

330-4-3

2004-01-82

~~200~~ Riverside Ind. Pkwy

Plan Amendment - Form Systems

The Lefeuvres, LLC.

on Spreadsheet

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

2004-0182

Application I. D. Number

9/7/2004

Application Date

Amendment to Plan - Form Systems

Project Name/Description

Lefevres Lic The

Applicant

200 Riverside Ind Pkwy , Portland, ME 04103

Applicant's Mailing Address

200 - 200 Riverside Ind Pkwy, Portland, Maine

Address of Proposed Site

330 H003001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 797-4838 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

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

Proposed Building square Feet or # of Units

Acreeage of Site

IM

Zoning

Check Review Required:

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

Fees Paid: Site Pla _____ Subdivision _____ Engineer Review _____ Date _____

DRC Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

Condition Compliance _____
signature date

Performance Guarantee Required* Not Required

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

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

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: 200 Riverside Industrial Parkway, Portland Maine

Zone: IM

Total Square Footage of Proposed Structure: _____ Square Footage of Lot: 42,751

Tax Assessor's Chart, Block & Lot: Chart# 330 Block# H Lot# 3

Property owner's mailing address: Same
Telephone #: 797-4838

Consultant/Agent, mailing address, phone # & contact person: _____ Applicant's name,
mailing address, telephone #/Fax#/Pager#: John LeFevre, 200 Riverside Industrial Parkway,
Portland, Maine 04103 Project name: _____

Proposed Development (check all that apply) New Building Building Addition
 Change of Use Residential Office Retail Manufacturing
 Warehouse/Distribution Parking lot Subdivision (\$500.00) + amount of lots _____
(\$25.00 per lot) \$ _____ Site Location of Development (\$3,000.00) (except for
residential projects which shall be \$200.00 per lot _____) Traffic Movement
(\$1,000.00) Stormwater Quality (\$250.00) Section 14-403 Review (\$400.00 +
\$25.00 per lot) Other _____ **Major Development (more than 10,000**
sq. ft.) Under 50,000 sq. ft. (\$500.00) 50,000 - 100,000 sq. ft. (\$1,000.00) Parking
Lots over 100 spaces (\$1,000.00) 100,000 - 200,000 sq. ft. (\$2,000.00) 200,000 -
300,000 sq. ft. (\$3,000.00) Over 300,000 sq. ft. (\$5,000.00) After-the-fact Review
(\$1,000.00 + applicable application fee) **Minor Site Plan Review** Less than 10,000 sq. ft.
(\$400.00) After-the-fact Review (\$1,000.00 + applicable application fee) **Plan**
Amendments Planning Staff Review (\$250.00) Planning Board Review (\$500.00)

- Please see next page -

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Form Systems, John LeFevre, 200 Riverside Industrial Parkway, Portland,
Maine 04103 (207) 797-4838

Submittals shall include (9) separate folded packets of the following:

- copy of application
- cover letter stating the nature of the project
- site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the
above (a, b, & c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter
at .50 per page (8.5 x11) you may also visit the web site: ci.portland.me.us chapter 14

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

Signature of applicant: _____

Date: 9/2/04

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



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

Blue Sheet

I. D. Number

Address

Applicant 198200 Riverside Ind. Pkwy

Application Date 12/25/97

Applicant's Mailing Address

Project Name/Description 198200 Riverside Ind. Pkwy

Consultant/Agent

Address of Proposed Site 198200

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) 198200

Proposed Building Square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

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

Fees paid: site plan 100.00 subdivision _____

Approval Status:

Reviewer Kandi Talbot

- Approved Approved w/Conditions listed below Denied

1. ~~new PG covers just storage shed and~~
2. ~~dumpster - permit for~~ shall be issued just
3. ~~for these items must come back and submit~~
4. ~~new PG for the additional work~~

Approval Date 8/25/97 Approval Expiration 8/25/98 Extension to _____ date _____ date _____

Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Engineering Fee \$257.00 pd 7/26/97

Performance Guarantee Required* Not Required

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

Performance Guarantee Accepted 9/10/97 date 2,052.00 amount 4/11/2000 expiration date

Inspection Fee Paid 9/10/97 date 300.00 amount

Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____

Performance Guarantee Released _____ date _____ signature _____

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

Defect Guarantee Released _____ date _____ signature _____



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

I. D. Number _____

Address: _____

Applicant Nontalve Corporation
198-208 Riverside Ind Pkwy
Portland, ME 04103

14 April 1997

Application Date

Applicant's Mailing Address _____

Project Name/Description

Consultant/Agent Joe Koslowski - 799-3127

198-208 Riverside Ind. Pkwy
Address of Proposed Site 330-W-002

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

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

73,616 Sq Ft

Proposed Building Square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

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

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer Kandi Talbot

- Approved Approved w/Conditions listed below Denied

- ~~1. PG covers just storage shed and~~
- ~~2. dumpster - permit issued shall be issued just~~
- ~~3. for these items. Must come back and submit~~
- ~~4. new PG for the additional work~~

Approval Date 8/25/97 Approval Expiration 8/25/98 Extension to _____
date date

Additional Sheets Attached

Condition Compliance _____
signature date

Engineering Fee
\$ 257.00 pd

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>9/10/97</u> <small>date</small>	<u>8,052.00</u> <small>amount</small>	<u>4/16/2000</u> <small>expiration date</small>
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>9/10/97</u> <small>date</small>	<u>300.00</u> <small>amount</small>	
Performance Guarantee Reduced	_____	_____	_____
	<small>date</small>	<small>remaining balance</small>	<small>signature</small>
Performance Guarantee Released	_____	_____	_____
	<small>date</small>	<small>signature</small>	
Defect Guarantee Submitted	_____	_____	_____
	<small>submitted date</small>	<small>amount</small>	<small>expiration date</small>
Defect Guarantee Released	_____	_____	_____
	<small>date</small>	<small>signature</small>	

7/29/97

Finance Department



Duane G. Kline
Director

CITY OF PORTLAND

March 27, 2001

Claude R. Carbonneau, Vice President
Fleet Bank
P.O. Box 1280
Portland, ME 04104-5006

Re: Escrow Account dated September 9, 1997
Site Improvements @ 200 Riverside Industrial Parkway

Dear Mr. Carbonneau:

This is to inform you that I am authorizing the release and return of the above-named escrow account, in the amount of \$8,052.00 plus accrued interest, to The Montalvo Corporation.

If you require any further information, please let me know.

Sincerely,

Duane G. Kline
Finance Director

DGK.jlb

pc: Kandice Talbot, Planner

Engineer Review and Site Inspection Fee Invoice Worksheet

Address: Riverside Industrial Park - Montrose Corp.

Engineering Review

To be filled out by Development Review Coordinator and Public Works at time of application.

Planning

Public Works

of Hours Estimated: (Private Improvements)

of Hours Estimated: (Public Improvements)

Field Work 1

Field Work _____

Memos/Corresp. 1

Memos/Corresp. _____

Review/Analysis 2

Review/Analysis _____

Meetings/phone calls _____

Meetings/phone calls _____

Total Hours 4 at 58 per hour

Total Hours _____ at _____ per hour

Review Fee (Private): \$ 232

Review Fee (Public): \$ _____

Development Review Coordinator signature

Public Works Engineer signature

Site Inspection

To be filled out by DRC and Public Works at time of Performance Guarantee approval.

Planning

Public Works

Accept 1.7% of Private Improvements P.G.
\$ _____ (dollar amount)

Accept 1.7% of Public Improvements P.G.
\$ _____ (dollar amount)

of Hours Estimated:

of Hours Estimated:

Field Work _____

Field Work _____

Memos/Corresp. _____

Memos/Corresp. _____

Review/Analysis _____

Review/Analysis _____

Meetings/phone calls _____

Meetings/phone calls _____

Total Hours _____ at _____ per hour

Total Hours _____ at _____ per hour

Alternate Inspection Fee (Private): \$ _____

Alternate Inspection Fee (Public): \$ _____

Stephanie
Development Review Coordinator signature

Public Works Engineer signature

Flowage Easement

Whereas, Montalvo Properties (Properties), a Maine general partnership having a business address of 200 Riverside Industrial Parkway, Portland, Maine, is the owner of land located on the northwesterly side of Riverside Industrial Parkway in the City of Portland, County of Cumberland and State of Maine, being all and the same land which was conveyed to it by Rufus H. Jones by deed dated December 18, 1975 and recorded in the Cumberland County Registry of Deeds (The Registry) in Book 3691, Page 40, and by Marguerite Greenlie Jones, Executrix of the Estate of Rufus H. Jones by deed dated September 30, 1976 and recorded in The Registry in Book 3940, Page 114, and by The City of Portland by deed dated November 3, 1976 and recorded in The Registry in Book 3940, Page 117 (collectively The Properties Land);

Whereas, Ronald J. Dorler (Dorler) of said City of Portland, is the owner of land located on the northwesterly side of Riverside Industrial Parkway and on the northeasterly side of The Properties Land, being all and the same land which was conveyed to Dorler by Rufus H. Jones by deed dated May 29, 1975 and recorded in The Registry in Book 3696, Page 40 (The Dorler Land);

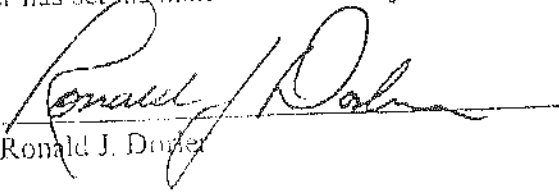
Whereas, There is located partially on the northeasterly side The Properties Land and partially on the southwesterly side of The Dorler Land a ditch (The Ditch);

Whereas, Properties is engaged in certain site work to improve the drainage of surface waters from The Properties Land and wishes to drain waters from the impervious surfaces on The Properties Land into The Ditch;

Whereas, Surface waters from The Properties Land flow over The Dorler Land in The Ditch and Properties has asked Dorler for an easement to drain surface waters into The Ditch, which easement Dorler is pleased to give;

Now Therefore, in consideration of \$1.00 and other good and valuable consideration to him paid Ronald J. Dorler hereby grants to Montalvo Properties, its successors and assigns the right to divert surface waters from the buildings and improvements on The Properties Land onto so much of The Ditch which is located The Dorler Land

In Witness Whereof, Ronald J. Dorler has set his hand and seal this 7th day of May, 1997.



Ronald J. Dorler

State of Maine
Cumberland, ss

May 20, 1997

Then personally appeared the above Ronald J. Dorler and acknowledged the foregoing to be his free act and deed.

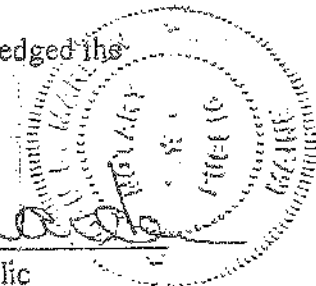
Before me,

Joan E. Marden

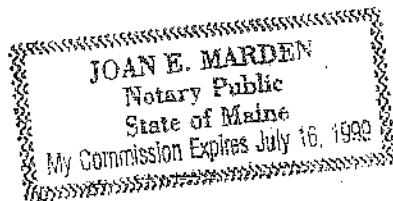
Attorney at Law/Notary Public

Joan E. Marden

Printed Name



0110co.597



Post-It™ brand fax transmittal memo 7671 # of pages 3

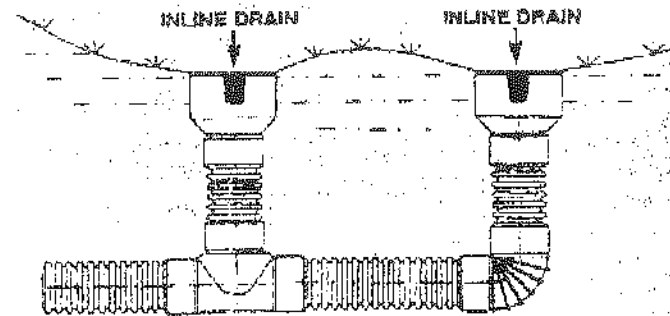
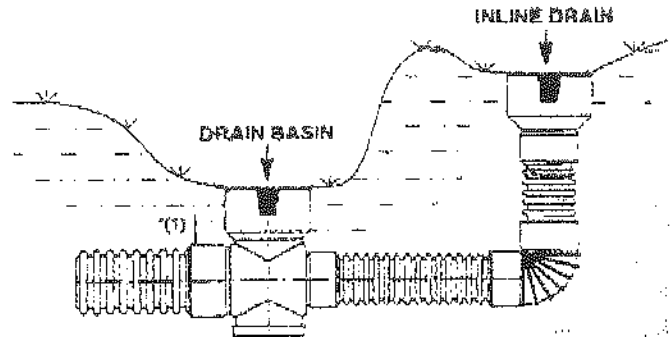
To	JOE K	From	JIM T.
Co.	PROP. DEV. SERV.	Co.	ASSOC. DESIGN PART.
Dept.		Phone #	871-8333
Fax #	799-3127	Fax #	871-1480

Product applications

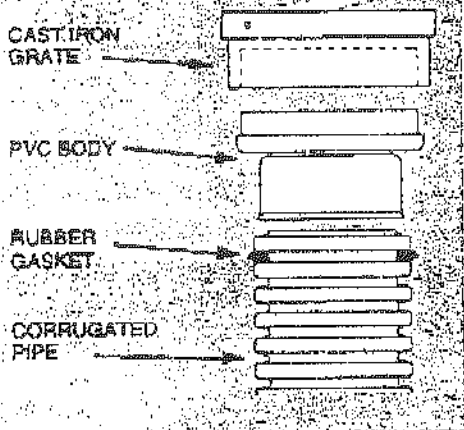
Drain Basins are used as a collection point where two or more drain lines converge. Basins can provide a transition between different sizes and types of pipe, and can also change the elevation or direction of the pipe.

Inline Drains are typically used at the beginning of a drain line, or as a means to enter an existing line through a tee and riser pipe.

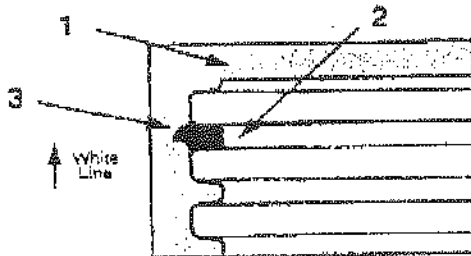
Typical Installations



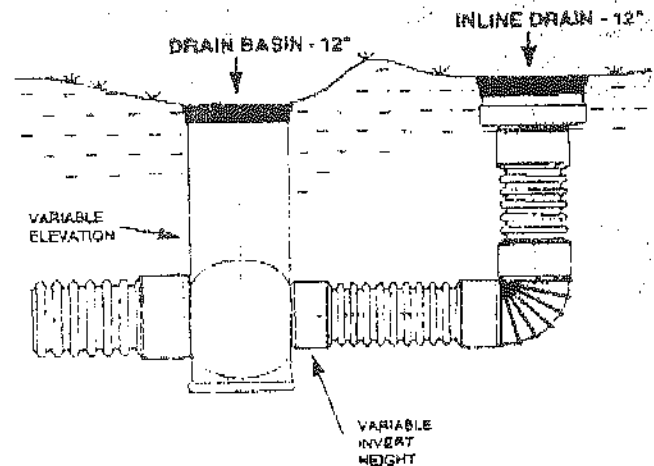
Installation Example



Rubber Gasket Installation Guidelines

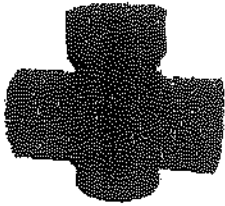


1. Cut pipe in valley of corrugation
2. Place gasket in first full corrugation valley.
3. Gasket fin should point away from end of pipe; white line on fin faces towards end of pipe.
4. Apply pipe lubricant or soapy water around gasket after it is in place.



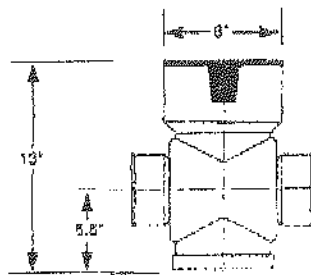
RAIN

8" and 10" Drain Basins

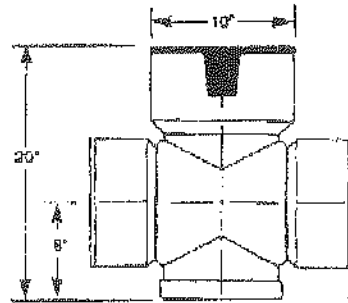


Cast iron grates available:

- Perforated
- Solid
- Locking
- Domed

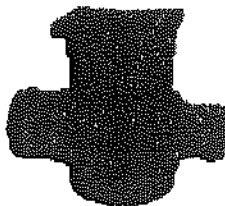


8" PRODUCT NUMBERS
 2808AG Specify adapter type and size for up to two 4"-6" inlets/outlets.
 Fixed height.
 Approx. Weight (Basin only): 4 lbs.
 Approx. Weight (Grate only): 2 lbs.



10" PRODUCT NUMBERS
 2810AG Specify adapter type and size for up to two 4"-6" 8" inlets/outlets.
 Fixed height.
 Approx. Weight (Basin only): 6 lbs.
 Approx. Weight (Grate only): 6 lbs.

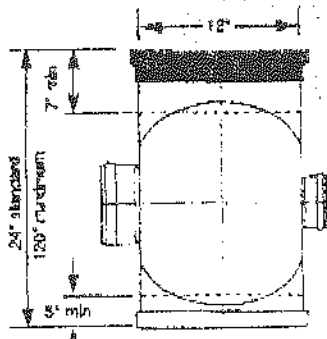
12" and 15" Drain Basins



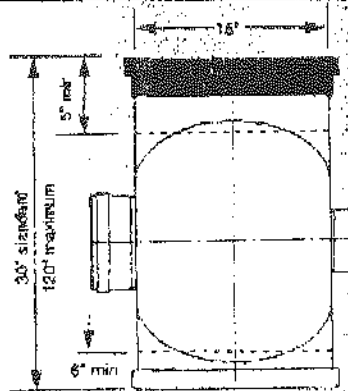
Cast iron grates available:

- Perforated
- Solid
- Locking
- Pedestrian

Grates for 12" and 15" are square and hinged to base

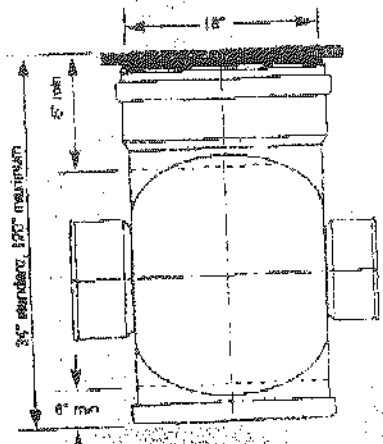
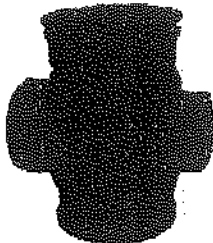


12" PRODUCT NUMBERS
 2812AG Specify adapter type and size for multiple 4"-6"-8"-10" or up to two 12" inlets/outlets.
 Variable height (up to 10') and adapter elevations.
 Approx. Weight (Basin only): 40 lbs.
 Approx. Weight (Grate only): 80 lbs.



15" PRODUCT NUMBERS
 2815AG Specify adapter type and size for multiple 4"-6"-8"-10"-12" or up to two 15" inlets/outlets.
 Variable height (up to 10') and adapter elevations.
 Approx. Weight (Basin only): 42 lbs.
 Approx. Weight (Grate only): 80 lbs.

18" and 24" Diam Basins



Cast iron grates available:


- Perforated
- Solid
- Locking
- Pedestrian

18" PRODUCT NUMBERS
 2818AG Specify grate type and size for multiple 4" 6" 8" 10" 12" 15" or up to two 18" inlets/outlets.
 Variable Height (up to 10') and adaptive elevations.
 Approx. Weight (Basin only): 80 lbs.
 Approx. Weight (Grate only): 20 lbs.

24" PRODUCT NUMBERS
 2824AG Specify grate type and size for multiple 4" 6" 8" 10" 12" 15" 18" or up to two 24" inlets/outlets.
 Variable Height (up to 10') and adaptive elevations.
 Approx. Weight (Basin only): 108 lbs.
 Approx. Weight (Grate only): 152 lbs.

Riser Extensions

Drain Basin Size	Height	Notes
2808AG	8"	Any height available.
2812AG	10"	Priced per foot or fraction thereof.
2812AG	12"	
2815AG	15"	Contact ADS for details.
2818AG	18"	
2824AG	24"	



Data on Disk
 Call ADS for this free CAD diskette containing detailed product data, specifications, and project layout information.

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date 8/8/97

Name of Project MONTALVO CORPORATION

Address/Location 200 RIVERSIDE INDUSTRIAL PARKWAY

Developer EWM LLC % MONTALVO CORPORATION

Form of Performance Guarantee "STORAGE BLDG & COVERED DUMPSTER PAID ONLY"

Type of Development: _____ Subdivision Site Plan (Major/Minor)

TO BE FILLED OUT BY APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
STREET/SIDEWALK						
Road						
Granite Curbing						
Sidewalks						
Esplanades						
Monuments						
Street Lighting						
Other						
SANITARY SEWER						
Manholes				1	3,500	3,500
Piping				144'	15	2,160
Connections						
Other						
STORM DRAINAGE						
Manholes						
Catchbasins						
Piping						
Detention Basin						
Other						
SITE LIGHTING						
EROSION CONTROL				100'	3	300
RECREATION AND OPEN SPACE AMENITIES						

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	White Pine			2	250	500
	LOAM & SEED					430
MISCELLANEOUS						
TOTAL:						
GRAND TOTAL:	0			7,052		

INSPECTION FEE (to be filled out by City)

	PUBLIC	PRIVATE	TOTAL
1.7% of totals:			
or			
Alternative Assessment:			
Assessed by:	(name)	(name)	

TO: Kandice Talbot, Planner
FROM: Jim Wendel, Development Review Coordinator
DATE: August 6, 1997
SUBJECT: Montalvo Corp.
198-208 Riverside Industrial Parkway

A review of the revised site plan dated July 28, 197 has been completed. The review included checking the plans against the comments made by our office in a memo to you dated April 22, 1997. My comments are numbered to agree with our previous review.

1. They indicated that their trucks are oversized. If their trucks are no larger than a (WB-40) semi-tractor trailer than the layout works. Otherwise there will be maneuvering problems for any larger vehicle. Recommend that they discuss this issue further with more description of the type, size and number of the vehicles that will use the truck dock.
2. The new alignment for the storm drain system is acceptable. However there is a conflict in notation from the grading plan (ABS inlet) and the detail of the truck dock (catch basin); they should submit a manufacturer's detail and data sheet for the ABS inlet for review.
3. The City's traffic consultant and fire department has provided some guidance on the circulation question along the northwest side of the building.
4. The silt fence should be extended further along the property line towards Riverside Industrial Parkway to match in with the silt fence currently on the plan.
5. No response was provided for the retaining wall question. It appears to me that the note has been left on the plan in error. They should clarify the point.
6. Have they submitted the necessary information for Public Works to review? — check w/ PW
7. No drainage easement was submitted for review.
8. The catch basin detail has been revised.

9. No response was provided. Recommend that the applicant provide appropriate runoff calculations to show that the culvert system at the entrance has capacity to take the flow and note create an upstream flooding problem. How did this system function during the 500 year storm in October of 1996?
10. The size noted of the dumpster pad in SK-1 conflicts with the full size plan. If the pad has been changed, then the full size plans should be revised.
11. Dumpster pad detail SK-3 does not indicate the height of the structure or the slope of the roof.
12. Where does the keystone wall 4 inch underdrain connect to? - catch basin
13. Recommend that the keystone wall design be checked and stamped by a geotechnical engineer prior to approval. - Jim St. Andrew

■ **Property Development Services**

■ 169 Ocean Street

■ South Portland, ME. 04106

■ (207) 799-3127

July 28, 1997

Kandice Talbot, Planner
City of Portland
389 Congress Street
Portland,, ME 04101

Re: Montalvo Corporation
198-208 Riverside Industrial Parkway

Dear Kandice:

Pursuant to your letter of May 7, 1997 regarding our site plan application for expansion at the above reference location, I offer the following response to your comments:

- 1) We are aware that a full size semi-trailer truck (WB-50) would require a three point turn to maneuver the radius at the west end of the parking lot. Almost all trucking done from this facility is under sized tractor trailers which can be accomodated.
- 2) Reference revisions to storm drainage - Drawing C2.
- 3) Enclosed is easement for storm drainage along northeast property line.
- 4) Reference catchbasin detail on drawing C3 for inclusion of casco trap.
- 5) Reference drawing C2 and C4 for silt fencing and erosion control specifications.
- 6) The Dumpster area is defined in plan and detail on drawing C1 & C3. Also enclosed is SK-1, SK-2 and SK-3 with additional detail.
- 7) The proposed storage building will have a single bathroom and floor drain requiring the sanitary line as shown on drawing C2.
- 8) Enclosed is check in the amount of \$257.00 for the assessed engineering fee.

Please contact me, should you have any questions.

Respectfully,

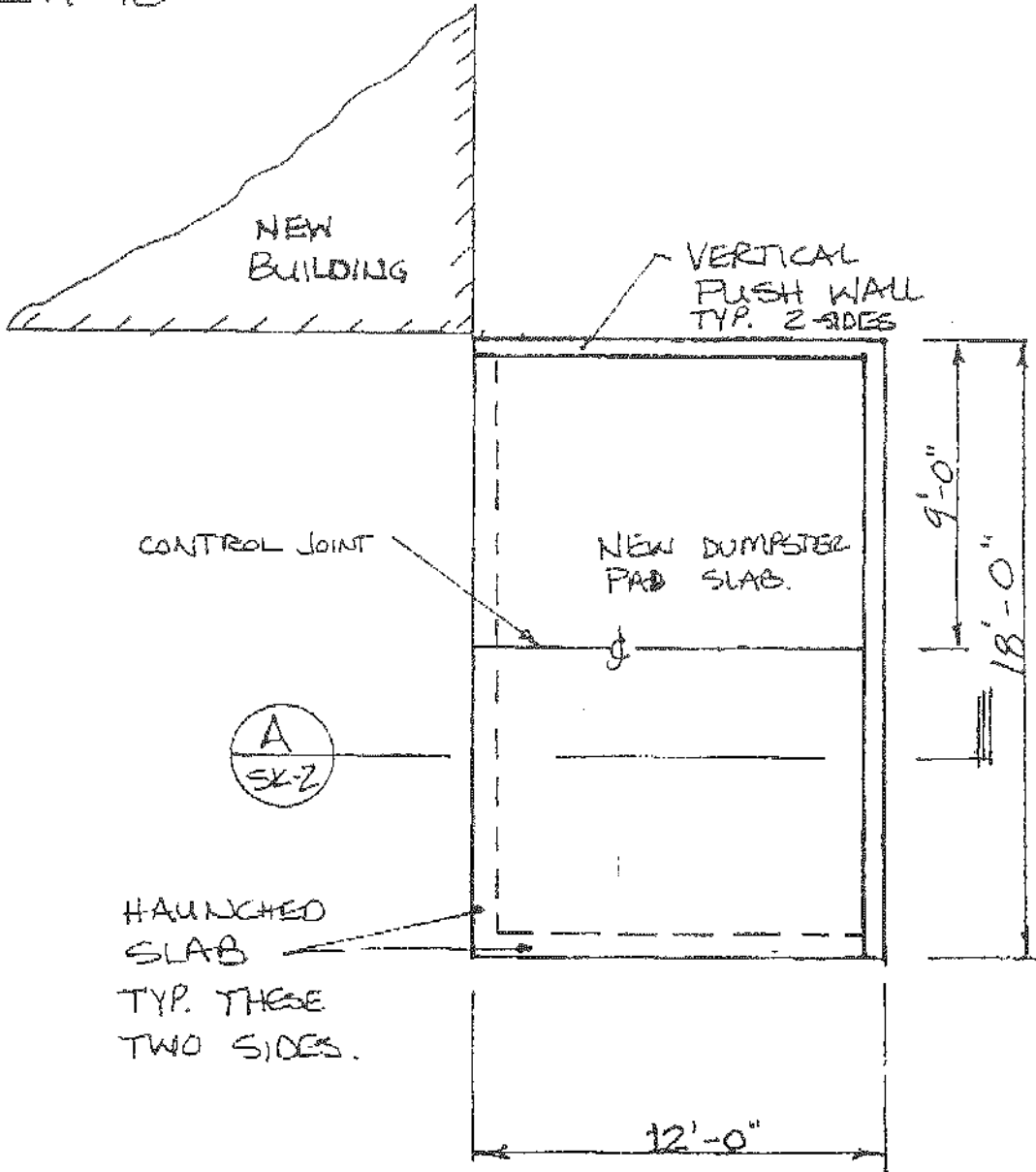
Joseph D. Kozlowski

cc: J. Thibadeau

SK-1 MONTALVO

DUMPSTER PAD & SHED ROOF COVER PAD DETAILS

12' x 18'

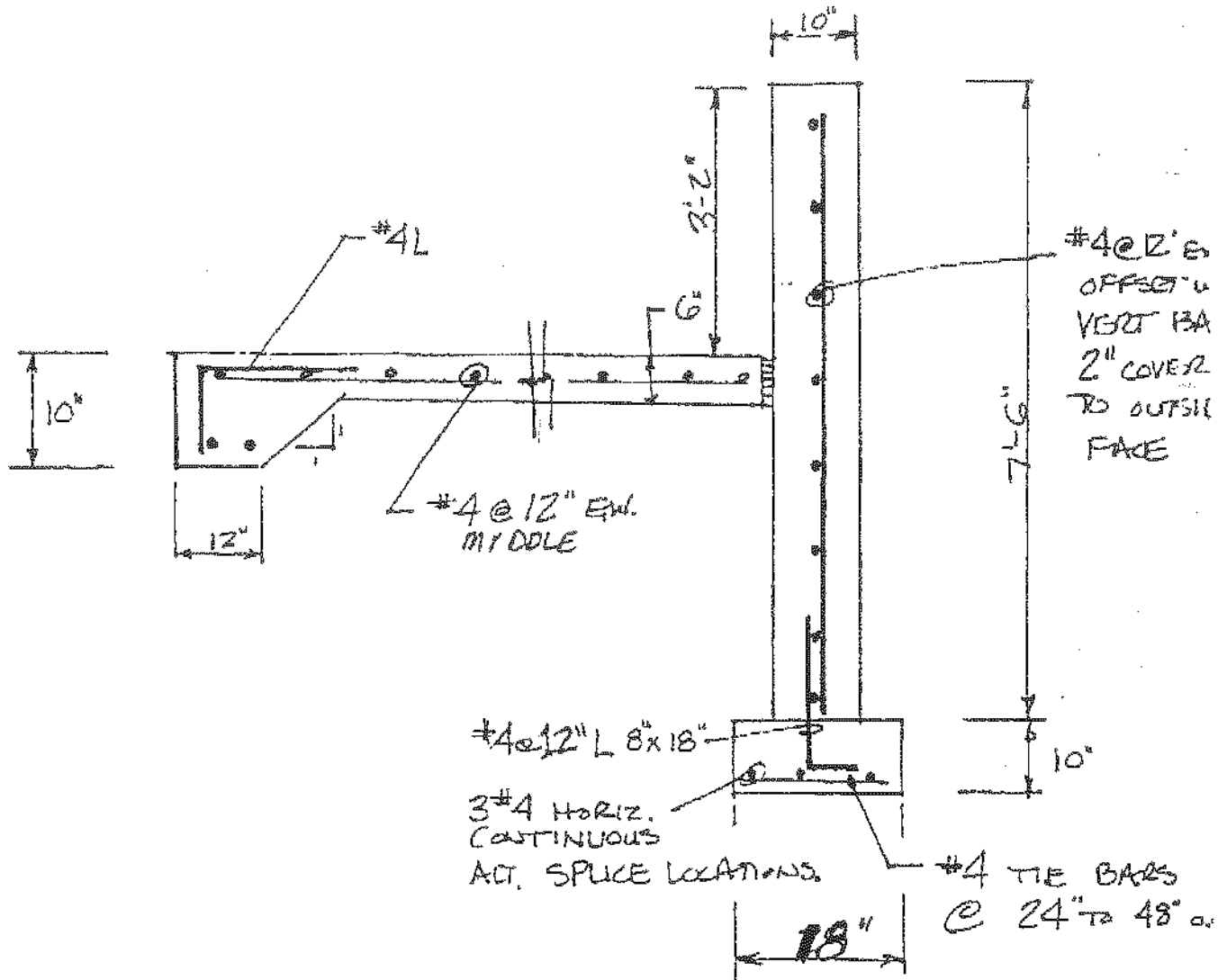


PLAN

SCALE 3/16" = 1'-0"

SK-2

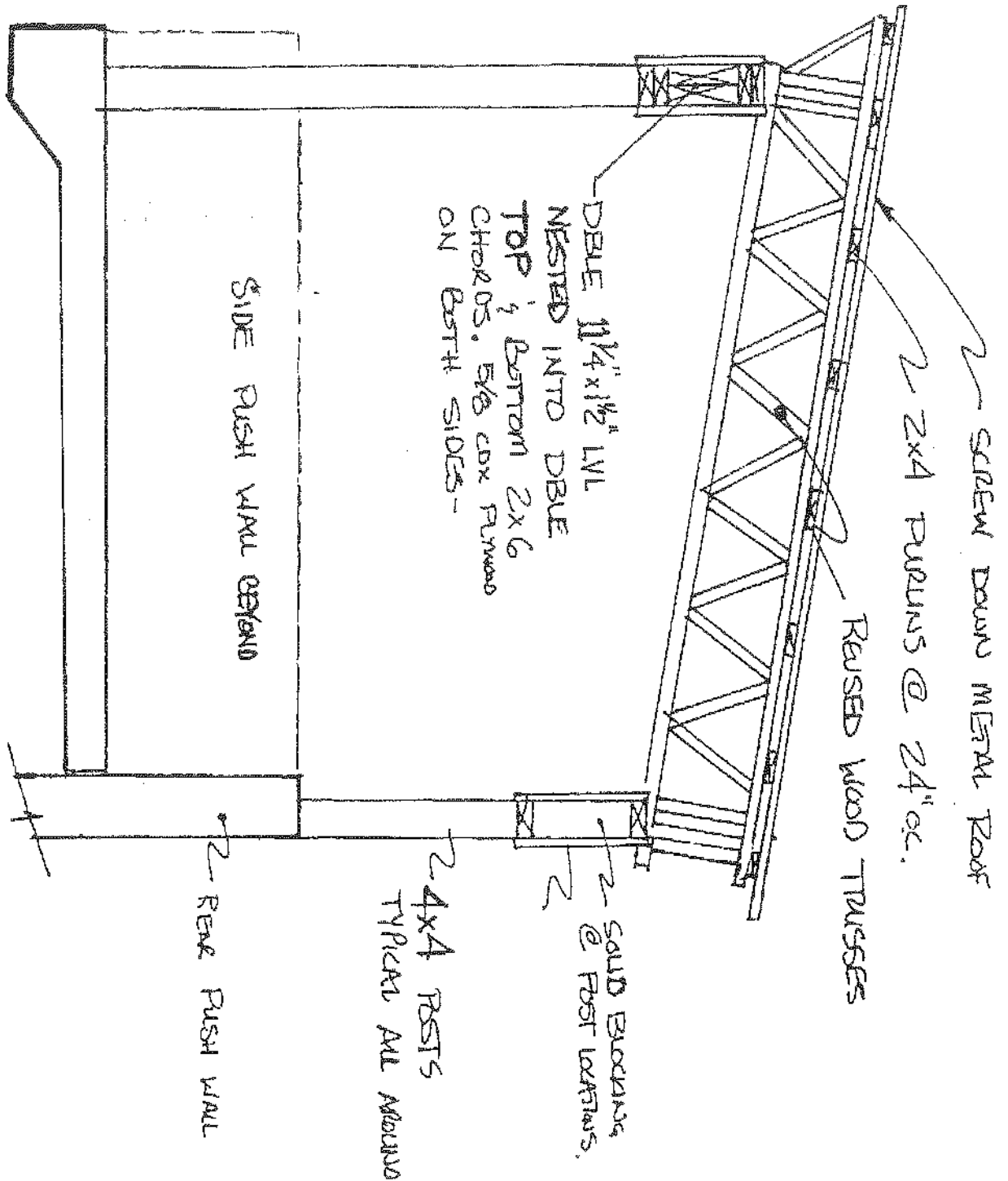
CONCRETE SECTION @
NEW DUMPSTER PAD.



A SECTION @ DUMPSTER PAD.
 SK-1 N.T.S.

3K-3

MONIALVO



DUMPSTER ENCLOSURE X-SECTION

CITY OF PORTLAND

May 7, 1997

Joe Koslowski
Montalvo Corporation
198-208 Riverside Industrial Parkway
Portland, ME 04103

Re: 198-208 Riverside Industrial Parkway

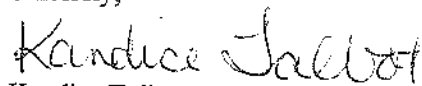
Dear Mr. Koslowski:

The site plan application for an expansion at 198-208 Riverside Industrial Parkway has been reviewed and the following comments should be addressed:

- It appears that there is insufficient area available for adequate turning of semi-trailer trucks (WB-50) to turn around and back into the proposed loading area. Do you propose that trucks will back in from the street?
- Since the connection of CB No. 1 into CB No. 2 is less than 90°, this connection should be reviewed. Perhaps CB No. 1 could be stubbed into the storm drain between CB No. 2 and CB No. 3.
- It is proposed that CB No. 3 will discharge into an existing swale along the northeast property line. A drainage easement from the abutting property owner is recommended.
- The proposed catchbasins should include casco traps on the outlet pipe.
- The site plan should be revised to include silt fence along the north and west sidelines behind the proposed storage building.
- The dumpster shall be enclosed with a stockade fence. This should be shown on the site plan and also a detail of the dumpster enclosure shall be shown on the plan.
- The proposed storage building appears to include sanitary sewer. The applicant should provide data for this.
- An Engineering Fee has been assessed in the amount of \$257.00. The form is attached.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Kandice Talbot
Planner

O:\PLAN\DEVREV\PROJECTS\198RIVIN\LETTERS\KOSLO5-7.WPD

TO: Kandi Talbot, Planner
FROM: Steve Bushey, Development Review Coordinator
DATE: April 22, 1997
RE: Montalvo Corporation; 198-208 Riverside Industrial Parkway

I have reviewed the submission materials for the Montalvo Corp. minor site plan application and provide the following comments:

1. The applicant should review the site plan for adequate turning area of semi-trailer trucks (WB-50) since it appears that insufficient area is available for semi-trailers to turn around and back into the proposed loading area. Does the applicant propose that trucks will back in from the street?
2. The applicant should review the connection of CB No. 1 into CB No. 2 since it is less than 90°. Perhaps CB No. 1 could be stubbed into the storm drain between CB No. 2 and CB No. 3.
3. The applicant should provide discussion regarding the circulation restrictions along the northwest side. The parking spaces next to the building will require drivers to turn around in the southwest corner prior to parking in the spaces. Adequate signage should be provided to direct automobiles for this movement. The Fire Chief should also review the layout since it appears that parking and access along the west side could be confusing.
4. The site plan should be revised to include silt fence along the north and west sidelines behind the proposed storage building.
5. The plan references a retaining wall in the northwest corner, however it is unclear where the wall is or if it is intended to be part of the proposed storage building since the finish grading on the north and west sides of the proposed storage building is higher than the finish floor elevation. In addition, will a wall be necessary on the east side of the proposed dumpster slab?
6. The proposed storage building appears to include sanitary sewer. The applicant should provide data for this and the Public Works Department should review for an ability to serve if additional wastewater from the site is to be penetrated.
7. The applicant proposes to discharge from CB No. 3 into an existing swale along the northeast property line. A drainage easement from the abutting property owner is recommended.

8. The proposed catchbasins should include casco traps on the outlet pipe.
9. Based on the stormwater management study prepared, I am not concerned that runoff increases due to the development will be insignificant and that the on-site storm drain measures are sufficient to handle the site's drainage.



April 10, 1997

96070

City of Portland - Planning Dept.
Portland City Hall
389 Congress Street, 4th Floor
Portland, ME 04101

RE: Minor Site Plan Expansion - Montalvo Corporation
198-208 Riverside Industrial Parkway, Portland, ME

Dear Planning Members:

Associated Design Partners Inc. is pleased to submit the attached minor site plan proposal on behalf of the Applicant, Property Development Services and the Owner, Montalvo Corporation.

Seven (7) black lined copies of the proposed site plan and this written statement have been prepared in accordance with Section 14-525 of the City of Portland Planned Use Ordinance.

Items (1){a-e} have been included on the attached site plan drawings. Item (2)-{a} was derived from the Cumberland County Soil and Water Conservation Soils Maps and is attached to this package as Exhibit 1. Items (2){a-i} are also included on the site plan drawings attached to this proposal.

Item (2)j - This project proposes addition of one (1) exterior light wall pack unit on the loading dock expansion. All other site lighting currently existing on the site is adequate and currently in service.

Item (2)k - There is an existing fire hydrant located on Riverside Industrial Parkway in the proximity of this project. No other fire hydrants are proposed.

Item (2)l - The site does not fall within the U.S. Department of Interior National Wetlands Inventory; however, we have field located the wetland boundaries based upon hydrology and botanical plant type and have shown the wetland boundaries on the attached subdivision plan.

Item(2)m - No test pits or test borings have been prepared for this project at this time; however, we have required a test pit be conducted at the on-set of construction to determine the general location of an existing sewer service.

Item (2)n - Sedimentation erosion control narrative has been prepared and is included on the attached site plan drawings.

Item (c) - Written statements

General - The existing site is currently owned by Montalvo Properties and is proposed for expansion by the applicant, Property Development Services. The proposed cost of the site improvements is approximately \$45,000. The estimated cost for providing the loading dock expansion, accessory storage building and relocation of the dumpster pad and cover roof is approximately \$155,000. The total estimated cost of the project is \$200,000.

Item (c)(1). The existing site is used for light manufacturing. The proposed project does not propose a use change and requires minor expansion and modification to the site to improve parking, site circulation and loading and storage capabilities.

Item (c)(2) - The entire site encompasses 3.69 acres. The existing building is 15,600 SF in footprint. A 16'x20' loading dock expansion is proposed totaling an additional 320 SF for a revised building area of 15,920 SF for the primary use structure. The proposed storage building is 50x30 (1,500 SF) and will replace an existing 24x24 (576 SF) wood frame building. The relocated dumpster pad is currently 16x24 and will remain unchanged in proposed footprint.

Item (c)(3) - No easements were found as part of the boundary survey.

Item (c)(4) - The proposed site expansion requires demolition of an existing exterior leveler pad concrete foundation. The total amount of demo debris to be removed from the site primarily consists of concrete from this leveler pad and from the existing dumpster pad and comprises less than 20 yards of concrete demo debris. The 24x24 wood frame building is proposed to be relocated for reuse off-site.

Item (c)(5) - The existing project is located on Riverside Industrial Parkway currently served by sufficient sewer, water, gas and roadway access.

Item (c)(6) A proposed storm water narrative is included as Exhibit 2 and attached to this written narrative.

Item (c)(7) Construction Sequencing - The proposed construction expansion will generally proceed as follows:

Initially the existing underground storage tanks will be removed and this area regraded. Next, demolition of the existing loading dock dumpster pad and wood frame garage building will occur. Next, construction of the utility modifications and storm drains will be provided followed by construction of the building foundations and parking lot modifications. Finally, renovations to the existing access drive grade change to raise the low point of the vertical curve will occur along with construction of the proposed inlet retaining wall. Final grading, landscaping and general clean-up and paving will complete the proposed construction improvements.

Item (c)(8) - Other than minor site plan approval from the City of Portland, this project will require an NRPA Permit by Rule for the proposed inlet retaining wall and access road raise in grade. This permit will be applied for subsequent to receiving minor site plan approval and a minimum of 15 days prior to proceeding with the proposed construction.

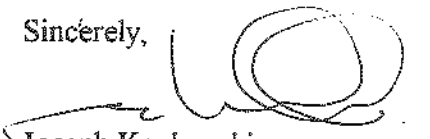
Item (c)(9) - Evidence of financial capacity for the applicant to undertake this project is provided in a letter by Montalvo Corporation attached as Exhibit 3. Technical capacity to complete this project is witnessed by the stamped professional engineering documents submitted.

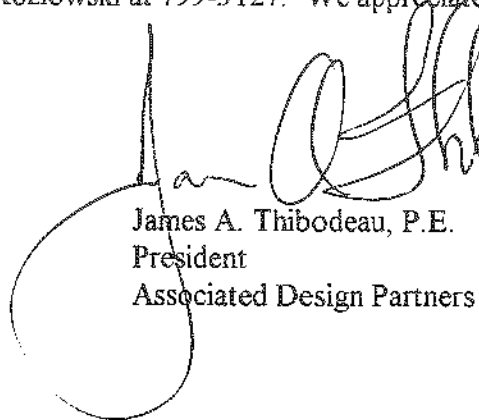
Item (c)(10) - Evidence of right title and interest is provided by the two (2) attached deeds included as Exhibit 4.

Item (c)(11) - The primary natural feature exhibited by this site is the stream running through the middle of it. The stream will be protected through the use of standard erosion and sedimentation control design and construction methods provided in accordance with SCS standards.

Should you have any questions with these written statements or attached documentation, please do not hesitate to contact Joseph Kozlowski at 799-3127. We appreciate your consideration of this proposal.

Sincerely,


Joseph Kozlowski
President
Property Development Services


James A. Thibodeau, P.E.
President
Associated Design Partners

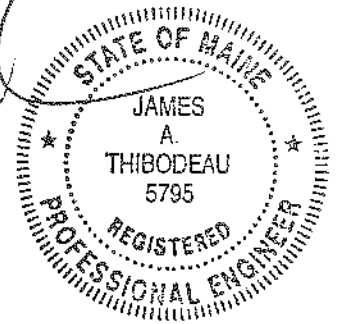


EXHIBIT 1

SOILS MAP

EXHIBIT 2

STORM WATER NARRATIVE

PROJECT DESCRIPTION & SITE ANALYSIS

Nature of the Project: This site consists of mostly wooded areas with moderate to steep slopes. The steeper slopes are located adjacent to a primary drainage coarse running through the middle of this lot, however, no construction other than that proposed adjacent to the existing entrance drive is proposed on these steep wooded slopes. The balance of the parcel towards the rear is dominated by moderate to flat slopes and has been developed with the existing 15,600 SF manufacturing facility and associated parking improvements as depicted on the site plan.

The current proposal will add a very minimal amount of impervious surfaces to increase the parking capacity and replace the existing wood frame structures with superior steel frame buildings to facilitate loading and storage of raw materials and manufactured goods.

The site currently drains surface run-off to the northeast corner to an existing set of culverts via sheet and channel flow. This project proposes addition of a small catch basin drainage system to collect flow from the loading dock area and existing low areas. This drainage system is collecting runoff from approximately 6,200 SF of impervious surface out of a total site area of 160,574 SF; approximately 4%.

Present and post land use cover: The site is presently 34% impervious surface (pavement and building) and 66% woods in good condition. After development the site will be 35% impervious, and 65% woods in good condition.

Areas on-site to be disturbed by construction: The on site areas potentially disturbed will be limited to those areas necessary for (a) the construction of the expanded parking areas and interior circulation roadway,(b) the loading dock expansion, (c)storage building, (d) access road raise in grade @ the existing vertical curve. All other areas will remain unaltered.

Critical adjacent areas: An intermittent stream runs through the site, then through an existing culvert under the access road. The proposed access road will be raised in grade where it crosses the existing stream and culvert. All site wetland areas have been mapped and are detailed on the site survey plan.

To minimize impact to on-site and adjacent areas, (1) erosion and sedimentation control measures have been incorporated into the project plans, and (2) a stormwater management plan has been developed for the site.

STORMWATER EVALUATION

A hydrologic analysis has been done on the watershed underlying the proposed site improvements for Montalvo Corp located at 198-208 Riverside Industrial Park, Portland, Maine. The purpose of this study was to determine the impact of the site development on the present drainage patterns, and evaluate the need for additional stormwater management systems if required to mitigate the impact of the development, and maintain a post developed runoff condition similar to present conditions.

Hydrology Analysis:

Analysis: Because of the minimal increase in impervious surface of the proposed development, and need to accurately access a realistic runoff rate increase we have selected the rational analysis method. Our evaluation calculates the estimated increase in runoff for the two year, ten year and one hundred year storm frequencies. Our initial calculations evaluated the increase runoff rates solely from the increase in impervious surface. We conducted an alternate analysis of the entire 3.69 acre site and used a variation in the weighted "C" value calculated from the proposed increase in impervious surface to cross check the increase in runoff rates.

Rainfall Data:

1. Design storm. 24 hour, Type III rainfall distribution.
2. Rainfall: 24 hour precipitation from the "SOIL CONSERVATION SERVICE COUNTY RAINFALL DATA - STATE OF MAINE."

2 year storm (Q2)	= 3.0 inches
10 year storm (Q10)	= 4.7 inches
25 year storm (Q25)	= 5.5 inches
100 year storm (Q100)	= 6.7 inches

Watersheds: From on-site inspection of the site and surrounding areas, and review of the topographic plan prepared by Survey Works included in the attached minor site plan, we conclude that the entire site discharges to the northeast corner of the property to an existing culvert extending underneath the access road. This point was selected for analysis to determine the potential and amount of increase in runoff from the proposed development. We evaluated two (2) subcatchment runoff paths and determined their time of concentration for use in determining the intensity in the rational formula. The first time of concentration was calculated beginning at the upper reach of the developed area. The second time of concentration was calculated from the undeveloped woods portion of the site and was determined to be a maximum time of concentration at 17 minutes. The latter time of concentration from the developed area was calculated to be less than 2 minutes.

Pre-Developed Condition: The existing developed site in its pre-modified (pre-developed to this proposal) condition discharges peak rates of approximately 6.93 cfs and 17.32 cfs for the 2 and 100 year storms respectively. These discharge rates were determined using a weighted "C" value based upon a calculated estimate of the percentage of impervious vs. wooded areas on the existing site. It was determined that approximately 34% of the site is currently developed and considered impervious and was assigned a "C" value of (0.95). The remaining 66% of the site was evaluated using a "C" value of (.40). The calculated weighted value for the pre-developed existing site was .587.

Post-Developed Condition: The minimal site improvements proposed will increase the amount of impervious surface by 1%. To evaluate the post-develop runoff conditions, a new weighted "C" value was calculated using a 1% variation in the impervious and wooded areas. Yielding a revised value of .590 for the post-developed conditions.

Comparison of Maximum Discharge Rates: Based upon the analysis conducted, we have determined that the maximum increase in runoff between the pre and post-developed conditions as a result of this proposed project will be approximately one tenth of a cubic foot per second during the 100 year storm. Based upon this minimal increase rate we request that no detention measures other than providing casco sediment traps within the proposed catch basins be provided.

EROSION AND SEDIMENTATION CONTROL PLAN

MONTALVO, SITE EXPANSION

INTRODUCTION

The following plan for controlling sedimentation and erosion from this project is based upon sound conservation practices, and adheres to the standards detailed in the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices by the Cumberland County Soil and Water Conservation District and the Maine Department of Environmental Protection dated March 1991. The contractor shall make himself familiar with the aforementioned publication and comply with the practices presented therein.

This report addresses the erosion control measures to be applied to the proposed site work for the project. Reference is made to the erosion control exhibits, showing the locations of proposed measures included in this report.

This site consists of mostly wooded areas with moderate to steep slopes. The steeper slopes are located adjacent to a primary drainage coarse running through the middle of this lot, however, ho construction other than that proposed adjacent to the existing entrance drive is proposed on these steep wooded slopes. The balance of the parcel towards the rear is dominated by moderate to flat slopes and has been developed with the existing 15,600 SF manufacturing facility with associated parking and improvements as depicted on the site plan.

The current proposal will add a very minimal amount of impervious surfaces (1%) to increase the parking capacity and replace the existing wood frame structures with superior steel frame buildings to facilitate loading and storage of raw materials and manufactured goods.

The site currently drains surface run-off to the northeast corner to an existing set of culverts via sheet and channel flow. This project proposes addition of a small catch basin drainage system to collect flow from the loading dock area and existing low areas. This drainage system is collecting runoff from approximately 6,200 sf of impervious surface out of a total site area of 160,574 sf; approximately 4%.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

1. EROSION/SEDIMENT CONTROL DEVICES

The following erosion sedimentation control devices are proposed for construction on this project. Install these devices as indicated on the plans.

- 1.1 Silt Fence: Silt fence will be installed along the downgradient edges of disturbed areas to trap runoff borne sediments until the site is stabilized. In areas where stormwater discharges the silt fence will be reinforced with hay bales to help maintain the integrity of the silt fence and to provide additional treatment.

- 1.2 Hay bales placed in drainage swales and paths to trap sediments and reduce runoff velocities.
- 1.3 Riprap: Provide riprap in areas where slopes are steeper than 3:1 and as shown on the plans.
- 1.4. Loam, Seed, & Mulch: All disturbed areas, which are not otherwise treated, shall receive permanent seeding and mulch to stabilize the disturbed areas. The disturbed areas will be revegetated within 5 days of final grading. Seeding requirements are provided at the end of this specification.
- 1.5 Jute Mesh: Straw and hay mulch; used to cover denuded areas until permanent seed or erosion control measures are in place. Mulch can be used on slopes less than 3:1. Use Jute mesh on slopes in excess of 3:1.

2. TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES

Provide the following temporary erosion/sedimentation control measures during construction of the Development:

- 2.1 Siltation fence along the downgradient side of the parking areas and of all fill sections. The siltation fence will remain in place until the site is revegetated.
- 2.2 Hay bales at key locations to supplement the silt fence.
- 2.3 Protect temporary stockpiles of stumps, grubblings, or common excavation as follows:
 - a. Soil stockpile side slopes shall not exceed 2:1.
 - b. Avoid placing temporary stockpiles in areas with slopes over 10 percent, or near drainage swales.
 - c. Stabilize stockpiles within 15 days by temporarily seeding with a hydroseed method containing an emulsified mulch tackifier or by covering the stockpile with mulch.
 - d. Surround stockpile soil with siltation fence.
- 2.4 All denuded areas which have been rough graded and are not located within the building pad, or parking and driveway subbase area shall receive mulch within 30 days of initial disturbance of soil or within 15 days after completing the rough grading operations. In the event the Contractor completes final grading and installation of loam and sod within

the time periods presented above, installation of mulch and netting, where applicable is not required.

- 2.5 If work is conducted between October 15 and April 15, all denuded areas are to be covered with hay mulch, applied at twice the normal application rate, and anchored with fabric netting. The period between final grading and mulching shall be reduced to a 15 day maximum.
- 2.6 Temporary erosion control measures shall be removed once the site has been stabilized or in areas where permanent erosion control measures have been installed.

3. PERMANENT EROSION CONTROL MEASURES

The following permanent control measures are required by this Erosion/Sedimentation Control Plan:

- 3.1 Stormwater runoff from a portion of the existing building and paved areas will be collected in the proposed storm drainage systems equipped with "casco" sediment traps to reduce sediment discharge. Post-development runoff rate increases are very minimal, less than 1cfs for peak rate during the 100 year storm, detention is not proposed.
- 3.2 All areas disturbed during construction, but not subject to other restoration (paving, riprap, etc.), will be loamed, limed, fertilized and sodded. Native topsoil shall be stockpiled and reused for final restoration when it is of sufficient quality.
- 3.3 Slopes greater than 2:1 will receive riprap.

CONSTRUCTION PHASE

The following general practices will be used to prevent erosion during construction of this project.

1. Only those areas under active construction will be cleared and left in an untreated or unvegetated condition. If final grading, loaming and seeding will not occur within 15 days. See Item No. 4.
2. Prior to the start of construction in a specific area, silt fencing and/or hay bales will be installed at the toe of slope and in areas as located on the plans to protect against any construction related erosion. Immediately following construction of culverts and swales, rip rap aprons shall be installed, as shown on the plans.
3. Topsoil will be stockpiled when necessary in areas which have minimum potential for erosion and will be kept as far as possible from the existing drainage course. All stockpiles expected to remain longer than 15 days shall be:

- a. Treated with anchored mulch (within 5 days of the last deposit of stockpiled soil).
- b. Seeded with conservation mix and mulched immediately.

Stockpiles expected to remain longer than 7 days shall be encircled with hay bales or silt fence at the toe of the pile.

- 4. All disturbed areas expected to remain longer than 7 days shall be either:
 - a. Treated with anchored mulch immediately, or
 - b. Seeded with conservation mix of annual rye grass (0.9 lbs/1000 sq. Ft) and mulched immediately.
- 5. All grading will be held to a maximum 2:1 slope where practical. All slopes will be stabilized with permanent seeding, or with stone, within 5 days after final grading is complete. (See Post-Construction revegetation for seeding specification.)
- 6. All culverts will be protected with stone riprap and headwalls (D50 = 6" unless otherwise specified) at inlets and outlets.
- 7. Construction traffic will be directed over the existing paved drive. Any areas subject to rutting will be stabilized immediately. The entrance to Riverside Industrial Park will be swept weekly, should mud be tracked onto it.

POST-CONSTRUCTION REVEGETATION

The following general practices will be used to prevent erosion as soon as an area is ready to undergo final grading.

- 1. A minimum of 4" of loam will be spread over disturbed areas and graded to a uniform depth and natural appearance, or stone will be placed on slopes to stabilize surfaces.
- 2. If final grading is reached during the normal growing season (4/15 to 9/15), permanent seeding will be done as specified below. Prior to seeding, limestone shall be applied at a rate of 138 lbs/1000 sq. Ft. And 10:20:20 fertilizer at a rate of 18.4 lbs/1000 sq.ft will be applied. Broadcast seeding at the following rates:

<u>Lawns</u>		<u>Swales</u>	
Kentucky Bluegrass	0.46 lbs/1000 sq.ft.	Creeping Red Fescue	0.46 lbs/1000 sf
Creeping Red Fescue	0.46 lbs/1000 sq.ft.	Red Top	0.05 lbs/1000 sf.
Perennial Ryegrass	0.11 lbs/1000 sq.ft.	Tall Fescue	0.46 lbs/1000 sf.

3. An area shall be mulched immediately after it has been seeded. Mulching shall consist of hay mulch, hydro-mulch or any suitable substitute deemed acceptable by the Designer.
 - a. Hay mulch shall be applied at the rate of 2 tons per acre. Hay mulch shall be secured by either:
 - i. Being driven over by tracked construction equipment on grades of 5% and less.
 - ii. Blanketed by tacked photodegradable/biodegradable netting, or with spray, on grades greater than 5%.
 - b. Hydro-mulch shall consist of a mixture of either asphalt, wood fiber or paper fiber and water sprayed over a seeded area. Hydro-mulch shall not be used between 9/15 and 4/15.
4. Construction shall be planned to eliminate the need for seeding between September 15 and April 15. Should seeding be necessary between September 15, 1995 and April 15, 1996, and the following procedure shall be followed.
 - a. Only unfrozen loam shall be used.
 - b. Loaming, seeding and mulching will not be done over snow or ice cover. If snow exists, it must be removed prior to placement of seed.
 - c. Where permanent seeding is necessary, Annual Winter Rye (1.2 lbs/1000 sq. ft) shall be added to the previously noted areas.
 - d. Where temporary seeding is required, Annual Winter Rye (2.6 lbs/1000 sq. ft.) shall be sown instead of the previously noted seeding rate.
 - e. Fertilizing, seeding and mulching shall be done on loam the day the loam is tracked by machinery alone will not suffice.
 - f. Hay mulch shall be secured with photodegradable/biodegradable netting. Tracking by machinery alone will not suffice.
5. Following final seeding, the site will be inspected every 30 days until 80% cover has been established. Reseeding will be carried out by the contractor within 10 days of notification by the engineer that the existing catch is inadequate.

MONITORING SCHEDULE

The contractor is responsible for installing, monitoring, maintaining, repairing, replacing and removing all of the erosion and sedimentation controls or appointing a qualified subcontractor to do so.

Maintenance measures will be applied as needed during the entire construction cycle. After each rainfall, a visual inspection will be made of all erosion and sedimentation controls as follows:

1. Hay bale barriers and silt fence shall be inspected and repaired once a week or immediately following any significant rainfall. Sediment trapped behind these barriers shall be excavated when it reaches a depth of 6" and redistributed to areas undergoing final grading. Should the hay bale barriers prove to be ineffective, the contractor shall install silt fence behind the hay bales.
2. Visually inspect riprap once a week or after each significant rainfall and repair as needed. Remove sediment trapped behind these devices once it attains a depth equal to 1/2 the height of the dam or riser. Distribute removed sediment off-site or to an area undergoing final grading.
3. Revegetation of disturbed areas within 25' of drainage-course/stream will be seeded with the "meadow area mix" and inspected on a weekly basis or after each significant rainfall and reseeded as needed. Exposed areas will be reseeded as needed until the area has obtained 100% growth rate. Provide permanent riprap for slopes in excess of 3:1 and within 25' of drainage coarse.

EROSION CONTROL REMOVAL

An area is considered stable if it is paved, gravel, or if 80% growth of planted seeds is established. Once an area is considered stable, the erosion control measures can be removed as follows:

1. Hay Bales and Silt Fence
The hay bales and silt fence shall be disposed of legally and properly off-site. All sediment trapped behind these controls shall be:
 - a. Distributed to an area undergoing final grading.
 - b. Graded in an aesthetic manner to conform to the topography, fertilized, seeded and mulched in accordance with the rates previously stated.
2. Miscellaneous
Once all the trapped sediments have been removed from the temporary sedimentation devices, the disturbed areas must be regraded in an aesthetic manner to conform to the surrounding topography. Once graded, these disturbed areas must be loamed (if necessary) fertilized, seeded and mulched in accordance with the rates previously stated.

jat/96070/erosion.doc

EXHIBIT 3

FINANCIAL CAPACITY



BERRY, DUNN, McNEIL & PARKER
CERTIFIED PUBLIC ACCOUNTANTS
MANAGEMENT CONSULTANTS

100 Middle Street / P.O. Box 1100, Portland, Maine 04104-1100 / (207) 775-2387 / FAX (207) 774-2375

April 2, 1997

Planning Office
City of Portland

To Whom It May Concern:

I am the principal in charge of accounting and tax services for the Montalvo Corporation and Montalvo Properties (companies with common ownership). In that capacity, I am familiar with the financial resources and cash flow of the companies.

The companies have the capacity to self-finance a proposed building expansion in the range of \$150,000-200,000.

If you need additional information, please contact me at 775-2387.

Very truly yours,

A handwritten signature in cursive script that reads "Charles H. Roscoe".

Charles H. Roscoe

cc: Edwin J. Montalvo

EXHIBIT 4

RIGHT, TITLE & INTEREST

46070

28176
Know All Men by these Presents,

That I, Rufus H. Jones, of Portland, in the County of Cumberland and State of Maine

in consideration of One Dollar and other valuable considerations

paid by Montalvo Properties, a partnership organized and existing by law ~~and organized by law~~ with a place of business at 198-208 Riverside Industrial Parkway, in Portland, Maine

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Montalvo Properties,

its Successors

~~and~~ and Assigns forever,

the following described property:

A certain lot or parcel of land situated on the northwesterly side of Riverside Industrial Parkway, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the northwesterly sideline of Riverside Industrial Parkway at the southerly ~~end~~ of land conveyed by Rufus H. Jones to Ronald J. Dorler, by deed dated May 29, 1975 and recorded in Cumberland County Registry of Deeds, in Book 3696, Page 40; thence North 62° West by said Dorler land thirty-six and two hundredths (36.02) feet, more or less, to an angle; thence North 45° 38' 30" West by said Dorler land three hundred sixty-two and thirty-five hundredths (362.35) feet to the southeasterly sideline of land of Maine Turnpike Authority; thence South 25° 50' West by said land of Maine Turnpike Authority two hundred sixty-five and two hundredths (265.02) feet to a point; thence South 64° 10' East by land of Rufus H. Jones three hundred forty-five and sixty hundredths (345.60) feet more or less to the northwesterly sideline of Riverside Industrial Parkway; thence northeasterly by the northwesterly sideline of Riverside Industrial Parkway by a curve to the right having a radius of one thousand ninety (1,090) feet, a distance of one hundred fifty-two and fifty-four hundredths (152.54) feet to the point of beginning, containing 1.69 acres, more or less.

The above described courses are true courses from Maine Turnpike Authority plans. Said premises are shown on a certain plan made for Rufus H. Jones by H.I. and E.C. Jordan - Surveyors, dated Oct. 1975 and recorded in said Registry of Deeds in Plan Book 109, Page 36.

Being a portion of the premises devised to me under the Will of Lydia W. Stevens, abstract of which is recorded in Cumberland County Registry of Deeds, in Book 2050, Page 287, and a portion of the premises conveyed to me by the City of Portland, by deed dated May 14, 1975 and recorded in said Registry of Deeds, in Book 3689, Page 271 and a portion of the premises conveyed to me by Mary Hanscom, by deed dated November 14, 1975 and recorded in said Registry of Deeds in Book 3771, Page 238.

11

Said parcel of land conveyed to me by the City of Portland is conveyed subject to the right perpetually thereof by the Public Works Department of the City of Portland to enter upon said parcel at any and all times for the purpose of constructing, maintaining and replacing, certain drains and culverts and all necessary appurtenances or fixtures as now existing or as may hereafter be placed therein, provided that the Grantee, its successors and assigns, shall have the use and enjoyment of such parcel as shall in no way interfere with the perpetual use thereof by the City of Portland, its successors and assigns, for the purposes above mentioned, provided that no building or any kind of permanent structure, except a driveway, will be erected over said drains and culverts by the Grantee, its successors and assigns, and that the Grantee, its successors and assigns, shall not remove earth from said parcel or place fill thereon without the written permission of the Public Works Department of the City of Portland.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof to the said
Montalvo Properties, its Successors

~~Heirs~~ and Assigns, to its ~~use and behoof~~
forever.

And I do **COVENANT** with the said Grantee, its Successors and Assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances; except as aforesaid;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my Heirs, shall and will **Warrant and Defend** the same to the said Grantee, its Successors ~~Heirs~~ and Assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

1
1
w/ power of attorney for
1. Payment 5000
Portland ME 04111

Warranty Deed.

FROM

RUFUS H. JONES

TO

MONTALVO PROPERTIES

DATED December 18, 1975

State of Maine.

Received by: Registry of Deeds.

Received _____, 1975

at _____, H., _____, M., and _____, M., and

recorded in Book 1818, Page _____

Attest:

_____, Registrar.

FROM THE OFFICE OF

Verrill Dana Philbrick Putnam

& Williamson

Two Canal Plaza

Portland, Maine 04112

No. 188. ROBERTS OFFICE SUPPLY COMPANY
Portland, Maine

1203

28188

Know all Men by these Presents,

That MARGUERITE GREENLIE JONES

of Damariscotta in the county of Lincoln
sole acting ~~executrix~~ executrix of the last will and testament
of Rufus H. Jones late of Portland, Maine
deceased, testate, by virtue of the authority to me given by
the said Rufus H. Jones in his last will and
testament, in my capacity of ~~executrix~~ executrix as afore-
said, and in consideration of FOURTEEN THOUSAND (\$14,000.00)-----
-----dollars

to me paid by MONTALVO PROPERTIES, a partnership organized and existing
by law with a place of business at 198-208 Riverside Industrial Parkway, in
the City of Portland, County of Cumberland and State of Maine

~~and~~ the receipt whereof is hereby ac-
knowledged, do hereby sell and convey unto the said MONTALVO PROPERTIES,
its successors

~~and~~ and assigns, the following described real estate, which was
the property of the said Rufus H. Jones situated in
said Portland and bounded as follows:

A certain lot or parcel of land situated on the northwesterly side of River-
side Industrial Parkway in said Portland, bounded and described as follows:

Beginning at an iron set in the ground on the northwesterly side of Riverside
Industrial Parkway at the northeasterly corner of land conveyed by Rufus H.
Jones to Joseph S. Pio by Warranty Deed dated November 19, 1975 and recorded
in the Cumberland County Registry of Deeds in Book 3772, Page 285, said point
of beginning also marking the northeasterly corner of Lot No. 10 as shown on
a plan made for Rufus H. Jones by H. I. & E. C. Jordan dated November, 1975
and recorded in said Registry of Deeds in Plan Book 110, Page 25; from said
point of beginning thence running North 64° 10' West by the northeasterly
line of said Lot No. 10, being the northeasterly line of said Pio land, 327.80
feet to an iron set in the ground on the southeasterly line of land now or
formerly of the Maine Turnpike Authority; thence running North 25° 50' East by
said Maine Turnpike Authority land 259.81 feet to an iron set in the ground
in the southwesterly corner of land conveyed by Rufus H. Jones to Montalvo
Properties by Warranty Deed dated December 18, 1975 and recorded in said
Registry of Deeds in Book 3785, Page 10; thence running South 64° 10' East
by said Montalvo Properties land 345.60 feet, more or less, to an iron set in
the ground on the northwesterly side line of said Riverside Industrial Parkway;
thence running southwesterly by the northwesterly side line of said Riverside
Industrial Parkway, by a curve to the right having a radius of 1,090 feet a
distance of 129.58 feet to an iron set in the ground; thence running South 28°
00' West by the northwesterly side of said Riverside Industrial Parkway a
distance of 131.02 feet to an iron set in the ground in the northeasterly
corner of said Pio land and the point of beginning.

Being a portion of the property devised to the said Rufus H. Jones under
the Will of Lydia W. Stevens, an abstract of which Will is recorded in the
Cumberland County Registry of Deeds in Book 2050, Page 287, and a portion
of the property conveyed to the said Rufus H. Jones by Mary Hanscom by deed
dated November 14, 1975 and recorded in said Registry of Deeds in Book 3771,

The parcel of land herein conveyed is the southernmost of the three lots shown on "Plan of Property in Portland, Maine, made for Rufus H. Jones" by H. I. & E. C. Jordan, October, 1975, approved by the City of Portland Planning Board October 14, 1975 and recorded in said Registry of Deeds in Plan Book 109, Page 36.

Excepting from the premises hereinabove described so much thereof as is designated as Lot 567 on a plan of Forest Avenue Terrace made by A. C. Elliot, C. E., May 7, 1910 and recorded in said Registry of Deeds in Plan Book 12, Page 9.

~~We~~ **do** have and in hold the above-granted premises unto the said
MONTALVO PROPERTIES, its successors
~~and~~ ~~assigns~~ and assigns forever. And I the said
MARGUERITE GREENLIE JONES

in my said capacity, do hereby covenant to and with the said
MONTALVO PROPERTIES, its successors ~~and~~ and assigns, that
I am the lawful ~~executrix~~ executrix of the last will and
testament of the said Rufus H. Jones ; that I
have power under said will to sell as aforesaid; and that in making
this conveyance, I have in all respects, acted in pursuance of
the authority granted in and by the said last will and testament.

In Witness Whereof, I, the said MARGUERITE GREENLIE JONES
in my said capacity of ~~executrix~~
executrix as aforesaid have hereunto set my hand and seal
this 30th day of September in the year of our
Lord one thousand nine hundred and seventy-six.

Signed, Sealed and Delivered
in presence of

ESTATE OF RUFUS H. JONES

Marguerite G. Jones
ExeCUTrix

State of Maine.

}
SS.

Sept. 30, 1976.

Then personally appeared the above named Marguerite Greenlie Jones

and acknowledged the above instrument to be her free act and deed
in her said capacity.

Before me

[Signature]

Justice of the Peace.

~~Notary Public.~~

NOV 18 1976

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 3 H 55 M PM, and recorded in

BOOK 3940 PAGE 114 *Margaret Leber* Acting Register

*M. Maudsley Property 757
2001 Records Transfer
Portland, Maine 2002*

Executor's and Trustee's Deed.

(WHEN THE WILL AUTHORIZES A SALE.)

MARGUERITE GREENLIE JONES, Executrix
of WILL of Rufus H. Jones

MONTAIGNO PROPERTIES

Dated, 19 76

Received 19

at M., and
recorded in Book **NOV 18 1976** Page
Attest: Register.

FROM THE OFFICE OF
Perkins, Thompson, Hinckley & Keddy
One Canal Plaza
Portland, Maine

LORING, SHORT & HANNON, LAW STATIONERS
PORTLAND, MAINE

355

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors:
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

September 15, 2004

John Lefevre
The Lefevres, LLC
Form Systems
200 Riverside Industrial Parkway
Portland, ME 04103

RE: 200 Riverside Industrial Parkway: Subdivision Amendment/Lot Division
CBL: 330 H003001

Dear Mr. Lefevre:

On September 15, 2004, the Portland Planning Authority approved the subdivision amendment and lot division for 200 Riverside Industrial Parkway as shown on the approved plat. This plat should be recorded in the Cumberland County Registry of Deeds.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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

1. ~~Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files.~~
2. No performance guarantee or inspection fee is required, since no site work is proposed at this time.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Gayle Guertin, Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Assessor's Office
Approval Letter File