Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 061804

PERMIT ISSUED

DEC 22 2006

CITY OF PORTLAND

This is to certify that COLEMAN ROD & ANNE LEMAN/Biskup Constructio Inc.

has permission to FOUNDATION ONLY for commerc 0' x pre engi ed metal bldg.

AT 126 INDUSTRIAL WAY L 326 B01100

provided that the person or persons rm or tion a epting this permit shall comply with all of the provisions of the Statutes of ine and of the O nances of the City of Portland regulating the construction, maintenance and e of buildings and uctures, and of the application on file in this department.

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

ification f inspe on mus e n and w en perm on proc d re this ilding o rt there s ed or orwi losed-in 4 UR NO REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Jeanie Bourke Per MJN 12/22/06

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED
DEC 2 2
CITY OF PORTLAND

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	Issue Date:	CBL:
06-1804	DEC 2 2	326 B011001

Location of Construction:	Owner Name:	Owner Address:	Phone:
126 INDUSTRIAL WAY	COLEMAN ROD & ANNE COLE	11 COLEMAN WAY	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Biskup Construction, Inc.	16 Danielle Drive Windham	2078929800
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Foundation Only/Commercial	IM

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Vacant Land connected w/ permit #061708	FOUNDATION ONLY connected w/ permit #061708 Commercial 60' x 120' pre engineered metal bldg.		$0.00	5

FIRE DEPT: ☐ Approved ☐ Denied

Signature:

INSPECTION:
Use Group: Type:
Foundation Only

Signature: JMS permit

Proposed Project Description:
FOUNDATION ONLY for a Commercial 60' x 120' pre engineered metal bldg.

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By:	Date Applied For:
ldobson	12/20/2006

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland	☐ Variance	☐ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☐ Site Plan	☐ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☐ MM ☐	☐ Denied	☐ Denied
Date:	Date:	Date:

CERTIFICATION

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

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

✓	**Footing/Building Location Inspection:**	Prior to pouring concrete
✓	**Re-Bar Schedule Inspection:**	Prior to pouring concrete
✓	**Foundation Inspection:**	Prior to placing ANY backfill
✓	**Framing/Rough Plumbing/Electrical:**	Prior to any insulating or drywalling
✓	**Final/Certificate of Occupancy:**	Prior to any occupancy of the structure or use. NOTE: There is a $75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

✓ SA **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

✓ SA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

✓ _____ 12/20/06
Signature of Applicant/Designee Date

Donna Martin Admin 12-26-06
Signature of Inspections Official Date

CBL: 326 B 011 Building Permit #: 06-1804

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
06-1804	12/20/2006	326 B011001

Location of Construction:	Owner Name:	Owner Address:	Phone:
126 INDUSTRIAL WAY	COLEMAN ROD & ANNE COLE	11 COLEMAN WAY	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Biskup Construction, Inc.	16 Danielle Drive Windham	(207) 892-9800
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Foundation Only/Commercial	

Proposed Use:	Proposed Project Description:
FOUNDATION ONLY connected w/ permit #061708 Commercial 60' x 120' pre engineered metal bldg.	FOUNDATION ONLY for a Commercial 60' x 120' pre engineered metal bldg.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 12/22/2006

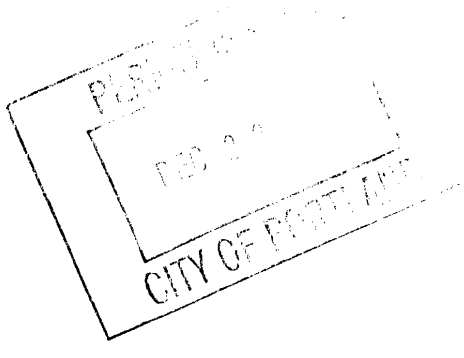
Note: **Ok to Issue:** ☑

1) Approved under permit # 06-1708, all conditions apply

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 12/22/2006

Note: **Ok to Issue:** ☑

1) This approves a foundation only based on review from Mike Nugent



Package Industries, Inc.
Manufacturer of the *Package Steel Building System™*
It's Just a Better Package™
15 Harback Road
Sutton, Massachusetts
01590
(800) 225-7242
(508) 865-5871
(FAX) 865-9130
www.packagesteel.com
sales@packagesteel.com

Project: Coleman Excavating
Location: Portland, ME 04103
Project #: 0610-098

Date: 12/12/2006
By:

Code **IBC 2003**

Input Zip Code: 04103

USGS Location: 43.689 Latitude
-70.288 Longitude

USGS Hazard by Lat/Long 2002 (2% PE in 50yr.)

S_s = 31.79%g
S_1 = 7.75%g

T. 1604.5 Building Occupancy Category for Wind, Snow and Seismic Loads

Category	Nature of Occupancy
I	Low hazard buildings
II	All other buildings
III	Public gathering buildings
IV	Essential buildings

II All other buildings

1616.2 Seismic Use Group

Bldg Cat.	Seismic Use Group
I	I
II	II
III	III
IV	I

II II

T. 1604.5 Occupancy Importance Factors

Seismic Use Group	Seismic Importance Factor
I	1
II	1
III	1.25
IV	1.5

II 1

Seismic Use Group II
Site Class: D

Calculate S_{ms}: (Eq. 16-38)

$S_{ms} = F_a S_s = (1.5457)(0.3179) = 0.4914$

$S_{DS} = 2/3(S_{ms}) = (2/3)(0.4914) = 0.3276$

T.1615.1.2(1) Values of F_a= 1.5457 S_{MS} = 0.4914 S_{DS} = 0.3276

Site Class		S_s<=0.25	S_s=0.5	S_s=0.75	S_s=1.0	S_s>=1.25
A	Hard rock	0.8	0.8	0.8	0.8	0.8
B	Rock	1	1	1	1	1
C	Dense soil	1.2	1.2	1.1	1.00	1
D	Stiff soil	1.6	1.4	1.2	1.10	1
E	Soil	2.5	1.7	1.2	0.90	**
F	Soft	**	**	**	**	**
D	Stiff soil	1.6	1.4	1.2	1.1	1

Package Industries, Inc.
Manufacturer of the *Package Steel Building System™*
It's Just a Better Package™
15 Harback Road
Sutton, Massachusetts
01590
(800) 225-7242
(508) 865-5871
(FAX) 865-9130
www.packagesteel.com
sales@packagesteel.com

Use straight-line interpolation between these values

T. 1616.3(1) Seismic Design Category Based on Short Period Response Accelerations

	Value of S_{DS}	Seismic Use Group I	II	III
1	S_{DS} < 0.167g	A	A	A
2	0.167g<=S_{DS}< 0.33g	B	B	C
3	0.33g<=S_{DS}< 0.5g	C	C	D
4	0.5g <= S_{DS}	D	D	D
2	0.167g<=SDS< 0.33g			

S_{DS} = 0.3276

Design Category: B

Calculate S_{m1}: (Eq. 16-39)

$S_{m1} = F_v S_1 = (2.4)(0.0775) = 0.1860$

$S_{d1} = 2/3(S_{m1}) = (2/3)(0.1860) = 0.1240$

T. 1615.1.2(2) Values of F_v= 2.4000 S_{M1} = 0.1860 S_{D1} = 0.124

Site Class		S_1<=0.1	S_1=0.2	S_1=0.3	S_1=0.4	S_1>=0.5
A	Hard rock	0.8	0.8	0.8	0.8	0.8
B	Rock	1	1	1	1	1
C	Dense soil	1.7	1.6	1.5	1.40	1.3
D	Stiff soil	2.4	2	1.8	1.60	1.5
E	Soil	3.5	3.2	2.8	2.40	**
F	Soft	**	**	**	**	**
D	Stiff soil	2.4	2	1.8	1.6	1.5

Straight-line interpolation not required (S_1 <= 0.1)

T. 1616.3(2) Seismic Design Category Based on 1 s Period Response Accelerations

	Value of S_{D1}	Seismic Use Group I	II	III
1	S_{D1} < 0.067g	A	A	A
2	0.067g<=S_{D1}<0.133g	B	B	C
3	0.133g<=S_{D1}< 0.2g	C	C	D
4	0.2g <= S_{D1}	D	D	D
2	0.067g<=SD1<0.133g			

S_{D1} = 0.124

Design Category: B

Summary: Seismic Design Category = B

GEOTECHNICAL ENGINEERING SERVICES
PROPOSED MAINTENANCE BUILDING
LOT 15 - INDUSTRIAL WAY
PORTLAND, MAINE

06-1278 November 6, 2006

Prepared for:

R.E. Coleman Excavating
Attention: Rodney Coleman
17 Coleman Way
Falmouth, Maine 04105

PREPARED BY:

S.W.COLE ENGINEERING, INC.
286 Portland Road
Gray, Maine 04039

TABLE OF CONTENTS

06-1278

November 6, 2006

R.E. Coleman Excavating
Attention: Rodney Coleman
17 Coleman Way
Falmouth, Maine 04105

Subject: Geotechnical Engineering Services
Proposed Maintenance Building
Lot 15 – Industrial Way
Portland, Maine

Dear Rodney:

In accordance with our Agreement, dated November 2, 2006, we have made a subsurface investigation for the proposed Maintenance Building on Lot 15 Industrial Way in Portland, Maine. This report presents our findings and geotechnical recommendations relative to foundations and earthwork associated with the proposed building and its contents are subject to the limitations set forth in Attachment A.

1.0 INTRODUCTION

1.1 Scope of Work

The purpose of the investigation was to explore the subsurface conditions at the site in order to develop geotechnical recommendations relative to foundations and earthwork associated with the proposed building. The investigation has included observation of four test pit explorations, a geotechnical evaluation of the subsurface findings and preparation of this report.

1.2 Proposed Construction

Based on the information provided, we understand development plans call for construction of a single-story, high-bay, pre-engineered metal building with on-grade floor slabs and spread footing foundations. Based on the grading plans prepared by Mohr & Seredin (project civil engineer), we understand the proposed building will occupy a plan area of about 60 by 120 feet with a finished floor elevation of 75.0 feet

(project datum). We understand that topsoil, stumps and organics were removed from the site and tapered sand fills, ranging from 2 to 4 feet, were placed to level the building pad prior to this exploration work. Proposed and existing site features are shown on the "Exploration Location Plan" attached as Sheet 1.

2.0 EXPLORATION AND TESTING

2.1 Exploration

Four test pit explorations (TP-1 through TP-4) were made at the site on October 24, 2006. The test pits were made by R.E. Coleman Excavating. The exploration locations were selected by S. W. COLE ENGINEERING, INC. and established in the field based on approximate building corners established by R.E. Coleman Excavating. The approximate exploration locations are shown on the "Exploration Location Plan" attached as Sheet 1. Logs of the test pits are attached as Sheets 2 and 3. A key to the notes and symbols used on the logs is attached as Sheet 4. The elevations shown on the logs were estimated based upon elevation information provided by R.E. Coleman Excavating.

2.2 Testing

Pocket Penetrometer Tests (PPT) were made on native clays encountered in the test pits. PPT results are shown on the logs. Representative samples of existing sand fill were returned to our laboratory for further visual classification.

3.0 SITE AND SUBSURFACE CONDITIONS

3.1 Site Conditions

The site is located at Lot 15 on Industrial Way in Portland, Maine. The site is accessed from a gravel driveway off Industrial Way. Imported sand fill was exposed over the surface of the building pad. Surface relief across the proposed building area is relatively flat and level due to recent fill placement. We understand the building pad is about 18 inches below proposed finished floor.

3.2 Subsurface Conditions

In general, the test pits encountered a soil profile consisting of imported brown sand fill overlying brown to black silty sand overlying native stiff to very stiff gray-mottled silty clay. The imported sand fill ranged from 2 to 4 feet in thickness and appeared free-

draining. The brown to black silty sand was 1 to 1.5 feet thick where encountered. The test pits were terminated in the native stiff to very stiff gray-mottled silty clay at depths of 4.5 feet below the ground surface (6.0 feet below finished floor). Refer to the attached test pit logs for detailed descriptions of the subsurface findings at the exploration locations.

Moderate caving of the test pit sidewalls was observed in the test pits during the short timeframe that the test pits remained open.

3.3 Groundwater Conditions

Free groundwater seepage was in the test pits atop the relatively impervious native clays at depths of 2 to 4 feet below the ground surface. It should be anticipated that groundwater levels will fluctuate seasonally and in response to precipitation and snowmelt.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General Findings

Based on our understanding of the proposed construction and the subsurface findings, the proposed construction appears feasible from a geotechnical standpoint. The primary geotechnical considerations are the presence of relatively stiff, but sensitive, native clays at footing subgrade elevation and existing imported sand fill that appears relatively loose.

4.2 Site and Subgrade Preparation

An erosion control system should be instituted prior to construction activity at the site to help protect adjacent drainageways. Existing topsoil, stumps and organics must be removed from proposed building and fill areas.

The existing imported sand fill covering the building pad appears to be relatively loose. As such, we recommend that the existing sand fills be densified using a smooth drum vibratory roller prior to excavation for footings and placement of slab base gravels. The densification process should compact the existing sand fills to at least 95 percent of its maximum dry density as determined by ASTM D-1557.

The native clays are sensitive to strength loss when disturbed, particularly when wet. As such, we recommend that footing excavation be completed with a smooth-edged bucket

and that footing subgrades be overexcavated by at least 6 inches and backfilled with compacted Structural Fill to create a working pad for foundation construction.

Based on the subsurface findings and our understanding of the proposed construction, we anticipate that foundation excavation will be above the groundwater table and that precipitation will infiltrate into the existing sand fills. In our opinion, ditching with sump and pump dewatering techniques, if needed, should be adequate to control groundwater for foundation construction. Groundwater should be controlled to at least 12 inches below subgrade.

Excavations must be properly shored and/or sloped in accordance with OSHA trenching regulations to prevent sloughing and caving of the sidewalls during construction.

4.3 Foundation Design

The design-freezing index for the Portland area is approximately 1,250-Fahrenheit degree-days, which corresponds to a frost penetration depth on the order of 4.5 feet. Foundations exposed to freezing must be cast at least 4.5 feet below finished exterior grades to provide frost protection. Where the exterior foundation walls will be exposed to freezing, we recommend that foundation insulation also be used on the inside of the foundation walls from the bottom of the slab to the top of the footing and that a thermal break be provided between the floor slab and foundation wall.

Considering the subsurface findings and our understanding of the proposed construction, we recommend the following geotechnical parameters for design of spread footings founded on properly prepared subgrades:

Recommended Geotechnical Parameters for Spread Footings	
Design Frost Depth	4.5 feet
Net Allowable Soil Bearing Pressure	2.0 ksf or less
Anticipated Post-Construction Settlement	1 inch or less
Base Friction Factor	0.35
At-Rest Lateral Earth Pressure Coeff.	0.5
Unit Weight of Backfill Soil	125 pcf
Passive Lateral Earth Pressure Coeff.	3.0

Wall footings should be at least 12 inches wide and column footings should be at least 24 inches in least lateral dimension. Truckdock and foundation walls that serve as retaining walls restrained from rotating must be designed considering at-rest lateral earth pressures. Based on the subsurface findings and our experience in the area, we interpret the site soils to correspond to a seismic soil Site Class D according to the 2003 International Building Code.

4.4 Foundation Drainage

Based on the subsurface findings and our understanding of the proposed construction, we recommend that perforated foundation drains be installed near footing grade around the perimeter of the building. We recommend 4-inch diameter perforated underdrain pipe with a filter sock be installed and enveloped in at least 12 inches of clean drainage sand. The underdrain pipe must have a positive gravity outlet. Exterior foundation backfill should be sealed with a layer of clayey or loamy soil in areas that are not paved or occupied by entrance slabs to reduce direct surface water infiltration into the backfill. Surface grades should be sloped away from the building for positive surface water drainage.

4.5 Slab-on-Grade Floors

Slab-on-grade floors may be designed using a subgrade reaction modulus of 200 pci provided the concrete slab is underlain by at least 12 inches of compacted base gravel overlying properly prepared subgrades. Additionally, we recommend floor slabs be designed with dowels to help transfer loads across control and construction joints. For base gravel, we recommend a crushed sand and gravel meeting the requirements of 2002 MDOT Standard Specification 706.03 Aggregate for Base, Type A, Crushed.

Floor slabs with moisture sensitive covering should be underlain with a vapor retarder placed directly below the slab-on-grade floors. The vapor retarder should have a permeance that is less than the floor covering or sealant being applied on the slab and should be installed according to the manufacturer's recommended methods including taping all joints and wall connections. Flooring suppliers should be consulted relative to acceptable vapor retarder systems for use with their products. The vapor retarder must have sufficient durability to withstand direct contact with the subslab fill and construction activity.

We recommend that control joints be installed within slab-on-grade floors to accommodate shrinkage in the concrete as it cures. In general, control joints are usually installed at 10 to 15 foot spacing; however, the actual spacing of control joints should be determined by the structural engineer. We recommend that on-grade floor slabs be wet-cured for a period of at least 7 days after casting as a measure to reduce the potential for curling of the concrete and excessive drying/shrinkage. We further recommend that consideration be given to using a curing paper or curing compound after the wet-cure period to improve the quality of the completed floor.

4.6 Entrance Slabs

Entrance slabs should be designed to reduce the effects of differential frost action. We recommend that exterior entrance slabs be underlain with a minimum of 4.5 feet of Structural Fill. The Structural Fill should extend beneath the entire length and width of the entrance slabs and then transition up to adjacent pavement subbase or sidewalk base gravels at a 3H:1V slope or flatter. This transition zone is to help reduce potential abrupt, differential frost heaving.

4.7 Backfill and Compaction

The existing imported sand fill appears suitable for re-use as drainage sand around foundation underdrains and as Structural Fill for backfilling of foundations. Following are recommended materials for earthwork associated with the proposed construction.

Structural Fill: We recommend that Structural Fill be used to raise the building pad, as a 6-inch working pad below footings, as backfill for foundations exposed to freezing and as fill below entrance slabs up to the bottom of pavement gravels. Structural Fill should consist of clean, free-draining sand and gravel meeting the following gradation requirements:

STRUCTURAL FILL	
Sieve Size	Percent Finer by Weight
4 inch	100
3 inch	90 to 100
¼ inch	25 to 90
# 40	0 to 30
# 200	0 to 5

Base Gravel: We recommend that the 12-inch thick layer of base gravel below on-grade floor slabs consist of crushed sand and gravel meeting the requirements of MDOT Standard Specification 703.06 Type A Crushed Aggregate Base as given below:

BASE GRAVEL	
Sieve Size	**Percent Finer by Weight**
2 inch	100
½ inch	45 to 70
¼ inch	30 to 55
#40	0 to 20
#200	0 to 5

Placement and Compaction: Fill and backfill should be placed in horizontal lifts and be compacted such that the desired density is achieved throughout the lift thickness with 3 to 5 passes of the compaction equipment. We recommend that the loose lift thickness for soil fills not exceed 12 inches. The backfill adjacent to foundation frost walls should be compacted using portable equipment; if heavy equipment is to be allowed within 10 feet of the walls, design must account for these loads. Fill and backfill beneath the proposed building, against foundation walls and beneath entrance slabs should be compacted to at least 95 percent of its maximum dry density as determined by ASTM D-1557. Fill and backfill in paved areas should be compacted to at least 95 percent of ASTM D-1557. Pavement subbase and base gravels should be compacted to at least 95 percent of ASTM D-1557.

4.8 Weather Considerations

If foundation construction takes place during cold weather, subgrades, foundations, and concrete must be protected during freezing conditions. Fill and concrete must not be placed on frozen soil and once placed, the soil and concrete must be protected from freezing. Further, the on-site fills are frost sensitive and as such exposed soil surfaces will be susceptible to disturbance during freezing conditions.

Sitework and construction activities must take appropriate measures to protect exposed subgrades. This may require the use of temporary haul roads and staging areas to preclude subgrade damage due to construction traffic.

4.9 Design Review and Construction Testing

S. W. COLE ENGINEERING, INC. should be retained to review the final design and specifications to determine that our recommendations have been properly interpreted and implemented.

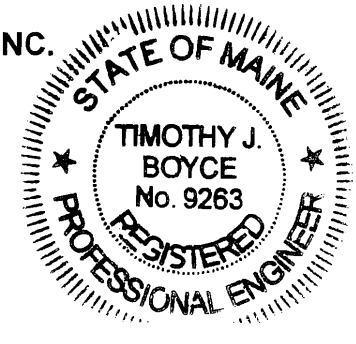
S. W. COLE ENGINEERING, INC. should be engaged to observe subgrades and to provide geotechnical consultation during the earthwork and foundation phases of the work. A soils and concrete testing program should also be implemented during construction to observe compliance with the design concepts, plans and specifications. S. W. COLE ENGINEERING, INC. is available to provide field and laboratory testing services for soil, concrete, masonry, steel, spray-applied fireproofing and asphalt construction materials.

5.0 CLOSURE

It has been a pleasure to be of assistance to you with this phase of your project. If you have any questions, please do not hesitate to contact us.

Sincerely,

S. W. COLE ENGINEERING, INC.



Timothy J. Boyce, P.E.
Senior Geotechnical Engineer

TJB:tjb/pfb

P:\2006\06-1278 S - R.E. Coleman Excavating - Portland - Industrial Way Lot 15 - TJB\06-1278 Report.doc

ATTACHMENT A
Limitations

This report has been prepared for the exclusive use of R.E. Coleman Excavating for specific application to the proposed Maintenance Building on Lot 15 of Industrial Way in Portland, Maine. S. W. COLE ENGINEERING, INC. has endeavored to conduct the work in accordance with generally accepted soil and foundation engineering practices. No warranty, expressed or implied, is made.

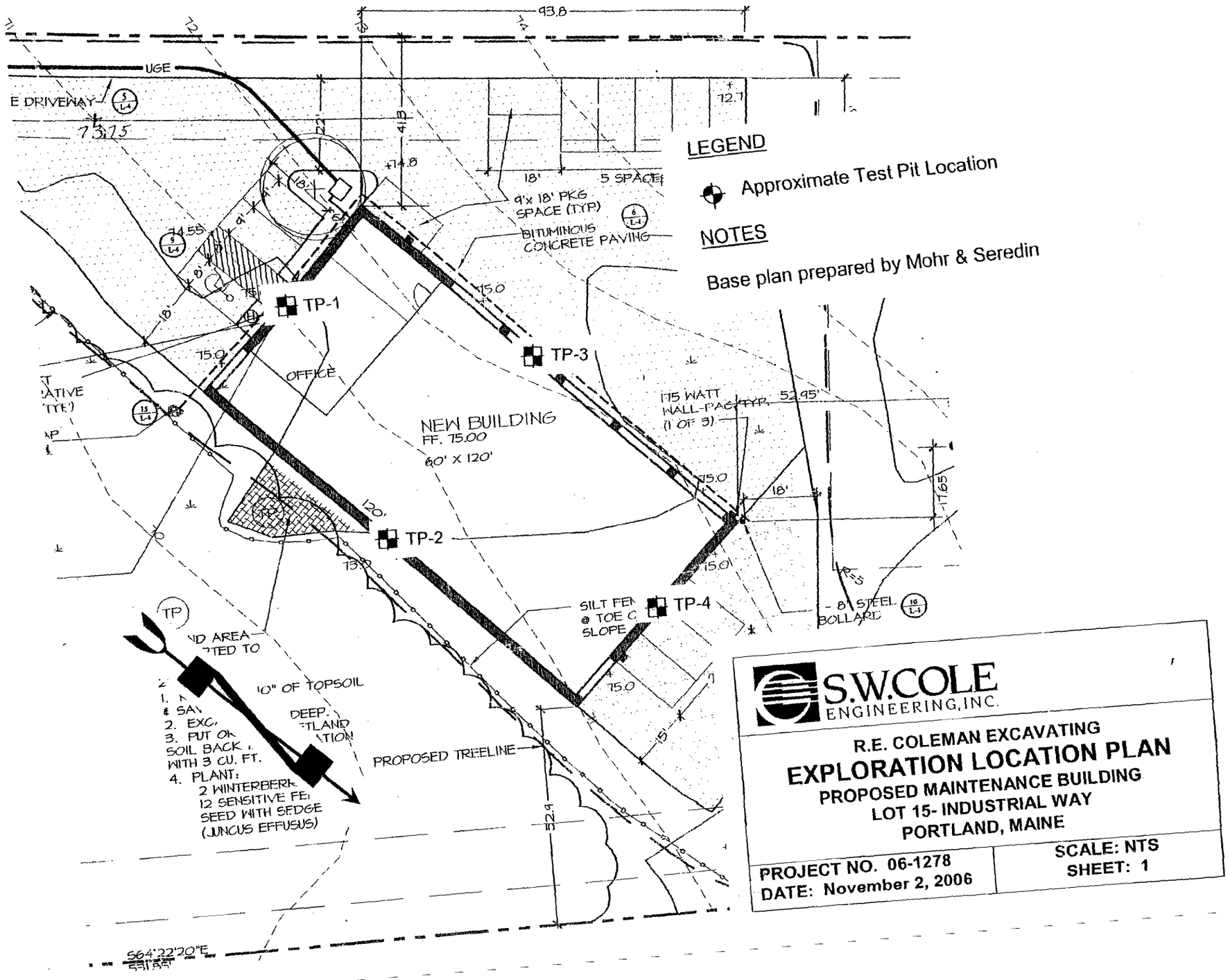
The soil profiles described in the report are intended to convey general trends in subsurface conditions. The boundaries between strata are approximate and are based upon interpretation of exploration data and samples.

The analyses performed during this limited investigation and recommendations presented in this report are based in part upon the data obtained from subsurface explorations made at the site. Variations in subsurface conditions may occur between explorations and may not become evident until construction. If variations in subsurface conditions become evident after submission of this report, it will be necessary to evaluate their nature and to review the recommendations of this report.

Observations have been made during exploration work to assess site groundwater levels. Fluctuations in water levels will occur due to variations in rainfall, temperature, and other factors.

S. W. COLE ENGINEERING, INC.'s scope of work has not included the investigation, detection, or prevention of any Biological Pollutants at the project site or in any existing or proposed structure at the site. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and the byproducts of any such biological organisms.

Recommendations contained in this report are based substantially upon information provided by others regarding the proposed project. In the event that any changes are made in the design, nature, or location of the proposed project, S. W. COLE ENGINEERING, INC. should review such changes as they relate to analyses associated with this report. Recommendations contained in this report shall not be considered valid unless S. W. COLE ENGINEERING, INC. reviews the changes.



S.W.COLE ENGINEERING, INC.

R.E. COLEMAN EXCAVATING

EXPLORATION LOCATION PLAN

PROPOSED MAINTENANCE BUILDING
LOT 15- INDUSTRIAL WAY
PORTLAND, MAINE

PROJECT NO. 06-1278
DATE: November 2, 2006

SCALE: NTS
SHEET: 1

S.W.COLE ENGINEERING, INC.

TEST PIT LOGS

PROJECT/CLIENT: PROPOSED MAINTENANCE BUILDING / R.E. COLEMAN EXCAVATING
LOCATION: LOT 15 - INDUSTRIAL WAY, PORTLAND, MAINE
PROJECT NO. 06-1278

TEST PIT TP-1

DATE: 10/24/2006 SURFACE ELEVATION: 73.5' LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
			BROWN SAND TRACE SILT (FILL)	
		4.0'		
		4.5'	VERY STIFF TO STIFF GRAY MOTTLED SILTY CLAY	q_P = 6.0 KSF
			BOTTOM OF EXPLORATION @ 4.5 FEET	

COMPLETION DEPTH: 4.5' DEPTH TO WATER: SEEPAGE @ 4.0 FEET
MODERATE CAVING 0 TO 4 FEET

TEST PIT TP-2

DATE: 10/24/2006 SURFACE ELEVATION: 73.5' LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
			BROWN SAND TRACE SILT (FILL)	
		4.5'		q_P = 6.0 KSF
		5.0'	VERY STIFF TO STIFF GRAY MOTTLED SILTY CLAY	
			BOTTOM OF EXPLORATION @ 5.0 FEET	

COMPLETION DEPTH: 5.0' DEPTH TO WATER: SEEPAGE @ 4.5 FEET
MODERATE CAVING 0 TO 4.5 FEET

S.W.COLE ENGINEERING, INC.

TEST PIT LOGS

PROJECT/CLIENT: PROPOSED MAINTENANCE BUILDING / R.E. COLEMAN EXCAVATING
LOCATION: LOT 15 - INDUSTRIAL WAY, PORTLAND, MAINE
PROJECT NO. 06-1278

TEST PIT TP-3

DATE: 10/24/2006 SURFACE ELEVATION: 73.5' LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
		1.0'	BROWN SAND TRACE SILT (FILL)	
		2.5'	BROWN SILTY SAND WITH GRAVEL (FILL)	
		4.5'	VERY STIFF TO STIFF GRAY-MOTTLED SILTY CLAY	
			BOTTOM OF EXPLORATION @ 4.5 FEET	

COMPLETION DEPTH: 4.5' DEPTH TO WATER: SEEPAGE @ 2.5 FEET
MODERATE CAVING 0 TO 2.5 FEET

TEST PIT TP-4

DATE: 10/24/2006 SURFACE ELEVATION: 73.5' LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
		2.0'	BROWN SAND TRACE SILT (FILL)	
		3.0'	BROWN-BLACK SILTY SAND WITH ROOTLETS	
		4.5'	VERY STIFF TO STIFF GRAY-MOTTLED SILTY CLAY	
			BOTTOM OF EXPLORATION @ 4.5 FEET	

COMPLETION DEPTH: 4.5' DEPTH TO WATER: SEEPAGE @ 2.0 FEET
MODERATE CAVING 0 TO 2.0 FEET

KEY TO THE NOTES & SYMBOLS
Test Boring and Test Pit Explorations

All stratification lines represent the approximate boundary between soil types and the transition may be gradual.

Key to Symbols Used:

w	-	water content, percent (dry weight basis)
q_u	-	unconfined compressive strength, kips/sq. ft. - based on laboratory unconfined compressive test
S_v	-	field vane shear strength, kips/sq. ft.
L_v	-	lab vane shear strength, kips/sq. ft.
q_p	-	unconfined compressive strength, kips/sq. ft. based on pocket penetrometer test
O	-	organic content, percent (dry weight basis)
W_L	-	liquid limit - Atterberg test
W_P	-	plastic limit - Atterberg test
WOH	-	advance by weight of hammer
WOM	-	advance by weight of man
WOR	-	advance by weight of rods
HYD	-	advance by force of hydraulic piston on drill
RQD	-	Rock Quality Designator - an index of the quality of a rock mass. RQD is computed from recovered core samples.
γ_T	-	total soil weight
γ_B	-	buoyant soil weight

Description of Proportions:

0 to 5% TRACE
5 to 12% SOME
12 to 35% "Y"
35+% AND

REFUSAL: **Test Boring Explorations** - Refusal depth indicates that depth at which, in the drill foreman's opinion, sufficient resistance to the advance of the casing, auger, probe rod or sampler was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

REFUSAL: **Test Pit Explorations** - Refusal depth indicates that depth at which sufficient resistance to the advance of the backhoe bucket was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

Although refusal may indicate the encountering of the bedrock surface, it may indicate the striking of large cobbles, boulders, very dense or cemented soil, or other buried natural or man-made objects or it may indicate the encountering of a harder zone after penetrating a considerable depth through a weathered or disintegrated zone of the bedrock.

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

2002-0026
Application I. D. Number

01/30/2002
Application Date

Industrial Way Lot #15
Project Name/Description

Anne and Rodney Coleman
Applicant

Applicant's Mailing Address

Mohr & Seredin Landcape Architects
Consultant/Agent

Agent Ph: (207)871-0003 **Agent Fax:**
Applicant or Agent Daytime Telephone, Fax

126 - 126 Industrial Way, Portland, Maine
Address of Proposed Site

326 B011001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☑ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☑ Office ☐ Retail ☑ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify)

8,375 sq. ft.	**2.46 acres**	**IM**
Proposed Building square Feet or # of Units	Acreage of Site	Zoning

Check Review Required:

☑ Site Plan (major/minor)	☐ Subdivision # of lots	☐ PAD Review	☐ 14-403 Streets Review
☐ Flood Hazard	☐ Shoreland	☐ HistoricPreservation	☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)	☐ Zoning Variance		☐ Other

Fees Paid: Site Plan **$400.00** Subdivision Engineer Review **$907.88** Date **09/10/2002**

DRC Approval Status:

Reviewer **Sebago Technic**

☐ **Approved** ☑ **Approved w/Conditions** See Attached ☐ **Denied**

Approval Date **06/07/2002** Approval Expiration **06/07/2003** Extension to ☑ Additional Sheets Attached

☑ Condition Compliance **Kandi Talbot** (signature) **09/13/2002** (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	**09/04/2002** (date)	**$50,882.40** (amount)	**09/05/2004** (expiration date)
☐ Inspection Fee Paid	(date)	(amount)	
☐ Building Permit Issue	(date)		
☐ Performance Guarantee Reduced	(date)	(remaining balance)	(signature)
☐ Temporary Certificate of Occupancy	(date)	☐ Conditions (See Attached)	(expiration date)
☐ Final Inspection	(date)	(signature)	
☐ Certificate Of Occupancy	(date)		
☐ Performance Guarantee Released	(date)	(signature)	
☐ Defect Guarantee Submitted	(submitted date)	(amount)	(expiration date)
☐ Defect Guarantee Released	(date)	(signature)	

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

2002-0026
Application I. D. Number

Anne and Rodney Coleman
Applicant

01/30/2002
Application Date

Applicant's Mailing Address

Industrial Way Lot #15
Project Name/Description

Mohr & Seredin Landcape Architects
Consultant/Agent

126 - 126 Industrial Way, Portland, Maine
Address of Proposed Site

Agent Ph: (207) 871-0003 **Agent Fax:**
Applicant or Agent Daytime Telephone, Fax

326 B011001
Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

1 The plans must be revised in accordance with the DRC's comments in the memo dated June 7, 2002 for review and approval by the DRC.

2 Any storage of new materials, finished products, or related equipment must be suitably screened from the public way and from abutting properties by a solid fence at least five (5) feet in height, or by a solid evergreen planting strip.

Approval Conditions of DRC

1 1. The width of the parking aisle around the rear corner of the building is only 12.5 feet, this should be widened to a minimum of 16' width with a 2' shoulder.

2 2. The sideslope of the rear parking edge to the wetland and rear buffer area needs to be shown. Will it be 3:1 vegetated, or 2:1 riprap?

3 3. A revised plan should be submitted showing erosion control measures to be located on the revised grading plan for the project.

4 4. Is the area that was once to be the storage yard going to be filled? The plan submitted does not tie proposed contours correctly with the existing contours. This area is inconclusive as far as knowing the proposed grading limits. Please show construction disturbance limits for this plan.

5 5. There is a typo for the space size of the parking space on the SW building corner. The space is 9x18, not 9x8.

Approval Conditions of Fire

1

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

2002-0026
Application I. D. Number

01/30/2002
Application Date

Industrial Way Lot #15
Project Name/Description

Anne and Rodney Coleman
Applicant

Applicant's Mailing Address

Mohr & Seredin Landcape Architects
Consultant/Agent

Agent Ph: (207)871-0003 **Agent Fax:**
Applicant or Agent Daytime Telephone, Fax

126 - 126 Industrial Way, Portland, Maine
Address of Proposed Site

326 B011001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☑ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☑ Office ☐ Retail ☑ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify)

8,375 sq. ft.	**2.46 acres**	**IM**
Proposed Building square Feet or # of Units	Acreage of Site	Zoning

Check Review Required:

☑ Site Plan (major/minor)	☐ Subdivision # of lots	☐ PAD Review	☐ 14-403 Streets Review
☐ Flood Hazard	☐ Shoreland	☐ HistoricPreservation	☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)	☐ Zoning Variance		☐ Other

Fees Paid: Site Plan **$400.00** Subdivision _____ Engineer Review **$907.88** Date **09/10/2002**

Planning Approval Status:

Reviewer **Kandi Talbot**

☐ **Approved** ☑ **Approved w/Conditions** See Attached ☐ **Denied**

Approval Date **06/07/2002** Approval Expiration **06/07/2003** Extension to _____ ☑ Additional Sheets Attached

☑ OK to Issue Building Permit **Kandi Talbot** (signature) **09/13/2002** (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	**09/04/2002** (date)	**$50,882.40** (amount)	**09/05/2004** (expiration date)
☐ Inspection Fee Paid	(date)	(amount)	
☐ Building Permit Issue	(date)		
☐ Performance Guarantee Reduced	(date)	(remaining balance)	(signature)
☐ Temporary Certificate of Occupancy	(date)	☐ Conditions (See Attached)	(expiration date)
☐ Final Inspection	(date)	(signature)	
☐ Certificate Of Occupancy	(date)		
☐ Performance Guarantee Released	(date)	(signature)	
☐ Defect Guarantee Submitted	(submitted date)	(amount)	(expiration date)
☐ Defect Guarantee Released	(date)	(signature)	

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

2002-0026
Application I. D. Number

Mcgoldrick Richard J
Applicant

1/30/02
Application Date

17 Coleman Way, Falmouth, ME 04105
Applicant's Mailing Address

Industrial Way Lot #15
Project Name/Description

Mohr & Seredin Landcape Architects
Consultant/Agent

126 - 126 Industrial Way, Portland, Maine
Address of Proposed Site

Agent Ph: (207)871-0003 **Agent Fax:**
Applicant or Agent Daytime Telephone, Fax

326 B011001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☑ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☑ Office ☐ Retail ☑ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify)

8,375 sq. ft.	**2.46 acres**	**IM**
Proposed Building square Feet or # of Units	Acreage of Site	Zoning

Check Review Required:

☑ Site Plan (major/minor) ☐ Subdivision # of lots ☐ PAD Review ☐ 14-403 Streets Review

☐ Flood Hazard ☐ Shoreland ☐ HistoricPreservation ☐ DEP Local Certification

☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other

Fees Paid: Site Plan **$400.00** Subdivision _____ Engineer Review _____ Date **1/30/02**

Insp Approval Status:

Reviewer _____

☐ **Approved** ☐ **Approved w/Conditions** See Attached ☐ **Denied**

Approval Date _____ Approval Expiration _____ Extension to _____ ☐ 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 _____

☐ Building Permit Issue — date _____

☐ Performance Guarantee Reduced — date _____ remaining balance _____ signature _____

☐ Temporary Certificate of Occupancy — date _____ ☐ Conditions (See Attached) expiration date _____

☐ Final Inspection — date _____ signature _____

☐ Certificate Of Occupancy — date _____

☐ Performance Guarantee Released — date _____ signature _____

☐ Defect Guarantee Submitted — submitted date _____ amount _____ expiration date _____

☐ Defect Guarantee Released — date _____ signature _____

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

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

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

ANNE + RODNEY COLEMAN
Applicant

24 JANUARY 2002
Application Date

17 COLEMAN WAY
FALMOUTH, ME. 04105
Applicant's Mailing Address

LOT 15
INDUSTRIAL WAY
Project Name/Description

MOHR + SEWALL LANDSCAPE ARCHITECTS, INC
18 PLEASANT ST, PORTLAND, ME 04101
Consultant/Agent

INDUSTRIAL WAY (NO #)
Address Of Proposed Site

871-0003 FAX 871-1419
Applicant/Agent Daytime telephone and FAX

MAP 326 LOT B 11 (LOT 15 TURN. IND. PK)
Assessor's Reference, Chart#, Block. Lot#

Proposed Development (Check all that apply) ✓ New Building ____ Building Addition ____ Change of Use ____ Residential ✓ Office ____ Retail ____ Manufacturing ____ Warehouse/Distribution ✓ Parking Lot ✓ Other(Specify) CONTRACTOR WORK YARD

7,200 SF (FOOTPRINT) 8,375 SF (TOTAL) 2.46 AC I-M (INDUSTRIAL MODERATE)
Proposed Building Square Footage and /or # of Units | Acreage of Site | Zoning

Major Site Plan____ Minor Site Plan ✓

You must Include the following with you application:

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

2) 9 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

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

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

Signature of applicant:	Date: 24 JANUARY 2002

Site Review Fee: Major $500.00 Minor 400.00

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

MOHR & SEREDIN
Landscape Architects, Inc.

January 28, 2002

Ms. Sarah Hopkins
City of Portland Planning Department
City Hall
389 Congress St.
Portland, ME 04101

RE: Rodney & Anne Coleman Development of Lot 15, Turnpike Industrial Park
Map 326 Lot B 11

Dear Sarah:

Attached please find nine (9) copies of the site plans and supporting information for Minor Site Plan review of the project proposed by Rodney and Anne Coleman for Lot 15 in IM-zoned Turnpike Industrial Park. As we discussed, Rodney and Anne are proposing to build a 8,375 square foot building to house R.E. Coleman & Sons Excavation Company. The new building will include office space for the world headquarters of R.E. Coleman, as well as shop and interior work space for the company. The project details are as follows:

A. Building:

The new structure will be a 60'-0" wide by 120'-0" long, metal sided, 2 story gable-roofed building. The main entrance will have a canopy and glazing designed to create scale and interest at the building's public façade. The other sides will be all metal, with the west and north elevations punctuated with overhead doors for vehicular access. The roof will be an asphalt shingled surface. The building will have a frostwall and slab-on-grade concrete foundation.

The new building footprint is 7,200 square feet. The first floor will have 1,125 square feet of office space and 6,075 square feet of work area and warehouse. Under the eves above the office space will be an additional 1,125 square feet of office and storage space. The total building area will therefore be 8,375 square feet, of which 2,250 square feet will be office space and 6,075 square feet will be workshop and warehouse.

The building height will be a maximum of 30 feet at the ridgeline, with the eaves at 17 feet to allow for the truck bays located on 3 sides of the structure. Conceptual building elevations and materials information are included for your review.

B. Environmental:

The lot size is 107,157 square feet (2.46 acres), with 250 feet of frontage on Industrial Way. Approximately 60,340 square feet of the site (56%) is a forested wetland based on wetland mapping performed by Dale Brewer in 1996. The new development proposes to fill 14,928 square feet of wetland, and to create 289 square feet of wetland, so the net alteration will be 14,629 square feet. A Tier 1 wetland permit has been filed with the Maine DEP for the proposed wetland alteration, a copy of which is attached for your records.

18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

The property is currently 80% wooded, and 20% field and succession shrub growth. The project will clear approximately ¾ of an acre of trees for access, the new building and parking areas. The entrance drive and areas adjacent to the building will be paved to stabilize the surfaces, and all slopes loamed and seeded. The gravel work yard will be separated from the wetland by a shallow, closed swale designed to trap the stormwater-born sediments and keep the fine soil particles from migrating into the down-slope wetland. A large, long swale on the westerly and southerly property lines will perform a similar function for the balance of the site's runoff.

Lot 15 is part of the larger Turnpike Industrial Park, which was designed with a centralized detention basin for stormwater management. The development coverage of this lot is less than the original design calculations by Land Use Consultants, and therefore no detention is proposed. The on-site drainage will be handled by surface flows in vegetated swales designed to improve water quality.

The soils are mapped as Buxton and Scantic per the Maine SCS Medium Intensity Soils Survey. Test pits and field observations by Dale Brewer have confirmed these mapping units, along with the location of the wetlands on the site. The new building, and the associated drives, have been located on the Buxton soils, leaving much of the Scantic soils unit undisturbed. An erosion and sedimentation control plan has been prepared for the project to manage potential construction-related erosion and sedimentation problems.

C. Site Development:

The proposed project has been sited on the lot to minimize the wetland impacts. The access drive is located in an upland edge along the southerly property line, and connects to the parking lot located on the upland area at the lot's southwesterly corner. The access drive is proposed to be 22 feet in width, paved, with 1' grass shoulders. The primary work yard and 12 parking spaces will be paved, while the secondary work yard and storage lot will be constructed with a gravel surface.

Parking has been provided for 16 vehicles in the areas adjacent to the new building. The required parking for the building is 12 spaces; the proposed parking of 17 spaces is based on R.E. Coleman's peak operational needs. Potential traffic impacts will be minimal as daily access to this property will be primarily by two administrative staff and two to three shop employees. Other employees report directly to the company work sites in the greater Portland area. Occasionally, in winter months, the entire work crew reports to the office for training and/or to work on projects in the shop. The on-site parking is designed to accommodate this peak use.

The gravel work yard will be used for outdoor storage of soils and aggregate materials, as well as equipment. There will be temporary storage of project-related goods (eg. precast products, metals, etc.) and stockpiling of some inventory (frames and grates, erosion control materials). This area will be screened by new plantings, and has been graded so as to not be visible from public roads or areas. The 30 foot buffer on the west edge of the lot, shown on the 1986 subdivision plat, has been preserved by the proposed development.

Public utilities will be extended into the lot from existing lines in Industrial Way. A new 4" sanitary sewer and a 1" water service will connect to the existing utility stubs present

at the lot line along Industrial Way. Underground electrical service will be provided from CMP Pole #15 on the south edge of the entrance drive. The utilities will be located under and adjacent to the entry driveway in order to minimize wetland disturbance. Discussions with the utility companies have indicated that there is sufficient capacity to meet the project's needs for 300 to 400 gpd of water and for the associated sewer flows.

Site lighting will be limited to building-mounted wall lights; no freestanding light poles are proposed as a part of this project. There will be two (2), 75 watt halogen or metal halide wall-mounted lights at the main entrance to the office. There will be three (3) 175 watt metal halide security floodlights mounted at the building's southwest, northwest, and corners to provide illumination for the parking lots. A reduced-scale copy of the site plan has been prepared depicting the light levels adjacent to the building, and fixture information is submitted with this application.

Planting will be limited to ornamental landscaping at the building's south entrance, and buffer planting at the property's westerly line. The buffer planting of white pines will provide screening for the work yard. The building is sited over 120 feet from Industrial Way, and the existing 1 acre of maple, pine, alder and shadbush will be preserved so that the new building will not be visible from the public way.

Signage will consist of a small, 2'by 6' entrance sign at the curb cut indicating the Owner's name, and two, 18" by 4' building-mounted signs at the office entrance. There will be a locking cable and bollards installed at the driveway entrance to restrict after-hours access to the lot. The details for these improvements are shown on the plans.

Solid waste will be collected and stored inside the building, and privately collected and removed from the property. There will be no outdoor dumpsters, trash storage, or refuse containers.

D. Other Development Issues:

The Coleman's are proposing to construct this project with funds from their existing accounts and assets. The total project cost, inclusive of the land purchase, is estimated at $310,000. A letter from the Coleman's investment accountant is provided for proof of financial capacity. R.E. Coleman will be performing all of the sitework, and Wright-Ryan will be the general contractor for the building. The construction costs are estimated as follows:

1.	Building:	$180,000
2.	Sitework:	$ 65,000
Total Construction		$245,000

The anticipated work schedule is as follows:

Receive permits:	February 28, 2002
Site clearing:	March, 2002
Earthwork:	March-Early April, 2002
Building construction:	April-July, 2002
Complete project:	August 30, 2002

This submission has been prepared consistent with the City's standards, and in conformance with the space and bulk requirements of the IM-zone. The proposed use as a construction office and shop is a permitted use in the zone, and the project has been designed to minimize adverse

environmental impacts on the lot. The project is not located within a flood hazard zone, and there will not be noise generating equipment or odor-emitting features at the site that will create nuisance for the public.

This submission includes the following:

1) Minor Site Plan Application and fee
2) Site Plans (L-1, L-2, L-3)
3) Building Elevations and Floor Plan
4) Original Land Use Consultants Subdivision Plan
5) Soils Map (SCS Medium Intensity) and Soils Legend
6) Copy of Purchase and Sale Agreement for right, title and interest
7) Financial Capability information
8) Reduced Scale Plan with lighting
9) Site lighting information
10) Copy of NRPA Tier 1 Application for Wetland Alteration
11) Erosion Control Plan
12) Completed City of Portland Site Plan Checklist

Please review this for Minor Site Plan approval, and notify us of any questions or concerns.

Sincerely,

Stephen B. Mohr, ASLA

cc: Anne & Rodney Coleman

F:\Projects\477-PortlandColeman\DOCS\planning1-23-02.doc

CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST

COLEMAN - LOT 15 TURNPIKE INDUSTRIAL PARK (INDUSTRIAL WAY)
Project Name, Address of Project

I.d. Number

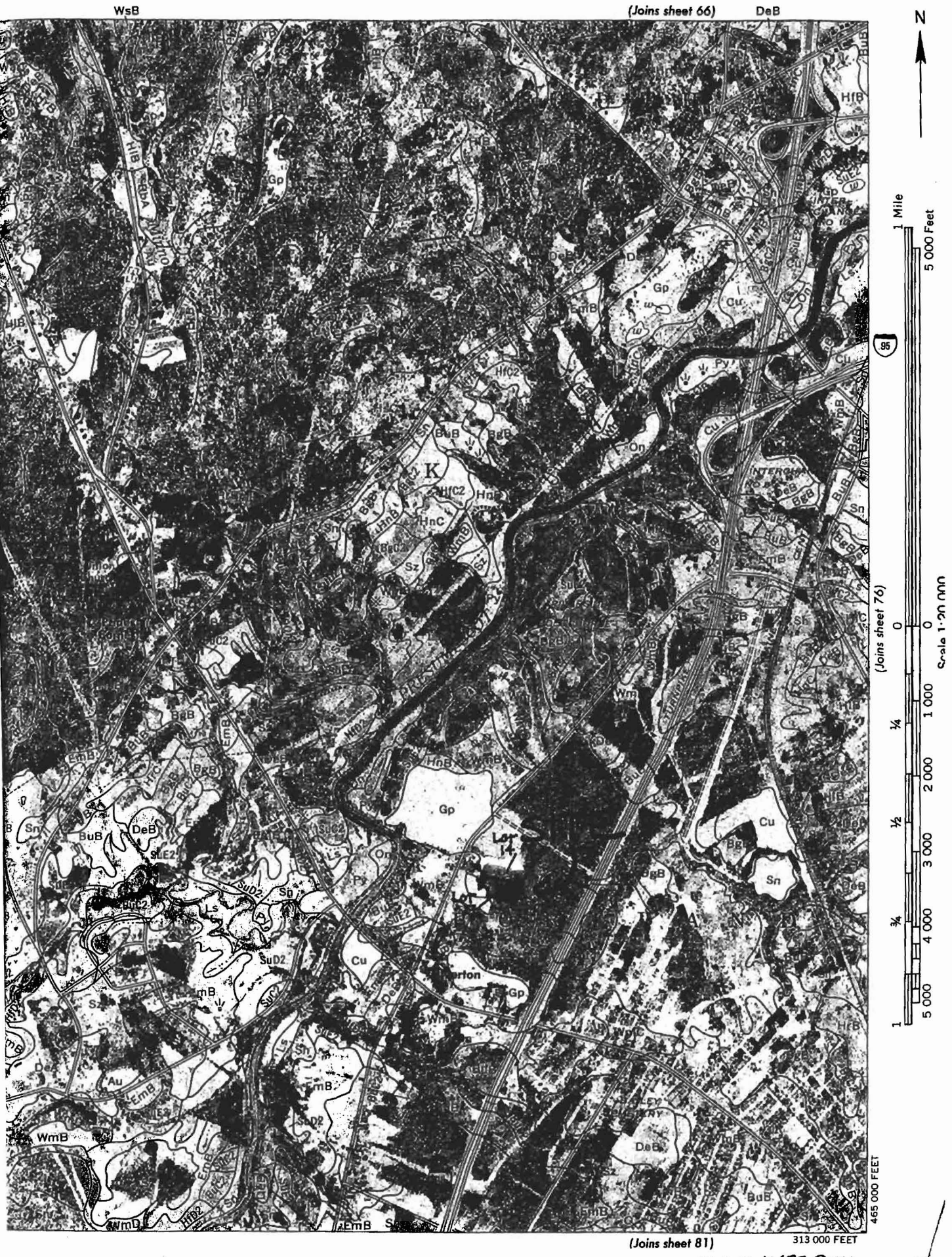
Submitted () & Date	Item	Required Information	Section 14-525 (b,c)
1.24.02 LUC PLAN 3.25.86	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
1.24.02 M&S L1, L2, L3	(2)	Name and address of applicant and name of proposed development	a
✓	(3)	Scale and north points	b
✓	(4)	Boundaries of the site	c
✓	(5)	Total land area of site	d
✓	(6)	Topography - existing and proposed (2 feet intervals or less)	e
1.24.02 M&S L-1, L-2, L-3	(7)	Plans based on the boundary survey including:	2
1.24.02 SCS MEDIUM INTENSITY	(8)	Existing soil conditions	a
	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
1.24.02 M&S EXHIBITS	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
1.24.02 M&S L-2	(11)	Approximate location of buildings or other structures on parcels abutting the site	d
N/A - ALL INTERIOR	(12)	Location of on-site waste receptacles	e
1.24.02 M&S L-3	(13)	Public utilities	e
1.24.02 M&S L-3	(14)	Water and sewer mains	e
1.24.02 M&S L-3	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
N/A (LUC PLAN)	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
1.24.02 M&S L-2	(17)	Location and dimensions of on-site pedestrian and vehicular accessways	g
1.24.02 M&S L-2	(18)	Parking areas	g
1.24.02 M&S L-2, L-3	(19)	Loading facilities	g
1.24.02 M&S L-2, L-3	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
N/A	(21)	Curb and sidewalks	g
1.24.02 M&S L-2	(22)	Landscape plan showing:	h
✓	(23)	Location of existing proposed vegetation	h
✓	(24)	Type of vegetation	h
✓	(25)	Quantity of plantings	h
✓	(26)	Size of proposed landscaping	h
✓	(27)	Existing areas to be preserved	h
1.24.02 M&S EXHIBITS	(28)	Preservation measures to be employed	h
1.24.02 M&S L-2	(29)	Details of planting and preservation specifications	h
1.24.02 M&S L-2	(30)	Location and dimensions of all fencing and screening	i
1.24.02 M&S EXHIBITS	(31)	Location and intensity of outdoor lighting system	j
1.24.02 M&S L-1	(32)	Location of fire hydrants, existing and proposed	k
1.24.02 M&S LETTER	(33)	Written statement	c
✓	(34)	Description of proposed uses to be located on site	l
N/A NO RESIDENTIAL	(35)	Quantity and type of residential, if any	l
1.24.02 M&S LETTER	(36)	Total land area of the site	b2
✓	(37)	Total floor area and ground coverage of each proposed building and structure	b2
N/A	(38)	General summery of existing and proposed easements or other burdens	c3
1.24.02 M&S LETTER	(39)	Method of handling solid waste disposal	4

1.24.02 M&S LETTER	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
1.24.02 M&S LETTER	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
1.24.02 M&S EXHIBIT	(42)	An estimate of the time period required for completion of the development	7
1.24.02 M&S LETTER	(43)	A list of all state and federal regulatory approvals to which the development may be subject	8
1.24.02 NRPA	(44)	The status of any pending applications	8
1.24.02 M&S LETTER	(45)	Anticipated timeframe for obtaining such permits (NRPA PERMIT)	h8
1.24.02 N/A	(46)	A letter of non jurisdiction	h8
1.24.02 M&S EXHIBIT	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that is has reviewed the planned development and would seriously consider financing it when approved.	

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities;
- erosion and sedimentation controls to be used during construction;
- a parking and/or traffic study;
- a noise study;
- an environmental impact study;
- a sun shadow study;
- a study of particulates and any other noxious emissions; and
- a wind impact analysis.

Other comments:



SCS MEDIUM INTENSITY SOILS SURVEY

For a full description of a mapping unit, read both the description of the mapping unit and that of the series to which the mapping unit belongs. The suitability of the soils for use as cropland is described in the soil descriptions. An explanation of the capability classification system begins on page 38. Other information is given in tables, as follows:

Acreage and extent, table 1, page 9.
Estimated yields, table 2, page 42.
Woodland management, table 3, page 44.
Suitability for wildlife habitat, table 4, page 51.

Engineering uses of the soils, tables 5, 6, and 7, pages 54 through 67.
Limitations for uses related to town and country planning, table 8, page 68.

Map symbol	Mapping unit	Described on page	Capability unit	Woodland group	Wildlife group
			Symbol	Symbol	Number
Au	Au Gres loamy sand	10	IVw-5	4w1	3
BgB	Belgrade very fine sandy loam, 0 to 8 percent slopes	11	IIw-7	3o1	2
BgC2	Belgrade very fine sandy loam, 8 to 15 percent slopes, eroded	11	IIIew-7	3r1	1
Bo	Biddeford silt loam	12	VIw-7	Unsuited	4
BuB	Burton silt loam, 3 to 8 percent slopes	12	IIw-7	4o1	2
BuC2	Burton silt loam, 8 to 15 percent slopes, eroded	12	IIIew-7	5c1	1
CaB	Canaan sandy loam, 3 to 8 percent slopes	13	IIIe-1	4d1	6
CaC	Canaan sandy loam, 8 to 15 percent slopes	13	IVe-1	4d1	6
CeB	Canaan very rocky sandy loam, 3 to 8 percent slopes	13	VIs-1	4x1	8
CeC	Canaan very rocky sandy loam, 8 to 20 percent slopes	13	VIs-1	4x1	8
CeE	Canaan very rocky sandy loam, 20 to 60 percent slopes	14	VIIs-1	4x2	8
Ck	Coastal beaches	14	VIIIs-5	Unsuited	13
Cu	Cut and fill land	14	Unclassified	---	--
DeA	Deerfield loamy sand, 0 to 3 percent slopes	15	IIIw-5	4o1	2
DeB	Deerfield loamy sand, 3 to 8 percent slopes	15	IIIw-5	4o1	2
Du	Dune land	15	VIIIs-5	6s1	13
EmB	Elmwood fine sandy loam, 0 to 8 percent slopes	16	IIw-8	3o1	2
Gp	Gravel pits	16	Unclassified	---	13
HfB	Hartland very fine sandy loam, 3 to 8 percent slopes	16	IIe-7	3o1	1
HfC2	Hartland very fine sandy loam, 8 to 15 percent slopes, eroded	16	IIIe-7	3r1	1
HfD2	Hartland very fine sandy loam, 15 to 25 percent slopes, eroded	16	IVe-7	3r2	10
HgB	Hermon sandy loam, 3 to 8 percent slopes	17	IIs-3	4s1	1
HgC	Hermon sandy loam, 8 to 15 percent slopes	17	IIIes-3	4s1	1
HgD	Hermon sandy loam, 15 to 25 percent slopes	17	IVes-3	4s2	10
HhB	Hermon very stony sandy loam, 3 to 8 percent slopes	18	VIs-3	4s1	7
HhC	Hermon very stony sandy loam, 8 to 15 percent slopes	18	VIs-3	4s1	7
HhD	Hermon very stony sandy loam, 15 to 30 percent slopes	18	VIs-3	4s2	8
HkC	Hermon extremely stony sandy loam, 8 to 20 percent slopes	18	VIIs-3	4x3	8
HkE	Hermon extremely stony sandy loam, 20 to 60 percent slopes	18	VIIs-3	4x4	8
HlB	Hinckley gravelly sandy loam, 3 to 8 percent slopes	19	IIIs-5	5s1	5
HlC	Hinckley gravelly sandy loam, 8 to 15 percent slopes	19	IVs-5	5s1	5
HlD	Hinckley gravelly sandy loam, 15 to 25 percent slopes	19	VIs-5	5s2	8
HnB	Hinckley-Suffield complex, 3 to 8 percent slopes	19	IIIes-57	5s1	5
HnC	Hinckley-Suffield complex, 8 to 15 percent slopes	19	IVs-57	5s1	5
HnD	Hinckley-Suffield complex, 15 to 25 percent slopes	19	VIs-57	5s2	8
HrB	Hollis fine sandy loam, 3 to 8 percent slopes	20	IIIe-1	5d1	6
HrC	Hollis fine sandy loam, 8 to 15 percent slopes	20	IVe-1	5d1	6
HrD	Hollis fine sandy loam, 15 to 25 percent slopes	20	VIe-1	5d2	8
HsB	Hollis very rocky fine sandy loam, 3 to 8 percent slopes	20	VIs-1	5x1	8
HsC	Hollis very rocky fine sandy loam, 8 to 20 percent slopes	20	VIs-1	5x1	8
HsE	Hollis very rocky fine sandy loam, 20 to 35 percent slopes	21	VIIs-1	5x2	8
Ls	Limerick-Saco silt loams	21			
	Limerick soil	--	VIw-6	4w1	9
	Saco soil	--	VIw-6	Unsuited	9
		22	IIIe-1	4d1	6
			[illegible]	4d1	6

Map symbol	Mapping unit	Described on page	Capability unit	Woodland group	Wildlife group
			Symbol	Symbol	Number
LzB	Lyman very rocky fine sandy loam, 3 to 8 percent slopes	22	VIs-1	4x1	8
LzC	Lyman very rocky fine sandy loam, 8 to 20 percent slopes	22	VIs-1	4x1	8
LzE	Lyman very rocky fine sandy loam, 20 to 45 percent slopes	22	VIIs-1	4x2	8
Md	Made land	23	Unclassified	---	---
MeC	Melrose fine sandy loam, 8 to 15 percent slopes	23	IIIe-8	4o1	1
MkB	Merrimac fine sandy loam, 3 to 8 percent slopes	24	IIs-5	4s1	1
MkC	Merrimac fine sandy loam, 8 to 15 percent slopes	24	IIIes-5	4s1	1
On	Ondawa fine sandy loam	24	I-6	4o1	1
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	25	IIe-4	3o1	1
PbC	Paxton fine sandy loam, 8 to 15 percent slopes	25	IIIe-4	3o1	1
PbD	Paxton fine sandy loam, 15 to 25 percent slopes	25	IVe-4	3r3	10
PfB	Paxton very stony fine sandy loam, 3 to 8 percent slopes	25	VIs-4	3o1	7
PfC	Paxton very stony fine sandy loam, 8 to 15 percent slopes	25	VIs-4	3o1	7
PfD	Paxton very stony fine sandy loam, 15 to 25 percent slopes	26	VIs-4	3r3	8
PkB	Peru fine sandy loam, 0 to 8 percent slopes	26	IIw-4	3o1	2
PkC	Peru fine sandy loam, 8 to 15 percent slopes	26	IIIew-4	3o1	1
PlB	Peru very stony fine sandy loam, 0 to 8 percent slopes	27	VIs-4	3o1	12
PlC	Peru very stony fine sandy loam, 8 to 15 percent slopes	27	VIs-4	3o1	12
Py	Podunk fine sandy loam	27	IIw-6	3o1	2
RbA	Ridgebury fine sandy loam, 0 to 3 percent slopes	28	IIIw-4	4w1	3
RgA	Ridgebury very stony fine sandy loam, 0 to 3 percent slopes	28	VIIw-4	4w1	11
Ro	Rock land	29	VIIIs-1	6x1	13
Ru	Rumney fine sandy loam	29	IIIw-6	4w1	9
Sd	Saugatuck loamy sand	30	Vw-5	4w1	3
Sn	Scantic silt loam	31	IVw-7	5w1	3
So	Scarboro sandy loam	31	Vw-5	5w1	4
Sp	Sebago mucky peat	32	VIIw-9	Unsuited	14
SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded	33	IIIe-7	5c1	1
SuD2	Suffield silt loam, 15 to 25 percent slopes, eroded	33	IVe-7	5c2	10
SuE2	Suffield silt loam, 25 to 45 percent slopes, eroded	33	VIe-7	5c2	10
Sz	Swanton fine sandy loam	34	IIIw-8	5w1	3
Tm	Tidal marsh	34	VIIIw-99	Unsuited	14
Wa	Walpole fine sandy loam	35	IIIw-5	4w1	3
Wg	Whately fine sandy loam	35	Vw-8	Unsuited	4
Wh	Whitman fine sandy loam	36	Vw-4	5w1	4
WmB	Windsor loamy sand, 0 to 8 percent slopes	37	IIIs-5	5s1	5
WmC	Windsor loamy sand, 8 to 15 percent slopes	37	IVs-5	5s1	5
WmD	Windsor loamy sand, 15 to 30 percent slopes	37	VIs-5	5s2	8
WrB	Woodbridge fine sandy loam, 0 to 8 percent slopes	38	IIw-4	3o1	2
WrC	Woodbridge fine sandy loam, 8 to 15 percent slopes	38	IIIew-4	3o1	1
WsB	Woodbridge very stony fine sandy loam, 0 to 8 percent slopes	38	VIs-4	3o1	12
WsC	Woodbridge very stony fine sandy loam, 8 to 15 percent slopes	38	VIs-4	3o1	12

CONTRACT FOR SALE OF REAL ESTATE

Portland, Maine December 14, 2001

RECEIVED OF **Rodney Coleman** or assigns, hereinafter called the Purchaser, the sum of **Five Thousand Dollars ($5,000)** 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: land located at the Turnpike Industrial Park, Industrial Way, Portland, Maine, identified as Lot 14 and consisting of 3.08 acres, the TOTAL purchase price being [redacted], payment to be made as follows: **in cash at closing.** Said earnest money deposit is received and held by the Broker, subject to the following conditions:

1. Commercial Properties, Inc. will hold said earnest money deposit and act as escrow agent until transfer of title; that until **Monday, December 17, 2001** at **5:00 p.m.** will be given for obtaining the Owner's acceptance and, in event of the Owner's non-acceptance, this deposit will be promptly returned to the Purchaser. This Contract will be null and void if not fully executed by 5:00 p.m. on Monday, December 17, 2001.

2. That a good and sufficient deed, showing good and merchantable title, will be delivered to the Purchaser, and it is agreed that provided Purchaser has not terminated this Contract during the due diligence period this transaction will be closed and pay the balance of the purchase price and execute all papers necessary for the completion of its purchase within thirty days after the expiration of the due diligence period outlined in paragraph 10 below. However, should the title prove defective, then the Seller will have a reasonable time, after due notice of such defect or defects, to remedy the title; after which time, if such defect or defects are not corrected so that there is a merchantable title, then the Purchaser may, at its option, withdraw said deposit and be relieved from all obligations hereunder.

3. That the property will be conveyed by Quitclaim Deed with Covenant, and will be free and clear of all encumbrances except easements of record, existing leases.

4. That possession will be given at the closing and that the following items will be pro-rated as of the date of closing: Real estate taxes.

5. That risk of loss or damage to said premises, by fire or otherwise, until Title is passed, is assumed by the Seller.

6. That in case of the failure of the Purchaser to make either 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 will forfeit said earnest money or deposit, 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 earnest money or deposit. Said deposit will constitute the full and complete liquidated damages, with no further recourse to either party.

7. That time is an essential part of this Agreement and that all covenants and agreements

herein contained will extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

8. The Purchaser acknowledges that it was notified in writing by Commercial Properties, Inc. (before being shown the property) that Commercial Properties, Inc. was and is acting solely as the Seller's agent in this transaction.

9. The Seller and Purchaser will each pay one-half of the real estate transfer tax payable as a result of this transaction.

10. The Purchaser is encouraged to seek information from professionals regarding any specific issue or concern. The property is to be conveyed "as is". Purchaser acknowledges receipt of the property's Disclosure Information form, attached hereto. This Contract is subject to the following inspections, with results being satisfactory to the Purchaser:

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER
a. Land use and zoning	x	___	Within 30 days
b. Environmental Scan	x	___	Within 30 days

Any 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 any earnest money deposit shall be returned to the Purchaser.

11. 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.

12. All parties to this contract agree to accept Thermofax copies as originals.

13. Seller and Purchaser agree to sign standard "Property Disclosure Information" form within three (3) days of the full execution of this contract.

14. All covenants and agreements herein contained will extend to and be obligatory upon heirs, personal representatives, successors and assigns of the respective parties.

A COPY OF THE CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND, BY SIGNATURE, RECEIPT OF A COPY IS ACKNOWLEDGED.

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

conditions above set forth.

Purchaser _____ Date _____ Witness

ACCEPTANCE

I hereby accept the offer and agree to deliver the above-described property at the price and upon the terms and conditions above stated

Signed this 14 day of Dec, ~~19~~ 2001

Richard J. McGoldrick, Seller 12/04/01 Date _____ Witness

TUCKER ANTHONY

One Portland Square
7th Floor
P.O. Box 17600
Portland, ME 04112-8600
Phone 207.775.2990
800.341.0336
Fax 207.871.1778

December 17, 2001

Anne and Rodney Coleman
11 Coleman Way
Falmouth, ME 04105

Dear Anne and Rodney;

The value of your investment portfolio as of the close of business on December 14, 2001 is as follows:

Your personal accounts:	$225,011
Your IRAs:	5,944
	$230,955

Sincerely,

Paul T. Kendrick
Vice President