

Location of Construction: Industrial Parkway		Owner: I & R Associates Inc.		Phone: 878-8172	
Owner Address: SAA		Lessee/Buyer's Name:		Phone:	
Contractor Name: Hanley Associates Inc.		Address: P.O. Box 1210, Gray Maine 04039		Phone:	
Past Use: Warehouse		Proposed Use: Warehouse		COST OF WORK: \$ 120,000	
				PERMIT FEE: \$ 620.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group S / Type: 2C	
				Signature: [Signature] Date: [Date]	
Proposed Project Description: Warehouse Expansion		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
Permit Taken By: SP		Date Applied For: 11-19-98			

Permit No: 981406

PERMIT ISSUED

DEC 14 1998

CITY OF PORTLAND

Zone: CBL: 328-B-004

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: [Signature]

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

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

11-8-98

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

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

CEO DISTRICT

SAN [Signature]

CONTENTS

- 29 Dec. 98 Footing placed without Insp. Contractor stated, he call but nobody came out - Form for east wall set - Footing 5'-re-bar
- 11 Jan. 99 - Steel being delivered today -
- 15 Jan. 99 - NO change steel on ground -
- 22 Jan. 99 - Foundation in -
- 27 Jan. 99 - NO work -
- 5 Feb. 99 Steel Framing up -
- 5 Feb. 99 - Exterior sheating being placed - masonry work
- 12 Feb. 99 - SAME - NO work.
- 26 Feb. 99 - EXTERIOR wall placed -
- 12 March 99 - work going slow roof placed
- 26 March 99 - Interior work started
- 1 April 99 work about completed as per plans.
- 9 April 99 - work completed site work started
- 16 April 99 Walk project with Chief Electrical Inspector - work inside 90% done
- 22 April 99 work about completed - Called J. Wendell for CofO site plan Insp.
- 7 May 99 work 99% done
- 21 May 99 work completed on structure some eke. site
- 3 June 99 Temporary CofO.

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 116 Riverside Industrial Parkway CBL#328-B-004

Issued to

Date of Issue

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 981406, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Use Group S1
Type 2C
BOCA 1996

Limiting Conditions: Full

~~Temporary~~ Certificate of Occupancy

This certificate supersedes
certificate issued

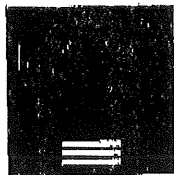
Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

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

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

MEMORANDUM

TO: Code Enforcement
Rick Knowland, Planner

FROM: Eric Barnes, DeLuca-Hoffman Associates, Inc.
Jim Wendel, PE, Development Review Coordinator

DATE: May 25, 1999

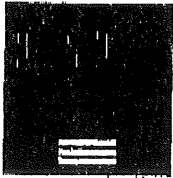
RE: Certificate of Occupancy
I & R Associates (116 Riverside Industrial Parkway)

*Received
26/May/99*

On May 25, 1999 the site was reviewed for compliance with the conditions of approval dated August 25, 1998. My comments are:

1. The dumpster enclosure as shown on the plans is not completed. There are 4 wooden posts installed at this location, but no enclosure. One of the posts has also been broken. This enclosure should be completed.
2. The site has been loamed, but does not appear to be seeded. The disturbed areas should be seeded and mulched to prevent erosion.
3. Sedimentation has occurred in a low spot along the driveway adjacent to the pond. The sediment appears to be sandy in nature. The area should be swept to alleviate the sediment, and grass should be planted to prevent erosion.
4. Erosion of the pond bank adjacent to the driveway and sedimented area has occurred. This area should be riprapped with stone placed on a non-woven geotextile filter fabric to prevent undermining of the road.
5. An area along the north wall of the addition is beginning to erode. This area should be seeded and stabilized if necessary to prevent erosion.

It is my opinion that a **temporary certificate of occupancy could be issued**. It is likely that insufficient time is available to complete the work under the current time frame of the performance guarantee. Recommend an extension of the performance guarantee be considered.



DELUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

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

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

MEMORANDUM

TO: Code Enforcement
Rick Knowland, Planner

FROM: Eric Barnes, DeLuca-Hoffman Associates, Inc.
Jim Wendel, PE, Development Review Coordinator

DATE: June 7, 1999

RE: Certificate of Occupancy
I&R Associates (116 Riverside Industrial Parkway)

On June 4, 1999 the site was reviewed for compliance with the conditions of approval dated August 25, 1998. My comment is:

1. No comment. The conditions in the previous memo appear to have been satisfactorily met.

It is my opinion that a permanent certificate of occupancy could be issued, assuming Code Enforcement has no outstanding issues.

BUILDING PERMIT REPORT

DATE: 12/10/98 ADDRESS: 116 Riverside Industrial Pk. CBL 328-B-004
REASON FOR PERMIT: Expand Warehouse
BUILDING OWNER: F + R Associates Inc
CONTRACTOR: Hanley Associates Inc
PERMIT APPLICANT: Hanley Assoc
USE GROUP S-A BOCA 1996 CONSTRUCTION TYPE 2-C Fully Sprinkled

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *8, *10, *17, *19, *20, *24, *25, *27, *31, *32, *33

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0-
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- 8-31 Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special

REVIEWED FOR
BARRIER FREE
COMPLIANCE

STATE OF MAINE
DEPARTMENT OF PUBLIC SAFETY
LICENSING AND INSPECTIONS UNIT
AUGUSTA
CONSTRUCTION PERMIT



Permit N° 9633

PERMISSION IS HEREBY GIVEN TO:	Location of project:	PROJECT TITLE:
<u>I & R Associates</u>		<u>Add. to I & R Associates</u>
<u>116 Riverside Industrial Parkway</u>	<u>116 Industrial Park Drive</u>	OCCUPANCY CLASSIFICATION:
<u>Portland, ME 04103</u>	<u>Portland, ME</u>	<u>Industrial</u>

To construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from such plans shall be made without prior approval in writing.

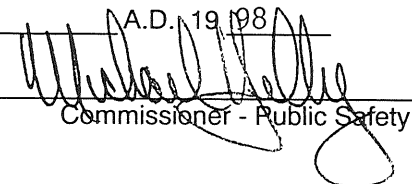
This permit will expire at midnight on May 5, 19 99
This permit is issued under the provisions of Title 25, Chapter 317, Section 2448

Nothing herein shall excuse the holder of this permit for the failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Dated the 6th day of November A.D. 19 98

FEE \$ 150/50

SPRINKLED




Commissioner - Public Safety

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

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

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

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

Location/Address of Construction (include Portion of Building): <i>116 Riverside Industrial Parkway</i>		
Total Square Footage of Proposed Structure <i>14,000 Sq Ft</i>	Square Footage of Lot <i>1.94 Acres</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>328</i> Block# <i>B</i> Lot# <i>004</i>	Owner: <i>I & R Associates Inc.</i>	Telephone#: <i>878-8172</i>
Owner's Address: <i>116 Riverside Industrial Hwy</i>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <i>\$120,000</i> Fee: <i>(\$600)</i>
Proposed Project Description:(Please be as specific as possible) <i>Warehouse Expansion</i>		
Contractor's Name, Address & Telephone <i>Manley Associates Inc. P.O. Box 1210 Gray, ME 04039</i>		Rec'd By 
Current Use: <i>Warehouse</i>	Proposed Use: <i>Warehouse</i>	

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

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

You must Include the following with you application:

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

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

4) Building Plans

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

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

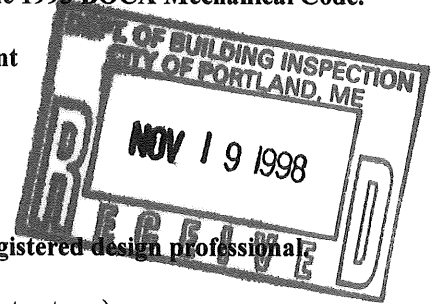
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such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

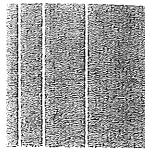
Certification

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

Signature of applicant: 	Date: <i>11/19/98</i>
---	-----------------------

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum





SebagoTechnics
Engineering & Planning for the Future

July 16, 1998
94063

Mr. Rick Knowland, Senior Planner
Planning & Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

Major Site Plan Application
I&R Associates, Riverside Industrial Parkway

Dear Rick:

On behalf of I&R Associates I am pleased to submit seven (7) copies of the attached site plan and supportive documents for a 4,175 s.f. warehouse expansion to their existing facility on Riverside Street in Portland. My understanding is that this project will require major site plan review due to the accumulative nature of the expansions which increased the overall building size beyond 10,000 s.f.

The first development of this property was by I&R in October 1994 when they constructed a 6,000 s.f. office and warehouse building with a loading dock, 13 parking spaces, and a stormwater detention basin. In spring of 1996 I&R added 3,990 s.f. of warehouse space at the rear of their existing building. The stormwater system was modified to accommodate the new improvements.

This new proposal is to construct a 4,175 s.f. expansion to the north of the 1996 addition. A loading bay will be installed in the new structure and two parking spaces will be added to the existing lot. Additional improvements will be made to the detention basin to increase its volume to accommodate this additional building square footage.

Attached for your review and consideration are seven (7) copies of the site plan showing the various phases of construction of this site. We are currently preparing stormwater calculations and building elevations and will be forwarding these to you shortly. We anticipate the existing detention basin increasing in size to the west. Once you have determined this package is complete, we request placement on the earliest available Planning Board agenda. In the interim if you have questions or require additional information, please call me.

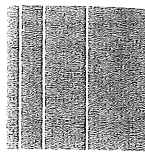
Sincerely,

SEBAGO TECHNICS, INC.

Stephen G. Doe, R.L.A.
Landscape Architect

SGD:dlf

cc: Gary Manley, Manley Associates, Inc.



SebagoTechnics
Engineering & Planning for the Future

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Sincerely,

SEBAGO TECHNICS, INC.

Stephen G. Doe, R.L.A.
Landscape Architect

SGD:dlf

cc: Gary Manley, Manley Associates, Inc.

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

19980089

I. D. Number

Key Associates
Applicant
P.O. Box 1210, Gray, ME 04039
Applicant's Mailing Address
Sebago Tech/Steve Doe
Consultant/Agent
856-0277 **856-2206**
Applicant or Agent Daytime Telephone, Fax

7/20/98
Application Date
I & R Assoc.
Project Name/Description

Riverside Ind Pky
Address of Proposed Site
328-B-004
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) _____
4175 new **1.94**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$500.00** Subdivision _____ Engineer Review **\$510.00** Date: **7/20/98**

DRC Approval Status:

Reviewer j.w.

- Approved Approved w/Conditions
see attache Denied

Approval Date 8/25/98 Approval Expiration 8/25/99 Extension to _____ Additional Sheets
Attached

Condition Compliance r.knowland 12/8/98
signature date

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>12/8/98</u> date	<u>\$4,565.00</u> amount	<u>6/1/98</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>12/3/98</u> date	<u>\$300.00</u> amount	
<input type="checkbox"/> Building Permit	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

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

19980089

I. D. Number

Manley Associates

Agent

P.O. Box 1210, Gray, ME 04039

Applicant's Mailing Address

Sebago Tech/Steve Doe

Consultant/Agent

856-0277 856-2206

Applicant or Agent Daytime Telephone, Fax

7/20/98

Application Date

I & R Assoc.

Project Name/Description

Riverside Ind Pky

Address of Proposed Site

328-B-004

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Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review _____ Date: 7/20/98

Fire Approval Status:

Reviewer Lt. Mc Dougall 

- Approved Approved w/Conditions
see attached Denied

Approval Date 7/20/98 Approval Expiration _____ Extension to _____ Additional Sheets
Attached

Condition Compliance Lt. Mc Dougall 7/20/98
signature date

Performance Guarantee

Required*

Not Required

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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issued | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | date | | |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

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

19980089

I. D. Number

ley Associates
 Applicant
P.O. Box 1210, Gray, ME 04039
 Applicant's Mailing Address
Sebago Tech/Steve Doe
 Consultant/Agent
856-0277 856-2206
 Applicant or Agent Daytime Telephone, Fax

7/20/98
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Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review \$510.00 Date 7/20/98

Planning Approval Status:

Reviewer r.knowland

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

Approval Date 8/25/98 Approval Expiration 8/25/99 Extension to _____ Additional Sheets Attached
 OK to Issue Building Permi r.knowland 12/8/98
 signature date

Performance Guarantee **Required*** **Not Required**

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>12/8/98</u> date	<u>\$4,565.00</u> amount	<u>6/1/98</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>12/3/98</u> date	<u>\$300.00</u> amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

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

19980089

I. D. Number

ey Associates
Applicant
P.O. Box 1210, Gray, ME 04039
Applicant's Mailing Address
Sebago Tech/Steve Doe
Consultant/Agent
856-0277 856-2206
Applicant or Agent Daytime Telephone, Fax

7/20/98
Application Date
I & R Assoc.
Project Name/Description

Riverside Ind Pky
Address of Proposed Site
328-B-004
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution New Building Building Addition Change Of Use Residential Parking Lot Other (specify) _____
4175 new 1.94 I-M
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 Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review \$510.00 Date: 7/20/98

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved** Approved w/Conditions see attached Denied
Approval Date 12/10/98 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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>12/8/98</u> date	<u>\$4,565.00</u> amount	<u>6/1/98</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>12/3/98</u> date	<u>\$300.00</u> amount	
<input type="checkbox"/> Building Permit Issued	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released			

Applicant: Manly Assoc.

Date: 12/9/98

Address: 116 Riverside Indust. Parkway C-B-L: 328 - B-004

CHECK-LIST AGAINST ZONING ORDINANCE

Date: ~~12/9/98~~ Existing

Zone Location - I-M

Interior or corner lot -

Proposed Use/Work - Expand Warehouse (4,175 sq ft) (No office)

Sevage Disposal -

Lot Street Frontage - 60' req

Front Yard - 25' req N/A

Rear Yard - 25' req - 25' + shown

Side Yard - 25' req - 50' + shown

Projections -

Width of Lot -

Height - 25' MAX Allowed 18'6" to ridge

Lot Area -

Lot Coverage/Impervious Surface - 75% → OK

Area per Family -

Off-street Parking - 15 req - 15 shown	Warehouse	400 (960 sq ft)	→ 2 SPACES
	90'30		
Loading Bays - shows additional loading dock	4175	800	→ 15 SPACES
	13205	160' TOTAL req	
Site Plan -	13 SPACES		

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone C

PAVEMENT setback from lot boundaries - 10' req - OK

**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.**

GARY MANLEY
MANLEY ASSOCIATES INC
Applicant
P.O. BOX 1210

7.16.98

Application Date
7.16.98
HR ASSOCIATES
Project Name/Description

Applicant's Mailing Address
GRAY, ME 04039

RIVERSIDE INDUSTRIAL PKWY
Address Of Proposed Site
PORTLAND, ME

Consultant/Agent
STEVE DOE - SEBAGO TECHNIKS INC.

Applicant/Agent Daytime telephone and FAX 856-0277 / 856-2206F Assessor's Reference, Chart#, Block, Lot# 328-B-004

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

9990 # Existing / 4,175 # New 1.94 AC. INDUSTRIAL-1
Proposed Building Square Footage and /or # of Units Acreage of Site Zoning

You must Include the following with you application:
1) A Copy of Your Deed or Purchase and Sale Agreement
2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.
(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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

Signature of applicant: <u>Agent - Stephen G. Doe</u>	Date: <u>7/16/98</u>
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Site Review Fee: Major \$500.00 Minor 400.00

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

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

19980089

I. D. Number

Societies _____

7/20/98

Application Date

Portland, ME 04039

I & R Assoc.

Address

Project Name/Description

John Doe

Riverside Ind Pky

Address of Proposed Site

856-2206

328-B-004

Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Plans shall be submitted for planning staff review and approval.

Inspections Conditions of Approval

Fire Conditions of Approval