

399-B-6

Riverside St

Riverside St

Lot 13 LLC

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

Applicant: Lot 13 LLC

Applicant's Mailing Address: **Portland, ME**

Applicant's Address: **Riverside St**

Applicant's Name: **Sheridan Corp./Ken Lamoreaux**

Consultant/Agent: **774-6138**

Applicant or Agent Daytime Telephone, Fax: **774-2828**

Assessor's Reference: Chart-Block-Lot: **329-B-006**

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **2 separate buildings**

Proposed Building square Feet or # of Units: **282,704 Sq Ft**

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Check Review Required:

Site Plan Subdivision PAD Review 14-403 Streets Review

Flood Hazard Shoreland Historic Preservation DEP Local Certification

Zoning Conditional Zoning Variance Other

Fees Paid: Site Plan **\$300.00** Subdivision **\$1,004.00** Engineer Review **\$1,004.00** Date: **3/9/98**

DRC Approval Status:

Approved Approved w/Conditions Denied

Approval Date: **2/24/98** Approval Expiration: **2/24/99** Extension to: **3/9/98** Reviewer: **Jim Wendel**

Condition Compliance: **Jim Wendel** signature: **3/9/98** date: **2/24/99** Additional Sheets Attached

Performance Guarantee: Required* Not Required

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

Performance Guarantee Accepted: **3/9/98** date: **\$23,095.00** amount: **6/7/00** expiration date

Inspection Fee Paid: **3/9/98** date: **\$509.50** amount

Building Permit: **3/9/98** date: **\$509.50** amount

Performance Guarantee Reduced: **3/9/98** date: **\$509.50** amount

Temporary Certificate Of Occupancy: **3/9/98** date: **\$509.50** amount

Final Inspection: **3/9/98** date: **\$509.50** amount

Certificate Of Occupancy: **3/9/98** date: **\$509.50** amount

Performance Guarantee Released: **3/9/98** date: **\$509.50** amount

Defect Guarantee Submitted: **3/9/98** date: **\$509.50** amount

John Carroll, Chair
Jaimy Caron, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hage
Kevin McQuinn
Deborah Krichels
Erin Rodriguez

February 25, 1998

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

RE: 941 Riverside Street, Warehouses

Dear Mr. Lamoreaux:

On February 24, 1998 the Portland Planning Board voted unanimously (4-0, Krichels absent; McQuinn, Hage abstained) to approve your request for waiver of sidewalk and granite curb along the front of Riverside Street.

The Board also voted unanimously (4-0, Krichels absent; McQuinn, Hage abstained) to approve the site plan for two new 25,000 sq. ft. office/warehouse buildings at 941 Riverside Street with the following conditions:

- that the applicant submit the deed for the 5' wide area along Riverside Street to the City.
- that the applicant revise the plans to show five (5) additional white pines along the Spurwink School property line to screen the parking lot area.
- that the applicant meet the technical requirements of the DRC memo (Attachment 15) pertaining to the plunge pool stone size, calculations of the level lip spreader, and reinforcement of the concrete dumpster pad.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #4-98, which is attached.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Joseph E. Gray Jr.
Director



CITY OF PORTLAND

May 14, 1999

Kenneth S. Lamoreaux
Director of Engineering
The Sheridan Corporation
P.O. Box 359
Fairfield ME 04937

Re: 941 Riverside Street Warehouses, Lot 13 LLC Project

Dear Ken:

We have reviewed the circumstances of the site plan approval for 941 Riverside Street, and have concluded that we can extend your approval. Please, therefore, disregard my previous letter of May 3, 1999.

We have determined that the site plan will expire one year from the Certificate of Occupancy, yielding an expiration date of July 18, 1999. You are eligible for a one-year extension, so the expiration date is hereby extended to July 18, 2000.

Please call if you have any questions.

Sincerely,

Joseph E. Gray, Jr.

Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner

Mark Adelson, Director of Housing and Neighborhood Services

P. Samuel Hoffses, Inspector of Buildings

Marge Schmuckal, Zoning Administrator

Tony Lombardo, Project Engineer

Penny Littell, Associate Corporation Counsel

Richard McGoldrick, Commercial Properties, 100 Silver St; Pld ME 04101

Approval Letter File

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Joseph E. Gray Jr.
Director



CITY OF PORTLAND

Planning & Urban Development

May 3, 1999

Kenneth S. Lamoreaux
Director of Engineering
The Sheridan Corporation
P.O. Box 359
Fairfield, ME 04937

Re: 941 Riverside Street Warehouses, Lot 13 LLC Project

Dear Ken:

I am responding to your recent letter requesting an extension for site plan approval for 941 Riverside Street. Unfortunately, we cannot grant your request for an extension due to the fact that the request came after the expiration date. Please see attached approval letter.

If you wish, we can schedule a meeting with the Planning Board for site plan approval in the near future.

Please give this office a call at 874-8901 if you are interested in being scheduled or if you have any questions.

Sincerely,

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

cc: ✓ Alexander Jaegerman, Chief Planner

Mark Adelson, Director of Housing and Neighborhood Services
P. Samuel Hoffes, Inspector of Buildings
Marge Schmuuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Penny Littlell, Associate Corporation Counsel
Approval Letter File

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LETTER OF TRANSMITTAL



DATE: 27 February 2002

PROJECT NO: 01-0816-1

REFERENCE: Wendy's Restaurant - Portland

TO: City of Portland - Planning & Zoning Dept.
 389 Congress Street
 Portland, Maine 04101

ATTENTION: Kandi Talbot
 WE ARE SENDING YOU
 THE FOLLOWING ITEMS:

- | | | | |
|-------------------------------------|-------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | PLANS | <input type="checkbox"/> | FOR APPROVAL |
| <input type="checkbox"/> | SPECIFICATIONS | <input type="checkbox"/> | FOR YOUR USE |
| <input type="checkbox"/> | COPY OF LETTER | <input type="checkbox"/> | AS REQUESTED |
| <input checked="" type="checkbox"/> | APPLICATION & fee | <input type="checkbox"/> | FOR REVIEW & COMMENT |
| <input type="checkbox"/> | CHANGE ORDER | <input type="checkbox"/> | RETURNED FOR CORRECTIONS |
| <input type="checkbox"/> | REPORT | <input type="checkbox"/> | APPROVED AS NOTED |
| <input type="checkbox"/> | QUALIFICATIONS | <input type="checkbox"/> | APPROVED AS SUBMITTED |
| <input type="checkbox"/> | OTHER | | |

THESE ARE TRANSMITTED AS FOLLOWS:

NOTE: Traffic fee as discussed.

COPY TO:

SIGNED:

Matthew J. Peterson

2/28/02
3:42

Dick McGoldrick just called.

Three years ago he got permits to build two buildings at Turnpike Industrial Park. He ended up building one.

He now has a tenant for the second building and the tenant wants it sooner rather than later.

Anyway, back three years ago, Joe Gray had said that if the permit lapses, he most likely can get an extension. (Everything had been filed and okayed with Planning/Board.)

McGoldrick wants to talk with you to see if he can get the extension done

administratively instead of going to the Planning Board. If not, he'll need to get on a

Planning Board agenda asap.

His phone number is 774-1885. If he's not there, he's asking that you be patched into his

cell phone.

Lori

831-8886

*March 12 -
- need to reapply
- tomorrow*

Certificate of Occupancy

CITY OF PORTLAND, MAINE
Department of Building Inspection



LOCATION 921 Riverside St (329-B-006)

Date of Issue 28 July 1998

Issued to Lot 13, LLC

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. 980240, 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

Entire

Limiting Conditions:

Warehouse/Office
BOCA '96 Use Group B/S-1
Type 2C

APPROVED OCCUPANCY

This certificate supersedes
certificate issued

Approved:

(Date)

28 July 1998

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.

Handwritten initials

Handwritten signature

Handwritten signature of Inspector of Buildings

Handwritten signature of Inspector

CITY OF PORTLAND, MAINE
PLANNING BOARD

John Carroll, Chair
Jaimie Caron, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagege
Kevin McQuinn
Deborah Krichels
Erin Rodriguez

gr: 9
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x c Don



MAR 10 1998

RECEIVED

February 25, 1998

Mr. Ken Lamoreaux

The Sheridan Corp.
P.O. Box 359
Fairfield, ME 04937

RE: 941 Riverside Street, Warehouses

Dear Mr. Lamoreaux:

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The Board also voted unanimously (4-0, Krichels absent; McQuinn, Hagege abstained) to approve the site plan for two new 25,000 sq. ft. office/warehouse buildings at 941 Riverside Street with the following conditions:

- that the applicant submit the deed for the 5' wide area along Riverside Street to the City.
- that the applicant revise the plans to show five (5) additional white pines along the Spurwink School property line to screen the parking lot area.
- that the applicant meet the technical requirements of the DRC memo (Attachment 15) pertaining to the plunge pool size, calculations of the level lip spreader, and reinforcement of the concrete dumpster pad.

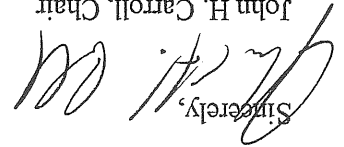
The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #4-98, which is attached.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
 Alexander Jaegerman, Chief Planner
 Kandice Talbot, Planner
 F. Samuel Hoffses, Building Inspector
 Marge Schmuuckal, Zoning Administrator
 Tony Lombardo, Project Engineer
 Development Review Coordinator
 William Bray, Deputy Director of Public Works
 Jeff Tarling, City Arborist
 Natalie Burns, Associate Corporation Counsel
 Lt. Gaylen McDougall, Fire Prevention
 Mary Gresik, Building Permit Secretary
 Kathleen Brown, Director of Economic Development
 Susan Doughty, Assessor's Office
 Approval Letter File

John H. Carroll, Chair
 Portland Planning Board



Sincerely,

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

2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Works representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

February 24, 1998

Portland Planning Board
Portland, Maine

Submitted to:

THE SHERIDAN CORPORATION, APPLICANT
SITE PLAN REVIEW
LOT 13 TURNPIKE INDUSTRIAL PARK,
OFFICE WAREHOUSE AND DISTRIBUTION FACILITIES

I. INTRODUCTION

The Sheridan Corporation is proposing an office, warehouse and distribution building at Riverside Street for Lindenmeyer Munroe. Lindenmeyer Munroe is a distributor of paper products and are currently located in Westbrook. The proposed building is 25,000 sq. ft.

The proposal also includes a second 25,000 sq. ft. office, warehouse and distribution facility at this site. The owner is currently negotiating with potential tenants for this second building.

Lot 13 of the Riverside Industrial Park is located on Riverside Street. Micucci Foods is located to the north and the Spurwink School is south of Lot 13.

A legal ad appeared in the February 16th and 17th editions of the Portland Press Herald. 46 notices have been sent to area property owners in the vicinity of the project.

II. FINDINGS

Zoning:	I-M Moderate Industrial
Land Area:	6.49 acres
Proposed Use:	2 Office, Warehouse and Distribution Facilities
Floor Area:	25,000 sq. ft. each
Proposed Parking:	62 parking spaces

III. STAFF REVIEW

The proposed development has been reviewed for compliance with the standards of the Site Plan Ordinance of the Land Use Code. Review of the proposal has been completed by Planning, Building Inspections, Public Works, Parks and Recreation and Fire Prevention staff.

IV. SITE PLAN REVIEW

1. Traffic/Circulation/Parking

Access to the site is from Riverside Street. During the review process of the Micucci's warehouse, Public Works had requested that a shared entry drive for lots 12 and 13 be installed. The driveway has been installed and is located north of the line between lots 12 and 13 to provide site distance to the south of Riverside Street. Granite curb has been installed at the driveway entrance and its radius.

The two buildings have a total floor area of 50,000 sq. ft. When a new structure is 50,000 sq. ft. or more, the Planning Board establishes the parking requirements for the project. If the buildings were under 50,000 sq. ft. the applicant would be required to provide 65 parking spaces. However, due to the potential wetland impacts, the applicant has provided 62 parking spaces. A parking analysis has been submitted and is included as Attachment 12.

Because Riverside Street will be rebuilt within the next year, the applicant is requesting a waiver of sidewalk and curb along the frontage of their property.

Public Works has requested that a 5' wide area of their property along Riverside Street be donated to widen the right-of-way along Riverside Street. The applicant has agreed to this. A potential condition of approval is:

- that the applicant submit the deed for the 5' wide area along Riverside Street to the City.

The applicant is proposing only 12" of subbase gravel for the "heavy duty" cross section for the proposed tractor trailer parking and circulation area. The Development Review Coordinator and Public Works both have suggested that based on the soil type in this area, the applicant should propose a thicker subbase of at least 18". A potential condition of approval is:

- that the applicant submit to the DRC and Public Works a pavement design analysis of truck traffic and soil conditions to justify their pavement section, or increase the gravel subbase to 18 inches.

2. Bulk, Location, Height of Buildings and Uses Thereof

The buildings will measure approximately 25,000 sq. ft. each. Warehouse space will include 20,000 sq. ft. and the remaining 5,000 sq. ft. will be office. The building exterior will be painted steel siding with concrete along the bottom of the warehouse portion and masonry along the bottom of the office portion. Attachment 11 is an elevation drawing of the building.

3. Utilities/Easements/Solid Wastes

Utilities including electric, water and sewer will be connected to existing lines in Riverside Street.

Each building will have a screened dumpster located next to the loading bays.

4. Landscaping

The applicant is proposing Green Ash along Riverside and White Pine along the common entry drive. Around the edge of the parking lot, dwarf white pines, white pines, andorra junipers, globe arborvitaes, mugo pines, crabapples, and compact pfitzer junipers are proposed. The applicant has also revised the landscape plan in accordance to comments by the City Arborist.

The site plan has been reviewed and approved by the Fire Department.

7. Fire Safety

The applicant is proposing four (4) 20' pole mounted lights and 13 Spaulding wall packs. A photometric plan and catalogue cuts are attached.

6. Lighting

A State Wetland Fill Permit is required for the portion of the low value wetlands that will require filling to allow construction of this project. The permitting is now in process.

- that the detail of the plunge pool reflect a thickness of 2.25 x the D50 stone size.
- that the applicant calculate the length of the level lip spreader, which is located within the drainage easement, based on the watershed that drains to it.
- that the dumpster concrete pad should be reinforced.

are:
The applicant is proposing that drainage will runoff through plunge pools and level spreaders then along vegetated swales to the existing ditchline at the rear of the property along Industrial Way. The runoff will be directed to and through the existing wetlands at the rear of the lot. The Development Review Coordinator has reviewed the plans since the review of the revised drainage plan, the DRC had a few comments regarding details on the drainage plan. This memo is included as Attachment 15. Potential conditions of approval

The original stormwater design for the Turnpike Industrial Park was based on surface, open ditches and a culvert drainage system which directed runoff to a total park detention basin. The Turnpike Industrial Park detention was designed and constructed to accommodate 35+ percent of impervious area for each lot. Any lot over 35% of impervious surface would need to detain stormwater on site as needed. The impervious surface for Lot 13 is 33.8% of the site. Therefore, the applicant is not proposing a detention pond for the site.

5. Drainage

The City Arborist's memo is included as Attachment 13.

- that the applicant revise the plans to show five (5) additional white pines along the Spurwink School property line to screen the parking lot area.
- At the workshop meeting, the Board had asked for some type of screening along the Spurwink School property line. The applicant is proposing a row of White Pine behind the two warehouse buildings with a break in between the buildings. The City Arborist has reviewed the plans and feels that the row of White Pines should run the length of the property line, down to the end of building #2. A potential condition of approval is:

- that the applicant submit the deed for the 5' wide area along Riverside Street to the City.
- that the applicant submit to the DRC and Public Works a pavement design analysis of truck traffic and soil conditions to justify their pavement section, or increase the gravel subbase to 18 inches.
- that the applicant revise the plans to show 5 additional white pines along the Spurwink School property line to screen the parking lot area.

Potential Conditions of Approval:

- ii. That the site plan is/is not in conformance with the Site Plan Ordinance of the Land Use Code.
 - i. That a waiver of granite curb and sidewalk has been requested and that:
 - a. Extraordinary conditions do/do not exist (if yes, please specify those conditions); or
 - b. Undue hardship will/will not result (if yes, please specify the hardship).
- The Board further finds that the granting of the waiver will/will not create potentially hazardous vehicle and pedestrian conflict or that it will/will not nullify the intent and purpose of the land development plan and the City ordinances.
- As a result, the Board does/does not grant the request for a waiver of the curb and sidewalk requirements.

V. MOTIONS FOR THE BOARD TO CONSIDER

It does not appear that this proposal will have any adverse impact on the natural resources of the area.

- 10. Natural Resources
 - 9. Applicant's Title, Right or Interest
 - 8. Financial Capability
- The applicant has submitted a letter of financial capability which is included as Attachment 3.
- A deed is included as Attachment 3.

-
 that the applicant meet the technical requirements of the DRC memo (Attachment 15) pertaining to the plunge pool stone size, calculations of the level lip spreader, and reinforcement of the concrete dumpster pad.

Attachments:

1. Letter from Applicant
2. Project Schedule
3. Deed
4. Financial Capability Letter
5. Stormwater Review
6. Soil Report
7. Wetland Review
8. Utility Letters
9. Catalogue Cuts for Lighting
10. Site Location Map
11. Building Elevation
12. Parking Analysis
13. City Arborist Memo
14. DRC's Comments/Applicant's Response
15. DRC's Memo dated 2-20-98
16. Applicant's Response to PB Comments
17. Truck Turns
18. Photometric Plan
19. Plans

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

980240

PERMIT

PERMIT ISSUED
 APR 18 1998
 CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that _____

Sheridan Corporation
 Construction Building
 921 Riverside St

AT _____

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, 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.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or otherwise closed-in. HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS/PERMIT REQUIREMENTS

Fire Dept. *W. H. ...*

Health Dept. *W. H. ...*

Appeal Board _____

Department Name _____

PENALTY FOR REMOVING THIS CARD

[Signature]
 Director - Buildings Inspection Services

Ke L. Carr
Dir. of Code & Compliance
Copies to File

XC 9733
Don/Don

PORTLAND FIRE DEPARTMENT

Review Date: 3/16/98 Contractor: Shadler Corp.
Address: 921 Riverside St CBL:

Please note marked Conditions of Approval.

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

Lt. Gaylen Mc Dougall
Portland Fire Prevention Bureau

W. Boyd

19980005 I. D. Number

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

Lot 13 LLC

Applicant

, Portland, ME

Applicant's Mailing Address

Sheridan Corp./Ken Lamoreaux

Consultant/Agent

774-6138

774-2828

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

329-B-006

Address of Proposed Site

921 Riverside St

Project Name/Description

Riverside St

Application Date

1/27/98

DRC Conditions of Approval

- that the applicant meet the technical requirements of the DRC memo pertaining to the plunge pool stone size, calculations of the level lip spreader, and reinforcement of the concrete dumpster pad.

Planning Conditions of Approval

- that the applicant submit the deed for the 5' wide area along Riverside Street to the City.
- that the applicant revise the plans to show 5 additional white pines along the Spurwink School property line to screen the parking lot area.

Inspections Conditions of Approval

1. The building permit application is only for the front building as approved by site plan. A separate permit shall be required for the second structure before
2. Separate permits are required for signage.

Fire Conditions of Approval

Application requires State Fire Marshal approval.

BUILDING PERMIT REPORT

DATE: 3/16/98 ADDRESS: 921 Riverside # (329-B-006)
 REASON FOR PERMIT: New Construction
 BUILDING OWNER: Lot 13
 CONTRACTOR: Shaden Corp
 PERMIT APPLICANT: Ken Lerner
 USE GROUP: BOCA 1996 CONSTRUCTION TYPE: _____

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:
 Approved with the following conditions: *12*3*6*8*10*12*14*20*22*25*26*27*28*29

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)
3. * Precast concrete must be taken to protect concrete from freezing.
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 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).
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. * Guards & 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". Headroom in habitable space is a minimum of 7'6".
9. * 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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
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 knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self-closers. (Over 3 stories in height requirements for fire rating is two (2) hours).
15. The boiler shall be protected by enclosing by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the

Location of Construction: 921 Riverside St	Owner: Lot 13, LLC	Phone:
Owner Address: Lindienmeyr Munroe	Lessee/Buyer's Name: Lindienmeyr Munroe	Business Name:
Contractor Name: Sheridan Corp	Address: P.O. Box 359 Fairfield, ME 04937	Phone: 453-9311
Past Use: Vacant Land	Proposed Use: Warehouse/Office Warehouse/Office	COST OF WORK: \$ 743,000.00
Proposed Project Description: Construct Building 25,000 Sq Ft front bldg only		PERMIT FEE: \$ 3,735.00
Permit Taken By: Mary Gresik		INSPECTION: Use Group: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
Date Applied For: 05 March 1998		Signature: <i>[Signature]</i> Signature: <i>[Signature]</i>

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.

*****One of Two building to be built on same lot.
 CALL KEN WHEN READY 774-6138

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

SIGNATURE OF APPLICANT: *[Signature]*
 Ken Lamoreaux
 ADDRESS: 09 March 1998 - Permit Routed
 DATE: 05 March 1998
 PHONE:

Permit No: **980240**
PERMIT ISSUED
 permit issued: **MAR 18 1998**
CITY OF PORTLAND

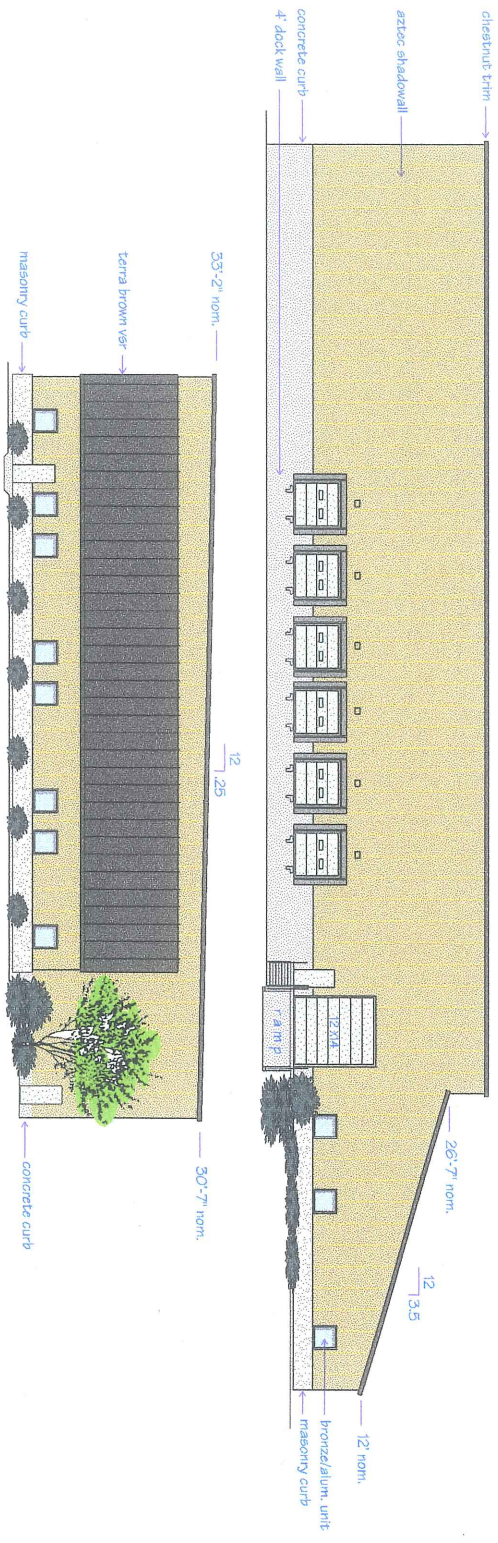
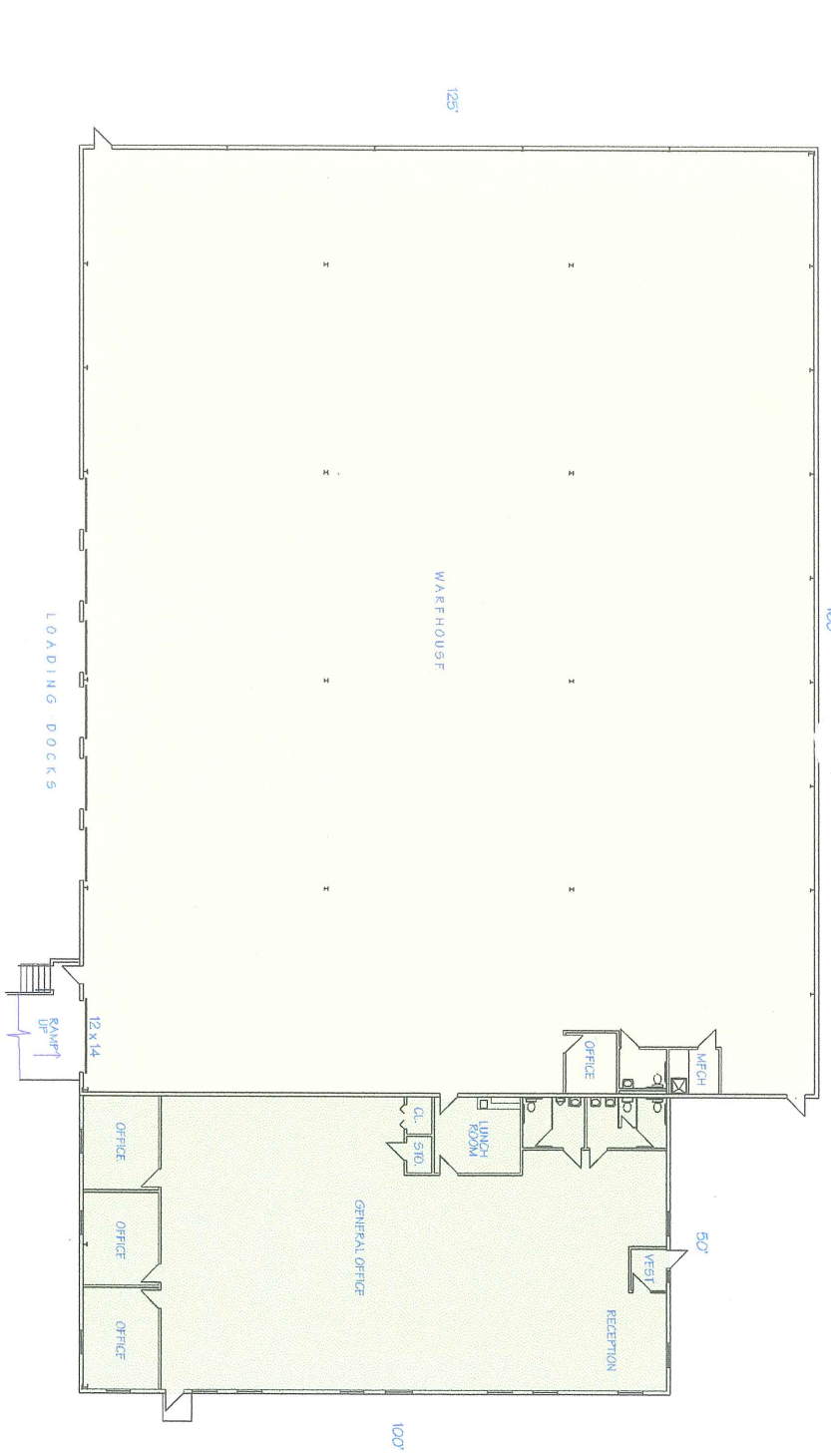
Zone: EM CBL: 329-B-006
 Zoning Approval: *[Signature]*
 Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan major/minor mm

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

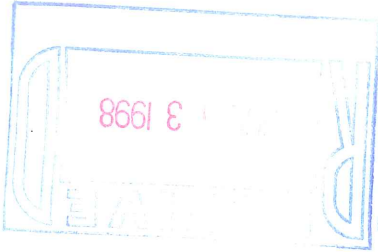
Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied
 Date: *3-9-98*

[Signature]
CEO DISTRICT
[Signature]



Attachment 2



ref:\9723\stedvel.ltr

Attachment

DEA/pkb

Project Manager
Donald E. Avery

Sincerely,

If I can be of any further service, please call.

Per your request, I have attached a site development plan depicting the extent of development. The erosion, seeding and loaming concerns that you had have been corrected and will continue to be monitored by Eastern Excavation. The bituminous curbing will be extended and will marry into the granite curbing at the entrance. This curb work will be completed on July 9, 1998. This curb will then be backfilled, loamed and seeded.

Dear Jim,

Re: 921 Riverside Street

Mr. Jim Wendel
Deluca-Hoffman Associates, Inc.
778 Main Street, Suite 8
S. Portland, ME 04106

July 8, 1998

The Sheridan Corporation



IRREVOCABLE LETTER OF CREDIT #60740-616

June 3, 1998

Joseph E. Gray, Jr., Director

Planning and Urban Development

City of Portland

389 Congress Street

Portland, Maine 04101

RE: Northgate Plaza Associates, LLC, 400-404 Allen Avenue, Portland, Maine

Dear Mr. Gray:

Peoples Heritage Bank hereby issues its Irrevocable Letter of Credit for the account of Northgate Plaza Associates, LLC, 400-404 Allen Avenue, Portland, Maine, as developer, hereinafter referred to as "The Developer", in favor of the City of Portland in the aggregate amount of \$1,439,18. The City of Portland may draw on the Letter of Credit by presentation of a sight draft in the event that the Developer, at the Developer's expense, fails to correct defects in the workmanship and the durability of all materials used in the construction of the public improvements as set forth in the Schedule of Costs of Public Improvements for the Northgate Plaza Associates, LLC, 400-404 Allen Avenue, Portland, Maine project.

Drafts drawn upon this credit must be for this particular development and to correct any defect as outlined above which was not corrected by the Developer on or before June 5, 1999. Drafts must be accompanied by a written statement that the Developer has failed to correct such defect and shall be accompanied by itemized statements showing cost of work to be completed and must be submitted to Peoples Heritage Bank office located at One Portland Square, Portland, Maine no later than June 5, 1999.

We engage with you that drafts drawn under and in compliance with the terms of this credit will be duly honored. However, other than the payment of monies as authorized hereunder, Peoples Heritage Bank shall not guarantee the performance of the Developer to the City of Portland..

Very truly yours,

Peoples Heritage Bank

By: *Julie A. Wagoner*
Julie A. Wagoner

Its Duly Authorized Vice President

Joseph E. Gray, Jr.
6/13/98
Peoples Heritage Bank
Member FDIC



CITY OF PORTLAND, MAINE
M E M O R A N D U M

TO: Kandl Talbot

FROM: Charles A. Lane, Associate Corporation
Counsel, Ext. 8480

DATE: May 22, 1998

RE: Icebrand Seafoods-LOC

I have reviewed the letter of credit submitted by Icebrand Seafoods. I have assumed that the amount of the letter (\$54,000) and its duration (Nov. 30, 1998) comport with requirements imposed by the Planning Authority.

Subject to the two limitations referred to above, the LOC is in a legally acceptable form.

Charles A. Lane
Associate Corporation Counsel

CAL:cal

Tompkins, Clough, Hirschon & Langer, P.A.

COUNSELLORS AT LAW

Three Canal Plaza

Post Office Box 15060

Portland, Maine 04112-5060

TELEPHONE: 207-874-6700

FAX: 207-874-6705

E-MAIL: tompkins@tchl.com

*ALSO LICENSED IN MA AND DC

BRUCE M. TOMPKINS
LAWRENCE R. CLOUGH
DAVID M. HIRSHON
LEONARD W. LANGER
MARSHALL J. TINKLE*

May 14, 1998

Kandace Talbot

CITY OF PORTLAND PLANNING DEPARTMENT

389 Congress Street

Portland, ME 04101

Re: Lot 13, Turnpike Industrial Park

Dear Kand:

I spoke to you recently about the Planning Board requirement that Dick McGoldrick convey to the City a 5 foot strip along Riverside Street. In fact, a Deed had been prepared, but not yet recorded. In the meantime, we have closed on the Fleet Bank construction financing for the warehouse project, and in that connection Lot 13 itself has been conveyed to Kowabunga LLC, a limited liability company formed by Dick to be the ownership entity of the property. Therefore, I have redone the Deed to run to the City from Kowabunga LLC, and have also had Fleet Bank join in the conveyance to release the strip from its new Mortgage. Enclosed is the original of that Deed. Please let me know if you have any questions about this.

I assume that you will immediately record this in the Cumberland County Registry of Deeds, and I would appreciate it if you advise when this is done and provide me with the recording information so that I can pass the information along to the title insurance company which will shortly be issuing title insurance policies arising from the recent construction loan closing.

Thanks for your help.

Very truly yours,

Bruce M.

Bruce M. Tompkins

BMT/kt

Enclosure

cc: Kenneth E. Snitger, Esq. (w/enc.)

Thomas G. Leahy, Esq. (w/o enc.)

city/113.doc
05/14/98

FAX



Date: 3/4/98
 Number of pages including cover sheet: 2

To: Kandi Talbot, Planning
 City of Portland
Phone:
Fax phone: 756-8258
CC: File

From: Ken Lamoreaux
Phone: 207-453-9311
Fax phone: 207-453-2820

REMARKS: Urgent For your review Reply ASAP Please comment

Re: McGoldrick Project - Lot 13 - Turnpike Industrial Park - Riverside Street, Portland

The wetland fill permit from the DEP for this project follows.
 I spoke with Shawn Mahaney of the Army Corp, this morning and he has approved this permit as well. The Army's permit should be in my hands by 3/10/98.
 I believe that will be all of the items that I owe you on this project. How is McGoldrick doing on his items?
 Sheridan intends to apply for a building permit on 3/6/98. Is this a problem?
 Call with any questions on this information.
 How about my address request on 921/941 Riverside (reference my last memo to you)?



STATE OF MAINE
17 State House Station
Augusta, ME 04333

MAR-04-1998 13:31

SHERIDAN CORP.

P.02/02

Applicant Name & Address:

Lot 13 L.L.C.
c/o Commercial Properties
100 Silver Street
Portland ME 04101

DEP Project Number: 98-519-S
CORPS Permit Number: 98-050

Project Location: Riverside Street, Portland

Description of Work: Fill approximately 9,265 square feet of freshwater wetland for the construction of two offices and two warehouses along with associated parking on lot #13 in the Turnpike Industrial Park off Riverside Street, Portland.

Permit for:	<input checked="" type="checkbox"/> Tier 1	<input type="checkbox"/> Tier 2
Date of Joint Review:	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied (see attached letter)
DEP Decision:	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Ineligible (contact the Maine Project Office for further details)
CORPS Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> pending (see below)
	<input type="checkbox"/> enclosed	
	<input type="checkbox"/> pending (see below)	

Approval Pending: The Corps, Maine Project office, has recommended approval of your project, however, the final decision will be forthcoming directly from their regional office headquarters.

Special Conditions: No additional fill for lot development is authorized.

Standard Conditions:

- Approval from both the DEP and the Army Corps of Engineers is required in order to proceed with your project. This permit is good for two (2) years from the date signed and is transferable only with prior approval from the Department.
- The project must be completed according to the plans in the application. Any change in the project plans must be reviewed and approved by the Department.
- Properly installed erosion control measures must be installed prior to beginning the project, and all disturbed soil should be stabilized immediately upon project completion.

- A copy of this approval will be sent to the City of PORTLAND. Department approval of your activity does not supersede or substitute the need for any necessary local approvals.

This decision satisfies the Water Quality Certification requirement.

Please note the attached sheet for guidance on appeal procedures. If you have any questions regarding this, please contact Dawn Hallowell at 207-822-6300.

EDWARD O. SULLIVAN, COMMISSIONER

cc: file
City of Portland
Ken Lamoreaux, Sheridan Corp.

DATE

MARCH 2, 1998



TOTAL P.02

RECEIVED

to: Jim Robbins
fax #: 874-8852
re: Lot 13, Turnpike Industrial Park
date: February 25, 1998
pages: 2, including cover sheet.

Attached please find a copy of the location of the two warehouse buildings on Riverside Street. The owners have requested, if possible, that building #1 be assigned 921 Riverside Street and building #2 be assigned 941 Riverside Street. This request is because there will be separate tenants in the building. If you have any questions, please give me a call. Thanks.

Kandi Talbot

From the desk of...

City of Portland Planning Department
389 Congress Street, 4th Floor
Portland, Maine 04101

207-874-8721 or 207-874-8719
Fax: 207-756-8258

Riverside St.

↑ Spurwink School

↓ Micucci's



TYPE	EST. NO
DRAWN BY	JOB NO. 9723
APPROVED BY KSL	ENGINEERING DWG. NO. S4
SCALE 1:40	DATE 2-17-98
DATE 2-17-98	SIZE

Engineering Designs For
 Lot 13 L.L.C.
 c/o 100 Silver Street
 Portland, Maine

Title Truck Turns

BUTLER DESIGN BUILDER

FAIRFIELD FORTLAND MAINE

From: Kandl Talbot
To: AQT
Date: 3/9/98 2:45pm
Subject: Riverside Street - Industrial Buildings - Reply - Reply

Attached, please find a list of actual time spent and the difference between the estimated time and the actual time. They have paid an inspection fee. That is also listed on the attached list.

>>> ALEX JAEGERMAN 03/05/98 06:12pm >>>
What is the actual time spent by Wendell? Be sure we have all the billing in through the end of the review. Let me know the amount. If it is substantially below the amount billed, then we can credit them some on the inspection fee. Have they paid the inspection fee? How much?

>>> Kandl Talbot 03/05/98 02:59pm >>>
Dick McGoldrick called today. I had sent him a copy of the engineering review form with the estimated time on it. Tony estimated 4 hrs. at \$35.00 for a total of \$140. Jim W. estimated 18 hrs. at \$48.00 for a total of \$864. Dick McGoldrick would like an itemized account of time spent on this project. He feels that 18 hrs. to review this project is too much. What is the procedure for this?

He doesn't want to hold up his building permit so he said he would pay the amount, but he does want to look into this. Thanks.

Kandl - Does that include a share of overall meeting time? We should figure out what percent of a typical bill is meetings + miscellaneous

and back that on, 10-20%?

Are we confident we won't go over the \$150 on site inspections? That will cover about 5 hours + I'd be willing to give a partial refund - but ~~not~~ we should wait until

end of 0 time

Riverside Street - Lot 13

Jim's Engineering Time:

January 1.5 hrs @ \$48.00 = \$72.00
February 5.5 hrs @ \$48.00 = \$264.00

Miscellaneous Fees:

January \$3.60
February \$8.60

Total Billing Amount:

\$348.20

Estimated Time:

18 hrs @ \$48.00 =

\$864.00

Difference of:

\$515.80

Inspection Fee:

\$259.50

SITE PLAN/SUBDIVISION
ESCROW ACCOUNT

Account #9355122294

March 9, 1998

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

City of Portland
389 Congress Street
Portland, ME 04101

RE: Application of Lot 13 LLC for Site Improvements at Lot 13 in the Riverside Industrial Park,
Portland, Maine.

Dear Mr. Gray:

This will certify to you that Fleet Bank will hold the sum of \$23,095 in an interest-bearing escrow account in the name of Lot 13 LLC established with the Bank. We will hold these funds as escrow agent for the benefit of the City of Portland on the following conditions:

1. These funds represent the estimated cost of installing site improvements as depicted on the site plan as approved by the Development Review Coordinator.
2. The City of Portland may draw against this escrow account by presentation of a draft in the event that Lot 13 LLC fails to complete within twenty-four (24) months of this date, the work as stipulated in Paragraph 1. Said draft shall be accompanied by a written statement from the Director of Parks and Public Works or the Director of Planning and Urban Development that Lot 13 LLC has failed to complete such work, with a listing of improvements still to be completed, and the estimated cost of completing said improvements still to be completed as determined by the Development Review Coordinator.
3. The City of Portland may draw against this escrow for a period not to exceed 90 days after the expiration of this two-year commitment.
4. After all work in the public right of way has been completed and inspected to the satisfaction of the Department of Public Works, including but not limited to the installation of granite curbing, sidewalk, curb cut and street trees, Fleet Bank shall be eligible to receive a reduction in its obligation hereunder equal to the estimated cost



of improvements. In no case, however, shall the obligations of Fleet Bank hereunder be reduced to an amount which is less than the estimated cost of completing all prescribed improvements as determined by the Department of Public Works, as described above.

5. Lot 13 LLC will notify the City of Portland for inspections.

6. All costs associated with establishing, maintaining and disbursing funds from the escrow account shall be borne by Lot 13 LLC.

7. This escrow account expires within twenty-four (24) months of the date of this draft, but may expire prior to this date when the City of Portland acknowledges in writing to Fleet Bank and Lot 13 LLC that said work as outlined has been completed in accordance with the City of Portland specifications.

Dated at Portland, Maine this ninth day of March, 1998.

Very truly yours,

FLBET BANK

By: Joseph E. Gray, Jr.
Vice President

Seen and Agreed to:

[Signature]

By: Lot 13 LLC
MANNING

Approved pursuant to §14-501(a) of the Portland City Code:

By: [Signature]
Director of Planning and Urban Development

By: Natalie L. Burns
Corporation Counsel

By: [Signature]
Finance Director

Date: 3/6/98

Date: 3/6/98

Date: 3/10/98

Date: 3/9/98

Date: 3-12-98

**CITY OF PORTLAND, MAINE
ENGINEERING REVIEW FORM**

Address of Proposed Site: Lot 13, Turnpike Industrial Park Date: 2/13/98
 Project Description: Warehouse Facility Job #: 19980005
 Applicant: Lot 13 LLC (c/o Commercial Properties)
 Applicant's Mailing Address: 100 Silver Street, Portland ME

<u>Site Review</u> (Planning Department)	Review Engineer: <u>Jim Wendel</u>	Number of Estimated Hours: <u>18</u>	Cost Per Hour: <u>\$48.00</u>	Total Amount: <u>\$864.00</u>
<u>Right-of-Way Review</u> (Public Works Department)	Review Engineer: <u>Tony Lombardo</u>	Number of Estimated Hours: <u>4</u>	Cost Per Hour: <u>\$35.00</u>	Total Amount: <u>\$140.00</u>

An engineering fee has been assessed in the amount of 1004.00 for the review of your project located at Lot 13, Riverside Street

Please make check payable to the City of Portland. The check should be submitted along with this form to the Portland Planning Department, City of Portland, 4th Floor, 389 Congress Street, Portland, ME 04101. Attn: Kandice Talbot

Office Use Only	
Invoice Date: <u>2/13/98</u>	Received: <u>3/9/98</u>
Planning Revenue Code: _____	Public Works Revenue Code: _____

cc: Applicant - white
 Planner - blue
 Engineer - green
 Public Works - yellow
 Financial Officer - pink
 Review/Inspection Fee File - golden

fax

City of Portland Planning Department
389 Congress Street, 4th Floor
Portland, Maine 04101
207-874-8721 or 207-874-8719
Fax: 207-756-8258

From the desk of...

When I was going through the file I found the original deed. What has happened is that the Registry of Deeds would not accept the deed without a transfer tax form. I had given the transfer tax form to Dick McGoldrick to fill out and return and he is right, he has not done that yet. We will need that to record the deed at the Registry of Deeds. Thank you.

Bruce Tompkins
874-6705
Kandi Talbot
May 6, 1998
3, including cover sheet.

To:
From:
Date:
Pages:

Fax:

Joseph E. Gray Jr.
Director



CITY OF PORTLAND

April 13, 1998

Planning & Urban Development

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

RE: 941 Riverside Street

Dear Mr. Lamoreaux:

This letter is to confirm the revision to the approved site plan of the LindenMeyer Munroe project located at 941 Riverside Street. The approved revision includes the relocation of building #1. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 874-8300, extension 8901.

Sincerely,

Joseph E. Gray, Jr.

Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner

Kandice Talbot, Planner

F. Samuel Hoffes, Building Inspector

Jeff Tarling, City Arborist

William Bray, Deputy Director/City Traffic Engineer

Tony Lombardo, Project Engineer

Lt. Gaylen McDougall, Fire Prevention

Associate Corporation Counsel

Mary Gresik, Building Permit Secretary

Development Review Coordinator

Kathleen Brown, Director of Economic Development

Susan Doughty, Assessor's Office

Approval Letter File

O:\PLANDERE\W\R\IVER941\SPREVIS.WPD

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT LOT 13, LLC, a Maine Company, with a mailing address of 100 Silver Street, Portland, Maine 04101, in the County of Cumberland and State of Maine, (hereinafter the Grantor) in consideration of one dollar and other valuable considerations paid by **THE CITY OF PORTLAND, MAINE** (hereinafter, the Grantee), the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said Grantee its successors and assigns forever, the following described property:

THAT tract of land located on the southeasterly side of Riverside Street, approximately 1200 feet northeasterly from the intersection with Industrial Way, situated in the City of Portland, County of Cumberland, State of Maine, being more particularly described as follows:

BEGINNING on the southeasterly right-of-way line of Riverside Street and the most westerly corner of Lot 13 and most northerly corner of Spurwink School, as recorded in book 2973-433, and book 2984-235, on plan entitled "TURNPIKE INDUSTRIAL PARK, RECORDING PLAT" by Land Use consultants, dated April 23, 1986.

THENCE S 52 degrees - 05'-10" E, along the northeasterly line of Spurwink School Lot, a distance of 5.19',

THENCE N 51 degrees - 27'-19" E, a distance of 348.31 feet to the northeasterly line of Lot 13,

THENCE N 54 degrees - 02'-40" W, along the southwesterly line of Lot 12, a distance of 5.13 feet to the southeasterly right-of-way line of Riverside Street,

THENCE S 51 degrees - 28'-20" W, along the southerly right-of-way line of Riverside Street, a distance of 348.15 feet back to the point of the beginning.

MEANING and intending to convey 1739 square feet or 0.04 acres of land, being a five foot strip of land adjacent to the southeasterly right-

of-way line of Riverside Street. Said land being a portion of Lot 13 on plan entitled "TURNPIKE INDUSTRIAL PARK, RECORDING PLAT" by Land Use Consultants, dated April 23, 1986. All directions are Magnetic North 1985.

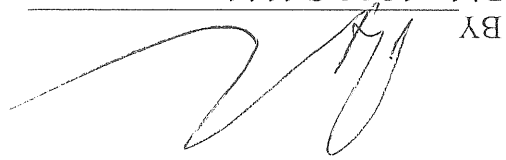
This deed description prepared without the benefit of a Standard Boundary Survey by Elwood Ellis, PLS #1176.

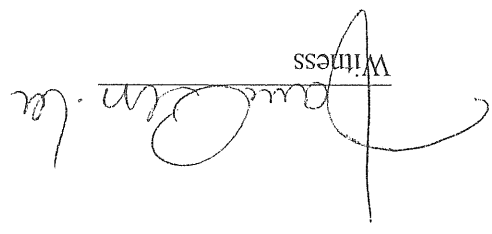
To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, its successors and assigns, to it and their use and behoof forever.

And it does covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee of the premises; that it is free of all encumbrances, except as aforesaid; that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors and assigns, shall and will WARRANT AND DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, LOT 13, LLC, has caused this instrument to be signed this 5 day of March, 1998.

LOT 13, LLC

BY 
Richard J. McGoldrick
Member

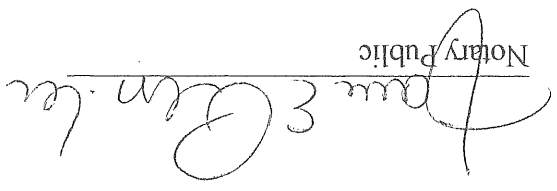

Witness

State of Maine
Cumberland, ss.

3/5, 1998

Personally appeared the above named Richard J. McGoldrick and acknowledged the above instrument to be their free act and deed.

Before me,


Notary Public

JANE E. FLOURDE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES AUG. 5, 2000

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT LOT 13, LLC, a Maine Company, with a mailing address of 100 Silver Street, Portland, Maine 04101, in the County of Cumberland and State of Maine, (hereinafter the Grantor) in consideration of one dollar and other valuable considerations paid by **THE CITY OF PORTLAND, MAINE** (hereinafter, the Grantee), the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said Grantee its successors and assigns forever, the following described property:

THAT tract of land located on the southeasterly side of Riverside Street, approximately 1200 feet northeasterly from the intersection with Industrial Way, situated in the City of Portland, County of Cumberland, State of Maine, being more particularly described as follows:

BEGINNING on the southeasterly right-of-way line of Riverside Street and the most westerly corner of Lot 13 and most northerly corner of Spurwink School, as recorded in book 2973-433, and book 2984-235, on plan entitled "TURNPIKE INDUSTRIAL PARK, RECORDING PLAT" by Land Use consultants, dated April 23, 1986.

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This deed description prepared without the benefit of a Standard Boundary Survey by Elwood Ellis, PLS #1176.

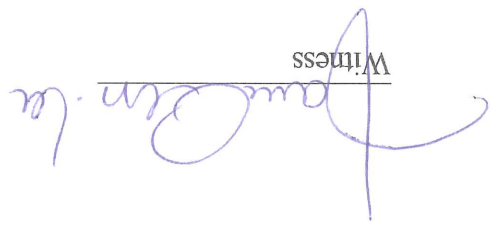
To have and to hold the foregoing and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, its successors and assigns, to it and their use and behoof forever.

And it does covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee of the premises; that it is free of all encumbrances, except as aforesaid; that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors and assigns, shall and will WARRANT AND DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, LOT 13, LLC, has caused this instrument to be signed this 5 day of March, 1998..

LOT 13, LLC

BY 
Richard J. McGoldrick
Member

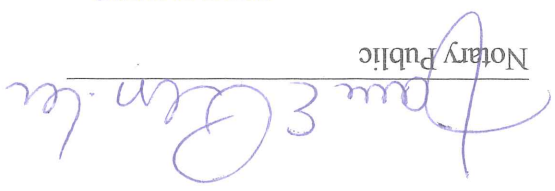

Witness

State of Maine
Cumberland, ss.

3/5, 1998

Personally appeared the above named Richard J. McGoldrick and acknowledged the above instrument to be their free act and deed.

Before me,


Notary Public

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that KOWABUNGA LLC, a Maine limited liability company, with a mailing address of 100 Silver Street, Portland, Maine 04101, in the County of Cumberland and State of Maine (hereinafter the "Grantor") in consideration of one dollar and other valuable consideration paid by the CITY OF PORTLAND, MAINE (hereinafter the "Grantee"), the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said Grantee its successors and assigns forever, the following described property:

THAT tract of land located on the southeasterly side of Riverside Street, approximately 1200 feet northeasterly from the intersection with Industrial Way, situated in the City of Portland, County of Cumberland, State of Maine, being more particularly described as follows:

BEGINNING on the southeasterly right-of-way line of Riverside Street and the most westerly corner of Lot 13 and most northerly corner of Spurwink School, as recorded in Book 2973-433, Book 2984-235, on plan entitled "TURNPIKE INDUSTRIAL PARK, RECORDING PLAT" by Land Use Consultants, dated April 23, 1986.

THENCE S 52° 05' 10" E, along the northeasterly line of Spurwink School Lot, a distance of 5.19 feet.

THENCE N 51° 27' 19" E, a distance of 348.31 feet to the northeasterly line of Lot 13.

THENCE N 54° 02' 40" W, along the southwesterly line of Lot 12, a distance of 5.13 feet to the southeasterly right-of-way line of Riverside Street.

THENCE 51° 28' 20" W, along the southerly right-of-way line of Riverside Street, a distance of 348.15 feet back to the point of the beginning.

MEANING and intending to convey 1739 square feet or 0.04 acres of land, being a five foot strip of land adjacent to the southeasterly right-of-way line of Riverside Street. Said land being a portion of Lot 13 on the plan entitled "TURNPIKE INDUSTRIAL PARK, RECORDING PLAT" by Land Use Consultants, dated April 23, 1986. All directions are Magnetic North 1985.

This deed description prepared without the benefit of a Standard Boundary Survey by Elwood Ellis, PLS #1176.

To have and to hold the foregoing and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, its successors and assigns, to it and their use and behoof forever.

And it does covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee of the premises; that it is free of all encumbrances, except easements and matters of record; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors and assigns, shall and will WARRANT AND DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

Fleet Bank of Maine hereby joins in this Deed, but not the warranty covenant or any other warranty hereunder, for the sole purpose of releasing the aforesaid five foot strip of land from the operation and effect of the Leasehold Mortgage given by Lot 13 LLC to Fleet Bank of Maine dated ~~April 29, 1998~~, and recorded at Book ~~1377B~~ Page ~~287~~, Cumberland County Registry of Deeds.

IN WITNESS WHEREOF, KOWABUNGA LLC, has caused this instrument to be signed on May 7, 1998.

WITNESS:

Jane E. Plouffe

Barbara J. Luce

STATE OF MAINE
Cumberland, ss.

May 7, 1998

Personally appeared the above named Richard J. McGoldrick, Manager of Kowabunga LLC, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of Kowabunga LLC.

Before me,

Jane E. Plouffe

Notary Public (seal)

Ma~~ine~~ Attorney-at-Law

Printed Name:

JANE E. PLOUFFE

NOTARY PUBLIC, MAINE

MY COMMISSION EXPIRES AUG. 5, 2000

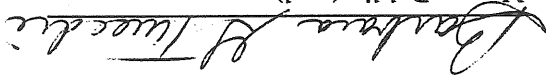
STATE OF MAINE

Cumberland, ss.

5/13, 1998

Personally appeared the above named Norman L. Whiteside, Vice President of Fleet Bank of Maine, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of Fleet Bank of Maine.

Before me,



Notary Public (seal)

~~Maine Attorney at Law~~

Printed Name:

Barbara G. Tweedie

Notary Public, Maine

My Commission Expires August 2, 1998

05/06/98 3:50 PM
kowied.doc

THE DEVELOPER WILL NOTIFY THE CITY OF PORTLAND FOR INSPECTIONS.

WITHIN THREE (3) BUSINESS DAYS OF THE DISHONOR.

SHALL INFORM THE CITY OF PORTLAND IN WRITING OF THE REASON OR REASONS THEREFOR PORTLAND'S EIGHT AND ACCOMPANYING AFFIDAVIT, KEYBANK NATIONAL ASSOCIATION IN THE EVENT OF KEYBANK NATIONAL ASSOCIATION'S DISHONOR OF THE CITY OF

REQUIRED FOR ANY DRAWINGS HEREUNDER.

PRESENTATION OF THE ORIGINAL LETTER OF CREDIT AND ANY AMENDMENTS THERETO ARE

PARTIAL DRAWINGS ARE PERMITTED.

OF COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE) WHICH HAVE NOT BEEN APPROVED OR HAVE NOT BEEN ACCEPTED ON SAID SCHEDULE TO BE COVERED BY PERFORMANCE GUARANTEE AS FOLLOWS: (SPECIFY THE LINE ITEMS LINE ITEMS AS SET FORTH IN THE SCHEDULE OF COST ESTIMATE OF IMPROVEMENTS (2) "THE CITY OF PORTLAND HAS NOT APPROVED OR HAS NOT ACCEPTED THE FOLLOWING

AND/OR COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE) (SPECIFY THE LINE ITEMS WHICH HAVE NOT BEEN COMPLETED ON SAID SCHEDULE OF ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE AS FOLLOWS: AND OTHER PUBLIC IMPROVEMENTS AS SET FORTH IN THE SCHEDULE OF COST DATE COMES FIRST, AT THE DEVELOPER'S EXPENSE, THE WORK ON THE ROADS EXPIRATION DATE OF ANY TEMPORARY CERTIFICATE OF OCCUPANCY ISSUED, WHICHEVER (2) "THE DEVELOPER HAS FAILED TO COMPLETE BY AUGUST 30, 1998 OR BY THE

GUARANTEE WITH THE CITY OF PORTLAND" AND/OR (1) "THE DEVELOPER HAS FAILED TO POST THE TEN PERCENT (10%) DEFECT BOND OR

READING: (1-3 OF THE FOLLOWING OR ANY COMBINATION) AN AFFIDAVIT, PURPORTEDLY EXECUTED BY THE CITY'S DIRECTOR OF PARKS AND PUBLIC WORKS OR DIRECTOR OF PLANNING AND URBAN DEVELOPMENT, INDICATING NAME AND TITLE

DATED 05/13/98" WHEN ACCOMPANIED BY THE FOLLOWING DOCUMENTS: "DRAWN UNDER KEYBANK NATIONAL ASSOCIATION, PORTLAND, ME L/C NO. NSL892356 ON KEYBANK NATIONAL ASSOCIATION, PORTLAND, ME, AT SIGHT, BEARING THE CLAUSE U.S. DOLLARS) AVAILABLE FOR PAYMENT BY PRESENTATION OF YOUR DRAFTS DRAWN IN THE AGGREGATE AMOUNT OF US\$4,000.00 (FIFTY-FOUR THOUSAND AND 00/100 HEREINAFTER REFERRED TO AS THE DEVELOPER, IN FAVOR OF THE CITY OF PORTLAND CREDIT NO. NSL892356 FOR THE ACCOUNT OF ICEBRAND SEAFOODS INC. AS DEVELOPER, KEYBANK NATIONAL ASSOCIATION HEREBY ESTABLISH ITS IRREVOCABLE STANDBY LETTER OF

LADIES AND GENTLEMEN:

PLANNING AND URBAN DEVELOPMENT ATTN: JOSEPH E. GRAY, JR., DIRECTOR

PORTLAND, ME 04101
369 CONGRESS STREET
CITY OF PORTLAND
BENEFICIARY
ICEBRAND SEAFOODS INC.
250 WEST 57TH STREET, SUITE 2404
NEW YORK, NY 10107
APPLICANT

IRREVOCABLE STANDBY LETTER OF CREDIT NO. NSL892356

DATE: MAY 13, 1998

KEYBANK NATIONAL ASSOCIATION
ONE CANAL PLAZA
PORTLAND, MAINE 04101



CONTINUED ON PAGE 5...

...SAYD WORK AS OUTLINED IN THE SCHEDULE OF COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE HAS BEEN COMPLETED IN ACCORDANCE WITH CITY OF PORTLAND'S SPECIFICATION, AND

WE HEREBY ACKNOWLEDGE THAT:

NSL892356 AND STIPING:

PORTLAND'S NOTIFICATION TO US AND TO THE DEVELOPER, REFERRING TO L/C NO. MAY BE CANCELLED PRIOR TO THE EXPIRATION DATE ON OUR RECEIPT OF THE CITY OF ON OR BEFORE THE EXPIRATION DATE OF NOVEMBER 30, 1998. THIS LETTER OF CREDIT MARKED ATTENTION: INTERNATIONAL DIVISION, LETTER OF CREDIT DEPT., NY-21-66-0419 ASSOCIATION, 66 SOUTH PEARL STREET, ALBANY, NEW YORK 12207-1501 SPECIFICALLY ON DELIVERY OF DOCUMENTS, AS SPECIFIED, IF PRESENTED TO: KEYBANK NATIONAL THE TERMS AND CONDITIONS OF THIS LETTER OF CREDIT WILL BE DULY HONORED BY US WE HEREBY ENGAGE WITH YOU THAT ALL DRAFTS DRAWN UNDER AND IN COMPLIANCE WITH

IT IS GOVERNED BY THE LAWS OF THE STATE OF MAINE. THOSE MATTERS NOT COVERED IN UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS, IT IS GOVERNED BY THE LAWS OF THE STATE OF MAINE. SUBJECT TO THE "UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS" (1993 REVISION) INTERNATIONAL CHAMBER OF COMMERCE, PUBLICATION NO. 500, AND FOR EXCEPT SO FAR AS OTHERWISE EXPRESSLY STATED, THIS STANDBY LETTER OF CREDIT IS

THIS LETTER OF CREDIT IS NOT TRANSFERABLE.

THIS LETTER OF CREDIT SETS FORTH IN FULL THE TERMS OF OUR UNDERTAKING AND SUCH AN UNDERTAKING SHALL NOT IN ANY WAY BE MODIFIED, AMENDED OR AMPLIFIED BY REFERENCE TO ANY OTHER DOCUMENTS, INSTRUMENTS OR AGREEMENTS REFERRED TO HEREIN, OR IN WHICH THIS LETTER OF CREDIT IS REFERRED TO OR TO WHICH THIS LETTER OF CREDIT RELATES AND ANY SUCH REFERENCE SHALL NOT BE DEEMED TO INCORPORATE HEREIN BY REFERENCE ANY SUCH DOCUMENTS, INSTRUMENTS OR AGREEMENTS.

BE COMPLETED.

CREDIT, NO AMOUNTS WILL BE RELEASED FROM LINE ITEMS IN WHICH WORK REMAINS TO PUBLIC WORKS, PLUS TEN PERCENT (10%) OF THE INITIAL AMOUNT OF THIS LETTER OF COMPLETING ALL PRESCRIBED IMPROVEMENTS AS DETERMINED BY THE DEPARTMENT OF OF CREDIT BE REDUCED TO AN AMOUNT WHICH IS LESS THAN THE ESTIMATED COST OF ANY ONE TIME. IN NO CASE, HOWEVER, WILL THE AMOUNT AVAILABLE UNDER THIS LETTER CENT (50%) OF THE TOTAL AMOUNT OF THIS LETTER OF CREDIT, WHICHEVER IS LESS, AT SOUGHT WILL BE AT LEAST TWO HUNDRED THOUSAND DOLLARS (\$200,000) OR FIFTY PER- ANTE, PROVIDED THAT THE VALUE OF THE IMPROVEMENTS FOR WHICH A REDUCTION IS EQUAL TO THE COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUAR- TARY SEMERS, STORM DRAINS, CATCH BASINS, MANDHOLES AND OTHER REQUIRED IMPROVE- FACTION OF THE DEPARTMENT OF PUBLIC WORKS, INCLUDING BUT NOT LIMITED TO SANI- WORK IN THE PUBLIC RIGHT OF WAY HAS BEEN COMPLETED AND INSPECTED TO THE SATIS- AMOUNT OF THE REDUCTION, AND WILL SERVE AS ACKNOWLEDGEMENT THAT ALL UNDERGROUND TIME, BY WRITTEN AMENDMENT, UPON RECEIPT BY US OF NOTIFICATION FROM YOU, SPEC- THE AMOUNT AVAILABLE UNDER THE LETTER OF CREDIT MAY BE REDUCED FROM TIME TO

PAGE 2 WHICH FORMS AN INTEGRAL PART OF IRREVOCABLE STANDBY L/C NO. NSL892356





2) THE DEVELOPER HAS GIVEN THE CITY OF PORTLAND ANY REQUIRED WARRANTY DEEDS TO PROPERTY WITHIN STREETS WHICH ARE TO BE DEDICATED TO THE CITY OF PORTLAND AND,

3) THE DEVELOPER HAS FILED WITH THE CITY OF PORTLAND A TEN PERCENT (10%) DEFECT BOND OR GUARANTEE (OR OTHER SECURITY ACCEPTABLE TO THE CITY OF PORTLAND) INSURING THE WORKMANSHIP AND THE DURABILITY OF ALL MATERIALS USED IN THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS LISTED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE OR APPROVAL OF SUCH IMPROVEMENTS BY THE CITY OF PORTLAND".

THE TOTAL EXISTING CREDIT MAY BE DRAWN UPON BY THE CITY FOR UNAPPROVED OR UNACCEPTED LINE ITEMS.

HOWEVER, OTHER THAN THE PAYMENT OF MONIES AS AUTHORIZED HEREUNDER, KEYBANK NATIONAL ASSOCIATION DOES NOT GUARANTEE THE PERFORMANCE OF THE DEVELOPER TO THE CITY OF PORTLAND.

ALL COMMUNICATIONS WITH RESPECT TO THIS LETTER OF CREDIT SHALL BE IN WRITING AND SHALL BE ADDRESSED TO: KEYBANK NATIONAL ASSOCIATION, 66 SOUTH PEARL STREET, ALBANY, NEW YORK 12207-1501 ATTENTION: INTERNATIONAL DIVISION, LETTER OF CREDIT DEPARTMENT, NY-31-66-0416 SPECIFICALLY REFERRING TO THE NUMBER OF THIS LETTER OF CREDIT.

YOURS FAITHFULLY,
KEYBANK NATIONAL ASSOCIATION

[Signature]
AUTHORIZED SIGNATURE
[Signature]
AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

City of Portland, Maine Planning Department

City Hall
389 Congress Street, 4th Floor
Portland, Maine 04101
Fax Number: 756-8258

FAX TRANSMISSION COVER SHEET

TO: Jim Wendell / Tony L.
COMPANY: Deluca-Hoffman / Public Work
FAX #: 279-0896 / 874-8852
FROM: Randy Tollof
OF PAGES: 2
DATE: February 27, 1998
RE: Riverside Street, Shrewsbury

If you do not receive all of the pages, please call 874-8721 or 874-8719.



Item	PRIVATE			PUBLIC		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
7. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)			8000.			
8. MISCELLANEOUS						
TOTAL:			15,265.			7830.
GRAND TOTAL:						

INSPECTION FEE (to be billed out by City)

Assessed by	Public	Private	TOTAL
A. 1.7% of totals			
B. Alternative Assessment			
(Name)			
(Name)			

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

Lot 13 LLC

Applicant

, Portland, ME

Applicant's Mailing Address

Sheridan Corp./Ken Lamoreaux

Consultant/Agent

774-6138

774-2828

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

329-B-006

Address of Proposed Site

Riverside St

Project Name/Description

Riverside St

Application Date

1/27/98

DRC Conditions of Approval

- that the applicant meet the technical requirements of the DRC memo pertaining to the plunge pool stone size, calculations of the level lip spreader, and reinforcement of the concrete dumpster pad.

Planning Conditions of Approval

- that the applicant submit the deed for the 5' wide area along Riverside Street to the City.
- that the applicant revise the plans to show 5 additional white pines along the Spurwink School property line to screen the parking lot area.

Inspections Conditions of Approval

Fire Conditions of Approval

Application requires State Fire Marshal approval.

COPY

BK 138796050

026570

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that KOWABUNGA LLC, a Maine limited liability company, with a mailing address of 100 Silver Street, Portland, Maine 04101, in the County of Cumberland and State of Maine (hereinafter the "Grantor") in consideration of one dollar and other valuable consideration paid by the CITY OF PORTLAND, MAINE (hereinafter the "Grantee"), the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said Grantee its successors and assigns forever, the following described property:

THAT tract of land located on the southeasterly side of Riverside Street, approximately 1200 feet northeasterly from the intersection with Industrial Way, situated in the City of Portland, County of Cumberland, State of Maine, being more particularly described as follows:

BEGINNING on the southeasterly right-of-way line of Riverside Street and the most westerly corner of Lot 13 and most northerly corner of Spurwink School, as recorded in Book 2973-433, Book 2984-235, on plan entitled "TURNPIKE INDUSTRIAL PARK, RECORDING PLAT" by Land Use Consultants, dated April 23, 1986.

THENCE S 52° 05' 10" E, along the northeasterly line of Spurwink School Lot, a distance of 5.19 feet.

THENCE N 51° 27' 19" E, a distance of 348.31 feet to the northeasterly line of Lot 13.

THENCE N 54° 02' 40" W, along the southwesterly line of Lot 12, a distance of 5.13 feet to the southeasterly right-of-way line of Riverside Street.

THENCE S 1° 28' 20" W, along the southerly right-of-way line of Riverside Street, a distance of 348.15 feet back to the point of the beginning.

MEANING and intending to convey 1739 square feet or 0.04 acres of land, being a five foot strip of land adjacent to the southeasterly right-of-way line of Riverside Street. Said land being a portion of Lot 13 on the plan entitled "TURNPIKE INDUSTRIAL PARK, RECORDING PLAT" by Land Use Consultants, dated April 23, 1986. All directions are Magnetic North 1985.

This deed description prepared without the benefit of a Standard Boundary Survey by Elwood Ellis, PLS #1176.

To have and to hold the aforementioned and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, its successors and assigns, to it and their use and behoof forever.

And it does covenant with the Grantee, its successors and assigns, that it is lawfully

seized in fee of the premises; that it is free of all encumbrances, except easements and matters of record; that it has good right to sell and convey the same to the said Grantee to hold as

DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

Fleet Bank of Maine hereby joins in this Deed, but not the warranty covenant or any other warranty hereunder, for the sole purpose of releasing the aforesaid five foot strip of land from the operation and effect of the Leasehold Mortgage given by Lot 13 LLC to Fleet Bank of Maine dated April 29, 1998, and recorded at Book 13778 Page 287, Cumberland County Registry of Deeds.

IN WITNESS WHEREOF, KOWABUNGA LLC, has caused this instrument to be signed on May 7, 1998.

WITNESS:

James E. O'Rourke

Barbara J. Hickey

KOWABUNGA LLC
By: *[Signature]*
Richard J. McGoldrick, Manager

FLEET BANK OF MAINE
By: *[Signature]*
Norman L. Whiteside, Vice President

STATE OF MAINE
Cumberland, ss.

May 7, 1998

Personally appeared the above named Richard J. McGoldrick, Manager of Kowabunga LLC, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of Kowabunga LLC.

Before me,

James E. O'Rourke

Notary Public (seal)

Maine Attorney-at-Law

Printed Name:

JANE E. FLOURDE
NOTARY PUBLIC, MAINE

MY COMMISSION EXPIRES AUG. 5, 2000

SEAL

BK13879F6052

STATE OF MAINE

Cumberland, ss.

5/13, 1998

Personally appeared the above named Norman L. Whiteside, Vice President of Fleet Bank of Maine, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of Fleet Bank of Maine.

Before me,

Barbara H. Tweedie

Notary Public (seal)

~~Maine Attorney at Law~~

SEAL

Printed Name: Barbara G. Tweedie
Notary Public, Maine
My Commission Expires August 2, 1998

05/06/98 3:50 PM
kowied.doc

RECEIVED
RECORDS DEPARTMENT OF DEEDS

1998 JUN -8 AM 10: 57

CUMBERLAND COUNTY

John B. Carver

WARREN M. TURNER
ATTORNEY AT LAW
5 PORTLAND STREET
P. O. BOX 255
YARMOUTH, MAINE 04095
(207) 846-9041

TELECOPIER TRANSMITTAL

TO: Natalie L. Burns, Esq. FAX: (207) 874-8497

FROM: Warren M. Turner, Esq. FAX: (207) 846-9046

DATE: September 3, 1996

RE: Portland Venture Partners III/Micucci Brothers

PAGES: 9 (including cover)

Enclosed is the Portland Venture Partners III to Micucci Brothers proposed deed which we discussed on the phone earlier today. Also attached is a copy of the site plan showing the joint access. Although the legal description is quite lengthy, the first page addresses both the five foot strip on Riverside Street and the joint access easement. Please call me with any questions and instructions on how to proceed with the conveyance to the City.

Original will also be mailed. Yes x No

Please deliver this telecopy immediately upon receipt. If you are having difficulties in receiving this telecopy, please call 846-9041. Thank you.

me.dvmfm-nb.fax

Randi,

This deed establishes the shared access with Lot 12, and also creates a total 20 ft drainage easement (private) - ten feet on each of the 2 lots.

WARRANTY DEED

Know All Persons by these Presents,

That PORTLAND VENTURE PARTNERS III, a Maine general partnership, having a place of business in Portland in the County of Cumberland and State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by MICUCCI BROTHERS, a Maine general partnership, whose mailing address is 95 Evergreen Drive, Portland, Maine 04103 the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said MICUCCI BROTHERS, its successors and assigns forever a certain lot or parcel of land described in Schedule A which is attached hereto and incorporated herein by reference.

To have and to hold the aforementioned and bargained premises, with all the privileges and appurtenances thereof, to the said MICUCCI BROTHERS, its successors and assigns, to it and their use and behoof forever.

And it does hereby covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except as aforesaid, that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said PORTLAND VENTURE PARTNERS III has caused this instrument to be signed in its partnership name by Richard J. McGoldrick and Michael F. Mastronardi, General Partners, this ___ day of the month of September, 1996.

Signed, Sealed and Delivered
in presence of

PORTLAND VENTURE PARTNERS III

By: _____
Richard J. McGoldrick
Its General Partner

By: Michael F. Mastromardi
Its General Partner

September __, 1996

State of Maine
Cumberland, ss.

Then personally appeared the above named Richard J. McGoldrick and Michael F. Mastromardi, General Partners of the said partnership and acknowledged the foregoing instrument to be their free act and deed in their said capacities and the free act and deed of said partnership.

Before me,

Attorney at Law
Notary Public

Printed Name

r:\d\p\rob.jd

SCHEDULE A

Portland Venture Partners III to Micucci Brothers

Review 9 call - Wed. am
a. shared access
b. drainage along lot 13

A certain lot or parcel of land lying between and abutting Riverside Street and Industrial Way in the City of Portland, County of Cumberland, State of Maine and being Lot 12 as shown on a plan entitled "TURNPIKE INDUSTRIAL PARK, RECORDING PLAT" made for Portland Venture Partners by Land Use Consultants dated March 25, 1986, as revised, and recorded in the Cumberland County Registry of Deeds in Plan Book 157, Page 61 (hereafter "Plan"). Containing approximately 5.30 acres.

Excepting and reserving from the above-described parcel, a strip of land five (5) feet in width bordering Riverside Street and extending from the most northerly corner of Lot 13 shown on said plan a distance of 309.77 feet (Plan shows 310.00 feet) on a course of N 51°-28'-20"E to the most northerly corner of Lot 12. This reservation is for the express purpose of Grantor's conveying said strip of land to the City of Portland for public road purposes as approved by the Portland Planning Board. Excluded from this reservation are easements for all access, utility, and drainage benefitting either Lot 12 or Lot 13 on said Plan which easements shall survive the conveyance to the City of Portland.

Also hereby excepting and reserving an easement for all types of pedestrian and vehicular access and egress to Lot 13 on said plan, in common with the Granite, over and across a certain portion of Lot 12 bounded and described as follows:

BEGINNING at a point on the southeasterly right-of-way line of Riverside Street and the most northerly corner of Lot 13 on the above-mentioned plan, said point of beginning being S 51°-28'-20"W and 309.77 feet (Plan shows 310.00 feet) from the most northerly corner of Lot 12;

Thence southeasterly along the northeasterly line of Lot 13 a distance of 123.52 feet;

Thence N 35°-57'-20"E a distance of 28.00 feet;

Thence N 54°-02'-40"W a distance of 115.74 feet to the existing sideline of Riverside Street;

Thence S 51°-28'-20"W along Riverside Street a distance of 29.06 feet to the point of beginning. Containing approximately 3,350 square feet. This easement shall also include any paved turning radii entering on to Riverside Street abutting the parcel described above.

Also hereby conveying an easement for all types of pedestrian and vehicular access and egress across so much of the northerly corner of Lot 13 on the Plan as is reasonably



① 5' strip for cap

necessary for access and egress upon any paved turning radii entering onto Riverside Street from any paved way on Lot 12.

Also hereby conveying a temporary grading easement across Lot 13 as shown on plan entitled "TURNPIKE INDUSTRIAL PARK, RECORDING PLAT" by Land Use Consultants, dated March 25, 1986, as revised, located on the southeasterly side of Riverside Street, approximately 1450 feet northeasterly from the intersection with Industrial Way, situated in the City of Portland, County of Cumberland, State of Maine, being more particularly described as follows:

BEGINNING at a point on the southeasterly right-of-way line of Riverside Street and the most northerly corner of Lot 13 on the above mentioned plan. Said point of beginning being S 51°-28'-20"W and 309.77 feet (Plan shows 310.00 feet) from the most northerly corner of Lot 12;

Thence southeasterly along the northeasterly line of Lot 13 a distance of 843.88 feet to the northwesterly right-of-way line of Industrial Way;

Thence southwesterly along a curve convex to the northwest having a radius of 1380.00 feet, a delta angle of 01°-02'-27", and an arc length of 25.07 feet. The tie line is S 40°-07'-09"W and 25.07 feet;

Thence N 54°-02'-32"W a distance of 680.49 feet;

Thence S 35°-57'-28"W a distance of 25.00 feet;

Thence N 54°-02'-32"W a distance of 100.00 feet;

Thence N 35°-57'-28"E a distance of 25.00 feet;

Thence N 54°-02'-32"W a distance of 68.47 feet to the southeasterly right of way line of Riverside Street; and

Thence N 51°-28'-20"E along said Riverside Street a distance of 25.95 feet back to the point of beginning.

MEANING and intending to convey 22,840 square feet of land for a temporary grading easement for the period of construction (not to exceed twelve months from the date hereof) over a portion of Lot 13 as shown on plan entitled "TURNPIKE INDUSTRIAL PARK, RECORDING PLAT" by Land Use Consultants, dated March 25, 1986, as revised, for the benefit of Lot 12 of the above mentioned plan.

Also hereby conveying a permanent drainage easement for the benefit of Lot 12 over and across a 10 foot wide strip of land along the northeasterly line of Lot 13, adjacent to the property line between Lots 12 & 13, to extend from Riverside Street to Industrial Way. RESERVING, for the benefit of Lot 13 a similar permanent drainage easement over and

drainage easement of 13. Lot 13
has drainage easement across Lot 12

across a 10 foot wide strip of land along the southwesternly line of Lot 12 adjacent to the property line between Lots 12 & 13, to extend from Riverside Street to Industrial Way. All directions are Magnetic North 1985.

This conveyance is subject to all easements of record, all notes, conditions, restrictions, and easements shown on said plan; Department of Environmental Protection site location approval recorded in the Cumberland County Registry of Deeds in Book 7361, Page 82; and Declaration of Covenants, Conditions and Restrictions recorded in the Cumberland County Registry of Deeds in Book 7394, Page 347.

A portion of the parcel described above is conveyed **SUBJECT TO** an automatic reverter for the benefit of the Grantors. That portion is described as follows:

A certain lot or parcel of land located on the northwesterly side of Industrial Way, approximately 2300 feet easterly and northerly from the intersection with Riverside Street, situated in the City of Portland, County of Cumberland, State of Maine, being more particularly described as follows:

BEGINNING at a 5/8" rebar found on the northwesterly right-of-way line of Industrial Way being the most easterly corner of Lot 12 as shown on plan entitled "TURNPIKE INDUSTRIAL PARK, RECORDING PLAT" by Land Use Consultants, dated March 25, 1986, as revised;

Thence N 51°-30'-55"W along the northeasterly line of Lot 12, a distance of 345.36 feet;

Thence S 38°-29'-05"W and 279.24 feet to the southwesterly line of Lot 12 and northwesterly line of Lot 13;

Thence southeasterly along the southwesterly line of Lot 12 a distance of 325.91 feet to the northwesterly right-of-way line of Industrial Way;

Thence northeasterly along a curve convex to the northwest, having a radius of 1380.00 feet, a length of 58.14 feet (plan shows 58.00 feet), and a delta angle of 02°-24'-50" to a 5/8 inch rebar found at P.T. Station 32+46.14 Left. The chord being N 41°-50'-48"E and 58.13 feet;

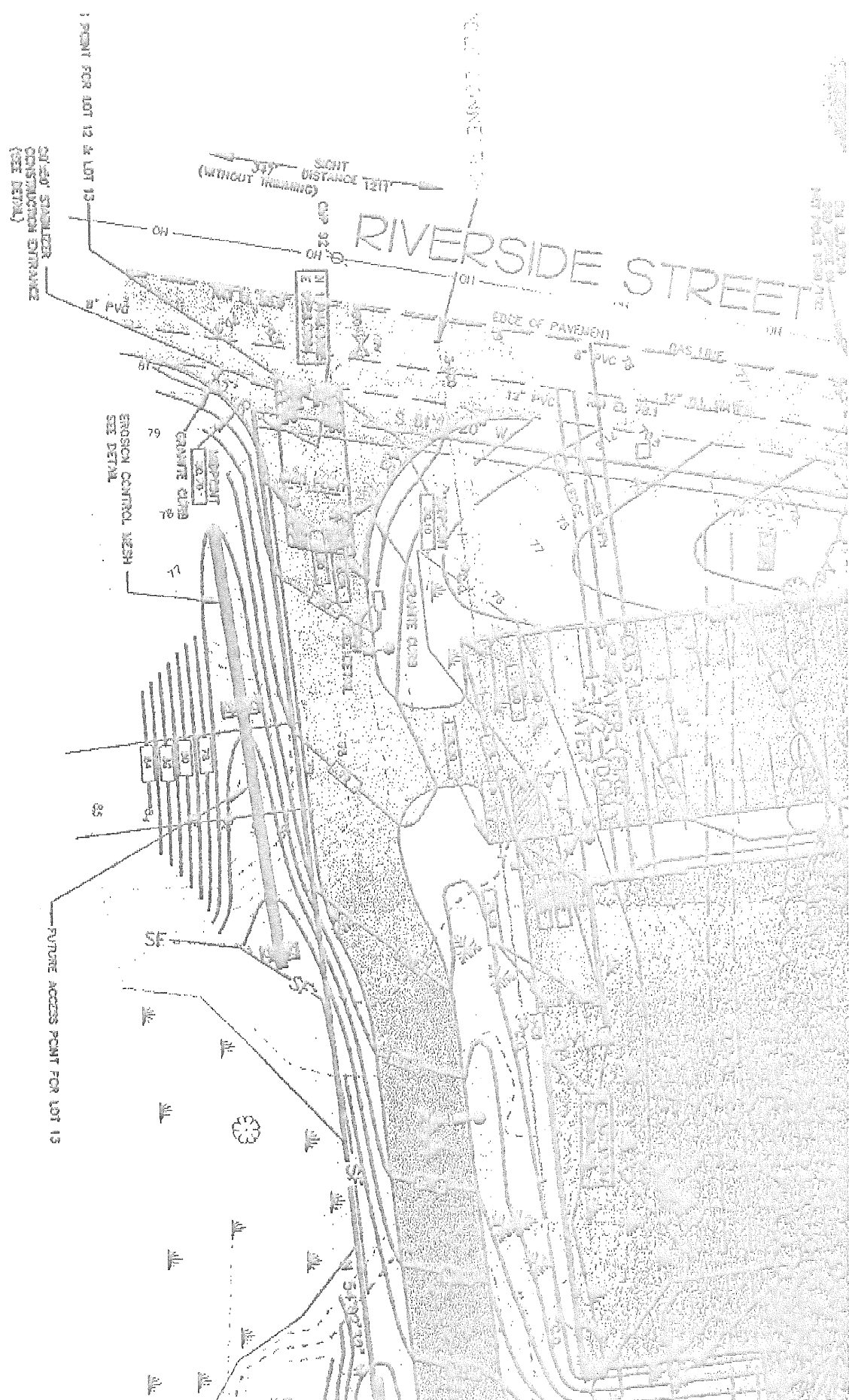
Thence N 43°-00'-25"E along the northwesterly right-of-way line of Industrial Way, a distance of 207.48 feet (plan shows 207.57 feet) back to the point of beginning.

Meaning and intending to describe 2.09 acres of land being a portion of Lot 12 as shown on plan entitled "TURNPIKE INDUSTRIAL PARK, RECORDING PLAT" by Land Use Consultants, dated March 25, 1986, as revised. All directions are Magnetic North 1985.

Title to the 2.09 acre parcel, subject to the temporary grading easement and drainage

easement described above, shall automatically revert to the Grantor, its successors and assigns, and the Grantor, its successors and assigns, shall confirm same by delivery of a quitclaim deed to Grantor, upon final approval of the Portland Planning Board and recording of a revised subdivision plan which establishes the 2.09 acre parcel as a separate parcel or incorporates it into a larger parcel and which establishes the remaining portion of Lot 12, which is not subject to the automatic reverter, as a legally conforming lot (conforming in all respects with all municipal, state, and federal laws, including water drainage and retention related laws). No portion of Lot 12 other than the 2.09 acre parcel described immediately above shall be subject to the reverter. Any encumbrances on the 2.09 acre parcel given by or placed against the Grantee, its successors and assigns, shall be subject to this reverter and shall be null and void upon satisfaction of the conditions set forth herein which result in the reversion to the Grantor. The holders of any such encumbrances take them subject to the condition that upon satisfaction of the conditions set forth above, they will execute and deliver releases of such encumbrances on the 2.09 acre parcel. If the subdivision plan is not recorded before January 1, 2010 this automatic reverter shall terminate and full title of the 2.09 acre parcel shall vest in the Grantor, its successors and assigns.

This automatic reverter shall not affect Grantor's ability to drain and retain water into, upon, and across this 2.09 acre parcel as part of Grantee's approved stormwater management plan and as shown on Grantee's approved site plan, provided however, that Grantor, its successors and assigns, may redesign and/or redirect such drainage and relocate the drainage easement described above, without expense to Grantee, in accordance with a stormwater management plan approved by the Portland Planning Board if Grantee's drainage parcel shall be subject to an easement for the benefit of the remainder of Lot 12 to drain and retain water into, upon, and across the 2.09 acre parcel in accordance with Grantee's existing stormwater management plan, as it may be amended by any regulatory authority, in which case Grantee's easement shall be amended accordingly.



12" D.I. WATER
 R/W EL 84.2
 18.8
 77.1

ON-ROAD STABILIZER
 CONSTRUCTION ENTRANCE
 (SEE DETAIL)

EROSION CONTROL MESH
 SEE DETAIL

FUTURE ACCESS POINT FOR LOT 13

SIGHT DISTANCE TEST
 (WITHOUT TRAILING)

RIVERSIDE STREET

EDGE OF PAVEMENT
 GAS LINE

GRAVITY CURB
 SEE DETAIL



February 24, 1998

Portland Planning Board
Portland, Maine

Submitted to:

THE SHERIDAN CORPORATION, APPLICANT
SITE PLAN REVIEW
LOT 13 TURNPIKE INDUSTRIAL PARK,
OFFICE WAREHOUSE AND DISTRIBUTION FACILITIES

I. INTRODUCTION

The Sheridan Corporation is proposing an office, warehouse and distribution building at Riverside Street for Lindenmeyer Munroe. Lindenmeyer Munroe is a distributor of paper products and are currently located in Westbrook. The proposed building is 25,000 sq. ft.

The proposal also includes a second 25,000 sq. ft. office, warehouse and distribution facility at this site. The owner is currently negotiating with potential tenants for this second building.

Lot 13 of the Riverside Industrial Park is located on Riverside Street. Micucci Foods is located to the north and the Spurwink School is south of Lot 13.

A legal ad appeared in the February 16th and 17th editions of the Portland Press Herald. 46 notices have been sent to area property owners in the vicinity of the project.

II. FINDINGS

Zoning:	I-M Moderate Industrial
Land Area:	6.49 acres
Proposed Use:	2 Office, Warehouse and Distribution Facilities
Floor Area:	25,000 sq. ft. each
Proposed Parking:	62 parking spaces

III. STAFF REVIEW

The proposed development has been reviewed for compliance with the standards of the Site Plan Ordinance of the Land Use Code. Review of the proposal has been completed by Planning, Building Inspections, Public Works, Parks and Recreation and Fire Prevention staff.

IV. SITE PLAN REVIEW

1. Traffic/Circulation/Parking

Access to the site is from Riverside Street. During the review process of the Micucci's warehouse, Public Works had requested that a shared entry drive for lots 12 and 13 be installed. The driveway has been installed and is located north of the line between lots 12 and 13 to provide site distance to the south of Riverside Street. Granite curb has been installed at the driveway entrance and its radius.

The two buildings have a total floor area of 50,000 sq. ft. When a new structure is 50,000 sq. ft. or more, the Planning Board establishes the parking requirements for the project. If the buildings were under 50,000 sq. ft. the applicant would be required to provide 65 parking spaces. However, due to the potential wetland impacts, the applicant has provided 62 parking spaces. A parking analysis has been submitted and is included as Attachment 12.

Because Riverside Street will be rebuilt within the next year, the applicant is requesting a waiver of sidewalk and curb along the frontage of their property.

Public Works has requested that a 5' wide area of their property along Riverside Street be donated to widen the right-of-way along Riverside Street. The applicant has agreed to this. A potential condition of approval is:

- that the applicant submit the deed for the 5' wide area along Riverside Street to the City.

The applicant is proposing only 12" of subbase gravel for the "heavy duty" cross section for the proposed tractor trailer parking and circulation area. The Development Review Coordinator and Public Works both have suggested that based on the soil type in this area, the applicant should propose a thicker subbase of at least 18". A potential condition of approval is:

- that the applicant submit to the DRC and Public Works a pavement design analysis of truck traffic and soil conditions to justify their pavement section, or increase the gravel subbase to 18 inches.

2. Bulk, Location, Height of Buildings and Uses Thereof

The buildings will measure approximately 25,000 sq. ft. each. Warehouse space will include 20,000 sq. ft. and the remaining 5,000 sq. ft. will be office. The building exterior will be painted steel siding with concrete along the bottom of the warehouse portion and masonry along the bottom of the office portion. Attachment 11 is an elevation drawing of the building.

3. Utilities/Essements/Solid Wastes

Utilities including electric, water and sewer will be connected to existing lines in Riverside Street.

Each building will have a screened dumpster located next to the loading bays.

4. Landscaping

The applicant is proposing Green Ash along Riverside and White Pine along the common entry drive. Around the edge of the parking lot, dwarf white pines, white pines, andorra junipers, globe arborvitaes, mugo pines, crabapples, and compact pfitzer junipers are proposed. The applicant has also revised the landscape plan in accordance to comments by the City Arborist.

The site plan has been reviewed and approved by the Fire Department.

7. Fire Safety

The applicant is proposing four (4) 20' pole mounted lights and 13 Spaulding wall packs. A photometric plan and catalogue cuts are attached.

6. Lighting

A State Wetland Fill Permit is required for the portion of the low value wetlands that will require filling to allow construction of this project. The permitting is now in process.

- that the dumpster concrete pad should be reinforced.
- that the applicant calculate the length of the level lip spreader, which is located within the drainage easement, based on the watershed that drains to it.
- that the detail of the plunge pool reflect a thickness of 2.25 x the D50 stone size.

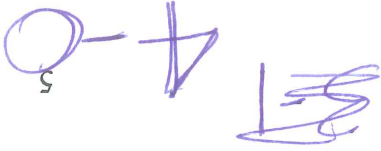
are:
The applicant is proposing that drainage will runoff through plunge pools and level spreaders then along vegetated swales to the existing ditchline at the rear of the property along Industrial Way. The runoff will be directed to and through the existing wetlands at the rear of the lot. The Development Review Coordinator has reviewed the plans since the workshop and his memo and the applicant's response is included as Attachment 14. After review of the revised drainage plan, the DRC had a few comments regarding details on the drainage plan. This memo is included as Attachment 15. Potential conditions of approval

The original stormwater design for the Turnpike Industrial Park was based on surface, open ditches and a culvert drainage system which directed runoff to a total park detention basin. The Turnpike Industrial Park detention was designed and constructed to accommodate 35+ percent of impervious area for each lot. Any lot over 35% of impervious surface would need to detain stormwater on site as needed. The impervious surface for Lot 13 is 33.8% of the site. Therefore, the applicant is not proposing a detention pond for the site.

5. Drainage

The City Arborist's memo is included as Attachment 13.

- that the applicant revise the plans to show five (5) additional white pines along the Spurwink School property line to screen the parking lot area.
- At the workshop meeting, the Board had asked for some type of screening along the Spurwink School property line. The applicant is proposing a row of White Pine behind the two warehouse buildings with a break in between the buildings. The City Arborist has reviewed the plans and feels that the row of White Pines should run the length of the property line, down to the end of building #2. A potential condition of approval is:



- that the applicant submit the deed for the 5' wide area along Riverside Street to the City.
- that the applicant submit to the DRC and Public Works a pavement design analysis of truck traffic and soil conditions to justify their pavement section, or increase the gravel subbase to 18 inches.
- that the applicant revise the plans to show 5 additional white pines along the Spurwink School property line to screen the parking lot area.

Potential Conditions of Approval:

ii. That the site plan is/is not in conformance with the Site Plan Ordinance of the Land Use Code.

As a result, the Board does/does not grant the request for a waiver of the curb and sidewalk requirements.

The Board further finds that the granting of the waiver will/will not create potentially hazardous vehicle and pedestrian conflict or that it will/will not nullify the intent and purpose of the land development plan and the City ordinances.

b. Undue hardship will/will not result (if yes, please specify the hardship).

a. Extraordinary conditions do/do not exist (if yes, please specify those conditions); or

i. That a waiver of granite curb and sidewalk has been requested and that:

On the basis of plans and materials submitted by the applicant and on the basis of information provided in Planning Report #4-98, the Planning Board finds:

V. MOTIONS FOR THE BOARD TO CONSIDER

It does not appear that this proposal will have any adverse impact on the natural resources of the area.

10. Natural Resources

A deed is included as Attachment 3.

9. Applicant's Title, Right or Interest

The applicant has submitted a letter of financial capability which is included as Attachment

8. Financial Capability

Riverside St will be constructed soon

- that the applicant meet the technical requirements of the DRC memo (Attachment 15) pertaining to the plunge pool stone size, calculations of the level lip spreader, and reinforcement of the concrete dumpster pad.

Attachments:

1. Letter from Applicant
2. Project Schedule
3. Deed
4. Financial Capability Letter
5. Stormwater Review
6. Soil Report
7. Wetland Review
8. Utility Letters
9. Catalogue Cuts for Lighting
10. Site Location Map
11. Building Elevation
12. Parking Analysis
13. City Arborist Memo
14. DRC's Comments/Applicant's Response
15. DRC's Memo dated 2-20-98
16. Applicant's Response to PB Comments
17. Truck Turns
18. Photometric Plan
19. Plans



The soils at the neighboring site, Lot #12, are classic Presumpscot Formations, fine silty sands underlain by silty clay. We have concurred with the soil scientists at R. W. Gillespie & Associates that the soils on Lot #13 are of similar characteristics. The attached letter from our consultant, R. W. Gillespie & Associates, Inc., addresses this issue and their evaluation of the site in general.

Lot 13 has 6.49 acres of land or 282,704 s.f. The proposed building for Lindenmeyr Munroe has a ground coverage of 25,000 s.f. The second building also has a ground coverage of 25,000 s.f. The facility will house Lindenmeyr Munroe corporate offices, warehouse and distribution facilities. Zoning at this location is I-M Industrial Zone and this use is permitted by Section 14.47 of the zoning ordinance. The second building is intended for similar use.

Lindenmeyr Munroe are distributors of paper products to the business community and are currently located in Westbrook, Maine. Lot 13 L.L.C. is currently negotiating with two (2) potential tenants for the second facility. The estimated cost is \$2,000,000.00. Lot 13 L.L.C. (c/o Commercial Properties) of 100 Silver Street, Portland, Maine, the owner of Lot #13 in the Turnpike Industrial Park Subdivision has authorized The Sheridan Corporation to provide design services to complete the site review process for a proposed new corporate facility with office, warehouse and distribution space at this location for Lindenmeyr Munroe and a second similar building for a yet to be determined tenant.

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

Re: Site Plan Review
Development: Office, Warehouse and Distribution Facility for Lindenmeyr Munroe & a Second Building

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

January 27, 1998

The Sheridan Corporation



Attachment 1



Lot #13 is bounded by Lot 12 of the Turnpike Industrial Park Subdivision on the north, Riverside Street on the west, Industrial Way on the east and the Spurwink School on the south. The City Public Works Department previously requested that a shared drive for Lots #12 and #13 be installed with it being located north of the line between Lots #12 and #13. The shared entry would provide approximately 350± feet of site distance to the south on Riverside Street with 1,000± feet of site distance to the north. This entry was done when Lot #12 was developed in 1996. The easement agreement between the owners of Lot #12 and Lot #13 will be used to allow access to Lot #13.

The City has also requested a donation of a parcel of land 5' wide along the Riverside Street right-of-way thus widening the right-of-way by 5' and decreasing Lot #13 by an equal amount. The details of this will be similar to those used on Lot #12.

In light of this request, we are requesting a waiver for granite curbing and sidewalks along Riverside Street. Granite curbing was installed at the driveway entrance and its radius to Lot #12 in 1996 and thus will meet the needs of Lot #12 as this is the common entry for both.

Easements for the shared drive on Lot #12 and its access to Lot #13 and any other easements required will be furnished prior to the start of construction. There is a drainage easement along the full length of the common boundary between Lot #12 and Lot #13 for the common use of both. Based upon the subdivision plan, on the southern boundary of Lot #13 where it abuts Spurwink School, there is an established 30' preservation buffer. No buildings, parking or drives are proposed within this 30'. Additionally, there is a 25' utility easement the length of the southerly lot line of Lot #13. This easement is being utilized to facilitate stormwater drainage.

Per our correspondence with Lindemeyer Munroe, they are presently using Pine Tree Waste Services for their solid waste. They anticipate a similar amount of solid waste to be generated at both their new facility and the second building (see attached letter).

The site will be serviced by the following utilities: Sewer services will be by the Portland Sewer District. Water service by the Portland Water District. Northern Utilities will provide natural gas service to the facility. CMP will provide overhead electric service to the new pole on site and underground service from the new poles to both buildings. New England Telephone will provide telephone service. Access will be from Riverside Street via the access easement. All utilities will be accessed from Riverside Street.

The Turnpike Industrial Park Subdivision has an existing open ditch/piped stormwater collection system along the r.o.w. and various easements, and drainage piping to an existing park detention basin on Lot #10 and #11. The existing system for the subdivision is designed for 35%± impervious lot coverage. Per the city ordinances, runoff generated by an impervious surface on any lot which is greater than this amount requires a detention pond for the runoff. This limitation has been provided for in the design of this site.

The runoff from the development of Lot #13 will be by ditch lines and sheet flow to the existing ditch line at Industrial Way. The development of the lot will not be greater than 33% impervious and will therefore not require a detention pond. Additionally, all runoff will be directed to and through the existing wetlands at the rear (east side) of the Lot #13.



Construction sequencing will be as follows: Installation of erosion controls on the perimeter of the site. Flagging of trees to be preserved where possible. Clearing and grubbing of site as required with stockpiling of loam as necessary. The building pad will be prepared, the foundation will be constructed, the utilities will be installed, drives and parking will be shaped and graveled, the building will be constructed, the drives and parking will be paved and loam will be spread where seed is to be planted. Seeding and landscaping will be completed. Erosion control measures will be maintained until grasses are well established. All erosion control measures will be per the Soil Conservation manual. Work is proposed to start in April of 1998 and to be completed September of 1998.

There will be a State Wetland Fill Permit required for that portion of the low value wetlands that will require filling to allow construction of the project. This permitting is now in progress.

Lot 13 L.L.C. has obtained a letter of financial commitment from Fleet Bank, dated January 6, 1998. The Sheridan Corporation has been retained as Lot 13 L.L.C.'s and Lindemeyer Munroe's technical advisor and project designer. Sheridan has staff engineers to handle the design. They have successfully completed numerous similar projects in the Portland area and throughout the State of Maine. A copy of Sheridan's qualification statement and the bank letter are attached.

There are no unusual natural areas, wildlife and fisheries habitat, or archeological sites at this proposed site to the best of our knowledge. There is an area of low value forested wetland on the easterly portion of this lot. The wetlands are shown on the attached plans and a professional site evaluation by Owen Haskell, Inc. is included.

Parking requirements for both buildings are as follows: Business 10,000 s.f. ÷ 400 s.f. per space = 25 spaces; warehouse space 40,000 s.f. - 1,000 s.f. per space = 40 spaces, for a total of 65 required spaces. We are providing for 62 spaces. We would request that the Planning Board grant us a waiver for the three (3) fewer spaces as these are not required for employees and would aid in reducing wetland fill.

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

Due to the nature of the operations, the size and complexity of the building and the concerns over wetlands, it was necessary to use the building configurations shown. We have endeavored to maximize the utilization of pavement for both buildings so as to minimize actual paved area and total size development.

Sincerely,

Kenneth S. Lamoreaux

Director of Engineering

KSL/cat

cc: C. Stone, D. Cutchin

ref:k\cityptid.lt

LOT 13 LLC - Commercial Properties/LM

ID	Task Name	Duration	Start	Finish	Month														
					Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec			
1	Preliminary Site Plan	0d	1/2/98	1/2/98	1/2														
2	Preliminary Project Budget	0d	1/2/98	1/2/98	1/2														
3	Engineering Contract	0d	1/2/98	1/2/98	1/2														
4	Design/Engineering	38d	1/2/98	2/24/98															
5	Prelim. Planning Bd Review	0d	1/20/98	1/20/98															
6	Planning Bd. Workshop	0d	2/10/98	2/10/98															
7	Planning Bd. Mtg. #2	0d	2/24/98	2/24/98															
8	Planning Bd. Approval	0d	2/24/98	2/24/98															
9	Letter of Intent from Owner	0d	2/25/98	2/25/98															
10	Butler Mtg. Order/Fab.	0d	2/25/98	2/25/98															
11	Finalize Project Spec./Budget	20d	1/29/98	2/25/98															
12	Contract w/ Sheridan	0d	2/26/98	2/26/98															
13	Foundation Design	14d	2/25/98	3/16/98															
14	Building Permit	0d	3/16/98	3/16/98															
15	Sitework	45d	3/16/98	5/15/98															
16	Concrete Foundation	25d	4/10/98	5/14/98															
17	Concrete Slab	6d	5/15/98	5/22/98															
18	Receive Butler Building	0d	5/13/98	5/13/98															
19	Erect Structural Steel	20d	5/14/98	6/10/98															
20	Install Roof Insul. & Panels	20d	6/4/98	7/1/98															
21	Install Wall Insul. & Siding	20d	6/4/98	7/1/98															

Project: Commercial Properties/LM
Date: 1/19/98

Task: Progress (hatched bar), Milestone (diamond)

Summary: Rolled Up Task (hatched bar), Rolled Up Milestone (diamond)

Rolled Up Progress: (hatched bar)

Attachment 2

LOT 13 LLC - Commercial Properties/LM

ID	Task Name	Duration	Start	Finish	January	February	March	April	May	June	July	August
					Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
22	Install Doors & Windows/Trim	7d	6/25/98	7/3/98								
23	Building Shell Weatheright	0d	7/3/98	7/3/98								
24	Office Fit-up & Trim Out	20d	7/6/98	7/31/98								
25	Metal Stud Framing	5d	7/6/98	7/10/98								
26	GWB Install	7d	7/10/98	7/20/98								
27	Susp. Acoust. Clg. Install	5d	7/20/98	7/24/98								
28	Paint	4d	7/23/98	7/28/98								
29	Carpet/VCT Install	3d	7/27/98	7/29/98								
30	Millwork(doors & cabs.)	3d	7/28/98	7/30/98								
31	Fire Sprinkler System	15d	7/20/98	8/7/98								
32	Mechanical (Plmb. & HVAC)	71d	5/7/98	8/13/98								
33	Electrical (Rough & Trim)	71d	5/7/98	8/13/98								
34	Beneficial Occupancy	0d	8/14/98	8/14/98								
35	Final Cleaning	7d	8/14/98	8/24/98								
36	Punchlist	7d	8/17/98	8/25/98								
37	Substantial Completion	0d	8/25/98	8/25/98								
38	Certificate of Occupancy	0d	8/25/98	8/25/98								

Project: Commercial Properties/LM
Date: 1/19/98

Task

Progress

Milestone

Summary

Rolled Up Task

Rolled Up Milestone

Rolled Up Progress

2a

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT PORTLAND VENTURE PARTNERS III, a Maine General Partnership, with a mailing address of 100 Silver Street, Portland, Maine 04101, of Portland, in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable considerations paid by LOT 13 L.L.C., (hereinafter, the Grantee), the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said Grantee its successors and assigns forever, the following described property:

Lot No. 13 as depicted on a certain Site Plan of "Turnpike Industrial Park" dated March 25, 1986 and recorded at the Cumberland County Registry of Deeds at Plan Book 157, Page 61; including within this conveyance an easement to use in common with others, the 420 foot by 175 foot "Water Detention Basin" at the southeastern side of Lots 10 & 11 and abutting the Maine Turnpike Authority property so as to conform the boundaries of the property with said Site Plan.

TO HAVE AND TO HOLD the aforesaid and bargained premises, with all privileges and appurtenances thereof to the said Grantee; its successors and assigns, to it and its use and behoof forever.

And it does covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee of the premises; that it is free of all incumbrances, except as aforesaid; that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors and assigns, shall and will WARRANT AND DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

Attachment

IN WITNESS WHEREOF, PORTLAND VENTURE PARTNERS III, has caused this instrument to be signed this 18th day of January, 1998.

PORTLAND VENTURE PARTNERS III

BY [Signature]
Michael F. Mastronardi
General Partner

BY [Signature]
Richard J. McGoldrick
General Partner

[Signature]
Witness

[Signature]
Witness

State of Maine
Cumberland, ss.

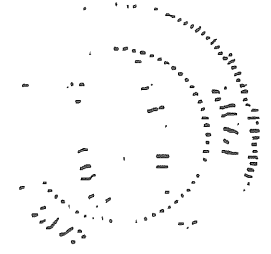
Jan. 18, 1998

Personally appeared the above named Michael F. Mastronardi and Richard J. McGoldrick and acknowledged the above instrument to be their free act and deed.

Before me,

[Signature]
Notary Public

JANE E. PLOURDE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES AUG. 5, 2000



H:\w\mgoldnick\ur10113

Fleet Bank

Vice President

Norman L. Whiteside

Sincerely,

Should you have any questions, feel free to contact me at 874-5376.

Gentlemen:
Please accept letter as Fleet bank's opinion that the above referenced limited liability company, and its respective members, have the financial ability to complete a proposed development project, to be located at Lot 13 of the Turnpike Industrial Park, on Riverside St. in Portland, Maine, in an amount of \$1,000,000.

RE: Lot 13 Limited Liability Company/Dick McGoldnick

Portland, ME 04101

389 Congress Street

City of Portland

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

January 6, 1998

Fleet Bank
Mail Stop: MF, PM P051
Two Portland Square
P.O. Box 1280
Portland, ME 04104-5006
207-874-5370
Fax 207-874-5355



Attachment
Commercial Real Estate

4

Stormwater Review for Lot 13, L.L.C.

The Sheridan Corporation has spent a lot of time working on site plans for Lots #12 and #14 in the Turnpike Industrial Park. During that process, we researched the 1986 D.E.P. and city approvals for the park. The original stormwater design was based on surface, open ditches and a culvert drainage system to a total park detention basin.

Research of City records reveal that the total park detention was designed and constructed to accommodate 35+ percent of impervious area for each lot. Overages to be detained on individual lots as needed.

Lot 13 has an area of 282,704 s.f. The proposed buildings and paved areas represent 95,790 s.f. of impervious area or 33.80% of this lot. Thus, we are well under the park design limits.

All of the Lot 13 runoff flows from west to east through the now well entrenched wetland and then into the road ditch at Industrial Way and then to the park detention basin. Most of the runoff from the west building will also flow along a 600 foot vegetated swale prior to reaching the wetlands, thus slowing the flow of 21% of the impervious area, flow will be further detained by this travel distance.

The new design flows from this site and directs the runoff to the existing 120,000 s.f. of wetlands which will detain this runoff as it flows the 300 plus feet through this wetland on its way to Industrial Way and the park ditches and detention basin.

We have done no major stormwater runoff calculations for this project. Given the facts, as stated, we fully believe that we are within the design parameters for the park. We are also providing substantial detention and treatment by maintaining and enhancing the existing wetlands.

To that end, we submit that we have complied with the City ordinance on the issue of stormwater review and possible detention. Further study would be repetitive.

Similarly, we will be informing the D.E.P. of these facts so as to be in compliance with the new State stormwater rules. Our discussions with them have lead us to believe that this information and the existing approval of this park will be sufficient.



ref:\cityptd.ltr

Attachment

KSL/cat

Director of Engineering
Kenneth S. Lamoreaux

Sincerely,

The attached letter from R. W. Gillespie & Associates, Inc., dated July 23, 1996, pertains to the adjacent lot, Lot 12. We have concurred with the soil scientists at R. W. Gillespie & Associates, Inc. who note the soil characteristics of Lot 13 are similar to those of Lot 12.

To whom it may concern:

**Re: Anticipated Soil Conditions
Lot 13 - Turnpike Industrial Park**

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

January 27, 1998

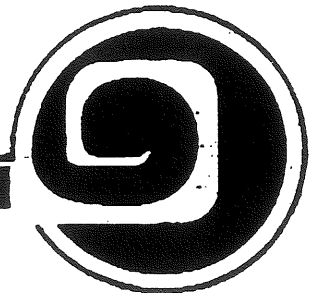
The Sheridan Corporation



Attachment 6

CONSULTING GEOTECHNICAL & ENVIRONMENTAL SPECIALISTS

R. W. Gillespie & Associates, Inc.



23 July 1996

Mr. Kenneth Lamoreaux
The Sheridan Corporation
P.O. Box 689
Westbrook, ME 04092

Subject: Anticipated Soil Conditions

Proposed Micucci Grocery Warehouse
Lot 12 - Turnpike Industrial Park
Portland, Maine
RWG&A Project No. 259-73

Dear Mr. Lamoreaux:

In accordance with your recent request, we have visited the above referenced site, and reviewed readily available data with respect to it. The area, known as Lot 12 of the Turnpike Industrial Park, fronts on Riverside Street from whence project access will be constructed.

The site is moderately wooded with second or third growth and generally light understorey. Topography of the site, like most of the park, is gentle with drainage generally to the south and east. Soils are expected to include a thin layer of fill near Riverside Drive with natural materials comprised by the Presumpscot Formation, that is, a thin veneer of silty fine sand underlain by silty clay. The sand is probably less than 2 feet in thickness and may be absent in some locations. The clay is expected to be medium stiff for a depth of 5 to 10 feet with consistency then changing to soft and very soft. Plasticity is generally moderate and coloration is olive brown indicating oxidation. Coloration gradually changes to gray and blue-gray reflecting a low oxygen environment. Thickness of clay is thought to be 25+ feet.

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

Based on other work in the park, we conclude that spread and/or continuous footings are feasible for foundation support at this site, and that settlement will be generated more by fill

P.O. Box 1730 • Sanford, ME 04073 • (207) 324-8008 • Fax (207) 324-8042
5 Falkland Way • Portsmouth, NH 03801 • (603) 427-0244 • Fax (603) 430-2041

la

RWG:ci

Robert W. Gillespie, P.E.



R. W. GILLESPIE & ASSOCIATES, INC.

Very truly yours,

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

and slab loads than by footing loads. The clays are highly sensitive to increasing water content and construction traffic, and should be treated accordingly in design and construction.

R. W. Gillespie & Associates

6b

JULY 24, 1996

PROJECT #96107 P

OWEN HASKELL, INC.
16 CASCO STREET
PORTLAND, MAINE 04101

PREPARED BY:

COMMERCIAL PROPERTIES, INC.

PREPARED FOR:

WETLAND DELINEATION
ON
RIVERSIDE INDUSTRIAL PARK
AT
PORTLAND, MAINE

16 Casco Street • Portland, Maine 04101 - 2979 • 207/774-0424 • FAX 774-0511

OWEN HASKELL, INC.

Professional Land Surveyors



Attachment 7



Central Maine Power, Southern Division
P.O. Box 1801, Portland, Maine 04104

(207) 772-7411

ATTACHMENT 6

May 20, 1986

Mr. Stephen Moore
Land Use Consultants
17 Commercial Street
Portland, Maine 04101

Dear Stephen:

Subject: Electrical service Turnpike Industrial Park,
Riverside Street, Portland

This letter is to advise that Central Maine Power Company
has adequate facilities available to provide electrical
service to the subject project.

If you have any questions please advise.

Very truly yours,

Terry J. Bradish (sig)
TERRY S. BRADISH
Energy Services Advisor

TSB/d1



May 15, 1986

225 Douglass St. • P.O. Box 3553 • Portland, ME 04104-3553
(207) 774-5961

ATTACHMENT 6

Mr. Steve Mohr
LAND USE CONSULTANTS
17 Commercial Street
Portland, ME 04101

Re: Turnpike Industrial Park

Dear Mr. Mohr:

The Portland Water District has received the final subdivision plat of the Turnpike Industrial Park subdivision located off Riverside Street in Portland.

The District has an existing 12" water main in Riverside Street at this project site. This main has adequate water available to meet all normal fire protection and domestic water service demands. We are enclosing an estimate of the cost to install public water in this project.

With certification by the developer that all required permits have been received, the District looks forward to serving this project.

Very truly yours,

Donald E. Wyman
Director of Marketing/Customer Relations

DEW/d

Enclosure

WBG/nba
pc: Robert Roy, Planning Engineer

William B. Goodwin, P. E.
Environmental Project Engineer



Sincerely,

The Interceptor sewer located off Riverside Street and sewage treatment facilities in the City of Portland have adequate capacity to transport and treat the anticipated wastewater flows from your proposed 20 lot Turnpike Industrial park off Riverside Street.

Dear Steve:

RE: Proposed Turnpike Industrial Park off Riverside Street

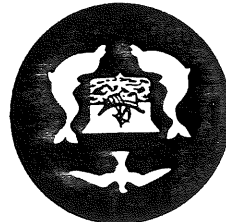
Mr. Steve Moore
Land Use Consultants
17 Commercial Street
Portland, Maine 04101

ATTACHMENT 6

May 14, 1986

GEORGE A. FLAHERTY
DIRECTOR OF PARKS & PUBLIC WORKS

CITY OF PORTLAND



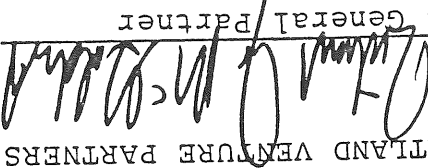
IN CONSIDERATION OF FINAL SUBDIVISION approval granted by the Planning Board of the City of Portland to a plan entitled TURNPIKE INDUSTRIAL PARK, dated April 1986, and recorded in the Cumberland County Registry of Deeds in Plan Book _____, Page _____, and pursuant to a condition thereof, Portland Venture Partners, a Maine Partnership with a place of business at 100 Silver Street, Portland, Maine, 04101, the owner of the subject premises, does hereby agree, for itself, its successors and assigns (the "Owner"), as follows:

That it will, at its own cost and expense and at all times in perpetuity maintain in good repair and in proper working order the surface water drainage system as shown on said plan, including but not limited to the detention basin or basins and the outlet or outlets therefrom, for the benefit of the said City of Portland, all persons in lawful possession of said premises and abutters thereto; further, that the said City of Portland, may enforce this Agreement by an action at law or in equity in any court of competent jurisdiction; further, that after giving the Owner written notice and a reasonable time to perform, the said City of Portland may, by its authorized agents or representatives, enter upon said premises or any portion thereof for the purpose of performing the aforementioned maintenance of said surface water drainage system in the event of any failure or neglect thereof, the cost and expense thereof to be reimbursed in full to the said City of Portland by the Owner upon demand.

This Agreement shall not confer upon the said City of Portland or any other person the right to utilize said surface water drainage system for public use or for the development of any other property, and the Owner shall bear no financial responsibility by virtue of this Agreement for enlarging the capacity of said service water drainage system for any reason whatsoever.

This Agreement shall bind the undersigned only so long as it retains any interest in said premises, and shall run with the land and be binding upon its successors and assigns as their interests may from time to time appear.

Dated at Portland, Maine this 21 day of May, 1986.

PORTLAND VENTURE PARTNERS
By 
Its General Partner

STATE OF MAINE
Cumberland, ss.
May 21, 1986

Personally appeared the above named Richard J. McGoldrick of Portland Venture Partners, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Partnership.

Before me,

THAT PORTLAND VENTURE PARTNERS III, a General Partnership, of Portland in the County of Cumberland, State of Maine, hereinafter Grantor, for consideration paid, grants to the CITY OF PORTLAND, a body politic and corporate, whose mailing address is 389 Congress Street, Portland, Maine, its successors and assigns, with QUIT CLAIM COVENANTS, an easement and right of way for sewer purposes over, upon, across, in, through and under the property now owned by the Grantor and known as Turnpike Industrial Park located at Riverside Street, Portland, Maine, and each respective easement being more particularly bounded and described as follows: "The 30' Sewer Easement" and attached hereto and made a part hereof; reserving, however, to the undersigned, its successors and assigns, the right to utilize and enjoy the above-described premises providing the same shall not interfere with the construction, maintenance, repair, inspection or operation of said sewer, and providing further that the Grantor shall not erect or place any building or tree on the above-described right of way.

Grantor, by this document, grants to the City of Portland the perpetual right or privilege to enter at any and all times upon the above-described parcel or lot of land for the purpose of constructing, maintaining, repairing, replacing, and removing said sewer, providing that the City places the land in proper condition after said work.

Grantor does covenant with the said Grantee, City of Portland, its successors and assigns, that it will warrant and forever defend the premises to the said Grantee, its successors and assigns, forever against the lawful claims and demands of all persons claiming by, through or under it.

IN WITNESS WHEREOF, the said PORTLAND VENTURE PARTNERS III has caused this instrument to be sealed with its corporate seal and signed in its corporate name by _____, authorized, this _____ day of _____, in the year of our Lord one thousand nine hundred and eighty-six.

Witness

By:

Its General Partner.

STATE OF MAINE
CUMBERLAND, ss.

Dated:

Personally appeared the above-named _____ acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Partnership.

Before me,

Notary Public

May 20, 1986

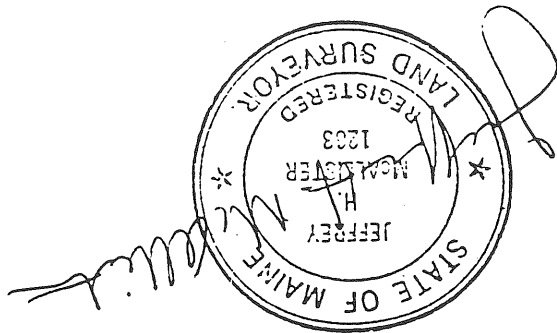
1531

DESCRIPTION
30' SEWER EASEMENT

Beginning at a 5/8" iron rebar to be set on the southerly
sideline of Industrial Way at the corner of Lots 3 & 4 as
shown on a plan entitled "Turnpike Industrial Park" dated
March 25, 1986 by Land Use Consultants to be recorded;

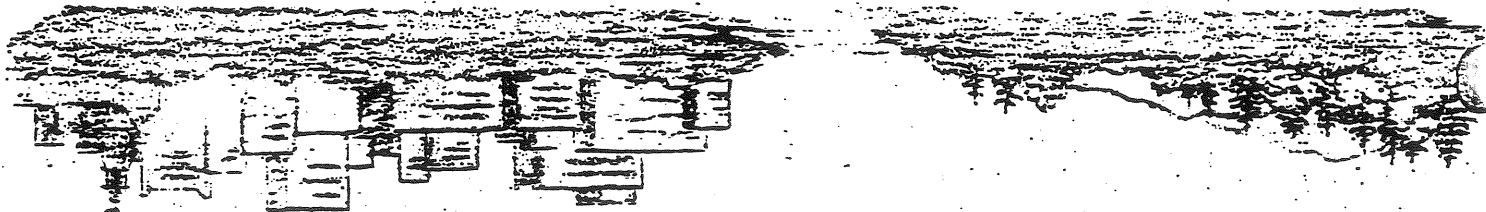
Thence S9°09'45"W along the boundary of Lots 3 & 4, 277.64'
to a 5/8" iron rebar at land now or formerly of J. B. Brown
& Sons, recorded Cumberland County Registry of Deeds in Book
4088, Page 161.

Meaning and intending to describe an easement 30' in width
lying 15' on each side of the above described centerline.



VI REFERENCES
V REGULATORY CONSIDERATIONS
IV CONCLUSIONS
III METHODOLOGY
II PROJECT LOCATION & OVERVIEW
I INTRODUCTION

CONTENTS



7a

I INTRODUCTION

Owen Haskell, Inc. (O.H.I.) has conducted a wetland delineation on Lots 12, 13, 14, and 15 located within the Turnpike Industrial Park on Riverside Street, Portland, Maine. The four lots are part of an approved subdivision dated March 25, 1986, for Portland Venture Partners, Inc. The property is currently owned by Commercial Properties, Inc.

Our scope of work for this project was to:

1. Delineate wetland areas on Lot's 12, 13, 14, and 15.

2. Prepare a plat depicting the wetland areas.

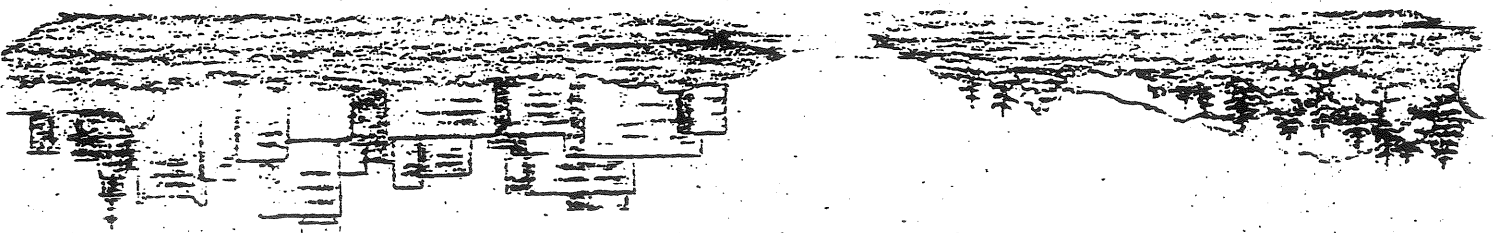
3. Prepare a report with our findings.

The proposed building for Micucci Brothers (food distributors) has limited the construction to either Lot #12 or Lot #14 due to the width of the proposed parking and necessary building dimensions. The Micucci Brothers have entered into a sale contract with Commercial Properties, Inc. with time restrictions due to their business needs. The Micucci's need to close prior to late August, thus allowing for construction and occupation prior to the first of the New Year (1997).

The following report is a summary of O.H.I.'s interpretations of the wetland investigations conducted on June 10, 11, 19, 20, 24, 27.

II PROJECT LOCATION & OVERVIEW

The site investigated (Lot's 12, 13, 14 and 15), as depicted on a plan entitled, "Turnpike Industrial Park", prepared by Land Use Consultants, dated March 25, 1986. This plan is the final subdivision plan for Riverside Industrial Park located on the southerly sideline of Riverside Street in Portland, Maine. The site is approximately 1/4 mile easterly from the intersection of Forest Avenue (Rte. 302) on Riverside Street to Industrial Way, thence southeasterly along Industrial Way to Lots 12, 13, 14, & 15.



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Project Location & Overview - cont.

The site consists approximately half wooded area and half cleared field. The wooded areas are dominated by an overstory of White Pine (*Pinus strobus*), and Red Maple (*Acer rubrum*). The dominant shrubs in the wetland areas are Highbush Blueberry (*Vaccinium corymbosum*) and Northern Arrowwood (*Viburnum recognitum*), the Hydrophytic Herbaceous layer is dominated by Sensitive Ferns (*Onoclea sensibilis*) and Skunk Cabbage (*Symplocarpus foetidus*) etc.

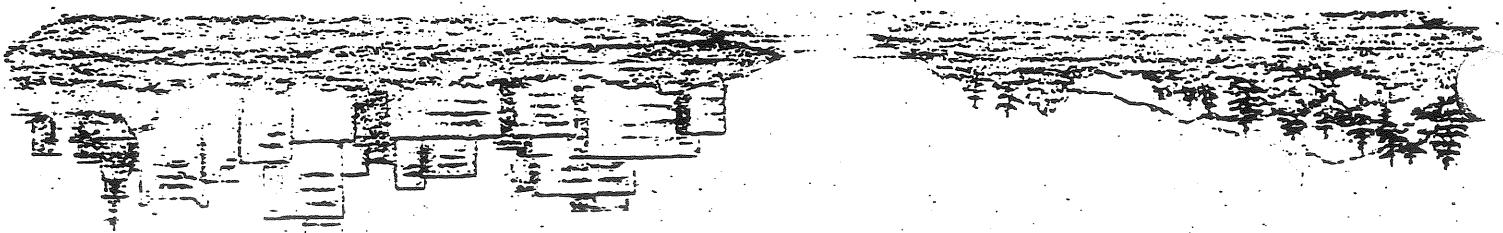
The site's drainage patterns are southeasterly from Riverside Street towards Industrial Way and Northeastery and parallel to Industrial Way through Lot's 15, 14, and 13 up to the existing gravel road through Lot 12 thence southeasterly under Industrial Way via a culvert onto Lot 11.

The field areas obviously used to be farmed in the past, due to the extensive ditching network evident. The field has been mapped as Scantic Soil according to the U.S.D.A. Soil Conservation Service, which indicates the field was probably in high production only due to the Hydrology. There is evidence of much of the water on site is originating from the abutting properties of Yankee Lanes Bowling Alley and the Spurwink School. These two abutters have vast amounts of impervious surfaces (i.e. building roofs and parking areas), which convey water onto Lot's 13, 14 and 15, because neither have detention ponds incorporated to contain runoff. The runoff water has eroded the hay field, due to evidence of sheet and rill erosion found, even though the field has extensive ground cover.

III. METHODOLOGY

Owen Haskell, Inc. reviewed the following reference materials prior to a field trip to aid in identifying potential wetland areas:

1. U.S.D.A. Soil Conservation Service (1974 County Soil Survey Sheet 75).
2. U.S.G.S. Quadrangle Sheet, Portland West, 7.5 Minute Dated 1956 Revised 1978.
3. Boundary Plan Entitled, "Turnpike Industrial Park, Final Subdivision Plat, Dated March 25, 1978.
4. Firm Flood Insurance Rate Map, City of Portland, ME Panel 1 of 17, Community Panel Number 230051-0001 B July 17, 1996.



7c

Methodology - cont.

The soil map shows the entire land parcel examined (Lots 12, 13, 14, & 15) with the following soil types:

1. Scantic poorly drained.
2. Swanton poorly drained to somewhat poorly drained.
3. Walpole poorly drained to somewhat poorly drained.
4. Suffield well drained due to slope.

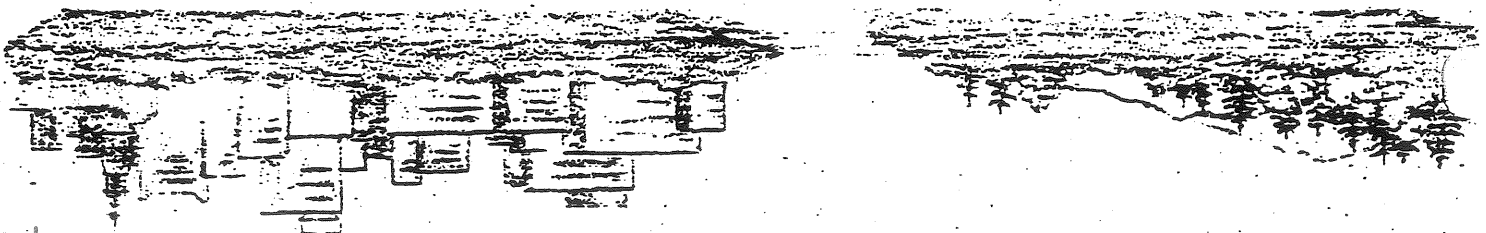
Three of the four soil types have been mapped as poorly drained to somewhat poorly drained. This aids in the field investigation for the delineation can predict wet areas and soil drainage class, as well as parent materials and texture class.

The Comprehensive Delineation method was utilized for this investigation, due to :

1. Mapping accuracy's required.
2. Past wetland delineations on parcel.
3. Need for precise square footage of impact to wetland areas due to proposed development, for M.D.E.P. Tier system.

Field work to delineate wetland areas was done on June 10, 11, 17, 19, 24, 26, 27, and July 10, 15, 18, and 22, 1996. The wetland flagging was also located during these field trips utilize a Trimble Pathfinder (GIS Receiver) with submeter accuracy capability. The wetland flagging location accuracy was compared with conventional survey equipment by Sheridan Corp. and found to be very acceptable.

The soils were examined by extensive auguring and digging of testpits by a sharp shooter spade. Soil morphological properties were documented by aid of a Munsell Color Chart.



PL

The three parameters necessary to constitute a wetland are as follows:

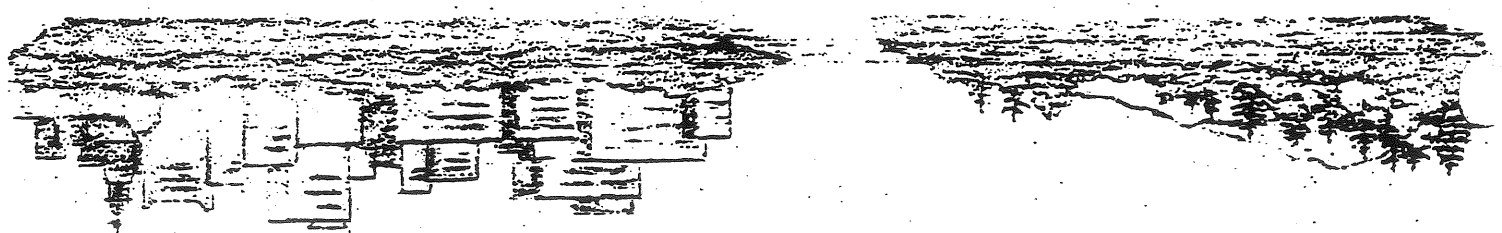
2. HYDRIC SOILS
Soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part.
3. HYDROPHYTIC VEGETATION
Macrophytic vegetation growing in water, soil or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content.
4. WETLAND HYDROLOGY
Permanent or periodic inundation, or soil saturation to the surface, at least seasonally.

The site, we believe had been delineated previously by another firm, for O.H.I. had recovered a number of blue flags along the O.H.I. wetland boundary line.

The site in the past has been utilized for agricultural practices. The field areas have an extensive network of old drainage waterways spanning from Riverside Street easterly toward Industrial Way, which in fact is where most of the water is found on site.

The plants (trees, saplings, shrubs and herbaceous vegetation) were identified and indexed with the probability of occurring in wetland environments by usage of the National List of Plant Species That Occur in Wetlands, (Reed, 1986).

The hydrology parameter observed by examining the depth to mottling or root Rhizospheres, which indicate the fluctuating water table throughout the year. Water stained leaves, sediment deposits and water marks also were observed in the wetland areas on site.



IV. CONCLUSIONS

After walking the site (Lots 12, 13, 14, and 15). The wetland areas were identified and dominant plant species were determined. The comprehensive method of analyzing these wetland areas was necessary to determine the size and nature of these wetlands.

There also has been some tree harvesting completed on Lots 13, 14, & 15 in the past. The heavy equipment altered the hydrology in the lower reaches of the site by compacting the silt loamy soil materials, as evidenced by the huge tire tracks with standing pools of water. The sites hydrology parameter is still evident even with all the alterations due to the soil types, and surface water from the abutting lots. There is erosion occurring within the field area from surface water believed to be originating from the Bowling Alley parking lot and the Spurwink School parking area.

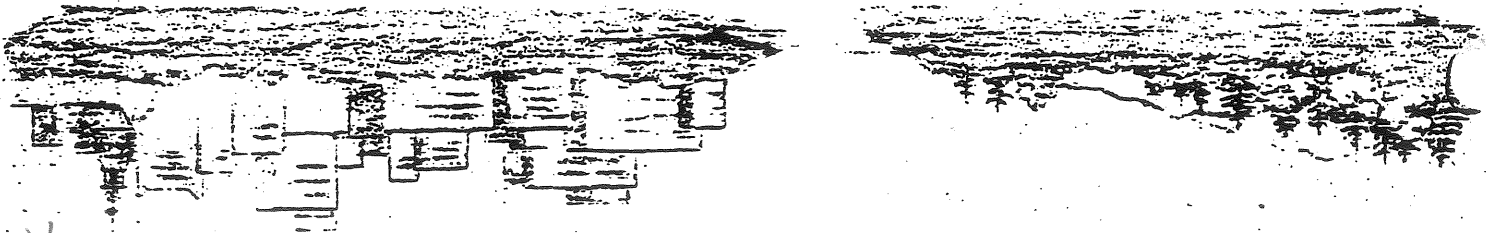
After meeting with the M.D.E.P. on site, it was concluded that the proposed development would have less impact on the wetland areas if constructed on Lot #12 rather than Lot #14. Lot #12 has a larger upland area with better access to either Industrial Way or Riverside Street via an existing road grade.

The forested and field areas have Homogeneous dominant vegetation types, as well as soil types and hydrological factors. Four Army Corps of Engineers data plots were analyzed and recorded on National Data Sheets. Hydric Soil Criterion was utilized from The Field Indicators for Identifying Hydric Soils in New England. (N.E.I.W.P.C.C.)

The wetland areas on side are either Palustrine Scrub - Shrub wetland areas or Palustrine Forested wetlands. The wetlands on Lot #12 are classified as follows:

- 1. Palustrine Scrub - shrub wetland
Location - northwest corner
Description - long narrow wetland area (Spiraea alba Colony)
- 2. Palustrine 4 forested wetland areas
Location - southeast half of lot #
Description - mature pine canopy with wetland shrub under story (Vaccinium, Acer, Etc.)

O.H.I. believes each of these wetland areas are classified as Class III, for they do not possess characteristics of Class I or Class II Wetlands by M.D.E.P. definition (1991).



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REGULATORY CONSIDERATIONS

O.H.I. believes that the client, as well as others involved with this project have the understanding of the regulatory process, therefore a lengthy explanation is not necessary, especially with the M.D.E.P. involvement from the origin.

STATE

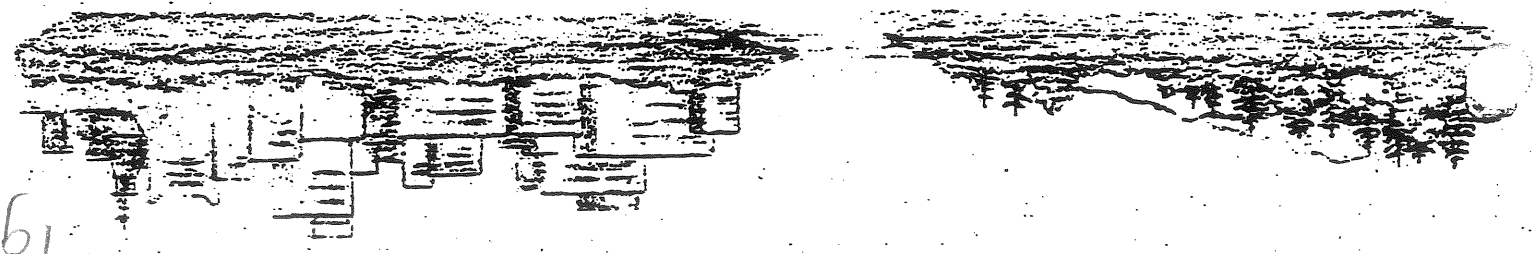
Natural Resources Protection Act
M.D.E.P. has jurisdiction under this act.

FEDERAL

Clean Water Act
C.O.E. has jurisdiction under the Clean Water Act, Section 404.

LOCAL

Zoning Ordinances.
The City of Portland has restrictions to development under their adopted ordinances.



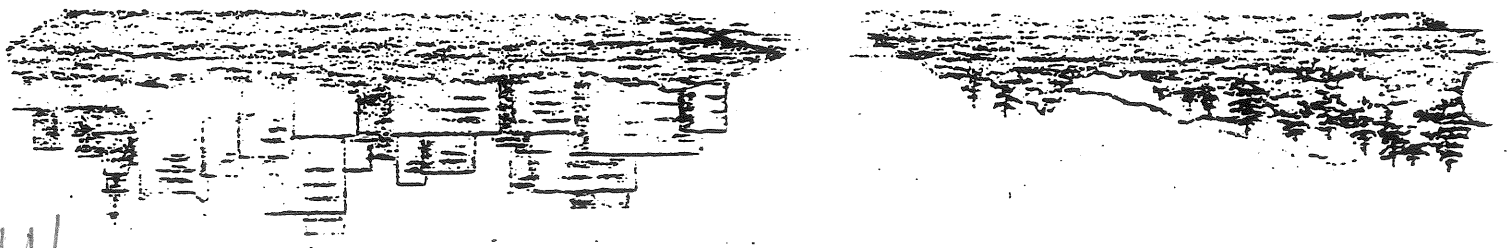


1/24/96

FIG. 96107-01-DABLWP

IV. REFERENCES

1. Soil Survey, Cumberland County, Maine, Augusta 1974, U.S.D.A. S.C.S.
2. Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, Dated January 1987.
3. Trees and Shrubs by George A Petrides, reviewed 1986.
4. 1986 Wetland Plant List, Maine, by Porter B. Reed, Jr., Dated May 1986.
5. Soil Series Descriptions, by the Maine Association of Professional Soil Scientists, Dated Jan. 1987, Revised Jan. 1989.
6. Firm, Flood Insurance Rate Map, City of Portland, Community Panel #1, 230051-0001 B.



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Attachment 8



Northern Utilities, Inc.

January 26, 1998

Mr. Kenneth S. Lamoreaux
Director of Engineering
The Sheridan Corporation
P.O. Box 359
Fairfield, Maine 04937

Re: Request for Letter of Serviceability for
Lindenmeyr Munroe and a Spec. Building - Portland, Maine

Dear Mr. Lamoreaux:

Please let this letter serve to advise you that we have the ability to serve Lot#13 in the Turnpike Industrial Park located off Riverside Drive in Portland. You indicated there are 2 buildings, and each building is approximately 25,000 square feet.

I will need to have our engineering department size the gas services and meters for each building. In order to do that, I will need a site plan indicating where the service will enter the building and what the BTU requirement inside each building will be. This site plan needs to indicate distances from the road or at least be to scale. With the engineering study and site plan I can have our construction manager price out the job to see if any money will be required from the customer.

Thank you for choosing natural gas.

Sincerely,

Scott R. Carpenter

Commercial Sales Representative



January 7, 1998

Mr. Kenneth S. Lamoreaux
The Sheridan Corporation
PO Box 359
Fairfield, Maine 04937

Subject: Service Availability for Lindenmeyr Munroe building and Spec. Building

Dear Mr. Lamoreaux:

This letter is to advise that Central Maine Power Company has sufficient electrical capacity in the area to serve both subject projects.

When plans are available, please forward them to me so that I can coordinate our utilities with your project. If you have any questions, or if you need any further information, please call me at 207-828-2869.

Sincerely,

Steve Daniels
Energy Services Advisor

8a



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

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

January 2, 1998

Kenneth S Lamoreaux
The Sheridan Corp
PO Box 359
Fairfield, Me. 04937

Re: Lot 13 Industrial Way (Riverside St.) Portland

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the proposed needs of the two building complex you plan to construct from the 12" water main in Riverside Street. The current data from the nearest hydrant opposite lot 13 indicates there is adequate capacity. The latest statistics for the hydrant opposite your lot is listed below.

Riverside St. @ Land Fill area
Hydrant # 1656
Static pressure = 68 PSI
Residual = 56 PSI
Flow = 1270 GPM
Last Tested = 8/11/94

(1838@30)

If the district can be of further assistance please let us know.

Sincerely,
Portland Water District
Jim Pandiscio
Means Coordinator

86

S E R V I C E C A R D D I S P L A Y

Munic: D Reg #: D4620

SERVICE LOCATION:
LOT 13 INDUSTRIAL WAY
PORTLAND ME 04103

ACTIVE CUSTOMER:
*** VACANT SERVICE ***

8c

Pipe Size: [1]
 Date Installed: [11/20/86]
 Kind of Pipe: [COP]
 Mat. on Private: []
 Depth of Main: [5 ft.] [6 in.]
 Stop to Street: [0 ft.] [6 in.]
 (-1 means unknown)
 Connected to: [] [] []
 Remarks: []
 Shut at Corp. - GL #: [] [FC] [] Date: []

 BlankForm(F11) Delete(F12) WorkOrder(F13) CustInq(F14) > :

8d



The Sheridan Corporation

January 27, 1998

Planning Department
City of Portland, Maine

RE: TRASH REMOVAL DETAILS
LOT 13 LLC/COMMERCIAL PROPERTIES, INC.
RIVERSIDE DRIVE - PORTLAND, MAINE

To Whom It May Concern:

Building #1 To be occupied by Lindenmeyr Muirroe. Pursuant to a discussion between The Sheridan Corporation and Lindenmeyr Muirroe's Manager, Mr. Mike Gibson, Lindenmeyr Muirroe will continue to contract with Pine Tree Waste for trash/waste removal services, based on their current volume (i.e. one 6 cubic yard trash container, which is hauled to Regional Waste Systems on Congress Street in Portland, Maine; one 4 cubic yard container, for cardboard only, which is hauled to Goodman & Sons in Scarborough, Maine).

Building #2 Correspondingly, at this time it is anticipated that a similar type and volume of waste is to be generated, utilizing the common service for both facilities.

Please feel free to contact me at any time should you have any further questions or comments.

Respectfully Submitted,

Don Skerfving

Don Skerfving
Building Consultant

DS/er

ref: planm127.ltr

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

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

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

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

Site Lighting

Attachment

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

CONSTRUCTION FEATURES

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

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

Lamp Grip Device—Insures proper lamp position.

Made of stainless steel.

Lamp Wattage—35 or 55 watt LPS.

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

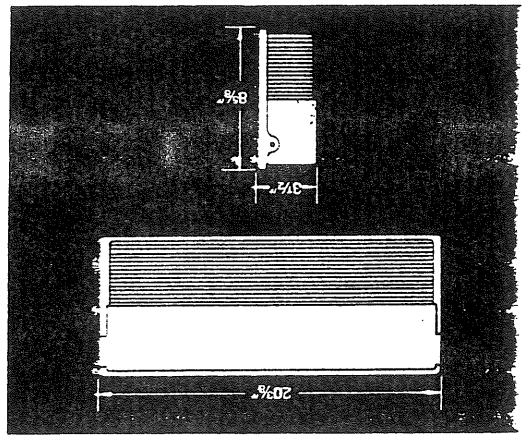
Integral Ballast—Starting at to -20°F. Ballasts for Low Pressure Sodium are high reactance, HPF.

Mounting—Cast housing is provided with 4 slots and a 1" wiring hole for mounting over outlet box.

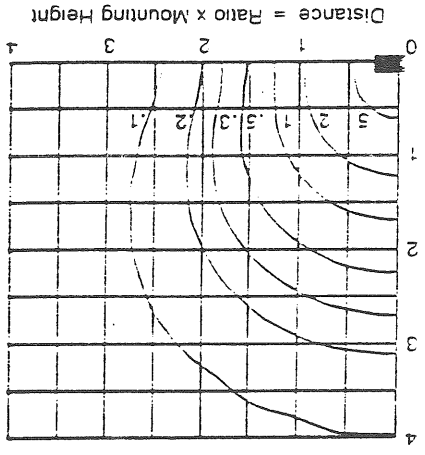
Optional 7/8" hole available, one each side for surface conduit connection.

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

DIMENSIONS



ISOFOOTCANDLE CURVE
 SD-35-LPS — 10-ft. Mtg. Height



ORDERING INFORMATION

LAMP NUMBER	ORDERING NUMBER	DESCRIPTION
35	SD-35LPS	LOW PRESSURE SODIUM Luminaire w/DOLV. 8NS-COVER
55	SD-55LPS	Luminaire w/DOLV. 8NS-COVER

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

OPTIONS

DESCRIPTION	ORDER SUFFIX
Photo Electric Control	PC

TYPE "C"

9a

APPLICATION

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

CONSTRUCTION FEATURES

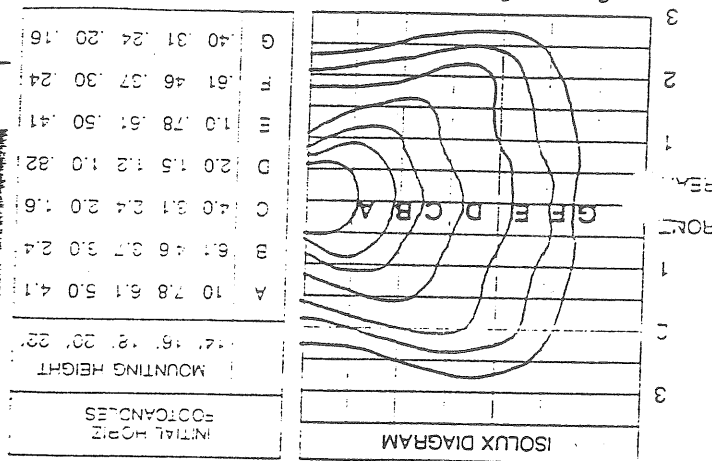
Housing—One piece die cast aluminum housing with tight radius edges. Door is also cast aluminum with concealed hinges and captive door screws. Standard flat clear tempered glass lens is secured with retaining clips and silicon adhesive. A continuous neoprene gasket seals the door to housing. Optional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

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

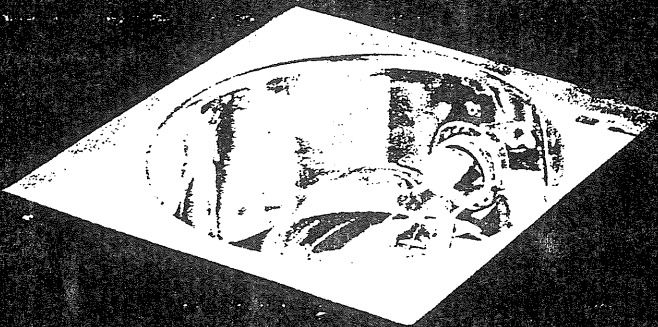
Ampholder—Enclosed glazed porcelain mogul socket with spring loaded, nickel-plated center contact and reinforced lamp grip screw shell. High Pressure Sodium sockets are pulse rated.

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

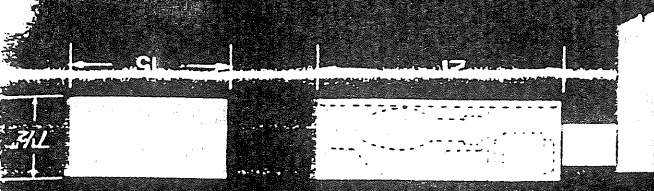
Mounting Arm—for SEII & SEIII is 3 3/8" x 4 1/8" x 10" long extruded aluminum, supplied with (4) 3/8" rod and nuts, for easy field assembly of luminaire to



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



Effective Projected Area: 1.9





SITE LOCATION MAP FOR LOT 13 L.L.C.

330 000
FEET

THE SHERIDAN CORPORATION

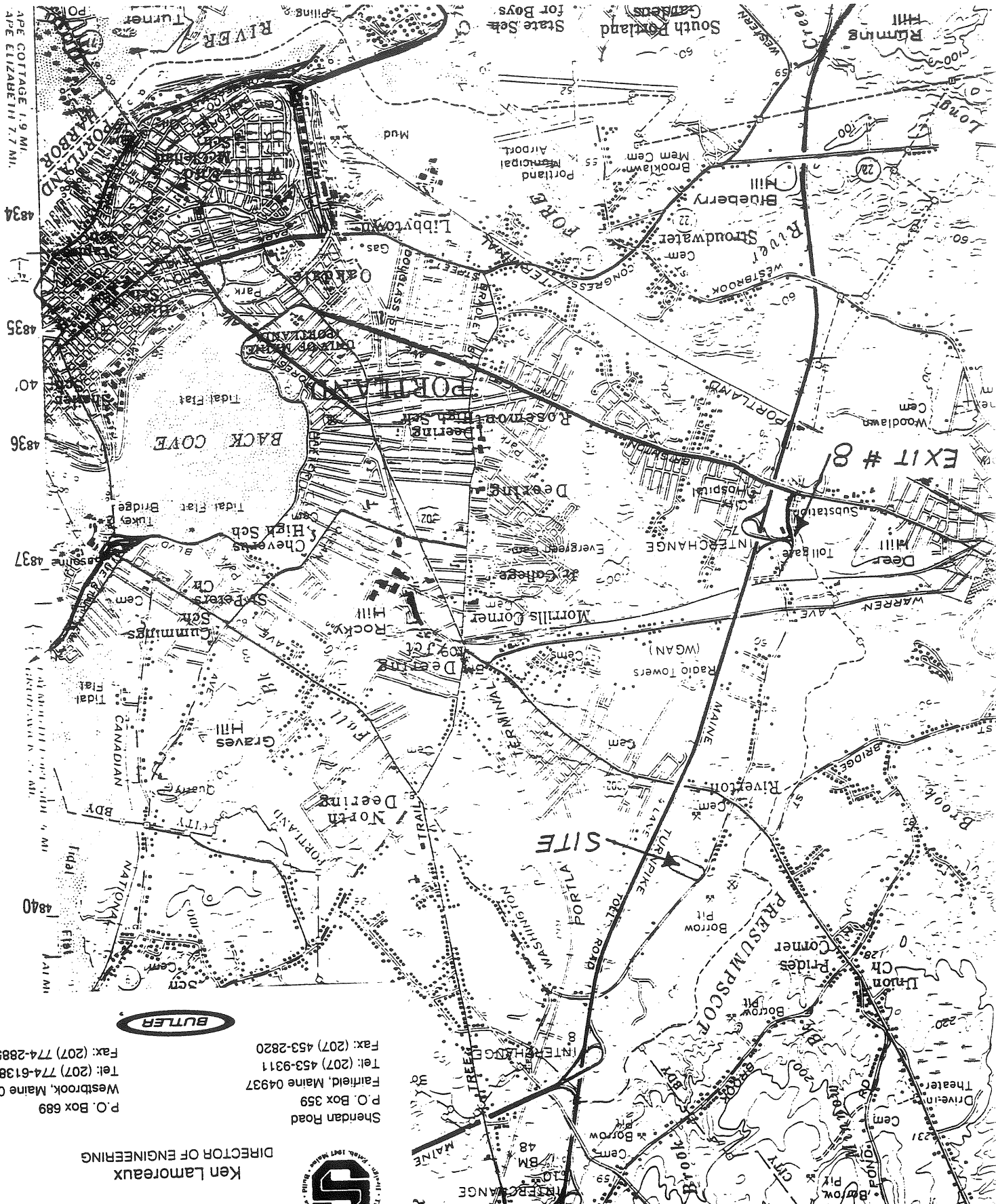


Ken Lamoreaux
DIRECTOR OF ENGINEERING

Sherdan Road
P. O. Box 359
Fairfield, Maine 04937
Tel: (207) 453-9311
Fax: (207) 453-2820

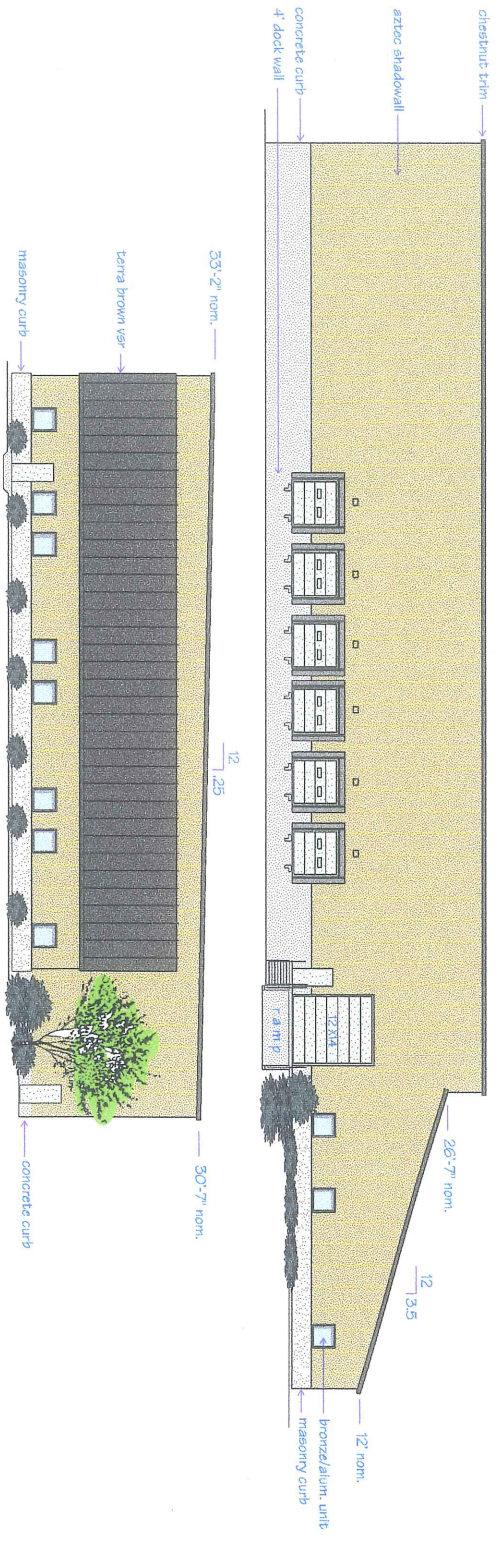
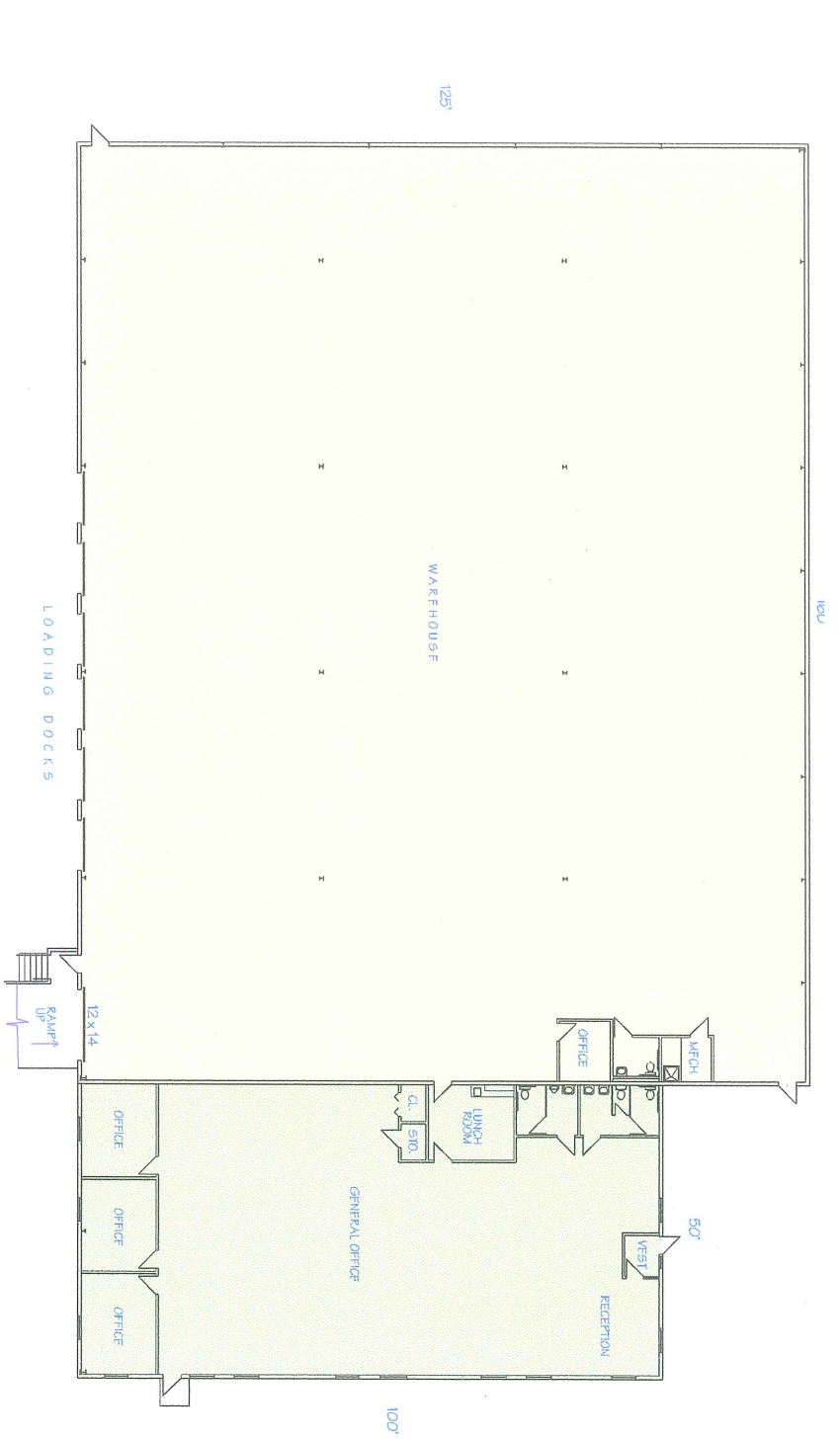



P. O. Box 689
Westbrook, Maine 04092
Tel: (207) 774-6138
Fax: (207) 774-2885



4834
4835
40'
4836
4837
4840

ARE COTTAGE 1.9 MI.
ARE ELIZABETH 7.7 MI.





 The Sheridan Corporation

 100 East 89th Street

 Portland, ME 04107

 (207) 855-4411

LINDENMEYER and MUNROE

 (Commercial Properties Inc.)

 PORTLAND, MAINE

 PROPOSED FLOOR PLAN and ELEVATIONS

 1-25-95 970204 1/8" SCALE

Attachment II



Lot 13 L.L.C. is requesting a waiver of parking requirements for their proposed two building facility to be located at 921/941 Riverside Street.

By City ordinance the calculated parking requirements for both buildings is 25 spaces for 10,000 s.f. of office plus 40 spaces for 40,000 s.f. of warehousing for a total of 65 spaces. The plans provide for 62 spaces.

Lindenmeyr & Munroe, the tenant for Building #1, currently has 9 employees. With anticipated growth over the next two to five years, they project the addition of three to five employees. The plan allots them 31 spaces which is more than twice their highest projected employment is expected to be.

Building #2 has been allotted 31 spaces and even though the final tenant has yet to be determined, both prospective tenants are indicating less than 20 employees.

These businesses will have occasional salespeople contacting them in person, but there will be no retail sales to generate parking needs. Overall, there are 30 spaces for miscellaneous and future needs.

We did not add the last three required spaces due to the site wetlands. The 600 s.f. of parking would translate into an additional loss of 1,900 s.f. of wetlands.

Lot 13 L.L.C. believes that based on the above facts that a waiver of three spaces, 5% of the total, is a reasonable request.

Dear Kandi:

Re: Parking Analysis for Lot 13 L.L.C.

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

February 16, 1998

The Sheridan Corporation



Attachment 1a

Ms. Kandi Talbot, Planning
City of Portland
February 16, 1998
Page 2



Therefore, Lot 13 L.L.C. respectfully requests that the planning board grant the waiver of the required 65 parking spaces and reduce it to the 62 parking spaces as presented on the plans for this project. If you have any questions, do not hesitate to call.

Sincerely,

Kenneth S. Lamoreaux
Director of Engineering

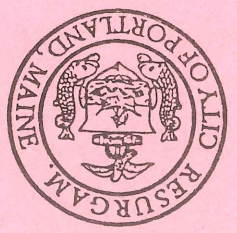
KSL/cat

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12a

Attachment 13

CITY OF PORTLAND
Planning and Urban Development Department
MEMORANDUM



TO: Kandi Talbot, Planner
FROM: Jeff Tarling, City Arborist
DATE: February 20, 1998
SUBJECT: Lot 13, Riverside Street

Based on review of the revised landscaping plan, I am suggesting the following potential condition of approval:
- that the applicant revise the plans to show five (5) additional white pines along the Spurwink School property line to screen the parking lot area.

Attachment 14

Memorandum



TO: Kandi Talbot, Planner
City of Portland

FROM: Kenneth S. Lamoreaux, Director of Engineering
The Sheridan Corporation

DATE: February 16, 1998

Re: Response to Mr. Jim Wendel's Memorandum to You dated February 11, 1998

1. Jim Wendel's Comment:

Additional site layout dimensioning is needed; i.e. entrance curb radius, pavement widths, overall pavement/parking dimensions, building no. 2, etc.

Sheridan's Response:

A new sheet SD-5 has been added to simplify and clarify the requested layout dimensions. This should satisfy this item.

2. Jim Wendel's Comment:

Eight foot width parking stalls for non-handicap stalls is not permitted; is the applicant proposing compact spaces? The technical standards allow a maximum of 35% compact spaces over and above the required minimum number of spaces.

Sheridan's Response:

A typical dimension plan of parking has been added to the new SD-5 plan. It should be noted that there were no spaces on this plan at 8' width, except the designated handicap spaces. All other spaces are 9' wide and 19' deep, thus we are in compliance with city ordinances as we have always been.



14a

3. Jim Wendel's Comment:

The flow length of the "drainage swale in pavement" is excessive. Recommend that a watershed break be established from the ramp area of building no. 1 towards the northerly corner of building no. 2. The northerly watershed would then drain easterly to a swale in the lawn and discharging the flow to the culvert apron at the entrance.

Sheridan's Response:

The design engineers are aware of the length of this swale. Many schemes were analyzed, but none were as site responsive as the one proposed.

The alteration of the swale as described would require adjustment to all the grades around Building No. 2. The increase in the finish floor height and related grades would significantly add to the amount of wetland fill.

After careful consideration of the proposed alteration, it was rejected as not being site or cost responsive. Thus, no change is proposed in these grades.

Note that the swale has a slope of 1% or more along its entire length and thus will function quite well. The designers are aware that this is a tight specification for construction but necessary given this site and its restrictions.

4. Jim Wendel's Comment:

In an effort to keep sediment out of the wetland area, recommend that the entrance culvert pipe apron be constructed as a plunge pool design with a level lip spreader. As required by the new stormwater regulations level lip spreaders should be designed for 0.25 CFS/Ft of spreader for a 10 year storm event; also the spreader should not exceed 25 feet in length. Calculations should be provided.

Sheridan's Response:

Stormwater calculations for this spreader design have been included with this package. The spreader has been modified and the plunge pool has been added, see revised SD-1.



5. Jim Wendel's Comment:

Recommend that the concrete level lip spreader in the drainage easement be replaced with a riprap slope to a riprap plunge pool. I feel that frost action will ultimately disrupt the proper function of the concrete level lip spreader. Also recommend that a plunge pool be located at the end of the constructed swale with a sod surfaced level lip spreader.

Sheridan's Response:

Although our engineers do not agree with Mr. Wendel's recommendation concerning this structure, it has been modified to provide a plunge pool at the paved swale. At the wetland end of the drainage swale a rip-rape spreader will be installed similar to the one on the outflow of the plunge pool.

6. Jim Wendel's Comment:

The crushed stone splash pad should have minimum thickness of 4", also the width of the pad should be noted on the plan.

Sheridan's Response:

The width has been added to the plan. The note has been modified to clarify the depth of stone although our engineer's felt it was clear as written.

7. Jim Wendel's Comment:

Recommend that the thickness of subbase gravel for the heavy duty pavement structure be increased to 18".

Sheridan's Response:

There is no change to this item. The subbase gravel depth proposed is the same as that used for the adjacent project, Micucci Grocery. It has performed very well.

14b



8. Jim Wendel's Comment:

Recommend that the plan notes the requirements of the 30' preservation buffer. Does the preservation buffer place any restrictions on the use of the area for type or placement of utilities?

Sheridan's Response:

The preservation buffer has been discussed with city staff on several occasions. Staff and myself have thus far been unable to ascertain any definition for this buffer. A copy of the original DEP order for this subdivision is included and it makes no mention of this buffer. Land Use Consultants, who did the original DEP application, were unable to shed any light on this buffer.

The general opinion is it was left to provide a fixed distance between the park and the adjacent parcels. As part of this buffer also contains a utility easement within it, it is further concluded that it may be used for purposes other than vacant unaltered space. Additionally, there are no significant trees or other large types of vegetation within this area which would indicate that this was not what was intended to be preserved.

We have utilized it only for drainage of surface water, a purpose that it currently serves.

The buildings are setback 32' and 33' feet respectively from the property line. Thus they are outside of the buffer.

The Planning Board has indicated that plantings that would aid in screening should be considered in this area, see letter responding to staff and planning board comments.

9. Jim Wendel's Comment:

Recommend that the dumpster enclosures are dimensioned and that a concrete pad is provided for the dumpster to placed on; a concert pad will be significantly more durable than bituminous pavement.

Sheridan's Response:

The dumpster enclosures were not sized as the tenants have yet to indicate their requirements. Preliminary sizes will be added to the plan. Please note that the dumpster screening detail was included and that detail specifies a concrete pad. The concrete pads were inadvertently omitted from the layout plans and have now been added. The size is noted on the detail.

14c



10. Jim Wendel's Comment:

The outlet invert of the culvert at the entrance needs to be noted. Also additional cover is needed over the culvert. The top of pipe should no penetrate the pavement structure.

Sheridan's Response:

The entry drive culvert is 12" dia. The invert in and out are on the plan. The invert out was not easily readable. However, as designed, the culvert has 2.8 feet of cover at the pavement location. The outlet detail plan clearly indicates that 2" of foam insulation be installed over the culvert to enhance frost protection.

A culvert installation detail has been added to the plan, see the Outlet Plunge Pool detail on SD-1.

11. Jim Wendel's Comment:

A typical trench detail is needed for the gas pipe and entrance culvert installations.

Sheridan's Response:

The plans include trench details for sewer and water pipes. A detail or note about gas lines has been added. However, gas lines are completely installed by Northern Utilities, who's standards and execution are not controlled by our plans, but by the Public Utilities Commission's rules.

The necessity for adding such a detail escapes our engineers.

12. Jim Wendel's Comment:

The hay bale detail should be revised; the hay bales are required to be embedded into the ground approximately 4".

Sheridan's Response:

The hay bale detail has been clarified to more accurately depict the trench embedment detail.

14d

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

Project LINDEN MEYK MUNROE By SPO Date 2-16-98
 Location PORTLAND Checked SPO Date 2-17-98

Circle one: Present Developed
 Circle one: T_c through subarea

NOTES: Space for as many as two segments per flow type can be used for each worksheet.
 Include a map, schematic, or description of flow segments.

Segment ID	1. Surface description (table 3-1)	2. Manning's roughness coeff., n (table 3-1)	3. Flow length, L (total L < 300 ft)	4. Two-yr 24-hr rainfall, P ₂	5. Land slope, s	6. T _c = $\frac{P^{0.5} s^{0.4}}{0.007 (nL)^{0.8}}$
I	METAL ROOF CRUSHED STONE	0.10	50' + 10'	3.0	1.0	0.03
II		0.20	5'	3.0	0.26	0.07
						hr = 0.010

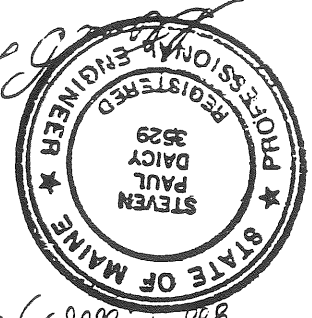
Segment ID	7. Surface description (paved or unpaved)	8. Flow length, L	9. Watercourse slope, s	10. Average velocity, V (figure 3-1)	11. T _c = $\frac{3600 V}{L}$	
III	PAVED	60	0.02	2.95	0.057	
IV	GRASS	10	0.10	5.0	0.005	
						hr = 0.006

Channel Flow	12. Cross sectional flow area, a	13. Wetted perimeter, P _w	14. Hydraulic radius, r = $\frac{P_w}{a}$	15. Channel slope, s	16. Manning's roughness coeff., n	17. V = $\frac{1.49 r^{2/3} s^{1/2}}{n}$	18. Flow length, L	19. T _c = $\frac{3600 V}{L}$
V	1.15	3.78	0.304	0.025	0.24	1.49	40	0.225
VI	12" PIPE	-	-	0.009	0.12	4.3	80	0.005
Channel Flow								
Watershed or subarea T _c or T _t (add T _c in steps 6, 11, and 19) hr								
= 0.46								

PIPE CHARTS



1478



D-4

(210-VI-TR-55, Second Ed., June 1986)

LENGTH of LEVER SPREADER
 $L = 2.25 \text{ cfs} \times \frac{0.25 \text{ cfs/ft}}{2.39 \times 3.3 \text{ cfs}} = 9.0' \approx 10'$
 2.39 < 3.3 cfs FOR 12" PVC PIPE
 OK

800 (00083) 3.6 (1.0)

(Where $q_p = q_u A_{OF}^m$)

Storm #1	Storm #2	Storm #3
	10	
	4.5	
in		
4. Initial abstraction, I_a (Use CN with table 4-1.)		
in	1.198	
5. Compute I_a/P		
	0.44	
6. Unit peak discharge, q_u (Use T_c and I_a/P with exhibit 4-II)		
csu/in	800	
7. Runoff, Q (From worksheet 2)		
in	3.4	
8. Pond and swamp adjustment factor, F_p (Use percent pond and swamp area with table 4-2. Factor is 1.0 for zero percent pond and swamp area.)		
	—	
9. Peak discharge, q_p (Where $q_p = q_u A_{OF}^m$)		
cfs	2.25	

1. Data:

Drainage area $A_m = 00083 \text{ mi}^2$ (acres/640) $\frac{1}{2} \text{ ACRES}$

Runoff curve number ... CN = 91 (From worksheet 2) $\frac{5 \text{ cfs}}{1/2 \text{ ACRES}}$

Time of concentration $T_c = 046 \text{ hr}$ (From worksheet 3)

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

Pond and swamp areas spread throughout watershed = —

percent of A_m (— acres or mi^2 covered)

Project LINDENMEYER MUNROE By SFD Date 2-16-98

Location PORTLAND Checked SFD Date 2-17-98

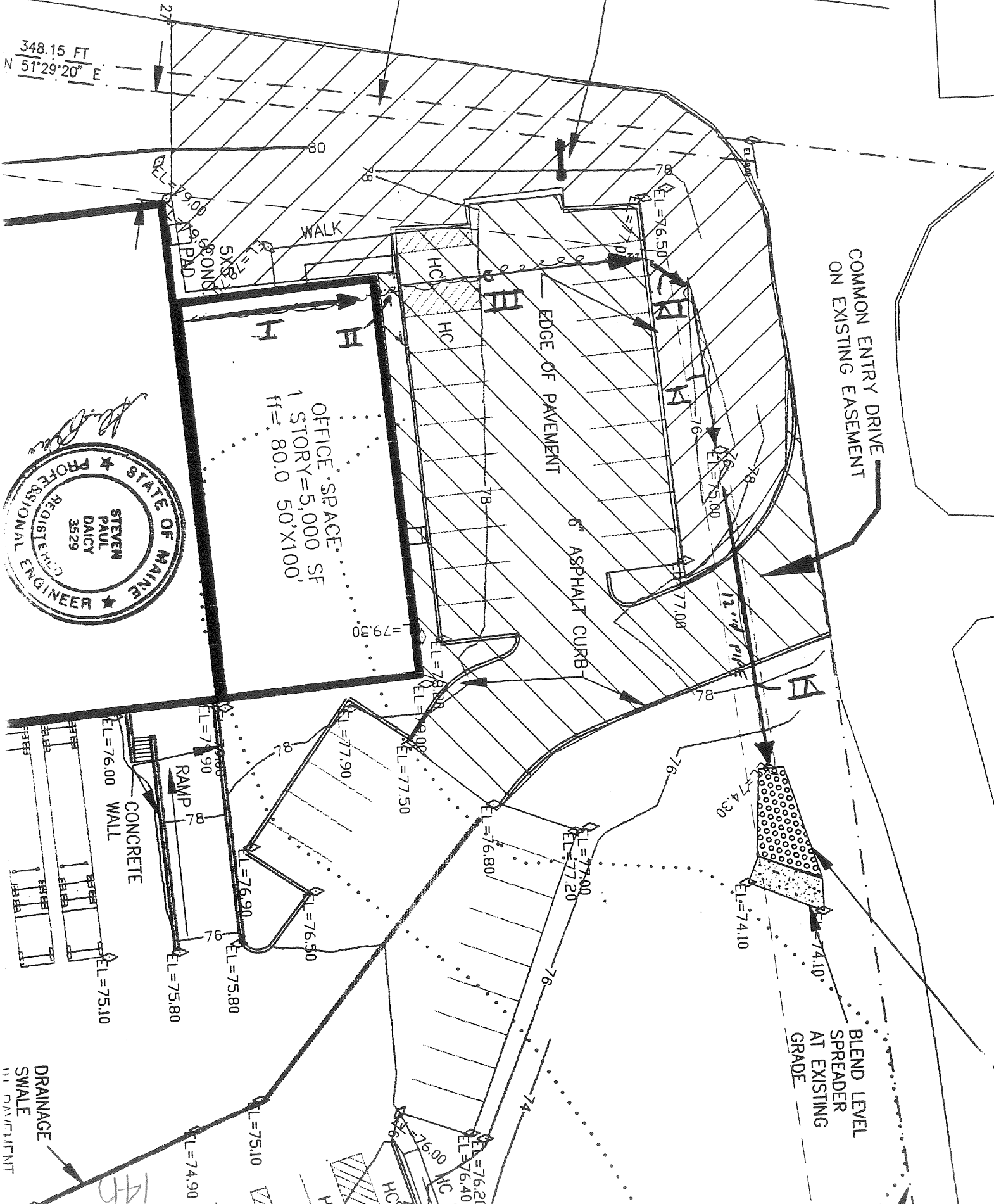
Circle one: Present Developed DEVELOPED

Worksheet 4: Graphical Peak Discharge method

149 =

DRAINAGE FLOW CHART - DEVELOPED SITE

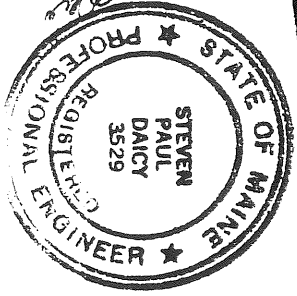
348.15 FT
N 51°29'20" E



OFFICE SPACE
1 STORY = 5,000 SF
ft = 80.0 50' X 100'

COMMON ENTRY DRIVE
ON EXISTING EASEMENT

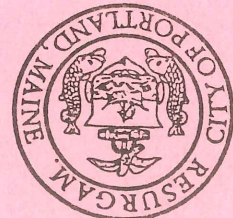
BLEND LEVEL
SPREADER
AT EXISTING
GRADE



DRAINAGE
SWALE
DIVIDEMENT

145

CITY OF PORTLAND
Planning and Urban Development Department
MEMORANDUM



TO:

Kandi Talbot, Planner

FROM:

Jim Wendel, Development Review Coordinator

DATE:

February 20, 1998

SUBJECT:

Lot 13, Riverside Street

Based on review of the revised plans, I am suggesting the following potential conditions of approval:

- that applicant submit a pavement design analysis of truck traffic and soil conditions to justify their pavement section.
- that the detail of the plunge pool reflect a thickness of 2.25x the D50 stone size.
- that the applicant calculate the length of the level lip spreader, which is located within the drainage easement, based on the watershed that drains to it.
- that the dumpster concrete pad should be reinforced.



The plantings along the entry drive have also been revised. We originally had not placed evergreens or a large tree at the entry corner for fear of affecting site lines at this intersection. We have now implemented the arborists request, see revised SD-L1.

A group of compact Pfitzer Junipers has been added along the edge of the parking lot closest to Riverside Street, see revised SD-L1.

4. Landscaping - The plant sizes have been amended to comply with the arborists requests. See the legend sheet SD-L1, revised on February 17, 1998.

3. Lighting - A photometric plan for this site has been included with this package.

2. The City's request that the 5' strip along Riverside Street, be donated to the city will be addressed in a forthcoming deed description from the owner. This is done in favor of the City not requiring curbing and walks along Riverside Street.

1. Parking analysis letter has been prepared and is enclosed. This is in written support of our waiver requesting that the required parking spaces be reduced by three (3) spaces.

The following is a list of responses to the City's Staff Review and Planning Board meeting comments of February 10, 1998.

Dear Kandi:

Re: Lot 13 L.L.C.

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

February 17, 1998

The Sheridan Corporation



Attachment 16



16a

5. Screening buffer along south property line - white pines have been added along this property line.

They have been planted on the side nearest the adjacent lot to take advantage of the rising slope and thus plant them on the high ground to enhance their screening ability as rapidly as possible.

They are also clustered near the building sidewalls so as to soften the building mass in the years to come.

This was done in response to the planning boards comments, see revised SD-L1.

6. As there are to be two (2) buildings at this site, the owners have requested that Building #1 be assigned 921 Riverside Street and Building #2 be assigned 941 Riverside Street. Two numbers would facilitate identification of the buildings. Would you please pass this request along to the appropriate entity and have them respond with their finding to me?

If you have any questions, do not hesitate to call.

Sincerely,

Kenneth S. Lamoreaux

Director of Engineering

KSL/cat

ref:\k\talbot2.ltr



TYPE	EST. NO
DRAWN BY	JOB NO. 9723
APPROVED BY KSL	ENGINEERING DWG. NO. S4
SCALE 1:40	SIZE
DATE 2-17-98	

Engineering Designs For
 Lot 13 L.L.C.
 c/o 100 Silver Street
 Portland, Maine

Title
 Truck Turns
 BUTLER DESIGN BUILDER

FAIRFIELD
 PORTLAND
 MAINE

Attachment 17



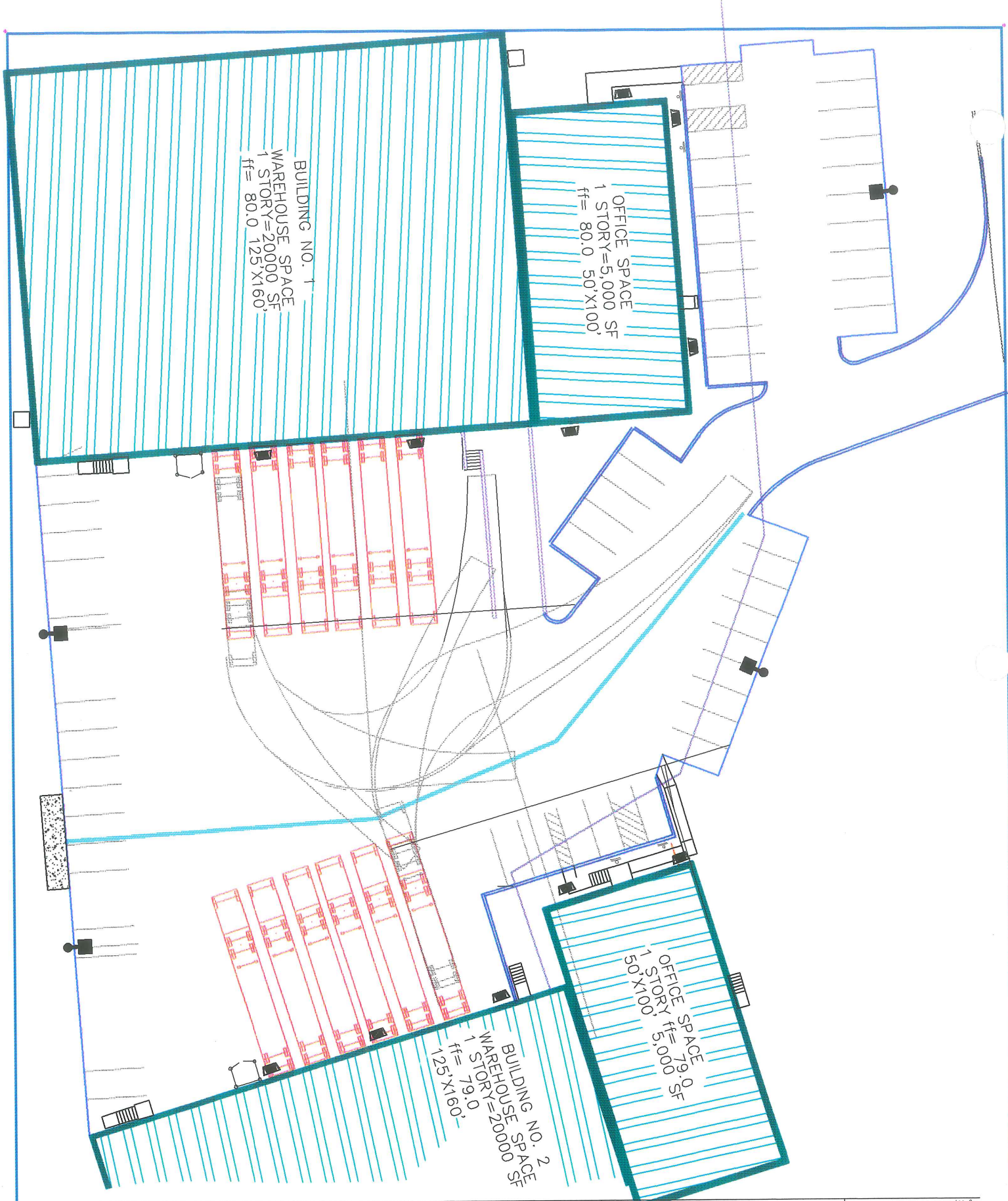
TYPE	EST. NO
DRAWN BY	JOB NO. 9723
APPROVED BY KSL	ENGINEERING DWG. NO. S4
SCALE 1:40	
DATE 2-17-98	SIZE

Engineering Designs For
 Lot 13 L.L.C.
 c/o 100 Silver Street
 Portland, Maine

Title	Truck Turns

FAIRFIELD
 PORTLAND
 MAINE

17a



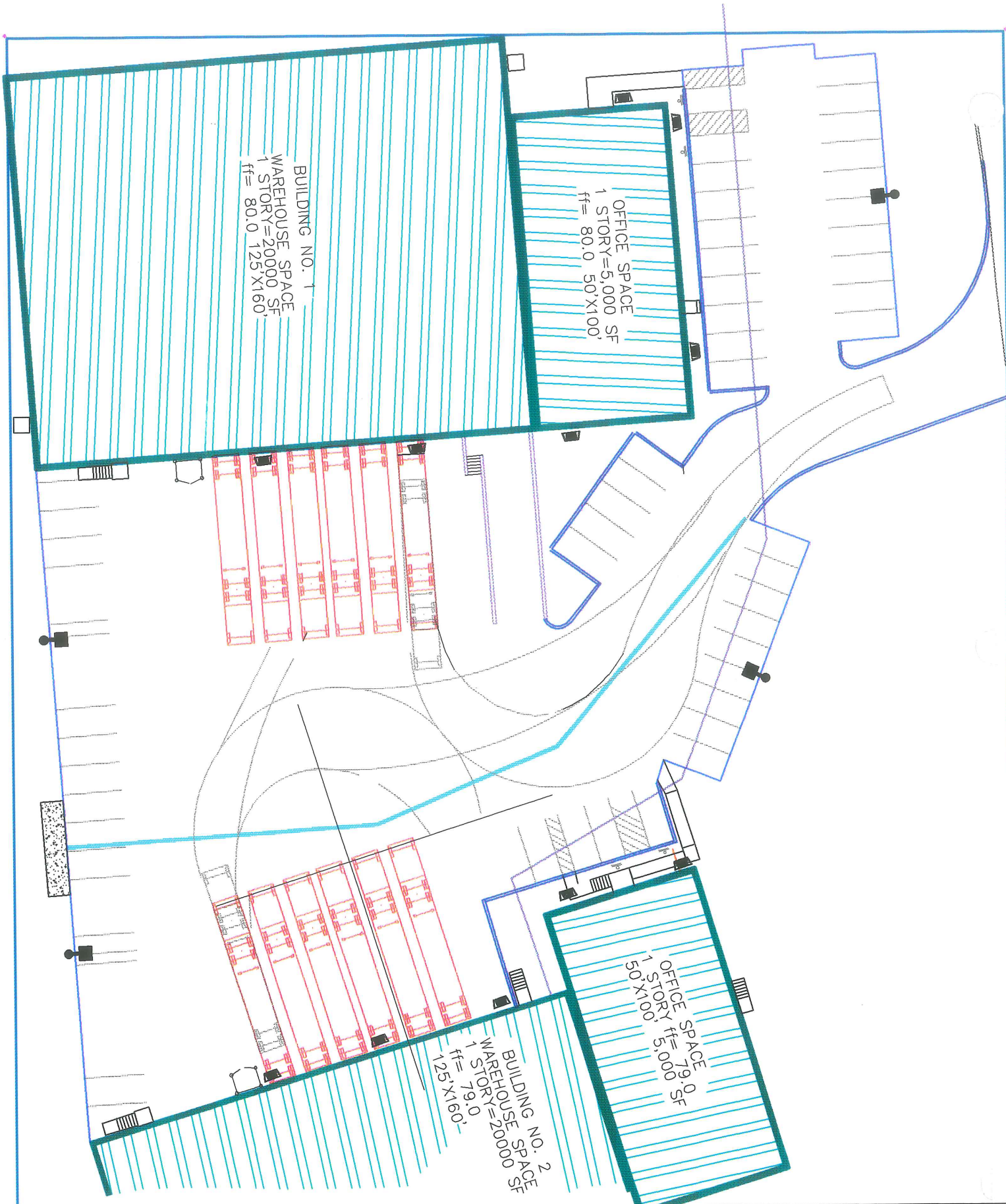
TYPE	EST. NO
DRAWN BY	JOB NO. 9723
APPROVED BY KSL	ENGINEERING DWG. NO. S4
SCALE 1:40	SIZE
DATE 2-17-98	

Engineering Designs For
Lot 13 L.L.C.
 c/o 100 Silver Street
 Portland, Maine

Title **Truck Turns**
 **DESIGN BUILDER**

FAIRFIELD PORTLAND MAINE


Attachment 17



TYPE	EST. NO
DRAWN BY	JOB NO. 9723
APPROVED BY KSL	ENGINEERING DWG. NO. S4
SCALE 1:40	SIZE
DATE 2-17-98	

Engineering Designs For
Lot 13 L.L.C.
 c/o 100 Silver Street
 Portland, Maine

Title **Truck Turns**
BUTLER DESIGN BUILDER

FAIRFIELD PORTLAND MAINE
 The Sheridan Corporation
 Estab. 1947 Maine • Build

17a

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

THAT LOT 13, LLC, a Maine Company, with a mailing address of 100 Silver Street, Portland, Maine 04101, in the County of Cumberland and State of Maine, (hereinafter the Grantor) in consideration of one dollar and other valuable considerations paid by **THE CITY OF PORTLAND, MAINE** (hereinafter, the Grantee), the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, unto the said Grantee its successors and assigns forever, the following described property:

THAT tract of land located on the southeasterly side of Riverside Street, approximately 1200 feet northeasterly from the intersection with Industrial Way, situated in the City of Portland, County of Cumberland, State of Maine, being more particularly described as follows:

BEGINNING on the southeasterly right-of-way line of Riverside Street and the most westerly corner of Lot 13 and most northerly corner of Spurwink School, as recorded in book 2973-433, and book 2984-235, on plan entitled "TURNPIKE INDUSTRIAL PARK, RECORDING PLAT" by Land Use consultants, dated April 23, 1986.

THENCE S 52 degrees - 05'-10" E, along the northeasterly line of Spurwink School Lot, a distance of 5.19',

THENCE N 51 degrees - 27'-19" E, a distance of 348.31 feet to the northeasterly line of Lot 13,

THENCE N 54 degrees - 02'-40" W, along the southwesterly line of Lot 12, a distance of 5.13 feet to the southeasterly right-of-way line of Riverside Street,

THENCE S 51 degrees - 28'-20" W, along the southerly right-of-way line of Riverside Street, a distance of 348.15 feet back to the point of the beginning.

MEANING and intending to convey 1739 square feet or 0.04 acres of land, being a five foot strip of land adjacent to the southeasterly right-

of-way line of Riverside Street. Said land being a portion of Lot 13 on plan entitled "TURNPIKE INDUSTRIAL PARK, RECORDING PLAT" by Land Use Consultants, dated April 23, 1986. All directions are Magnetic North 1985.

This deed description prepared without the benefit of a Standard Boundary Survey by Elwood Ellis, PLS #1176.

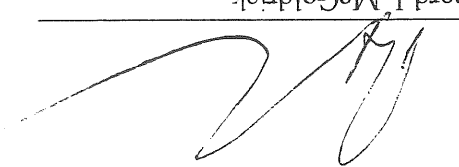
To have and to hold the foregoing and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, its successors and assigns, to it and their use and behoof forever.

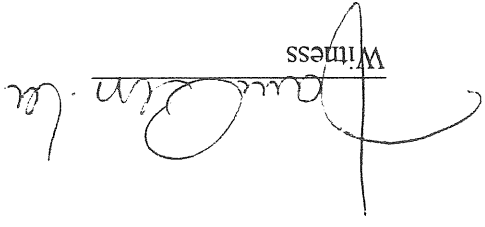
And it does covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee of the premises; that it is free of all encumbrances, except as aforesaid; that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors and assigns, shall and will

WARRANT AND DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, LOT 13, LLC, has caused this instrument to be signed this 5 day of March, 1998..

LOT 13, LLC

BY 
Richard J. McGoldrick
Member

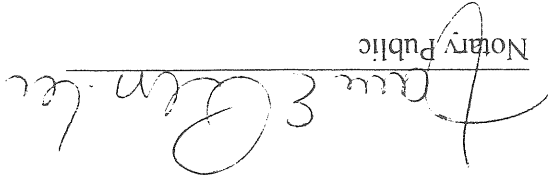

Witness

State of Maine
Cumberland, ss.

3/5
, 1998

Personally appeared the above named Richard J. McGoldrick and acknowledged the above instrument to be their free act and deed.

Before me,


Notary Public

JANE E. PLOURDE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES AUG. 5, 2000



REMARKS:

Pursuant to our recent telephone call, please find attached a copy of the cost estimate of improvements to be covered by a Performance Guarantee for Lot 13 LLC, 921/941 Riverside Street.

Give me a call if you have any questions or comments.
 Dan

FROM: Dan Sheridan
 Ken Lamoreaux

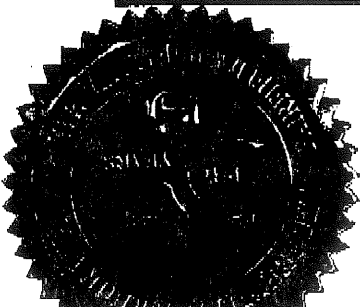
Phone: (207) 774-6138
 Fax Phone: (207) 774-2885

TO: Randy Talbot
 City of Portland Planning Dept.

Phone: 874-8721
 Fax Phone: 756-8258

Date: Feb. 19, 1998
 No. of pages (incl. this sheet): 2

FAX



The Sheridan Corporation



City of Portland, Maine
Planning Department

City Hall
389 Congress Street, 4th Floor
Portland, Maine 04101
Fax Number: 756-8258

FAX TRANSMISSION COVER SHEET

TO: Jim Wendell
COMPANY: DeLuca-Hoffman
FAX #: 879-0896
FROM: Kandi Talbot
OF PAGES: 2
DATE: February 25, 1998
RE: Please see sources attached

If you do not receive all of the pages, please call 874-8721 or 874-8719.

Department of Planning and Urban Development
 SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Name of Project: LOT 13 T.L.C. SITE DEVELOPMENT
 Address/Location: 921/941 RIVERSIDE STREET
 Developer: LOT 14 T.L.C. C/O COMMERCIAL PROP. 100 SILVER STR., PORTLAND
 Form of Performance Guarantee: _____
 Type of Development: — Subdivision — Site Plan (Major/Minor)

Date: 2/19/98

ITEM	QUANTITY	UNIT COST	SUBTOTAL	COMPLETED
1. STREET/SIDEWALK: Road Granitic Curbing Sidewalks Esplanades Monuments Street Lighting Other	N/A			
2. SANITARY SEWER: Manholes Piping Connections Other	N/A			
3. STORM DRAINAGE: Manholes Catch Basins Piping Detention Basin Other	N/A			
4. SITE LIGHTING	N/A			
5. EROSION CONTROL	\$1,500.00		\$1,500.00	
6. RECREATION AND OPEN SPACE AMENITIES	N/A			
7. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	8,000.00		8,000.00	
8. MISCELLANEOUS	N/A			
TOTAL AMOUNT OF PERFORMANCE GUARANTEE <u>9,500.00</u> X 1.7% = INSPECTION FEE \$153.00 Approved _____ Approved _____				

DPUD:KCZ/11/92

City of Portland, Maine
Planning Department

City Hall
389 Congress Street, 4th Floor
Portland, Maine 04101
Fax Number: 756-8258
FAX TRANSMISSION COVER SHEET

TO:

Tony

COMPANY:

Public Works

FROM:

Kandi Chaouf

FAX #:

874-8852

OF PAGES:

2

DATE:

February 23, 1998

RE:

lot 13, Riverside Street -

could you get somebody to narrow

description for 5 ft. piece of land

they are deeding to the City.

Thanks

If you do not receive all of the pages, please call 874-8721 or 874-8719.

REMARKS: Urgent For your review Reply ASAP Please comment

Please forward this survey to Dick McGoldrick immediately and have him and his attorney work on the final language. Have McGoldrick/his attorney fax their final language to Kandi Talbot of Planning for the City of Portland and the City of Portland Attorney.

This item needs to be finalized ASAP!!!

Thank you. Dick - Give me a call if you have any questions. Dan

KSC

To: Don Skelington

Attention: Dick McGoldrick
Commercial Properties, Inc.

Phone: _____
Fax phone: 774-8397

CC: _____

From: Ken Lamoreaux

Phone: 207-453-9311
Fax phone: 207-453-2820

Date: February 19, 1998
Number of pages including cover sheet: 2

FAX

The Sheridan Corporation



P. O. Box 359

Portland, ME 04937-0359

**DEED DESCRIPTION (SALE TO CITY)
PORTION OF LOT 13, TURNPIKE INDUSTRIAL PARK**

THAT tract of land located on the southeasterly side of Riverside Street, approximately 1200 feet northeasterly from the intersection with Industrial Way, situated in the City of Portland, County of Knox, State of Maine, being more particularly described as follows:

BEGINNING on the southeasterly right-of-way line of Riverside Street and the most westerly corner of Lot 13 and most northerly corner of Spurwink School, as recorded in book 2973-433, and book 2984-235, on plan entitled "TURNPIKE INDUSTRIAL PARK, RECORDING PLAT" by Land Use Consultants, dated April 23, 1986.

THENCE S 52° - 05'-10" E, along the northeasterly line of Spurwink School Lot, a distance of 5.19'

THENCE N 51° - 27'-19" E, a distance of 348.31 feet to the northeasterly line of Lot 13.

THENCE N 54° - 02'-40" W, along the southwesterly line of Lot 12, a distance of 5.13 feet to the southeasterly right-of-way line of Riverside Street.

THENCE S 51° - 28'-20" W, along the southerly right-of-way line of Riverside Street, a distance of 348.15 feet back to the point of the beginning.

MEANING and intending to convey 1739 square feet of 0.04 acres of land, being a five foot strip of land adjacent to the southeasterly right-of-way line of Riverside Street. Said land being a portion of Lot 13 on plan entitled "TURNPIKE INDUSTRIAL PARK, RECORDING PLAT" by Land Use Consultants, dated April 23, 1986. All directions are Magnetic North 1985.

This deed description prepared without the benefit of a Standard Boundary Survey by Elwood Ellis, PLS #1176.



DEPARTMENT OF THE ARMY
NEW ENGLAND DIVISION, CORPS OF ENGINEERS
424 TRAPELO ROAD
WALTHAM, MASSACHUSETTS 02254-9149

RECEIVED

DEPARTMENT OF THE ARMY PROGRAMMATIC GENERAL PERMIT
STATE OF MAINE, SUMMARY OF SCREENING AND STATUS

CORPS PERMIT # 199800461
CORPS PGP ID# 98-050
STATE ID# 98-519-S

Lot 13 L.L.C.
c/o Kenneth S. Lamoreaux
The Sheridan Corporation
P.O. Box 359
Fairfield, Maine 04937

DESCRIPTION OF WORK AS ON ATTACHED STATE APPLICATION:
impact approximately 9.2655F (0.212 acres) of freshwater wetland in conjunction with the construction of two warehouse and office buildings and associated parking areas off Riverside Street in the Turnpike Industrial Park at Portland, Maine. Total cumulative impact for the park is 0.732 acres. SPECIAL CONDITION: No additional filling of waters of the United States (wetlands or waterways) for lot development is authorized.

I. STATE ACTIONS: PENDING [] ISSUED [X], DENIED [] DATE 03/02/98

LEVEL OF STATE REVIEW: PERMIT BY RULE: TIER 1: X, TIER 2: , TIER 3: (NRP)

II. EXCLUSIONS:
APPLIES N/A

St. John/St. Croix	[]	[X]	Navigation	[]	[X]
Historic Properties	[]	[X]	New/Extended Boating Fac	[]	[X]
Nat'l Refuge/Forest/Park Serv.	[]	[X]	National Wild & Scenic R.	[]	[X]
Threat/Endangered Species	[]	[X]	N.H./Canadian Waters	[]	[X]
Corps Navigation Project	[]	[X]	Projects requiring EIS	[]	[X]

UTM GRID COORDINATES N: 4839860.0 E: 394100.0 usgs quad: PORTLAND WEST, ME.

III. FEDERAL ACTIONS:

DATE STATE FILE REVIEWED: 02/26/98 (PGP JP MEETING)

LEVEL OF CORPS REVIEW: CATEGORY 1: CATEGORY 2: X

AUTHORITY: SEC 10 , 404 X , 10/404 , 103

FEDERAL RESOURCE AGENCY OBJECTIONS: EPA NO , USF&WS NO , NMFS NO

We have determined that your project as proposed and as shown on the plans submitted to the Corps is eligible under the State of Maine Programmatic General Permit. Accordingly, other than possibly performing a compliance inspection (condition 22 of the permit) at some later date, we do not plan to take any further action on this project

Please note that all work is subject to the conditions contained in the general permit and any additional special conditions listed on any attached sheets. No work may be started unless and until all other required local, State and Federal licenses and permits have been obtained. ADDITION SPECIAL CONDITIONS ATTACHED YES / NO (CIRCLE)

If you have any questions on this matter, please contact Shawn Mahaney or Rod Howe of my staff at 207-623-8367 at our Manchester, Maine Project Office.

SHAWN B. MAHANEY
SENIOR PROJECT MANAGER
MAINE PROJECT OFFICE

[Signature]

DAVID H. KILLOY, P.E., C.P.G.
CHIEF, PERMITS & ENFORCEMENT SECTION
REGULATORY BRANCH

DATE 3/18/98

[Signature]



DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)
APPLICATION FORM for FRESHWATER WETLAND ALTERATION
 (For Tier 1 and Tier 2 Review under 38 M.R.S.A. Sec. 480-X)

- PLEASE TYPE OR PRINT IN BLACK INK ONLY (3 COPIES, PLEASE BEAR DOWN)
- SEE ATTACHED INSTRUCTIONS

1. Name of Applicant: LOG 13 B.L.C.	4. Name of Agent: (if applicable) THE SHERIDAN CORPORATION
2. Applicant's Mailing Address: C/O COMMERCIAL PROPERTY 100 SILVER STREET PORTLAND, ME 04101	5. Agent's Mailing Address: P. O. BOX 359 SHERFIELD, ME 04987
3. Applicant's Daytime Phone No. (with area code): 207-774-1885	6. Agent's Daytime Phone No. (with area code): 207-453-9911
7. Statement of Authorization: I hereby authorize the above named person to act in my behalf as my agent in the processing of this application. Signature of Applicant:	

8. Name of Wetland (if known): UNNAMED	9. Amount of Impact (Sq. Ft.): 9,265	10. Previous Wetland Alteration? Yes <input type="checkbox"/> No <input type="checkbox"/>
11. Type of Wetland (Check all that apply): <input type="checkbox"/> Forested <input type="checkbox"/> Scrub Shrub <input type="checkbox"/> Emergent <input type="checkbox"/> Wet Meadow <input type="checkbox"/> Peatland VEGETATIVE TYPE: <input type="checkbox"/> Open Water <input type="checkbox"/> Deciduous <input type="checkbox"/> Coniferous/Fir <input type="checkbox"/> Other	12. Fee Schedule: TIER 1 <input type="checkbox"/> 0 - 4,999 sq.ft. = \$35 <input type="checkbox"/> 5,000 - 9,999 sq.ft. = \$75 <input type="checkbox"/> 10,000 - 14,999 sq.ft. = \$150 TIER 2 <input type="checkbox"/> 15,000 - 19,999 sq.ft. = \$190 <input type="checkbox"/> 20,000 - 43,560 sq.ft. (1 acre) = 2c/sq.ft.	13. Location of Project (Town/City): PORTLAND, MAINE

14. Tax Map# 387	15. Tax Lot # 85
16. Detailed Directions to the Project: EAST SIDE OF RIVERSTONE STREET BETWEEN INDUSTRIAL PARKWAY AND SWANBERG DRIVE. VACANT LOT #13 OF SHERIDAN INDUSTRIAL PARK SUBDIVISION.	
17. Purpose and Description of Project: CONVERT TWO NEW LOTS, APPROXIMATELY 1.5 ACRES WITH REAR PARKING AND DRIVE AREAS. SEE ATTACHED PLAN, LETTER AND WETLAND DETERMINATION. (attach sheet if necessary)	

- I have read the criteria for eligibility (on the reverse page) and affirm that my project meets all the requirements including eligibility, avoidance, minimization, erosion control, water quality and classification standards, and buffer strips.
- I have submitted a copy of this application, including attachments, to the municipality in which the project is located.
- I authorize staff of State and Federal agencies, having jurisdiction over this activity, to access the project site for the purpose of determining compliance with the rules.
- I have attached 2 copies of all of the required submissions listed below. (see instruction sheet)

18. TIER 1	18. TIER 2
<input type="checkbox"/> Fee <input type="checkbox"/> Location Map <input type="checkbox"/> Location Map <input type="checkbox"/> Photos of Area (optional) <input type="checkbox"/> Photos of Area (optional) <input type="checkbox"/> Plan or Drawing (8 1/2" x 11")	<input type="checkbox"/> Copy of Public Notice <input type="checkbox"/> Statement/Copy of cover letter to Maine Historic Preservation Commission <input type="checkbox"/> Erosion Control Plan <input type="checkbox"/> Alternatives Analysis <input type="checkbox"/> Compensation Plan (if required) <input type="checkbox"/> Professional Certification <input type="checkbox"/> Description of Previously Mined Peatland (if required)

NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS

19. Signature of Applicant: KENNERS, LANDSCAPE ARCHITECTS & ENGINEERS	Date: 2/10/98
--	------------------

Keep the bottom copy as your record of application. Send the form with attachments via Certified Mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. Permits are valid for two years.

App #:	Assigned to:	Decision Date:	UTM: N 4839860	Site Visit:	Compliance:
AUGUSTA DEP 17 STATE HOUSE STATION AUGUSTA, ME 04333-0017 (207) 287-2111	PORTLAND DEP 312 CANCO ROAD PORTLAND, ME 04103 (207) 822-6300	BANGOR DEP 106 HOGAN ROAD BANGOR, ME 04401 (207) 941-4570	PRESQUE ISLE DEP 1235 CENTRAL DRIVE PRESQUE ISLE, ME 04769 (207) 764-0477		
Returned:	Approved <input type="checkbox"/>	Denied <input type="checkbox"/>	F 394110		

Baltus West