326-B-3
144-162 Industrial Way
Micucci's
Micucci Bros.

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

Address: Industrial Way (144-162)

Micucci Bros. Partnership
Applicant

16 April 1996
Application Date

Applicant's Mailing Address

Micucci's
Project Name/Description

Sheridan Corp
Consultant/Agent

Industrial Way (144-162)
Address of Proposed Site

Ken Lamoreaux 774-6138
Applicant or Agent Daytime Telephone, Fax

326-B-003
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): X New Building ___ Building Addition ___ Change of Use ___ Residential
___ Office ___ Retail ___ Manufacturing X Warehouse/Distribution ___ Other (specify) _____

33,800 sq ft
Proposed Building Square Feet or # of Units

134,164 sq ft
Acreage of Site

Zoning

Check Review Required:

- [X] Site Plan (major/minor)
- [ ] Subdivision # of lots _____
- [ ] PAD Review
- [ ] 14-403 Streets Review
- [ ] Flood Hazard
- [ ] Shoreland
- [ ] Historic Preservation
- [ ] DEP Local Certification
- [ ] Zoning Conditional Use (ZBA/PB)
- [ ] Zoning Variance
- [ ] Single-Family Minor
- [ ] Other _____

Fees paid: site plan 300.00 subdivision _____

Approval Status: Reviewer _____

- [ ] **Approved**
- [ ] **Approved w/Conditions** listed below
- [ ] **Denied**

1. _____
2. _____
3. _____
4. _____

Approval Date _____ Approval Expiration _____ date Extension to _____ date [ ] Additional Sheets Attached

[ ] Condition Compliance _____ signature _____ date

Performance Guarantee [ ] Required* [ ] Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

[ ] Performance Guarantee Accepted	date	amount	expiration date
[ ] Inspection Fee Paid	date	amount	
Performance Guarantee Reduced	date	remaining balance	signature
Performance Guarantee Released	date	signature	
Defect Guarantee Submitted	submitted date	amount	expiration date
Defect Guarantee Released	date	signature	

Pink - Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning 2/9/95 Rev5 KT.DPUD

The Sheridan Corporation

March 29, 1996

Mr. Alex Jaegerman
c/o Planning Department
City Of Portland
389 Congress Street
Portland, Maine 04101

RE: Micucci Grocery Company, Inc.
Portland, Maine

Dear Mr. Alex Jaegerman:

The Sheridan Corporation is preparing the application for site plan review of this project. It will be in the code office on/or about April 8, 1996.

Per our phone conversation this date, it is my understanding that as of March 20, 1996 the April 23, 1996 meeting was already over booked and we could not get on that agenda. For that reason I respectfully request that you hold a slot on the May 14, 1996 planning board meeting for this project.

As you know this is a hot project so any help you can give us will be greatly appreciated.

Sincerely,

Ken S. Lamoreaux
Director Of Engineering

cc: Doug Cutchin, SCC
Brad Nelson, SCC
Chuck Stone, SCC
Dave Whitney, SCC

KSL/vbc
lx9535:jaegerman-kl.ltr

CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Kandice Talbot, Planning Technician

FROM: James Seymour, Acting Development Review Coordinator JRS

DATE: April 24, 1996

RE: 150 Evergreen Drive Micucci Bros. Site Plan

I have visited the site of the proposed Micucci Bros. facility located on 150 Evergreen Drive (Lot 14) and have the following concerns about the site conditions.

The site is currently under a saturated condition with surface water ponding in several locations across the site. Spring groundwater levels appear to be at the surface, and topography is relatively flat leaving water trapped in berms, tire ruts, sumps, and depressed areas. Off-site water from the Riverside Street properties abutting the lot appear to contribute a substantial amount of runoff. Swales are prevalent throughout the site but have no direct course to outlet the stored volume of runoff.

In my opinion, the site should be evaluated or reviewed as a potential wetland. The reason I suggest the applicant to review this lot under this classification is because I'm concerned about filling operations and how they will impact abutting properties, redirect off-site surface water, and how the site's proposed loads of a building, parking, and heavy truck traffic will be supported by saturated silty clay soils even if this may only be a seasonal affect. According to R.W. Gillespie & Associates letter dated April 2, 1996 (included in the submitted material) the applicant may find it feasible for foundation support by using footings instead of a slab. However they also state, "the clays are highly sensitive to increasing water content and construction traffic, and structure and strength can be easily, quickly, and irretrievably lost to carelessness or imprudence." Based on my field observations and this statement, as a minimal precaution, we should request that the suggested stress history profile of the site's soil be determined and that the building's proposed foundation plan be reviewed and stamped by a geotechnical professional and structural engineer. The site should also be reviewed by a wetlands specialist or soil scientist for wetland classification, if any.

I have reviewed the preliminary plans and have the following comments regarding stormwater drainage, grading and details. These comments may be subject to revision pending the outcome of my site condition comments.

1. The original subdivision plan for the Turnpike Industrial Park included a design for a detention pond based on development of lots with the area of this proposed site. The approved detention facility was based on each lot containing approximately 33% impervious area. This site contains almost 50% impervious area and the engineer has attempted to control runoff by installing a private detention

pond with a controlled outlet. However the calculations included do not provide enough information to prove that all the stormwater issues are adequately addressed. More information is needed regarding off-site runoff contributions, actual drainage area mapping, pond levels for each design storm, outlet orifice sizing, calculation of vegetation and soils, curve number, and ditch sizing and runoff velocity calculations. I would prefer a more detailed report describing stormwater provisions and a table comparing existing conditions, developed conditions without detention, developed conditions allowed under the subdivision approval, and proposed conditions.

2. Because of the nature of the site and the likely chance that the stormwater will eventually be received by a separate storm drain system the site will require a site specific erosion and sedimentation control plan. This plan should address all methods, procedures, dates of installation and removal, and maintenance service of all the erosion and sediment control measures. The applicant should install stone check dams across all channel flows and swales instead of hay bales and should utilize the appropriate ripraps size and erosion control matting to decrease erosion potential.

3. The detention pond construction should include notes and details indicating soil depths, riprap depths, berm construction including a keyed section and soil materials, the emergency spillway should outlet into the road ditch instead of the property line ditch which abuts lot 15, the 10" outlet pipe should outlet further away from the 24" concrete culvert than what was shown, and details of the pipe trench shall be added. Also, I would suggest that the underground electrical not be installed through the detention pond. Other options are available and appear to be safer. Central Maine Power may need an easement around the transformer pad and may suggest a preferred location.

4. Construction within the City's R.O.W. or drainage easement require City of Portland Technical Standard details. Details for a stormdrain manhole, typical pipe installation, granite curbing detail, and typical granite tipdown detail shall be included on the plans. On site construction details for erosion control blanket, typical ditch cross section, stone check dam, riprap sections (include geotextile), handicapped ramp sections, and typical loam and seeding note shall also be added.

I have many concerns regarding drainage, soil stability, and strength of soils for this site. I believe that it is very important that our review be thorough and detailed when we are faced with construction or proposed building in such a saturated, clay soil area which provide no easy drainage solution. Please feel free to contact me if you have any questions or concerns regarding these issues. I believe Tony Lombardo of Public Works will be sending you a memo with Public Works related issues, some of which may duplicate my comments.

Planning & Urban Development

Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 26, 1996

Ken Lamoreaux
The Sheridan Corporation
P.O. Box 359
Fairfield, ME 04937

Re: Micucci Grocery Company, Inc., 150 Evergreen Drive

Dear Mr. Lamoreaux:

Below are areas that need more information concerning the site plan you submitted for Micucci Grocery, 150 Evergreen Drive.

* Elevations of the building and materials used are needed.

* A letter of financial capability.

* A copy of the drainage easement.

* Drainage concerns have been addressed in Jim Seymour's memo dated April 24, 1996. A copy of this memo is attached.

I am also waiting for a memo from Public Works with their comments. As soon as I receive this memo, I will relay their concerns, if any, to you.

The project is scheduled for the May 14, 1996 workshop meeting. Information should be submitted by May 1st. The Development Review Meetings are held every Thursday at 10:00 a.m. and it would be helpful if I could have the information for staff's review. I understand that this does not give you much time and that there may be some unresolved issues at that time. If you have any questions or feel that you cannot have the information in by May 1st, please do not hesitate to contact me.

Sincerely,

Kandice Talbot

Kandice Talbot
Planning Technician

cc: Alex Jaegerman, Chief Planner
Jim Seymour, Acting Development Review Coordinator
Kathleen Brown, Acting Director of Economic Development

O:\PLAN\DEVREV\PROJECTS\150EVERG\LTR4-26.WPD

Planning & Urban Development

Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 29, 1996

Ken Lamoreaux
The Sheridan Corporation
P.O. Box 359
Fairfield, ME 04937

Re: Micucci Grocery Company, Inc., 150 Evergreen Drive

Dear Mr. Lamoreaux:

Attached please find comments regarding Micucci Grocery, 150 Evergreen Drive, from Tony Lombardo, Project Engineer at Public Works. Some of these comments may duplicate comments made by Jim Seymour, Acting Development Coordinator, in his memo dated April 24, 1996, which you have recieved.

Again, I realize that this does not give you much time to address these issues before the workshop and that there may be some unresolved issues. Please give me a call if you have any questions.

Sincerely,

Kandice Talbot
Planning Technician

O:\PLAN\DEVREV\PROJECTS\150EVERG\LTR4-29.WPD

CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS
OPERATIONS/ENGINEERING - INSPECTIONS
M E M O R A N D U M

TO: Candy Talbot, Planning Technician
FROM: Tony Lombardo, Project Engineer, AML
DATE: April 29, 1996
SUBJECT: Micucci Wholesale Foods, Lot 14, Industrial Way

The following comments were generated during Public Works Engineering review of the application package submitted by the Sheridan Corporation received on April 17, 1996.

Details:

- Typical Pavement Section "A" on construction drawing sheet S-2 does not specify type of material or depth for the subbase.
- Applicant must provide a granite curb installation detail drawn to Portland Technical and Design standards.
- Applicant needs to provide a "Typical Trench Detail" drawn to Portland Technical and Design Standards.
- Applicant has provided a "Typical Catch Basin Detail" which does not appear to be used on the site (sheet 1-a)
- In the Industrial Way right of way the applicant has proposed a stormwater manhole near the entrance to the site. A detail must be provided for this manhole and drawn to Portland Technical and Design Standards.

Erosion & Sedimentation Control:

- Applicant should provide approximate dates for the installation of temporary and permanent erosion control measures
- Applicant should provide an approximate construction schedule.
- The erosion control notes should state who is responsible and who will implement maintenance and inspection of these erosion control measures.

- The erosion and sedimentation control notes should be more site specific.

Grading:

- Spot grades should be provided at the entrance where it matches with the existing edge of pavement of Industrial Way.

- Additional spot grades should also be provided at all pavement corners throughout the proposed site.

Stormwater Design:

- Overflow spillway should be relocated to spill into the deeper, more defined ditch which is parallel to Industrial Way.

- The outlet pipe from the proposed detention basin could be shortened considerably by directing the pipe more easterly towards Industrial Way, allowing runoff to flow through the established ditch before entering the existing 24" RCP storm drain.

- A Casco Trap is required to be installed in the last structure on a proposed site prior to releasing stormwater onto the drainage system in City streets. This is not possible with this site since Casco Traps can only be fitted to 12" Diameter or smaller pipe. Therefore, to control and limit sediment entering the existing stormwater collection system it is necessary to provide a settling or stilling area along the northeasterly boundary and perhaps raise the invert of the 12" SDR 35 pipe proposed.

- It appears that the majority of runoff generated from the proposed 27-car parking area is allowed to drain into Industrial Way. The proposed grading should be revised to direct all of this runoff towards either the proposed detention basin or towards the ditch along the northeasterly boundary.

- The stormwater narrative needs to summarize and compare pre development and post development flow rates for this site.

- No calculations were provided for sizing the proposed detention pond outlets.

- No information was provided for determining storm stage outlet elevations (i.e. stage/storage curve).

- Pre and post development drainage maps were not provided for this site.

- No information was provided for determination of pre and post development curve number (cn values) used in TR-55 calculations.

- Applicant needs to provide "Typical Drainage Ditch" construction detail.

- A detention pond construction detail should be provided which includes notes and specifications for soil depths, berm construction, depth of riprap for spillway and construction specifications for emergency spillway.

- Outlet structure detail should specify dimensions for concrete base.

R. W. Gillespie & Associates Soils Report:

- Page 2 of soils report states "The clays are highly sensitive to increasing water content and construction traffic, and structure and strength can be easily, quickly, and irretrievably lost to carelessness or imprudence. We recommend that a stress history profile be determined for the clays." The stress history profile should be conducted as a precaution and to determine and develop recommendations for potential settlement as a result of the proposed building, parking and heavy truck traffic. The final plans should be stamped and signed by a professional structural and geotechnical engineer.

Existing Conditions:

- I walked the site on April 23, 1996 and discovered it to be extremely saturated with surface water ponding in swales, tire tracks and depressed areas throughout the site. Runoff from properties west of the project along Riverside Street contribute a large amount of water to the site. Several swales exist throughout the site, but have no evident outlet through which runoff can exit the site. This site should probably be evaluated by a wetlands professional to determine its potential as a wetland area. In addition, based upon my site walk, I question the accuracy of the existing topography presented on the existing conditions plan which does not reflect the swales and depressed areas that exist on the site.

Some of these comments may duplicate comments generated by James Seymour, Development Review Coordinator, during his review.

TL:jw

The Sheridan Corporation
Design ★ Build ★ Estab. 1947 Maine ★

The Sheridan Corporation

May 1, 1996

Ms. Kandice Talbot
City of Portland
389 Congress Street
Portland, ME 04101

Re: Micucci Grocery
Your Letter of April 29, 1996

Dear Ms. Talbot:

I will be responding to your items in the same order as your letter.

The first group of comments deals with the details.

Yes, we will revise the pavement section having omitted the subbase depth. That has been amended and will be on the plan.

The granite curb detail will be added to the plan. However, I wish to note that we have referenced that all construction work on this project will be in accordance with the Portland technical design standards. This note is specifically noted on the plan.

A typical trench detail is needed. This will be added to the plan per Portland standards.

I apologize for the catch basin detail. We mistakenly picked the wrong item off of our computer menu of site elements. We will include a standard manhole detail which is to be installed in the existing storm drain piping. As a note, the reason we have chosen this position for this new manhole is that it is impractical to enter the existing manhole due to the existence of a power pole and other utilities in this spot. We chose to put in the existling line.

<u>Erosion and Sedimentation Control</u>

It is stated that the applicant should provide approximate dates for installation of temporary and permanent erosion control measures. I would like to point out that our application includes a complete schedule and that this is an item on that schedule. Our notes give timing without specific dates, but the performance criteria states what work will be done and when it will be done, as noted is on the drawing.

P.O. BOX 359 • FAIRFIELD, MAINE 04937 BUTLER 207/453-9311 • FAX 207/453-2820

We did supply a construction schedule. It is in the package.

We will amend the erosion control notes to indicate who is responsible for implementing maintenance and who is responsible for inspection.

The erosion and sedimentation control notes should be more site specific? We do not understand this. We are very site specific. All water exits this site through the existing stormwater system provided by the original subdivision developer. We have addressed this either with detention or control measures for those entrances. How can we be more specific?

We will be glad to provide more spot grade information as requested both at the entrance area where we fully intend to match the existing pavement and along and around the new pavement areas.

Stormwater Design

It is stated that the spillway should be relocated to a deeper portion of the ditch on Industrial Way. We strongly disagree with this approach. We feel that the location of this spill way is much better suited where it is. It will spill into our proposed ditchway which is relatively flat. This would further diffuse the flow of water should it ever spill over. It should also be noted that the berm is only a maximum of 4' tall. We are not talking about a giant pond or spillway.

The outlet pipe should be moved away from the 24" RCP storm drain? This location was chosen for very specific reasons. Due to the site constraints, the existing stormwater structure and our inability to change the inverts of those structures, it is imperative that we discharge as near to this structure as possible so as to have proper drainage for our pipes. If we move it up the line as suggested, yes, it will save pipe, but it will not have sufficient fall to allow for proper drainage of the pond.

Casco Trap

We will, as suggested, put in a temporary basin at the inlet to our new storm drain manhole on the existing storm drain piping. This will allow for sedimentation to be collected. We will also put in stone check dams on the ditches rather than the hay bales. We certainly believe that hay bales were more than appropriate on this site due to the fact that the ditches are at a slope of less than 1%. We do not intend to raise the SDR 35 pipe as mentioned.

Front Parking Lot

The entire stormwater plan is based on the fact that the building runoff, which is in excess of half of the total impervious surface area is being detained. Thus, the other paved areas are draining to the existing drainage ways. We feel that it is most appropriate to pitch the parking in the direction that it is being pitched. We are sending the water to the existing swale, at which point the stormwater will enter the piping system already on site and head towards the existing detention basin. We believe that this is the most appropriate approach rather than draining the water into the pond. Secondarily, draining in the opposite direction would force all the water out the entry drive and across the driveway. Given the constraints, this is the best scenario.

We will be providing additional stormwater narrative information. You asked for some additional calculations on stormwater and we will provide that as well as some additional information as to the staging of the stormwater outlet structure. We will add pre and post development areas to our map. However, we would like to point out that we felt that this was not a big concern where the predevelopment scenario has all the water draining to the roadway ditching and into the current stormwater detention basin on the subdivision site. The new plan is no different. The only scenario change in the post is that water from the roof of the building will be detained before entering the existing system. I believe that the drainage ditches on the plan are self-explanatory. All the slopes are less than 3:1 and all the ditches are extremely flat in the less than 1% slope range. We certainly believe that this is an acceptable scenario and we will put a typical cross section on the plan.

The detention pond detail of the berm. We have added some notes to the plan which we hope will clarify this.

The concrete base for the outlet structure will be 3' x 3' x 12" thick.

We have contacted R. W. Gillespie & Associates to address their soils report and to dispell the concerns voiced by Mr. Seymour of the Public Works Department. We have also asked Mr. Gillespie's firm to give us a professional opinion on the wetlands issue.

We would like to correct a discrepancy. It is our understanding that the Turnpike Industrial Park is based on about 36% impervious surface per lot and not the 33% as stated.

It has also been pointed out that we need to have a handicap ramp section. A review of the plan and note indicates that no handicap ramp section is needed since the pavement for the handicap area is flush to the entrance block and there is no curb on site anywhere.

Seeding notes were included previously.

The building exterior will be painted steel siding with some masonry at the office area.

We sincerely thank you for your time, help and consideration. We would like to move this project forward with all due speed.

Sincerely,

Kenneth S. Lamoreaux
Director of Engineering

KSL/cat
cc: D. Cutchin, B. Nelson, C. Stone
ref:kl\micucci.ltr

R. W. Gillespie & Associates, Inc.
CONSULTING GEOTECHNICAL & ENVIRONMENTAL SPECIALISTS

01 May 1996

Mr. Kenneth S. Lamoreaux
The Sheridan Corporation
P.O. Box 359
Fairfield, ME 04937

Subject: Review of Comments by City of Portland
Micucci Wholesale Warehouse - Lot 14, Industrial Way
Portland, Maine
Project No. 259-73

Dear Mr. Lamoreaux:

In accordance with our conversations and your facsimile transmission of 30 April 1996, we have reviewed comments by City of Portland personnel regarding certain project elements and provided responses as appropriate. More specifically, we were asked to address foundation soils.

Our report of preliminary subsurface soils investigation concludes that a shallow foundation system is feasible and that settlements will be related more closely to loads imposed by fill and warehouse storage than to footing loads. Our report should not be interpreted to mean or infer that the site is unbuildable. The cautionary notes with respect to sensitivity of the clay were provided to Sheridan as part of our engineering service, enabling Sheridan to design site development procedures which will reduce the likelihood of soil related problems. Ms. Talbot is correct in her assessment of time constraints regarding the workshop. RWG&A is working with Sheridan to develop the requisite data in order to satisfy anticipated conditions of approval.

If you have any questions or if we may be of further service, please contact us.

Very truly yours,
R. W. GILLESPIE & ASSOCIATES, INC.

Robert W. Gillespie, P.E.

RWG:ci

P.O. Box 1730
Sanford, Maine 04073

NVLAP

(207) 324-8008
FAX: (207) 324-8042

The Sheridan Corporation

May 7, 1996

Ms. Kandice Talbot
Planning Technician
City of Portland
389 Congress Street
Portland, ME 04101

Re: Micucci Grocery

Dear Kandice:

Please find enclosed revised stormwater calculation's. This should address all of the items in James Seymour's letter of April 24, 1996 with respect to stormwater concerns.

We have chosen to have a consultant, R. W. Gillespie & Associates, review the stormwater analysis and they have confirmed our conclusions, but with a little different approach to a couple of items.

The pond is as indicated on the site plan. The drainage pattern around the building site is as previously proposed. This proved acceptable and will handle the flows and direct the water to the existing system. However, the pond structure outlet has been modified. We have down sized the outflow pipe and relocated it. There is no outlet structure. We have also added a siltation basin at the left. The siltation area will add to the long term ease of maintenance for the pond. There should be little siltation of the pond since all of the water is coming from the building roof which is a very clean surface.

As stated in my letter of May 1, 1996, we are not relocating the overflow spillway. We feel that it is in the most appropriate location. Additionally, we are moving the outflow pipe for the pond, slightly upgrade from the existing 24" storm drain pipe (see revised plans). Our consultants concur with this location of the piping.

Additionally, I will be forwarding a letter from R. W. Gillespie & Associates concerning the soils on the site. The possible wetland issue will be addressed as soon as it can be reviewed by our consultants.

I have changed the catch basin detail as you requested.

P.O. BOX 359 • FAIRFIELD, MAINE 04937 BUTLER 207/453-9311 • FAX 207/453-2820

We thank you and Mr. Seymour for all of your cooperation and aid on this project. We wish to proceed as soon as possible.

I will be out of town from May 8th through the 13th. I will be back in the office on May 14th. If you have any questions prior to the meeting, please contact me then.

Sincerely,

Kenneth S. Lamoreaux
Director of Engineering

KSL/cat

ref:kl\micucci2.ltr

CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS
OPERATIONS/ENGINEERING - INSPECTIONS
M E M O R A N D U M

TO: Kandy Talbot, Planning Technician
FROM: Tony Lombardo, Project Engineer
DATE: May 9, 1996
SUBJECT: Micucci Wholesale Foods, Lot 14, Industrial Way

The following comments were generated during Public Works Engineering review of the revised plans and letter submitted by Sheridan Corporation and received on May 2, 1996: The applicant has provided the majority of information requested in the April 29, 1996 review memorandum with the exception of the following:

1. Stormwater narrative which summarizes and compares pre-development and post development flow rates for this site.

2. Calculations confirming proposed capacity of the detention pond, sizing of the outlet structure and additional information verifying the proposed staged outlet elevations for the pond.

3. Pre and post-development watershed maps.

4. Specific information used to determine pre and post development (CN values) curve numbers used in TR-55 calculations.

5. Additional information from R. W. Gillispie and Associates addressing the potential of settlement problems resulting from development of this site. Also any recommendations they can make regarding this potential problem described in their soils reports.

6. Finally, a professional opinion from R. W. Gillespie & Associates regarding this site as a potential wet area.

May 9, 1996

On May 7, 1996, Bill Bray, Dick McGoldrick, property owner/developer, Chuck Stone, engineer from Sheridan Corp., and myself walked the site to discuss the potential wetland issue. Since none of the individuals present were wetlands professionals, no determination was made. However, it is clear that this property receives a large amount of runoff from properties west of the site. Runoff appears trapped on the site in depressions and heavy equipment tire tracks throughout the site. In addition, several swales have developed along the northerly boundary in which water is stagnated and does not outlet the property. This is perhaps caused and further compounded by a poorly defined ditch system, located northerly and parallel to Industrial Way. An existing gravel access road located more northerly along Industrial Way was built with no culvert installed and further inhibits the flow of water from abutting properties.

Micucci.doc
Miccucci Foods
Engineering

CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS
OPERATIONS/ENGINEERING - INSPECTIONS
M E M O R A N D U M

TO: Kandy Talbot, Planning Technician
FROM: Tony Lombardo, Project Engineer
DATE: May 10, 1996
SUBJECT: Micucci Wholesale Foods, Lot 14, Industrial Way

Upon completing Public Works Engineering review of the latest submittal by Sheridan Corporation dated May 7, 1996 and received by this department on May 9, 1996, we find the applicant has provided the majority of information requested with the exception of the following:

- Additional information from R. W. Gillespie and Associates addressing the potential of settlement problems resulting from development of this site. Also any recommendations they can make regarding this potential problem described in their soils reports.

- A professional opinion from R. W. Gillespie and Associates regarding this site as a potential wetland.

- On sheets S-2, S-1, and S-1a the applicant is specifying riprap inlet and outlet protection to be placed 12 feet deep. The applicant probably intends to specify 12" deep layer of riprap, but this should be revised on the plans.

TL:jw

Miccuc.doc
Micucci Foods
Engineering

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Chair Hagge and Members of the Portland Planning Board

FROM: Kandice Talbot, Planning Technician

DATE: May 14, 1996

SUBJECT: 150 Evergreen Drive (Lot 14, Industrial Way); Micucci Bros. Partnership, Applicant

Micucci Bros. Partnership is proposing a new 33,800 sq. ft. corporate building with office, warehouse and distribution space at 150 Evergreen Drive. The site has 3.08 acres of land and is zoned I-1 Industrial. Presently, their facility is located at 95 Evergreen Drive. The intention is to relocate their facilities.

Access/Circulation

Access to the site is from Industrial Way. 39 parking spaces are proposed, 38 parking spaces are required. Parking will be located in the front of the building and at the rear of the lot. A truck dock will be located at the north side of the building.

Since this is an industrial building, the only traffic to and from the site will be employees and delivery trucks. Granite curb is proposed on the radius of the driveway.

Utilities

Utilities including electric, water and sewer will be connected to existing lines in Industrial Way.

Existing Conditions

The site is currently under a saturated condition with surface water ponding in several locations across the site.

The Development Review Coordinator, has requested that the site be evaluated as a potential wetland. The site plan ordinance states that the Planning Board has the authority to request a wetlands delineation, and requires a determination as to what if any, state or federal permits are required. The applicant has stated that no current DEP review of wetlands alteration is required, but has not yet provided documentation to this effect.

Staff is also requesting that the stress history profile of the site's soil be determined. The applicant will be providing this information from R.W. Gillespie & Associates.

Drainage

The applicant is proposing to direct runoff from the site via sheetflow to a drainage swale along the north property line of the property. The development will also include a detention pond on the south boundary of the site. The pond will collect all the runoff from the building roof.

The Development Review Coordinator has raised some issues and will provide a memo to address those concerns before the workshop meeting. In brief, the original subdivision assumed a 33% imperious ratio for individual lots, and was engineered accordingly. This proposal exceeds that level, and thereby includes the detention basin. The Development Review Coordinator has requested that the engineering spillway be located and directed toward the street swale rather than the side property line. The applicant is resisting this suggestion.

Landscaping

The applicant is proposing Green Ash, Junipers, Dwarf White Pines and Globe Arborvitae in the front of the building. On the northeast side of the building will be Junipers and Mugo Pines.

Building Design

The building will measure approximately 33,800 sq. ft. Warehouse space will include 31,500 sq. ft. and the remaining 2,300 sq. ft. will be office. Building elevation drawings will be submitted prior to the public hearing.

The applicant has submitted information on stormwater, utility capacity, trash disposal and site lighting.

The building exterior will be painted steel siding with some masonry at the office area.

Attachments:

1. Letter from the Application
2. Plans

Attachment 1

The Sheridan Corporation

April 15, 1996

Code Enforcement Department
City of Portland
389 Congress Street
Portland, ME 04101

Re: Site Plan Review

Development: Office, Warehouse and Distribution Facility for Micucci Bros. Partnership

Gentlemen:

Per Article V of the City of Portland Land Use Ordinance, we provide the following written statement:

Micucci Bros. Partnership of 95 Evergreen Drive, Portland, Maine is the Owner of Lot #14 in the Turnpike Industrial Park Subdivision. They have authorized The Sheridan Corporation to provide design services to complete the site review process for a proposed new corporate facility with office, warehouse and distribution space at this location. The estimated project cost is $1,000,000.00±.

Micucci Bros. Partnership has an existing operation in the Turnpike Industrial Park Subdivision. Their intention is to relocate that facility to this new site. They warehouse restaurant supplies and food stuffs for distribution to the restaurant industries. The facility will also house the corporate offices and support staff for the storage and distribution division. Zoning at this location is I-1 Industrial and this is permitted by Section 14.231 of the ordinance.

The site has 3.08 acres of land, or 134,164 s.f. The proposed building has a ground coverage of 33,800 s.f.

The soils at this site are classic Presumpscot Formations, fine silty sands underlain by silty clay. The attached letter from our consultant, R. W. Gillespie and Associates, Inc., address this and his evaluation of the site in general.

There is a 30' preservation buffer along the rear lot line, per recorded plat, 1986, Turnpike Industrial Park Subdivision. There is also a private/subdivision drainage easement along the north property line on the adjacent Lot #13. These are shown on the site plan as well as the subdivision plat, copy enclosed.

P.O. BOX 359 • FAIRFIELD, MAINE 04937 BUTLER 207/453-9311 • FAX 207/453-2820

Solid wastes are listed on the attached letter from Micucci Bros. Partnership along with letters from the waste disposal companies.

The site will be serviced by the following utilities: Sewer services will be by the Portland Sewer District. Water service by Portland Water District. Northern Utilities will provide natural gas service to the facility. CMP will provide overhead electric service to the new pole on site and underground service from the pole to the building. New England Telephone will provide telephone service. Access will be from the existing public way, Industrial Way.

The Turnpike Industrial Park Subdivision has an existing open ditch piped stormwater collection system along the r.o.w. and various easements, and drains to an existing park detention basin on Lot #10 and #11. This system was designed for a 36.35% impervious lot coverage and requires a detention pond for any runoff generated by any additional impervious surface on each lot to meet city ordinances. This is what has been produced in the design.

The runoff from the Micucci Bros. Partnership development of Lot #14 will be by ditch lines to the existing ditch. The development of the lot will be greater than 36.35% impervious and will require a detention pond. This pond will be sighted on the south boundary of the lot with an outlet structure draining into the existing stormwater system. This pond will collect all the runoff from the building roof.

Construction sequencing will be as follows: Installation of erosion controls on the perimeter of the site. Flagging of trees to be preserved where possible. Clearing and grubbing of site as required with stockpiling of loam as necessary. The detention pond and outlet structure will be installed with additional erosion controls at the outlet structure. The building pad will be prepared, the foundation will be constructed, the utilities will be installed, drives and parking will be shaped and graveled, the building will be constructed, the drives and parking will be paved and loam will be spread where seed is to be planted. Seeding and landscaping will be completed. Erosion control measures will be maintained until grasses are well established. All erosion control measures will be per the SCS manual. Work is proposed to start in June of 1996 and to be completed in December of 1996.

To the best of our knowledge, there are no state or federal regulatory approvals required at this site.

Micucci Bros. Partnership has obtained a letter of financial commitment from _____.
The Sheridan Corporation has been retained as Micucci's technical advisor and project designer. Sheridan has staff engineers to handle the design. They have successfully completed numerous similar projects in the Portland area and throughout the state of Maine. A copy of Sheridan's qualification statement and the bank letter are attached.

A copy of the Micucci Grocery Co., Inc.'s Contract for the Sale of Real Estate is included to show ownership of this site.

There are no unusual natural areas, wildlife and fisheries habitat, or archeological sites at this proposed site to the best of our knowledge. We have also surveyed it for wetland determination as a routine practice and have seen none at this site.

Traffic to and from this site will be employees and delivery trucking. They currently have 20 employees at their site located a 1/4 mile away in the adjacent Evergreen Industrial Park. This is expected to grow to 30 to 35 over the next couple of years. Their trucking in and out is currently 15 to 20 trips per day and is expected to increase to 20 to 26 or an increase of about 1/3. As you can see, this is not a significant amount of traffic in and out of an existing industrial zone. Based on a total of 60 trips per day increasing to about 100 in two years, we feel that this warrants no further study.

Parking requirements are as follows: Business 2,300 s.f. - 400 s.f. per space = 6 spaces; warehouse spaced 31,500 s.f. - 1,000 s.f. per space = 32 spaces, for a total of 38 required spaces. We are providing for 39 spaces.

Site lighting is shown on the site plan and details in package on the type and specifications for the fixtures. The intent is to provide adequate lighting for safety and site security, while holding glare and offsite intensity to a minimum, and within city standards.

All possible building configurations have been considered, but the nature of the operations, size and complexity of the building necessitates the building configuration shown.

Sincerely,

Kenneth S. Lamoreaux
Director of Engineering

KSL/cat

cc: C. Stone, D. Cutchin

ref:kl\9535ptd.ltr

CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Kandice Talbot, Planning Technician

FROM: James Seymour, Acting Development Review Coordinator JRS

DATE: May 14, 1996

RE: Micucci Bros. Industrial Way Site Plan - Workshop Comment

I have reviewed the plans submitted to the Portland Planning Office with revisions dated 5/7/96 and offer the following comments.

1. The applicant should forward any past, or present approved permits or applications from the Maine D.E.P. The area located on the west side of Industrial Way is subject to a fluctuating water table and is delineated as having Scantic Silty Soils, these indicators suggest the land may be classified as wetlands. It is not the City's jurisdiction to identify or enforce this issue, but has the obligation to inform the applicant that any plan approval from the City does not supersede state or federal permit requirements for wetlands. The City requires copies of all applications, permits, or other rulings regarding the status of the property to be submitted during site plan approval. The City will also strongly suggest that the applicant obtains the necessary federal and/or state approvals when applicable. The City of Portland does not review or rule on wetland issues and is not held accountable for any actions or fines subjected by any other review agency as a result of negligence or "just not understanding the most current wetland rules". We provide these comments in the best interest of all parties involved to avoid future problems.

2. The emergency spillway location has been requested to be moved to the front corner of the detention pond. The applicant has refused, stating that the present location is acceptable in their opinion. If the applicant feels that this is the only location that is suitable, then a berm shall be constructed along the side property line to divert flood waters along the ditchline to the road ditch. Also, this ditch shall be constructed with erosion control blanket, or angular riprap appropriately sized. Other options may be acceptable if the ditch is protected and flood waters are directed away from the abutting property.

3. I have reviewed the stormwater calculations and believe that they are acceptable. I have concerns about the pond outlet being so close to the driveway culvert inlet. I disagree with an outlet and inlet being so close together and I suspect that area between the two pipes is subject to a significant amount of turbulence and erosion potential. The applicant should consider either regrading the ditch area or provide more stabilization to both pipe ends, to accommodate the erosion potential.

4. There appears to be a significant amount of offsite contributed runoff sheet flowing across the rear parking area and truck turnaround. This area shall be constructed to either divert drainage to one of the side line ditches or collect and convey the runoff by a culvert or catch basin to the north side ditch. This area subject to sheet flow travelling across the parking area could be a severe icing problem during winter months and may eventually deteriorate the binder course of pavement through continuous saturating conditions.

5. The Private Drainage Easement located along the north side of the property may be an improved location for a ditch, if the applicant has any rights to utilize the private easement. Please check with the applicant to review this possibility.

6. All other items previously discussed appear to have been addressed in an acceptable manner. We are still awaiting wetland evaluations and soil stress history profiles w/foundation design criteria. Prior to a final approval we should review this information.

Following your meeting I would be happy to discuss these items or any other issues regarding the Micucci site plan with you or the applicant.

[illegible] PROPERTIES, INC.
[illegible] STREET
[illegible]
[illegible]
[illegible]

Andrew —
Jim —
FYI

[illegible]
[illegible]
[illegible]
[illegible]
[illegible]

MESSAGE

E.Y.I.
DEP approval —
[illegible]
Salmon

STATE OF MAINE

05/15/96 WED 13:43 FAX 2077748397

Ple old Micucci's

CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

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

FROM: James Seymour, Acting Development Review Coordinator

DATE: June 30, 1996

SUBJECT: Industrial Drive (Lot 14) Micucci Site Plan

Per your request, I have prepared this memorandum to discuss the status and my review of Lot 14, Industrial Drive, the proposed Micucci Wholesale Foods Site. The proposed site is situated on 3.08 acres westerly of Industrial Drive located in the Turnpike Industrial Park owned by Portland Venture Partners. The Turnpike Industrial Park Subdivision received Maine Department of Environmental Protection (Me DEP) approval for Site Location of Development on August 18, 1986 and later obtained City of Portland Subdivision Plan approval in September, 1986.

On April 16, 1995, the Sheridan Corporation submitted a site plan application for an office, warehouse, and distribution facility on lot 14 on behalf of Micucci Brothers Partnership. In my role as Acting Development Review Coordinator for the City of Portland Planning Staff, I reviewed the Site Plan in accordance with Article V. Site Plan, Sec. 14-525, Final Site Plan, (b) Contents, (2) b.&1. of the City of Portland Land Use Code.

After reviewing the applicant's submission regarding soils data, topography, and initial drainage, I visited the proposed site. The initial submission data indicated that the soils of the site were Scantic silty loam with a near level to very gentle slope. My field observations confirmed this data, but also noted that the site was under a saturated condition with standing/ponding surface water covering a good portion of the lot. Based on my engineering experience, my knowledge that the predominant soils are "poorly drained soils", and that some of the vegetation on site are typical in wetland or near wetland areas. It was my opinion that wetlands were a potential issue on this site and I requested that a wetlands study be conducted and the wetlands "if any" be shown on the plan in accordance with site plan requirements noted above.

On April 24, 1995 I conveyed my concerns regarding wetlands, and drainage issues to Sheridan Corporation. I specifically requested that "the site should also be reviewed by a wetland specialist or soil scientist for wetland classification, if any." Sheridan Corp. responded to my comments on May 1, 1996 with a revised set of plans and stated that R.W. Gillespie & Associates had been contacted to address my concerns of soils and to give their opinion on wetlands.

Following this revised submittal I had phone conversations with Ken Lamoreaux of Sheridan Corp. where I was told that the site had been previously approved by the Me DEP. I asked Sheridan Corp. to forward any past, or present approval permits regarding this site to the Planning Staff which is in accordance with Article V Section 14-525 Final Site Plan (c), Written Statements (8). My memo dated May 14, 1996 in response to revised plans and phone conversations during the week of May 7th resulted in an immediate response from Sheridan and Dick McGoldrick, the seller of the property.

I received, by fax, a copy of the Site Location Order, Finding of Fact and Order by Me DEP for the Industrial Turnpike Subdivision dated August 18, 1986. My review of this document did not find any statement or approval for the filling of wetlands. To verify my observations, I reviewed the National Wetlands Inventory map, published by the United States Department of the Interior (last rev. 3/29/90) and found that the site was in fact located within a mapped Forested Wetland Class with seasonally flooded-saturated water regime, which appeared consistent with my field observations.

Since my last memorandum regarding this submission, representatives of the City of Portland Public Works, Sheridan Corp, and the developer have met at the site to discuss these issues and the developer's assertion, that the site become saturated due to the City's ditch system being constructed inadequately so as to not drain the site properly. Bill Bray and Tony Lombardo, both of Public Works, and myself feel as though the City has constructed and maintained the ditches to Industrial Way in an acceptable manner. Further inquiries have been made suggesting that development of the Yankee Lanes and other upstream properties have significantly increased their allowed stormwater discharge to collect on the Lot 14 property. Although I have no present evidence to support my opinion at this time, I find it unlikely that other development within the site's watershed is the sole reason for the site being classified as a wetland for two reasons. One - all site plans must comply with the standard engineering practice of calculating their stormwater runoff rates. Their developed site cannot exceed the calculation for pre-developed conditions for the same site, and is the reason for detention ponds and stormwater controlled discharges. Secondly - although the developed sites in question could possibly to discharge toward the Lot 14, their is still a substantial buffer of undeveloped land which should reduce some of the other developed sites' stormwater discharge.

Although the standard engineering practices accept controlling peak runoff rates they don't or haven't in the past, controlled total volumes of runoff. Only recently have practices discussed releasing volumes over a longer period of time (24 hours), and even these have met opposition because of their massive consumption of land developable for commercial and residential uses. However, based on the importance of this business and the possible value loss or restrictions potentially placed on the properties of Mr. McGoldrick, I will review past site applications and make a field visit, of the properties upstream of Lot 14, but I do not expect to find any gross violations of engineering practices.

In the interim, I have included soil maps and wetland inventory maps indicating the site's location. I will follow up your request to look at the Yankee Lanes application, in particular the stormwater calculations and design. If you have any further questions or obtain any additional information please contact me as soon as possible. I believe that I have acted well within the requirements of the Land Use Code and have tried to keep both the applicants and City of Portland's best interests in mind.

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planning Technician
William Bray, Deputy Director of Public Works
Kathi Staples, City Engineer
Anthony Lombardo, Public Works

O:\PLAN\CORRESP\DRC\MEMOS\MICUCCI.WPD

The Sheridan Corporation

April 15, 1996

Code Enforcement Department
City of Portland
389 Congress Street
Portland, ME 04101

Re: Site Plan Review

Development: Office, Warehouse and Distribution Facility for Micucci Bros. Partnership

Gentlemen:

Per Article V of the City of Portland Land Use Ordinance, we provide the following written statement:

Micucci Bros. Partnership of 95 Evergreen Drive, Portland, Maine is the Owner of Lot #14 in the Turnpike Industrial Park Subdivision. They have authorized The Sheridan Corporation to provide design services to complete the site review process for a proposed new corporate facility with office, warehouse and distribution space at this location. The estimated project cost is $1,000,000.00±.

Micucci Bros. Partnership has an existing operation in the Turnpike Industrial Park Subdivision. Their intention is to relocate that facility to this new site. They warehouse restaurant supplies and food stuffs for distribution to the restaurant industries. The facility will also house the corporate offices and support staff for the storage and distribution division. Zoning at this location is I-1 Industrial and this is permitted by Section 14.231 of the ordinance.

The site has 3.08 acres of land, or 134,164 s.f. The proposed building has a ground coverage of 33,800 s.f.

The soils at this site are classic Presumpscot Formations, fine silty sands underlain by silty clay. The attached letter from our consultant, R. W. Gillespie and Associates, Inc., address this and his evaluation of the site in general.

There is a 30' preservation buffer along the rear lot line, per recorded plat, 1986, Turnpike Industrial Park Subdivision. There is also a private/subdivision drainage easement along the north property line on the adjacent Lot #13. These are shown on the site plan as well as the subdivision plat, copy enclosed.

P.O. BOX 359 • FAIRFIELD, MAINE 04937 BUTLER 207/453-9311 • FAX 207/453-2820

Solid wastes are listed on the attached letter from Micucci Bros. Partnership along with letters from the waste disposal companies.

The site will be serviced by the following utilities: Sewer services will be by the Portland Sewer District. Water service by Portland Water District. Northern Utilities will provide natural gas service to the facility. CMP will provide overhead electric service to the new pole on site and underground service from the pole to the building. New England Telephone will provide telephone service. Access will be from the existing public way, Industrial Way.

The Turnpike Industrial Park Subdivision has an existing open ditch piped stormwater collection system along the r.o.w. and various easements, and drains to an existing park detention basin on Lot #10 and #11. This system was designed for a 36.35% impervious lot coverage and requires a detention pond for any runoff generated by any additional impervious surface on each lot to meet city ordinances. This is what has been produced in the design.

The runoff from the Micucci Bros. Partnership development of Lot #14 will be by ditch lines to the existing ditch. The development of the lot will be greater than 36.35% impervious and will require a detention pond. This pond will be sighted on the south boundary of the lot with an outlet structure draining into the existing stormwater system. This pond will collect all the runoff from the building roof.

Construction sequencing will be as follows: Installation of erosion controls on the perimeter of the site. Flagging of trees to be preserved where possible. Clearing and grubbing of site as required with stockpiling of loam as necessary. The detention pond and outlet structure will be installed with additional erosion controls at the outlet structure. The building pad will be prepared, the foundation will be constructed, the utilities will be installed, drives and parking will be shaped and graveled, the building will be constructed, the drives and parking will be paved and loam will be spread where seed is to be planted. Seeding and landscaping will be completed. Erosion control measures will be maintained until grasses are well established. All erosion control measures will be per the SCS manual. Work is proposed to start in June of 1996 and to be completed in December of 1996.

To the best of our knowledge, there are no state or federal regulatory approvals required at this site.

Micucci Bros. Partnership has obtained a letter of financial commitment from _____.
The Sheridan Corporation has been retained as Micucci's technical advisor and project designer. Sheridan has staff engineers to handle the design. They have successfully completed numerous similar projects in the Portland area and throughout the state of Maine. A copy of Sheridan's qualification statement and the bank letter are attached.

A copy of the Micucci Grocery Co., Inc.'s Contract for the Sale of Real Estate is included to show ownership of this site.

There are no unusual natural areas, wildlife and fisheries habitat, or archeological sites at this proposed site to the best of our knowledge. We have also surveyed it for wetland determination as a routine practice and have seen none at this site.

Traffic to and from this site will be employees and delivery trucking. They currently have 20 employees at their site located a 1/4 mile away in the adjacent Evergreen Industrial Park. This is expected to grow to 30 to 35 over the next couple of years. Their trucking in and out is currently 15 to 20 trips per day and is expected to increase to 20 to 26 or an increase of about 1/3. As you can see, this is not a significant amount of traffic in and out of an existing industrial zone. Based on a total of 60 trips per day increasing to about 100 in two years, we feel that this warrants no further study.

Parking requirements are as follows: Business 2,300 s.f. - 400 s.f. per space = 6 spaces; warehouse spaced 31,500 s.f. - 1,000 s.f. per space = 32 spaces, for a total of 38 required spaces. We are providing for 39 spaces.

Site lighting is shown on the site plan and details in package on the type and specifications for the fixtures. The intent is to provide adequate lighting for safety and site security, while holding glare and offsite intensity to a minimum, and within city standards.

All possible building configurations have been considered, but the nature of the operations, size and complexity of the building necessitates the building configuration shown.

Sincerely,

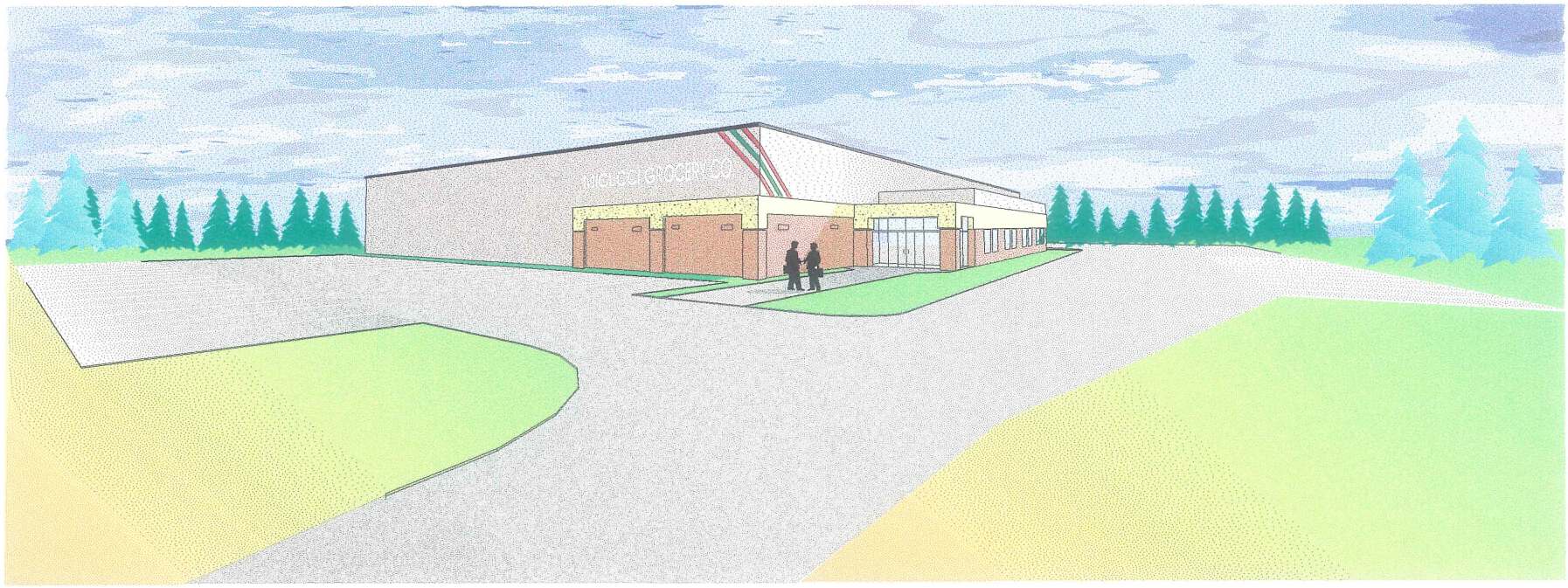
Kenneth S. Lamoreaux
Director of Engineering

KSL/cat

cc: C. Stone, D. Cutchin

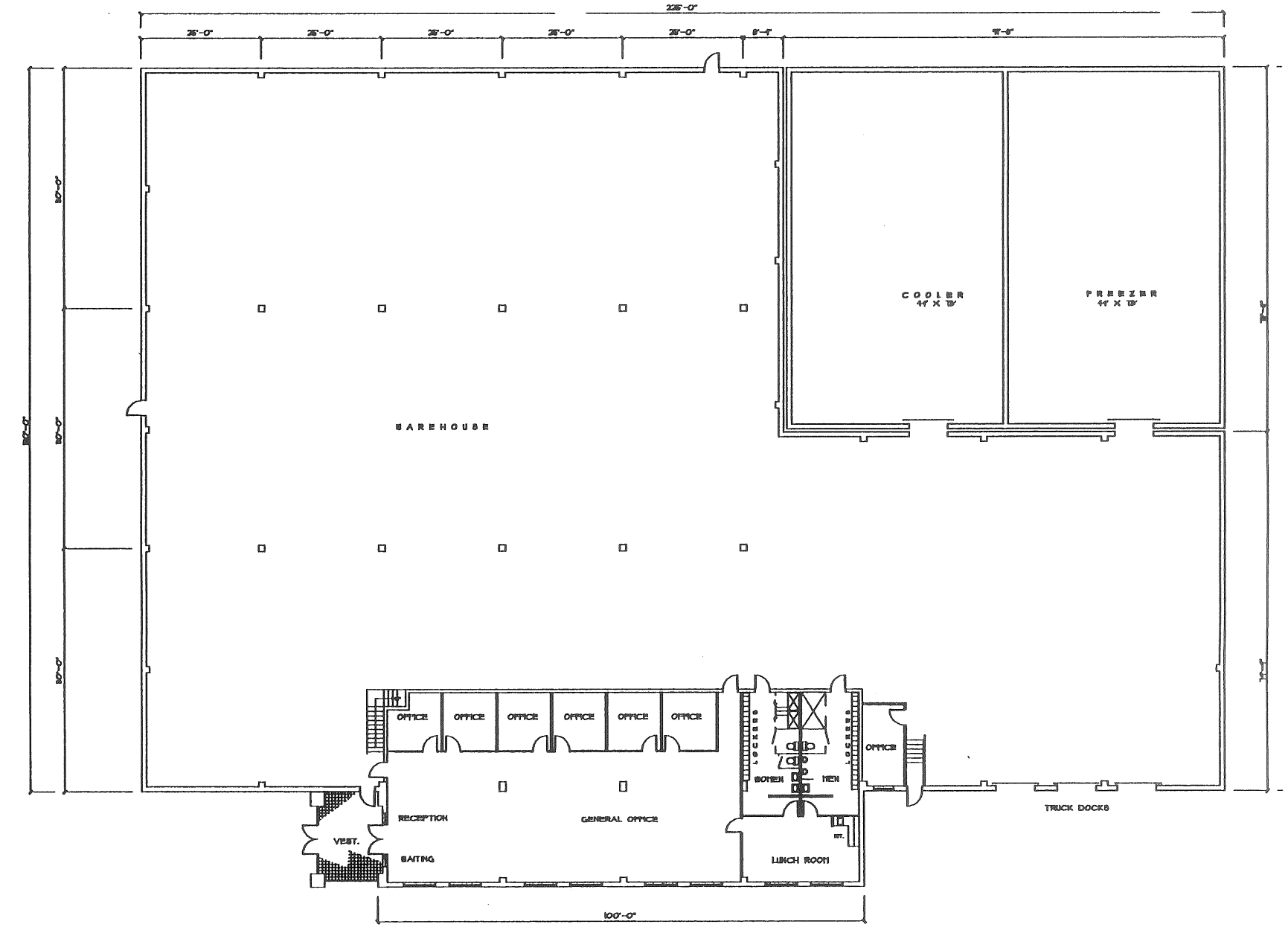
ref:kl\9535ptd.ltr

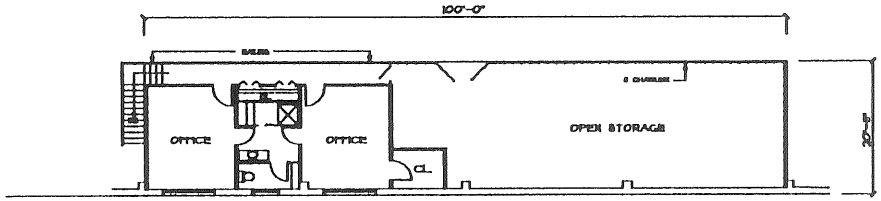
Table of Contents



MICUCCI GROCERY CO., INC
Portland, Maine

The Sheridan Corporation
P.O. Box 359
Fairfield, Maine 04937





MEZZANINE PLAN

MICUCCI GROCERY
Portland, Maine

RSP

FLOOR PLAN

The Sheridan Corporation

January 5, 1996

Mr. Bruce J. Micucci
Micucci Grocery Co., Inc.
95 Evergreen Dr.
Portland, Maine 04103

Gentlemen:

We are pleased to submit this proposal for engineering services in connection with your proposed building at your new facility to be located in Portland, Maine. We appreciate having been extended this opportunity and look forward to working with you to bring about a successful completion to the project.

In accordance with this proposal, The Sheridan Corporation will provide engineering, drafting, and supervisory services to complete the following items of the Portland Site Plan Review Application and present same to the city planner and the planning board.

The site plan review fee will be paid by the client.

These services are limited to the items listed below. Within this agreement, there is no guaranty of an approval by the Portland Planning Board.

Should the planning staff or the planning board require additional information or testing, etc., or should the site plan have to be revised after initial submission, or should the Portland Planning Board or client request changes after submission, costs related to those items are in addition to this agreement and will be paid by the client/owner.

The client/owner shall, in writing, name The Sheridan Corporation as their agent in connection with this agreement.

Items that The Sheridan Corporation will complete for the application to the Portland Planning Board are as follows. Only those items specifically required by the Board will be completed.

1. A fully executed and signed copy of the application for Site Plan Review.

LOCATED AT:
741 WARREN AVENUE, PORTLAND, MAINE
207-774-6138 FAX 207-774-2885

MAILING ADDRESS:
P.O. BOX 689
WESTBROOK, MAINE 04092

If this project is terminated for any reason, we will only bill for the portion of the work completed at date of termination.

Very truly yours,

Charles R. Stone
Regional Manager - Portland

ACCEPTED:

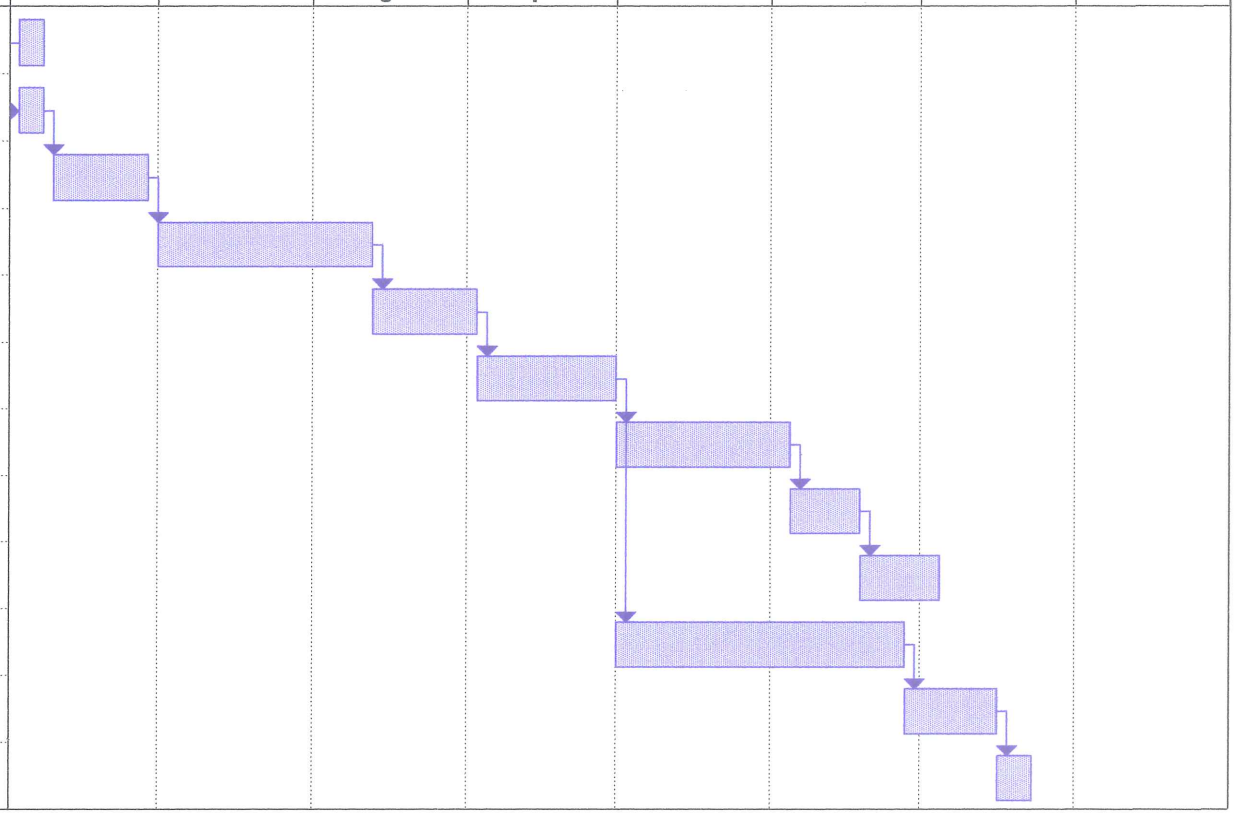
DATE: 3-15-96

Authorized Signature

ref:DW:micucci.eng

MICUCCI WHOLESALE FOODS

ID	Task Name	Start	Finish
1	MOBILIZATION	6/3/96	6/7/96
2	EROSION CONTROL	6/3/96	6/7/96
3	SITEWORK / BLDG AREA	6/10/96	6/28/96
4	FOUNDATION	7/1/96	8/12/96
5	BUILDING ERECTION	8/13/96	9/2/96
6	BUILDING ENCLOSURE	9/3/96	9/30/96
7	GENERAL SITEWORK	10/1/96	11/4/96
8	PAVING & PREP	11/5/96	11/18/96
9	LANDSCAPING	11/19/96	12/4/96
10	BUILDING INTERIOR FINISHES	10/1/96	11/27/96
11	PROJECT CLEAN UP	11/28/96	12/16/96
12	DEMOBILIZATION	12/16/96	12/23/96



Projected Schedule
Schedule Date: April 12 1996

Task
Progress
Milestone
Summary
Rolled Up Task
Rolled Up Milestone
Rolled Up Progress

THE SHERIDAN CORPORATION

CERTIFICATION

Owner: Micucci Bros. Partnership
95 Evergreen Drive
Portland, ME 04103
Tenant: Micucci Wholesale Foods

The person responsible for preparing this application and/or attaching pertinent site and design information hereto, by signing below, certifies that the application for development approval is complete and accurate to the best of his/her knowledge.

Signature: Drew M. Caron

Name (print): Drew M. Caron

Date: April 15, 1996

Re/Cert/Lic No:
Engineer 4910
Geologist
Soil Scientist
Land Surveyor
Site Evaluator
Active Member of the Maine Bar
Professional Landscape Architect
Other

If the signature below is not the applicant's signature, attach letter of agent authorization signed by applicant.

"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I authorize the City of Portland to enter the property that is the subject of this application to determine the accuracy of any information provided herein and to determine the state of compliance for both the conditions granted by the City of Portland for approval of this application and other applicable state and federal regulations. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment."

Kenneth L Lamoreaux
Signature of Applicant
Kenneth S. Lamoreaux
Director of Engineering
The Sheridan Corporation

4-12-96
Date

THE SHERIDAN CORPORATION

ENGINEER'S QUALIFICATION STATEMENT

Please review this document for advance consideration of our application to bid, or as a qualification statement in advance of award of a contract. This form is based upon AIA Document A305 which is approved and recommended by the American Institute of Architects and the Associated General Contractors of America.

The Undersigned certifies under oath the truth and correctness of all statements and of all answers to questions made hereinafter.

SUBMITTED TO: CITY OF PORTLAND
389 CONGRESS STREET
PORTLAND, ME 04101

DEVELOPMENT: MICUCCI WHOLESALE FOODS

OWNER: MICUCCI BROS. PARTNERSHIP
95 EVERGREEN DRIVE
PORTLAND, ME 04103

SUBMITTED BY:	**The Sheridan Corporation**	Corporation	X
ADDRESS:	P. O. Box 359	Partnership	
PRINCIPAL OFFICE:	Fairfield, Maine 04937	Individual	
TELEPHONE:	(207) 453-9311	Joint Venture	
		Other	
ADDRESS:	741 Warren Avenue		
SALES OFFICE:	Portland, Maine 04101		
TELEPHONE:	(207) 774-6138		

1.0 How many years has your organization been in business as a general contractor? Since 1947.

2.0 How many years has your organization been in business under its present business name?

Since 1947.

3.0 If a corporation, answer the following:

3.1 Date of incorporation:	1947
3.2 State of incorporation:	Maine
3.3 President's Name:	Douglas Cutchin (Principal)
3.4 Vice Presidents' names:	Bradley Nelson (Principal)
	Mitchell Sammons (Principal)
	Kenneth Jackson, Jr.
3.5 Secretary or Clerk's name:	Marie Cutchin
3.6 Treasurer's Name:	Douglas Cutchin

4.0 If individual or partnership, answer the following:

4.1 Date of organization:
4.2 Name and address of all partners. (State whether general or limited partnership):

NOT APPLICABLE

5.0 If other than corporation or partnership, describe organization and name principals:

NOT APPLICABLE

6.0 We normally perform in excess of 55% of the work with our own forces. List trades below:

Site Supervision	Carpentry
Concrete Work	Millwright Work
Steel Fabrication	Installation of Roof & Wall Systems
Steel Erection	Civil and Structural Design Engineering

7.0 Have you ever failed to complete any work awarded to you? If so, note when, where, and why:

NO

8.0 Has any officer of your organization ever been an officer or partner of another organization that failed to complete a construction contract?

NO

If so, state circumstances:

9.0 List the construction experience of the principal individuals of your organization:

See Resumes

10.0 List state and categories in which your organization is legally qualified to do business:

Maine
New Hampshire
Massachusetts

11.0 Trade References

Dragon Cement Products, Thomaston, ME (Mr. David Grinnell 207-774-6355)
Service Rental, Waterville, ME (Mr. Ron Bickford 207-872-2786)
Butler Mfg. Co., Kansas City, MO (Mr. Dick Jarman 816-968-3400)

12.0 Bank References:

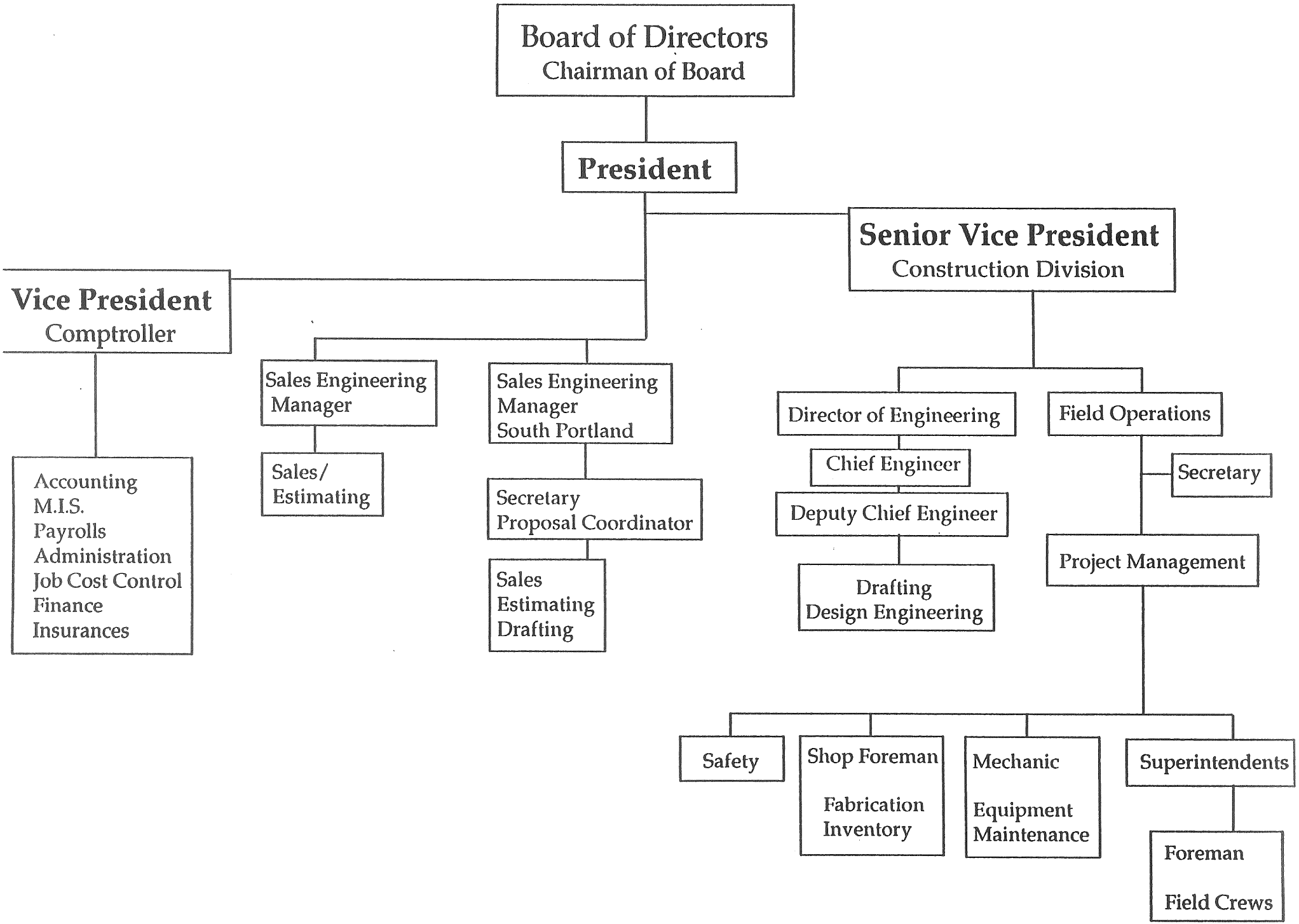
Key Bank of Main - Waterville, Maine
Mr. Keith Gunning - 207-873-0742

Peoples Heritage - Portland, Maine
Mr. Daniel Thornton - 207-761-8625

13.0 Name of Bonding Company and name and address of agent:

Agent - The Dunlap Corporation - 207-783-2211
Mr. Blair Torelli
31 Court Street
Auburn, ME 04210

Bonding Company - St. Paul Fire & Marine Insurance Company


Board of Directors
Chairman of Board
President
Senior Vice President
Construction Division
Vice President
Comptroller
Sales Engineering Manager
Sales Engineering Manager South Portland
Director of Engineering
Field Operations
Accounting
M.I.S.
Payrolls
Administration
Job Cost Control
Finance
Insurances
Sales/ Estimating
Secretary
Proposal Coordinator
Sales
Estimating
Drafting
Chief Engineer
Deputy Chief Engineer
Drafting
Design Engineering
Secretary
Project Management
Safety
Shop Foreman
Fabrication
Inventory
Mechanic
Equipment
Maintenance
Superintendents
Foreman
Field Crews

Professional Profile
The Sheridan Corporation

Douglas Cutchin

President

Education:

1965 - B. A. Economics/History
University of Maine at Orono

Formal course work under recognized field experts:

C.P.M	Ralph Stephenson, P.E.
Construction Marketing	Stephen Phinney
Systems	Byron Radcliffe, P. E.

also trained with:

Structural Design rigid frame and coldroll structural sections.	Neil Montgomery, P.E.
Structural Design	Donald Johnson, P.E.
Structural Design	James Crooker, P.E.
Structural Design	Lyle Cutchin, G.E.
Structural/Civil	Willard Brooks, G.E.
Structural/Civil	Earl Steward, P.E.

Personal:

Date of Birth 5/17/42

Married

Two Children

Professional Experience:

1981 Present **President of The Sheridan Corporation**

1976 - 1981 **Vice President, The Sheridan Corporation**
General company management including corporate financial responsibilities.

1974 - 1976 **Manager of Contract Sales/Engineering The Sheridan Corporation**
Responsible for marketing of construction services, overseeing all estimating functions, preparation of specifications, contract plans and the writing of all contracts.

1969 - 1974 **Construction Coordinator - The Sheridan Corporation**
Responsible for scheduling of crews, equipment, subcontractors and the purchasing for all the construction projects under Sheridan Contract. Involvement in contract sales and sales engineering. Supervised office staff, project super-intendents, foremen and six crews. Directly involved in vehicle, tool and equipment maintenance. Executed 163 building contracts ranging from small retail to major manufacturing to heavy industrial.

1965 - 1967 **High School Teacher**
English, U.S. History, Tutored Algebra, Trigonometry, Plain and Solid Geometry.

1958 - 1965 Summer and vacation positions as laborer, steel worker, and form carpenter. Also trained as an estimator and small projects coordinator for Sheridan Corporation.

Professional Profile
The Sheridan Corporation

Douglas Cutchin

President

Associations:

Associated General Contractors
Metal Building Dealers Association
Associated Building and Contractors
Butler Manufacturing Advisory Council
Mid-Maine Economic Development Council
Mid-Maine Interfaith Shelter
Fairfield Betterment Association

Served as:

President Northern New England
Associated Builders and Contractors

National Board of Directors
Associated Builders and Contractors

Board of Directors
Associated Builders and Contractors

Board of Directors
Metal Building Dealers Association

Co-Chairman
Mid-Maine Interfaith Shelter

Vestry and Chairman Every Member Canvas
St. Mark's Episcopal Church

Fairfield Economic Development Committee
Riverfront Development Planning

Advisory Board
Motivational Services

Professional Profile
The Sheridan Corporation

Bradley Nelson

Senior Vice President

Education:

1970 B.S. Business Administration
Husson College
Bangor, Maine

1965 Fryeburg Academy
Fryeburg, Maine

Personal:

D. O. B. 9/5/47

Married

Two Children

Associations:

Key Bank Economic Advisory Council

Maine State Safety Council

C & N - Realty Partnership

CNS - Realty Partnership

Fair-Fields Associates - Development Group

Metal Building Dealers Association

Professional Experience:

1972 Present **The Sheridan Corporation**
Fairfield, Maine

1983 Present Senior Vice President
Management responsibilities for construction department and engineering department. General safety efforts on current projects.
Control of overall corporate operations. Principal of corporation.

1979-1983 Construction Vice President
Responsible for overseeing project managers, field crew coordination, fabrication shop, maintenance shop, safety programs and material/subcontractor procurement.

1974-1979 Construction Manager
Duties included direct project management, coordination, procurement and scheduling of building construction projects. Supervised the allocation of field crews, scheduling of shop fabrication activities and maintenance program.

1972-1974 Project Coordinator
As a project coordinator in training, this position involved learning the building construction process as it pertains to the pre-engineered building industry.

1970-1972 **Wright-American, Inc.**
Division of H. S. Wright
Seattle, WA
Project Manager

Professional Profile
The Sheridan Corporation

Mitchell Sammons

Vice President

Education:

1983 M.S.B.A. Course
Husson College
Bangor, Maine

1970 B.A.
University of Maine
Orono, Maine

Additional Graduate Courses:
Masters Degree in Finance
Thomas College
Waterville, Maine

Personal:

D. O. B. 11/17/52

Married

Two Children

Associations:

Construction Financial Management Assoc.

National Association of Accountants

United Bikers of Maine

Board of Governors
Maine Residual Market Pool

CNS Properties - Realty Partnership

Professional Experience:

1982 Present **The Sheridan Corporation**
Fairfield, Maine
Vice President

Responsibilities include supervision of all reporting, corporate tax filing and projections for financial and tax statements; Corporate benefits administration, Corporate insurances, Workers' Compensation insurance administration; contract cost reporting; M.I.S. administration.
Principal of Corporation

1981-1982 **Superior Oil Company**
Minerals Division
Houston, Texas
Senior Accountant

Controller's Department, Minerals Division. Responsibilities included cost reporting, payroll control, feasibility cost analysis reporting to Strategic Development Dept. of Corporation.

1977-1981 **The Sheridan Corporation**
Fairfield, Maine
Office Manager

Job Cost Reporting, indirect costs reporting, insurances administration - group and commerical, payroll supervision, accounts receivable and payable supervision.

1976-1977 **J W R Construction**
Division of Cives Corp.
Pittsburgh, PA
Office Manager

Project Cost Accountant - project cost reporting, payroll administration, cost estimating.

1974-1976 **Eichleay Corporation**
Pittsburgh, PA
Field Accountant to Office Mgr.

Project Cost Reporting, union benefits reporting, payroll processing and admin., accts. payable, sales and accounts receivable processing.

Professional Profile
The Sheridan Corporation

Kenneth Lamoreaux

Director of Engineering

Education:

1970 - B.S. Construction Management
University of Denver
Denver, Colorado

1969 - A.D. Architectural Design
Community College of Denver
Denver, Colorado

1967 - A.D. Structural Design
North Eastern Junior College
Sterling, Colorado

Professional Development:

Class "A" Contractor License
City of Denver

Class "B" Contractor License
City of Aurora

Personal:

D. O. B. 7/30/48

Married

3 Children

Associations:

Member Topsham Planning Board
Topsham, Maine

Member National Home Builders of America

President, American Society of Building Design Engineers, Maine

National Fire Protection Association

Building Officials and Code Administrators International

Maine Building Officials and Inspectors Association, Inc.

Professional Experience:

1988 - Present **The Sheridan Corporation**
Fairfield, Maine
Director of Engineering

Management and coordination of engineering staff. Provide engineering support for all phases of construction. Responsible for design/build services from conception to finished product.

1987 - 1988 **Merrymeeting Developers, Inc.**
Brunswick, Maine
Director of Purchasing

Developed and implemented a centralized purchasing department. Developed purchasing, contracting, budgeting, and accounts payable controls. Estimated and negotiated third party General Contractor contracts.

1985 - 1987 **Lamoreaux Construction Co.**
Castle Rock, Colorado
Owner

Built pre-sold custom homes. Provided design, estimating and construction management services.

1984 - 1985 **G. M. Horton Corporation**
Denver, Colorado
Vice President of Development

Management of pre-development team for Colorado. Responsible for feasibility and acquisition for new projects. Located local financial sources, processed bond funding, established relations with local governments, identified quality architectural and engineering firms and served as local investor liaison.

1983 - 1984 **Frost Construction Company**
Colorado Springs, Colorado
Division Manager

Started up a construction management firm to build two 200-unit apartment projects of wood frame and brick construction. Managed all estimating, purchasing, scheduling, payment approval and budgets.

1981 - 1983 **Colorado Dry Products Co.**
Denver, Colorado
Manager

Management of drywall and painting subcontracting firm.

Professional Profile
The Sheridan Corporation

Roger Poulin

Deputy Chief Engineer

Education:

1984	Master in Business Administration University of New Hampshire Durham, New Hampshire
1975-76	Hydrology;solar heating and cooling University of Texas Austin, Texas
1969-70	Site Development Specialist Training Community College of the Air Force Sheppard Air Force Base, Texas
1969	B.S. Engineering Boston University College of Engineering Boston, Massachusetts

Personal

D.O.B. 9/9/47

Married

Two Children

Associations:

United Bikers of Maine
American Motorcycle Association

Professional Experience:

1979 Present **The Sheridan Corporation**
Fairfield, Maine
Deputy Chief Engineer

Responsible for directing and accomplishing site design, construction surveys, foundation designs, building designs, DEP and other regulatory reports. Duties also include interfacing with architects, subcontractors, and regulatory agencies during construction.

1976-1978 **State of Maine**
Dept. of Transportation
Bridge Construction Div.
Field Engineer on Highway Bridge Construction

Performed bridge layouts and tie-ins to roadways, concrete design and inspection, steel inspection, quantity take-offs, and estimates of project completion for payment.

1970-1976 **U.S. Air Force**
67th Civil Eng. Squadron
Berstrom AFB Texas
Managed drafting/survey office

507 Tactical Control Group
Electronics Evacuation Team
Shaw AFB, South Carolina
Surveying & Drafting

377th Civil Eng. Squadron
Tan Son Nhut AB, Vietnam
Surveying & Drafting

Professional Profile
The Sheridan Corporation

Drew Caron

Project Engineer

Education:

1984 M.S. Structural Engineering*
Northeastern University
Boston, Massachusetts
*Thesis Pending

1978 B.S. Civil Engineering
University of Maine
Orono, Maine

Graduate course work in Computer Science
Boston University
Boston, Massachusetts

Professional Development:

Registered Professional Engineer
State of Maine

Personal:

D.O.B. 6/5/56

Married

Two Children

Associations:

American Society of Civil Engineers

Professional Experience:

1986 Present **The Sheridan Corporation**
Fairfield, Maine
Project Engineer

Responsible for all facets of project design and detailing on a wide variety of commercial and industrial projects. Design for both conventional and modified foundation systems, structural steel and masonry, and coordinating the implementation of these designs with the project team. Duties also include reviewing subcontractor design and shop drawings, along with field inspection of projects in progress.

1985-1986 **Lee Pare & Associates**
Pawtucket, Rhode Island
Field Inspector

Field inspector during the construction of oil and kerosene tank farm. Responsible for weld inspection, resolution of construction field changes and administration of contractor's payroll.

1980-1985 **Stone and Webster**
Boston, Massachusetts
Structural Designer

Developed guidelines for field site documentation. resolved field engineering problems through field inspection, and coordination with both construction and quality control personnel. Conducted foundation design; complete design and detailing of a nuclear plant Technical Service Center: seismic analysis of block walls utilizing computer modeling and field inspection.

1978-1980 **Universal Engineering Corp.**
Boston, Massachusetts
Civil/Structural Engineer

Responsible for building and bridge field inspection, bridge ratings, design and report writing, design and detailing of various wastewater structures, building and bridge cost estimates.

Professional Profile
The Sheridan Corporation

Gary Owen

Project Manager

Education:

1991	B.S., Business Management Thomas College Waterville, Maine
1987	A.D., Business/Marketing K.V.T.C. Fairfield, Maine
1981	Dale Carnegie Course Effective Speaking and Human Relations, Certificate
1974	Architectural Rendering, Certificate E.M.V.T.I. Bangor, Maine
1970-72	Electrical Engineering Technology University of Maine Orono, Maine Three Semesters
1970	Narraguagus High School Harrington, Maine

Personal:

D.O.B. 11/21/51

Married

Two Children

Associations:

Waterville Elks Club

Winslow Planning Board

Professional Experience:

1976 Present	**The Sheridan Corporation** Fairfield, Maine Project Manager
1976	**State of Maine** Department of Transportation Engineering Aide II Traffic Classifier
1974-1975	**Prentiss & Carlisle Company** Chief Draftsman
1972-1974	**Francis J. Zelz** Architectural Draftsman
1971 Present	**Maine Army National Guard** Personnel Section

Significant Projects:

1994 - Cargex Properties, Portland, Maine
$1,200,000 FedEx Air Freight Facility

1993 - 87 Elm Street, Camden, Maine
$1,800,000 Multi-Story Strip Mall

1993 - Underhill Ice Arena, Bates College
Lewiston, Maine
$3,300,000 Ice Hockey Area

1992 - Merrymeeting Plaza, Brunswick, Maine
$4,500,000 Shopping Center

1992 - Wal-Mart, Augusta, Maine
$2,200,000 Retail Store

1988 - Progressive Distributors, Winthrop, Maine
$10,308,000 Office/Distribution Facility

1987 - Boulos Co., LL Bean, Portland, Maine
$4,109,000 Distribution Facility

Professional Profile
The Sheridan Corporation

Daniel Wildes

Project Manager

Education:

1989	B.S., Construction Management Wentworth Institute of Technology Boston, Massachusetts
1987	A.D. Architectural Engineering Technology Wentworth Institute of Technology Boston, Massachusetts
1985	Bridgewater-Raynham Regional High School Diploma Bridgewater, Massachusetts

Personal:

D.O.B. 6/23/67

Married

One Child

Professional Experience:

1989 Present **The Sheridan Corporation**
Fairfield, Maine
Project Manager

1987 - 1989 **Boston Development Assoc. Construction Company**
Westwood, Massachusetts
Estimator-Asst. Project Supervisor

Significant Project:

1995 -	General Electric, Bangor, Maine $4,400,000 Building #50
1995 -	General Electric, Bangor, Maine $795,000 Phase II Office
1994 -	Wal-Mart, Windham, Maine $4,400,000 Retail Store
1993 -	General Electric, Bangor, Maine $3,700,000 Turbine Building
1993 -	Wal-Mart, Waterville, Maine $3,100,000 Retail Store
1992 -	Wood Fiber Industries, Lisbon Falls, ME $100,500 Boiler Installation
1991 -	Zurn/Nepco, Livermore Falls, Maine $1,000,000 Fuel Handling Building
1990 -	Belfast Marketplace, Belfast, Maine $1,800,000 Nursing Home Facility

Professional Profile
The Sheridan Corporation

Wil Ferland

Project Manager

Education:

1993 B.S. Construction Management
University of Maine
Orono, Maine

1991 A.S. Civil Engineering
University of Maine
Orono, Maine

Personal:

D.O.B. 5/5/70

Single

Professional Experience:

1993 Present **The Sheridan Corporation**
Fairfield, Maine
Project Manager

Significant Projects:

1994 - Mid-Maine Medical Center
Waterville, Maine
$60,000.00 Operating Room Expansion

1994 - Goodwill Industries of Maine
Augusta, Maine
$262,000.00 Office Building

1994 - A. W. Chaffee
Clinton, Maine
$54,000.00 Service Garage Addition

1994 - Proprietors of Union Wharf
Portland, Maine
$572,000.00 Office/Warehouse Building

1994 - Portland Valve, Inc.
S. Portland, Maine
$396,000.00 Office Addition

1994 - The Hinckley Company
Southwest Harbor, Maine
$406,000.00 Boat Storage Facility

1993 - Waterville Elks Lodge #905
Waterville, Maine
$1,100,000.00 Lodge/Banquet Facility

1993 - Town of Cumberland
Chebeague Island, Maine
$122,500.00 Solid Waste Transfer Station

MICUCCI BROTHERS

GENERAL PARTNERSHIP AGREEMENT

AGREEMENT made this 26th day of August, 1988, by BRUCE J. MICUCCI , RICHARD G. MICUCCI, LEO T. MICUCCI, and JOHN K. MICUCCI (said parties being hereinafter sometimes referred to collectively as the "Partners" and individually as a "Partner").

WITNESSETH:

WHEREAS, BRUCE J. MICUCCI, RICHARD G. MICUCCI, LEO T. MICUCCI and JOHN K. MICUCCI are desirous of forming a Partnership for the purpose of investing and developing real estate in Southern Maine, and wish to set forth in writing the terms and conditions of said Partnership.

NOW, THEREFORE, the parties agree as follows:

ARTICLE I

Formation, Name and Purpose

Section 1.1. Formation.

BRUCE J. MICUCCI, RICHARD G. MICUCCI, LEO T. MICUCCI and JOHN K. MICUCCI hereby form a General Partnership pursuant to the provisions of the Uniform Partnership Act as adopted by the State of Maine.

Section 1.2. Name and Office.

The Partnership shall be conducted under the name and style of **MICUCCI BROTHERS.** The principal office of the Partnership shall be in Portland, Maine with a mailing address of: Evergreen Drive, Portland, Maine. The Partners may at any time change

and, if for any reason any provision or provisions herein are determined to be invalid and contrary to any existing or future law, such invalidity shall not impair the operation of or affect those portions of this Agreement which are valid.

Section 12.7. Paragraph Titles.

Paragraph titles are for descriptive purposes only and shall not control, alter or affect the meaning of this Agreement as set forth in the text.

Section 12.8. Amendments

This Agreement may be amended only by written agreement of all of the Partners.

EXECUTED as of the day and year first above written.

WITNESS:

Phyllis A. Teare — Bruce J. Micucci
BRUCE J. MICUCCI

Phyllis A. Teare — Richard G. Micucci
RICHARD G. MICUCCI

Phyllis A. Teare — Leo T. Micucci
LEO T. MICUCCI

Phyllis A. Teare — John K. Micucci
JOHN K. MICUCCI

State of Maine
Cumberland, ss.

Aug. 30, 1988

Personally appeared the above-named BRUCE J. MICUCCI, RICHARD G. MICUCCI, LEO T. MICUCCI and JOHN K. MICUCCI and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Phyllis A. Teare
Notary Public

MY COMMISSION EXPIRES

DecisionDevelopment GROUP
FINANCIAL MANAGEMENT • REAL ESTATE • MERGERS & ACQUISITIONS

Ken L.

CONTRACT FOR THE SALE OF REAL ESTATE

RECEIVED of Miucci Grocery Co., Inc. on January 29, 1996 (the "Purchaser") the sum of FIVE THOUSAND DOLLARS ($5,000.00)(the "Deposit") as earnest money and in part payment on account of the purchase price of the following described real estate situated in the County of Cumberland and State of Maine, to wit:

JAN 12 1996

RECEIVED

Lot #14 of Plan dated 03/25/96 - Turnpike Industrial Park. Riverside Street, Portland, Maine (Land Use Consultants); as approved by the City of Portland Planning Board dated 09/16/86. Said Lot consists of 3.08+/- Acres (134,165 +/-SF) with 211.57 front feet on Industrial Way.

the TOTAL purchase price being ~~EIGHTY-SEVEN THOUSAND DOLLARS ($87,000.00)~~ ONE HUNDRED THIRTY FOUR THOUSAND ONE HUNDRED SIXTY FIVE DOLLARS ~~EIGHTY-SEVEN THOUSAND~~, ~~FIFTY THOUSAND EIGHT DOLLARS~~ ($ 134,165.00), payment to be made as follows:

- Five Thousand Dollars herewith as earnest money to be credited to the purchase price.
- The balance in cash or certified check at closing.

The deposit is received and held by the broker, subject to the following conditions:

1. That ~~Decision Development Group~~ Commercial Properties, Inc. will hold said earnest money or deposit and act as escrow agent until transfer of title; that Seller has until February 13, 1996 at 5:00 p.m. will be given for obtaining the Seller's acceptance; and, in the event of the Seller's non-acceptance, this deposit will be promptly returned to the Purchaser. Deposit will be held in an ✓ interest-bearing account. If earnest money or deposit is held in an interest-bearing account, the interest will accrue to Purchaser, except in event of default.

N.A. I.O. # 01-0267290

2. That a good and sufficient deed, showing good and marketable title, shall be delivered to the Purchaser, and it is agreed that this transaction shall be closed and the Purchaser shall pay the purchase price as provided herein and execute all papers necessary for the completion of its purchase within Thirty (30) days from the Effective Date of this Contract. However, should the title prove defective, then the Seller shall have a reasonable time, (not to exceed sixty (60) days, unless the parties otherwise agree in writing) after due notice of such defect or defects, to remedy the title and Seller agrees to use diligent efforts to cure any such defect or defects. If, after such time, the defect or defects are not corrected so that there is a marketable title, then the Purchaser may, at its option, withdraw the deposit and be relieved from all obligations hereunder.

3. The property shall be conveyed by a ~~Warranty~~ QUITCLAIM deed, and shall be free and clear of all encumbrances except easements of record, restrictive covenants of record, usual public utilities servicing the property and zoning ordinance and building codes. Said title to be an insurable title, acceptable to purchasers' lending institutions counsel.

4. That full possession will be given IMMEDIATELY upon transfer of title, unless otherwise agreed to in writing by both Purchaser and Seller.

5. The following items shall be pro-rated as of transfer of title:
Real estate taxes for the fiscal year in the City of Portland.
Seller is responsible for any unpaid taxes for prior years.

Electricity:	Yes___	No ✓	Fuel: Yes___	No ✓
Water:	Yes___	No ✓	Sewer: Yes___	No ✓
Rents:	Yes___	No ✓		
Association Fees:	Yes ✓	No___		

6. Purchaser and Seller will each pay its share of any real estate transfer tax.

7. The risk of loss or damage to the property, by fire or otherwise, until transfer of title hereunder, is assumed by the Seller.

8. FINANCING: This contract is subject to an approved First mortgage from an institutional lender of 80% of the purchase price, at an interest rate not to exceed 10.0% and amortized over a period of not less than 20 years.

(a) The Purchaser is under a good-faith obligation to actively seek and accept financing on the above-described terms. The Purchaser acknowledges that a breach of this good-faith obligation to seek and obtain financing will be a breach of this Contract.

(b) Loan approval shall be obtained and notice thereof shall be given to Seller within Fifteen (15) days of the Effective Date of this Contract.

(c) If either of these conditions is not met within said time period, the Seller may, at any time thereafter, declare this Contract null and void, and the Deposit shall be returned to the Purchaser.

9. The Purchaser is encouraged to seek information from independent professionals regarding any specific issue or concern.
The property is to be conveyed "as is", except as to Purchaser requirements in Addendum A.

This Contract is subject to the following inspections, with results being reasonably satisfactory to the Purchaser:

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER
a. General Building	___	✓	within 0 days
b. Sewage Disposal	✓	___	within 15 days
c. Water Quality	___	✓	within 0 days
d. Radon Air Quality	___	✓	within 0 days
e. Radon Water Quality	___	✓	within 0 days
f. Asbestos	___	✓	within 0 days
g. Lead paint	___	✓	within 0 days
h. Environmental Scan	✓	___	within 30 days

All inspections will be done by qualified inspectors chosen and paid for by the Purchaser. The results of each inspection will be reported to the Seller, in writing, within the number of days from the Effective Date specified above. If the result of any inspection is unsatisfactory to the Purchaser, Purchaser may, at its option, by notifying the Seller in writing within the specified number of days, declare the Contract null and void and the Deposit shall be returned to the Purchaser.

10. In the event that the Purchaser does not notify the Seller in writing that an inspection or a condition is unsatisfactory, within the time period stated, that contingency shall be deemed to have been waived by the Purchaser with respect to that inspection or condition. It is understood that in the absence of the inspection(s) listed above, the Purchaser is relying completely upon its own opinion as to the condition of the property.

11. That in the case of the failure of the Purchaser to make any of the payments, or any part thereof, or to perform any of the covenants on its part made or entered into, this Contract will be terminated and the Purchaser shall forfeit the Deposit and any interest thereon; and the same will be retained by the Seller as liquidated damages, and the escrow agent is hereby authorized by the Purchaser to pay over to the Seller the Deposit and any interest thereon. In such case, the Deposit and any interest will constitute full and complete liquidated damages, with no further claim.

12. All covenants and agreements herein contained will bind the parties and their respective heirs, personal representatives, successors and assigns.

13. The Purchaser acknowledges that it has been informed by the Broker that the Broker is acting as the Seller's agent in this transaction and that the Broker makes no warranties of any kind regarding the condition, permitted use or value of the Seller's real or personal property.

14. All representations, statements and agreements heretofore made between the parties are merged into this agreement, which alone fully and completely expresses their respective obligations and agreements, and this agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not embodied in this agreement, made by the other or on its behalf.

15. See Addendum A as an integral part of this contract

When signed by all parties, this is a binding Contract. If not fully understood, consult an attorney. A copy of the Contract is to be received by all parties and receipt of a copy is hereby acknowledged.

I/We hereby agree to purchase the above-described property at the price and upon the terms and conditions set forth.

Mexicali Grocery Co., Inc #01-02672

Witness

Purchaser, its President

1-24-96

Date

Social Security or Tax I.D.#

Witness

Purchaser

Date

Social Security or Tax I.D.#

I/We hereby accept the offer and agree to deliver the above-described property at the price and upon the terms and conditions above stated. I/We further agree to pay the above-named Broker and Co-Broker as commission for its services herein the sum as stipulated in a listing agreement. In the event the Deposit is forfeited by Purchaser, one-half thereof will go the Broker and the remainder to Seller, provided, however, that the Broker's portion shall not exceed the full amount of the commission herein specified.

2/13/96

Witness

Seller

Stormwater

After careful review of the stormwater management plan for the Turnpike Industrial Park Subdivision prepared by Land Use Consultants in May of 1985 for site plan review purposes and discussion with Mr. David Kamilla the designer, we have come to the following conclusions about this park and development.

The site contains about 555± acres and was reviewed for both pre and post development runoff. The post development included 20 acres of developed area, inclusive of Industrial Way. If you take the road out you get 18.9 acres for the lots, lots equal 52± acres so a lot was allotted 36.35% developed area. Lot #4 has 3.05 acres or 132,858 square feet. Thus we could develop 132,858 x .3635 equals 48,293 square feet without detention. Our developed area is 29,754 square feet plus 33,800 square feet of building.

We have designed the site to allow the paved area of 29,754 square feet to drain directly into the storm system. We have chosen to pipe the runoff from the 33,800 square foot building to a detention pond where it will be released into the storm drainage system at the predeveloped rate. This will allow for future development of 18,539 square feet (48,293 square feet allowed less 29,754 square feet paved) of impervious surface which can be drained directly into the stormwater system without detention.

Please refer to the attached calculation and the plan for details of this proposal. We think this is an excellent compromise for stormwater management at this site.

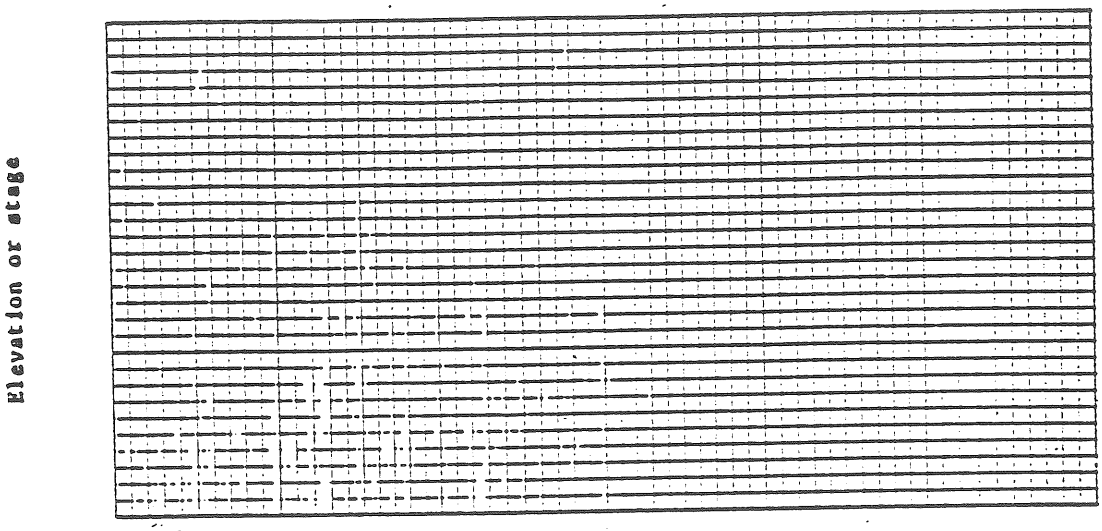
ref:kl\micucci.per

Worksheet 6a: Detention basin storage, peak outflow discharge (q_o) known

Project: MICCUCI GROCERY CO By: ____ Date: ____

Location: PORTLAND Checked: ____ Date: ____

Circle one: Present / Developed FOR SECTION 1 ONLY



Detention basin storage

1. Data:
   Drainage area ..... A_m = 0.0012 mi^2
   Rainfall distribution type (I, IA, II, III) = III

	1st stage	2nd stage	3R STAGE
2. Frequency ..... yr	5	10	25
3. Peak inflow discharge, q_i .... cfs (From worksheet 4 or 5b)	2.90	3.28	4.05
4. Peak outflow discharge, q_o .... cfs 1/	0.487	0.609	1.010
5. Compute $\frac{q_o}{q_i}$	0.168	0.186	0.249
6. $\frac{V_s}{V_r}$ ..... (Use $\frac{q_o}{q_i}$ with figure 6-1)	.48	.46	.41
7. Runoff, Q ..... in (From worksheet 2)	1.67	2.05	3.34
8. Runoff volume, V_r ..... ac-ft ($V_r = QA_m 53.33$)	0.107	0.131	0.214
9. Storage volume, V_s ..... ac-ft ($V_s = V_r(\frac{V_s}{V_r})$)	.052	.060	.083
ft^3	2,265	2,614	3,633
10. Maximum stage, E_{max} (From plot)			

1/ 2nd stage q_o includes 1st stage q_o.

Worksheet 2: Runoff curve number and runoff

Project HECCUCI GROCERY By _____ Date _____

Location PORTLAND Checked _____ Date _____

Circle one: Present (Developed) SECTION 1 & 2

1. Runoff curve number (CN)

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN 1/ Table 2-2	CN 1/ Fig. 2-3	CN 1/ Fig. 2-4	Area ☐ acres ☐ mi² ☐ *	Product of CN x area
				Totals =		

1/ Use only one CN source per line.

CN (weighted) = $\frac{\text{total product}}{\text{total area}}$ = _____ = _____; Use CN = 98

2. Runoff

	Storm #1	Storm #2	Storm #3	Storm #4
Frequency ..... yr	5	10	25	
Rainfall, P (24-hour) ..... in	4.0	4.7	5.5	
Runoff, Q ..... in (Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)	3.77	4.26	5.26	

Worksheet 3: Time of concentration (T_c) or travel time (T_t)

Project HICCUCI GROCERY CO. By ____ Date ____

Location PORTLAND Checked ____ Date ____

Circle one: Present (Developed) SECTION 1 + 2

Circle one: T_c T_t through subarea

NOTES: Space for as many as two segments per flow type can be used for each worksheet.

Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to T_c only)	Segment ID	1	2	
1. Surface description (table 3-1)		S	S	
2. Manning's roughness coeff., n (table 3-1)		0.011	0.011	
3. Flow length, L (total L ≤ 300 ft)	ft	300	100	
4. Two-yr 24-hr rainfall, P_2	in	3.0	3.0	
5. Land slope, s	ft/ft	0.042	0.02	
6. $T_t = \frac{0.007\ (nL)^{0.8}}{P_2^{0.5}\ s^{0.4}}$ Compute T_t	hr	0.037	0.016	=

Shallow concentrated flow	Segment ID			
7. Surface description (paved or unpaved)				
8. Flow length, L	ft			
9. Watercourse slope, s	ft/ft			
10. Average velocity, V (figure 3-1)	ft/s			
11. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr		+	=

Channel flow	Segment ID			
12. Cross sectional flow area, a	ft^2			
13. Wetted perimeter, P_w	ft			
14. Hydraulic radius, $r = \frac{a}{P_w}$ Compute r	ft			
15. Channel slope, s	ft/ft			
16. Manning's roughness coeff., n				
17. $V = \frac{1.49\ r^{2/3}\ s^{1/2}}{n}$ Compute V	ft/s			
18. Flow length, L	ft			
19. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr		+	=

20. Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19) ..... hr

Worksheet 4: Graphical Peak Discharge method

Project MICCUCI GROCERY CO. By ____ Date ____

Location PORTLAND Checked ____ Date ____

Circle one: Present (Developed) SECTION 1

1. Data:

Drainage area ..... A_m = 0.0012 mi^2 (acres/640)

Runoff curve number .... CN = 98 (From worksheet 2)

Time of concentration .. T_c = 0.037 hr (From worksheet 3)

Rainfall distribution type = III (I, IA, II, III)

Pond and swamp areas spread throughout watershed ..... = — percent of A_m (____ acres or mi^2 covered)

		Storm #1	Storm #2	Storm #3	Storm #4
2. Frequency	yr	5	10	25	
3. Rainfall, P (24-hour)	in	4.0	4.7	5.5	
4. Initial abstraction, I_a ..... (Use CN with table 4-1.)	in	0.041	0.041	0.041	
5. Compute I_a/P		0.010	0.009	0.007	
6. Unit peak discharge, q_u ..... (Use T_c and I_a/P with exhibit 4-III)	csm/in	700	700	700	
7. Runoff, Q ..... (From worksheet 2).	in	3.77	4.26	5.26	
8. Pond and swamp adjustment factor, F_p ..... (Use percent pond and swamp area with table 4-2. Factor is 1.0 for zero percent pond and swamp area.)		—	—	—	
9. Peak discharge, q_p ..... (Where $q_p = q_u A_m Q F_p$)	cfs	2.90	3.28	4.05	

$700\ (0.0012)(3.77) = 2.90$

$4.26 = 3.28$

$5.26 = 4.05$

Worksheet 4: Graphical Peak Discharge method

Project MICCUCI GROCERY CO. By ____ Date ____

Location PORTLAND Checked ____ Date ____

Circle one: Present (Developed) SECTION 1

1. Data:

Drainage area ..... A_m = 0.0012 mi^2 (acres/640)

Runoff curve number .... CN = 98 (From worksheet 2)

Time of concentration .. T_c = 0.037 hr (From worksheet 3)

Rainfall distribution type = III (I, IA, II, III)

Pond and swamp areas spread throughout watershed ..... = — percent of A_m (____ acres or mi^2 covered)

		Storm #1	Storm #2	Storm #3	Storm #4
2. Frequency	yr	5	10	25	
3. Rainfall, P (24-hour)	in	4.0	4.7	5.5	
4. Initial abstraction, I_a ..... (Use CN with table 4-1.)	in	0.041	0.041	0.041	
5. Compute I_a/P		0.010	0.009	0.007	
6. Unit peak discharge, q_u ..... (Use T_c and I_a/P with exhibit 4-III)	csm/in	700	700	700	
7. Runoff, Q ..... (From worksheet 2).	in	3.77	4.26	5.26	
8. Pond and swamp adjustment factor, F_p ..... (Use percent pond and swamp area with table 4-2. Factor is 1.0 for zero percent pond and swamp area.)		—	—	—	
9. Peak discharge, q_p ..... (Where $q_p = q_u A_m Q F_p$)	cfs	2.90	3.28	4.05	

$700\ (0.0012)(3.77) = 2.90$

$4.26 = 3.28$

$5.26 = 4.05$

Worksheet 4: Graphical Peak Discharge method

Project MICCUCI GROCERY CO By ____ Date ____

Location PORTLAND Checked ____ Date ____

Circle one: Present (Developed) SECTION 2

1. Data:

Drainage area ..... A_m = 0.0011 mi^2 (acres/640)

Runoff curve number .... CN = 98 (From worksheet 2)

Time of concentration .. T_c = 0.016 hr (From worksheet 3)

Rainfall distribution type = III (I, IA, II, III)

Pond and swamp areas spread throughout watershed ..... = — percent of A_m (____ acres or mi^2 covered)

		Storm #1	Storm #2	Storm #3	Storm #4
2. Frequency	yr	5	10	25	
3. Rainfall, P (24-hour)	in	4.0	4.7	5.5	
4. Initial abstraction, I_a ..... (Use CN with table 4-1.)	in	0.041	0.041	0.041	
5. Compute I_a/P		0.010	0.009	0.007	
6. Unit peak discharge, q_u ..... (Use T_c and I_a/P with exhibit 4-III)	csm/in	700	700	700	
7. Runoff, Q ..... (From worksheet 2).	in	3.77	4.26	5.26	
8. Pond and swamp adjustment factor, F_p ..... (Use percent pond and swamp area with table 4-2. Factor is 1.0 for zero percent pond and swamp area.)		—	—	—	
9. Peak discharge, q_p ..... (Where $q_p = q_u A_m Q F_p$)	cfs	2.90	3.28	4.05	

(700)(0.0011) 3.77 = 2.90

4.26 = 3.28

5.26 = 4.05

Worksheet 2: Runoff curve number and runoff

Project KAICCUCI GROCERY By ____ Date ____

Location PORTLAND Checked ____ Date ____

Circle one: (Present) Developed SECTION 1 + 2

1. Runoff curve number (CN)

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN 1/ Table 2-2	CN 1/ Fig. 2-3	CN 1/ Fig. 2-4	Area ☐ acres ☐ mi² ☐ %	Product of CN x area
				Totals =		

1/ Use only one CN source per line.

CN (weighted) = $\frac{\text{total product}}{\text{total area}}$ = ____ = ____ Use CN = 75

2. Runoff

	Storm #1	Storm #2	Storm #3	Storm #4
Frequency ..... yr	5	10	25	
Rainfall, P (24-hour) ..... in	4.0	4.7	5.5	
Runoff, Q ..... in (Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)	1.67	2.05	3.34	

Worksheet 3: Time of concentration (T_c) or travel time (T_t)

Project MCCOLL GROCERY CO By ____ Date ____

Location PORTLAND Checked ____ Date ____

Circle one: (Present) Developed SECTION 1 + 2

Circle one: (T_c) T_t through subarea

NOTES: Space for as many as two segments per flow type can be used for each worksheet.

Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to T_c only)	Segment ID	1	2	
1. Surface description (table 3-1)		L.U.	L.U.	
2. Manning's roughness coeff., n (table 3-1)		0.40	0.40	
3. Flow length, L (total L ≤ 300 ft)	ft	200	160	
4. Two-yr 24-hr rainfall, P_2	in	3.0	3.0	
5. Land slope, s	ft/ft	.005	.006	
6. $T_t = \frac{0.007\ (nL)^{0.8}}{P_2^{0.5}\ s^{0.4}}$ Compute T_t	hr	1.12	0.87	=

Shallow concentrated flow	Segment ID			
7. Surface description (paved or unpaved)				
8. Flow length, L	ft			
9. Watercourse slope, s	ft/ft			
10. Average velocity, V (figure 3-1)	ft/s			
11. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr		+	=

Channel flow	Segment ID			
12. Cross sectional flow area, a	ft^2			
13. Wetted perimeter, P_w	ft			
14. Hydraulic radius, $r = \frac{a}{P_w}$ Compute r	ft			
15. Channel slope, s	ft/ft			
16. Manning's roughness coeff., n				
17. $V = \frac{1.49\ r^{2/3}\ s^{1/2}}{n}$ Compute V	ft/s			
18. Flow length, L	ft			
19. $T_t = \frac{L}{3600\ V}$ Compute T_t	hr		+	=

20. Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19) ..... hr

Worksheet 4: Graphical Peak Discharge method

Project MICCUCI GROCERY CO. By ____ Date ____

Location PORTLAND Checked ____ Date ____

Circle one: (Present) Developed SECTION 1

1. Data:

   Drainage area ..... A_m = 0.002 mi^2 (acres/640)

   Runoff curve number .... CN = 75 (From worksheet 2)

   Time of concentration .. T_c = 1.12 hr (From worksheet 3)

   Rainfall distribution type = II (I, IA, II, III)

   Pond and swamp areas spread throughout watershed ..... = — percent of A_m (____ acres or mi^2 covered)

		Storm #1	Storm #2	Storm #3
2. Frequency	yr	5	10	25
3. Rainfall, P (24-hour)	in	4.0	4.7	5.5
4. Initial abstraction, I_a ..... (Use CN with table 4-1.)	in	0.667	0.667	0.667
5. Compute I_a/P		0.167	0.142	0.121
6. Unit peak discharge, q_u ..... (Use T_c and I_a/P with exhibit 4-II)	csm/in	265	270	275
7. Runoff, Q ..... (From worksheet 2).	in	1.67	2.05	3.34
8. Pond and swamp adjustment factor, F_p .... (Use percent pond and swamp area with table 4-2. Factor is 1.0 for zero percent pond and swamp area.)		—	—	—
9. Peak discharge, q_p ..... (Where $q_p = q_u A_m Q F_p$)	cfs	0.487	0.609	1.010

$q = 265\ (0.002)(1.67) = 0.487$

$270\ (2.05) = 0.609$

$275\ (3.34) = 1.010$

Worksheet 4: Graphical Peak Discharge method

Project MAICCUCI GROCERY By ____ Date ____

Location PORTLAND Checked ____ Date ____

Circle one: (Present) Developed SECTION 2

1. Data:

Drainage area ..... A_m = 0.0011 mi^2 (acres/640)

Runoff curve number .... CN = 75 (From worksheet 2)

Time of concentration .. T_c = 0.87 hr (From worksheet 3)

Rainfall distribution type = III (I, IA, II, III)

Pond and swamp areas spread throughout watershed ..... = — percent of A_m (____ acres or mi^2 covered)

		Storm #1	Storm #2	Storm #3	Storm #4
2. Frequency	yr	5	10	25	
3. Rainfall, P (24-hour)	in	4.0	4.7	5.5	
4. Initial abstraction, I_a ..... (Use CN with table 4-1.)	in	0.667	0.667	0.667	
5. Compute I_a/P		0.167	0.142	0.121	
6. Unit peak discharge, q_u ..... (Use T_c and I_a/P with exhibit 4-III)	csm/in	300	305	310	
7. Runoff, Q ..... (From worksheet 2).	in	1.67	2.05	3.34	
8. Pond and swamp adjustment factor, F_p ..... (Use percent pond and swamp area with table 4-2. Factor is 1.0 for zero percent pond and swamp area.)		—	—	—	
9. Peak discharge, q_p ..... (Where $q_p = q_u A_m Q F_p$)	cfs	0.551	0.688	1.139	

300 (0.0011) 1.67 = 0.551

305 2.05 = 0.688

310 3.34 = 1.139

R. W. Gillespie & Associates, Inc.
CONSULTING GEOTECHNICAL & ENVIRONMENTAL SPECIALISTS

02 April 1996

Mr. Chuck Stone
The Sheridan Corporation
P.O. Box 689
Westbrook, ME 04092

Subject: Preliminary Subsurface Soils Investigation
Proposed Micucci Grocery Warehouse, Turnpike Industrial Park
Portland, Maine
Project No. 259-73

Dear Mr. Stone:

As requested, RWG&A has completed a preliminary subsurface soils investigation at the above referenced site. The purpose of the investigation was to determine if site conditions related to soils were suitable for construction of the proposed building without the deep foundations or other extraordinary measures.

Four test pits were excavated on 16 March 1996 and were logged and sampled by our geologist. Test pits were logged for lithology, plasticity, grain size analysis, consistency, water content, and coloration using the procedures recommended by the Unified Soil Classification System. Test pit depths range from 5 to 10 feet at the locations shown on figure 1 attached, and logs are attached as Appendix A.

Encountered soils included a thin layer of topsoil and fine silty sand underlain by silty clay. The clay is stiff to medium stiff and moist over the depths explored by the test pits. Plasticity is generally moderate and coloration is olive brown indicating oxidation. In turn, this is indicative of free oxygen exchange typically induced by surface water infiltration and/or groundwater movement.

The proposed building is a one-story pre-engineered Butler building with a finished floor elevation approximately 4 feet above existing grade. A loading dock will be at existing grade and will have a frost wall which will extend about 4 feet below that level. Column loads are not known at this point although they are typically less than 150 Kips. Net load to the clay from fill and floor loads could approach 750 psf which will produce one dimensional consolidation in the clay. We suspect the stress history of the clay is such that all consolidation will consist of recompression but lack site specific data to confirm this.

P.O. Box 1730
Sanford, Maine 04073
NVLAP
(207) 324-8008
FAX: (207) 324-8042

We conclude that spread and/or continuous footings are feasible for foundation support at this site, and that settlement will be generated more by fill and slab loads than by footing loads. The clays are highly sensitive to increasing water content and construction traffic, and structure and strength can be easily, quickly, and irretrievably lost to carelessness or imprudence.

We recommend that a stress history profile be determined for the clays. This determination will allow us to predict time-rate of settlement and to develop recommendations for acceleration of the settlement, if appropriate. If you have any questions or if we may be of further service, please contact us.

Very truly yours,
R. W. GILLESPIE & ASSOCIATES, INC.

Robert W. Gillespie, P.E.

RWG:ci
cc: Ken Lamoreaux ✓

APPENDIX A

TEST BORING LOGS

TEST PIT LOG TP-1

Project: Micucci Grocery
Location: Portland, ME
Client: The Sheridan Corporation

Approximate Surface Elevation:
Approximate Water Depth:
Date: 3-16-96

Project No. 259-73

DEPTH, FT.	SYMBOL	SAMPLES	SAMPLE #	DESCRIPTION OF MATERIAL	LAB TESTS
0				Topsoil and Organic Material (1.2').	
				SILT (ML); medium dense, moist, silt with a little fine sand, trace clay, light brown.	
				SILTY CLAY (CL); stiff, moist, olive brown.	
5					
				Bottom of Exploration at 6.0'.	
10					
15					
20					
25					
30					
35					

TEST PIT LOG TP-2

Project: Micucci Grocery
Location: Portland, ME
Client: The Sheridan Corporation

Approximate Surface Elevation:
Approximate Water Depth:
Date: 3-16-96

Project No. 259-73

DEPTH, FT.	SYMBOL	SAMPLES	SAMPLE #	DESCRIPTION OF MATERIAL	LAB TESTS
0				Topsoil and Organic Material (0.5').	
				SILTY CLAY (CL); stiff, moist, olive brown.	
5				Bottom of Exploration at 5.0'.	
10					
15					
20					
25					
30					
35					

TEST PIT LOG TP-3

Project: Micucci Grocery
Location: Portland, ME
Client: The Sheridan Corporation

Approximate Surface Elevation:
Approximate Water Depth:
Date: 3-16-96

Project No. 259-73

DEPTH, FT.	SYMBOL	SAMPLES	SAMPLE #	DESCRIPTION OF MATERIAL	LAB TESTS
0				Topsoil and Organic Material (0.8').	
				SILTY CLAY (CL); stiff, moist, olive brown.	
5					
10				Bottom of Exploration at 10.0'.	
15					
20					
25					
30					
35					

TEST PIT LOG TP-4

Project: Micucci Grocery
Location: Portland, ME
Client: The Sheridan Corporation

Approximate Surface Elevation:
Approximate Water Depth:
Date: 3-16-96

Project No. 259-73

DEPTH, FT.	SYMBOL	SAMPLES	SAMPLE #	DESCRIPTION OF MATERIAL	LAB TESTS
0				Topsoil and Organic Material (1.3').	
				SILT (ML); medium dense, moist, silt with a little fine sand, trace clay, light brown.	
				SILTY CLAY (CL); stiff, moist, olive brown.	
5				Bottom of Exploration at 5.0'.	
10					
15					
20					
25					
30					
35					

Central Maine Power, Customer Service Center 1-800-750-4000
162 Canco Road, Portland, Maine 04103

April 4, 1996

Mr. Kenneth S. Lamoreaux
Dir. of Engineering
The Sheridan Corp.
P.O. Box 359
Fairfield, ME 04937

Subject: Miccuci Grocery Co. Project, Portland

Dear Ken:

This letter is to confirm your recent request concerning available electric service to serve your above stated project at Lot # 14, Industrial Way, Portland, ME.

Central Maine Power Company has sufficient electrical capacity in this area to serve your complex, including the necessary transformer and conductors within our standard requirements.

When plans are available, please forward them to me so that our field planner, Todd Welsh, and I can coordinate our utilities with your project. Enclosed is a preliminary information sheet which needs to be filled out and returned to me.

Please feel free to contact me at 1-207-828-2854 or fax number 1-207-828-2812, when I can be of further assistance.

Very truly yours,

Richard C. Bates, P.E.
Technical Services Engineer

RCB/rr
Enclosure

cc: T. Welsh

Portland
Water District

225 Douglass St. • P.O. Box 3553 • Portland, ME 04104-3553

Customer Service Hotline (207) 761-8310
(207) 774-5961
FAX (207) 761-8307

April 4,1996

Ken Lambreau
Sheridan Corporation
PO Box 689
Westbrook,Me 04098

re:Lot 14 Industrial Way

Dear Ken,

Currently this lot has a 1" domestic installed to the street line of the property. You have indicated the proposed 33,000 square foot building will require a 6" fire and a 2" domestic service.

The District feels it has adequate capacity of clean and heathfull water to supply the needs of the proposed building from the 12"ductile iron main located in Industrial Way. There is a hydrant located in front of the property and the following is the test results from Hydrant # 1721:

flow = 1300 GPM
static = 74 PSI

The District looks forward to serving this project and when you are ready will be happy to prepare a estimate of the costs to install the needed services.

Sincerely,

Jim Pandiscio

Jim Pandiscio,
Customer Service

Northern Utilities, Inc.

April 3,1996

Mr. Ken Lamoreaux
C/0 Sheridan Corporation
P.O. Box 359
Fairfield, Maine 04937

Re; The Miccuci Corporation - Lot #14 Turnpike Industrial Park, Portland

Dear Ken:

Northern Utilities can supply gas to the referenced location. Please forward to my attention a site plan showing the proposed meter location when it is available.

Thank you for your inquiry. If I can be of further assistance, please call me.

Sincerely,

John H. Nicely
Commerciai Sales Representative
Northern Utilities, Inc.

SHERIDAN CORPORATION

APR 8 1996

RECEIVED

Forest Avenue P.O. Box 4586 Portland, ME 04112-4586

Trash Disposal and Trash Hauling
Micucci Bros. Partnership

All trash of the Micucci Bros. Partnership facility will be handled by Troiano Waste Services of 197 Lincoln Street, South Portland, ME 04106.

The current mix is about 90% paper and cardboard and 10% food waste with the paper being recycled.

Wastes are being hauled to Regional Waste System of Portland.

The paper and cardboard quantities are 10 to 12 cubic yards a week and other wastes are 3 cubic yards a week. This quantity is expected to go up by 10 to 15% with the operation of the new facility.

No change in handlers or destination is planned.

Site Lighting

All lighting will be located per the plans. Fixtures will be as listed or equal.

Type "A"	Spaulding Lighting	#SEI-250M-S5
Type "B"	Spaulding Lighting	#FNI-35LPS
Type "C"	Spaulding Lighting	#SD-55LPS

SEATTLE I

APPLICATION

Any site lighting system where clean, straight line, *crisp* appearance is desired.

CONSTRUCTION FEATURES

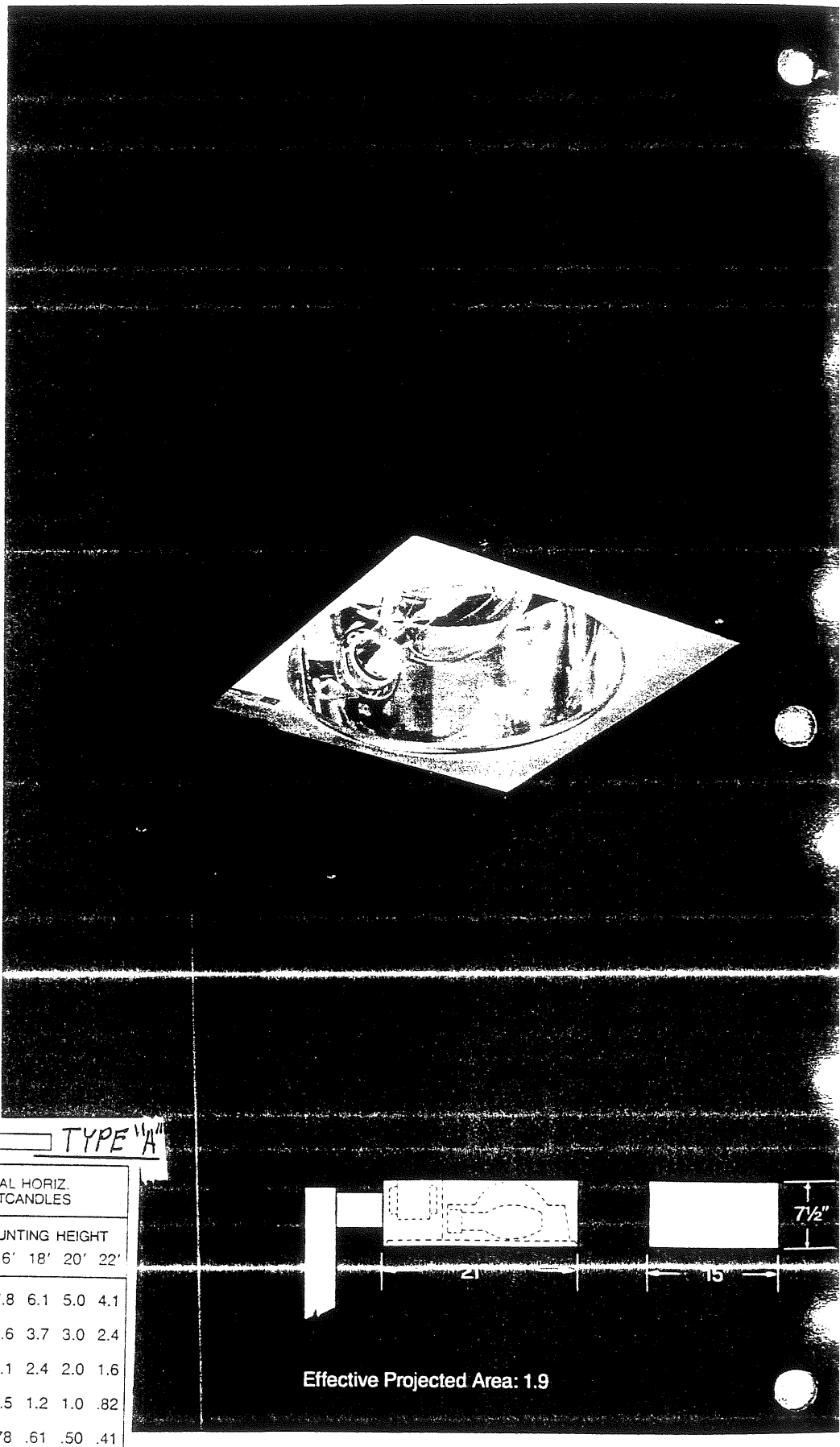
Housing—One piece die cast aluminum housing with tight radius edges. Door is also cast aluminum with concealed hinges and captive door screws. Standard flat clear tempered glass lens is secured with retaining clips and silicon adhesive. A continuous neoprene gasket seals the door to housing. Optional TR prismatic plastic lens in SEII, and AR prismatic glass refractor in SEIII are available. Polycarbonate vandal guard option available for flat lens units.

Optical Assemblies—Specular anodized aluminum reflectors provide types I, II, III, V-Square, V-Round and Forward Throw in SEI & II; types III, V-SQ, & FT in SEIII. The Forward Throw reflector in SEIII is 90° rotatable. Reflectors are mounted to housing with locking screws for easy access to ballast components.

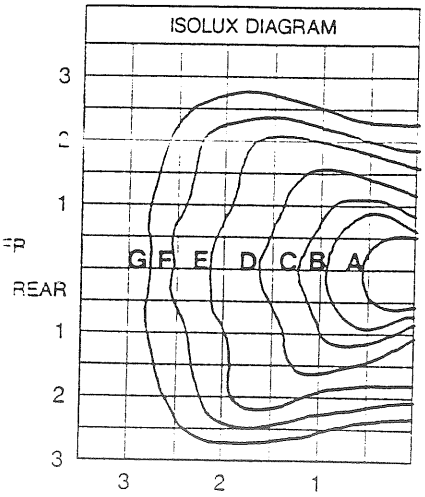
Lampholder—Enclosed glazed porcelain mogul socket with spring loaded, nickel-plated center contact and reinforced lamp grip screw shell. High Pressure Sodium sockets are pulse rated.

Integral Ballast—Starting rated to −20°F. Ballasts for Metal Halide lamps are constant wattage autotransformer type. Ballasts for High Pressure Sodium are constant wattage autotransformer type using an electronic starter with starting rated to −40°F. All ballasts are high power factor. Wattages of 100 thru 1000.

Mounting Arm—for SEII & SEIII is 3 3/16" x 4 11/16" x 10" long extruded aluminum, supplied with (4) 3/8" rod and nuts, for easy field assembly of luminaire to



LUMINAIRE SERIES: SEI-250M-S5 ⟸ TYPE "A"



	INITIAL HORIZ. FOOTCANDLES				
	MOUNTING HEIGHT				
	14′	16′	18′	20′	22′
A	10	7.8	6.1	5.0	4.1
B	6.1	4.6	3.7	3.0	2.4
C	4.0	3.1	2.4	2.0	1.6
D	2.0	1.5	1.2	1.0	.82
E	1.0	.78	.61	.50	.41
F	.61	.46	.37	.30	.24
G	.40	.31	.24	.20	.16

Effective Projected Area: 1.9

FRESNO I LPS

APPLICATIONS

Planters, Malls, Walkways, Steps

CONSTRUCTION FEATURES

Housing—Extruded aluminum housing with a high impact clear acrylic lens to form a water tight enclosure. All exposed screws are tamper-proof.

Optical Assembly Option—Internal louvers to provide lamp cutoff at horizontal.

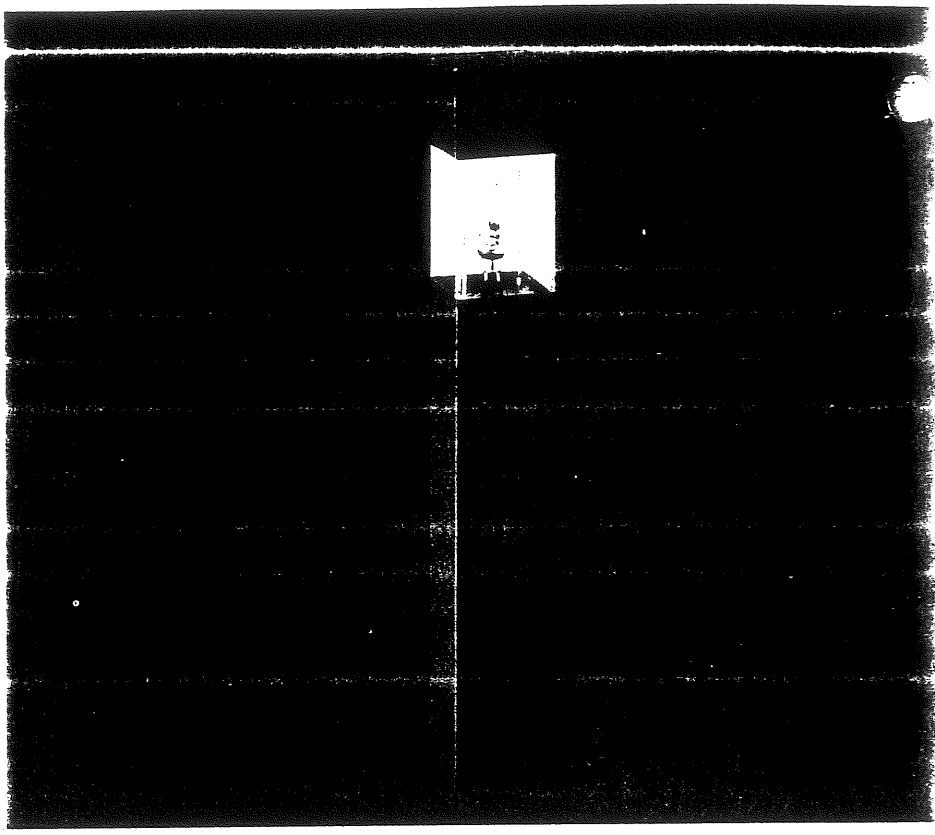
Lamp Grip Device—Insures proper lamp position. Made of stainless steel.

Wattage—18 or 35 watt LPS.

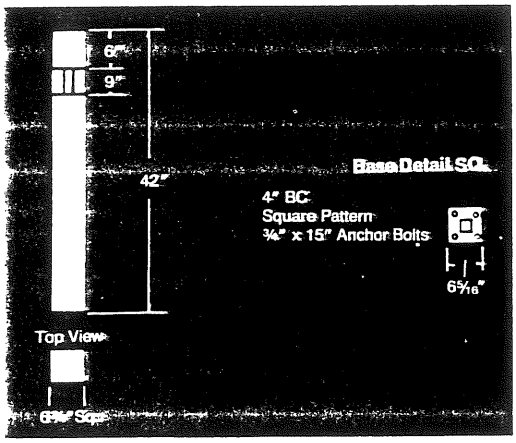
Lampholder—Enclosed glazed porcelain socket with nickel plated brass contact to hold a single end bayonet base type LPS lamp.

Integral Ballast—Starting rated to −20°F. Ballasts for Low Pressure Sodium are high reactance, HPF.

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

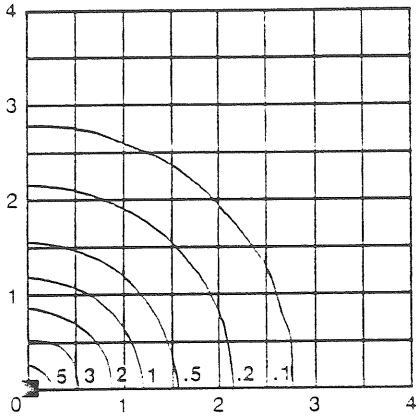


DIMENSIONS



ISOFOOTCANDLE CURVE

FNI-18-LPS — 42-inch Bollard



Distance = Ratio x Mounting Height

ORDERING INFORMATION

LAMP WATTAGE	ORDERING NUMBER	DESCRIPTION
LOW PRESSURE SODIUM		
18	FNI-18LPS	42" High Bollard
35	FNI-35LPS	42" High Bollard

TYPE "B"

NOTE: Specify ballast voltage 120, 208, 240, 277 or 480 volt.

OPTIONS

DESCRIPTION	ORDER SUFFIX
Internal Louvers	L

SPAULDING
LIGHTING, INC.

SCOTTSDALE LPS

APPLICATIONS

Dock and Loading Platforms, Industrial Plants, School Buildings, Shopping Centers, Tunnels and Underpasses.

CONSTRUCTION FEATURES

Luminaire—Cast aluminum housing with one-piece high impact acrylic lens and cover. Continuous rubber gasketing seals the cover to the housing. The lens is diffusing to permit a broad smooth light pattern to be delivered. Cover is secured to housing by two stainless steel screws.

Reflector—The reflector assembly consists of a linear parabolic diffuse aluminum scoop shaped reflector with diffuse aluminum side panels.

Lamp Grip Device—Insures proper lamp position. Made of stainless steel.

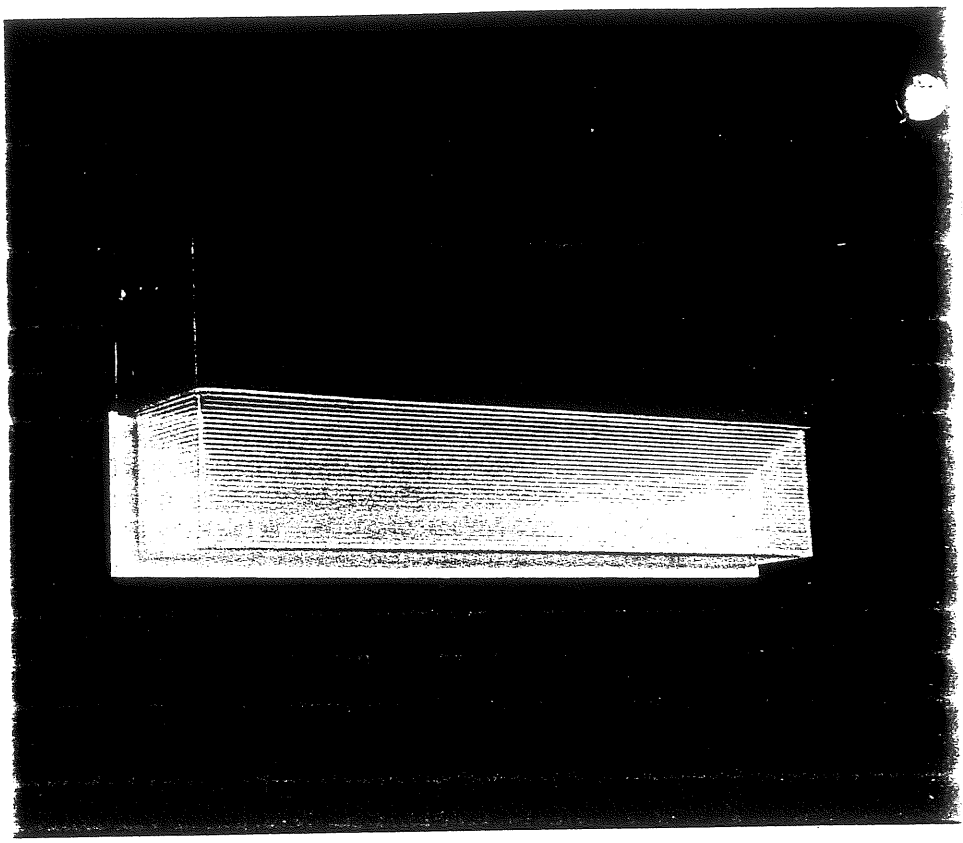
Lamp Wattage—35 or 55 watt LPS.

Lampholder—Enclosed, glazed porcelain socket with nickel plated brass contact to hold a single end bayonet base type lamp.

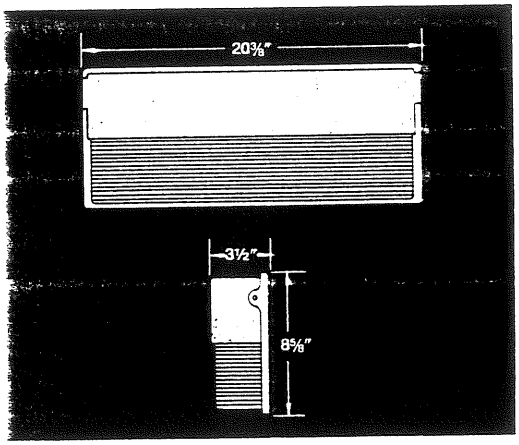
Integral Ballast—Starting rated to −20°F. Ballasts for Low Pressure Sodium are high reactance, HPF.

Mounting—Cast housing is provided with 4 slots and a 1″ wiring hole for mounting over outlet box. Optional ⅞″ hole available, one each side for surface conduit connection.

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

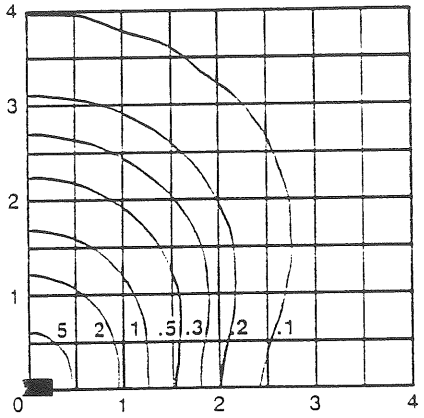


DIMENSIONS



ISOFOOTCANDLE CURVE

SD-35-LPS — 10-ft. Mtg. Height



Distance = Ratio x Mounting Height

ORDERING INFORMATION

LAMP WATTAGE	ORDERING NUMBER	DESCRIPTION
LOW PRESSURE SODIUM		
35	SD-35LPS	Luminaire w/poly lens-cover
55	SD-55LPS	Luminaire w/poly lens-cover

TYPE "C"

NOTE: Specify ballast voltage 120, 208, 240, 277 or 480 volt.

OPTIONS

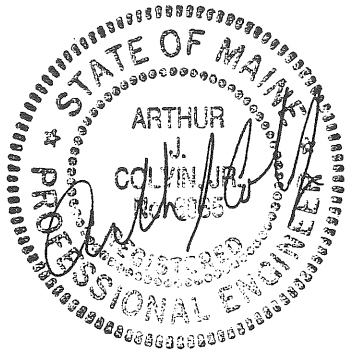
DESCRIPTION	ORDER SUFFIX
Photo Electric Control	PC

SPAULDING LIGHTING, INC.

Hydrology Report

Miccuci Brothers -Lot 14, Turnpike Industrial Park, Portland Maine

Prepared by:Coffin Engineering and Surveying
RFD 2 Box 887A
Augusta, ME 04330
1-800-244-9475
(207)623-0016 FAX
May 6, 1996



Arthur J Colvin Jr. P.E.

Hydrology Report

4/6/96

Miccuci Brothers -Lot 14, Turnpike Industrial Park, Portland Maine

Introduction:

The attached hydrology analysis was performed using HydroCad Stormwater Modeling System Version 3.2, utilizing TR-20 methodology. HydroCad is a computer aided design package for modeling the hydrology and hydraulics of stormwater runoff. It is based primarily on techniques developed by the Soil Conservation Service combined with standard engineering hydraulic calculation methods. For selected storm events, the program will generate hydrographs for each watershed identified. It will also attenuate a storm event through a given watershed, and perform routing calculations for detention ponds.

Assumptions:

The project is proposed within a previously approved industrial park. A hydrology study was performed by Land Use Consultants. A detention pond was designed in conjunction with that study. We have assumed for the purposes of this study that allowable runoff values are those attained by a 33% impervious lot coverage. We will therefor detain any peak in excess of those values.

Methodology:

The drainage area maps, on which runoff values are based, show the following:

DR-1, Lot 14 in its existing condition with flow path through Subcatchment #2.

DR-2, Lot 14 in its developed condition with flow path through Subcatchment #3, which is the same as Subcatchment #2 with the building subtracted out. And Subcatchment #1, which is the proposed building.

DR-3, Lot 14 and offsite contributing areas in the post developed condition with Subcatchments 5 & 6, which were developed exclusively for the sizing of the drainage ditches along the northerly and southerly property lines.

The first thing that was analyzed was a comparison of Subcatchment #2 in the pre and post condition. Under normal circumstances it would be necessary to detain any increase in the comparison of these numbers. However, as stated in the assumptions above, we propose to detain the difference between the post developed condition and a hypothetical condition in which 33% of the lot is covered by impervious material. This hypothetical drainage area was called Subcatchment #10 in the calculations part of the report. We used the same flow path as Subcatchment #3 and adjusted the weighted curve number accordingly.

The following table shows the runoff numbers.

ROOF LOT 14 LOT - ROOF HYP 33% IMP

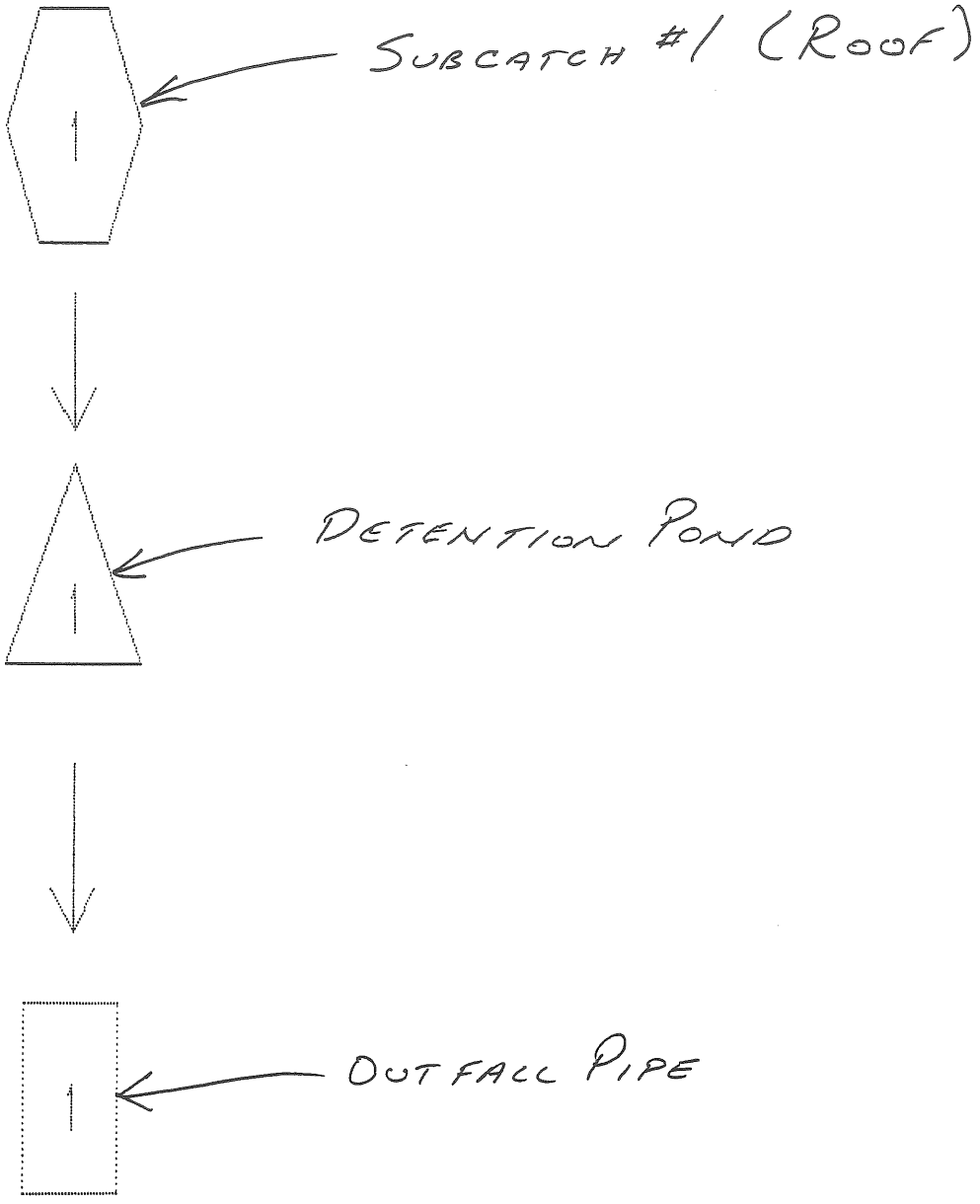
Design Storm	Subcatch 1	Subcatch 2		Subcatch 3	Subcatch 10	Detention Pond Outflow	Summation (Sub 10 + Det.Pond)
		PRE	POST				
Q_2	2.1	1.9	4.2	2.7	3.6	1.1	3.8
Q_{10}	3.1	4.1	7.2	5.0	6.6	1.4	6.4
Q_{25}	3.8	5.7	9.4	6.5	8.7	1.5	8.0

Conclusion:

We have allowed all the runoff generated by Subcatchment #3 to flow to the existing industrial park drainage system. We have designed a detention pond to handle the drainage from the roof of the proposed building. Adding the peak runoff of Subcatchment 3 with the outflow from the detention pond and comparing against Subcatchment 10 shows we are within 0.2 cfs of allowable for Q_2 and Q_{10}, and 0.7 cfs less for Q_{25}. Hydrology is not an exact science, and therefor we were not concerned with being 0.2 cfs over allowable for Q_2 and Q_{25}. This is within the margin of error that can be expected with these hydrological calculations.

Data for **MICCUCI--PORTLAND, ME**
Prepared by Applied Microcomputer Systems 1 May 96
HydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

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



Data for **MICCUCI--PORTLAND, ME**
Prepared by Applied Microcomputer Systems 1 May 96
HydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

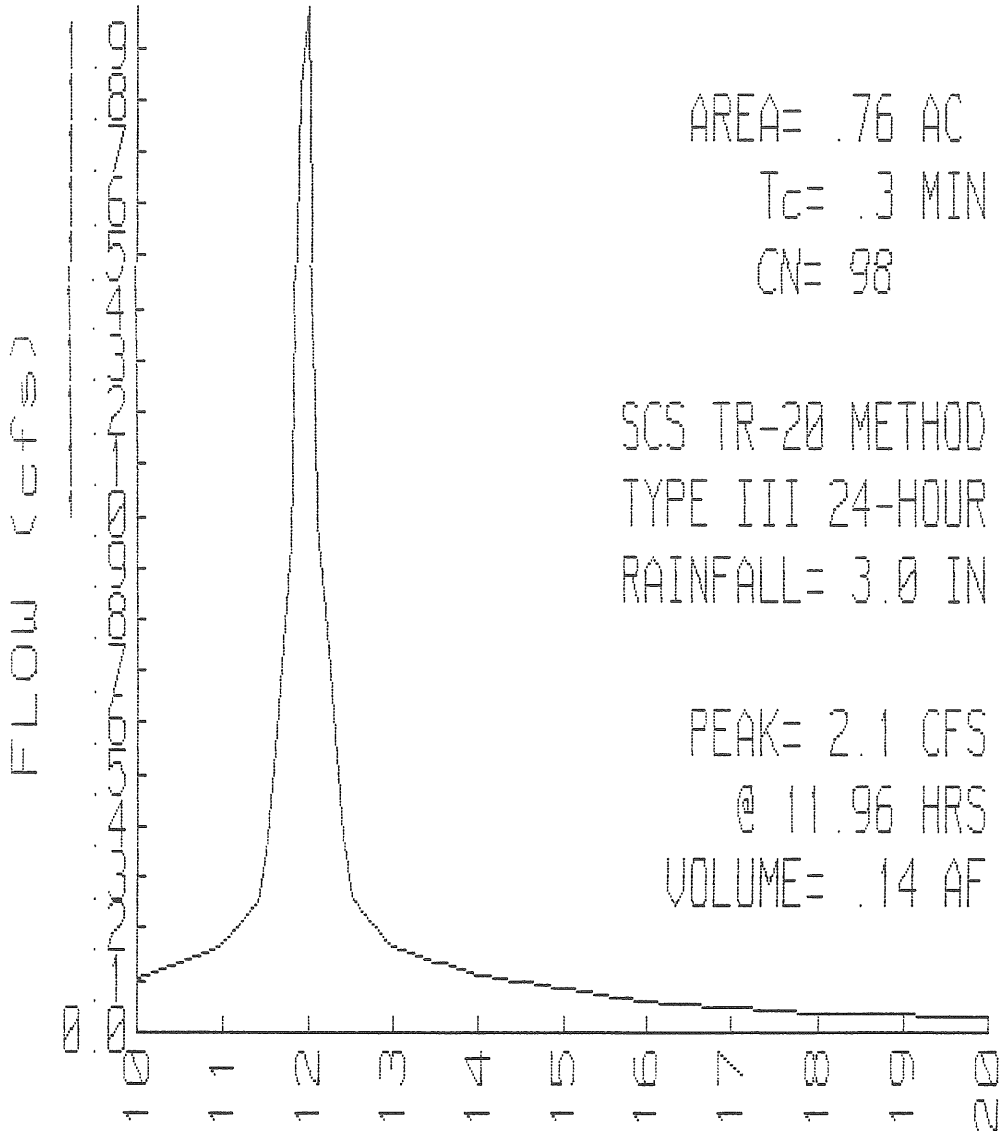
SUBCATCHMENT 1 ROOF

ACRES	CN	
.76	98	ROOF

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 3.0 IN
PEAK= 2.1 CFS @ 11.96 HRS
VOLUME= .14 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:ROOF**	.3
Smooth surfaces n=.011 L=10' P2=3 in s=.01 '/'		

SUBCATCHMENT 1 RUNOFF
ROOF



AREA= .76 AC
Tc= .3 MIN
CN= 98

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 3.0 IN

PEAK= 2.1 CFS
@ 11.96 HRS
VOLUME= .14 AF

Data for **MICCUCI--PORTLAND, ME**
Prepared by Applied Microcomputer Systems 1 May 96
HydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

POND 1 DETENTION POND

STARTING ELEV= 66.5 FT
FLOOD ELEV= 69.5 FT

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)
66.5	695	0	0
67.5	1168	932	932
68.5	1757	1463	2394
69.5	2434	2096	4490

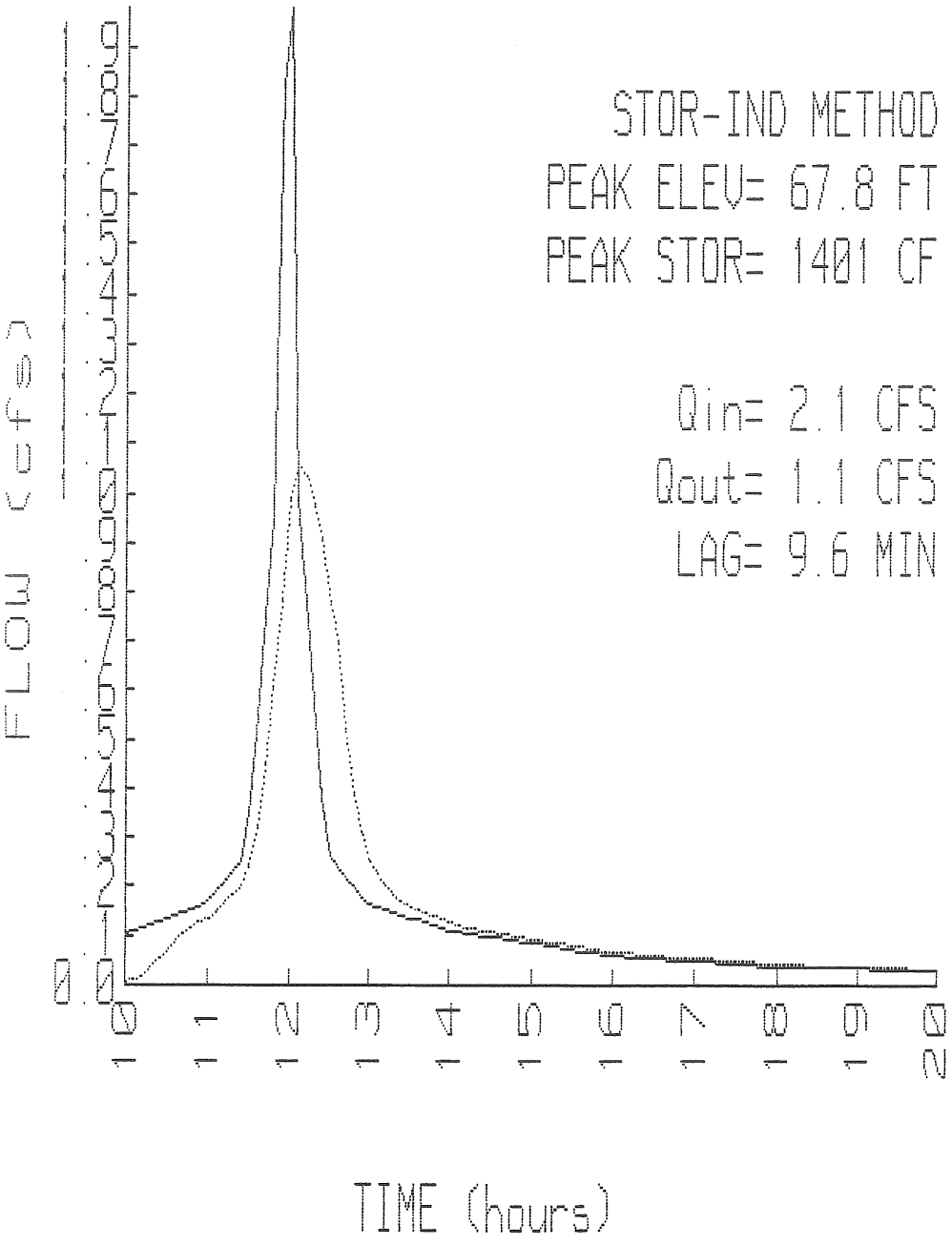
STOR-IND METHOD
PEAK ELEVATION= 67.8 FT
PEAK STORAGE = 1401 CF
Qin = 2.1 CFS @ 11.96 HRS
Qout= 1.1 CFS @ 12.12 HRS
ATTEN= 48 % LAG= 9.6 MIN
IN/OUT= .14 / .14 AF
SPAN= 10-20 HRS, dt=.1 HRS

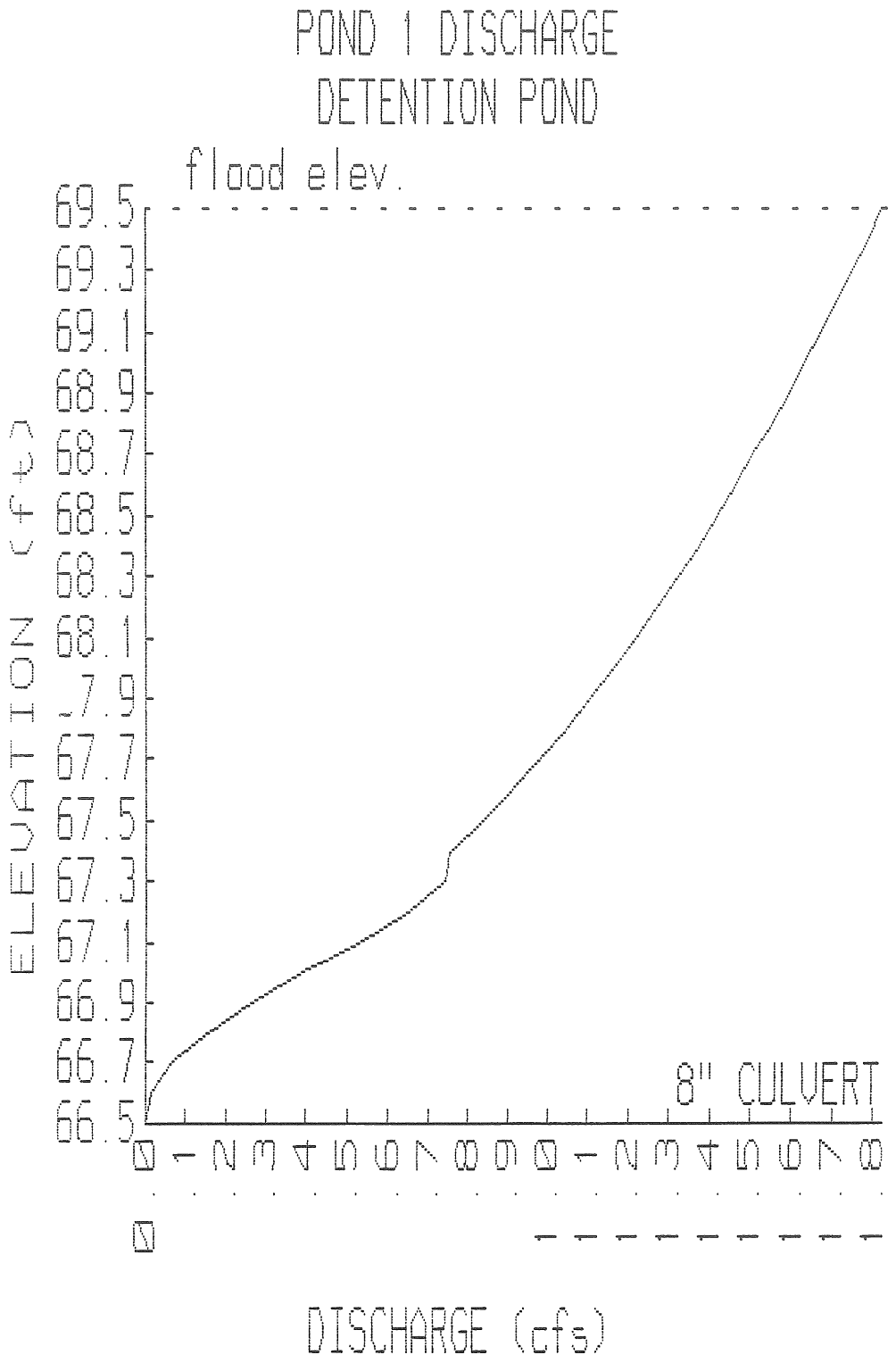
INVERT (FT) OUTLET DEVICES
66.5 **8" CULVERT**
n=.026 L=20' S=.01'/' Ke=.7 Cc=.9 Cd=.53

TOTAL DISCHARGE (CFS) vs ELEVATION

FEET	0.0	.1	.2	.3	.4	.5	.6	.7	.8	.9
66.5	0.00	.02	.07	.15	.26	.39	.52	.65	.74	.75
67.5	.84	.91	.98	1.05	1.11	1.16	1.22	1.27	1.32	1.37
68.5	1.42	1.46	1.51	1.55	1.59	1.63	1.67	1.71	1.75	1.79
69.5	1.82									

POND 1 INFLOW & OUTFLOW
DETENTION POND




POND 1 DISCHARGE
DETENTION POND
flood elev.
69.5
69.3
69.1
68.9
68.7
68.5
68.3
68.1
67.9
67.7
67.5
67.3
67.1
66.9
66.7
66.5
8" CULVERT
ELEVATION (ft)
0
DISCHARGE (cfs)

Data for **MICCUCI--PORTLAND, ME**
Prepared by Applied Microcomputer Systems 1 May 96
HydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

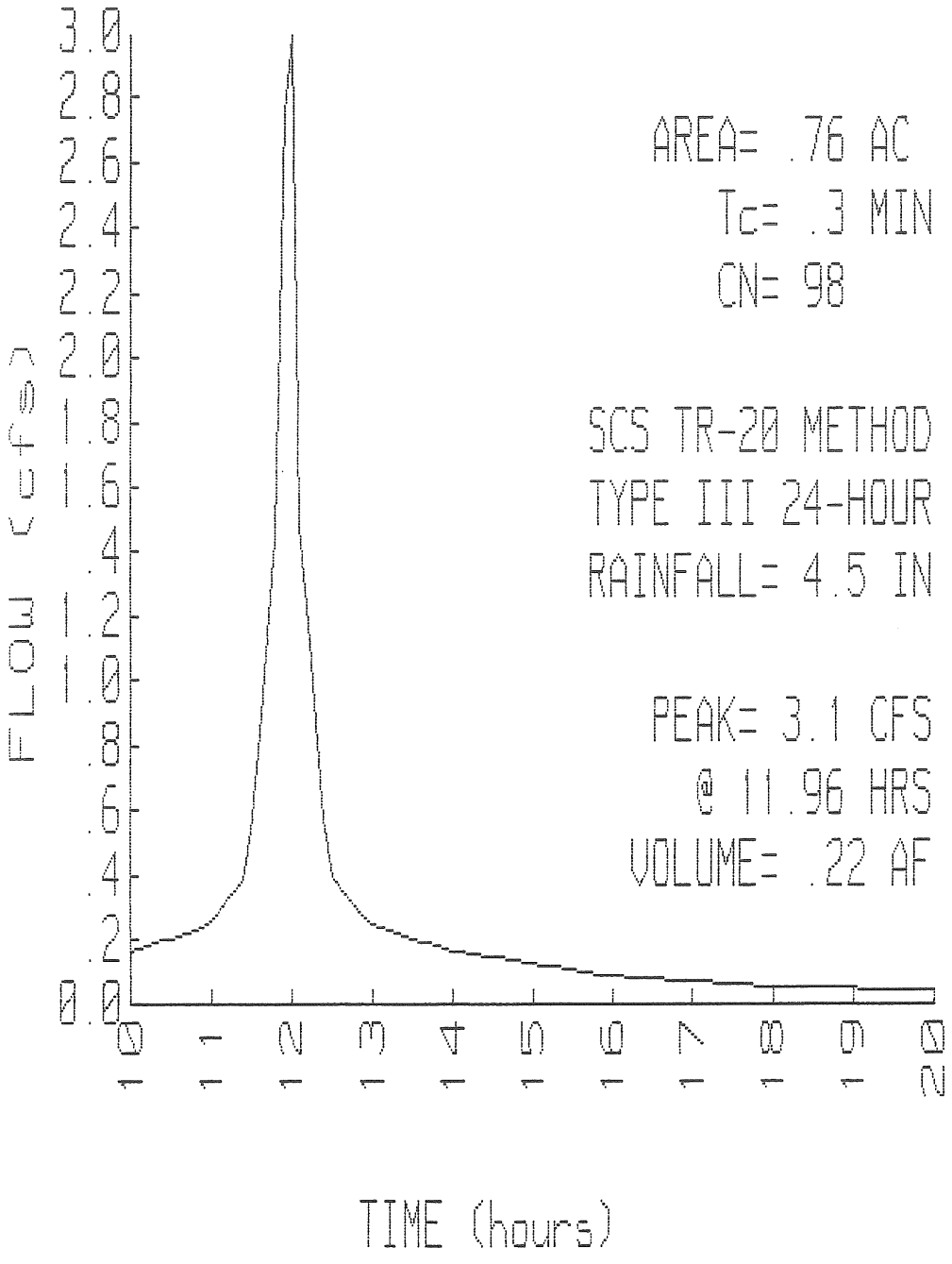
SUBCATCHMENT 1 **ROOF**

ACRES	CN	
.76	98	ROOF

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 4.5 IN
PEAK= 3.1 CFS @ 11.96 HRS
VOLUME= .22 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:ROOF**	.3
Smooth surfaces n=.011 L=10' P2=3 in s=.01 '/'		

SUBCATCHMENT 1 RUNOFF
ROOF



Data for **MICCUCI--PORTLAND, ME**
Prepared by Applied Microcomputer Systems 1 May 96

POND 1 DETENTION POND

STARTING ELEV= 66.5 FT
FLOOD ELEV= 69.5 FT

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)
66.5	695	0	0
67.5	1168	932	932
68.5	1757	1463	2394
69.5	2434	2096	4490

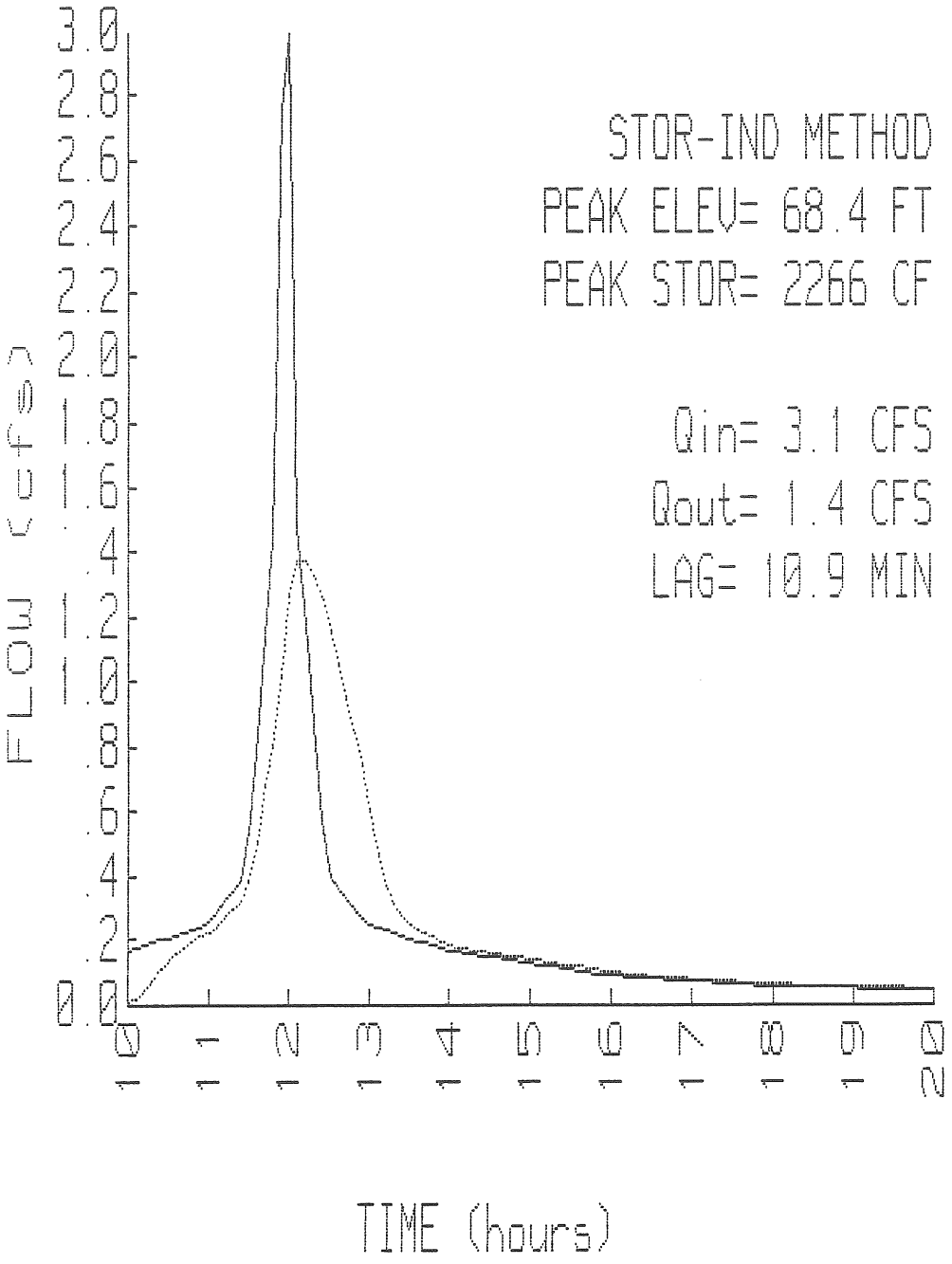
STOR-IND METHOD
PEAK ELEVATION= 68.4 FT
PEAK STORAGE = 2266 CF
Qin = 3.1 CFS @ 11.96 HRS
Qout= 1.4 CFS @ 12.15 HRS
ATTEN= 55 % LAG= 10.9 MIN
IN/OUT= .22 / .21 AF
SPAN= 10-20 HRS, dt=.1 HRS

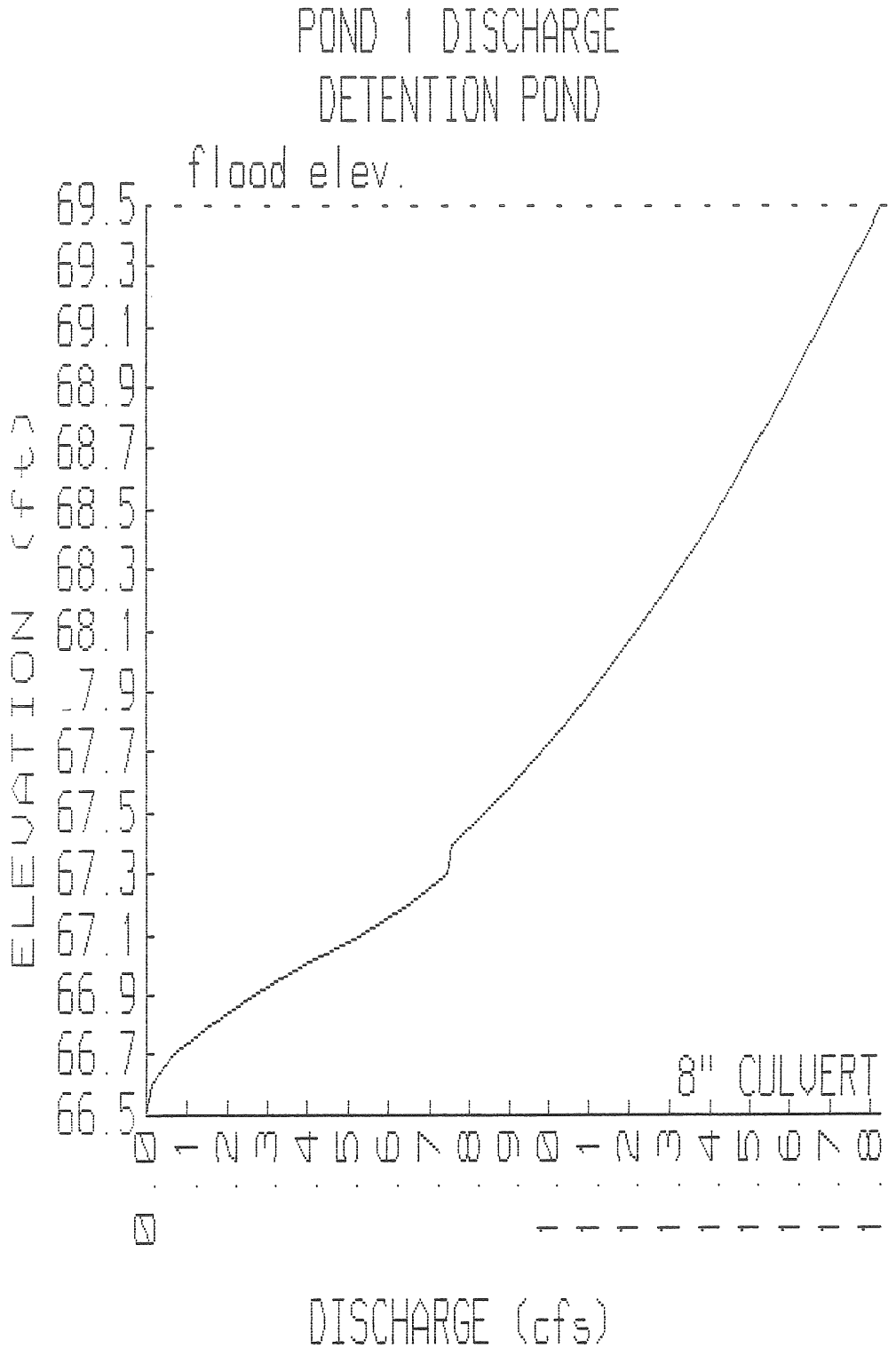
INVERT (FT)	OUTLET DEVICES
66.5	**8" CULVERT** n=.026 L=20' S=.01'/' Ke=.7 Cc=.9 Cd=.53

TOTAL DISCHARGE (CFS) vs ELEVATION

FEET	0.0	.1	.2	.3	.4	.5	.6	.7	.8	.9
66.5	0.00	.02	.07	.15	.26	.39	.52	.65	.74	.75
67.5	.84	.91	.98	1.05	1.11	1.16	1.22	1.27	1.32	1.37
68.5	1.42	1.46	1.51	1.55	1.59	1.63	1.67	1.71	1.75	1.79
69.5	1.82									

POND 1 INFLOW & OUTFLOW
DETENTION POND




POND 1 DISCHARGE
DETENTION POND
flood elev.
69.5
69.3
69.1
68.9
68.7
68.5
68.3
68.1
67.9
67.7
67.5
67.3
67.1
66.9
66.7
66.5
8" CULVERT
ELEVATION (ft)
0
DISCHARGE (cfs)

Data for **MICCUCI--PORTLAND, ME**
Prepared by Applied Microcomputer Systems 1 May 96
HydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

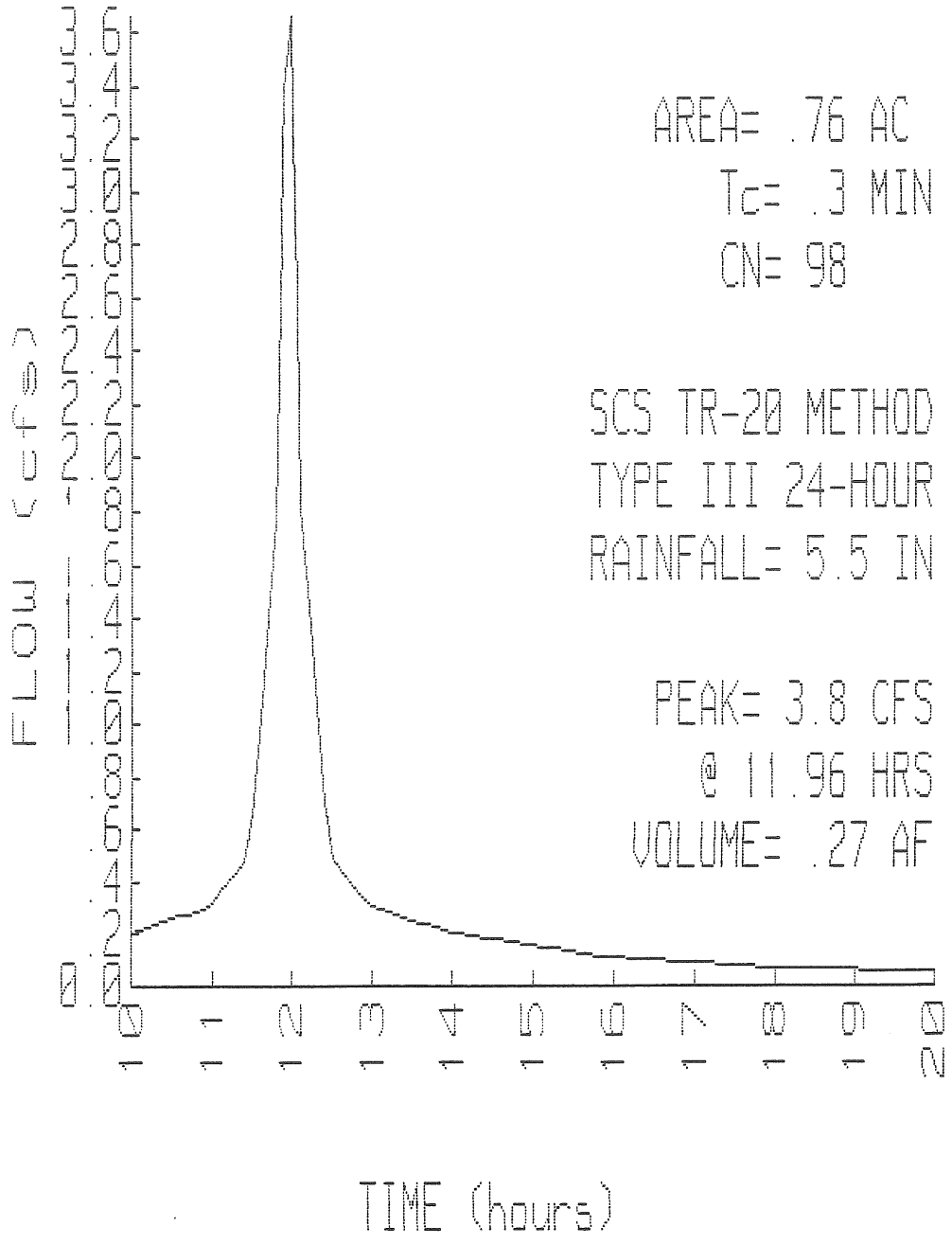
SUBCATCHMENT 1 **ROOF**

ACRES	CN	
.76	98	ROOF

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 5.5 IN
PEAK= 3.8 CFS @ 11.96 HRS
VOLUME= .27 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:ROOF**	.3
Smooth surfaces n=.011 L=10' P2=3 in s=.01 '/'		

SUBCATCHMENT 1 RUNOFF
ROOF



Data for **MICCUCI--PORTLAND, ME**
Prepared by Applied Microcomputer Systems 1 May 96
HydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

POND 1 **DETENTION POND**

STARTING ELEV= 66.5 FT
FLOOD ELEV= 69.5 FT

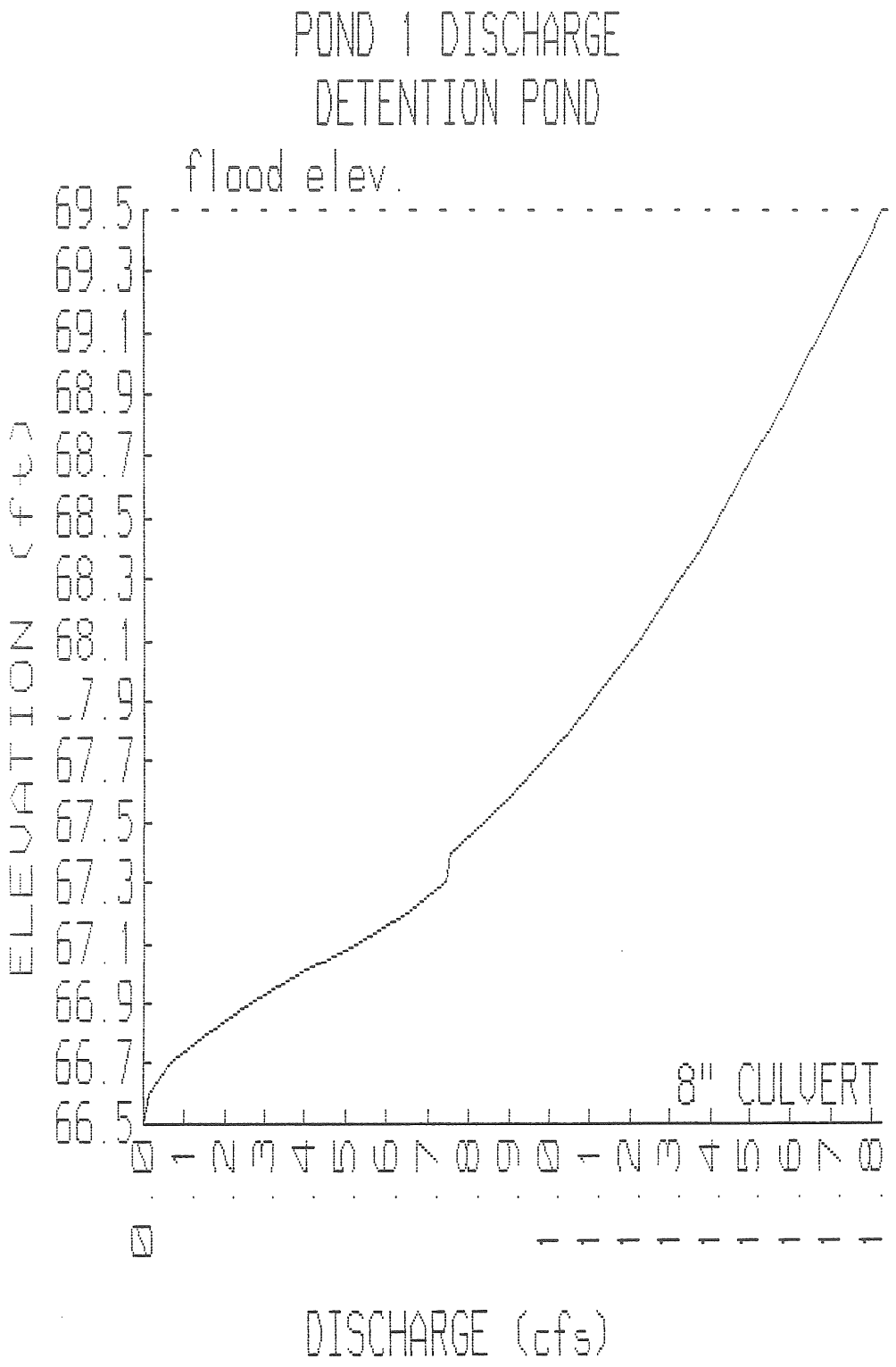
ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)
66.5	695	0	0
67.5	1168	932	932
68.5	1757	1463	2394
69.5	2434	2096	4490

STOR-IND METHOD
PEAK ELEVATION= 68.8 FT
PEAK STORAGE = 2933 CF
Qin = 3.8 CFS @ 11.96 HRS
Qout= 1.5 CFS @ 12.18 HRS
ATTEN= 60 % LAG= 12.8 MIN
IN/OUT= .27 / .26 AF
SPAN= 10-20 HRS, dt=.1 HRS

INVERT (FT)	OUTLET DEVICES
66.5	**8" CULVERT**
	n=.026 L=20' S=.01'/' Ke=.7 Cc=.9 Cd=.53

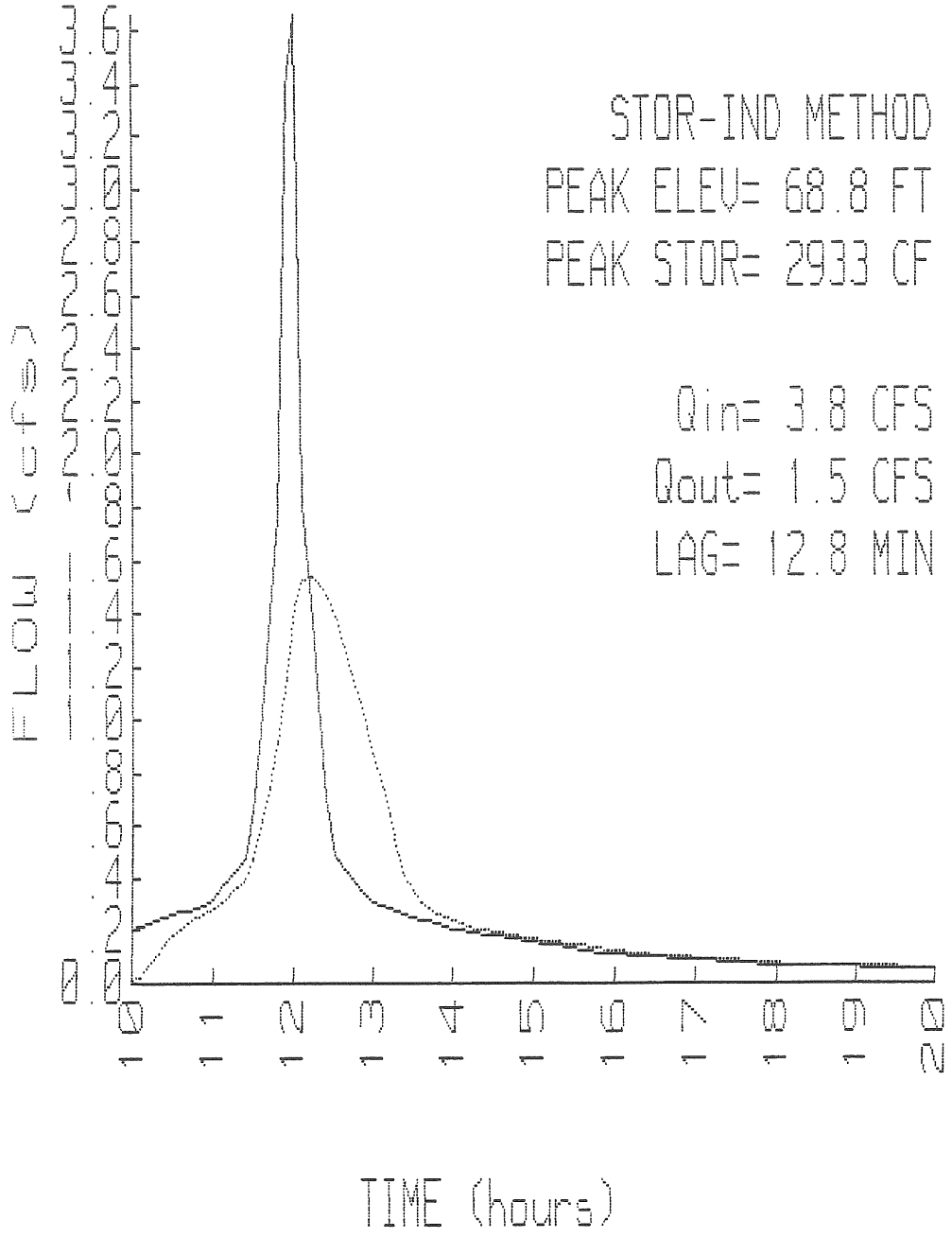
TOTAL DISCHARGE (CFS) vs ELEVATION

FEET	0.0	.1	.2	.3	.4	.5	.6	.7	.8	.9
66.5	0.00	.02	.07	.15	.26	.39	.52	.65	.74	.75
67.5	.84	.91	.98	1.05	1.11	1.16	1.22	1.27	1.32	1.37
68.5	1.42	1.46	1.51	1.55	1.59	1.63	1.67	1.71	1.75	1.79
69.5	1.82									


POND 1 DISCHARGE
DETENTION POND
flood elev.
69.5
69.3
69.1
68.9
68.7
68.5
68.3
68.1
67.9
67.7
67.5
67.3
67.1
66.9
66.7
66.5
8" CULVERT
ELEVATION (ft)
0
DISCHARGE (cfs)

Data for **MICCUCI--PORTLAND, ME**
Prepared by Applied Microcomputer Systems 1 May 96
HydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

POND 1 INFLOW & OUTFLOW
DETENTION POND



Data for **MICCUCI---PORTLAND, ME**
Prepared by Applied Microcomputer Systems 2 May 96
HydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

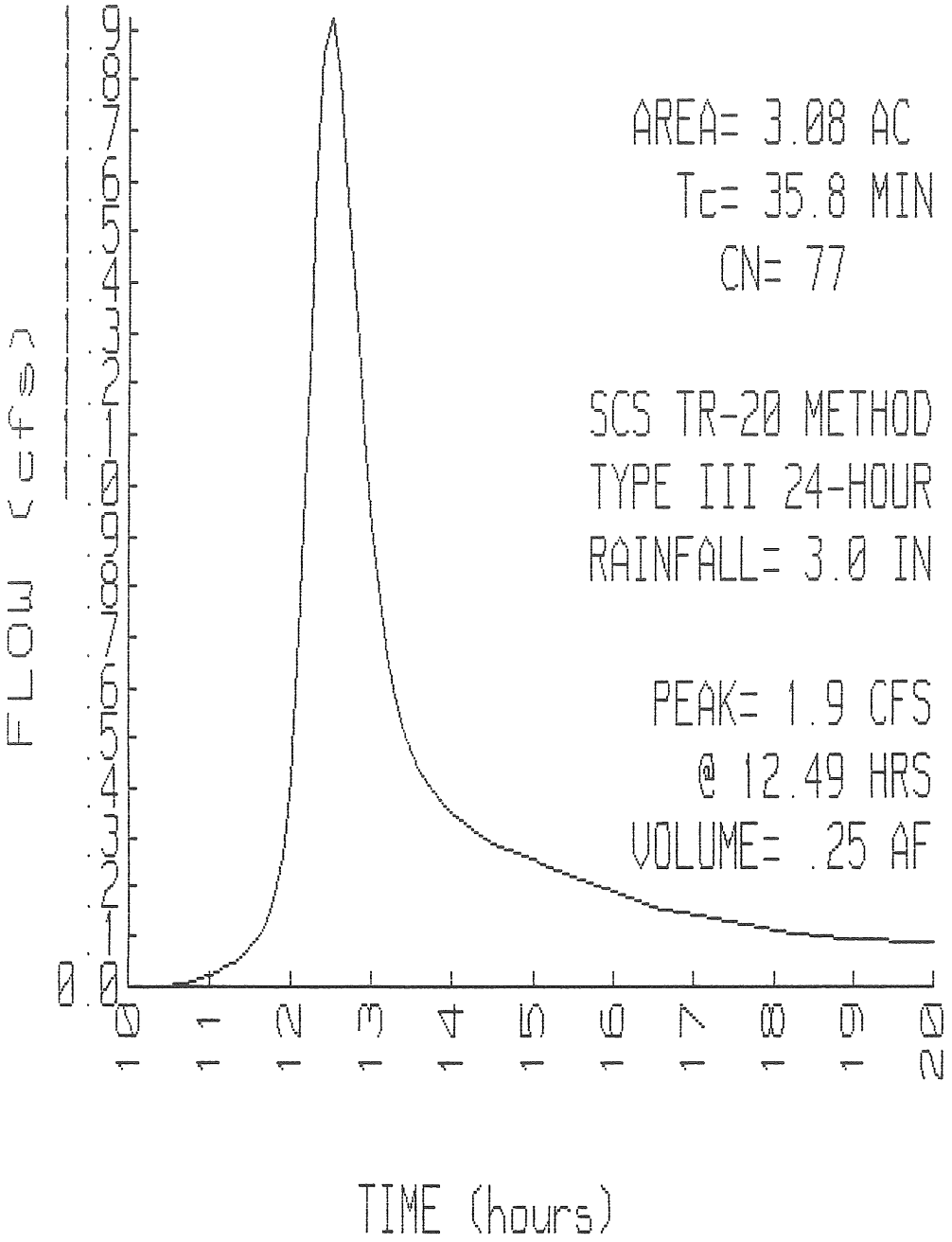
SUBCATCHMENT 2 **PRE-DEVELOPED**

ACRES	CN
3.08	77

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 3.0 IN
PEAK= 1.9 CFS @ 12.49 HRS
VOLUME= .25 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:A**	16.8
Woods: Dense underbrush n=.8 L=50' P2=3 in s=.04 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:B**	19.0
Woodland Kv=5 L=570' s=.01 '/' V=.5 fps		
	Total Length= 620 ft Total Tc=	35.8

SUBCATCHMENT 2 RUNOFF
PRE-DEVELOPED



Data for **MICCUCI---PORTLAND, ME**
Prepared by Applied Microcomputer Systems 2 May 96
HydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

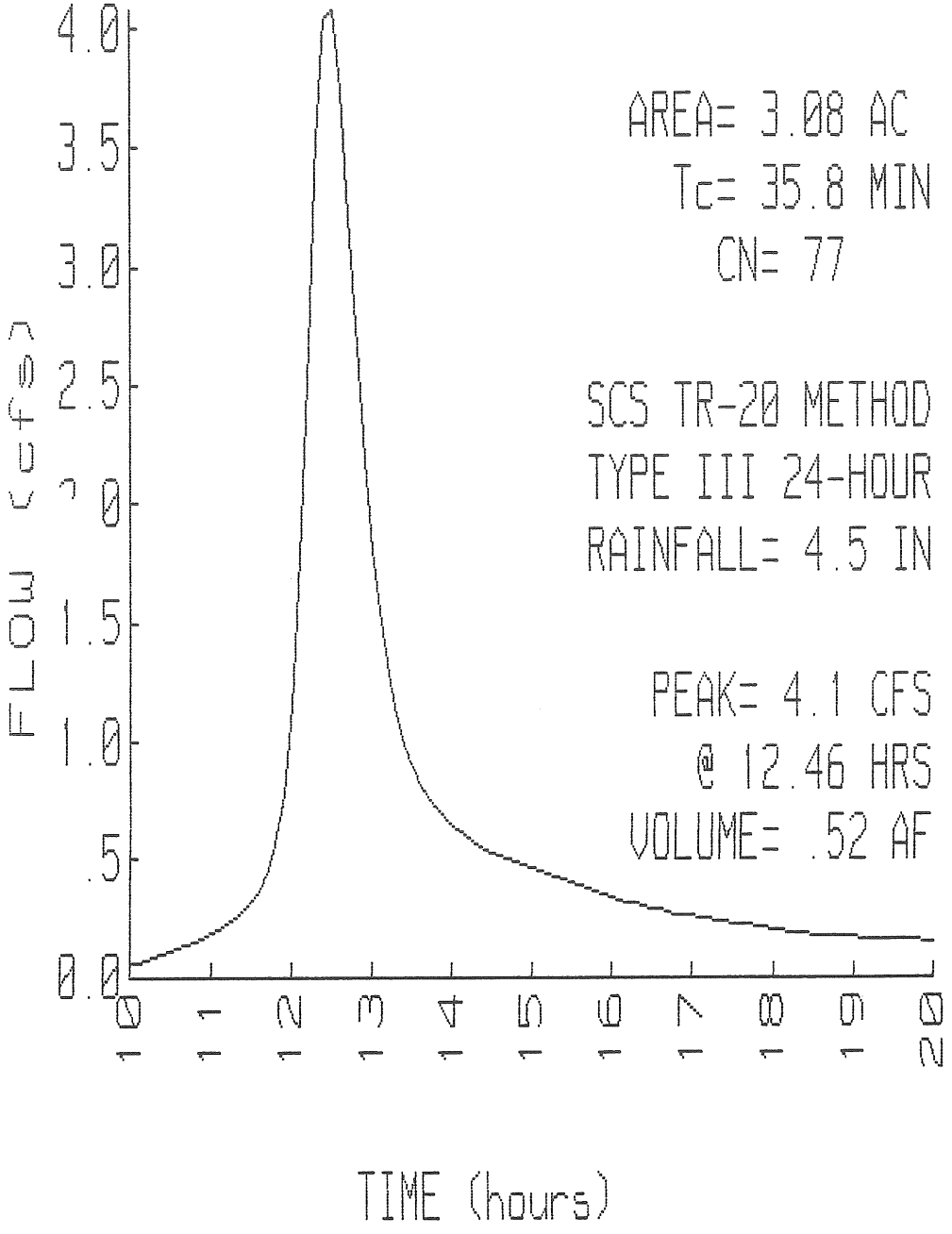
SUBCATCHMENT 2 **PRE-DEVELOPED**

ACRES	CN
3.08	77

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 4.5 IN
PEAK= 4.1 CFS @ 12.46 HRS
VOLUME= .52 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:A**	16.8
Woods: Dense underbrush n=.8 L=50' P2=3 in s=.04 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:B**	19.0
Woodland Kv=5 L=570' s=.01 '/' V=.5 fps		
	Total Length= 620 ft Total Tc=	35.8

SUBCATCHMENT 2 RUNOFF
PRE-DEVELOPED



Data for **MICCUCI---PORTLAND, ME**
Prepared by Applied Microcomputer Systems 2 May 96
HydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

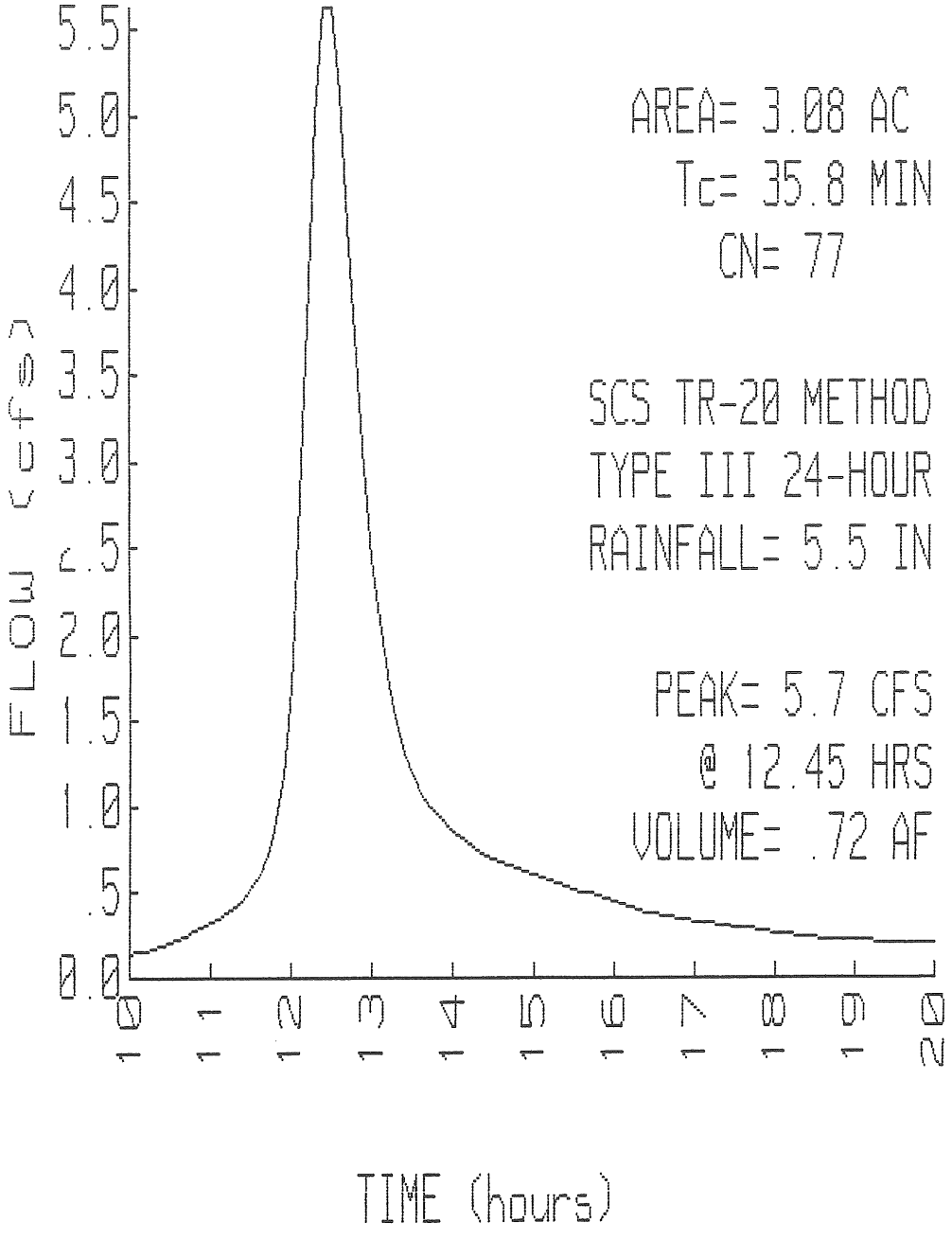
SUBCATCHMENT 2 PRE-DEVELOPED

ACRES	CN
3.08	77

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 5.5 IN
PEAK= 5.7 CFS @ 12.45 HRS
VOLUME= .72 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:A**	16.8
Woods: Dense underbrush n=.8 L=50' P2=3 in s=.04 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:B**	19.0
Woodland Kv=5 L=570' s=.01 '/' V=.5 fps		
	Total Length= 620 ft Total Tc=	35.8

SUBCATCHMENT 2 RUNOFF
PRE-DEVELOPED



Data for **MICUCCI--PORTLAND,ME**
Prepared by Applied Microcomputer Systems 2 May 96
HydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

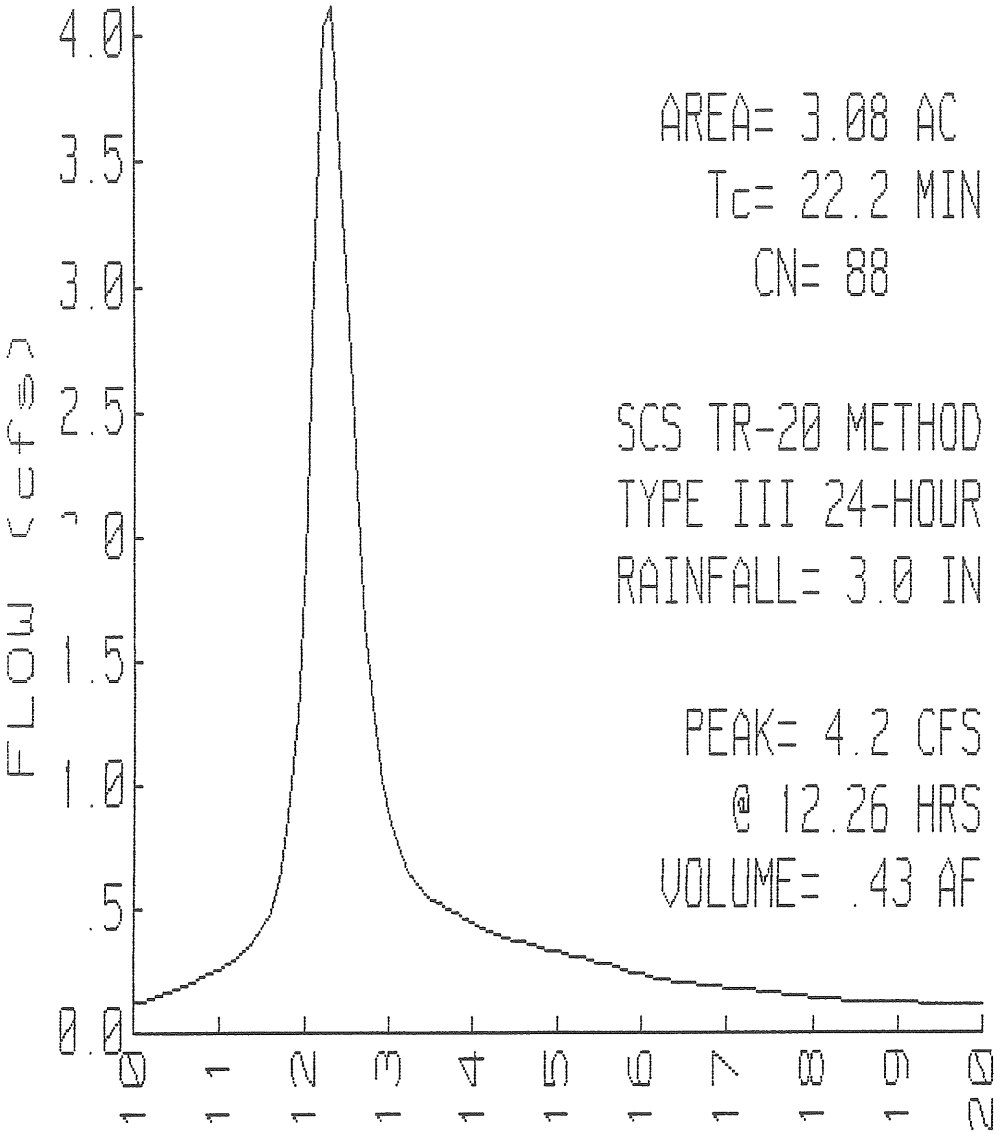
SUBCATCHMENT 2 **POST-DEVELOPED**

ACRES	CN
3.08	88

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 3.0 IN
PEAK= 4.2 CFS @ 12.26 HRS
VOLUME= .43 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:A**	16.8
Woods: Dense underbrush n=.8 L=50' P2=3 in s=.04 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:C**	3.1
Woodland Kv=5 L=130' s=.02 '/' V=.71 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:D**	.6
Unpaved Kv=16.1345 L=85' s=.024 '/' V=2.5 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:E**	.7
Paved Kv=20.3282 L=80' s=.01 '/' V=2.03 fps		
CHANNEL FLOW	**Segment ID:F**	1.0
a=12 sq-ft Pw=12.7' r=.945'		
s=.009 '/' n=.03 V=4.52 fps L=270' Capacity=54.3 cfs		
	Total Length= 615 ft Total Tc=	22.2

SUBCATCHMENT 2 RUNOFF
POST-DEVELOPED



Data for **MICUCCI--PORTLAND,ME**
Prepared by Applied Microcomputer Systems 2 May 96
HydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

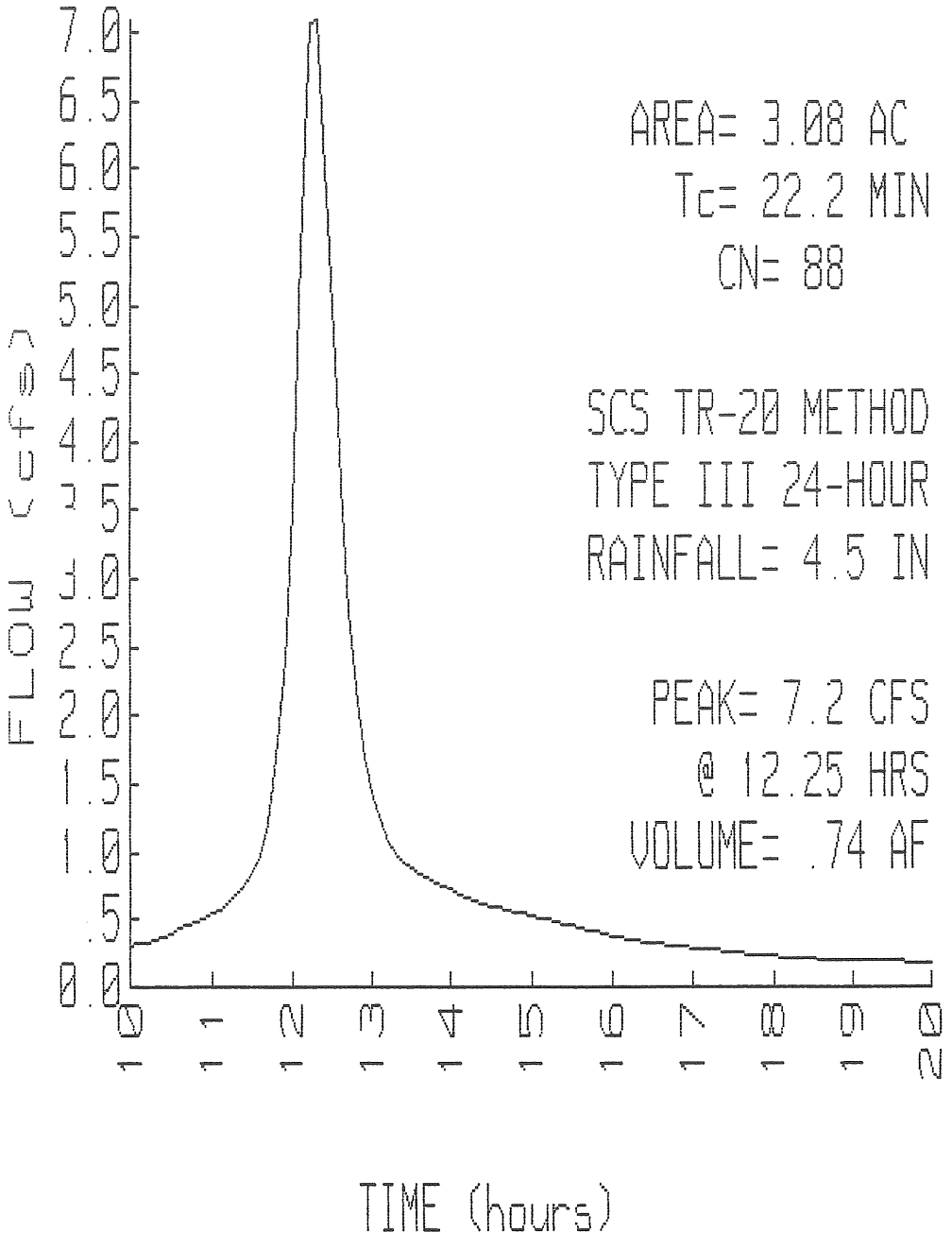
SUBCATCHMENT 2 **POST-DEVELOPED**

ACRES	CN
3.08	88

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 4.5 IN
PEAK= 7.2 CFS @ 12.25 HRS
VOLUME= .74 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:A**	16.8
Woods: Dense underbrush n=.8 L=50' P2=3 in s=.04 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:C**	3.1
Woodland Kv=5 L=130' s=.02 '/' V=.71 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:D**	.6
Unpaved Kv=16.1345 L=85' s=.024 '/' V=2.5 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:E**	.7
Paved Kv=20.3282 L=80' s=.01 '/' V=2.03 fps		
CHANNEL FLOW	**Segment ID:F**	1.0
a=12 sq-ft Pw=12.7' r=.945'		
s=.009 '/' n=.03 V=4.52 fps L=270' Capacity=54.3 cfs		
	Total Length= 615 ft Total Tc=	22.2

SUBCATCHMENT 2 RUNOFF
POST-DEVELOPED



AREA= 3.08 AC
Tc= 22.2 MIN
CN= 88

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 4.5 IN

PEAK= 7.2 CFS
@ 12.25 HRS
VOLUME= .74 AF

Data for **MICUCCI--PORTLAND,ME**
Prepared by Applied Microcomputer Systems 2 May 96
HydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

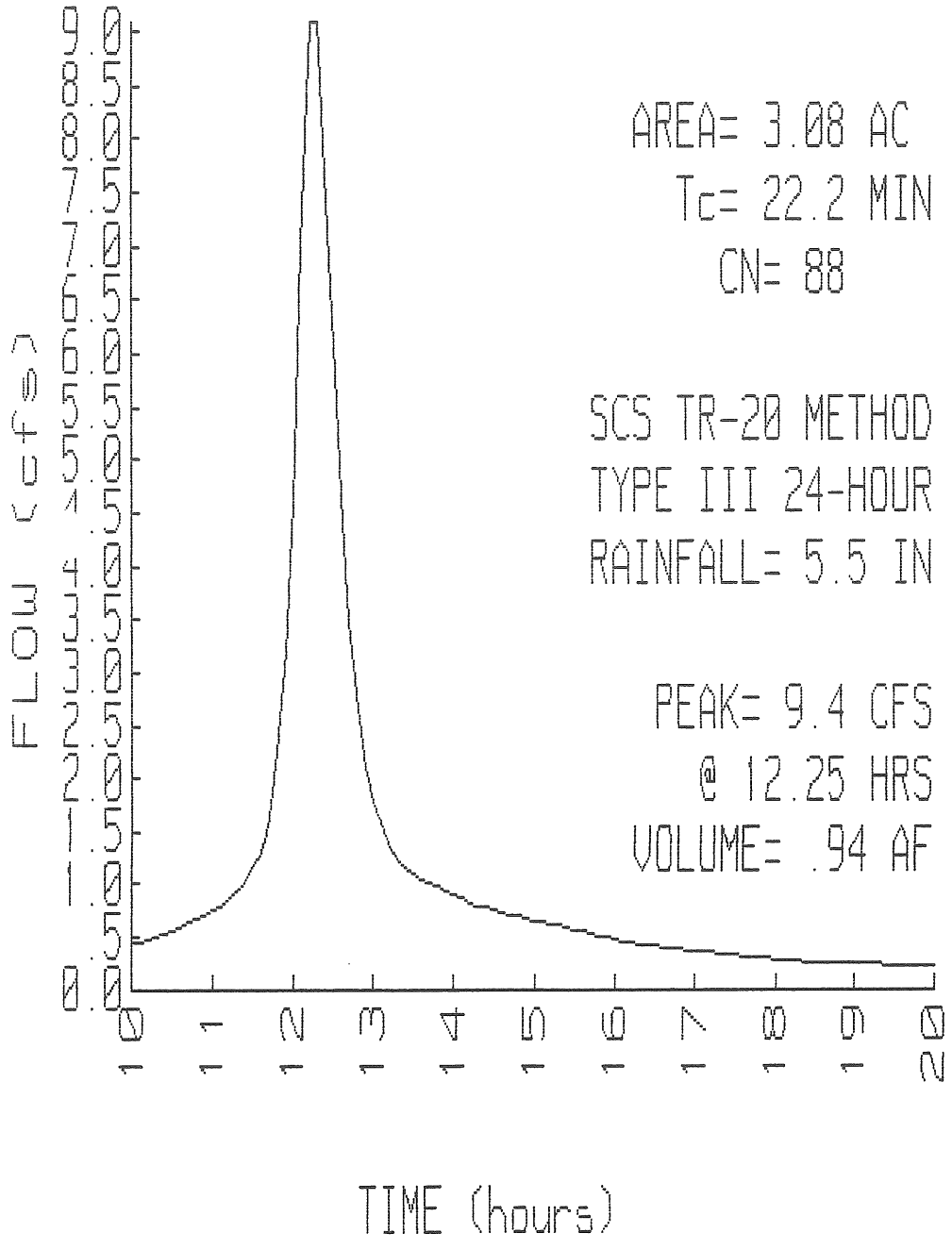
SUBCATCHMENT 2 **POST-DEVELOPED**

ACRES	CN
3.08	88

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 5.5 IN
PEAK= 9.4 CFS @ 12.25 HRS
VOLUME= .94 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:A**	16.8
Woods: Dense underbrush n=.8 L=50' P2=3 in s=.04 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:C**	3.1
Woodland Kv=5 L=130' s=.02 '/' V=.71 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:D**	.6
Unpaved Kv=16.1345 L=85' s=.024 '/' V=2.5 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:E**	.7
Paved Kv=20.3282 L=80' s=.01 '/' V=2.03 fps		
CHANNEL FLOW	**Segment ID:F**	1.0
a=12 sq-ft Pw=12.7' r=.945'		
s=.009 '/' n=.03 V=4.52 fps L=270' Capacity=54.3 cfs		
	Total Length= 615 ft Total Tc=	22.2

SUBCATCHMENT 2 RUNOFF
POST-DEVELOPED



Data for **MICUCCI--PORTLAND,ME**
Prepared by Applied Microcomputer Systems 1 May 96
HydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

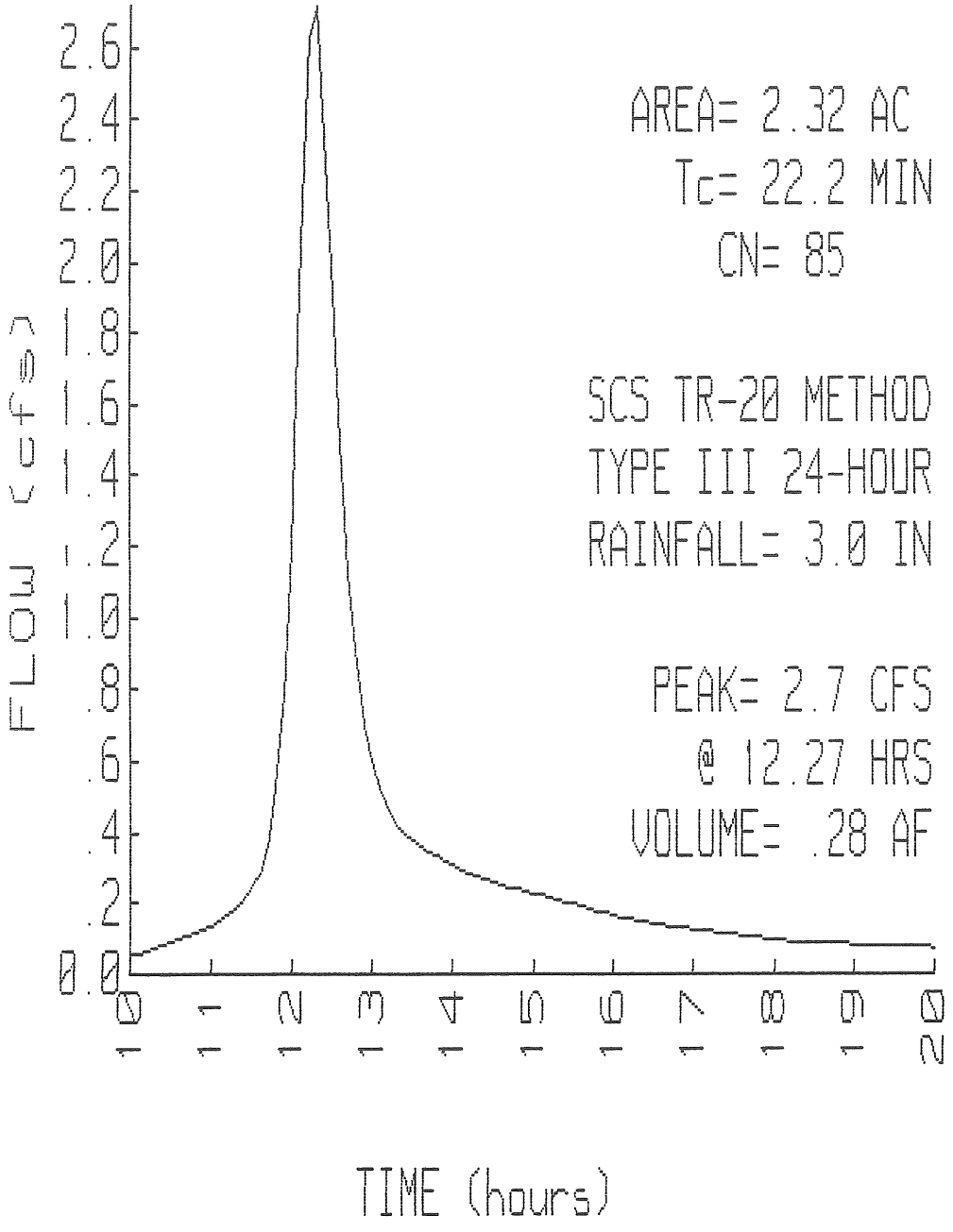
SUBCATCHMENT 3 **POST-DEVELOPED**

ACRES	CN
2.32	85

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 3.0 IN
PEAK= 2.7 CFS @ 12.27 HRS
VOLUME= .28 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:A**	16.8
Woods: Dense underbrush n=.8 L=50' P2=3 in s=.04 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:C**	3.1
Woodland Kv=5 L=130' s=.02 '/' V=.71 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:D**	.6
Unpaved Kv=16.1345 L=85' s=.024 '/' V=2.5 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:E**	.7
Paved Kv=20.3282 L=80' s=.01 '/' V=2.03 fps		
CHANNEL FLOW	**Segment ID:F**	1.0
a=12 sq-ft Pw=12.7' r=.945'		
s=.009 '/' n=.03 V=4.52 fps L=270' Capacity=54.3 cfs		
	Total Length= 615 ft Total Tc=	22.2

SUBCATCHMENT 3 RUNOFF
POST-DEVELOPED



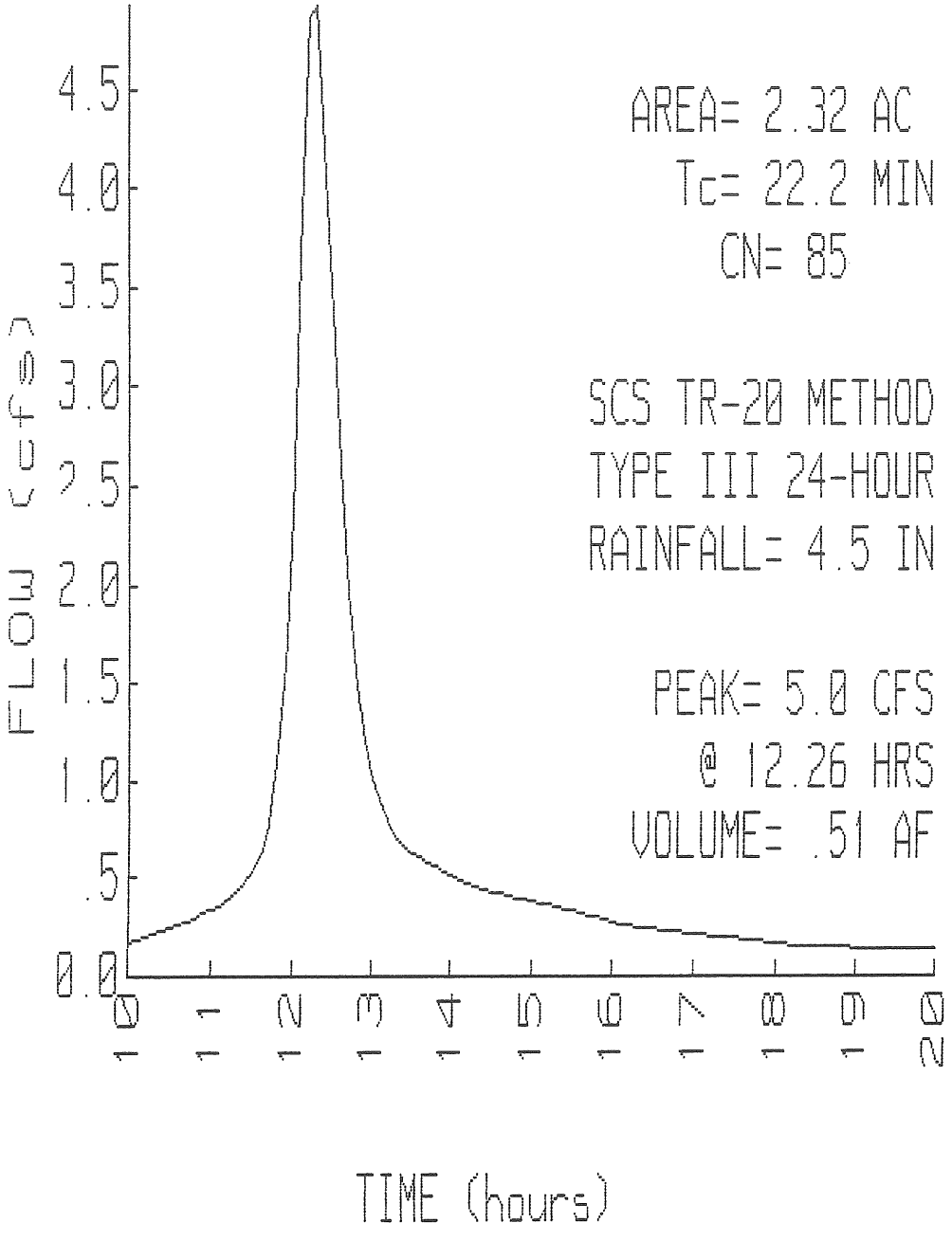
SUBCATCHMENT 3 **POST-DEVELOPED**

ACRES	CN
2.32	85

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 4.5 IN
PEAK= 5.0 CFS @ 12.26 HRS
VOLUME= .51 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:A**	16.8
Woods: Dense underbrush n=.8 L=50' P2=3 in s=.04 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:C**	3.1
Woodland Kv=5 L=130' s=.02 '/' V=.71 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:D**	.6
Unpaved Kv=16.1345 L=85' s=.024 '/' V=2.5 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:E**	.7
Paved Kv=20.3282 L=80' s=.01 '/' V=2.03 fps		
CHANNEL FLOW	**Segment ID:F**	1.0
a=12 sq-ft Pw=12.7' r=.945'		
s=.009 '/' n=.03 V=4.52 fps L=270' Capacity=54.3 cfs		
	Total Length= 615 ft Total Tc=	22.2

SUBCATCHMENT 3 RUNOFF
POST-DEVELOPED



Data for **MICUCCI--PORTLAND,ME**
Prepared by Applied Microcomputer Systems 1 May 96
HydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

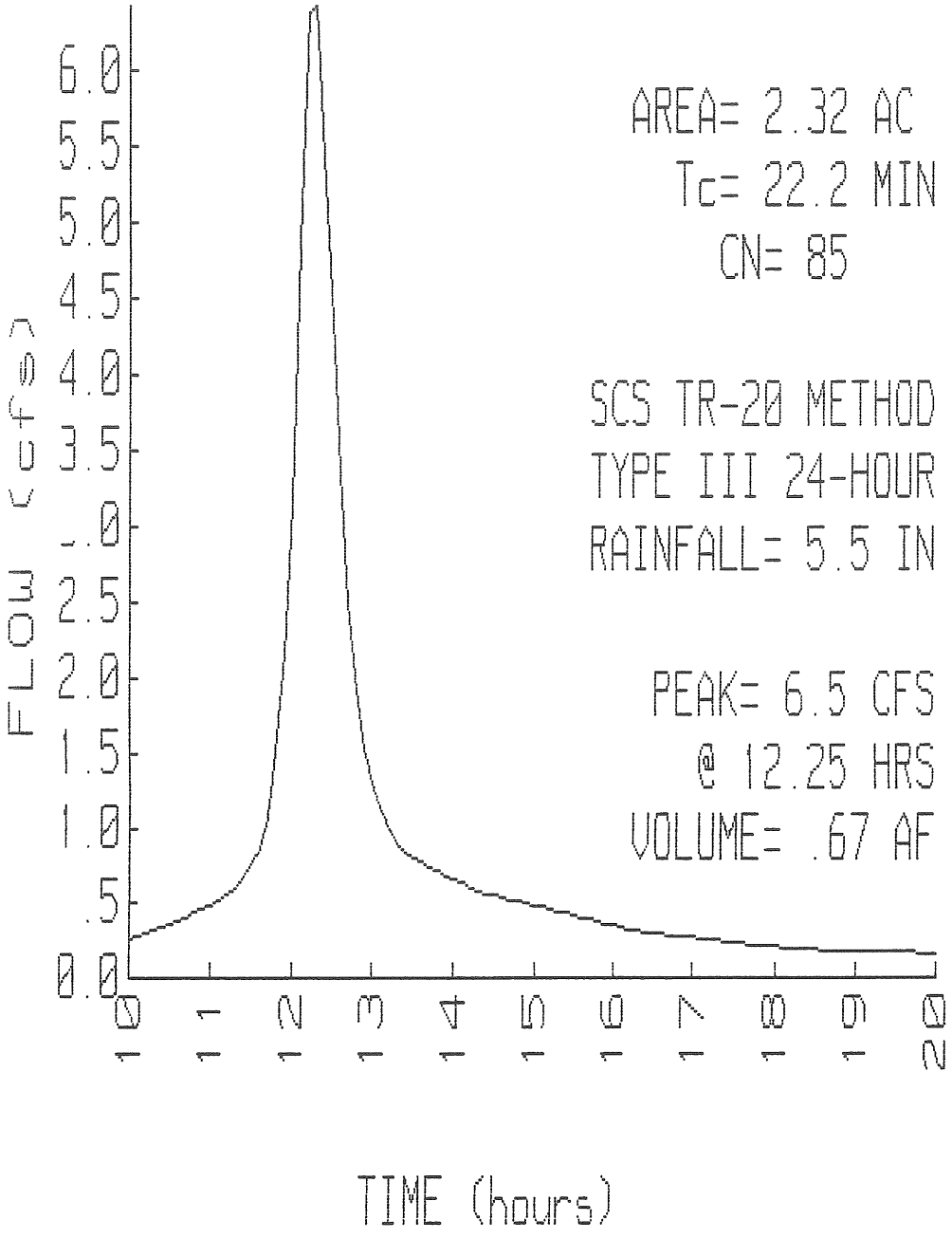
SUBCATCHMENT 3 **POST-DEVELOPED**

ACRES	CN
2.32	85

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 5.5 IN
PEAK= 6.5 CFS @ 12.25 HRS
VOLUME= .67 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:A**	16.8
Woods: Dense underbrush n=.8 L=50' P2=3 in s=.04 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:C**	3.1
Woodland Kv=5 L=130' s=.02 '/' V=.71 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:D**	.6
Unpaved Kv=16.1345 L=85' s=.024 '/' V=2.5 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:E**	.7
Paved Kv=20.3282 L=80' s=.01 '/' V=2.03 fps		
CHANNEL FLOW	**Segment ID:F**	1.0
a=12 sq-ft Pw=12.7' r=.945'		
s=.009 '/' n=.03 V=4.52 fps L=270' Capacity=54.3 cfs		
	Total Length= 615 ft Total Tc=	22.2

SUBCATCHMENT 3 RUNOFF
POST-DEVELOPED



AREA= 2.32 AC
Tc= 22.2 MIN
CN= 85

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 5.5 IN

PEAK= 6.5 CFS
@ 12.25 HRS
VOLUME= .67 AF

Data for **MICUCCI--PORTLAND,ME**
Prepared by Applied Microcomputer Systems 2 May 96
HydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

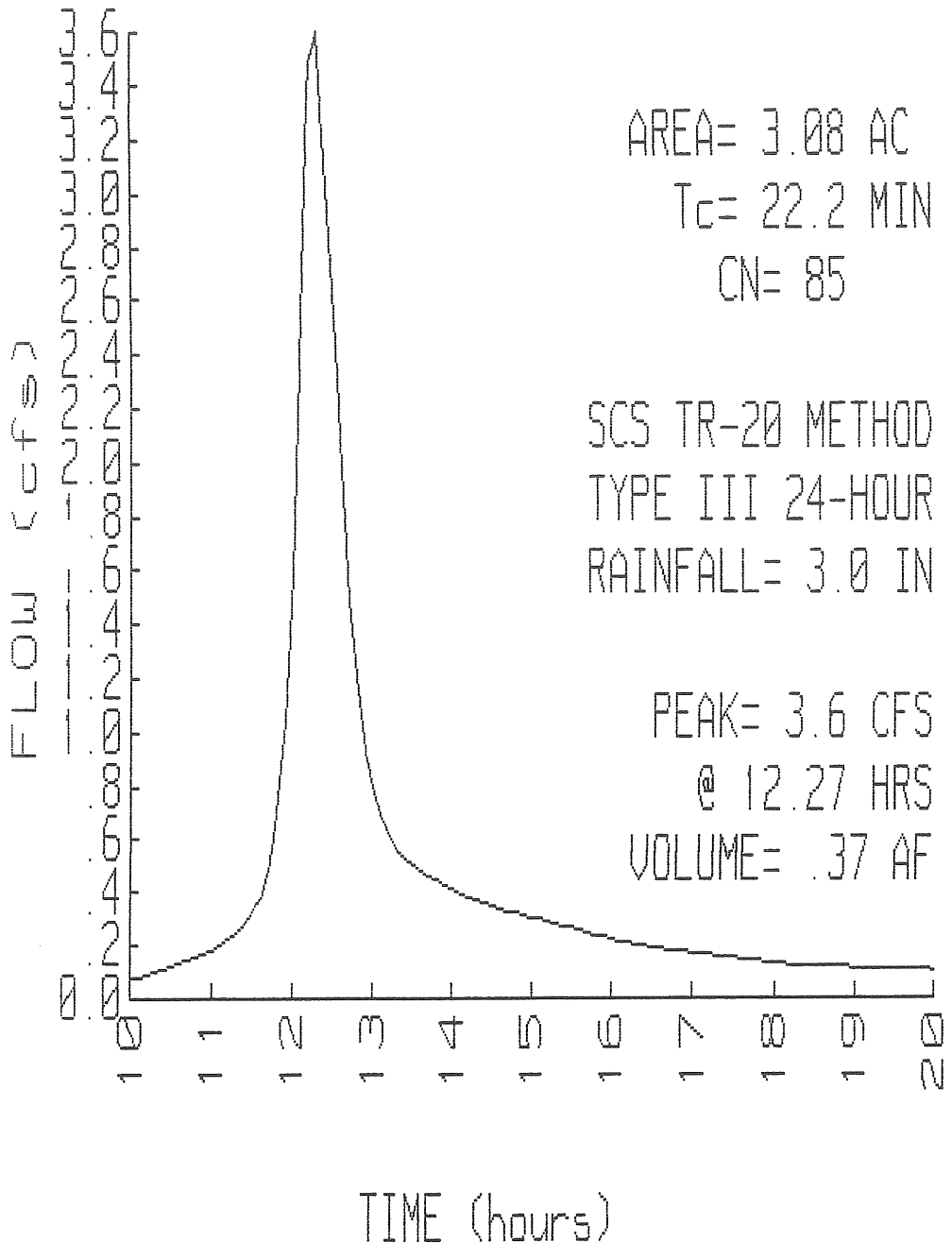
SUBCATCHMENT 10 **POST-DEVELOPED**

ACRES	CN	
3.08	85	HYPOTHETICAL VALUE

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 3.0 IN
PEAK= 3.6 CFS @ 12.27 HRS
VOLUME= .37 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:A**	16.8
Woods: Dense underbrush n=.8 L=50' P2=3 in s=.04 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:C**	3.1
Woodland Kv=5 L=130' s=.02 '/' V=.71 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:D**	.6
Unpaved Kv=16.1345 L=85' s=.024 '/' V=2.5 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:E**	.7
Paved Kv=20.3282 L=80' s=.01 '/' V=2.03 fps		
CHANNEL FLOW	**Segment ID:F**	1.0
a=12 sq-ft Pw=12.7' r=.945'		
s=.009 '/' n=.03 V=4.52 fps L=270' Capacity=54.3 cfs		
	Total Length= 615 ft Total Tc=	22.2

SUBCATCHMENT 10 RUNOFF
POST-DEVELOPED



AREA= 3.08 AC
Tc= 22.2 MIN
CN= 85

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 3.0 IN

PEAK= 3.6 CFS
@ 12.27 HRS
VOLUME= .37 AF

Data for **MICUCCI--PORTLAND,ME**
Prepared by Applied Microcomputer Systems 2 May 96
HydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

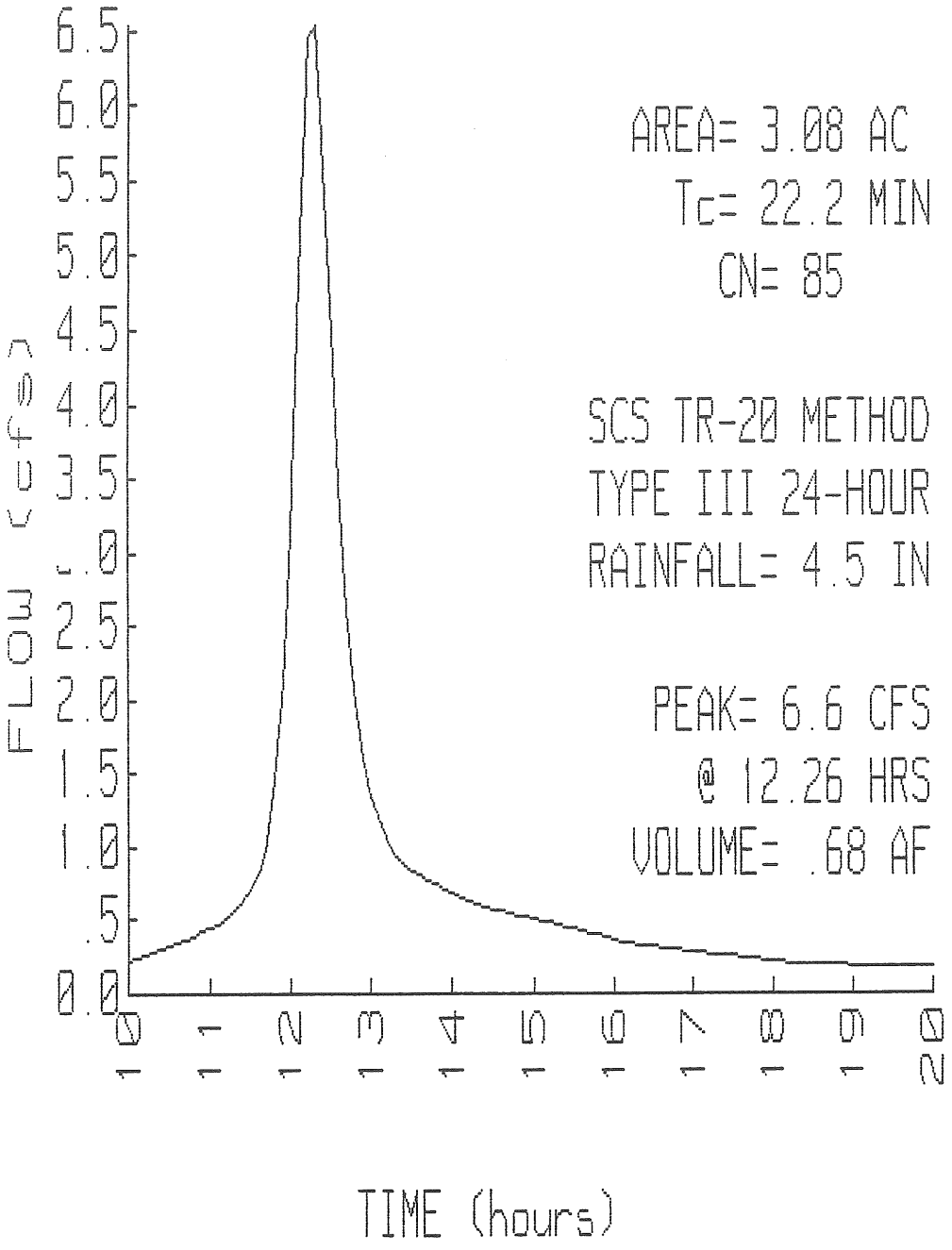
SUBCATCHMENT 10 POST-DEVELOPED

ACRES	CN	
3.08	85	HYPOTHETICAL VALUE

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 4.5 IN
PEAK= 6.6 CFS @ 12.26 HRS
VOLUME= .68 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:A**	16.8
Woods: Dense underbrush n=.8 L=50' P2=3 in s=.04 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:C**	3.1
Woodland Kv=5 L=130' s=.02 '/' V=.71 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:D**	.6
Unpaved Kv=16.1345 L=85' s=.024 '/' V=2.5 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:E**	.7
Paved Kv=20.3282 L=80' s=.01 '/' V=2.03 fps		
CHANNEL FLOW	**Segment ID:F**	1.0
a=12 sq-ft Pw=12.7' r=.945'		
s=.009 '/' n=.03 V=4.52 fps L=270' Capacity=54.3 cfs		
	Total Length= 615 ft Total Tc=	22.2

SUBCATCHMENT 10 RUNOFF
POST-DEVELOPED



Data for **MICUCCI--PORTLAND,ME**
Prepared by Applied Microcomputer Systems 2 May 96
HydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

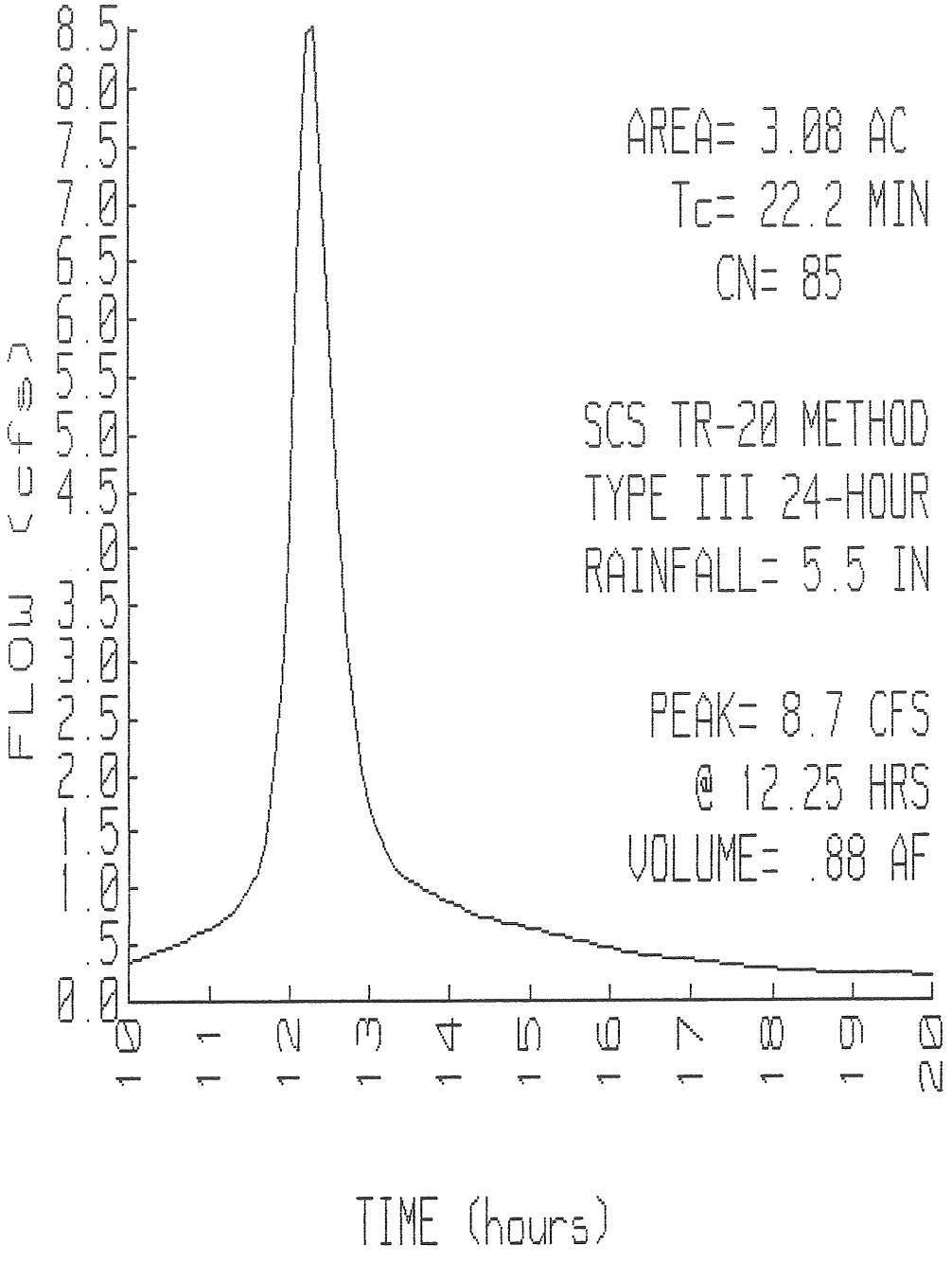
SUBCATCHMENT 10 POST-DEVELOPED

ACRES	CN	
3.08	85	HYPOTHETICAL VALUE

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 5.5 IN
PEAK= 8.7 CFS @ 12.25 HRS
VOLUME= .88 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:A**	16.8
Woods: Dense underbrush n=.8 L=50' P2=3 in s=.04 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:C**	3.1
Woodland Kv=5 L=130' s=.02 '/' V=.71 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:D**	.6
Unpaved Kv=16.1345 L=85' s=.024 '/' V=2.5 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:E**	.7
Paved Kv=20.3282 L=80' s=.01 '/' V=2.03 fps		
CHANNEL FLOW	**Segment ID:F**	1.0
a=12 sq-ft Pw=12.7' r=.945'		
s=.009 '/' n=.03 V=4.52 fps L=270' Capacity=54.3 cfs		
	Total Length= 615 ft Total Tc=	22.2

SUBCATCHMENT 10 RUNOFF
POST-DEVELOPED

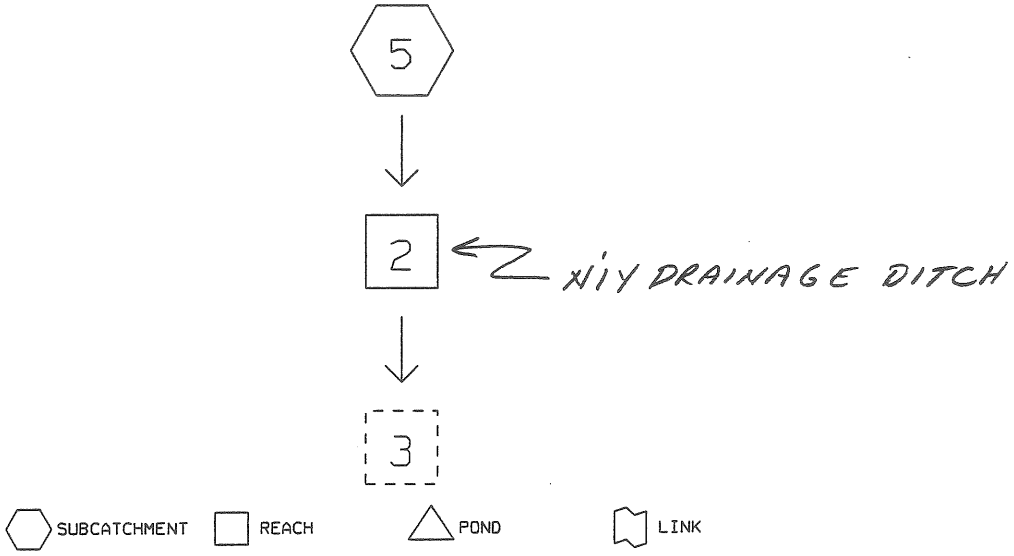


AREA= 3.08 AC
Tc= 22.2 MIN
CN= 85

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 5.5 IN

PEAK= 8.7 CFS
@ 12.25 HRS
VOLUME= .88 AF

TERSHED ROUTING ==========



SUBCATCHMENT 5	->	REACH 2	X,Y =	6.8	4.4	<1 1>
REACH 2	->	REACH 3	X,Y =	6.8	2.5	<1 2>

RUNOFF BY SCS TR-20 METHOD: TYPE III 24-HOUR RAINFALL= 4.5 IN, SCS U.H.

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

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--				WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
5	3.50	8.2	100%85	-	-	-	85	-	10.1	12.08	.77

REACH ROUTING BY STOR-IND METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)		n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
2	-	-	2.0	.33	.33	.030	380	.0080	2.9	2.2	9.9

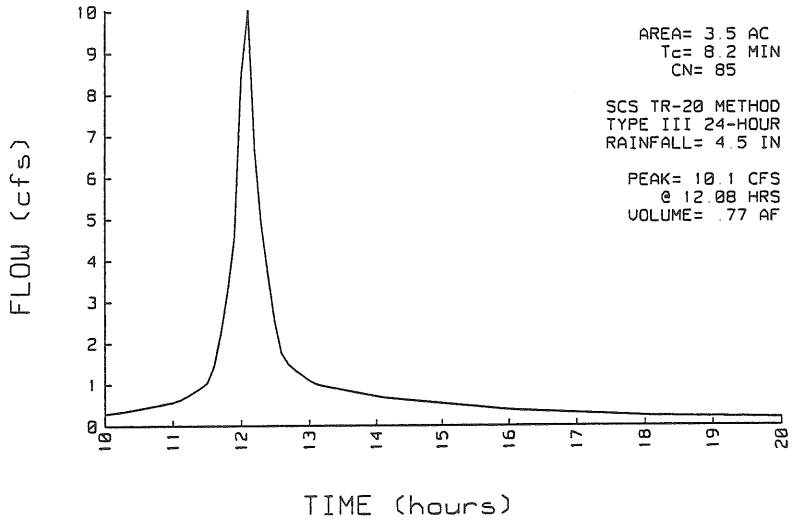
3CATCHMENT 5 **POST-DEVELOPED**

ACRES	CN
3.50	85

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 4.5 IN
PEAK= 10.1 CFS @ 12.08 HRS
VOLUME= .77 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:G**	.5
Smooth surfaces n=.011 L=50′ P2=3 in s=.04 ′/′		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:H**	1.4
Paved Kv=20.3282 L=250′ s=.02 ′/′ V=2.87 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:J**	4.6
Unpaved Kv=16.1345 L=450′ s=.01 ′/′ V=1.61 fps		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:K**	.7
Paved Kv=20.3282 L=80′ s=.01 ′/′ V=2.03 fps		
CHANNEL FLOW	**Segment ID:F**	1.0
a=12 sq-ft Pw=12.7′ r=.945′		
s=.009 ′/′ n=.03 V=4.52 fps L=270′ Capacity=54.3 cfs		
	Total Length= 1100 ft Total Tc=	8.2

SUBCATCHMENT 5 RUNOFF
POST-DEVELOPED



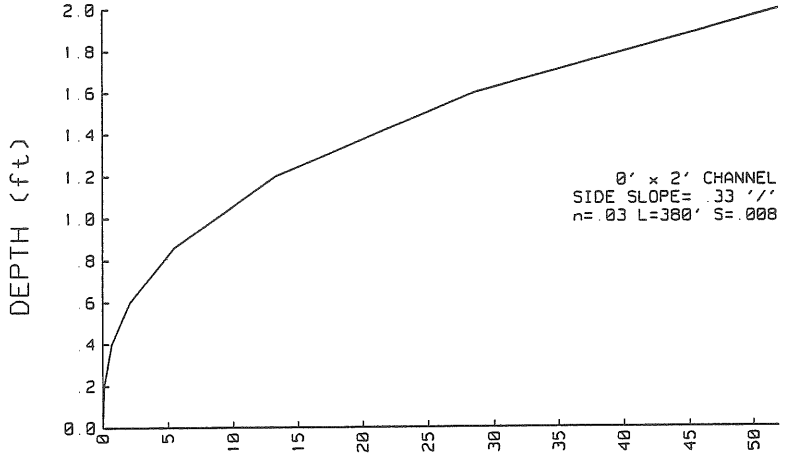
ACH 2 **N'LY DRAINAGE DITCH**

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.0
.2	.1	.1
.4	.5	.7
.6	1.1	2.1
.9	2.2	5.5
1.2	4.4	13.3
1.6	7.8	28.6
2.0	12.1	51.9

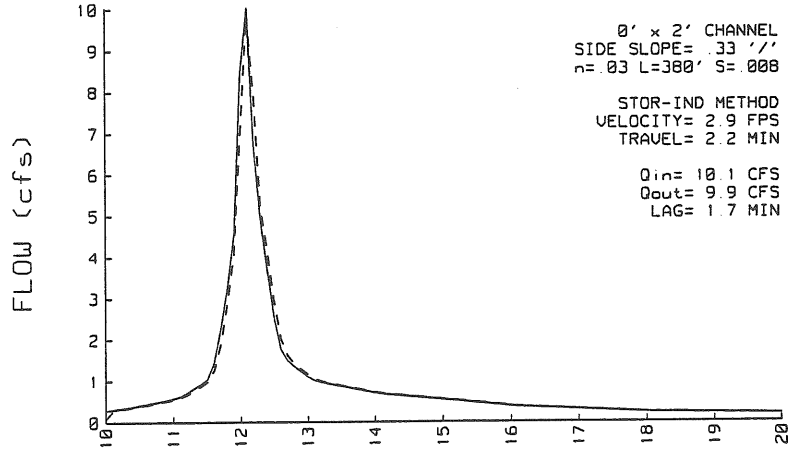
0' x 2' CHANNEL
SIDE SLOPE= .33 '/'
n= .03
LENGTH= 380 FT
SLOPE= .008 FT/FT

STOR-IND METHOD
PEAK DEPTH= 1.05 FT
PEAK VELOCITY= 2.9 FPS
TRAVEL TIME = 2.2 MIN
Qin = 10.1 CFS @ 12.08 HRS
Qout= 9.9 CFS @ 12.11 HRS
ATTEN= 2 % LAG= 1.7 MIN
IN/OUT= .77 / .77 AF
SPAN= 10-20 HRS, dt=.1 HRS

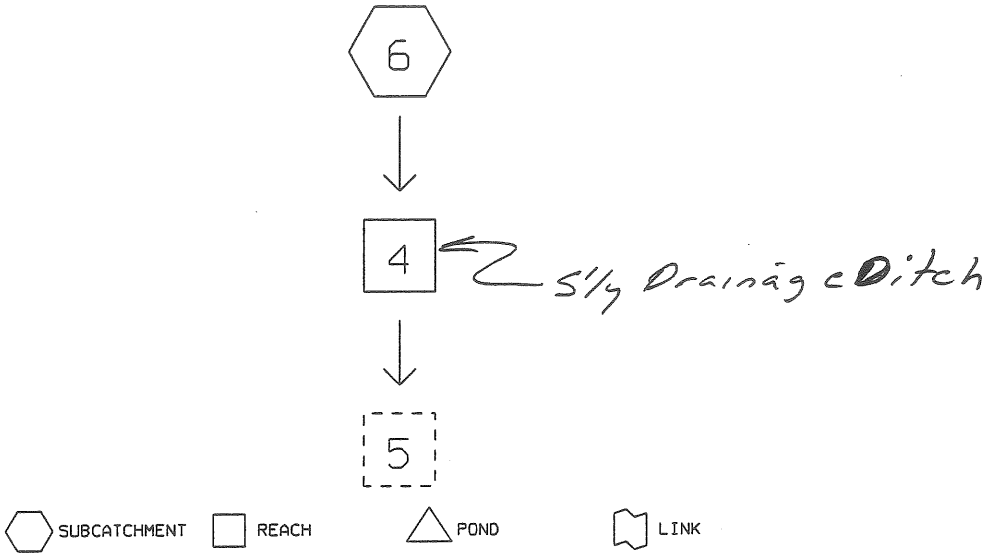
REACH 2 DISCHARGE
N'LY DRAINAGE DITCH



REACH 2 INFLOW & OUTFLOW
N'LY DRAINAGE DITCH



'ERSHED ROUTING ==========



SUBCATCHMENT 6	->	REACH 4	X,Y =	6.8	2.5	<1 2>
REACH 4	->	REACH 5	X,Y =	6.8	.5	<1 2>

RUNOFF BY SCS TR-20 METHOD: TYPE III 24-HOUR RAINFALL= 4.5 IN, SCS U.H.

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

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--				WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
6	4.60	27.6	100%85	-	-	-	85	-	9.1	12.33	1.01

REACH ROUTING BY STOR-IND METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)		n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
4	-	-	2.0	.33	.33	.030	250	.0080	2.8	1.5	9.1

Data for **MICUCCI--PORTLAND,ME**
Prepared by Applied Microcomputer Systems 2 May 96
HydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

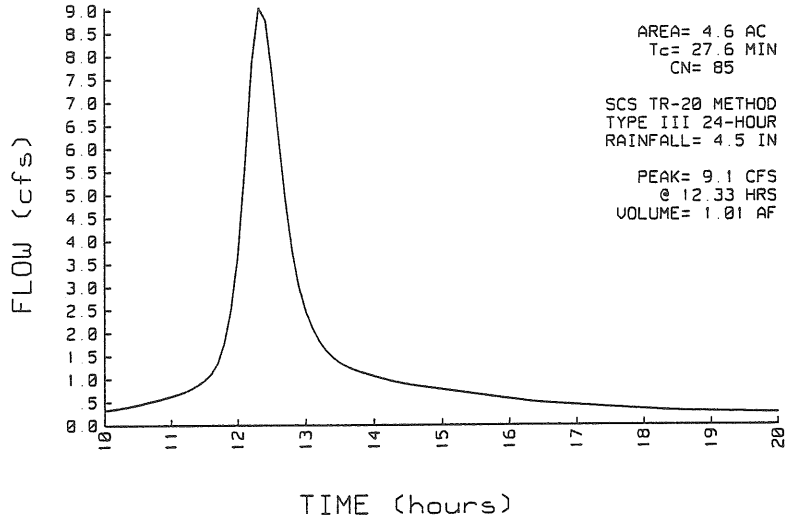
SUBCATCHMENT 6 **POST-DEVELOPED**

ACRES	CN
4.60	85

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 4.5 IN
PEAK= 9.1 CFS @ 12.33 HRS
VOLUME= 1.01 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	**Segment ID:L**	.7
Smooth surfaces n=.011 L=50' P2=3 in s=.02 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	**Segment ID:M**	26.0
Woodland Kv=5 L=780' s=.01 '/' V=.5 fps		
CHANNEL FLOW	**Segment ID:N**	.9
a=12 sq-ft Pw=12.1' r=.992'		
s=.008 '/' n=.03 V=4.41 fps L=250' Capacity=52.9 cfs		
	Total Length= 1080 ft Total Tc=	27.6

SUBCATCHMENT 6 RUNOFF
POST-DEVELOPED



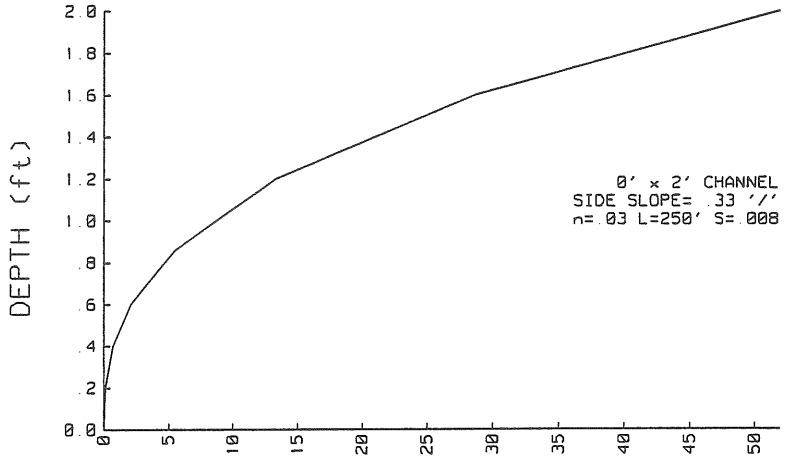
ACH 4 S'LY DRAINAGE DITCH

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.0
.2	.1	.1
.4	.5	.7
.6	1.1	2.1
.9	2.2	5.5
1.2	4.4	13.3
1.6	7.8	28.6
2.0	12.1	51.9

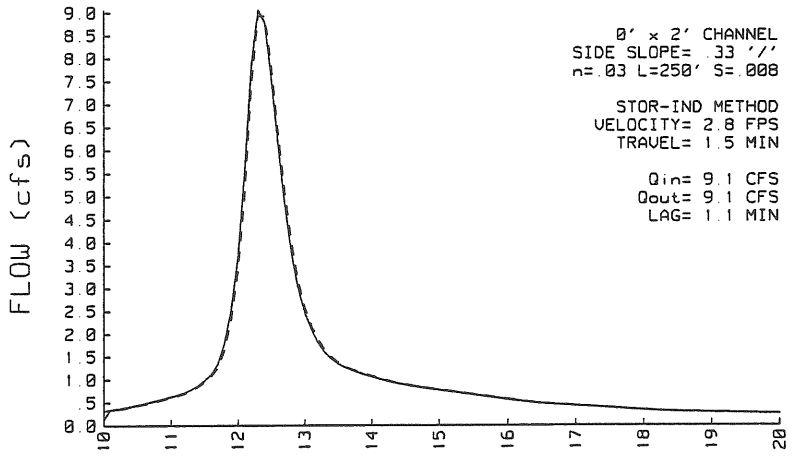
0' x 2' CHANNEL
SIDE SLOPE= .33 '/'
n= .03
LENGTH= 250 FT
SLOPE= .008 FT/FT

STOR-IND METHOD
PEAK DEPTH= 1.01 FT
PEAK VELOCITY= 2.8 FPS
TRAVEL TIME = 1.5 MIN
Qin = 9.1 CFS @ 12.33 HRS
Qout= 9.1 CFS @ 12.35 HRS
ATTEN= 1 % LAG= 1.1 MIN
IN/OUT= 1.01 / 1.01 AF
SPAN= 10-20 HRS, dt=.1 HRS

REACH 4 DISCHARGE
S'LY DRAINAGE DITCH

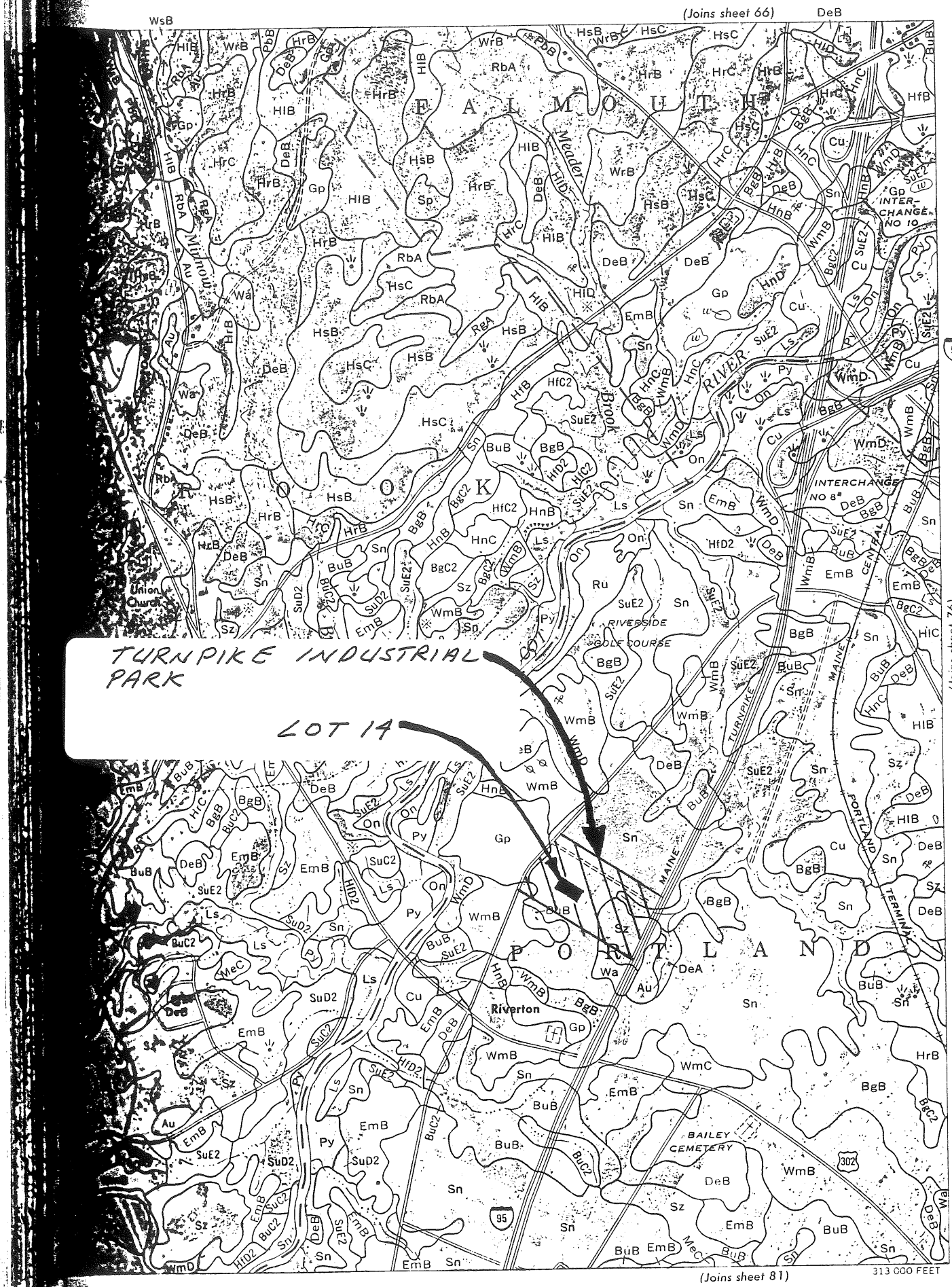


REACH 4 INFLOW & OUTFLOW
S'LY DRAINAGE DITCH



Appendix

SHEET NUMBER 75 - CUMBERLAND COUNTY SOIL SURVEY



Worksheet 2: Runoff curve number and runoff

Project Miccuci Bros By AJC Date 5/1/96

Location Portland, ME Checked ____ Date ____

Circle one: Present (Developed) Subcatch #1

1. Runoff curve number (CN)

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN 1/ Table 2-2	CN 1/ Fig. 2-3	CN 1/ Fig. 2-4	Area ☐ acres ☐ mi^2 ☐ %	Product of CN x area
	Bldg					
	Totals =					

1/ Use only one CN source per line.

CN (weighted) = $\frac{\text{total product}}{\text{total area}}$ = ____ = ____; Use CN = 98

2. Runoff

	Storm #1	Storm #2	Storm #3
Frequency ..... yr			
Rainfall, P (24-hour) ..... in			
Runoff, Q ..... in (Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)			

Worksheet 2: Runoff curve number and runoff

Project MICCUCI BROS By AJC Date 5/1/96

Location PORTLAND, ME Checked ____ Date ____

Circle one: (Present) Developed LOT 14 (SUBCATCH 2)

1. Runoff curve number (CN)

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN 1/ Table 2-2	CN 1/ Fig. 2-3	CN 1/ Fig. 2-4	Area ☐ acres ☐ mi² ☐ %	Product of CN x area
Scantic D	Good Woods	77				
					Totals =	

1/ Use only one CN source per line.

CN (weighted) = $\frac{\text{total product}}{\text{total area}}$ = ____ = ____; Use CN = 77

2. Runoff

	Storm #1	Storm #2	Storm #3
Frequency ..... yr	2	10	25
Rainfall, P (24-hour) ..... in	3.0	4.5	5.5
Runoff, Q ..... in (Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)			

Worksheet 2: Runoff curve number and runoff

Project Miccuci Bros. By AJC Date 5/1/96

Location Portland, ME Checked ____ Date ____

Circle one: Present (Developed) Lot 14 (Subcatch 2)

1. Runoff curve number (CN)

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN 1/ Table 2-2	CN 1/ Fig. 2-3	CN 1/ Fig. 2-4	Area ☒ acres ☐ mi^2 ☐ %	Product of CN x area
Scantic D	Good Woods	77			0.64	49
Scantic D	Impervious	98			1.46	143
Scantic D	Lawn/Grass Swale	80			1.0	80
1/ Use only one CN source per line.				Totals =	3.1	272

CN (weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{272}{3.1} = 87.8$; Use CN = 88

2. Runoff

	Storm #1	Storm #2	Storm #3
Frequency ..... yr			
Rainfall, P (24-hour) ..... in			
Runoff, Q ..... in (Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)			

Worksheet 2: Runoff curve number and runoff

Project MICCUCI By AJC Date 5/1/96

Location PORTLAND, ME Checked ____ Date ____

Circle one: Present (Developed)

LOT 14 (SUBCATCH 3)
[SUBCATCH #1 – Bldg]

1. Runoff curve number (CN)

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN 1/ Table 2-2	CN 1/ Fig. 2-3	CN 1/ Fig. 2-4	Area ☒ acres ☐ mi² ☐ %	Product of CN x area
Scantic D	Good Woods	77			0.64	49
Scantic D	Impervious	98			0.68	67
Scantic D	Lawn/Grass Swale	80			1.0	80
1/ Use only one CN source per line.				Totals =	2.32	196

CN (weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{196}{2.32} = 84.5$; Use CN = 85

2. Runoff

	Storm #1	Storm #2	Storm #3
Frequency ..... yr			
Rainfall, P (24-hour) ..... in			
Runoff, Q ..... in (Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)			

Worksheet 2: Runoff curve number and runoff

Project Miccuci Bros. By AJC Date 5/2/96

Location Portland, ME Checked ____ Date ____

Circle one: Present (Developed) SUBCATCH 10 HYPOTHETICAL 33% IMPERVIOUS COVERAGE

1. Runoff curve number (CN)

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN 1/ Table 2-2	CN 1/ Fig. 2-3	CN 1/ Fig. 2-4	Area ☒acres ☐mi² ☐%	Product of CN x area
Scantic D	Good Woods	77			0.64	49
Scantic D	Impervious (3.08ac x .33)	98			1.02	100
Scantic D	Lawn	80			1.42	114
1/ Use only one CN source per line.				Totals =	3.08	263

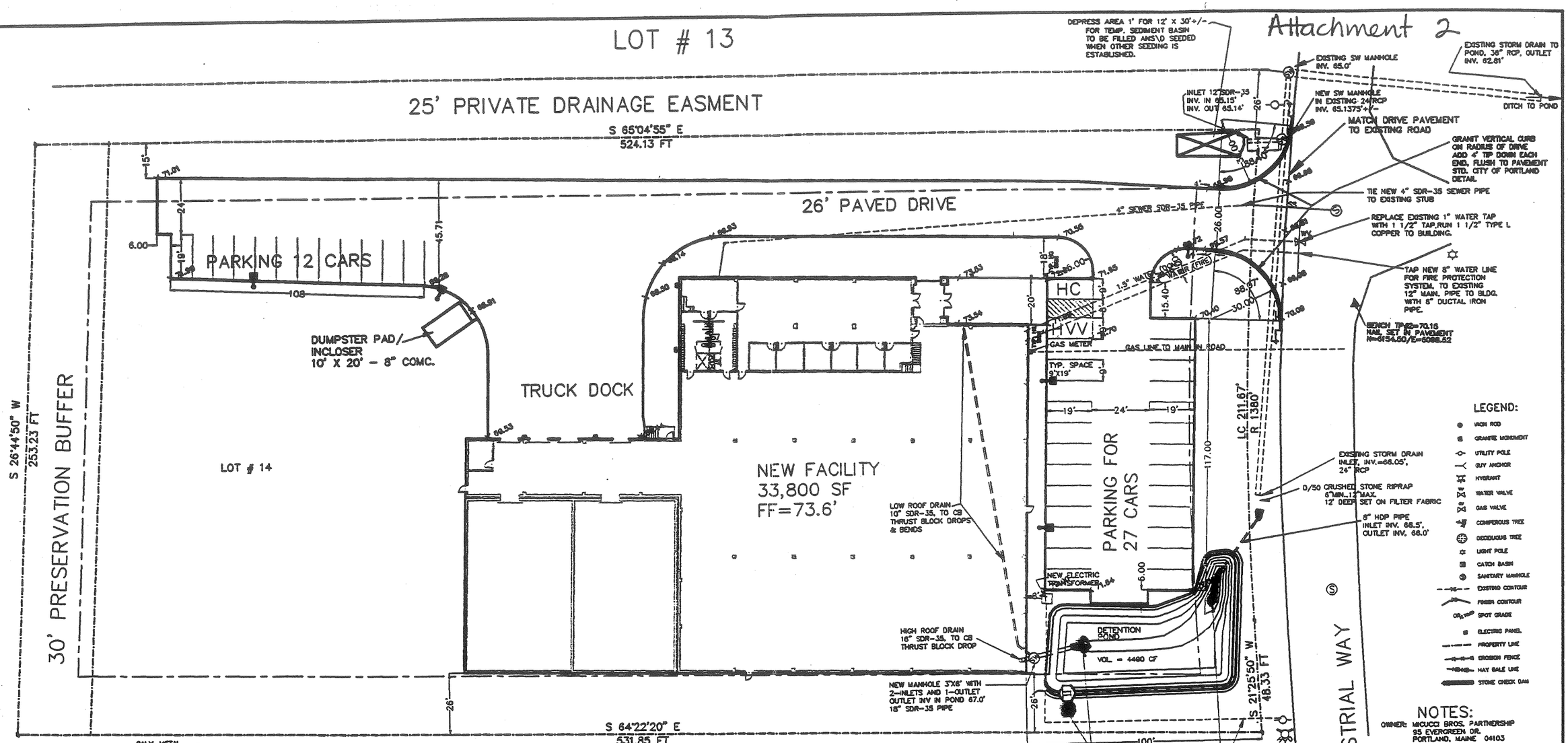
CN (weighted) = $\frac{\text{total product}}{\text{total area}} = \frac{263}{3.08} = 85.4$; Use CN = 85

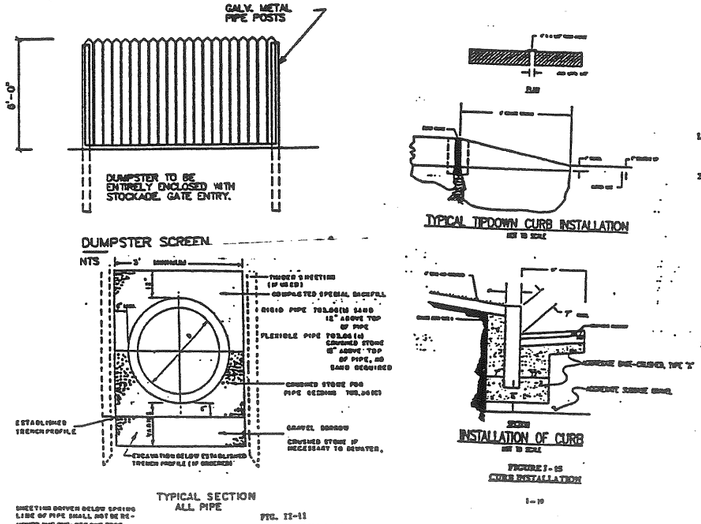
2. Runoff

	Storm #1	Storm #2	Storm #3
Frequency ..... yr			
Rainfall, P (24-hour) ..... in			
Runoff, Q ..... in (Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)			


PRESUMPSCOT
RIVER
Presumpscot Falls
Pleasant Hill
Graves Sch
Graves Hill
West Graves
Quarry
North Deering
Peary Sch
Moore Sch
Riverside
Golf Course
Riverton
Riverton Bridge
Gravel Pit
Prides Corner
Union Ch
Drive-in Theater
Bailey Cem
Radio Sta (WGAN)
Mt Sinai Cem
Mt Carmel Cem
Deering Jct
Rocky Hill
Morrills Corner
Pine Grove Cem
Lunts Corner
Cummings Sch
St Peters Ch
East Deering
Westbrook Junior College
EVERGREEN CEMETERY
St Josephs Convent
Cheverus High Sch
Baxter Sch
Lincoln Jr High Sch
Deering
Nasons
Sagamore Village
City Hospital
Cumberland Mills
Deer Hill
Haskell Pond
Tukey Bridge
Tidal Flats
Toll Gate
Tollgate
Borrow Pit
PORTLAND
WASHINGTON AVE
TERMINAL AVE
FOREST AVE
TOLL ROAD
MAINE TURNPIKE
PIPELINE
CITY BDY
(PORTLAND EAST)
6971 II NW
42'30"
4840
4839
4837
295
95

Attachment 2





SECTION II

SANITARY SEWER AND STORM DRAIN DESIGN STANDARDS

1. INTENTION

These standards are intended to provide for effective sanitary and storm drain infrastructure to promote the health and safety of the citizens of Portland.

2. MANHOLES

All manholes shall be built in conformance with the City of Portland standards for same as shown in Figure II-1 through Figure II-4 and Figure II-11 for standard Type "A" manholes and standard Type "B" manholes and all other City of Portland standards and specifications on file in the office of the City Engineer, 55 Portland Street, Portland, Maine.

Whenever the mathematical difference between the invert elevation of the manhole channel and the invert elevation of the sewer pipe connecting to such manhole is two feet (2') or greater, a standard City of Portland drop manhole shall be provided. Such drop shall conform to the standards as shown in Figure II-5 attached hereto.

No internal drops inside manholes are permitted.

Unless otherwise approved by the City Engineer, the maximum distance between manholes in either sanitary sewers or surface water drains shall not exceed two hundred fifty feet (250') from center of manhole to center of manhole.

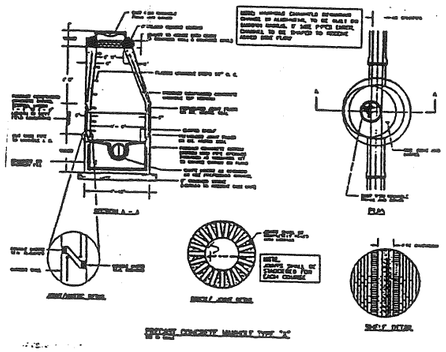
3. PIPES

Pipe slopes shall be such that minimum flow velocities of sanitary sewers shall not be less than 2.5 feet per second and that minimum flow velocities of surface water drains shall not be less than 3.0 feet per second.

The types of allowable pipe to be used for purposes of sanitary sewer, storm sewers, catch basin drains, or underdrains shall be: vitrified clay - extra-strength, reinforced concrete with a minimum strength of Class III, P.V.C. Ring Type Sewer Pipe (SDR 35 or equal, Type PS-46 P.V.C. Ring Type Sewer Pipe meeting ASTM F 789 in an equal to SDR 35) or ABS Composites Sewer Pipe. The classes of pipe indicated above should be construed to be minimums; however, the actual class of pipe used shall be determined by soil weight and compaction loads applied to such pipe in accordance with standard engineering design criteria. Such is subject to the approval of the City Engineer.

Ribbed corrugated pipe material is not permitted except for underdrain installation.

The bases material used in support of all proposed sanitary sewers and surface drains shall be in conformance with the City of Portland specifications.



PIPING AND DEPTH AS REQUIRED PRE LOCATION

CONCTRUCTION NOTES

1) ALL WORK WILL BE EXECUTED IN ACCORDANCE WITH THE LATEST PUBLISHED TECHNICAL DESIGN STANDARDS AND GUIDELINES, AS PUBLISHED BY THE CITY OF PORTLAND, ME
2) ALL UTILITY WORK WILL BE EXECUTED PER THE RULES AND/OR REGULATIONS OF THE APPROPRIATE GOVERNING AUTHORITY.
3) ALL SUBCONTRACTORS ARE RESPONSIBLE FOR OBTAINING ANY PERMITS NECESSARY FOR THEIR SCOPE OF WORK. THEY ARE ALSO RESPONSIBLE FOR SCHEDULING AND ATTENDING ALL INSPESTIONS OF WORK, AND SUPPLYING WRITTEN PROOF OF ACCEPTANCE OF WORK BY INSPECTOR.

LIGHTING LEGEND

- TYPE "A" 20' POLE
- TYPE "B" 42" HIGH WALK
- TYPE "C" WALL PACK AT 16'

LOCUST LANDING

20 0 20 60

Scale 1" = 20 ft

NOTES:

OWNER: MICUCCI BROS. PARTNERSHIP
95 EVERGREEN DR.
PORTLAND, MAINE 04103

TENANT: MICUCCI WHOLESALE FOODS

AGENT & DESINGERS: THE SHERIDAN CORP.
PO BOX 350
FAIRFIELD, ME 04937
CONTACT: KEN LAMOREAUX
DIRECTOR OF ENGINEERING

FOR BOUNDARY INFORMATION REFER TO TURNPIKE INDUSTRIAL PARK PLAT, APPROVED 9/16/86, PREPARED BY LAND USE CONSULTANTS.

PROPERTY ID. = LOT 14
LOT SIZE: 3.08 AC/134164 SF

ZONING = I-1
ABUTS ONLY I-1 ZONE

ALLOWABLE SET BACKS AND HEIGHT:
FRONT YARD 25'
SIDE YARD 25'
REAR YARD 25'
HEIGHT 45'

BUILDING USAGE:
BUSINESS OCCUPANCY 2,300S.F.
STORAGE OCCUPANCY 31,500 S.F.
33,800 S.F. FOOT PRINT

PARKING REQUIREMENTS:
OFFICE USE 1/400 = 6 SPACES
STORAGE 1/1000 = 32 SPACES
38 SPACES REQ'D.
38 SPACES PROVIDED

DATE	REVISION	
		EST. NO
		SIZE
		TYPE
		DRAWN BY KSL
		APPROVED BY
5/7/98	REV. TO POND OUTLET/ REV. MANHOLE / NOTES	SCALE 1"=20'
5/1/98	CHANGES PER PLAN REV. LETTER 4/28/98	DATE 4/15/98

AUTOCAD FILE NAME: the micucci sites e/r

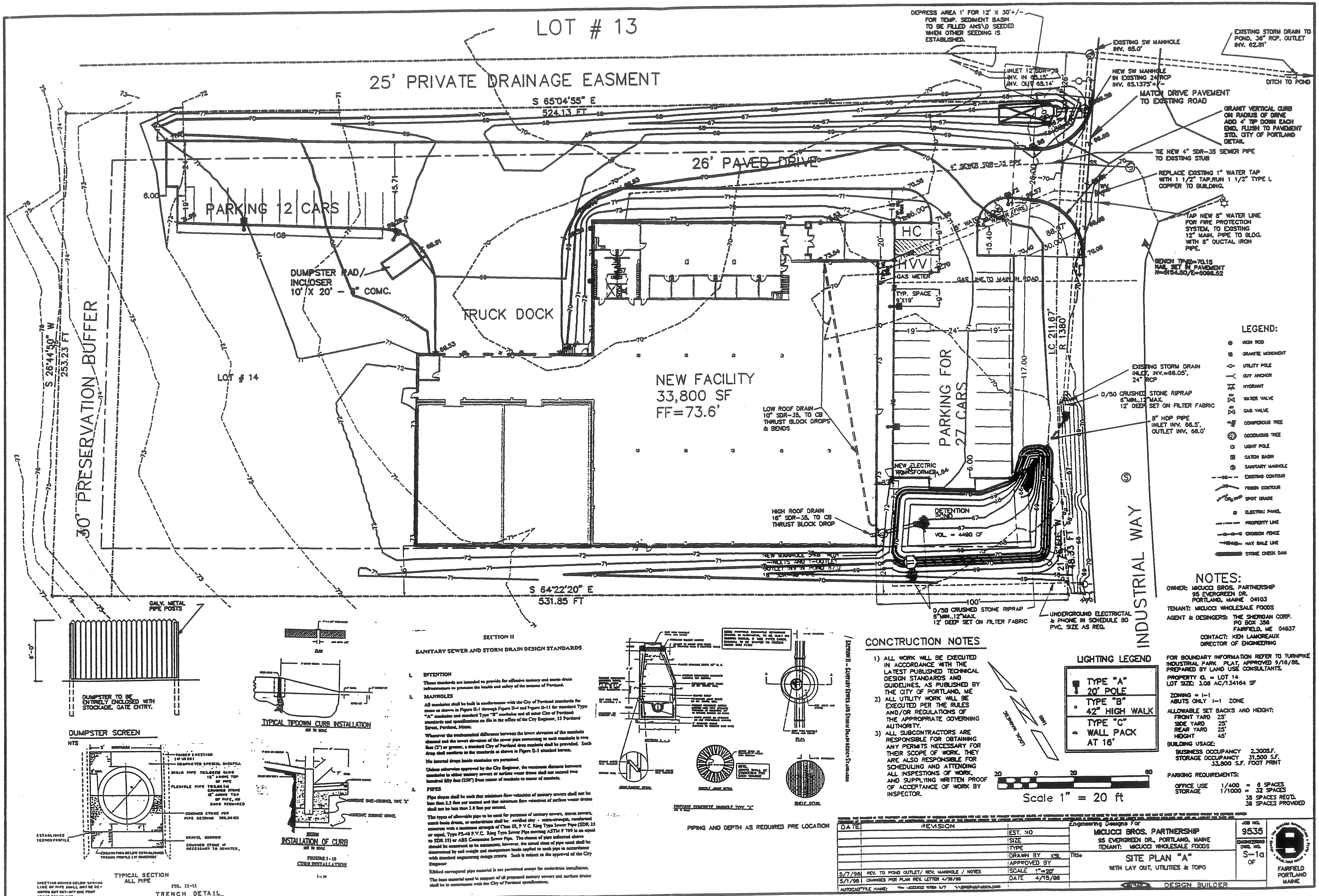
Engineering Designs For
MICUCCI BROS. PARTNERSHIP
95 EVERGREEN DR., PORTLAND, MAINE
TENANT: MICUCCI WHOLESALE FOODS

Title
SITE PLAN
WITH LAY OUT & UTILITIES

JOB NO. 9535
ENGINEERING DWG. NO. S-1 OF

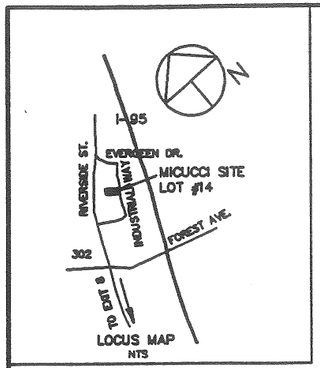
DESIGN BUILDER

FAIRFIELD PORTLAND MAINE

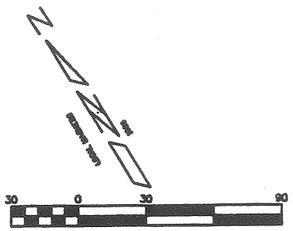


LOT # 13
25' PRIVATE DRAINAGE EASMENT
S 65°04'55" E
524.13 FT
26' PAVED DRIVE
PARKING 12 CARS
DUMPSTER PAD/ INCLOSER 10' X 20' - 6" COMC.
TRUCK DOCK
30' PRESERVATION BUFFER
S 26°44'50" W
253.23 FT
LOT # 14
NEW FACILITY
33,800 SF
FF=73.6'
LOW ROOF DRAIN 10" SDR-35, TO CB THRUST BLOCK DROPS & BENDS
HIGH ROOF DRAIN 16" SDR-35, TO CB THRUST BLOCK DROP
HC
HVVI
GAS METER
GAS LINE TO MAIN IN ROAD
TYP. SPACE 9'X19'
PARKING FOR 27 CARS
NEW ELECTRIC TRANSFORMER
DETENTION POND
VOL. = 4490 CF
S 64°22'20" E
531.85 FT
LC 211.67'
R 1380'
INDUSTRIAL WAY
DEPRESS AREA 1' FOR 12' X 30'+/- FOR TEMP. SEDIMENT BASIN TO BE FILLED AND SEEDED WHEN OTHER SEEDING IS ESTABLISHED.
EXISTING STORM DRAIN TO POND, 36" RCP, OUTLET INV. 62.81'
EXISTING SW MANHOLE INV. 65.0'
NEW SW MANHOLE IN EXISTING 24" RCP INV. 65.1375'+/-
DITCH TO POND
MATCH DRIVE PAVEMENT TO EXISTING ROAD
GRANIT VERTICAL CURB ON RADIUS OF DRIVE ADD 4' TIP DOWN EACH END, FLUSH TO PAVEMENT STD. CITY OF PORTLAND DETAIL
TIE NEW 4" SDR-35 SEWER PIPE TO EXISTING STUB
REPLACE EXISTING 1" WATER TAP WITH 1 1/2" TAP,RUN 1 1/2" TYPE L COPPER TO BUILDING.
TAP NEW 8" WATER LINE FOR FIRE PROTECTION SYSTEM, TO EXISTING 12" MAIN. PIPE TO BLDG. WITH 8" DUCTAL IRON PIPE.
BENCH TP#2=70.15 NAIL SET IN PAVEMENT N=6154.50/E=6086.52
EXISTING STORM DRAIN INLET, INV.=66.05', 24" RCP
0/50 CRUSHED STONE RIPRAP 6"MIN..12" MAX. 12' DEEP SET ON FILTER FABRIC
8" HDP PIPE INLET INV. 66.5', OUTLET INV. 66.0'
UNDERGROUND ELECTRICTAL & PHONE IN SCHEDULE 80 PVC, SIZE AS REQ.
LEGEND:
IRON ROD
GRANITE MONUMENT
UTILITY POLE
GUY ANCHOR
HYDRANT
WATER VALVE
GAS VALVE
CONIFEROUS TREE
DECIDUOUS TREE
LIGHT POLE
CATCH BASIN
SANITARY MANHOLE
EXISTING CONTOUR
FINISH CONTOUR
SPOT GRADE
ELECTRIC PANEL
PROPERTY LINE
EROSION FENCE
HAY BALE LINE
STONE CHECK DAM
NOTES:
OWNER: MICUCCI BROS. PARTNERSHIP 95 EVERGREEN DR. PORTLAND, MAINE 04103
TENANT: MICUCCI WHOLESALE FOODS
AGENT & DESINGERS: THE SHERIDAN CORP. PO BOX 359 FAIRFIELD, ME 04937
CONTACT: KEN LAMOREAUX DIRECTOR OF ENGINEERING
FOR BOUNDARY INFORMATION REFER TO TURNPIKE INDUSTRIAL PARK PLAT, APPROVED 9/16/86, PREPARED BY LAND USE CONSULTANTS.
PROPERTY ID. = LOT 14
LOT SIZE: 3.08 AC/134164 SF
ZONING = I-1
ABUTS ONLY I-1 ZONE
ALLOWABLE SET BACKS AND HEIGHT:
FRONT YARD 25'
SIDE YARD 25'
REAR YARD 25'
HEIGHT 45'
BUILDING USAGE:
BUSINESS OCCUPANCY 2,300S.F.
STORAGE OCCUPANCY 31,500 S.F.
33,800 S.F. FOOT PRINT
PARKING REQUIREMENTS:
OFFICE USE 1/400 = 6 SPACES
STORAGE 1/1000 = 32 SPACES
38 SPACES REQD.
38 SPACES PROVIDED
CONCTRUCTION NOTES
1) ALL WORK WILL BE EXECUTED IN ACCORDANCE WITH THE LATEST PUBLISHED TECHNICAL DESIGN STANDARDS AND GUIDELINES, AS PUBLISHED BY THE CITY OF PORTLAND, ME
2) ALL UTILITY WORK WILL BE EXECUTED PER THE RULES AND/OR REGULATIONS OF THE APPROPRIATE GOVERNING AUTHORITY.
3) ALL SUBCONTRACTORS ARE RESPONSIBLE FOR OBTAINING ANY PERMITS NECESSARY FOR THEIR SCOPE OF WORK. THEY ARE ALSO RESPONSIBLE FOR SCHEDULING AND ATTENDING ALL INSPECTIONS OF WORK, AND SUPPLYING WRITTEN PROOF OF ACCEPTANCE OF WORK BY INSPECTOR.
LIGHTING LEGEND
TYPE "A" 20' POLE
TYPE "B" 42" HIGH WALK
TYPE "C" WALL PACK AT 16'
Scale 1" = 20 ft
DUMPSTER TO BE ENTIRELY ENCLOSED WITH STOCKADE. GATE ENTRY.
GALV. METAL PIPE POSTS
DUMPSTER SCREEN
TYPICAL TIPDOWN CURB INSTALLATION
INSTALLATION OF CURB
SECTION II
SANITARY SEWER AND STORM DRAIN DESIGN STANDARDS
TYPICAL SECTION ALL PIPE
TRENCH DETAIL
PIPING AND DEPTH AS REQUIRED PRE LOCATION
DATE
REVISION
5/7/98 REV. TO POND OUTLET/ REV. MANHOLE / NOTES
5/1/98 CHANGES PER PLAN REV. LETTER 4/29/98
EST. NO
SIZE
TYPE
DRAWN BY KSI
APPROVED BY
SCALE 1"=20'
DATE 4/15/98
Engineering Designs For
MICUCCI BROS. PARTNERSHIP
95 EVERGREEN DR., PORTLAND, MAINE
TENANT: MICUCCI WHOLESALE FOODS
SITE PLAN "A"
WITH LAY OUT, UTILITIES & TOPO
JOB NO. 9535
S-1a
FAIRFIELD PORTLAND MAINE
DESIGN BUILDER

LOT # 13



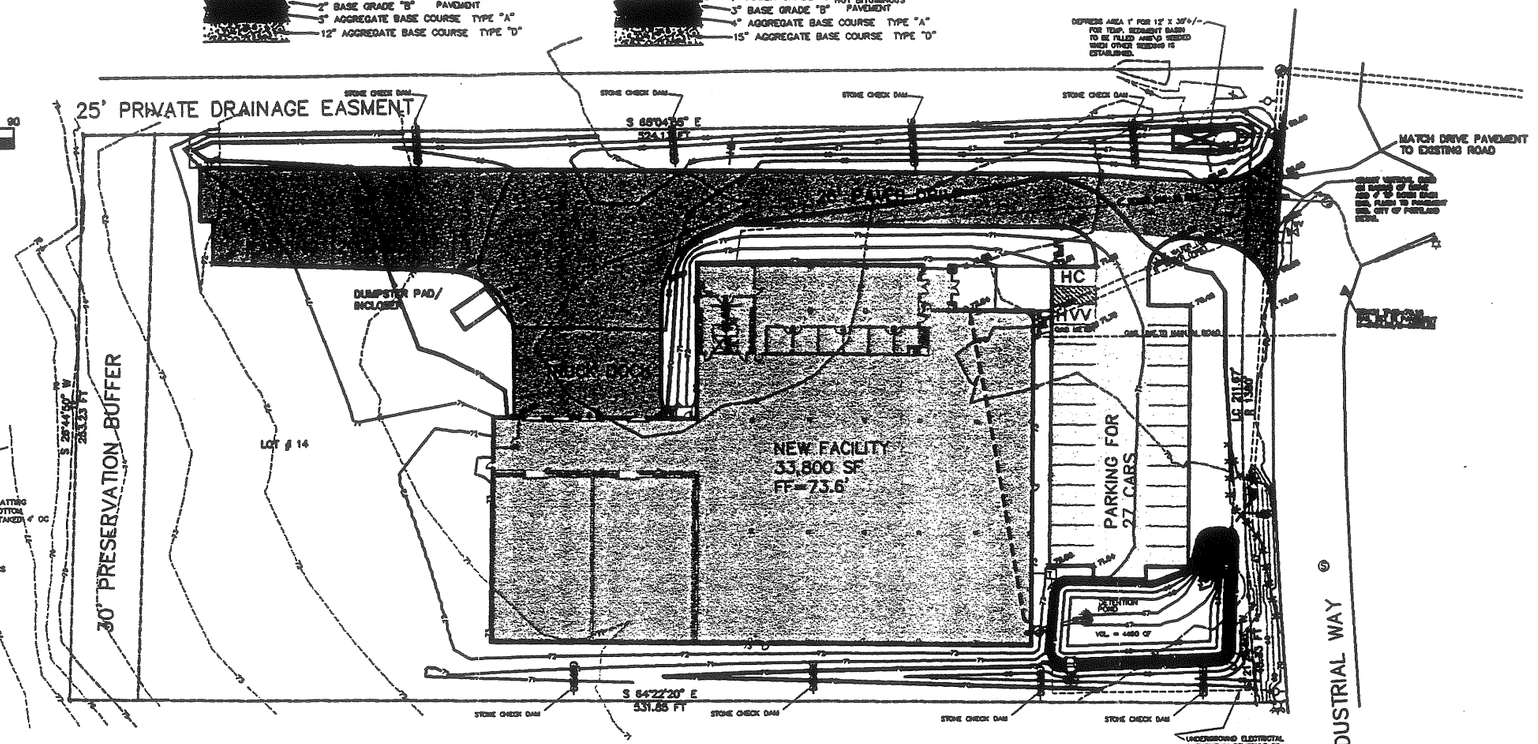
LOCUS MAP
NTS

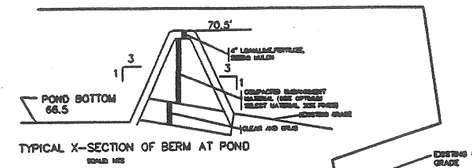


Scale 1" = 30 ft

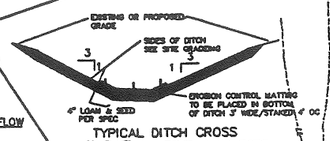
TYPICAL PAVEMENT SECTION "A"
FOR AUTO PARKING
ALL ITEMS ARE PER MDOT STANDARD
1" FINISH GRADE "C" HOT BITUMINOUS PAVEMENT
2" BASE GRADE "B" PAVEMENT
3" AGGREGATE BASE COURSE TYPE "A"
12" AGGREGATE BASE COURSE TYPE "D"

TYPICAL PAVEMENT SECTION "D"
FOR DRIVE & LOADING AREA
ALL ITEMS ARE PER MDOT STANDARD
1" FINISH GRADE "C" HOT BITUMINOUS PAVEMENT
3" BASE GRADE "B" PAVEMENT
4" AGGREGATE BASE COURSE TYPE "A"
15" AGGREGATE BASE COURSE TYPE "D"

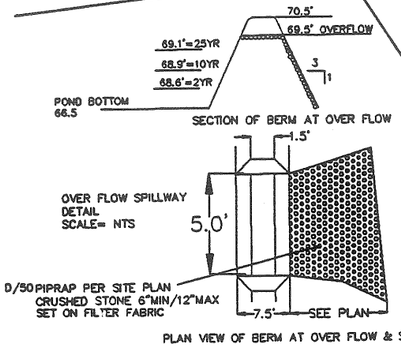




TYPICAL X-SECTION OF BERM AT POND
SCALE: NTS

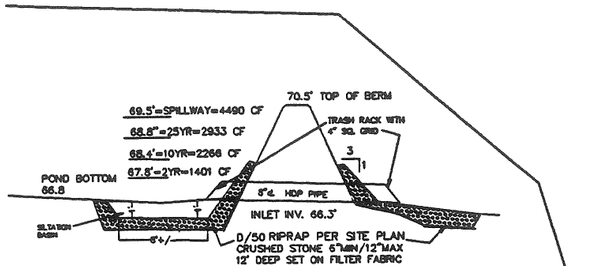


TYPICAL DITCH CROSS
SCALE: NTS
SECTION ALL SIDE SLOPES ARE 3/1 H/V OR LESS FLOW SLOPE IS 2% OR LESS

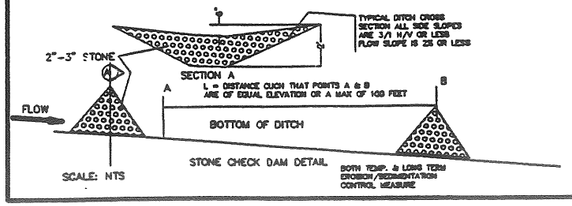


SECTION OF BERM AT OVER FLOW

PLAN VIEW OF BERM AT OVER FLOW & SPILLWAY



POND OUTLET PIPE
SCALE= NTS



EROSION CONTROL NOTES

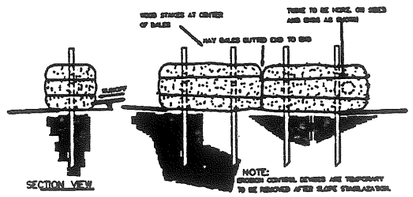
A. SILT FENCE MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY AND MUST BE MAINTAINED AS PER THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE MAINE D.E.P. MARCH, 1991 EDITION.

B. EROSION CONTROL WILL BE SCHEDULED AS FOLLOWS: SILT FENCING WILL BE INSTALLED PRIOR TO COMMENCEMENT OF WORK. ALL AREAS TO BE SEEDED WILL BE TEMPORARILY STABILIZED WITHIN 7 DAYS OF DISTURBANCE. AREAS WILL BE INSPECTED ONCE A WEEK OR AFTER EVERY RAIN/SNOW OF 1/2" OR MORE OF WATER. ALL ERODED AREAS OF THE NEW GRASS WILL BE REPAIRED IN 1 WEEK OF OCCURANCE WEATHER PERMITTING. ROUTINE MAINTENANCE WILL CONTINUE UNTIL THE GRASS AREAS ARE WELL ESTABLISHED.

C. DISTURBED AREAS WILL RECEIVE 4" LOAM, LIME AT THE RATE OF 90 LB./1000 S.F.. FERTILIZE WITH 11 LB./1000 S.F. OF 10-20-20. SEED WILL BE LOFT SEED CO.. WILD FIELD GRASS MIX AT .25 LB/1000 S.F. WITH HAY MULCH APPLIED AT THE RATE OF 15 LB./1000 S.F. ALL AREAS NOT WELL ESTABLISHED IN 30 DAYS WILL BE RESEEDED AND MULCHED.

D. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE AND INSPECTION OF EROSION CONTROLE MEASURES UNTILL ALL AREAS ARE WELL ESTABLISHED.

F. CONTACT KEN LAMOREAUX AT THE SHERIDAN CORP. P.O. BOX 359 FAIRFIELD, MAINE (207)453-9311 FOR EROSION ISSUES.

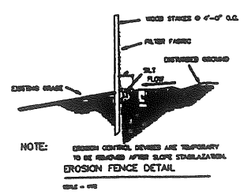


HAY BALE EROSION CONTROL INSTLATION DETAIL
SCALE = NTS

LOT # 15

CONCTRUCTION NOTES

1) ALL WORK WILL BE EXECUTED IN ACCORDANCE WITH THE LATEST PUBLISHED TECHNICAL DESIGN STANDARDS AND GUIDELINES, AS PUBLISHED BY THE CITY OF PORTLAND, ME
2) ALL UTILITY WORK WILL BE EXECUTED PER THE RULES AND/OR REGULATIONS OF THE APPROPRIATE GOVERNING AUTHORITY.
3) ALL SUBCONTRACTORS ARE RESPONSIBLE FOR OBTAINING ANY PERMITS NECESSARY FOR THEIR SCOPE OF WORK. THEY ARE ALSO RESPONSIBLE FOR SCHEDULING AND ATTENDING ALL INSPESTIONS OF WORK, AND SUPPLYING WRITTEN PROOF OF ACCEPTANCE OF WORK BY INSPECTOR.



NOTE: EROSION CONTROL DEVICES ARE TEMPORARY TO BE REMOVED AFTER SLOPE STABILIZATION.
EROSION FENCE DETAIL
SCALE = NTS

NOTES:

OWNER: MICUCCI BROS. PARTNERSHIP
95 EVERGREEN DR.
PORTLAND, MAINE 04103
TENANT: MICUCCI WHOLESALE FOODS
AGENT & DESINGERS: THE SHERIDAN CORP.
PO BOX 359
FAIRFIELD, ME 04937
CONTACT: KEN LAMOREAUX
DIRECTOR OF ENGINEERING

FOR BOUNDARY INFORMATION REFER TO TURNPIKE INDUSTRIAL PARK PLAT, APPROVED 9/16/86, PREPARED BY LAND USE CONSULTANTS.

PROPERTY ID. = LOT 14
LOT SIZE: 3.08 AC/134164 SF

ZONING = I-1
ABUTS ONLY I-1 ZONE

ALLOWABLE SET BACKS AND HEIGHT:
FRONT YARD 25'
SIDE YARD 25'
REAR YARD 25'
HEIGHT 45'

BUILDING USAGE:
BUSINESS OCCUPANCY 2,300S.F.
STORAGE OCCUPANCY 31,500 S.F.
33,800 S.F. FOOT PRINT

PARKING REQUIREMENTS:
OFFICE USE 1/400 = 6 SPACES
STORAGE 1/1000 = 32 SPACES
38 SPACES REQ'D.
39 SPACES PROVIDED

LEGEND:

- IRON ROD
- GRANITE MONUMENT
- UTILITY POLE
- GUY ANCHOR
- HYDRANT
- WATER VALVE
- GAS VALVE
- CONIFEROUS TREE
- DECIDUOUS TREE
- LIGHT POLE
- CATCH BASIN
- SANITARY MANHOLE
- 98 EXISTING CONTOUR
- 98 FINISH CONTOUR
- SPOT GRADE
- ELECTRIC PANEL
- PROPERTY LINE
- EROSION FENCE
- HAY BALE LINE
- STONE CHECK DAM

DATE	REVISION	
		EST. NO
		SIZE
		TYPE
		DRAWN BY KSL
		APPROVED BY
5/7/96	REV. TO POND OUTLET	SCALE 1"=30'
5/1/96	CHANGES PER PLAN REV. LETTER 4/25/96	DATE 4/15/96

AUTOCAD FILE NAME: <P> \MICUCCI\SITE4 5/7

Engineering Designs For
MICUCCI BROS. PARTNERSHIP
95 EVERGREEN DR., PORTLAND, MAINE
TENANT: MICUCCI WHOLESALE FOODS

JOB NO. 9535
ENGINEERING DWG. NO. S-2 OF

Title
GRADING PLAN
WITH TOPO, EROSION CONTROL & CONSTRUCTION DETAILS

DESIGN BUILDER

FAIRFIELD PORTLAND MAINE

LOT # 13

25' PRIVATE DRAINAGE EASMENT

S 65°04'55" E
524.13 FT

MATCH DRIVE PAVEMENT TO EXISTING ROAD

GRANT VERTICAL CURB ON RADIUS OF DRIVE ADD 4" TIP DOWN EACH END, FLUSH TO PAVEMENT STD. CITY OF PORTLAND DETAIL

DUMPSTER PAD/ INCLOSER

LOT # 14

NEW FACILITY
33,800 SF
FF=73.6'

HC

HCV

GAS LINE TO MAIN ROAD

ENTRY SIGN

BENCH TM#2=70.15
NAIL SET IN PAVEMENT
N=6154.50/E=6098.62

PARKING FOR 27 CARS

DETENTION POND VOL = 4352CF

S 26°44'50" W
253.23 FT

30' PRESERVATION BUFFER

S 64°22'20" E
531.85 FT

S 21°25'50" W
48.33 FT

INDUSTRIAL WAY

UNDERGROUND ELECTRICT & PHONE IN SCHEDULE 80 PVC, SIZE AS REQ.

R 1380'
L 211.67'

Scale 1" = 20 ft

SHRUBS

3' X 6' SIGN

MICCUCI
WHOLESALE
FOODS

4'-0"

CONCRETE PAD

ENTRY SIGN
NTS

SHRUB PLANTING DETAIL

TREE PLANTING DETAIL

LANDSCAPE LEGEND

GA	GREEN ASH FRAXINUS PENNSYLVANICA LANCEOLATA 'MARSHALL'
DWP	DWARF WHITE PINE PINUS STROBUS NANA
COJ	COMPACT PFITZER JUNIPER JUNIPERUS CHINENSIS 'PFITZERANA COMPACTA'
AJ	ANDORRA JUNIPER JUNIPERUS HORZONTALIS 'PLUMOSA'
WG	GLOBE ARBORVITAE THUJA OCCINTALIS 'WOODWARD'
MP	MUGO PINE PINUS MUGHO MUGHUS

LIGHTING LEGEND

	TYPE "A" 20' POLE
•	TYPE "B" 42" HIGH WALK
▬	TYPE "C" WALL PACK AT 16'

DATE	REVISION
5/7/96	REV. TO POND OUTLET

Engineering Designs For
MICUCCI BROS. PARTNERSHIP
95 EVERGREEN DR., PORTLAND, MAINE
TENANT: MICUCCI WHOLESALE FOODS

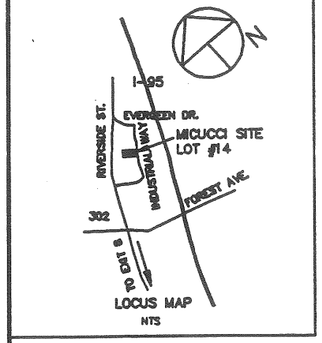
EST. NO
SIZE
TYPE
DRAWN BY KSL
APPROVED BY
SCALE 1"=20'
DATE 4/15/96

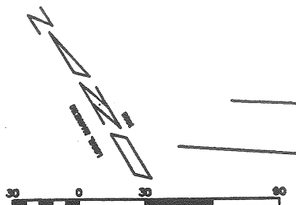
Title
LANDSCAPE PLAN

JOB NO. 9535
ENGINEERING DWG. NO. S-3
OF

DESIGN BUILDER

FAIRFIELD PORTLAND MAINE





EXISTING BUILDING

SPURWINK SCHOOL
2873/433
2984/235

LOT # 13

25' PRIVATE DRAINAGE EASMENT

S 65°04'56" E
524.13 FT

25' SET BACK LINE

30' PRESERVATION BUFFER

25' SET BACK LINE

HC

HVV

25' SET BACK LINE

LOT # 14

S 28°44'50" W
383.23 FT

25' SET BACK LINE

S 64°22'20" E
531.85 FT

INDUSTRIAL WAY

LOT # 15

EXISTING BUILDING

LEGEND:

DECIDUOUS TREE	IRON ROD
LIGHT POLE	GRANITE MONUMENT
CATCH BASIN	UTILITY POLE
SANITARY MANHOLE	GUY ANCHOR
96 EXISTING CONTOUR	HYDRANT
96 FINISH CONTOUR	WV WATER VALVE
ELECTRIC PANEL	GV GAS VALVE
PROPERTY LINE	CONIFEROUS TREE
EROSION FENCE	

DATE	REVISION	
		EST. NO
		SIZE
		TYPE
		DRAWN BY KSL
		APPROVED BY
		SCALE 1"=30'
		DATE 4/15/98

AUTOCAD FILE NAME: micucci sites 4/9

Engineering Designs For
MICUCCI BROS. PARTNERSHIP
95 EVERGREEN DR.
PORTLAND, MAINE

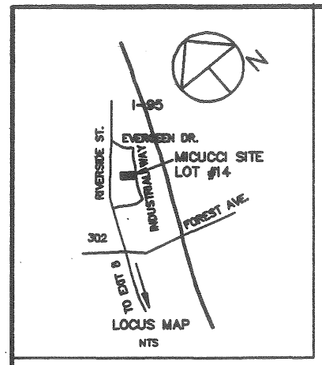
JOB NO. 9535

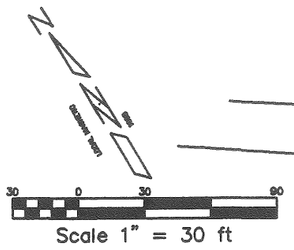
ENGINEERING DWG. NO. S-4 OF

Title
EXISTING SITE CONDITIONS

DESIGN BUILDER

FAIRFIELD PORTLAND MAINE





EXISTING BUILDING

SPURWINK SCHOOL
2873/433
2984/235

LOT # 13

25' PRIVATE DRAINAGE EASMENT

S 65°04'55" E
824.13 FT

25' SET BACK LINE

HC

HVV

30' PRESERVATION BUFFER

25' SET BACK LINE

S 28°41'50" W
253.03 FT

LOT # 14

25' SET BACK LINE

25' SET BACK LINE

S 64°22'20" E
831.85 FT

INDUSTRIAL WAY

LOT # 15

EXISTING BUILDING

LEGEND:

- DECIDUOUS TREE
- LIGHT POLE
- CATCH BASIN
- SANITARY MANHOLE
- 96 EXISTING CONTOUR
- 96 FINISH CONTOUR
- ELECTRIC PANEL
- PROPERTY LINE
- EROSION FENCE
- IRON ROD
- GRANITE MONUMENT
- UTILITY POLE
- GUY ANCHOR
- HYDRANT
- WATER VALVE
- GAS VALVE
- CONIFEROUS TREE

DATE	REVISION

EST. NO
SIZE
TYPE
DRAWN BY KSL
APPROVED BY
SCALE 1"=30'
DATE 4/15/96

AUTOCAD FILE NAME: F:\ 9535\MICUCCI

Engineering Designs For
MICUCCI BROS. PARTNERSHIP
95 EVERGREEN DR.
PORTLAND, MAINE

Title
EXISTING SITE CONDITIONS

JOB NO. 9535
ENGINEERING DWG. NO. S-4 OF

DESIGN BUILDER

FAIRFIELD PORTLAND MAINE

LOT # 13

25' PRIVATE DRAINAGE EASMENT

S 65°04'55" E
524.13 FT

MATCH DRIVE PAVEMENT TO EXISTING ROAD

GRANIT VERTICAL CURB ON RADIUS OF DRIVE ADD 4" TIP DOWN EACH END, FLUSH TO PAVEMENT STD. CITY OF PORTLAND DETAIL

26' PAVED DRIVE

PARKING 12 CARS

DUMPSTER PAD/ INCLOSER

LOT # 14

TRUCK DOCK

NEW FACILITY
33,800 SF
FF=73.6'

HC

HCV

CONC. PAVERS

ENTRY SIGN

BENCH TP#2=70.15
NAIL SET IN PAVEMENT
N=5184.50/E=5098.52

PARKING FOR 27 CARS

DETENTION POND
VOL. = 4352CF

S 26°44'50" W
253.23 FT

30' PRESERVATION BUFFER

Lc 211.67'
R 1380'

S 21°25'50" W
48.33 FT

INDUSTRIAL WAY

S 64°22'20" E
531.85 FT

SHRUBS

3' X 6' SIGN

MICCUCI
WHOLESALE
FOODS

4'-0"

CONCRETE PAD

ENTRY SIGN
NTS

3" MULCH
3" SOIL SAUCER
CUT & OPEN BURLAP
(REMOVE 8" PLASTIC) BACKFILL WITH APPROVED SOIL MIX
EXISTING SUBGRADE

TREE PLANTING DETAIL
NTS

SHRUB PLANTING DETAIL
NTS

LANDSCAPE LEGEND

GA	GREEN ASH FRAXINUS PENNSYLVANICA LANCEOLATA 'MARSHALL'
DWP	DWARF WHITE PINE PINUS STROBUS NANA
COJ	COMPACT PFITZER JUNIPER JUNIPERUS CHINENSIS 'PFITZERANA COMPACTA'
AJ	ANDORRA JUNIPER JUNIPERUS HORZONTALIS 'PLUMOSA'
WG	GLOBE ARBORVITAE THUJA OCCINTALIS 'WOODWARD'
MP	MUGO PINE PINUS MUGHO MUGHUS

LIGHTING LEGEND

	TYPE "A" 20' POLE
▪	TYPE "B" 42" HIGH WALK
▪	TYPE "C" WALL PACK AT 16'

DATE	REVISION	
		EST. NO
		SIZE
		TYPE
		DRAWN BY KSL
		APPROVED BY
		SCALE 1"=20'
		DATE 4/15/96

AUTOCAD FILE NAME: S= MICCUCI SITE1 4/8 N:\SITE\MLA\MICCUCI.DWG

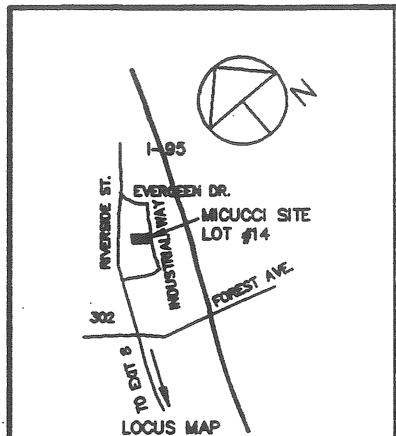
Engineering Designs For
MICUCCI BROS. PARTNERSHIP
95 EVERGREEN DR., PORTLAND, MAINE
TENANT: MICUCCI WHOLESALE FOODS

Title
LANDSCAPE PLAN

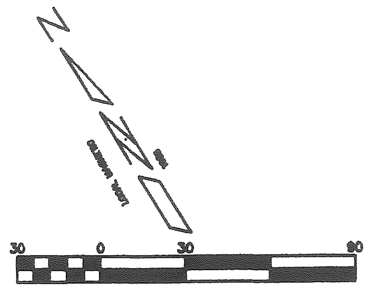
JOB NO. 9535
ENGINEERING DWG. NO. S-3
OF

DESIGN BUILDER

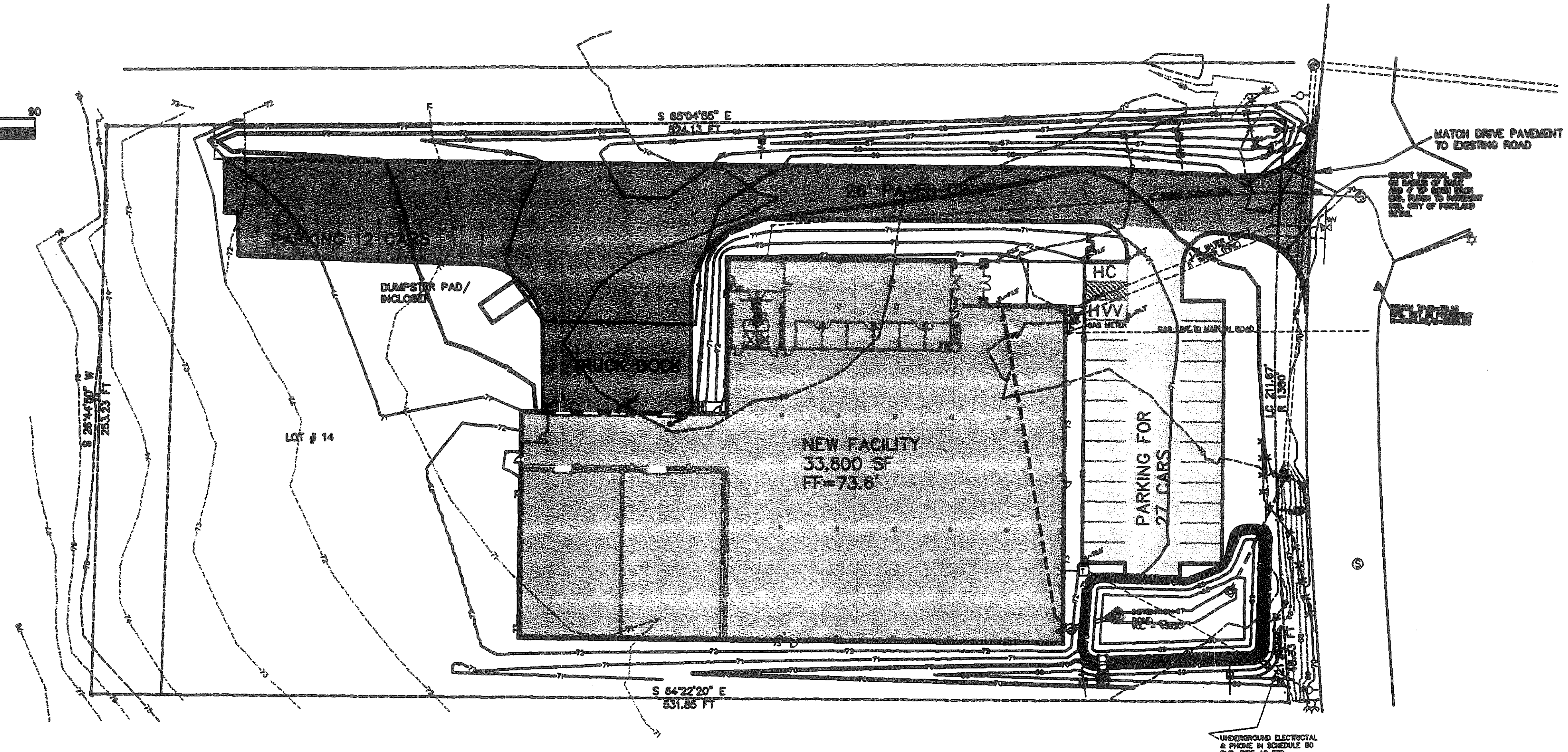
FAIRFIELD PORTLAND MAINE



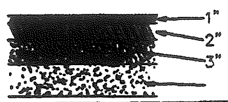
LOCUS MAP
NTS



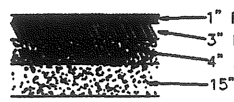
Scale 1" = 30 ft

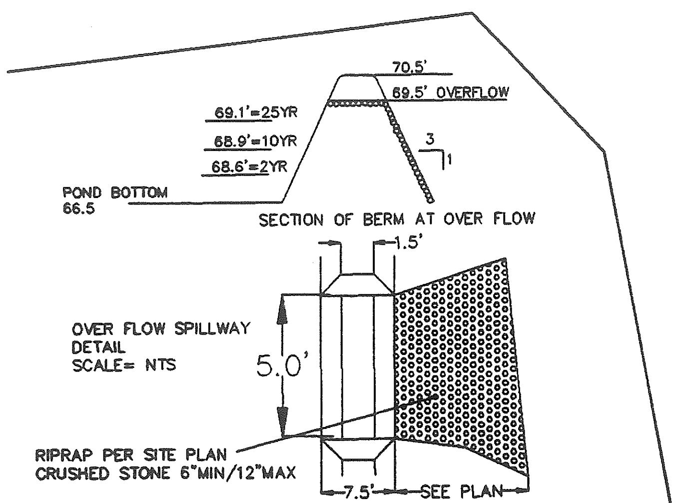


TYPICAL PAVEMENT SECTION "A"
FOR AUTO PARKING
ALL ITEMS ARE PER MDOT STANDARD

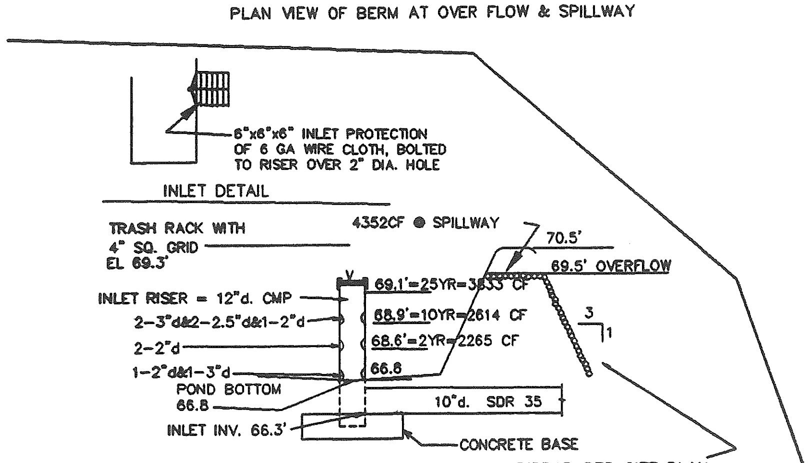


TYPICAL PAVEMENT SECTION "D"
FOR DRIVE & LOADING AREA
ALL ITEMS ARE PER MDOT STANDARD





PLAN VIEW OF BERM AT OVER FLOW & SPILLWAY



NOTE: DURING CONSTRUCTION RISER TO BE WRAPPED WITH 1/4" TO 1/2" HARDWARE WIRE & FILTER CLOTH, BOTH SECURELY FASTENED. THIS WILL BE MAINTAINED DURING CONSTRUCTION, THEN REMOVED.

OUTLET STRUCTURE
SCALE= NTS

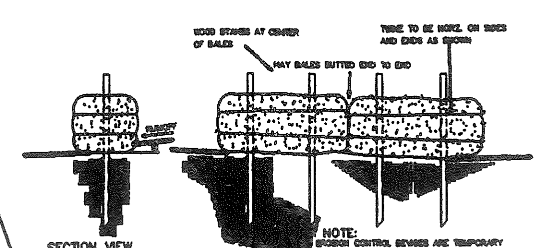
EROSION CONTROL NOTES

A. SILT FENCE MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY AND MUST BE MAINTAINED AS PER THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE MAINE D.E.P. MARCH, 1991 EDITION.

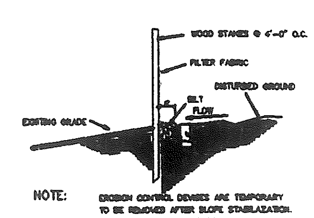
B. EROSION CONTROL WILL BE SCHEDULED AS FOLLOWS: SILT FENCING WILL BE INSTALLED PRIOR TO COMMENCEMENT OF WORK. ALL AREAS TO BE SEEDED WILL BE TEMPORARILY STABILIZED WITHIN 7 DAYS OF DISTURBANCE. AREAS WILL BE INSPECTED ONCE A WEEK OR AFTER EVERY RAIN/SNOW OF 1/2" OR MORE OF WATER. ALL ERODED AREAS OF THE NEW GRASS WILL BE REPAIRED IN 1 WEEK OF OCCURANCE WEATHER PERMITTING. ROUTINE MAINTENANCE WILL CONTINUE UNTIL THE GRASS AREAS ARE WELL ESTABLISHED.

C. DISTURBED AREAS WILL RECEIVE LIME AT THE RATE OF 90 LB./1000 S.F.. FERTILIZE WITH 11 LB./1000 S.F. OF 10-20-20. SEED WILL BE LOFT SEED CO., WILD FIELD GRASS MIX AT .25 LB/1000 S.F. WITH HAY MULCH APPLIED AT THE RATE OF 15 LB./1000 S.F. ALL AREAS NOT WELL ESTABLISHED IN 30 DAYS WILL BE RESEEDED AND MULCHED.

D. CONTACT KEN LAMOREAUX AT THE SHERIDAN CORP. P.O. BOX 359 FAIRFIELD, MAINE (207)453-9311 FOR EROSION ISSUES.



HAY BALE EROSION CONTROL INSTLATION DETAIL



EROSION FENCE DETAIL

CONCTRUCTION NOTES

1) ALL WORK WILL BE EXECUTED IN ACCORDANCE WITH THE LATEST PUBLISHED TECHNICAL DESIGN STANDARDS AND GUIDELINES, AS PUBLISHED BY THE CITY OF PORTLAND, ME
2) ALL UTILITY WORK WILL BE EXECUTED PER THE RULES AND/OR REGULATIONS OF THE APPROPRIATE GOVERNING AUTHORITY.
3) ALL SUBCONTRACTORS ARE RESPONSIBLE FOR OBTAINING ANY PERMITS NECESSARY FOR THEIR SCOPE OF WORK. THEY ARE ALSO RESPONSIBLE FOR SCHEDULING AND ATTENDING ALL INSPESTIONS OF WORK, AND SUPPLYING WRITTEN PROOF OF ACCEPTANCE OF WORK BY INSPECTOR.

NOTES:

OWNER: MICUCCI BROS. PARTNERSHIP
95 EVERGREEN DR.
PORTLAND, MAINE 04103

TENANT: MICUCCI WHOLESALE FOODS

AGENT & DESINGERS: THE SHERIDAN CORP.
PO BOX 359
FAIRFIELD, ME 04937
CONTACT: KEN LAMOREAUX
DIRECTOR OF ENGINEERING

FOR BOUNDARY INFORMATION REFER TO TURNPIKE INDUSTRIAL PARK PLAT, APPROVED 9/16/86, PREPARED BY LAND USE CONSULTANTS.

PROPERTY ID. = LOT 14
LOT SIZE: 3.08 AC/134164 SF

ZONING = I-1
ABUTS ONLY I-1 ZONE

ALLOWABLE SET BACKS AND HEIGHT:
FRONT YARD 25'
SIDE YARD 25'
REAR YARD 25'
HEIGHT 45'

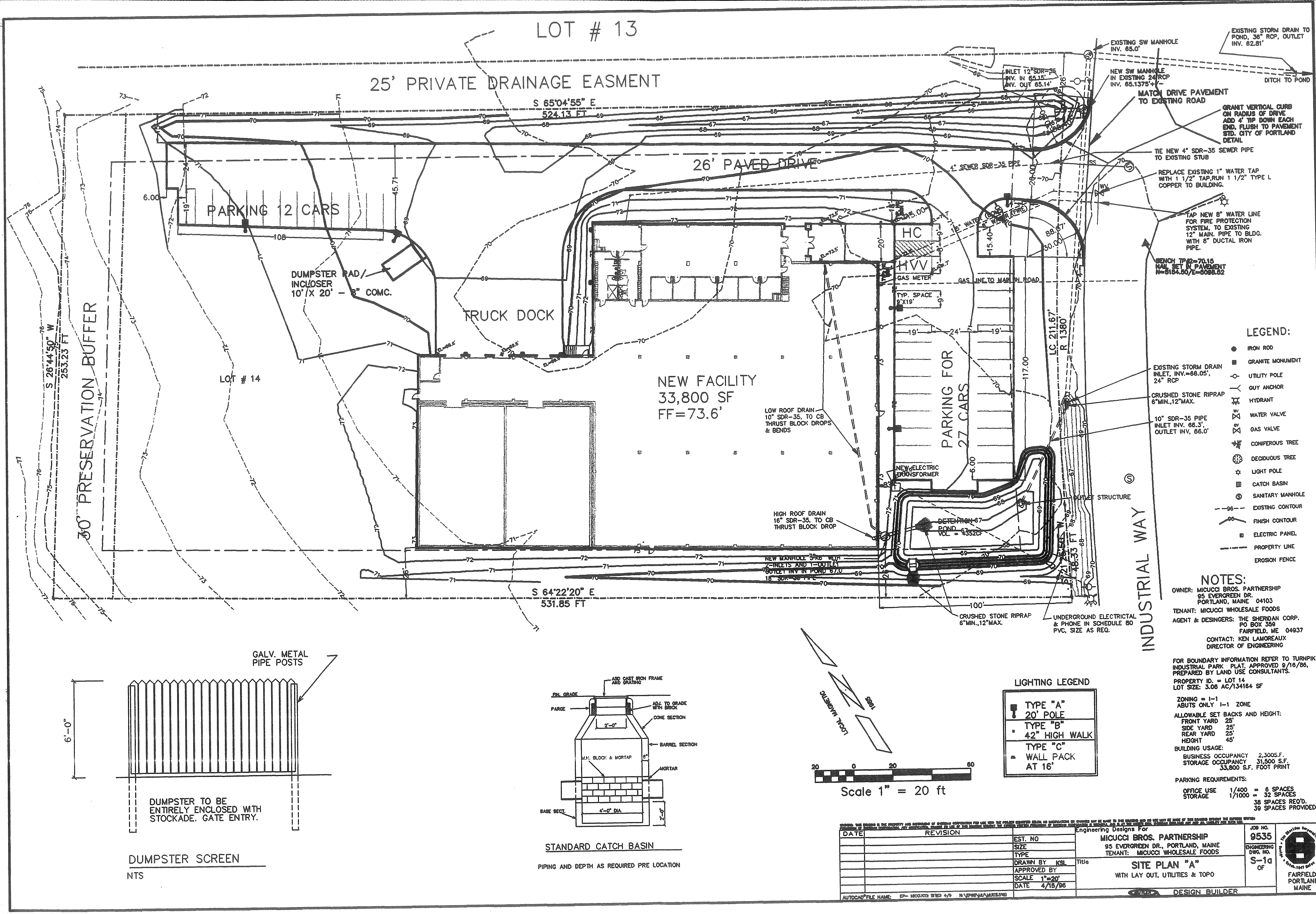
BUILDING USAGE:
BUSINESS OCCUPANCY 2,300S.F.
STORAGE OCCUPANCY 31,500 S.F.
33,800 S.F. FOOT PRINT

PARKING REQUIREMENTS:
OFFICE USE 1/400 = 6 SPACES
STORAGE 1/1000 = 32 SPACES
38 SPACES REQ'D.
39 SPACES PROVIDED

LEGEND:

- IRON ROD
- GRANITE MONUMENT
- UTILITY POLE
- GUY ANCHOR
- HYDRANT
- WATER VALVE
- GAS VALVE
- CONIFEROUS TREE
- DECIDUOUS TREE
- LIGHT POLE
- CATCH BASIN
- SANITARY MANHOLE
- EXISTING CONTOUR
- FINISH CONTOUR
- ELECTRIC PANEL
- PROPERTY LINE
- EROSION FENCE
- HAY BALE LINE

DATE	REVISION			
		EST. NO	Engineering Designs For MICUCCI BROS. PARTNERSHIP 95 EVERGREEN DR., PORTLAND, MAINE TENANT: MICUCCI WHOLESALE FOODS	JOB NO. 9535
		SIZE		ENGINEERING DWG. NO. S-2 OF
		TYPE		
		DRAWN BY KSL	Title GRADING PLAN WITH TOPO, EROSION CONTROL & CONSTRUCTION DETAILS	
		APPROVED BY		
		SCALE 1"=30'		FAIRFIELD PORTLAND MAINE
		DATE 4/15/96		
AUTOCAD FILE NAME:			DESIGN BUILDER	



LOT # 13
25' PRIVATE DRAINAGE EASMENT
S 65°04'55" E
524.13 FT
26' PAVED DRIVE
PARKING 12 CARS
DUMPSTER PAD/
INCLOSER
10' X 20' - 8" COMC.
TRUCK DOCK
NEW FACILITY
33,800 SF
FF=73.6'
LOT # 14
30' PRESERVATION BUFFER
S 26°44'50" W
253.23 FT
S 64°22'20" E
531.85 FT
PARKING FOR
27 CARS
HC
HVV
GAS METER
GAS LINE TO MAIN IN ROAD
TYP. SPACE
9'X19'
4" SEWER SDR-35 PIPE
NEW ELECTRIC
TRANSFORMER
DETENTION
POND
LOW ROOF DRAIN
10" SDR-35. TO CB
THRUST BLOCK DROPS
& BENDS
HIGH ROOF DRAIN
16" SDR-35. TO CB
THRUST BLOCK DROP
OUTLET STRUCTURE
CRUSHED STONE RIPRAP
6"MIN.,12"MAX.
UNDERGROUND ELECTRICTAL
& PHONE IN SCHEDULE 80
PVC, SIZE AS REQ.
INDUSTRIAL WAY
EXISTING SW MANHOLE
INV. 65.0'
EXISTING STORM DRAIN TO
POND, 36" RCP, OUTLET
INV. 62.81'
DITCH TO POND
NEW SW MANHOLE
IN EXISTING 24"RCP
MATCH DRIVE PAVEMENT
TO EXISTING ROAD
GRANIT VERTICAL CURB
ON RADIUS OF DRIVE
ADD 4' TIP DOWN EACH
END. FLUSH TO PAVEMENT
STD. CITY OF PORTLAND
DETAIL
TIE NEW 4" SDR-35 SEWER PIPE
TO EXISTING STUB
REPLACE EXISTING 1" WATER TAP
WITH 1 1/2" TAP,RUN 1 1/2" TYPE L
COPPER TO BUILDING.
TAP NEW 8" WATER LINE
FOR FIRE PROTECTION
SYSTEM. TO EXISTING
12" MAIN. PIPE TO BLDG.
WITH 8" DUCTAL IRON
PIPE.
EXISTING STORM DRAIN
INLET, INV.=66.05',
24" RCP
CRUSHED STONE RIPRAP
6"MIN.,12"MAX.
10" SDR-35 PIPE
INLET INV. 66.3',
OUTLET INV, 66.0'
LEGEND:
IRON ROD
GRANITE MONUMENT
UTILITY POLE
GUY ANCHOR
HYDRANT
WATER VALVE
GAS VALVE
CONIFEROUS TREE
DECIDUOUS TREE
LIGHT POLE
CATCH BASIN
SANITARY MANHOLE
EXISTING CONTOUR
FINISH CONTOUR
ELECTRIC PANEL
PROPERTY LINE
EROSION FENCE
NOTES:
OWNER: MICUCCI BROS. PARTNERSHIP
95 EVERGREEN DR.
PORTLAND, MAINE 04103
TENANT: MICUCCI WHOLESALE FOODS
AGENT & DESINGERS: THE SHERIDAN CORP.
PO BOX 359
FAIRFIELD, ME 04937
CONTACT: KEN LAMOREAUX
DIRECTOR OF ENGINEERING
FOR BOUNDARY INFORMATION REFER TO TURNPIKE
INDUSTRIAL PARK PLAT, APPROVED 9/16/86,
PREPARED BY LAND USE CONSULTANTS.
PROPERTY ID. = LOT 14
LOT SIZE: 3.08 AC/134164 SF
ZONING = I-1
ABUTS ONLY I-1 ZONE
ALLOWABLE SET BACKS AND HEIGHT:
FRONT YARD 25'
SIDE YARD 25'
REAR YARD 25'
HEIGHT 45'
BUILDING USAGE:
BUSINESS OCCUPANCY 2,300S.F.
STORAGE OCCUPANCY 31,500 S.F.
33,800 S.F. FOOT PRINT
PARKING REQUIREMENTS:
OFFICE USE 1/400 = 6 SPACES
STORAGE 1/1000 = 32 SPACES
38 SPACES REQ'D.
39 SPACES PROVIDED
GALV. METAL
PIPE POSTS
6'-0"
DUMPSTER TO BE
ENTIRELY ENCLOSED WITH
STOCKADE. GATE ENTRY.
DUMPSTER SCREEN
NTS
STANDARD CATCH BASIN
PIPING AND DEPTH AS REQUIRED PRE LOCATION
LIGHTING LEGEND
TYPE "A"
20' POLE
TYPE "B"
42" HIGH WALK
TYPE "C"
WALL PACK
AT 16'
Scale 1" = 20 ft
DATE
REVISION
EST. NO
SIZE
TYPE
DRAWN BY KSL
APPROVED BY
SCALE 1"=20'
DATE 4/15/96
Engineering Designs For
MICUCCI BROS. PARTNERSHIP
95 EVERGREEN DR., PORTLAND, MAINE
TENANT: MICUCCI WHOLESALE FOODS
Title
SITE PLAN "A"
WITH LAY OUT, UTILITIES & TOPO
JOB NO.
9535
ENGINEERING DWG. NO.
S-1a
OF
FAIRFIELD
PORTLAND
MAINE
DESIGN BUILDER
AUTOCAD FILE NAME:

LOT # 13

25' PRIVATE DRAINAGE EASMENT

S 65°04'55" E
524.13 FT

26' PAVED DRIVE

PARKING 12 CARS

DUMPSTER PAD/
INCLOSER
10' X 20' - 8" COMC.

TRUCK DOCK

LOT # 14

S 26°44'50" W
253.23' FT

30' PRESERVATION BUFFER

NEW FACILITY
33,800 SF
FF=73.6'

HC

HVV

GAS METER

GAS LINE TO MAIN IN ROAD

TYP. SPACE
9'X19'

PARKING FOR
27 CARS

NEW ELECTRIC
TRANSFORMER

LOW ROOF DRAIN
10" SDR-35, TO CB
THRUST BLOCK DROPS
& BENDS

HIGH ROOF DRAIN
16" SDR-35, TO CB
THRUST BLOCK DROP

NEW MANHOLE 3'X6' WITH
2-INLETS AND 1-OUTLET
OUTLET INV IN POND 67.0'
18" SDR-35 PIPE

DETENTION
POND
VOL. = 4352CF

OUTLET STRUCTURE

S 21°25'50" W
48.33 FT

S 64°22'20" E
531.85 FT

INDUSTRIAL WAY

EXISTING SW MANHOLE
INV. 65.0'

EXISTING STORM DRAIN TO
POND, 36" RCP, OUTLET
INV. 62.81'

DITCH TO POND

INLET 12"SDR-35
INV. IN 65.15'
INV. OUT 65.14'

NEW SW MANHOLE
IN EXISTING 24"RCP
INV. 65.1375'+/-

MATCH DRIVE PAVEMENT
TO EXISTING ROAD

GRANIT VERTICAL CURB
ON RADIUS OF DRIVE
ADD 4" TIP DOWN EACH
END, FLUSH TO PAVEMENT
STD. CITY OF PORTLAND
DETAIL

TIE NEW 4" SDR-35 SEWER PIPE
TO EXISTING STUB

4" SEWER SDR-35 PIPE

REPLACE EXISTING 1" WATER TAP
WITH 1 1/2" TAP,RUN 1 1/2" TYPE L
COPPER TO BUILDING.

TAP NEW 8" WATER LINE
FOR FIRE PROTECTION
SYSTEM, TO EXISTING
12" MAIN. PIPE TO BLDG.
WITH 8" DUCTAL IRON
PIPE.

BENCH TP#2=70.15
NAIL SET IN PAVEMENT
N=6184.90/E=5088.52

1.5" WATER (DOM)
8" WATER (FIRE)

L.C. 211.67'
R 1380'

CRUSHED STONE RIPRAP
6"MIN.,12"MAX.

EXISTING STORM DRAIN
INLET, INV.=66.05',
24" RCP

CRUSHED STONE RIPRAP
6"MIN.,12"MAX.

10" SDR-35 PIPE
INLET INV. 66.3',
OUTLET INV, 66.0'

UNDERGROUND ELECTRICTAL
& PHONE IN SCHEDULE 80
PVC, SIZE AS REQ.

LEGEND:

- IRON ROD
- GRANITE MONUMENT
- UTILITY POLE
- GUY ANCHOR
- HYDRANT
- WATER VALVE
- GAS VALVE
- CONIFEROUS TREE
- DECIDUOUS TREE
- LIGHT POLE
- CATCH BASIN
- SANITARY MANHOLE
- 98 EXISTING CONTOUR
- 98 FINISH CONTOUR
- ELECTRIC PANEL
- PROPERTY LINE
- EROSION FENCE

NOTES:

OWNER: MICUCCI BROS. PARTNERSHIP
95 EVERGREEN DR.
PORTLAND, MAINE 04103

TENANT: MICUCCI WHOLESALE FOODS

AGENT & DESINGERS: THE SHERIDAN CORP.
PO BOX 359
FAIRFIELD, ME 04937
CONTACT: KEN LAMOREAUX
DIRECTOR OF ENGINEERING

FOR BOUNDARY INFORMATION REFER TO TURNPIKE INDUSTRIAL PARK PLAT, APPROVED 9/16/86, PREPARED BY LAND USE CONSULTANTS.

PROPERTY ID. = LOT 14
LOT SIZE: 3.08 AC/134164 SF

ZONING = I-1
ABUTS ONLY I-1 ZONE

ALLOWABLE SET BACKS AND HEIGHT:
FRONT YARD 25'
SIDE YARD 25'
REAR YARD 25'
HEIGHT 45'

BUILDING USAGE:
BUSINESS OCCUPANCY 2,300S.F.
STORAGE OCCUPANCY 31,500 S.F.
33,800 S.F. FOOT PRINT

PARKING REQUIREMENTS:
OFFICE USE 1/400 = 6 SPACES
STORAGE 1/1000 = 32 SPACES
38 SPACES REQ'D.
39 SPACES PROVIDED

LOCAL MARKETING

20 0 20 60
Scale 1" = 20 ft

LIGHTING LEGEND

TYPE "A" 20' POLE	
TYPE "B" 42" HIGH WALK	
TYPE "C" WALL PACK AT 16'	

GALV. METAL PIPE POSTS

6'-0"

DUMPSTER TO BE ENTIRELY ENCLOSED WITH STOCKADE. GATE ENTRY.

DUMPSTER SCREEN
NTS

ASD CAST IRON FRAME AND GRATING
FIN. GRADE
PARGE
ADJ. TO GRADE WITH BRICK
CONE SECTION
2'-0"
BARREL SECTION
M.H. BLOCK & MORTAR
8"
MORTAR
BASE SECT.
4'-0" DIA
2'-0"

STANDARD CATCH BASIN

PIPING AND DEPTH AS REQUIRED PRE LOCATION

DATE	REVISION

EST. NO
SIZE
TYPE
DRAWN BY KSL
APPROVED BY
SCALE 1"=20'
DATE 4/15/98

AUTOCAD® FILE NAME: G:\... MICUCCI SITED 4/9 R:\PERMA\MICUCCI.DWG

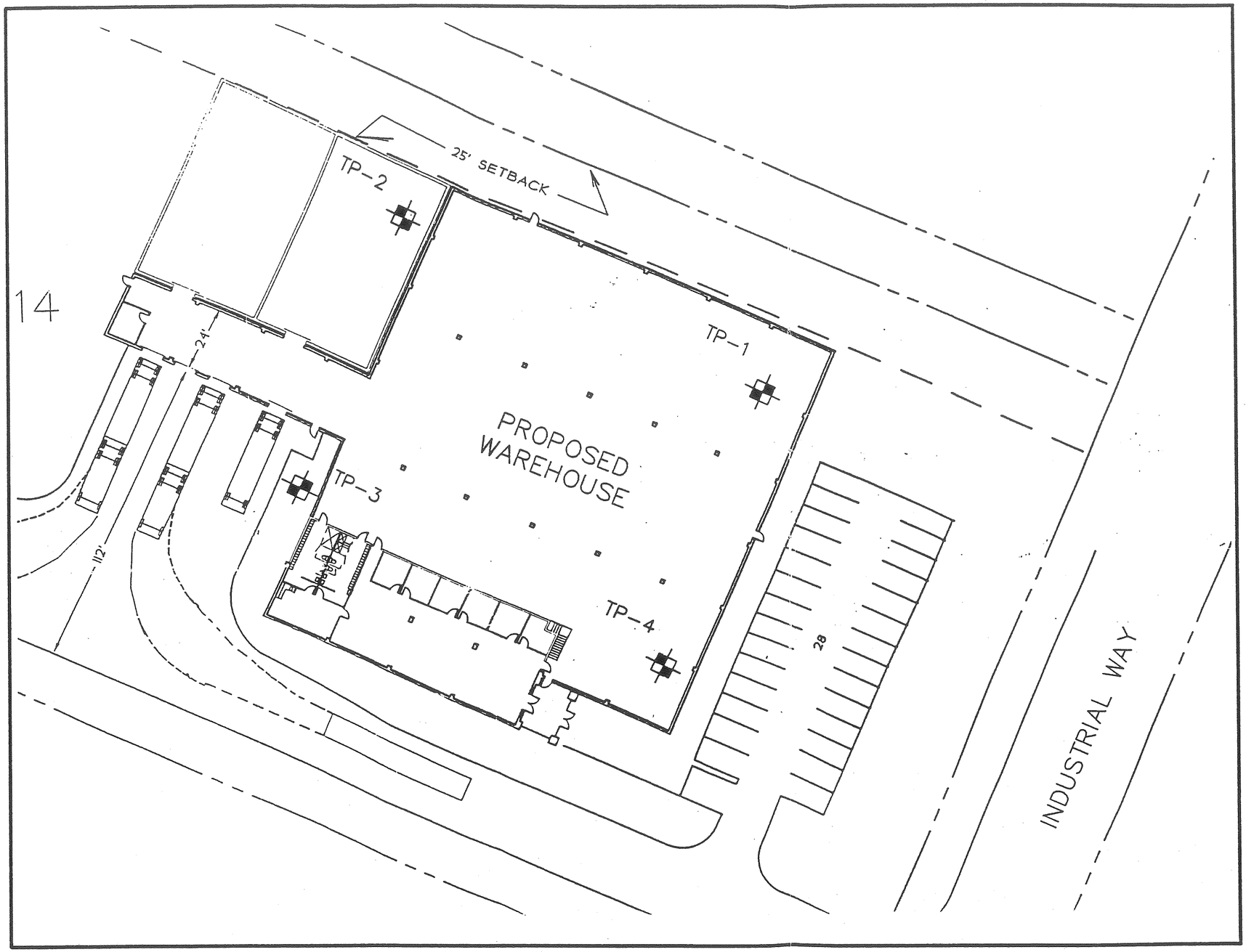
Engineering Designs For
MICUCCI BROS. PARTNERSHIP
95 EVERGREEN DR., PORTLAND, MAINE
TENANT: MICUCCI WHOLESALE FOODS

Title
SITE PLAN
WITH LAY OUT & UTILITIES

JOB NO. 9535
ENGINEERING DWG. NO. S-1
OF

DESIGN BUILDER

FAIRFIELD
PORTLAND
MAINE



NOTE: FIGURE 1 ADAPTED FROM "MICUCCI GROCERY CO. INC. CONCEPTUAL SITE PLAN" BY THE SHERIDAN CORPORATION DATED FEBRUARY 22, 1996.

TP-4
TEST PIT LOCATION

APPROX. GRAPHIC SCALE

40 20 0 20 40 80

1" = 40'

FIGURE 1
PRELIMINARY SUBSURFACE INVESTIGATION
MICUCCI GROCERY CO. INC.
PORTLAND, MAINE

APRIL 1996 PROJECT NO. 259-73

R. W. Gillespie & Associates, Inc.
CONSULTING GEOTECHNICAL & ENVIRONMENTAL SPECIALISTS
P.O.Box 1730 Sanford, Maine 04073 (207)324-8008