REQUIRED	PROPOSED
OFFICE:	5	15
WAREHOUSE/FRG:	22	36

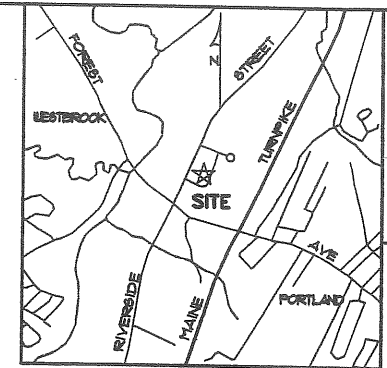
LOADING:	REQUIRED	PROPOSED
OFFICE:	0	0
WAREHOUSE/FRG:	1	4

1. RECORDING PLAT "TURNPIKE INDUSTRIAL PARK" AS REVISED THROUGH SEPTEMBER 3, 1986 BY LAND USE CONSULTANTS, INC. RECORDED IN C.C.R.D. PLAN BOOK 81 PAGE 61, SEPTEMBER 17, 1986.
2. AS-BUILT "YANKEE LANE" AS REVISED DECEMBER 21, 1986 SHEET 3 OF 8 BY LAND USE CONSULTANTS, INC.
3. AS-BUILT "TURNPIKE INDUSTRIAL PARK" DATED JULY 1, 1986 SHEET 2 OF 3 BY LAND USE CONSULTANTS, INC.

1 HERESTY STATE TO RUSSET/BRUNET FAMILY TRUST-- EXCLUSIVELY, THAT:

1. INFORMATION SHOWN HEREON IS A COMPILATION OF PLAN REFERENCES 1, 2 & 3. AS SUCH REFERENCE IS HERESTY MADE TO THE SURVEYOR/STATEMENTS(S) DEPICTED THEREON, THE UNDERSIGNED SURVEYOR DID NOT SUPERVISE ANY WORK PERFORMED FOR THE CREATION OF SAID PLANS, AND DID NOT PERFORM A COMPREHENSIVE REVIEW OF SAID PLANS. THE COMPILATION OF THE REFERENCE PLANS, TO THE BEST OF MY KNOWLEDGE IS CORRECT.

TIMOTHY A. PATCH
MAINE PROFESSIONAL LAND SURVEYOR
LICENSE # 9284
LAND USE CONSULTANTS, INC.



LOCUS
SCALE: 1"=2000'

LUC

LAND USE CONSULTANTS, INC.

Land Planners • Engineers • Surveyors
988 Riverside Street Portland, Maine 04103
207-876-3313

RECORD OWNER:
RIST/BRUNET
FAMILY TRUST
21 LILY POND DRIVE
CAMDEN, MAINE 04843

1. RECORD OWNERS ARE HARTIN RUST AND BONNE BRUNET TRUSTEES OF THE 1937/BRUNET FAMILY TRUST AS RECORDED IN C.G.R.D. SK 1448 PG 9, 2/23/58.
2. PROJECT IS LOCATED IN THE 11 M ZONING DISTRICT.
3. LOT 15 IS DEFICENT ON RECORDING PLAY OF "TURNPIKE INDUSTRIAL PARK" AND ADDED THROUGH SEPT. 5, 1986 AND RECORDED IN C.G.R.D. PLAN BOOK #1 PAGE 61.
4. "TURNPIKE INDUSTRIAL PARK" WAS APPROVED BY DEP SITE LOCATION ORDER AND PROCEEDS OF FACT DATED AUGUST 19, 1986 AND RECORDED IN C.G.R.D. BOOK 1984 PAGE 347.
5. "TURNPIKE INDUSTRIAL PARK" WAS APPROVED BY PORTLAND PLANNING BOARD ON SEPTEMBER 15, 1986.
6. "TURNPIKE INDUSTRIAL PARK" IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT DATED SEPT. 7, 1986 AND RECORDED IN C.G.R.D. BOOK 1984 PAGE 347.
7. LOT 15 IS SUBJECT TO A 50 FT. WIDE EASEMENT ALONG ITS SOUTHERLY BOUNDARY FOR SEWER AND STORM DRAINAGE FOR BENEFIT OF YANKEE LANE'S BOILING ALLEY AS SET FORTH IN DEED FROM CORLEY FAMILY LIMITED PARTNERSHIP TO RATHGOND RECORD, JR AND JAN ROZENADAL, LTD PARTNERS OF THE J. R. CORLEY AND CORLEY AND LINDA J. CORLEY TRUST AS OF 9 DATED DECEMBER 26, 1989 AND RECORDED IN C.G.R.D. BOOK 9428 PAGE 284.
8. TOPOGRAPHIC INFORMATION FROM FIELD SURVEY BY LAND USE CONSULTANTS, INC. FEBRUARY 1986. ELEVATIONS ARE BASED ON NGVD 40 ESTABLISHED BY LAND USE CONSULTANTS, INC. ON THE TOP OF A 6" X 6" GRANITE MONUMENT LOCATED NORTH-EASTERLY OF CORLEY STREET ALONG RIVERVIEW STREET ALONG THE SOUTHWESTERLY BOUNDARY OF INDUSTRIAL WAY. ELEVATION IS 84.89.
9. WETLANDS WERE DELINEATED ON A PLAN BY WOODLOT ALTERNATIVES, INC. DATED OCTOBER 28, 1988.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG-SAFE" AND LOCAL UTILITY COMPANIES AT LEAST 3 BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, AS IN ACCORDANCE WITH MAINE STATE LAUL.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THESE PLANS.
3. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.
4. ALL WORK SHALL BE IN CONFORMANCE WITH CITY OF PORTLAND AND ALL UTILITY CO. STANDARDS.
5. CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES WITH THE RESPECTIVE COMPANY PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND GUNNER PRIOR TO PROCEEDING.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
7. NO ELASTING WILL BE ALLOWED WITHIN 800 FT. OF ANY UTILITY WITHOUT THE NOTIFICATION AND APPROVAL OF THE APPROPRIATE UTILITY COMPANY. NO LARGE ELASTING WILL BE PERMITTED WITHIN A UTILITY COMPANY EASEMENT UNTIL WRITTEN APPROVAL FROM THE UTILITY IS GIVEN.
8. ALL PAVEMENT CUTS SHALL BE SAW CUT TO RESULT IN CLEAN EDGES. A TACK COAT SHALL BE APPLIED ALONG THE CUT EDGES AND NEW PAVEMENT SHOWN TO IT, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
9. ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MAINE EROSION & SEDIMENT CONTROL GUIDELINES FOR CONSTRUCTION BEST MANAGEMENT PRACTICES PUBLISHED BY THE GUNNESE AND COUNTY SOIL & WATER CONSERVATION DISTRICT & MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1998 OR LATEST EDITION.
10. CONDUIT SHALL BE USED UNDER ALL PAVED AREAS FOR ELECTRIC, TELEPHONE AND TV IN ACCORDANCE WITH THE RESPECTIVE COMPANIES REQUIREMENTS.
11. CONTRACTOR SHALL PROTECT 36" BUFFER AT REAR OF LOT BY MEANS OF FENCING, BARRICADES AND INDIVIDUAL TREE SKIRTS AS NECESSARY.

Designed	DLM	I.S.	Revision	I.S.	Date
Drawn			ADDED GRANITE CURBS BUFFER		6/9/98
Checked			NOTE CHANGED GRADING		
Scale	1" = 30'		ADJUSTED SILL FENCE		
Date	JUNE 9, 1999				

**GRADING, DRAINAGE
AND UTILITIES**

INDUSTRIAL WAY
BUSINESS CENTER
110 INDUSTRIAL WAY
PORTLAND, ME 04101

Job No. 1531.16
Sheet

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