

330-H-3

2007-0004

176 Riverside Ind. Pkwy
International Car Parts
Boyle Bld. Corp.

on Spreadsheet

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

2007-0004
Application I. D. Number

1/9/2007
Application Date

International Car Parts of NH
Project Name/Description

Boyle Building Corp.
Applicant
36 Rainmaker Drive, Portland, ME 04103
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 797-4764 Applicant Fax: (207) 878-2652
Applicant or Agent Daytime Telephone, Fax

176 - 176 Riverside Ind Pkwy, Portland, Maine
Address of Proposed Site
330 H003001
Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning IM

Check Review Required:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> After the Fact - Minor |
| <input type="checkbox"/> Stormwater | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Traffic Movement |
| <input type="checkbox"/> DEP Local Certification | <input type="checkbox"/> Site Location | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 1/11/2007

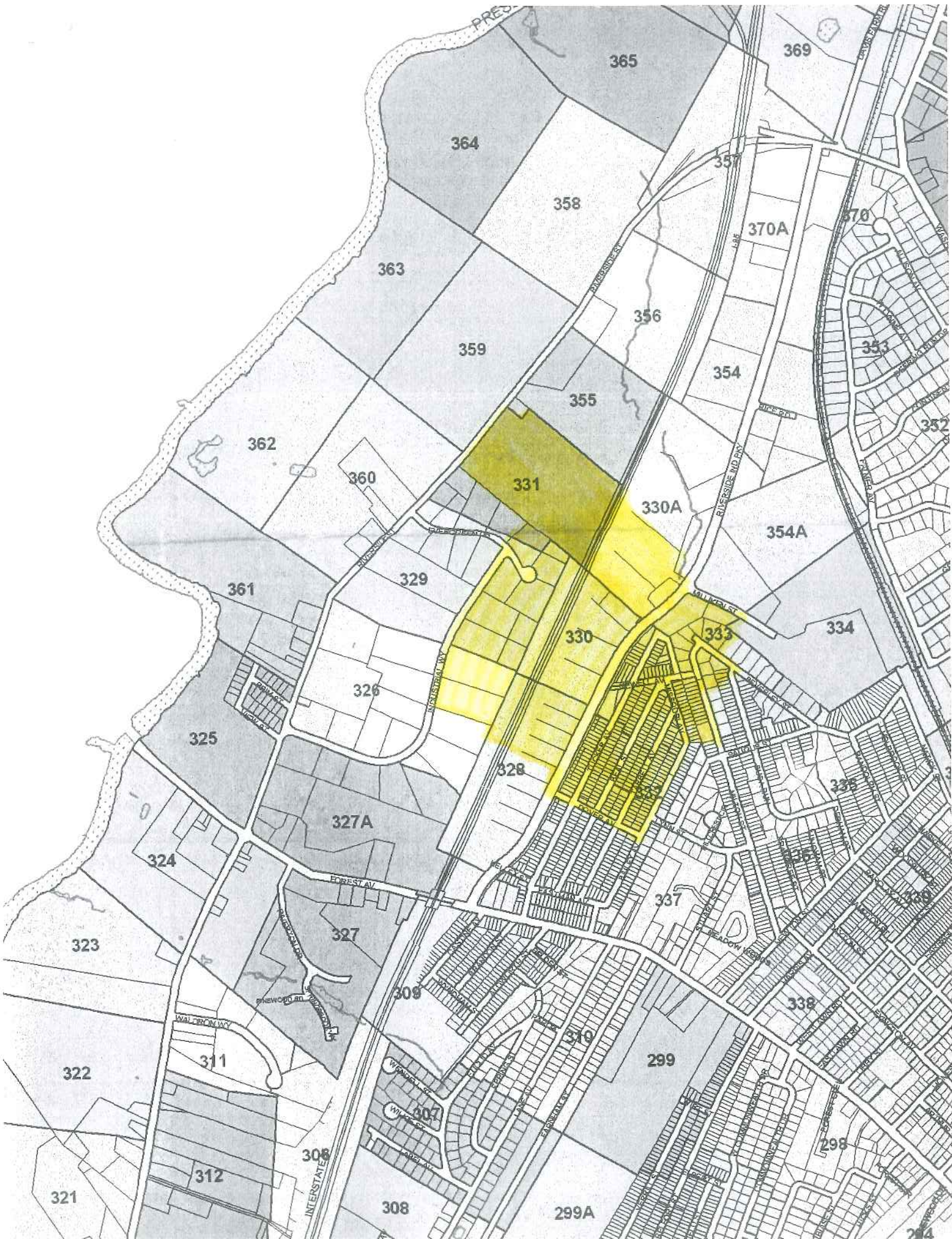
Planning Approval Status:

Approved Approved w/Conditions See Attached Denied
Reviewer _____
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 OK to Issue Building Permit
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 | |



SME

Sevee & Maher Engineers, Inc.
Waste Management and Hydrogeologic Consultants

January 8, 2007

05145
070103city_portl.doc

Ms. Barbara Barhydt
Development Review Services Manager
City of Portland
389 Congress Street
Portland, Maine 04101

Subject: Minor Site Plan
176 Riverside Industrial Parkway
Portland, Maine

Dear Ms. Barhydt:

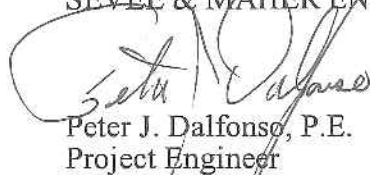
Attached are nine (9) copies of the required submittal documentation for a minor site plan application for a project located at 176 Riverside Industrial Parkway, Portland, Maine. The project consists of a 6,090-square foot building, installation of utilities, and construction of associated access and parking. The occupant will be International Car Parts of New Hampshire, LLC, a wholesale distributor of car parts.

The applicant is Boyle Building Corp., 36 Rainmaker Drive in Portland. Will Boyle of Rainmaker is a principal of Building Corp. He has extensive experience in construction and has completed similar projects, including the present location of Rainmaker Business Park in Portland. Sevee & Maher Engineers, Inc. (SME) will be the applicant's consultant. As detailed in the attached schedule, the owner plans to complete the project this construction season. SME and the owner are available to meet with you and other City representatives at your convenience.

Please do not hesitate to call with any questions.

Sincerely,

SEVEE & MAHER ENGINEERS, INC.


Peter J. Dalfonso, P.E.
Project Engineer

Attachments

cc: Will Boyle



City of Portland, Maine Site Plan Checklist

International Car Parts of NH

Project Name, Address of Project
Number

Application

Wholesale distributor of car parts -

CBL 330 4-003
176 Riverside Ind.

Submitted () & Date
(b,c)

Item Required Information

Section 14-525

6,090 sq.ft. bldg - parking for 10 vehicles

Submitted () & Date (b,c)	Item	Required Information	Section 14-525
	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
✓ 1/16	(2)	Name and address of applicant and name of proposed development	a
✓	(3)	Scale and north points	b
✓	(4)	Boundaries of the site	c
✓ 1/16 ?	(5)	Total land area of site	d
✓	(6)	Topography - existing and proposed (2 feet intervals or less)	e
	(7)	Plans based on the boundary survey including:	2
✓ 1/16	(8)	Existing soil conditions	a
✓	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
✓	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
✓	(11)	Approx location of buildings or other structures on parcels abutting the site	d
✓	(12)	Location of on-site waste receptacles	e
ordered for letter	(13)	Public utilities	e
ordered for letter	(14)	Water and sewer mains	e
✓	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
✓	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
✓ - no sidewalk cuts shown	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
✓	(18)	Parking areas	g
✓	(19)	Loading facilities	g
✓	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
not shown	(21)	Curb and sidewalks	g
	(22)	Landscape plan showing:	h
✓	(23)	Location of existing proposed vegetation	h
✓	(24)	Type of vegetation	h
✓	(25)	Quantity of plantings	h
✓	(26)	Size of proposed landscaping	h
	(27)	Existing areas to be preserved	h
	(28)	Preservation measures to be employed	b
	(29)	Details of planting and preservation specifications	h
NA	(30)	Location and dimensions of all fencing and screening	i
partial - needs to add illumination	(31)	Location and intensity of outdoor lighting system	j
✓	(32)	Location of fire hydrants, existing and proposed	k
✓ 1/16	(33)	Written statement	c
✓ 1/16	(34)	Description of proposed uses to be located on site	1
NA	(35)	Quantity and type of residential, if any	1
✓ 1-16	(36)	Total land area of the site	b2
✓ 1-16	(37)	Total floor area and ground coverage of each proposed building and structure	b2
	(38)	General summary of existing and proposed easements or other burdens	c3
✓ 1-16	(39)	Method of handling solid waste disposal	4
✓ 1-16	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets - req letters, PWD, sewer	5
✓ 1-16	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
✓ 1-16	(42)	An estimate of the time period required for completion of the development	7
	(43)	A list of all state and federal regulatory approvals to which the development may be subject to. **	8

DEP - 75 feet -
existing stream

- wetlands assessment

(or is it 25')

_____	(44)	The status of any pending applications	8
_____	(45)	Anticipated timeframe for obtaining such permits	h8
_____	(46)	A letter of non jurisdiction	h8
_____	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that is has reviewed the planned development and would seriously consider financing it when approved.	

** If project consists of soil disturbance of over one acre, a Maine Construction General Permit is required from the Maine Department of Environmental Protection.

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

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

Other comments:

- Show - Right, Title + Interest
- lot configuration - doesn't match zoning record. lot line conveyance? - when / how
- impervious surface - lot coverage - is it imp
- wetlands Assessment (map) -
- sidewalk waiver / curb - (cite)

10 March 2008

Mr. John Kennedy,
Sevee & Maher Engineers, Inc.,
P.O. Box 85A,
Cumberland, Maine 04021

**RE: The Capacity to Handle Wastewater Flows, from a Proposed
Warehouse Building, at 176 Riverside Industrial Parkway.**

Dear Mr. Kennedy:

The existing ten-inch diameter vitrified clay sewer pipe, located in Riverside Industrial Parkway, has adequate capacity to transport, while The Portland Water District sewage treatment facility, located off Marginal Way, has adequate capacity to treat, the total anticipated wastewater flows of **290 GPD**, from the proposed warehouse building.

Anticipated Wastewater Flows from the Proposed Warehouse Building:

6 Proposed Employees @ 15 GPD/Person	= 90 GPD
½ Proposed Public Restroom @ 400 GPD/Restroom	= 200 GPD
Total Proposed Net Increase in Wastewater Flows for this Project	= 290 GPD

The City combined sewer overflow (C.S.O.) abatement consent agreement (with the U.S.E.P.A., and with the Maine D.E.P.) requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flows, from all projects.

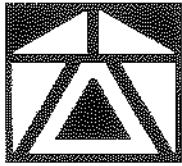
If the City can be of further assistance, please call 874-8832.

Sincerely,
CITY OF PORTLAND

Frank J Brancely, B.A., M.A.
Senior Engineering Technician

FJB

cc: Alexander Q. Jaegerman, Director, Planning Division, Department of Planning, and Urban Development, City of Portland
Shukria Wiar, Planner, Department of Planning, and Urban Development, City of Portland
David Margolis-Pineo, Deputy City Engineer, City of Portland
Michael Farmer, P.E., Project Engineer, City of Portland
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
Jane Ward, Administrative Assistant, City of Portland
Desk file



P A T C O
CONSTRUCTION, INC.

TRANSMITTAL

TO : City of Portland
Additional Information

ATTN: Shukria Wiar

DATE: 2/14/08

**SUBJECT: 176 Riverside Industrial
Parkway LLC.**

FROM: Rick Day

FAX #: (207) 324-1643

TEL #: (207) 324-5575

MESSAGE: Shukria

Attached is the additional information you requested :

**Seven (7) copies of the stamped site plans by Sevee & Mahar
Cost estimate improvements covered by Performance Guarantee
Sewer capacity from City's Wastewater Division
Letter of Credit from owners bank**

Philip DiPierro - 176 Riverside Industrial

From: "Tom Taylor" <tom@icpnh.com>
To: <PD@portlandmaine.gov>
Date: 11/10/2008 12:01 PM
Subject: 176 Riverside Industrial
CC: "Rick Day" <rday@patco.com>, "Yaz" <yaz@cpiri.com>

Hi Phil

I dropped off the plans for 176 Riverside Industrial Pkwy that Rick Day asked us to provide to you this am, I saw Mike Collins and he said with an ok from you he can sign off. I am in Portland today so if there is more info needed or it gets approved please let me know. I know Patco is waiting so our bank will release the rest of the money to them.

Thanks for your help.

Tom Taylor
ICP
978-265-6769

City of Portland
Department of Planning and Development
Planning Division
389 Congress Street, 4th Floor
Portland ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258



FAX

To: Ron

Company: PATCO

Fax #: 324-1643

Date: 11/13/08

From: Paul D. Pierro

You should receive 2 page(s) including this cover sheet.

Comments:

Hi Ron,
Following is the reduction letter
for the project on Riverside Str.

Paul



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life® www.portlandmaine.gov

Finance Department
Ellen Sanborn, Director

October 28, 2008


North Shore Bank
248 Andover Street
Peabody, MA 01960

Re: 176 Riverside Industrial Parkway, LLC
Letter of Credit No. 2710085737 dated April 14, 2008

This is to inform you that I am authorizing the reduction in the above-named letter of credit by the amount of \$71,476.20, which leaves a balance of \$7,941.80 remaining.

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

Sincerely,


Ellen Sanborn
Finance Director

ES:mmm

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator

MODE - MEMORY TRANSMISSION

START=NOV-13 11:27

END=NOV-13 11:28

FILE NO.=389

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK	#	93241643	002/002	00:00:36

-CITY OF PORTLAND -

***** -PLANNING DEPT. - ***** 2077568258- *****

City of Portland
 Department of Planning and Development
 Planning Division
 389 Congress Street, 4th Floor
 Portland ME 04101
 (207)874-8721 or (207)874-8719
 Fax: (207)756-8258



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PORTLAND, MAINE

Strengthening a Remarkable City, Building a Community for Life
www.portlandmaine.gov

Planning and Urban Development
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

TO: Ellen Sanborn, Finance Department

FROM: Alexander Jaegerman, Planning Division Director

DATE: October 21, 2008


SUBJECT: Request for Reduction of Performance Guarantee to Defect Guarantee
International Car Parts of N.H., 176 Riverside Industrial Parkway
(ID# 2007-0004 Lead CBL#330 H 003001)

Please reduce the Performance Guarantee, Letter of Credit #2710085737 for the International Car Parts of N.H. Project, at 176 Riverside Industrial Parkway, to the Defect Guarantee.

Original Amount	\$79,418.00
<u>This Reduction</u>	<u>\$71,476.20</u>
Remaining Balance	\$ 7,941.80

This is the first reduction for the project.

Approved:



Alexander Jaegerman
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator
File: Urban Insight

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: October 21, 2008

RE: C. of O. for #176 Riverside Industrial Parkway, International Car
Parts of N.H. (Id#2007-0004) (CBL 330 II 003001)

After visiting the site, I have the following comments:

Site work complete

At this time, I recommend issuing a permanent Certificate of Occupancy.

Cc: Barbara Barhydt, Development Review Services Manager
Inspection Services Manager
File: Urban Insight



WP1FCH100QT/PC



JOB NAME: _____
 DATE: _____
 TYPE: _____

DESCRIPTION

Fully shielded, Full Cutoff Wallpack for higher wattages! Full Cutoff optics with flat tempered glass lens. EZ mount knockouts for easy wiring. Lamp supplied.

SPECIFICATIONS

Finish:

Chip and fade resistant polyester powder coating.

Housing:

Die cast aluminum, 1/2" NPS tapped top, both sides and back for conduit or photocontrol. Hinged refractor. Continuous one piece silicone rubber gasket.

Reflector:

Semi-Specular anodized aluminum, removable for installation. Symmetrical light pattern maximizes distance between fixtures

UL Listing:

Suitable for wet locations. HID fixtures can be wired with 90° C supply wiring if supply wires are routed 3" away from the ballast.

Conduit Openings:

Top, side, back and bottom

EISA 2007 Compliant

This product complies with the new law for metal halide ballast efficiency. This law goes into effect January 1st, 2008

Patents:

Pat. D440,683

Photocontrol:

Button Photocontrol installed and wired for 120V

Quad Tap:

Fixture works with 120, 208, 240, and 277 volts

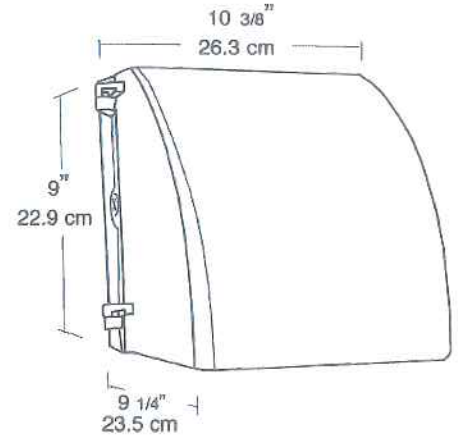
Color:

Bronze

Weight:

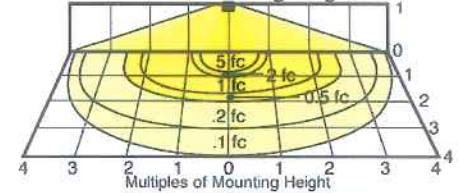
11.95

DIMENSIONS



PHOTOMETRIC

70w HPS @10' Mounting Height

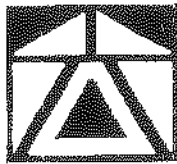


Mounting Height	Multiplier	Multiplier		
		Watts	HPS	MH CFL
8'	1.6	100	1.5	1.4
10'	1.0	70	1.0	.9
12'	.7	50	.6	.5
16'	.4	35	.4	.5
20'	.25	42		.5

ORDERING INFORMATION

Metal Halide Lamp supplied with fixture	Total Watts	Lamp Type	Lamp Base	Ballast	Starting Amps/ Operating Amps				Input Watts	LAMP ANSI	Initial Lumens	Lamp Hours
					120V	208V	240V	277V				
	100	ED17	Medium	HX-HPF QT	1.2/1.2	.7/.7	.7/.8	.6/.5	129	M90	9000	15000
Factory Installed Options Add suffix to Catalog Number					Tamperproof screws (/TP)							
					Swivel Photocontrol (/PCS)							
					Single fusing for 120 and 277 volt (/F)							
					Button Photocontrol wired for 208 - 277 volt (/PC2)							
					Button Photocontrol (/PC)							

Note: Specifications may change without notice



P A T C O

CONSTRUCTION, INC.

FAX TRANSMITTAL

TO : City of Portland
Planning & Development Dept.

ATTN : Philip DiPierro

DATE : 9/15/08

TOTAL # OF PAGES

FROM : Rick Day

(Including Cover Sheet) 2

MESSAGE : 176 Riverside Industrial Parkway LLC
Portland, Me

Phil, this is the fixture that we are proposing to use for the outside wall packs. This fixture has an adjustable cutoff glare shield, to deflect the light. My electrical sub-contractor is planning to install these fixtures by the end of the week. Any questions please call. Thanks Rick

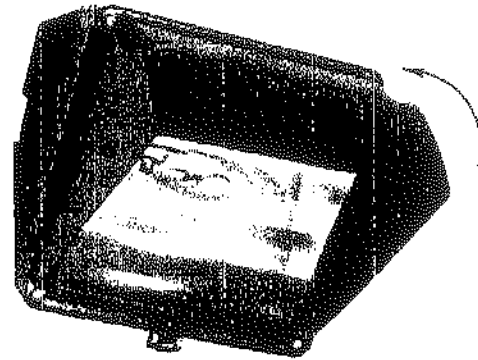


ADJUSTABLE CUTOFF WALL PACK (WP-A)

Applications – Security, pathway and perimeter lighting; ideal for entry ways, walkways and parking facilities, especially where glare can be an issue.

Typical Mounting Height: 8 to 18 feet

Typical Spacing: 2 to 3 times the mounting height



25° of adjustability

8-3/8"H x 8-3/8"W x 11-7/8"D
One medium base lamp included

Catalog #	Description	Ballast	Lamp Base	Lamp	Weight	Lamp Output	Lamp Color Rendition
E-WPAH071Z	70-watt High Pressure Sodium (HPS) Wall Pack	120-volt Reactor ballast NPF	E26	Clear, medium base (~HP070M)	9 Pounds	6000 lumens	22 CRI
E-WPAM071Z	70-watt Metal Halide (MH) Wall Pack	120-volt HX ballast NPF	E26	Clear, medium base (~MH070ME)	10 Pounds	5500 lumens	70 CRI
E-WPAM100Z	100-watt Metal Halide (MH) Wall Pack	120/277-volt HX ballast NPF	E26	Clear, medium base (~MH100ME)	10 Pounds	8500 lumens	70 CRI

Features

- Sturdy die-cast aluminum housing and lens frame, with dark-bronze polyester powder-coat finish
- Adjustable cutoff glare shield
- One-piece anodized aluminum reflector
- 1/2-inch NPT tapped back and two sides for conduit entrances
- Optional photocell available
- UL Listed for wet locations
- 1-year warranty

Accessories



Photocell, field installed

CAT.#: E-ACP1 (120 volts)

CAT.#: E-ACP2 (208/240/277 volts)



HID WALL PACK
150/175-WATT
(WP-3)

Applications – Security, pathway and perimeter lighting; ideal for entry ways, walkways and parking facilities.

Typical Mounting Height: 12 to 20 feet

Typical Spacing: 2 to 3 times the mounting height



9-1/4"H x 14-1/8"W x 7-1/2"D
 One medium base lamp included

Catalog #	Description	Ballast	Lamp Base	Lamp	Weight	Lamp Output	Lamp Color Rendition
E-WP3H151Z	150-watt High Pressure Sodium (HPS) Wall Pack	120-volt Reactor ballast NPF	E26	Clear, medium base (~HP150M)	11.5 Pounds	15000 lumens	22 CRI
E-WP3M17QZ	175-watt Metal Halide (MH) Wall Pack	120/208/240/277-volt CWA ballast HPF	E26	Clear, medium base (~MH175ME)	16.5 Pounds	13500 lumens	70 CRI

Features

- Heavy-duty, die-cast aluminum housing and door-hinge frame, with dark-bronze polyester powder-coat finish
- Prismatic lens refractor, made of heat and shock resistant borosilicate glass
- One-piece anodized aluminum reflector
- 1/2-inch NPT tapped top and two side, rear knockouts for 1/2-inch conduit or j-box
- Optional photocell available
- UL Listed for wet locations
- 1-year warranty

Accessories



Photocell, field installed

CAT.#: E-ACP1 (120 volts)

CAT.#: E-ACP2 (208/240/277 volts)

Phil, as you requested a cut sheet on the wall packs installed at 176 Riverside Industrial Parkway, Portland.
Thanks Rick

From: James R Flanagan [mailto:jimjands@metrocast.net]
Sent: Friday, September 12, 2008 11:43 AM
To: rick day
Subject: Emailing: WP-3

THANK YOU

JAMES R FLANAGAN
J AND S TECH ELECTRIC

CONFIDENTIALITY NOTICE:

This email, including any attachments, is confidential. It may be legally privileged and is for the intended recipient only. Access, disclosure, copying, or distribution of this message is prohibited and may be illegal. Please delete immediately if received in error and email a notification to the sender as well. Thank you!

From: Lisa Danforth
To: tmm
Date: 9/9/2008 9:33:24 AM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 176 RIVERSIDE IND PKWY
Parcel ID: 330 H00

Date: 9/12/2008 Time:

Note: Rick 651-7284, Final for the warehouse. Please call ASAP. Property Addr: 176 RIVERSIDE IND
PKWY Parcel ID: 330 H003001

Application Type: Prmt
Application ID: 80099

Contact:
Phone1: Phone2:

Owner Name: 176 RIVERSIDE INDUSTRIAL PARKWAY LLC
Owner Addr: PO BOX 817
NEEDHAM , MA 02494

Lisa Danforth
City of Portland
Planning & Development Department
Inspection Services Division
P-207-874-8703
F-207-874-8716

CC: Certificate of O



PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

March 16, 2007

Boyle Building Corporation
c/o Rainmaker
36 Rainmaker Drive
Portland, ME 04103

Peter J. Dalfonso, PE
Sevee & Maher Engineers, Inc
PO Box 85A 4 Blanchard Road
Cumberland, ME 04021

RE: Application for Minor Site: 176 Riverside Industrial Parkway- International Car Parts of NH
(CBL# 300 H003001) (ID# 2007-0004)

Dear Mr. Dalfonso,

On **March 16, 2007**, the Portland Planning Authority granted minor site plan approval and approved a sidewalk waiver (see Attachment #1) for the construction of a light industrial building in the vicinity of #176 Riverside Industrial Parkway, with the following condition:

- dm
3/12/08*
1. *A Sewer capacity letter shall be obtained from the City's Wastewater Division. A Copy of the capacity letter shall be submitted to the planning division prior to issuance of building permit.*

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 **Autocad files (*.dwg)**, release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% 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.
3. 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.

4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction 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 pre-construction meeting.
6. 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.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. 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.

If there are any questions, please contact Shukria Wiar at 756-8083.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner
Philip Dipierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Inspections Division
Michael Bobinsky, Public Works Director
Kathi Earley, Public Works
Bill Clark, Public works
Jim Carmody, Transportation Manager
Michael Farmer, Public Works
Jessica Hanscom, Public Works
Jeff Tarling, City Arborist
Captain Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File

Attachment #1:

CITY OF PORTLAND
DEPARTMENT OF PUBLIC WORKS
Engineering Division

M E M O

TO: Shukria Wjar
FROM: Michael Farmer, Project Engineer
DATE: February 6, 2007
RE: 176 Riverside Industrial Parkway - Waiver Requests

The Department of Public Works supports the waivers requested to omit a sidewalk and curbing along the lot frontage on Riverside Industrial Parkway.

The Department still supports requiring the applicant to provide vertical granite curbing along its driveway. We envision curbing along each side of the driveway, with circular curbing forming the driveway entrance and one 7-foot curb tipdown on each side of the driveway oriented parallel to the road and adjacent to the edge of pavement in the road.

NORTH SHORE BANK

2008 Escrow Account

SITE PLAN
PERFORMANCE GUARANTEE
ESCROW ACCOUNT
ACCOUNT # 2710085737

April 14, 2008

Lee Urban
Director of Planning and Development
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Developer - 176 Riverside Industrial Parkway, LLC
Project - 176 Riverside Industrial Parkway, Portland, Maine 04101
(CBL#300H003001) ID#2007-0004

North Shore Bank, a Co-operative Bank (hereinafter the "Bank"), hereby certifies to the City of Portland that the Bank will hold the sum of Seventy-nine Thousand Four Hundred Eighteen and 00/100 Dollars (\$79,418.00) for the exclusive benefit of the City of Portland and shall represent the estimated cost of installing site improvements as depicted on the site plan (CBL#300H003001) ID#2007-0004, approved on March 16, 2007, as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65. It is intended to satisfy the Developer's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development. All costs associated with establishing, maintaining and disbursing funds from the Escrow Account shall be borne by Patco Construction, Inc.

North Shore Bank, A Co-operative Bank will hold these funds as escrow agent for the benefit of the City subject to the following:

The City, through its Director of Planning and Development and in his sole discretion, may dray against this Escrow Account by presentation of a draft in the event that:

1. the Developer has failed to satisfactorily complete the work on the improvements contained within the project located at 176 Riverside Industrial Parkway, Portland, Maine.
2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to notify the City for inspections.

In the event of the Bank's dishonor of the City of Portland's sight draft, the Bank shall inform the City of Portland in writing of the reason or reasons thereof within three (3) business days of the dishonor.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Development or its Director of Finance as provided in Chapter 14 501 of the Portland Code of Ordinances, may authorize North Shore Bank, A Co-operative Bank, by written certification, to reduce the available amount of the escrowed money by a specified amount.

This performance guarantee shall expire on May 1, 2009 ("Expiration Date"). It is a condition of this agreement that it is deemed to be automatically extended without amendment for period(s) of one year each from the current Expiration Date hereof, or any future Expiration Date, unless within thirty (30) days prior to any expiration, the Bank notifies the City by certified mail (restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Portland, Maine 04101) that the Bank elects not to consider the Escrow Account renewed for any such additional period.

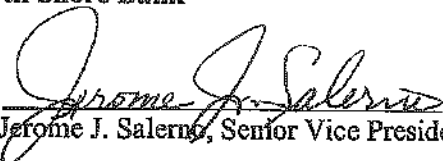
In the event of such notice, the City, in its sole discretion may draw against the Escrow Account by presentation of a sight draft drawn on the bank and a statement purportedly signed by the Director of Planning and Development, at Bank's offices located at 248 Andover Street, Peabody, MA 01960 stating that: this drawing results from notification that the bank has elected not to renew its Performance Guarantee.

On its Expiration Date or on the date the City determines that all improvements guaranteed by this Escrow Account are satisfactorily completed, this Performance Guarantee shall be reduced by the City to ten (10) percent of its original amount and shall automatically convert to an Irrevocable Defect Guarantee. Written notice of such reduction shall be forwarded by the City to the bank. The Defect Guarantee shall ensure the workmanship and durability of all materials used in the construction of the project located at 176 Riverside Industrial Parkway, Portland, Maine, 04101 as required by City Code §14-501, 525 and shall automatically expire one (1) year from the date of its creation ("Termination Date").

The City, through its Director of Planning and Development and in his sole discretion, may draw on the Defect Guarantee by presentation of a sight draft at Bank's offices located at 248 Andover Street, Peabody, MA 01960, prior to the Termination Date, stating any one of the following:

1. the Developer has failed to complete any unfinished improvements; or
2. the Developer has failed to correct any defects in workmanship; or
3. the Developer has failed to use durable materials in the construction and installation of improvements contained within the project located at 176 Riverside Industrial Parkway, Portland, Maine.

North Shore Bank

By: 
Jerome J. Salerno, Senior Vice President

Date: April 14, 2008

Seen and Agreed to:

By: 

Philip DiPierro - Revised Performance Guarantee

From: "Jerry Salerno" <jsalerno@northshore-bank.com>
To: <pd@portlandmaine.gov>, <pl@portlandmaine.gov>
Date: 4/14/2008 12:16 PM
Subject: Revised Performance Guarantee
CC: ""Yaz"" <yaz@cpiri.com>, "Rick Day" <rday@patco.com>

Hi Paul,

Attached is a signed copy of the Performance Guarantee with the changes you requested.

Once your office has had an opportunity to review and comment, I will drop a hard copy in the mail.

Thanks for your assistance in this matter.

Jerry

Jerome J. Salerno, Senior Vice President
Commercial Banking Division
248 Andover Street
Peabody, MA 01960

Tel# (978) 538-7065
Fax# (978) 531-9732

Confidentiality Notice: This electronic mail message contains information that is intended only for use by the above named recipient. If you are not the above named recipient and you have received this e-mail in error, you should not review the text of this message or otherwise disseminate, distribute or copy this e-mail. Please immediately notify us of the error via a reply to this e-mail and then permanently delete this message from your system.

E-mail cannot be guaranteed to be secure or without error. North Shore Bank and its affiliates employ e-mail monitoring software for the review of incoming and outgoing messages. The sender of this e-mail does not accept or assume any liability for any error or omissions arising as a result of transmission.

SITE PLAN
PERFORMANCE GUARANTEE
ESCROW ACCOUNT
ACCOUNT # 2710085737

February 25, 2008

Director of Planning and Development
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Developer - 176 Riverside Industrial Parkway, LLC
Project - 176 Riverside Industrial Parkway, Portland, Maine 04101
(CBL#300H003001) ID#2007-0004

\$79,418

North Shore Bank, a Co-operative Bank (hereinafter the "Bank"), hereby certifies to the City of Portland that the Bank will hold the sum of Seventy Thousand One Hundred and 00/100 Dollars (~~\$70,100.00~~) for the exclusive benefit of the City of Portland and shall represent the estimated cost of installing site improvements as depicted on the site plan (CBL#300H003001) ID#2007-0004, approved on March 16, 2007, as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65. It is intended to satisfy the Developer's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development. All costs associated with establishing, maintaining and disbursing funds from the Escrow Account shall be borne by Patco Construction, Inc.

North Shore Bank, A Co-operative Bank will hold these funds as escrow agent for the benefit of the City subject to the following:

The City, through its Director of Planning and Development and in his sole discretion, may draw against this Escrow Account by presentation of a draft in the event that:

1. the Developer has failed to satisfactorily complete the work on the improvements contained within the project located at 176 Riverside Industrial Parkway, Portland, Maine.
2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to notify the City for inspections.

In the event of the Bank's dishonor of the City of Portland's sight draft, the Bank shall inform the City of Portland in writing of the reason or reasons thereof within three (3) business days of the dishonor.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Development or its Director of Finance as provided in Chapter 14 501 of the Portland Code of Ordinances, may authorize North Shore Bank, A Co-operative Bank, by written certification, to reduce the available amount of the escrowed money by a specified amount.

This performance guarantee shall expire on ~~November 25, 2008~~ ^{May 1, 2009} ("Expiration Date"). It is a condition of this agreement that it is deemed to be automatically extended without amendment for period(s) of one year each from the current Expiration Date hereof, or any future Expiration Date, unless within thirty (30) days prior to any expiration, the Bank notifies the City by certified mail (restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Portland, Maine 04101) that the Bank elects not to consider the Escrow Account renewed for any such additional period.

In the event of such notice, the City, in its sole discretion may draw against the Escrow Account by presentation of a sight draft drawn on the bank and a statement purportedly signed by the Director of Planning and Development, at Bank's offices located at 248 Andover Street, Peabody, MA 01960 stating that: this drawing results from notification that the bank has elected not to renew its Performance Guarantee.

On its Expiration Date or on the date the City determines that all improvements guaranteed by this Escrow Account are satisfactorily completed, this Performance Guarantee shall be reduced by the City to ten (10) percent of its original amount and shall automatically convert to an Irrevocable Defect Guarantee. Written notice of such reduction shall be forwarded by the City to the bank. The Defect Guarantee shall ensure the workmanship and durability of all materials used in the construction of the project located at 176 Riverside Industrial Parkway, Portland, Maine, 04101 as required by City Code §14-501, 525 and shall automatically expire one (1) year from the date of its creation ("Termination Date").

The City, through its Director of Planning and Development and in his sole discretion, may draw on the Defect Guarantee by presentation of a sight draft at Bank's offices located at 248 Andover Street, Peabody, MA 01960, prior to the Termination Date, stating any one of the following:

1. the Developer has failed to complete any unfinished improvements; or
2. the Developer has failed to correct any defects in workmanship; or
3. the Developer has failed to use durable materials in the construction and installation of improvements contained within the project located at 176 Riverside Industrial Parkway, Portland, Maine.

North Shore Bank

Date: February 25, 2008

By: _____
Jerome J. Salerno, Senior Vice President

Seen and Agreed to:

By:

Planning and Development Department
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 2/11/08

Name of Project: 176 Riverside Industrial Parkway, LLC

Address/Location: 176 Riverside Industrial Parkway, Portland, Maine

Application ID #: _____

Developer: _____

Form of Performance Guarantee: _____

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

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road/Parking Areas				858 sy	\$33/SY	\$28,314
Curbing	80 LF	\$40/LF	\$3,200			
Sidewalks				14 sy	\$25/SY	\$ 350
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs	20 SY	\$125/SY	\$2,500			
Other						
2. EARTH WORK						
Cut	20 CY	\$8/CY	\$ 160	1,595 CY	\$8/CY	\$12,760
Fill	65 CY	\$12/CY	\$ 780	720 CY	\$12/CY	\$ 8,640
3. SANITARY SEWER						
Manholes						
Piping						
Connections	1 Each	\$1000	\$1,000			
Main Line Piping						
House Sewer Service Piping	40 LF	\$26/LF	\$1,040	60 LF	\$26/LF	\$ 1,560
Pump Stations						
Other						
4. WATER MAINS						
	15 LF	\$42/LF	\$ 630	60 LF	\$42/LF	\$ 2,520
5. STORM DRAINAGE						
Manholes						
Catchbasins						
Piping				50 LF	\$18/LF	\$ 900
Detention Basin						
Stormwater Quality Units				1188 SF	\$7/SF	\$ 8,316
Other				72 SY	\$28/SY	\$ 2,016

6. SITE LIGHTING				
7. EROSION CONTROL				
Silt Fence		250 LF	\$4/LF	\$ 1,000
Check Dams		14 SY	\$28/SY	\$ 392
Pipe Inlet/Outlet Protection		24 SY	\$28/SY	\$ 672
Level Lip Spreader				
Slope Stabilization		70 SY	\$5/SY	\$ 350
Geotextile		90 SY	\$4/SY	\$ 360
Hay Bale Barriers				
Catch Basin Inlet Protection				
8. RECREATION AND OPEN SPACE AMENITIES				
9. LANDSCAPING	SEE ATTACHED			\$ 1,958.03
(Attach breakdown of plant materials, quantities, and unit costs)				
10. MISCELLANEOUS				
TOTAL:	\$9,310.00 ±		\$70,108 ±	
GRAND TOTAL:			\$79,418	

INSPECTION FEE (to be filled out by the City)

Total \$79,418 ok 3/7/08

	PUBLIC	PRIVATE	TOTAL
A: 2.0% of totals:	\$ 186.20	\$ 1,588.36	\$ 1,774.56
or		\$ 1,402.16	\$ 1,588.36
B: Alternative Assessment:			
Assessed by:	(name)	(name)	



Estimate

Date	Estimate No.
12/26/2007	86

Patco Construction
 1293 Main St.
 Sanford, ME 04073

Description	Rate	Total
Installation of plant material for International Car Parts of New Hampshire, 176 Riverside Industrial Parkway, Portland Maine. Price includes all materials (plants, fertilizer, mulch, tree stakes, etc.), labor, equipment, and guarantee (effective for one year upon completion of work). All plant material and work is in accordance with plans C-300, as sent by Rick Day of Patco Construction.	1,958.03	1,958.03
Total		\$1,958.03

Signature: _____

Thank you for the opportunity. Signature confirms work is to be completed by Ramsdell Landscaping.



Sevee & Maher Engineers, Inc.
Waste Management and Hydrogeologic Consultants

March 7, 2007

05145
070306city_portl.doc

Ms. Shukria Wiar, Planner
City of Portland
389 Congress Street
Portland, Maine 04101

Subject: Application #200-004; CBL330H003001
176 Riverside Industrial Parkway
Portland, Maine
Response to Staff Comments

Dear Ms. Wiar:

The following information is provided in response to Woodard & Curran's review comment memo dated January 19, 2007.

- 1. The location of existing underground telephone and gas lines and connections to these lines for the proposed building have not been indicated on the site plan.**

SME's Response. The underground telephone service will run in the same trench as the electrical and run to Pole #5-1/2. Telephone service along Riverside Industrial Parkway is overhead. A gas service has been added to the site plan, along with the 6-inch gas main in Riverside Industrial Parkway.

- 2. A curbing detail has not been included on the project detail sheets.**

SME's Response. Curbing details have been added to the Detail Sheet.

- 3. A pavement repair detail for Riverside Industrial Parkway has been included; however, the location of necessary repairs has not been shown on the site plan.**

SME's Response. The detail for repairs to Riverside Industrial Parkway is provided for any repairs required due to utility installation. The repairs will be located where utility connections extend into existing pavement.

4. **The included pavement detail for the parking lots and entrances differs from the typical pavement sections given in the City of Portland Technical and Design Standards and Guidelines.**

SME's Response. The parking lots and entrances detail has been revised to match the City's pavement requirement. However, more gravel will be provided than required.

5. **The City of Portland Technical and Design Standards and Guidelines require 12" of crushed stone over a pipe in their typical pipe trench detail. Only 6" of crushed stone are indicated in the site plan.**

SME's Response. The typical pipe trench detail has been revised to reflect 12 inches of crushed stone cover over the pipe.

6. **A detail for a precast concrete manhole is included on the detail sheets; however, the installation of a new manhole is not indicated on the plans. If a manhole will be installed, this needs to be indicated on the site plan, and additional details need to be included for the manhole frame and cover.**

SME's Response. The manhole detail has been removed. A manhole is not required.

7. **Details need to be included for the connections into the existing utility lines.**

SME's Response. Utility connection details have been added to Drawing C-300.

8. **A Maine Department of Environmental Protection Natural Resource Protection Act Permit-by-Rule needs to be submitted for the project.**

SME's Response. An MEDEP permit notification was submitted to MEDEP on January 8, 2007, with follow-up information provided on January 11, 2007. Permit-by-Rule #92435 was approved on January 12, 2007. The contact at MEDEP is Kara Moody.

9. **The driveway radius entering onto Riverside Industrial Parkway needs to be constructed of granite curb.**

SME's Response. Granite curb has been added to the driveway radius.

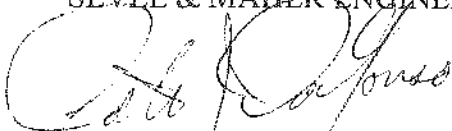
Attached is a response letter sent directly to the Portland Fire Department, responding to a request for more information.

The enclosed Revised Site Plan also includes changes based on comments from the Portland Fire Department, Public Works Department, and City Arborist. As requested we have enclosed nine (9) copies.

Should you require additional information, please do not hesitate to call.

Sincerely,

SEVEE & MAHER ENGINEERS, INC.

A handwritten signature in black ink, appearing to read "Peter J. Dalfonso", is written over the typed name and title.

Peter J. Dalfonso, P.E.
Project Engineer

Attachments

cc: Will Boyle

Sevee & Maher Engineers, Inc.
Waste Management and Hydrogeologic Consultants

February 12, 2007

05145
070208city_portl.doc

Cpt. Gregory Cass
Fire Prevention Officer
City of Portland
389 Congress Street
Portland, Maine 04101

Subject: 176 Riverside Industrial Parkway
Portland, Maine

Dear Cpt. Cass:

The following information is being provided to assist you with review of the Site Plan Application for 176 Riverside Industrial Parkway. The information is presented in the order outlined on the Site Review Fire Department Checklist.

1. Name, address, and telephone number of Applicant:

Boyle Building Corp.
Attn: Will Boyle
c/o Rainmaker, Inc.
36 Rainmaker Drive
Portland, ME 04103
207-878-7890
2. Name, address and telephone number of Architect:

Harvey Sawyer III
14 Deer Run Drive
Gorham, ME 04038
207-839-2420
3. Proposed use of structures (NFPA and IBC Classifications): The building use will be wholesale auto parts distribution, which is classified as NFPA 2003 Storage and IBC 2003 Storage S-2.
4. Square footage of all structures: The proposed building is a single-story, 6,090-square-foot building.
5. Elevation of all structures: The building will be 21 feet at the front and slope to 16 feet at the rear.

6. Proposed fire protection: The building will have a supervised sprinkler system for the entire building.
7. Hydrant Locations: There is an existing hydrant 200 feet south of the site's driveway in front of the adjacent building.
8. Water Main(s) Size and Location: There is an existing 16-inch water main in the ROW of Riverside Industrial Parkway. Domestic and fire service will be provided from this main (see attached PWD letter).
9. Access to Any Fire Department Connections: A siamese connection will be located in the building per City of Portland Fire Department requirements during the sprinkler design. The connection will be on the front of the building, which is a paved parking area and readily accessible.
10. Access to all structures: Full vehicle access is provided to two sides of the building (front and north side). Pedestrian access is provided to the remaining sides.
11. A code summary shall be included referencing NFPA 1 and all fire department technical standards: These standards will be incorporated in the building design and provided with building plans at the time of building permit application.
12. There are no elevators required or proposed for this building.

Also attached is a copy of the site plan showing the hydrant location and site access.

Please do not hesitate to call with any questions.

Sincerely,

SEVEE & MAHER ENGINEERS, INC.



Peter J. Dalfonso, P.E.
Project Engineer

Attachments

cc: Will Boyle
Shukria Wiar



CUSTOMER SERVICE
OFFICE HOURS
8:30 A.M. - 4:30 P.M.

Portland Water District

FROM SEBAUGH LAKE TO CASCO BAY

February 12, 2007

Sevee and Maher, Inc.
P.O. Box 85A
Cumberland Center, ME 04021

Attn: Peter Dalfonso, P.E.
Re: 176 Riverside Industrial Parkway – Portland, ME
Ability to serve with PWD water

Dear Mr. Dalfonso:

This letter is to confirm that there should be an adequate supply of clean and healthful water to serve the needs of the proposed car part business at 176 Riverside Street in Portland. According to District records, there is a 16-inch diameter ductile iron water main on the north side of the street as well as a hydrant located 120' south of the property.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: 1080' southwest of Milliken Street
Hydrant Number: POD-HYD01657
Static Pressure: 85 psi
Residual Pressure: 82 psi
Flow: 838 gpm
Last Tested: 10/22/1997

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Rico Spugnardi, P.E.
Business Development Engineer
rspugnardi@pwd.org

MEMORANDUM

TO: Shukria Wiar
FROM: Dan Goyette, PE – Development Review Engineer, Woodard & Curran
DATE: January 19, 2007
RE: International Car Parts of New Hampshire

Woodard & Curran has reviewed the Minor Site Plan submission for the proposed light industrial building on Riverside Industrial Parkway. The proposed structure will be a single-tenant building, and the project also includes the construction of 10 parking spaces.

Documents Reviewed

- Application for Minor Site Plan Approval dated January 9, 2007.
- Engineering Plan Sheets, D-100, D-101 dated December 26, 2006, and C-101, C-300, and C-301 dated November 26, 2006 by Sevee and Maher Engineers, Inc., and A-1 and A-2 dated November 27, 2006 by SBM Associates, Inc.

Comments

- The location of existing underground telephone and gas lines and connections to these lines for the proposed building have not been indicated on the site plan.
- A curbing detail has not been included on the project detail sheets.
- A pavement repair detail for Riverside Industrial Parkway has been included; however the location of necessary repairs has not been shown on the site plan.
- The included pavement detail for the parking lots and entrances differs from the typical pavement sections given in the City of Portland Technical and Design Standards and Guidelines.
- The City of Portland Technical and Design Standards and Guidelines require 12" of crushed stone over a pipe in their typical pipe trench detail. Only 6" of crushed stone are indicated in the site plan.
- A detail for a precast concrete manhole is included on the detail sheets; however the installation of a new manhole is not indicated on the plans. If a manhole will be installed, this needs to be indicated on the site plan, and additional details need to be included for the manhole frame and cover.
- Details need to be included for the connections into the existing utility lines.
- A Maine Department of Environmental Protection Natural Resource Protection Act Permit-by-Rule needs to be submitted for the project.
- The driveway radius entering onto Riverside Industrial Parkway needs to be constructed of granite curb.

Please contact our office if you have any questions.

DRG
203848.99



Sevee & Maher Engineers, Inc.
Waste Management and Hydrogeologic Consultants

February 1, 2007

05145

070201bcity_portl.doc

Ms. Shukria Wiar, Planner
City of Portland
389 Congress Street
Portland, Maine 04101

Subject: Application #200-004; CBL330H003001
176 Riverside Industrial Parkway
Portland, Maine
Waiver Request

Dear Ms. Wiar:

Boyle Building Corp. requests a waiver of the curbing and sidewalk requirements (Sections 14-498 and 14-499) for the 176 Riverside Industrial Parkway site. In accordance with Section 14-506(B) Modifications, we are providing the following justification.

Sidewalls

1. There is no reasonable expectation for pedestrian usage coming from or going to this site. The building will be occupied by an auto parts wholesaler, which is not a pedestrian-based business.
2. There are no sidewalks along Riverside Industrial Parkway within 1,000 feet of the site.
3. Installation of sidewalk and curb would result in changes to drainage patterns which would require major reconstruction of the existing stormwater system in Riverside Industrial Parkway.

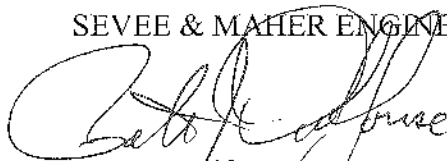
Curbing

1. The cost to install curbing is more than 5 percent of the site development costs.
2. Installation of sidewalk and curb would result in changes to drainage patterns which would require major reconstruction of the existing stormwater system in Riverside Industrial Parkway.
3. In addition, installation of curb on a short section of a street that does not have curb anywhere else is not a recommended engineering practice because it results in a dangerous situation for motorists and snowplow operators.

Should you have any questions regarding this request, please do not hesitate to call.

Sincerely,

SEVEE & MAHER ENGINEERS, INC.



Peter J. Dalfonso, P.E.
Project Engineer

cc: Will Boyle



Strengthening a Remarkable City. Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

January 23, 2007

Peter Dalfonso
Sevee & Maher Engineers, Inc
4 Blanchard Road
PO Box 85A
Cumberland Center, ME 04021

**RE: Site Plan Review: 176 Riverside Industrial Parkway
6,090 square-foot Building
Application # 200-0004; CBL 330 H003001**

Dear Mr. Dalfonso,

I refer to the Site Plan Review Application for a proposed 6,090 sq. ft. building that will be located at 176 Riverside Industrial Parkway, as submitted on January 9, 2007.

The various departments have not completed review of the proposal. As I get the comments from the different departments, I will forward them to you. The following are items that need to be submitted to have the application complete:

1. Capacity letters for sewer and water will need to be submitted
2. There are no sidewalks or curbs shown on the site plan. If not are being proposed then applicant will need to submit a waiver.
3. Provide wetlands assessment/analysis.
4. Need to submit a lighting/photometric plan. The lighting fixture will need to meet the following criteria. Please provide a narrative explaining what is being proposed.

Refer to Section XV: Site Lighting Standards of City of Portland Technical and Design Standards and Guidelines, March 2000.

Section XV (3) states that:

All fixtures, including wall packs, shall be a "cut-off" type *where lenses, refractors or lamp sources do not extend below the surface of the fixture housing and no direct light shall be directed at the above the horizontal plane.*

Mounting heights of all fixtures shall be the minimum necessary to meet the need. Wherever practicable, lighting installations shall include timers, dimmers, and/or sensors to reduce overall energy consumption and eliminate unneeded lighting.

Section XV (4) C:

Fixture Height:

Fixtures shall be mounted at the lowest height necessary with no fixture height to exceed twenty (20) feet above grade, excepting in sites proposed for large industrial and/or commercial uses, where the fixture height shall not exceed thirty (30)-feet above grade. For the purposes of this standard only, a large industrial and/or commercial use is defined to have greater than fifty thousands (50,000) gross square feet of building space.

Section XV (4) D:

Light Trespass:

The maximum illumination level at a property line shall not exceed 0.1-foot candles, as measured at grade, except where abutting industrial, or other non-sensitive uses. All residential uses and natural resource protection areas are to be considered sensitive to light trespass.

Section XV (4) E:

Wattages:

No fixtures shall exceed 250 watts, except in industrial area.

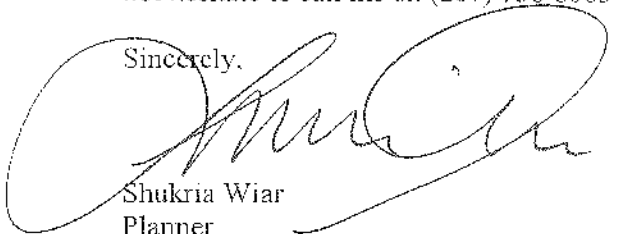
Section XV (4) F:

Light Quality:

Low pressures sodium bulbs are prohibited, except in industrial area.

Please submit the information at your earliest convenience. If you have any questions please do not hesitate to call me on (207) 756-8083 or at shukriaw@portlandmaine.gov.

Sincerely,



Shukria Wiar
Planner

cc Barbara Barhydt, Development Review Manager

DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM (For use with DEP Regulation, Chapter 305)

PLEASE TYPE OR PRINT IN **BLACK INK ONLY**

Name of Applicant: Boyle Building Corp. (owner)		Applicant Mailing Address: 36 Rainmaker Drive	
Town/City: Portland		State: Maine	
Zip Code: 04103	Daytime Telephone No: 207-797-4764 (include area code)	Project Location: Portland	
County: Cumberland	Map #: 330	Lot #: H003 001	Name of Wetland or Waterbody: Unnamed Drainage Way
Name of Agent: Seves & Maher Engineers, Inc. (Peter Dalfonso)		Telephone No: 207-829-5016 (include area code)	
Detailed Directions to Site: Maine Turnpike to Exit 48, right on Riverside St. Follow Riverside Street to Forest Ave. (Rt. 302), right on Forest Ave. then next left onto Riverside Industrial Parkway to #176 on left.			
UTM Northing: (if known)		UTM Easting: (if known)	
Description of Project: Construction of a 6,090 square foot building for a wholesale distributor.			
Part of a larger project?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

(CHECK ONE) This project: does does not involve work below mean low water.

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, **have read** and will comply with all of the standards in the Sections checked below.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Sec. (2) Act. Adjacent to Protected Natural Res. | <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input type="checkbox"/> Sec. (14) REPEALED |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (9) Utility Crossing | <input type="checkbox"/> Sec. (15) Public Boat Ramps |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (11) State Transportation Facilities | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | |

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

I have attached the following required submittals. **NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:**

- Attach a check for \$55 (non-refundable) made payable to: "Treasurer, State of Maine".
- Attach a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach all other required submissions as outlined in the PBR Sections checked above.

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent of Applicant: <i>[Signature]</i>	Date: <i>1/9/07</i>
---	---------------------

Keep a copy as a record of permit. Send the form with attachments via certified mail to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. Work carried out in violation of any standard is subject to enforcement action.

AUGUSTA DEP
 STATE HOUSE STATION 17
 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

OFFICE USE ONLY <i>CP</i>	Ck.# <i>2757</i>	Date <i>1-9-07</i>	Staff <i>KDM</i>	Staff	
PBR # <i>42345</i>	FP <i>\$55.00</i>		Acc. Date <i>1/12/07</i>	Def. Date	After Photos

February 12, 2007

05145
07020&city_portl.doc

Cpt. Gregory Cass
Fire Prevention Officer
City of Portland
389 Congress Street
Portland, Maine 04101

Subject: 176 Riverside Industrial Parkway
Portland, Maine

Dear Cpt. Cass:

The following information is being provided to assist you with review of the Site Plan Application for 176 Riverside Industrial Parkway. The information is presented in the order outlined on the Site Review Fire Department Checklist.

1. Name, address, and telephone number of Applicant:

Boyle Building Corp.
Attn: Will Boyle
c/o Rainmaker, Inc.
36 Rainmaker Drive
Portland, ME 04103
207-878-7890

2. Name, address and telephone number of Architect:

Harvey Sawyer III
14 Deer Run Drive
Gorham, ME 04038
207-839-2420

3. Proposed use of structures (NFPA and IBC Classifications): The building use will be wholesale auto parts distribution, which is classified as NFPA 2003 Storage and IBC 2003 Storage S-2.

4. Square footage of all structures: The proposed building is a single-story, 6,090-square-foot building.

5. Elevation of all structures: The building will be 21 feet at the front and slope to 16 feet at the rear.

6. Proposed fire protection: The building will have a supervised sprinkler system for the entire building.
7. Hydrant Locations: There is an existing hydrant 200 feet south of the site's driveway in front of the adjacent building.
8. Water Main(s) Size and Location: There is an existing 16-inch water main in the ROW of Riverside Industrial Parkway. Domestic and fire service will be provided from this main (see attached PWD letter).
9. Access to Any Fire Department Connections: A siamese connection will be located in the building per City of Portland Fire Department requirements during the sprinkler design. The connection will be on the front of the building, which is a paved parking area and readily accessible.
10. Access to all structures: Full vehicle access is provided to two sides of the building (front and north side). Pedestrian access is provided to the remaining sides.
11. A code summary shall be included referencing NFPA 1 and all fire department technical standards: These standards will be incorporated in the building design and provided with building plans at the time of building permit application.
12. There are no elevators required or proposed for this building.

Also attached is a copy of the site plan showing the hydrant location and site access.

Please do not hesitate to call with any questions.

Sincerely,

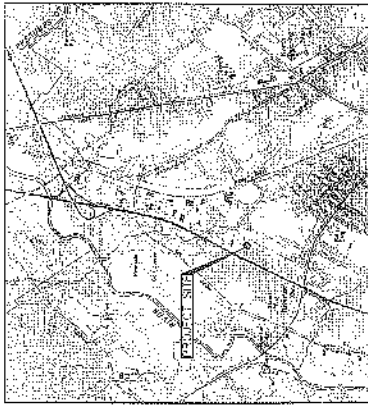
SEVIE & MAHER ENGINEERS, INC.



Peter J. Dalronso, P.E.
Project Engineer

Attachments

cc: Will Boyle
Shukria Wiar



LOCATION MAP
SCALE: 1" = 2000'

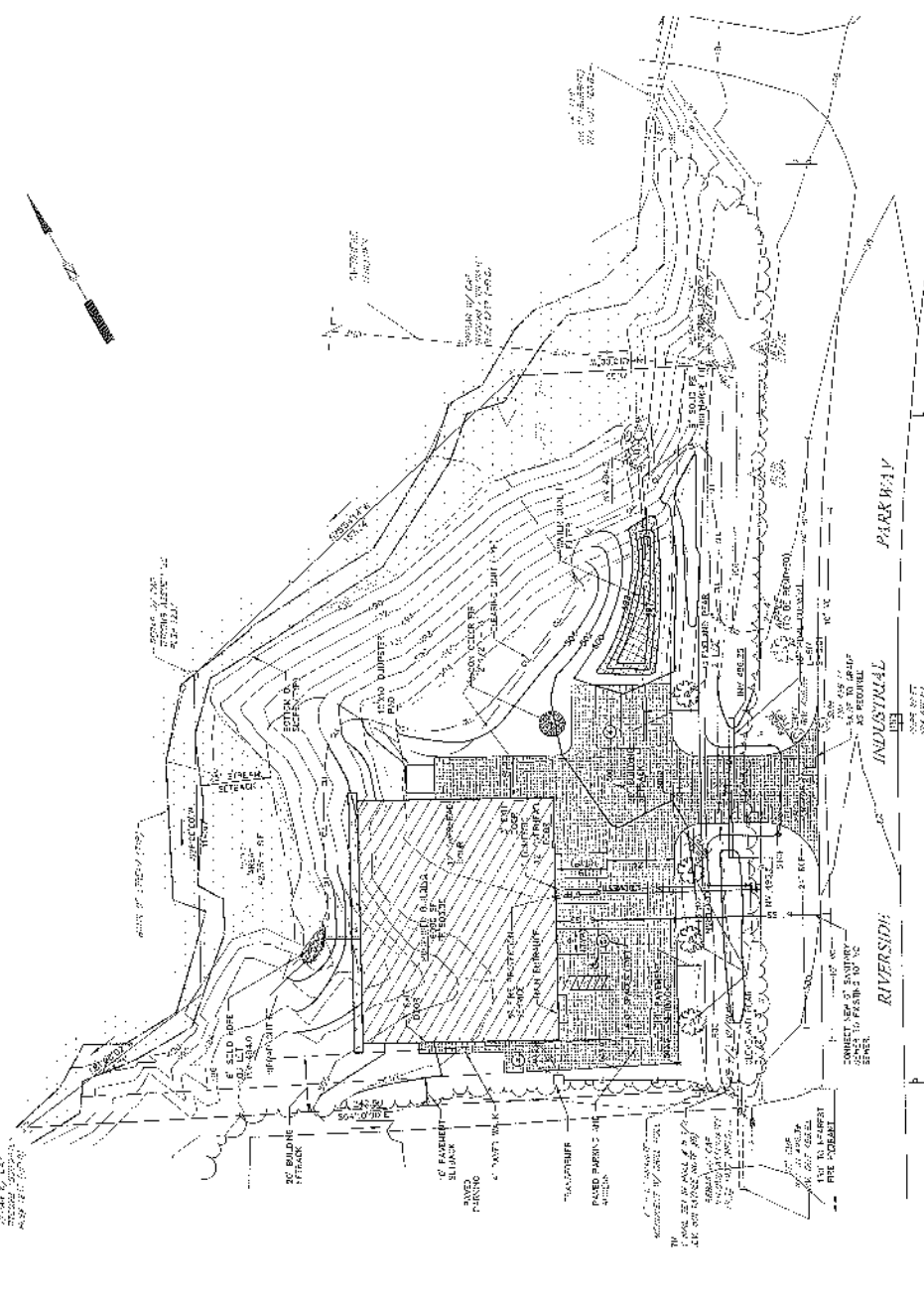
DATE: 10/10/73
BY: JMS

REV.	BY	DATE	DESCRIPTION
1	JMS	10/10/73	ISSUED FOR PERMIT
2	JMS	10/10/73	REVISED TO SHOW PERMIT CONDITIONS

BOYLE BUILDING CORP.
PROPOSED BUILDING
176 RIVERSIDE INDUSTRIAL PARKWAY
PORTLAND, MAINE

SME
Sever & Miller Engineers, Inc.
176 Riverside Industrial Parkway
Portland, Maine 04106
PHONE: 865-1100
FAX: 865-1101

PROJECT NO. 176 RIVERSIDE INDUSTRIAL PARKWAY
JOB NO. 00140
DATE: 10/10/73
SCALE: 1" = 100'



- NOTES:
1. EXISTING CONCRETE DRIVEWAY, WALKWAY, BIKEWAY, AND TRAIL SHALL BE REPAIRED AND REFINISHED TO MATCH EXISTING SURFACE. ALL REPAIRS SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
 2. ALL NEW CONCRETE DRIVEWAY, WALKWAY, BIKEWAY, AND TRAIL SHALL BE FINISHED TO MATCH EXISTING SURFACE. ALL NEW CONCRETE SHALL BE FINISHED WITH A BROOM FINISH.
 3. ALL NEW CONCRETE DRIVEWAY, WALKWAY, BIKEWAY, AND TRAIL SHALL BE FINISHED WITH A BROOM FINISH.
 4. ALL NEW CONCRETE DRIVEWAY, WALKWAY, BIKEWAY, AND TRAIL SHALL BE FINISHED WITH A BROOM FINISH.
 5. ALL NEW CONCRETE DRIVEWAY, WALKWAY, BIKEWAY, AND TRAIL SHALL BE FINISHED WITH A BROOM FINISH.
 6. ALL NEW CONCRETE DRIVEWAY, WALKWAY, BIKEWAY, AND TRAIL SHALL BE FINISHED WITH A BROOM FINISH.
 7. ALL NEW CONCRETE DRIVEWAY, WALKWAY, BIKEWAY, AND TRAIL SHALL BE FINISHED WITH A BROOM FINISH.

From: James Carmody
To: Wiar, Shukria
Date: 2/9/2007 11:21:10 AM
Subject: 176 Riverside Industrial Parkway

No comments.

James Carmody, P. E.
City Transportation Engineer
City of Portland
207-874-8894
JPC@portlandmaine.gov

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2007-0004

Date: 1/17/2007

Zoning has reviewed and all requirements in the I-M Zone are being met. I would like written confirmation that the 38% lot coverage that is given is really an impervious surface ratio and not just building coverage. I would also like confirmation that DEP is requiring only a 25' setback from the stream instead of the 75' that is stated in their application.

MEMORANDUM

TO: Shukria Wiar
FROM: Dan Goyette, PE – Development Review Engineer, Woodard & Curran
DATE: January 19, 2007
RE: International Car Parts of New Hampshire

Woodard & Curran has reviewed the Minor Site Plan submission for the proposed light industrial building on Riverside Industrial Parkway. The proposed structure will be a single-tenant building, and the project also includes the construction of 10 parking spaces.

Documents Reviewed

- Application for Minor Site Plan Approval dated January 9, 2007.
- Engineering Plan Sheets, D-100, D-101 dated December 26, 2006, and C-101, C-300, and C-301 dated November 26, 2006 by Sevee and Maher Engineers, Inc., and A-1 and A-2 dated November 27, 2006 by SBM Associates, Inc.

Comments

- The location of existing underground telephone and gas lines and connections to these lines for the proposed building have not been indicated on the site plan.
- A curbing detail has not been included on the project detail sheets.
- A pavement repair detail for Riverside Industrial Parkway has been included; however the location of necessary repairs has not been shown on the site plan.
- The included pavement detail for the parking lots and entrances differs from the typical pavement sections given in the City of Portland Technical and Design Standards and Guidelines.
- The City of Portland Technical and Design Standards and Guidelines require 12" of crushed stone over a pipe in their typical pipe trench detail. Only 6" of crushed stone are indicated in the site plan.
- A detail for a precast concrete manhole is included on the detail sheets; however the installation of a new manhole is not indicated on the plans. If a manhole will be installed, this needs to be indicated on the site plan, and additional details need to be included for the manhole frame and cover.
- Details need to be included for the connections into the existing utility lines.
- A Maine Department of Environmental Protection Natural Resource Protection Act Permit-by-Rule needs to be submitted for the project.
- The driveway radius entering onto Riverside Industrial Parkway needs to be constructed of granite curb.

Please contact our office if you have any questions.

DRG
203848.99

**CITY OF PORTLAND
DEPARTMENT OF PUBLIC WORKS
Engineering Division**

M E M O

TO: Shukria Wiar
FROM: Michael Farmer, Project Engineer
DATE: February 6, 2007
RE: 176 Riverside Industrial Parkway -Waiver Requests

The Department of Public Works supports the waivers requested to omit a sidewalk and curbing along the lot frontage on Riverside Industrial Parkway.

The Department still supports requiring the applicant to provide vertical granite curbing along its driveway. We envision curbing along each side of the driveway, with circular curbing forming the driveway entrance and one 7-foot curb tipdown on each side of the driveway oriented parallel to the road and adjacent to the edge of pavement in the road.



CUSTOMER SERVICE
OFFICE HOURS
8:30 A.M. - 4:30 P.M.

Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

February 12, 2007

Sevee and Maher, Inc.
P.O. Box 85A
Cumberland Center, ME 04021

Attn: Peter Dalfonso, P.E.
Re: 176 Riverside Industrial Parkway – Portland, ME
Ability to serve with PWD water

Dear Mr. Dalfonso:

This letter is to confirm that there should be an adequate supply of clean and healthful water to serve the needs of the proposed car part business at 176 Riverside Street in Portland. According to District records, there is a 16-inch diameter ductile iron water main on the north side of the street as well as a hydrant located 120' south of the property.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: 1080' southwest of Milliken Street
Hydrant Number: POD-HYD01657
Static Pressure: 85 psi
Residual Pressure: 82 psi
Flow: 838 gpm
Last Tested: 10/22/1997

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Rico Spugnardi, P.E.
Business Development Engineer
rspugnardi@pwd.org

PO-Adequacy-176 RiversideIndustrialParkway-SeveeandMaher

225 DOUGLASS STREET P.O. BOX 3553 PORTLAND, MAINE 04104-3553
PHONE: 207.761.8310 FAX: 207.879.5837 E-MAIL: CUSTOMERHELP@PWD.ORG WEB: WWW.PWD.ORG

February 1, 2007

05145
070201city_portl.doc

Ms. Shukria Wiar, Planner
City of Portland
389 Congress Street
Portland, Maine 04101

Subject: Application #200-004; CBL330H003001
176 Riverside Industrial Parkway
Portland, Maine
Additional Information

Dear Ms. Wiar:

The following information is provided in response to your letter requesting further information.

1. Capacity Letters:

Sewer. Frank Brancely will forward a capacity letter directly to you.

✓ Water. I have requested a letter from the Portland Water District and will forward it to you once I receive it.

2. ✓ Sidewalk and Curb. Attached is a waiver request letter concerning sidewalk and curb.

3. ✓ Wetland Assessment/Analysis. The wetlands shown on-site were located by Mark Hampton of Mark Hampton Associates. There will be no disturbance of wetlands associated with this project.

The work adjacent to the wetlands is covered through MEDEP by Permit-by-Rule. The required notification was sent to MEDEP on January 8, 2007 with follow-up information provided on January 11, 2007. By definition, the permit was valid on January 25, 2007. The contact at MEDEP is Kara Moody.

4. Lighting. The exterior lights for the project will be mounted on the building as shown on the site plan and building elevations. The fixture to be used is a 300 Wallcube Series Wallpack by Exceline. A catalog cut was included in the submittal which included photometric information.

Section XV(3). The unit meets the requirements. It is a "cutoff" type unit. The lights will also have timers.

Section XV(4)C Fixture Height. The fixtures will be mounted at a maximum of 15 feet above the ground.

Section XV(4)D Light Trespass. The site is abutted by industrial uses on three sides, and Riverside Industrial Parkway on the fourth.

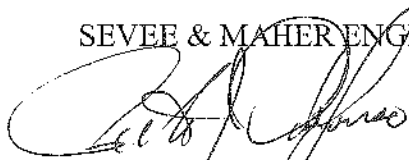
Section XV(4)E Wattage. The unit specified is 175 Watts.

Section XV(4)F. The unit specified is a metal halide bulb.

Should you require additional information, please do not hesitate to call.

Sincerely,

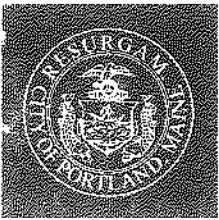
SEVEE & MAHER ENGINEERS, INC.



Peter J. Dalfonso, P.E.
Project Engineer

Attachments

cc: Will Boyle



Strengthening a Remarkable City Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

March 16, 2007

Boyle Building Corporation
c/o Rainmaker
36 Rainmaker Drive
Portland, ME 04103

Peter J. Dalfonso, PE
Sevee & Maher Engineers, Inc
PO Box 85A 4 Blanchard Road
Cumberland, ME 04021

RE: Application for Minor Site: 176 Riverside Industrial Parkway- International Car Parts of NH
(CBL# 300 II003001) (ID# 2007-0004)

Dear Mr. Dalfonso,

On March 16, 2007, the Portland Planning Authority granted minor site plan approval and approved a sidewalk waiver (see Attachment #1) for the construction of a light industrial building in the vicinity of #176 Riverside Industrial Parkway, with the following condition:

- 1. A Sewer capacity letter shall be obtained from the City's Wastewater Division. A Copy of the capacity letter shall be submitted to the planning division prior to issuance of building permit.*

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 Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% 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.
3. 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

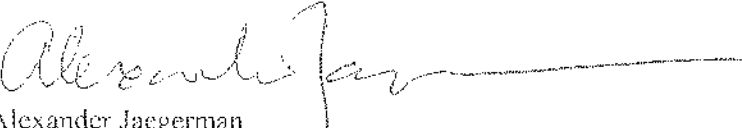
the City and the applicant. Requests to extend approvals must be received before the expiration date.

4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's 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 pre-construction meeting.
6. 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.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. 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.

If there are any questions, please contact Shukria Wiar at 756-8083.

Sincerely,


Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner
Philip Dipierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Inspections Division
Michael Bobinsky, Public Works Director
Kathi Earley, Public Works
Bill Clark, Public works
Jim Carmody, Transportation Manager
Michael Farmer, Public Works
Jessica Hanscom, Public Works
Jeff Tarling, City Arborist
Captain Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File

Attachment #1:

CITY OF PORTLAND
DEPARTMENT OF PUBLIC WORKS
Engineering Division

M E M O

TO: Shukria Wiar
FROM: Michael Farmer, Project Engineer
DATE: February 6, 2007
RE: 176 Riverside Industrial Parkway -Waiver Requests

The Department of Public Works supports the waivers requested to omit a sidewalk and curbing along the lot frontage on Riverside Industrial Parkway.

The Department still supports requiring the applicant to provide vertical granite curbing along its driveway. We envision curbing along each side of the driveway, with circular curbing forming the driveway entrance and one 7-foot curb tipdown on each side of the driveway oriented parallel to the road and adjacent to the edge of pavement in the road.

From: Michael Farmer
To: Wiar, Shukria
Date: 3/15/2007 1:54:04 PM
Subject: 176 Riverside Industrial Parkway

I reviewed the letter dated 3/7/2007 from Peter Dalfonso of Sevee & Maher Engineers and plan sheets C-101 and C-300, both revised on 3/7/2007. The revisions shown on the plans and described in the letter are acceptable.

Michael Farmer, Project Engineer
Dept. of Public Works
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852

From: "Dan Goyette" <DGoyette@woodardcurran.com>
To: "Shukria Wiar" <SHUKRIAW@portlandmaine.gov>
Date: 3/16/2007 11:18:44 AM
Subject: RE: 176 Riverside Ind. Pkwy

Shukria,

I have no issues with 176 Riverside. Everything looks good.

Dan

-----Original Message-----

From: Shukria Wiar [mailto:SHUKRIAW@portlandmaine.gov]
Sent: Thursday, March 15, 2007 3:14 PM
To: Dan Goyette
Subject: 176 Riverside Ind. Pkwy

Hello Dan,

Due to some family issues, I will be taking off a few days next week. I wanted to finish some things up before hand and was wondering if you have some time to look at 176 Riverside Ind. Pkwy and sign off on the project. It is a minor site plan and wanted to sign off on it. If there are any conditions of approval, please let me know.

Thank you.

Shukria

MEMORANDUM

TO: Shukria Wiar
FROM: Dan Goyette, PE – Development Review Engineer, Woodard & Curran
DATE: January 19, 2007
RE: International Car Parts of New Hampshire

Woodard & Curran has reviewed the Minor Site Plan submission for the proposed light industrial building on Riverside Industrial Parkway. The proposed structure will be a single-tenant building, and the project also includes the construction of 10 parking spaces.

Documents Reviewed

- Application for Minor Site Plan Approval dated January 9, 2007.
- Engineering Plan Sheets, D-100, D-101 dated December 26, 2006, and C-101, C-300, and C-301 dated November 26, 2006 by Sevee and Maher Engineers, Inc., and A-1 and A-2 dated November 27, 2006 by SBM Associates, Inc.

Comments

- The location of existing underground telephone and gas lines and connections to these lines for the proposed building have not been indicated on the site plan.
- A curbing detail has not been included on the project detail sheets.
- A pavement repair detail for Riverside Industrial Parkway has been included; however the location of necessary repairs has not been shown on the site plan.
- The included pavement detail for the parking lots and entrances differs from the typical pavement sections given in the City of Portland Technical and Design Standards and Guidelines.
- The City of Portland Technical and Design Standards and Guidelines require 12" of crushed stone over a pipe in their typical pipe trench detail. Only 6" of crushed stone are indicated in the site plan.
- A detail for a precast concrete manhole is included on the detail sheets; however the installation of a new manhole is not indicated on the plans. If a manhole will be installed, this needs to be indicated on the site plan, and additional details need to be included for the manhole frame and cover.
- Details need to be included for the connections into the existing utility lines.
- A Maine Department of Environmental Protection Natural Resource Protection Act Permit-by-Rule needs to be submitted for the project.
- The driveway radius entering onto Riverside Industrial Parkway needs to be constructed of granite curb.

Please contact our office if you have any questions.

DRG
203848.99

From: Michael Farmer
To: Dalfonso, Peter
Date: 2/22/2007 2:36:09 PM
Subject: Re: 176 Riverside Industrial Parkway

Peter:

I circulated your e-mail message to the Department of Public Works staff members who review site plan and subdivision projects. This group discussed your viewpoints at our meeting on Feb. 13th. The outcome of the discussion was that the Department would not change its recommendation regarding curbing along the proposed driveway. Some DPW staff members noted that City standards require curbing along the driveway and the Planning Board has required driveway curbing on other similar projects. Nonetheless, you can request a waiver from the Planning Board to build the driveway without granite curbing along the sides.

Michael Farmer, Project Engineer
Dept. of Public Works
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852

>>> Peter Dalfonso <pjd@smemaine.com> 02/09 10:25 AM >>>
Michael,

In your memo dated 2/6/07 to Shukria Wiar you stated that Portland Public Works supports the waiver request for eliminating curb and sidewalk along the frontage of the project. However you go on to say that the Department supports requiring curbing on the sides of the proposed driveway. Sevee and Maher does not believe that this is good engineering practice for the following reasons:

1. The drainage system along this portion of Riverside Industrial Parkway consists of ditches and culverts. Runoff flows off the pavement in sheet flow to ditches before it gets a chance to concentrate. By placing curb along the driveway runoff will flow into the road, along the curb and eventually around the end of the curb causing erosion and exposing the end of the curb.

2. Existing driveways along this portion of Riverside Industrial Parkway do not have curb. Placing curb periodically along a road causes problems for snow plows. The plows have to maneuver around the curbed areas, that is if the operator remembers that the curb is there.

3. In reviewing other areas with radius curbing we have found that curbing placed around driveway radiuses gets damaged and knocked around very quickly which does not look good and negates any purpose the curb may have had.

4. We are having difficulty explaining to our client why he has to spend \$2000.00 on something that appears to have no purpose.

Sincerely;

Peter Dalfonso

This electronic message contains information from Sevee & Maher Engineers,

Inc. (SME), which may be confidential, privileged or otherwise protected from disclosure. The information is intended to be used solely by the recipient(s) named. If you are not an intended recipient, be aware that any review, disclosure, copying, distribution or use of this transmission or its contents is prohibited. If you have received this transmission in error, please notify (SME) immediately at postmaster@smemaine.com.

CC: Wiar, Shukria

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Works,
55 Portland Street,
Portland, Maine 04101-2991



Mr. Frank J. Brancely,
Senior Engineering Technician,
Phone #: (207) 874-8832,
Fax #: (207) 874-8852,
E-mail: fjb@portlandmaine.gov

Date: January 8 2007

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 176 Riverside Industrial Parkway

(Regarding addressing, please contact Jessica Hanscom, either at 874-8818, or at JGH@portlandmaine.gov)

Chart Block Lot Number: 330H-003-001

Proposed Use: Warehouse Distribution

Previous Use: N/A

Existing Sanitary Flows: 0 GPD

Existing Process Flows: 0 GPD

Description and location of City sewer, at proposed building sewer lateral connection:

10" Clay within Riverside Industrial Parkway

Site Category

Commercial	<u>X</u>
Industrial <small>(complete part 4 below)</small>	<u>X</u>
Governmental	_____
Residential	_____
Other <small>(specify)</small>	_____

Clearly, indicate the proposed connection, on the submitted plans.

2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 300 GPD

Peaking Factor/ Peak Times: N/A

Specify the source of design guidelines: *(i.e. X "Handbook of Subsurface Wastewater Disposal in Maine," ___ "Plumbers and Pipe Fitters Calculation Manual," ___ Portland Water District Records, ___ Other (specify)*
6 employees @ 15 gpd = 90 gpd plus allowance for 1/2 public restroom = 290 gpd

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

3. Please, Submit Contact Information.

Owner/Developer Name: Boyle Building Corporation - Will Boyle

Owner/Developer Address: 36 Rainmaker Drive Portland, Maine 04103

Phone: 207-797-4764 Fax: 207-878-2652 E-mail: rainmaker@maine.rr.com

Engineering Consultant Name: Sevee & Maher Engineers, Inc. - Peter Dalfonso

Engineering Consultant Address: P.O. Box 85A Cumberland, Maine 04021

Phone: 207-829-5016 Fax: 207-829-5692 E-mail: pjd@smemaine.com

City Planner's Name: Not Known Phone: _____

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated:

N/A 0 GPD

Do you currently hold Federal or State discharge permits?

Yes _____ No _____

Is the process wastewater termed categorical under CFR 407

Yes _____ No _____

OSHA Standard Industrial Code (SIC):

(<http://www.osha.gov/oshstats/sicser.html>)

Peaking Factor/Peak Process Times:

Note: On the submitted plans, please show the locations, where the building's sanitary, and process water sewer laterals, exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.

Notes, Comments, or Calculations:

Frank Brancely, 03:38 PM 1/8/2007, 176 Riverside Industrial Parkway

To: "Frank Brancely" <FJB@portlandmaine.gov>

From: Peter Dalfonso <pjd@smemaine.com>

Subject: 176 Riverside Industrial Parkway

Cc:

Bcc:

Attached: \\Fserver\cfs\WillBoyle\RiversideIndPkway\Docs\070108CapacityRequestApp.doc;

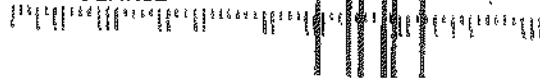
Frank,

Attached as requested is a City Wastewater Capacity Application.

Thanks, Peter

This electronic message contains information from Sevee & Maher Engineers, Inc. (SME), which may be confidential, privileged or otherwise protected from disclosure. The information is intended to be used solely by the recipient(s) named. If you are not an intended recipient, be aware that any review, disclosure, copying, distribution or use of this transmission or its contents is prohibited. If you have received this transmission in error, please notify (SME) immediately at postmaster@smemaine.com.

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

* Sender: Please print your name, address, and ZIP+4 in this box *

176 Riverside Park Dr.
P.O. Box 817
Needham Ma. 02494

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 City of Portland
 Division of Planning
 389 Congress St
 Portland ME 04101
 Attn: Mr. Jaegerman

2. Article Number
 (Transfer from servc)

7004 2890 0002 0062 9692

COMPLETE THIS SECTION ON DELIVERY

A. Signature: *X Virginia White* Agent Addressee

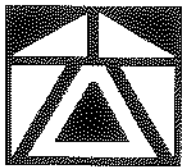
B. Received by (Printed Name): _____ C. Date of Delivery: *2-18-04*

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: _____

3. Service Type:
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

att: Rick Day



P A T C O
CONSTRUCTION, INC.

TRANSMITTAL

TO : City of Portland
Planning Department

ATTN: Shukria Wiar

DATE: 3/6/08

SUBJECT: 176 Riverside Ind. Parkway
LLC.

FROM: Rick Day

FAX #: (207) 324-1643

TEL #: (207) 324-5575

MESSAGE: Shukria,

As you requested, seven (7) stamped copies of the site plan on the
above mentioned project.

Rick



Sevee & Maher Engineers, Inc.
Waste Management and Hydrogeologic Consultants

RECEIVED JAN 25 2007

January 23, 2007

05145
070123city_port1.doc

Ms. Barbara Barhydt
Development Review Services Manager
City of Portland
389 Congress Street
Portland, Maine 04101

Subject: Minor Site Plan
176 Riverside Industrial Parkway
Portland, Maine

Dear Ms. Barhydt:

Attached, as requested, are documents clarifying Title, Right and Interest. The documents include:

- Deed for sale of property to DLW Partners, LLC,
- Building Construction Contract,
- Purchase and Sale Agreement DLW Partners, Inc. to International Car Parts of New Hampshire, LLC (Will Boyle, owner of Boyle Building, Inc. is a partner in DLW Partners, LLC).

Please do not hesitate to call with any questions.

Sincerely,

SEVEE & MAHER ENGINEERS, INC.

Peter J. Dalfonso, P.E.
Project Engineer

Attachments

cc: Will Boyle


WARRANTY DEED

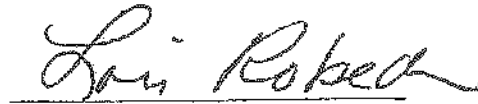
KNOW ALL BY THESE PRESENTS, that DAVID N. ROBECK and LOIS E. ROBECK, Maine residents with a mailing address of 66 Brentwood Street, Portland, Maine 04103, for consideration paid, GRANT to DLW PARTNERS, LLC, a Maine limited liability company with a place of business in Portland, Maine, and a mailing address of 66 Brentwood Street, Portland, Maine 04103, with WARRANTY COVENANTS, the real property located in the City of Portland, County of Cumberland and more particularly described on Exhibit A attached hereto.

IN WITNESS WHEREOF, the grantor has executed this deed by this 5th day of January, 2007.


Witness


David N. Robeck


Witness



Lois E. Robeck

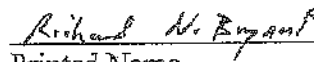
STATE OF MAINE
COUNTY OF CUMBERLAND, ss

January 5th, 2007

Then personally appeared above-named DAVID N. ROBECK and LOIS E. ROBECK and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public/Attorney at Law


Printed Name

Reference is hereby made to a plan entitled "Plan of Boundary Survey and Lot Division made for The LeFevres LLC" by Titcomb Associates dated April 13, 2003 and recorded in the Cumberland County Registry of Deeds in Plan Book 204, Page 673.

Said parcel contains 42,751 square feet and is the same parcel conveyed by warranty deed from The LeFevres, LLC to David N. Robeck and Lois E. Robeck dated September 16, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21795, Page 281.

BUILDING CONSTRUCTION CONTRACT

OWNER: INTERNATIONAL CAR PARTS OF NH, LLC
CONTRACTOR: BOYLE BUILDING, INC.
PROJECT: 87' x 70' COMMERCIAL BUILDING, 176 RIVERSIDE INDUSTRIAL
PARKWAY, PORTLAND, MAINE

Owner and Contractor agree as follows:

1. Work to be Performed: Contractor shall furnish all necessary labor and materials for construction of a 87' x 70' building pursuant to the attached plans and specifications. Contractor shall provide design services and obtain all necessary governmental permits, approvals and inspections, provided that Owner shall fund any improvements escrow or completion surety required by City of Portland planning approval. Contractor shall be responsible for taking reasonable steps to maintain the safety of the worksite and shall clean up all debris. Owner shall cooperate in obtaining necessary approvals and provide Contractor with ready access to the site for completion of the work. Title to materials will pass to Owner upon incorporation into the work. Owner and its agents will have reasonable access to the worksite for inspections throughout the work, provided that such access shall be at Owner's and its agents' own risk and neither Owner nor its agents shall disrupt the Contractor's work or interfere with Contractor's relations with its subcontractors or suppliers in any way.

2. Time of Construction: The work shall commenced on or about February 15, 2007, and shall be substantially completed by June 15, 2007, absent weather, casualty, materials shortages or other matters causing delay outside of Contractor's reasonable control.

3. Contract Price: The lump sum contract price (subject to the allowances specified on the attached budget) is [REDACTED], payable as follows:

3. 1 [REDACTED] (or such other deposit amount required by Contractor's agreement with the steel building manufacturer) payable directly to the building manufacturer upon Contractor's order of the steel building components, anticipated on or about the closing date on Owner's acquisition of the land from DLW Partners, LLC. Contractor will review the order and deposit amount with Owner before ordering.

3. 2 Interim payments within 7 business days of Contractor's submission of benchmark or periodic (no less frequently than monthly) for work (including labor, materials and Contractor's overhead), accompanied by documentation of such work (including lien waivers from subcontractors for prior disbursements and any lender-required inspection reports) in form reasonably satisfactory to Owner's lender. Interest at 18% per annum will be charged on all overdue balances. Ten percent of each interim payment shall be held back as retainage to assure substantial completion of the work.

3. 3 The balance (including previously withheld retainage) shall be paid upon substantial completion, as determined by the earlier of a qualified engineer's certification of substantial completeness or the City of Portland's issuance of a certificate of occupancy. At substantial completion all punchlist items shall be separately agreed upon and valued by Owner and Contractor. Owner shall retain 150% of the cost of each punchlist item to assure completion, with payment to be made promptly upon completion of each punchlist item.

Notwithstanding any other provision hereof, if Contractor remains unpaid for work properly completed and requisitions for five (5) days beyond Contractor's written notice to owner of overdue payment, Contractor shall be entitled to stop work until payment of all amounts due is made. Contractor reserve the right to preserve and enforce lien actions under Maine law for labor, materials or services performed or furnished by Contractor if Owner defaults hereunder, except to the extent such lien rights are released by lien waivers hereafter delivered by Contractor.

4. Change Orders: Any alteration or deviation from the plans and specifications that involve changes in costs or time of completion will be carried out only upon the parties entering into a written change order. Each such change order shall be performed under the same terms and conditions as specified in the contract unless otherwise stipulated. The change order shall detail all changes in the original contract and adjustments (if any) to the contract price.

5. Warranty: Contractor warrants all work to be performed by Contractor and all materials furnished by Contractor under this Contract against defects in materials or workmanship for a period of one year from the date of the completed work. Contractor shall, at his own expense and without cost to Owner within a reasonable time after receipt of written notice, correct any defects in materials or workmanship which may develop during the warranty period and any damage to other work caused by such defects. Contractor's warranty excludes damage or defect caused by abuse, modifications not executed by Contractor, improper maintenance, improper operations, or normal wear and tear under normal usage. Upon substantial completion, Contractor shall assign to Owner all manufacturers' or suppliers' warranties for equipment and materials incorporated into the work, which may extend beyond the date of Contractor's warranty. The warranty rights and remedies set forth in Maine Uniform Commercial Code will apply to this contract.

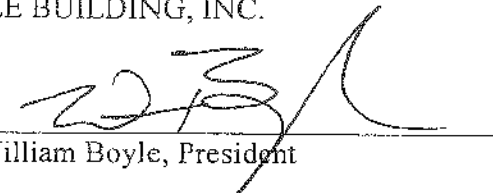
6. Indemnity and Insurance: Contractor shall indemnify and hold Owners harmless as to any and all claims for injuries and damages arises out of the actions of Contractor, its employees, agents and subcontractors during the constructions of said premises. Contractor shall maintain (and cause its subcontractors to maintain) general liability insurance and workers compensation insurance, and shall provide Owner with evidence thereof. Owner shall provide general liability insurance and builder's risk insurance commercially reasonable amount, and shall provide Contractor with evidence thereof.

7. Default and Remedies. The parties agree to attempt to immediately negotiate in good faith any dispute arising hereunder, with the assistance of a neutral mediator if agreed by both parties. Following attempt at such negotiation or mediation, if Owner fails to make any payment for a period of five (5) business days after the same are due hereunder or fails to perform any of its other obligations hereunder within a reasonable time after notice, Contractor may, upon five (5) additional business days' written notice terminate this contract, stop work hereunder and recover from Owner payment for all work done to date, plus Contractor's reasonable anticipated profit on the entire work, together with all costs of enforcement or collection, including reasonable attorneys' fees. Following attempt at such negotiation or mediation, if Contractor fails to perform any of its obligations hereunder within a reasonable time after notice, or if Contractor stops work for more than fourteen (14) days except for reasons beyond Contractor's reasonable control, Owner may, upon five (5) additional business days' written notice terminate this contract and cause the work to be completed by other contractors and recover from Contractor the damages caused by such default together with all costs of enforcement or collection, including reasonable attorneys' fees.

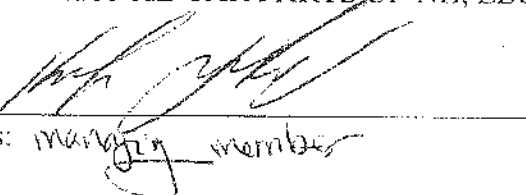
8. Miscellaneous. This contract is governed by Maine law and shall be binding upon the undersigned, their successors and assigns. This contract may be amended only by written instrument. This contract may be executed in counterparts which together shall constitute a single original instrument. Faxed signatures shall be binding as originals.

WJ
DATED: ~~October~~ *10th*, 2006
November

BOYLE BUILDING, INC.

By: 
William Boyle, President

INTERNATIONAL CAR PARTS OF NH, LLC

By: 
Its: *Managing member*

PROPOSED 6000 SQ FT BUILDING AND LAND AT 176 RIVERSIDE INDUSTRIAL
PARKWAY

Building Size 87' X 70'

Eave Height 18'

Masonry Wall 3'6" High on Front of Building Only

Propane Fired Heating Units in Warehouse Space

HVAC in Offices

2- 12'x 14' Overhead Doors

2-exterior Doors

1-double Door Storefront

1- 12'x 3' Canopy over Storefront (like One on Riverside Drive Building)

2- 12' X 14' Offices with One Interior Door and One Exterior window Each

2- Openings Left for Interior Windows - 1 in Each Office

1- Opening Left for Interior Door Between Offices

2- ADA Bathrooms with a Toilet and a Sink

Fire Sprinklers Throughout

Fire Alarm System Throughout

Basic Lighting and Electrical System Throughout Building

Outside Lighting over All Doors

Engineering, Permits, and Special Inspections

Budget Items (Allowances within Contract Price):

Special Inspections [REDACTED]

Architectural Work [REDACTED]

Site Work and Paving [REDACTED]

Landscaping [REDACTED]

Total Construction Contract Price (including allowances above) [REDACTED]

Land Price (paid to DLW Partners, LLC) [REDACTED]

Total Land and Construction Contract Price [REDACTED]

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

This Agreement made and entered into by and between DLW PARTNERS, LLC, a Maine limited liability company with a mailing address of 66 Brentwood, Portland, Maine 04103 (hereinafter referred to as "Seller"), and INTERNATIONAL CAR PARTS OF NH, LLC, or its nominee, whose mailing address is 60 Kendrick Street, Needham, Massachusetts (hereinafter referred to as "Purchaser"),

WITNESSETH:

WHEREAS, Seller or its principals own a certain parcel of vacant land located at 176 Riverside Industrial Parkway, Portland, Maine; and

WHEREAS, Seller wishes to sell and Purchaser wishes to purchase said land; and

WHEREAS, Purchaser wishes to have constructed on said land a building of approximately six thousand (6,000) square feet, to be constructed by Boyle Building Inc., a corporation in contract with Seller and engaged in the construction of commercial buildings;

NOW THEREFORE, in consideration of the premises and in consideration of the mutual promises, agreements and covenants hereinafter set forth and intending to be legally bound, the parties hereto do hereby agree as follows:

1. SUBJECT MATTER OF SALE.

The Seller agrees to sell, transfer and convey, and the Purchaser agrees to purchase from the Seller for the price and upon the terms and conditions hereinafter stated, the following real property (hereinafter referred to as the "Property"):

A certain lot or parcel of land, with any improvements thereon, situated at 176 Riverside Industrial Parkway, Portland, Maine, and being shown on a sketch plan entitled "Will Boyle, Proposed Building, 176 Riverside Industrial Parkway, Portland, Maine", a copy of which is appended hereto as EXHIBIT A.

Deed reference – deed from The LeFevres, LLC to David N. Robeck and Lois E. Robeck dated September 16, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21795, Page 281. Further reference is made to a deed from David & Lois Robeck to Seller of recent date to be recorded in said Registry of Deeds.

2. PURCHASE PRICE.

The agreed purchase price of the Property, which Purchaser agrees to pay, is the sum of One Hundred Sixty-Five Thousand Dollars (\$165,000.00), payable as follows:

- a. Cash or its equivalent acceptable to Seller paid upon the execution of this Agreement to be held by the Dunham Group in escrow pursuant to the provisions of paragraph 3 of this Agreement until closing date..... [REDACTED]
- b. Cash or its equivalent acceptable to Seller paid at the time of closing..... [REDACTED]
- c. Cash or its equivalent acceptable to Seller paid at the time of the completion of the 6,000 +/- square foot building to be constructed in accordance with paragraph 12.d..... [REDACTED]

3. ESCROW.

The Dunham Group shall act as Escrowee and shall, pending consummation of this transaction, hold the deposit in escrow in an interest-bearing escrow account in accordance with the provisions of the applicable laws of the State of Maine. At the time of closing, the deposit shall be paid to Seller. In the event that the closing is not completed hereunder for any reason whatsoever, the deposit shall be paid to the party entitled to receive the deposit pursuant to the provisions of this Agreement. The Escrowee shall not be liable to Purchaser or to Seller for any act or omission not committed or occurring in bad faith. In the event of a dispute between Purchaser and Seller as to the payment of the deposit or any portion thereof, the Escrowee, subject to the provisions of paragraph 16 entitled "Mediation", shall be entitled to pay the deposit into court and to interplead both parties, whereupon the Escrowee shall be released from any further liability or obligation to either party hereto.

4. DEED.

The Property is to be conveyed by a good and sufficient deed of warranty with the usual covenants therein, thereby giving to Purchaser clear title to said Property, free from all encumbrances, other than existing easements and restrictions of record, if any, which do not materially interfere with Buyer's intended development and use of the Property.

5. SURVEY.

The performance of this Agreement does not require a survey of the Property.

6. CLOSING DATE.

^{KD WB}
The closing date for the purposes of this Agreement shall be on or before December 1st, 2006. The closing of this transaction shall take place at the law offices of Woodman, Edmands, Danylik & Austin, P.A., 234 Main Street, Biddeford, Maine, or at a location designated by the Purchaser's lending institution, unless otherwise agreed upon by the parties.

7. PRORATIONS.

Real estate taxes for the fiscal tax year of the City of Portland shall be apportioned between the parties hereto as of the date of delivery of the deed.

8. EXPENSES.

Expenses of this transaction shall be paid as follows:

- a. The Seller shall be responsible for the preparation of the warranty deed.
- b. The Seller and Purchaser shall pay the Maine Real Estate Transfer Tax as required by 36 M.R.S.A., 4651-54, as amended.
- c. The Purchaser shall be responsible for the drafting and preparation of this Agreement, examination of the title and title opinion, payment of any title insurance premiums and all recording fees.
- d. Seller and Purchaser shall each be responsible for their own attorneys' fees.
- e. The Seller shall pay for any and all real estate brokerage commissions incurred by Seller in accordance with paragraph 13.

9. TITLE.

The Seller shall convey good, clear and marketable fee simple title to the Property to the Purchaser or its nominee at the closing.

If, in the opinion of the attorney for the Purchaser, the Seller shall be unable to give marketable title to the Property or make conveyance as above stipulated not later than the closing date, Seller shall have a reasonable time (not to exceed 60 days) to correct the title defect or defects in order to be able to transfer marketable title. In the event Seller cannot within said time period correct all title defects, then the Purchaser shall have the option to accept such title as the Seller may be able to convey or to demand the return of the Down Payment made hereunder, and upon the making of such refund, this Agreement shall wholly cease and terminate and neither party shall have any further claim against the other by reason of this Agreement.

10. POSSESSION.

Full possession of the Property, free and clear of any tenants or persons in possession, shall be delivered to Purchaser at closing.

11. SELLER'S REPRESENTATIONS, COVENANTS AND WARRANTIES.

As a material inducement to the Purchaser to enter into and perform the obligations pursuant to this Agreement, the Seller hereby represents, covenants and warrants:

a. The Seller has (or shall have upon the recording of a deed from its principals) good and marketable title to the Property, free and clear of all claims, liens, charges, encumbrances, and claimed interests of any other person or persons whatsoever, except for (i) mortgage lien(s) to be discharged at closing by Seller and (ii) any easements or restrictions of record which do not materially interfere with Purchaser's intended development and use of the Property, and has full right, power and authority to sell, transfer and deliver such Property. Seller will transfer and convey to the Purchaser good and clear record and marketable title to the Property at the time of the closing, free and clear of all claims, liens, charges, encumbrances and claimed interests of any other person or persons whatsoever, except as otherwise provided above and as set forth in the Title Deed.

b. To the best of Seller's knowledge and belief, Seller has complied in full with, and is not now in violation of, any applicable federal, state or local statutes, rules, regulations, ordinances, codes, licenses or permits applicable to the storage and disposal of hazardous or toxic wastes or substances and other materials. In particular, to Seller's knowledge, there is no asbestos, lead paint or other hazardous, toxic or other dangerous substance, material and/or waste in, on or under the Property in any state or quantities

which would violate or require reporting, licensing or other remedial or responsive actions under any municipal ordinance or state or federal law or regulation or which might pose a potential or actual threat to the public health, safety and welfare or the environment.

c. To the best of Seller's knowledge and belief, there are no underground chemical, gasoline or oil storage tanks or facilities located on or under the Property.

d. There are no pending or, to the knowledge of Seller, threatened boundary or other disputes regarding the Property.

e. That Seller is a Maine entity, and is not a foreign national and shall, if requested, deliver to Purchaser at closing a certification under penalty of perjury in the form contained in Treasury Regulation Section 1.1445-2B that Seller is not a foreign person within the meaning at Section 1445 of the Internal Revenue Code of 1986, as amended. Such certification shall include Seller's federal tax employer identification number.

f. The foregoing representations and warranties are made by the Seller with the knowledge and expectation that the Purchaser is placing reasonable reliance thereon. Provided, however, that the Purchaser acknowledges that certain of such representations and warranties are only to the best of Seller's knowledge and belief, and with respect to such specific representations and warranties the Purchaser has been provided an opportunity to make such inspections of the Property as the Purchaser deems necessary to confirm, supplement or contradict Seller's stated knowledge and belief and Purchaser acknowledges that it is ultimately relying upon Purchaser's own business judgment and inspections in such matters.

g. No representation or warranty by the Seller herein, or in any Exhibit or Schedule hereto, contains or will contain any untrue statement of material fact, or omits or will omit to state a material fact necessary to make the statement contained therein not misleading.

12. CONDITIONS TO THE OBLIGATION OF PURCHASER.

The obligations of the Purchaser under this Agreement are, at the option of the Purchaser, subject to the following conditions:

a. That there shall not have been any material breach of the representations or warranties of the Seller contained in this Agreement, and such representations and warranties shall continue to be true on the closing date.

b. That the Seller shall have performed and complied with all agreements and conditions required by this Agreement to be performed or complied with by it.

c. That the Property will not have been materially or adversely affected as a result of any transaction or event caused by Seller from the date hereof to the closing date.

d. It is understood and agreed by the parties hereto that Purchaser intends to enter into a Building Construction Contract with Boyle Building Corp., a Maine corporation in the building construction business in contract with Seller, for the construction of a commercial building suitable to the Purchaser for use as a wholesale automobile parts distribution center, comprising approximately 6,000 square feet of first floor space as more specifically described on EXHIBIT B (the "Commercial Building"), and, to that end, the parties do hereby agree that the following subparagraph d.i. through d.v. set forth additional conditions to the obligations of the Purchaser under this Agreement:

i. That the Seller shall grant access to the Property to Purchaser at any and all reasonable times and shall make available to Purchaser any and all existing surveys, plans, maps and other data to assist Purchaser in conducting such tests and analyses as Purchaser shall desire.

ii. That Purchaser or Purchaser's agents or authorized independent contractors shall be entitled to enter upon the Property for the purpose of inspecting the same and making borings, soils tests, wetlands studies and for such other inspection and testing purposes as may be reasonably necessary, provided, however, that such right to enter shall be at reasonable times and Purchaser shall repair any damage to the Seller's Property.

iii. That Purchaser and Boyle Building, Inc. shall have entered into a Building Construction Contract for the construction of the Commercial Building, for a fixed price of [REDACTED], with plans and specifications and upon such terms and conditions satisfactory to Purchaser and Purchaser's lending institution.

iv. That Seller and/or Boyle Building Corp. shall have obtained any and all necessary permits and approvals from the City of Portland and/or the State of Maine, if necessary, for the construction of the Commercial Building and said permits and approvals shall have been reviewed and approved by Purchaser and Purchaser's lending institution.

v. That Purchaser shall have obtained a written commitment from a lending institution of its choosing for a mortgage loan of not less than 75% of the purchase price of the land and not less than 100% of the cost of the

construction of the Commercial Building, at an interest rate not to exceed 8% per annum, amortized over a period of not less than 15 years, within 30 days from the effective date of this Agreement. The Purchaser agrees to apply for such financing within 5 business days of the date hereof and pursue such commitment in good faith and with commercially reasonable efforts. The failure of the Purchaser to timely apply for, pursue, or obtain such commitment shall also entitle the Seller to elect to terminate this Agreement by written notice to the Purchaser and Escrow Agent, at which time the deposit shall be returned to Purchaser with all accrued interest and neither party shall have any further claim against the other.

If any one or more of the foregoing conditions are not met to the satisfaction of Purchaser prior to closing, then Purchaser shall have no further obligations under this Agreement, and the sole obligation of the Seller and the Escrow Agent shall be to refund the Purchaser's Down Payment, together with accrued interest, and upon the making of such refund this Agreement shall wholly cease and terminate and neither party shall have any further claim against the other by reason of this Agreement.

13. BROKER.

Seller and Purchaser acknowledge and agree as follows:

- a. That The Dunham Group is acting as the Seller's Agent and Broker.
- b. That neither the Seller nor the Purchaser has dealt with any other broker, other than The Dunham Group, with respect to the Property, and no other broker, other than The Dunham Group, is entitled to a commission or other compensation upon the consummation of this purchase and sale.
- c. That Seller and Purchaser agree to indemnify and hold harmless the other from and against any and all claims for fees or commissions related to this transaction, with the indemnifying party being the one whose actions give rise to such claim..
- d. That The Dunham Group will execute and deliver to Seller and Purchaser at closing a Licensee's Lien Waiver, releasing any and all claims relating to commissions from the sale of the Property.

14. DEFAULT; LIQUIDATED DAMAGES.

If the Seller shall be able to make conveyance as herein stipulated and agreed on closing date and if Purchaser shall fail to keep, observe and perform the covenants and

agreements herein contained and specified to be performed, then Seller shall retain the Down Payment as full and complete liquidated damages in lieu of any other legal or equitable remedy and this Agreement will terminate and neither party will have any further obligation hereunder.

If the Purchaser is able to complete its obligations as herein stipulated and is able to purchase the property on the closing date and if Seller fails to keep, observe and perform the covenants and agreements herein contained and specified to be performed, Purchaser shall be entitled to all remedies available at law or in equity, including but not limited to an action for specific performance.

15. NOTICE.

All notices, requests and other communications under this Agreement shall be in writing and shall be sent by registered or certified mail, postage prepaid, return receipt requested, addressed as follows:

If intended for Seller: William Boyle
36 Rainmaker Drive
Portland, Maine 04103

with copy to: Richard N. Bryant, Esq.
Van Meer & Belanger
20 York Street, Suite 202
Portland, ME 04101

If intended to Purchaser: International Car Parts of NH, LLC
60 Kendrick Street
P.O. Box 817
Needham, MA 02494

with copy to: Robert B. Woodman, Esquire
Woodman, Edmands, Danylik & Austin, P.A.
234 Main Street, P.O. Box 468
Biddeford, ME 04005-0468

16. BENEFITS.

The provisions hereof shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, personal representatives and assigns.

17. CONSTRUCTION OF AGREEMENT.

a. Maine Contract. This Agreement is to be construed as a Maine contract and sets forth the entire agreement between the parties.

b. Modifications. This Agreement may be canceled, modified or amended only by a written instrument executed by both Seller and Purchaser.

c. Joint Obligations. If two or more persons are named herein as Purchaser, their obligations hereunder shall be joint and several.

d. Captions. The captions are used only as a matter of convenience and are not to be considered as part of this agreement or to be used in determining the intent of the parties to it.

e. Survival. Notwithstanding any presumption to the contrary, all covenants, conditions and representations contained in this Agreement, which, by their nature, impliedly or expressly involve performance in any particular, after settlement, shall survive settlement and remain the continuing obligation of the responsible party hereto.

Effective Date. The effective date for the purposes of this Agreement shall be ~~October~~ ^{November} 6, 2006.

18. MEDIATION.

Any dispute or disagreement arising out of or relating to the rights and obligations under or the construction and effect of this Agreement shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association.

19. ENTIRE AGREEMENT.

The exhibits and schedules appended hereto and made a part hereof and delivered concurrently herewith shall be deemed to be incorporated into and made a part of this Agreement. This Agreement, including said exhibits and schedules, sets forth the entire agreement and understanding of the parties concerning the subject matter hereof, and there are no agreements, representations or warranties which are not set forth herein.

20. COUNTERPARTS.

This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Facsimile signatures shall be considered originals.

IN WITNESS WHEREOF, the parties hereto have interchangeably set their hands
this 6th day of ~~October~~ ^{November}, 2006.

Witness:
Lorrey C. Girard

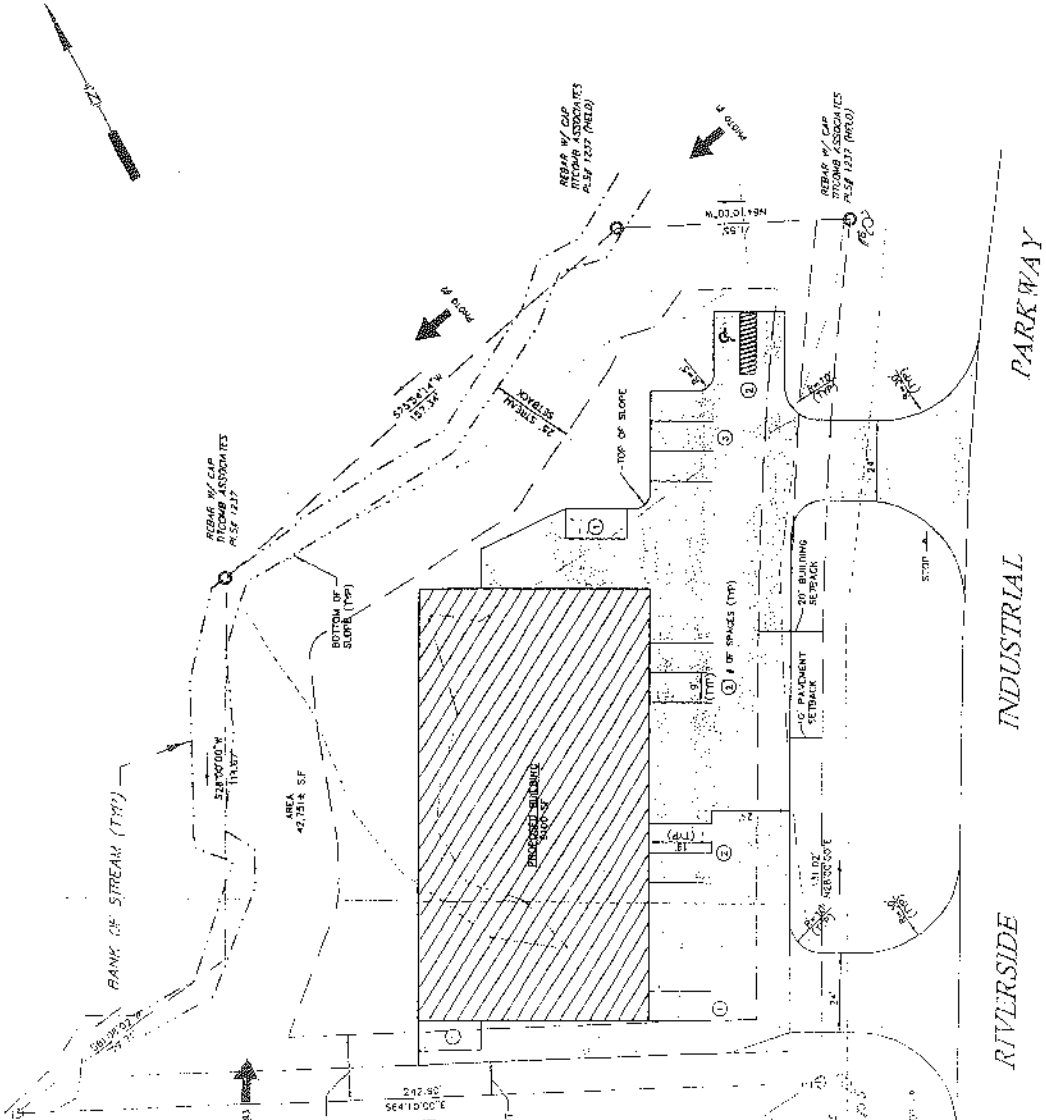
DLW PARTNERS, LLC
[Signature]
SELLER
By: [Signature] William Boyle
Its Manager Manager
EIN: 20-5767863

Robert B Wood

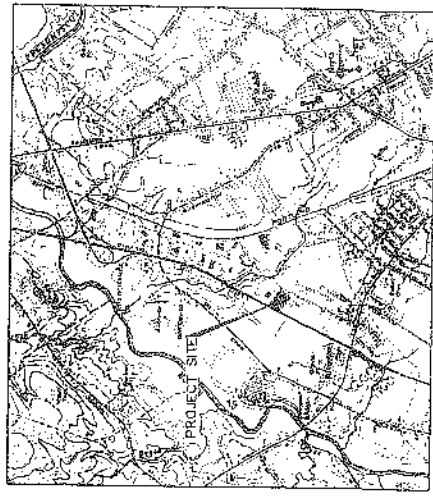
INTERNATIONAL CAR PARTS OF
NEW HAMPSHIRE
By: [Signature]
PURCHASER
By: Kianosh Gardansela
Its managing member
EIN: 04-3112402

The Dunham Group, by and through [Signature], hereby joins in
this Agreement for the purpose of accepting the down payment paid by Purchaser
hereunder, agreeing to be bound by the terms and conditions of this Agreement, and, in
particular, paragraph 3 hereof entitled "Escrow", and any and all other provisions
applicable to the broker and for the purpose of acknowledging and agreeing that The
Dunham Group is in all respects acting as the agent of the Seller with regard to this
transaction.

THE DUNHAM GROUP
Seller's real estate broker and agent of
Seller
By: [Signature] for New Hampshire The Dunham Group



- NOTES:**
1. RECORD OWNERS OF PROPERTY ARE DAVID N. ROBBECK AND JOSE E. ROBBECK BY DEED FROM THE LITTLEFIELD, LLC. RECORDED IN THE CHAMBERLAND COUNTY DEEDS REGISTRY OF DEEDS BOOK 31765 PAGE 28.
 2. PLAN REFERENCE: PLAN OF BOUNDARY SURVEY AND LOT DIMENSIONS MADE FOR THE LETTERS LLC BY STUBBS ASSOCIATES DATED APRIL 13, 2000 AND RECORDED IN THE CHAMBERLAND COUNTY DEEDS REGISTRY OF DEEDS, BOOK 204, PAGE 673.
 3. ASSESSOR'S REFERENCE: MAP 310103-1.
 4. ZONING DISTRICT: M
 5. SPACES AND SETBACK REQUIREMENTS:
 ANNUAL LOT SIZE - NONE
 MINIMUM STREET FRONTAGE - 30'
 MINIMUM FRONT YARD - 1' FOR EVERY 1' OF BUILDING HEIGHT
 MINIMUM SIDE YARD - 1' FOR EVERY 1' OF BUILDING HEIGHT
 MINIMUM REAR YARD - 1' FOR EVERY 1' OF BUILDING HEIGHT
 WITH A MINIMUM OF 25'
 MAXIMUM LOT COVERAGE - 25%
 MAXIMUM BUILDING HEIGHT - 45'
 6. TOTAL LOT AREA: 42,751 SF.
 LOT COVERAGE: 35%
 PROPOSED: 35%
 7. USE: PROPOSED WHOLESALE STORAGE, LIGHT INDUSTRIAL CONTRACTORS.
 8. BUILDING SUMMARY:
 TOTAL PROPOSED = 9100 SF
 ACQUIRED:
 OFFICE 1 SPACE/400 SF 264 SF/400 = 3 SPACES
 TOTAL PROPOSED INCLUDING 1 SPACE/1000 SF (3100-2617)/1000 = 4 SPACES
 PROPOSED = 12 SPACES
 9. PROJECT IS SERVED BY CITY CENTER AND PUBLIC WATER, ELECTRIC, TELEPHONE AND GAS. ALL UTILITIES WILL BE UNDERGROUND. UTILITIES ARE APPROPRIATE AND WILL BE FIELD ADJUSTED AS REQUIRED BY UTILITY COMPANIES.



LOCATION MAP
SCALE: 1" = 2000' FEET

REV.	BY	DATE	STATUS
1/	7/06		SUBMITTED TO CLIENT

WILL BOYLE PROPOSED BUILDING 176 RIVERSIDE INDUSTRIAL PARKWAY PORTLAND, MAINE		DESIGN BY: FJO DRAWN BY: HBRSK DATE: 1/2/06 CHECKED BY: JMC SITE PLAN SITE PLAN
SKETCH PLAN		 Sme & Aisher Engineers, Inc. Consulting Engineers Civil/Structural/Interior
JOB NO: 05145		RIVER SIDE PARKWAY CIV 1/01

EXHIBIT A

PROPOSED 6000 SQ FT BUILDING AND LAND AT 176 RIVERSIDE INDUSTRIAL
PARKWAY

Building Size 87' X 70'

Eave Height 18'

Masonry Wall 3'6" High on Front of Building Only

Propane Fired Heating Units in Warehouse Space

HVAC in Offices

2- 12'x 14' Overhead Doors – 1 on front right of building & 1 on righthand side of building

2-exterior Doors

1-double Door Storefront

1- 12'x 3' Canopy over Storefront (like One on Riverside Drive Building)

2- 12' X 14' Offices with One Interior Door and One Exterior window Each

2- Openings Left for Interior Windows - 1 in Each Office

1- Opening Left for Interior Door Between Offices

2- ADA Bathrooms with a Toilet and a Sink (located adjacent for ease of plumbing)

Fire Sprinklers Throughout

Fire Alarm System Throughout

Basic Lighting and Electrical System Throughout Building

Outside Lighting over All Doors

Engineering, Permits, and Special Inspections

Budget Items (Allowances within Contract Price):

Special Inspections \$5,000.00

Architectural Work \$5,000.00

Site Work and Paving \$80,000.00

Landscaping \$5,000.00

Total Construction Contract Price (including allowances above) \$367,870.00

Land Price (paid to DLW Partners, LLC) \$165,000

Total Land and Construction Contract Price \$532,870.00



City of Portland Site Plan Application

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

Address of Proposed Development: 176 Riverside Industrial Parkway		Zone: IM
Total Square Footage of Proposed Structures: 6,090		Square Footage of Lot: 42,751
Tax Assessor's Chart, Block & Lot: Chart# 330 Block# H003 Lot# 001	Property owner's mailing address: c/o Rainmaker 36 Rainmaker Drive Portland, ME 04103	Telephone #: 797-4764
Applicant's Consultant Sevee & Maher Engineers, Inc. P.O. Box 85A 4 Blanchard Road Cumberland, ME 04021 207-829-5016 Peter J. Dalfonso, P.E.	Applicant's name, mailing address, telephone #/Fax#/Pager#: Boyle Building Corp. c/o Rainmaker 36 Rainmaker Drive Portland, ME 04103 207-797-4764 (phone) 207-878-2652 (fax)	Project Name: International Car Parts of New Hampshire
Fee for Service Deposit (all applications) <input checked="" type="checkbox"/> (\$200.00)		
Proposed Development (check all that apply)		
<input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input checked="" type="checkbox"/> Warehouse/Distribution <input checked="" type="checkbox"/> Parking lot		
<input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + major site plan fee if applicable <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____		
Major Development (more than 10,000 sq. ft.)		
<input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
Minor Site Plan Review		
<input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
Plan Amendments		
<input type="checkbox"/> Planning Staff Review (\$250.00) <input type="checkbox"/> Planning Board Review (\$500.00)		

RECEIVED

JAN 9 2008

City of Portland
Planning Division

- Please see next page -

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

Will Boyle 207-797-4764
Boyle Building Corp. c/o Rainmaker
36 Rainmaker Dr.
Portland, ME 04103

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

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list
- d. 1 set of 11 x 17 plans

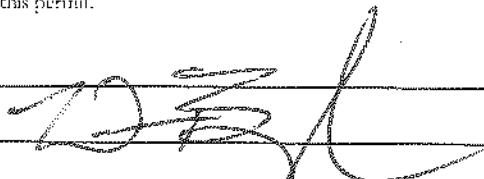
Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

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:

1/9/07

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

**INTERNATIONAL CAR PARTS OF NEW HAMPSHIRE
176 RIVERSIDE INDUSTRIAL PARKWAY**

**APPLICATION FOR MINOR SITE PLAN APPROVAL
BY BOYLE BUILDING CORPORATION**

Boyle Building Corporation (BBC) of 36 Rainmaker Drive, Portland, Maine is requesting minor site plan approval for development of a light industrial building on Riverside Industrial Parkway. The development will include one single-tenant building with a total floor area of 6,090 square feet. The project also includes access, parking, landscaping, and stormwater management facilities. The subject parcel located at 176 Riverside Industrial Parkway (assessor reference 330H-003-001) is approximately 1 acre with 260 feet of frontage on Riverside Industrial Parkway. The parcel is currently an undeveloped site.

The site plan (Sevee & Maher Engineers, Inc. Drawing C-101) depicts the proposed development of the parcel. The project includes a 6,090-square foot, one-tenant building with access and parking for 10 vehicles.

Utilities for the site will include sewer, water, gas, electric, and telephone. All utilities will be underground. Portland Water District (PWD) has a water main in Riverside Industrial Parkway. PWD will allow service to the new structure (from the main). There is also an existing sewer main in Riverside Industrial Parkway. Letters confirming capacity have been requested from PWD and Portland Public Works.

Wetlands have been mapped on the site by Mark Hampton Associates and are shown on the site plan. The plan avoids filling of wetlands. A Maine Department of Environmental Protection (MEDEP) Natural Resource Protection Act Permit-by-Rule is required for work within 75 feet of the existing onsite stream.

The site soils are mapped as Belgrade very fine sandy loam and Suffield silt loam by the Soil Conservation Service Soil Survey of Cumberland County, Maine (see Figure 1 in the attached

submission materials). Based on the County mapping, the soils are suitable for the proposed development. Temporary and permanent erosion control measures are included on the plan. A stormwater management plan is included with this submittal. Stormwater will continue to flow to the same discharge points as it did prior to development. Stormwater detention and stormwater treatment are provided for runoff from parking and circulation areas.

The building will be occupied by International Car Parts of New Hampshire who is a wholesale dealer of foreign automobile parts. Solid waste generated on site will consist mainly of typical packaging materials and minor office wastes. There will be no industrial waste generated on site. A 2- to 4- cubic yard dumpster will be located at the rear of the site. Waste will be picked up weekly by a commercial waste hauler.

Recycling on site will include mostly cardboard and paper. All recycling will be stored within the structure.

This submittal includes:

- Title, right, and interest (deed)
- Letter of financial capacity
- SCS medium intensity soils map (Figure 1)
- Construction schedule
- Sewer service availability letter
- Water service availability letter
- Stormwater management plan
- Proposed lighting including intensity
- Site plan (including grading and landscaping)
- Site details
- Elevation and floor plan views of building
- Boundary plan

**INTERNATIONAL CAR PARTS OF NEW HAMPSHIRE
PROJECT SCHEDULE**

Site plan submittal to City	January 10, 2007
Site plan approval	March 1, 2007
Installation of temporary erosion control measures	April 1 -- April 7, 2007
Clearing and grubbing	April 7 -- April 14, 2007
Utility installation	April 10 -- April 30, 2007
Foundation	April 20 -- May 8, 2007
Construct building	May 8 -- August 15, 2007
Preliminary site grading	May 8 -- June 30, 2007
Install permanent erosion control measures	June 15 -- June 30, 2007
Final site grading	June 30 -- July 10, 2007
Base pavement	July 10 -- July 15, 2007
Complete building	August 15, 2007
Install landscaping	August 5 -- August 10, 2007
Final pavement	August 27 -- August 30, 2007
Project completion	September 1, 2007

Doc#: 74821 84:21795 Pst 281

WARRANTY DEED

Know all Men by these Presents,

That The LeFevres, LLC, a limited liability company organized and existing under the laws of the State of Maine, and having a place of business at 200 Riverside Industrial Parkway, Portland, Maine, 04103, for consideration paid, grant to:

David N. Robeck and Lois E. Robeck

of Portland, in the County of Cumberland, and State of Maine, whose mailing address is: 66 Brentwood Street, Portland, Maine, 04103, with warranty covenants, as joint tenants, the land in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine as set forth in Exhibit A attached hereto and made a part hereof.

In Witness Whereof, the said The LeFevres, LLC, has caused this instrument to be executed by John LeFevre, its Manager thereunto duly authorized this 16th day of the month of September, 2004.

MAINE REAL ESTATE TAX PAID

Signed, Sealed and Delivered in presence of

[Handwritten signature]

The LeFevres, LLC

By: John LeFevre

John LeFevre

Its: manager

State of Maine, County of Cumberland ss.

September 16, 2004

Then personally appeared the above named John LeFevre, Manager of said The LeFevres, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said The LeFevres, LLC.

Before me,

[Handwritten signature of Donnelly S. Douglas]

Attorney at Law/Notary Public

Donnelly S. Douglas
Printed Name

Donnelly S. Douglas
Attorney At Law

Doc#: 74821 Bk121795 Ps: 282

Received
 Recorded Register of Deeds
 Sep 17, 2005 03:28:47P
 Cumberland County
 John B O'Brien

EXHIBIT A

A certain lot or parcel of land located at 176-194 Riverside Industrial Parkway, in the City of Portland, County of Cumberland and State of Maine, being a lot or land delineated on the plan of Boundary Survey and Lot Division made for The LeFevres, LLC dated April 13, 2003 and being more particularly described as follows:

Beginning at an iron marker found at the northeasterly corner of Lot 10, on the northwesterly sideline of Riverside Industrial Parkway as delineated on the Plan of Property for Rufus Jones dated November, 1975 and recorded in the Cumberland County Registry of Deeds in Plan Book 110, Page 25, at an iron marker found;

- 1) Thence N 64° 10' 00" W a distance of Two Hundred Forty-Two and 90/100 (242.90) feet by the northeasterly line of said Lot 10 to a point and remaining land of The LeFevres, LLC as described in a warranty deed from Montalvo Properties to The LeFevres, LLC dated September 21, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15740, Page 305;
- 2) Thence N 81° 08' 02" E a distance of Seventy-Seven and 71/100 (77.71) feet by said remaining land of The LeFevres, LLC to a point;
- 3) Thence N 28° 00' 00" E a distance of One Hundred Fourteen and 67/100 (114.67) feet by said remaining land of The LeFevres, LLC to a point;
- 4) Thence N 75° 54' 14" E a distance of One Hundred Fifty-Seven and 34/100 (157.34) feet by said remaining land of The LeFevres, LLC to a point;
- 5) Thence S 64° 10' 00" E a distance of Seventy-One and 55/100 (71.55) feet by said remaining land of The LeFevres, LLC to the northwesterly sideline of Riverside Industrial Parkway;
- 6) Thence Southwesterly an arc distance of One Hundred Twenty-Nine and 58/100 (129.58) feet by said northwesterly sideline of Riverside Industrial Parkway on a curved line concave to the southeast having a radius of One Thousand Ninety and 00/100 (1,090.00) feet to a point bearing S 31° 24' 21" W a distance of One Hundred Twenty-Nine and 50/100 (129.50) feet from the last mentioned point;
- 7) Thence S 28° 00' 00" W a distance of One Hundred Thirty-One and 02/100 (131.02) feet by said northwesterly sideline of Riverside Industrial Parkway to an iron marker found and the point of beginning.

Reference is hereby made to a plan entitled "Plan of Boundary Survey and Lot Division made for The LeFevres, LLC" by Titcomb Associates dated April 13, 2003 to be recorded in the Cumberland County Registry of Deeds. [204-673]

Said parcel contains 42,751 square feet and is a portion of the parcel conveyed by warranty deed from Montalvo Properties to The LeFevres, LCC dated September 21, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15740, Page 305.

January 2, 2007



City of Portland
389 Congress Street
Portland, Maine 04101

RE: William Boyle

TO WHOM IT MAY CONCERN,

Please be advised that William Boyle has the financial capacity to construct a building on 176 Riverside Industrial Parkway, Portland, Maine. If you have any questions, please don't hesitate to contact me at (207) 892-4690.

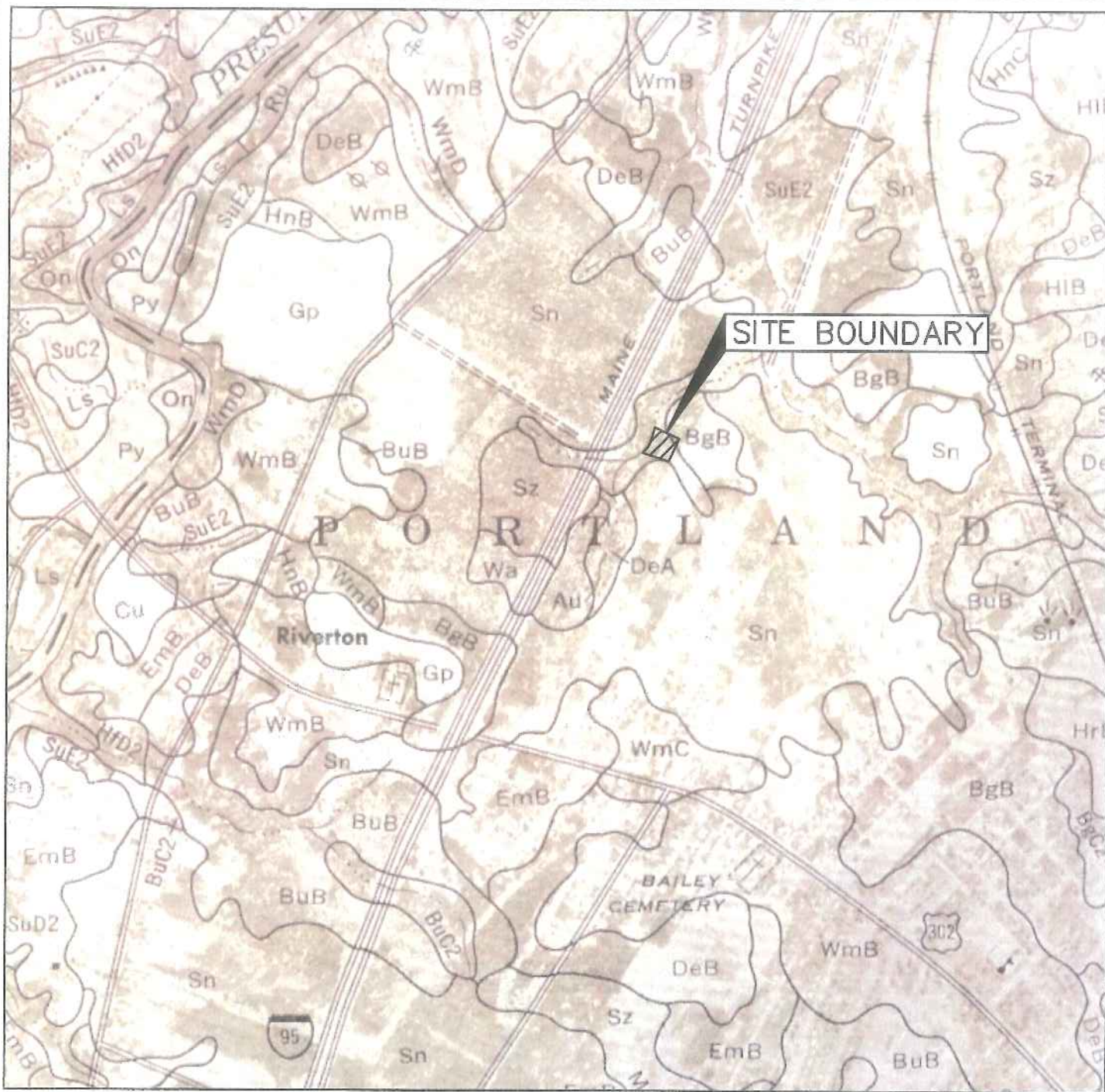
Sincerely,

Deborah A. McPhail
Vice President
Branch Manager-Windham Office

Naples Office
Route 302, Causeway
Mail: P.O. Box 1679
Naples, Maine 04062
(207) 693-4227

Portland / Corporate Office
325 Riverside Street
Mail: P.O. Box 1038
Portland, ME 04104-1038
(207) 892-4690
www.evergreencreditunion.org

Windham Office
785 Mansvold Trail
Windham, Maine 04062
(207) 892-4690



REFERENCE: SOIL SURVEY OF CUMBERLAND COUNTY, MAINE BY U.S. DEPT OF AGRICULTURE, 1974 MAP 75.

MAP DESIGNATION	NAME	HYDROLOGIC SOIL GROUP
Su	SUFFIELD SILTY LOAM	C
Bg	BELGRADE FINE SANDY LOAM	C



DWG: MSOILS LMN: MSOILS REV: 4/6/04

FIGURE 1
 MEDIUM INTENSITY SOILS MAP
 BOYLE BUILDING CORP.
 176 RIVERSIDE
 INDUSTRIAL PARKWAY
 PORTLAND, MAINE

SME

Sevee & Maher Engineers, Inc.

SME

Sevee & Maher Engineers, Inc.
Waste Management and Hydrogeologic Consultants
Cumberland Center, Maine

December 20, 2006

05145
06icp-nh-pwd-email.doc

James Pandicio
Portland Water District
225 Douglas St
Portland, ME 04104-3553

Subject: Water Service
176 Riverside Industrial Parkway, Portland, Maine

Dear Mr. Pandicio:

Boyle Building Corp. is planning to construct a 5,090-square-foot office/warehouse at 176 Riverside Industrial Parkway in Portland, Maine. The building will house a foreign auto parts wholesale supplier. Attached is a sketch plan showing the proposed site.

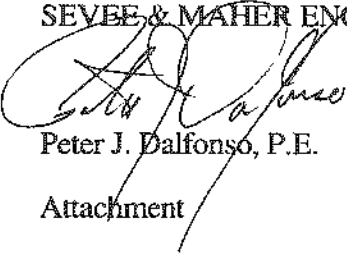
The proposed water connections will be a 6-inch fire line connecting to the existing main in Riverside Industrial Parkway, and a separate 1 inch domestic line connecting to the main.

The City of Portland, Maine requires a letter from the Water District indicating that there is adequate capacity. The anticipated water usage is 300 gpd.

Should you have any questions please do not hesitate to contact me at 829-5016, or email at pjd@smemaine.com.

Sincerely,

SEVEE & MAHER ENGINEERS, INC.



Peter J. Dalfonso, P.E.

Attachment

cc: Will Boyle

SME

Sevee & Maher Engineers, Inc.
Waste Management and Hydrogeologic Consultants

January 4, 2007

05145
070104fb.doc

Mr. Frank Brancely
City of Portland
55 Portland Street
Portland, ME 04101

Subject: 176 Riverside Industrial Parkway

Dear Mr. Brancely:

Boyle Building Corp. is submitting a Minor Site Plan Application to the City for a 6,090-square foot office warehouse at 176 Riverside Industrial Parkway in Portland, Maine. A copy of the site plan is attached. There is an existing 10-inch clay sewer main in Riverside Industrial Parkway.

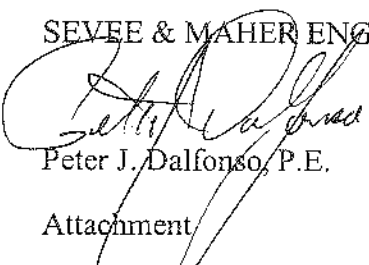
The estimated sewage generated from the developed site is 300 gallons per day. There are no industrial or process flows expected from this site.

The Planning Department requires a letter from Public Works indicating that sewer capacity is available for this site.

Should you have any questions please do not hesitate to contact me at 829-5016, or email at pjd@smemaine.com.

Sincerely,

SEVEE & MAHER ENGINEERS, INC.



Peter J. Dalfonso, P.E.

Attachment

cc: Will Boyle

**STORMWATER MANAGEMENT PLAN
INTERNATIONAL CAR PARTS
OF NEW HAMPSHIRE
176 RIVERSIDE INDUSTRIAL PARKWAY
PORTLAND, MAINE**

**PREPARED FOR
BOYLE BUILDING CORP.**

JANUARY 2007

SME

Sevee & Maher Engineers, Inc.
Waste Management and Hydrogeologic Consultants
Cumberland Center, Maine



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2.0	PROJECT DESCRIPTION	2
3.0	SITE WATERSHEDS	2
4.0	PROPOSED DRAINAGE FACILITIES	5
5.0	TREATMENT OF STORMWATER RUNOFF	5
5.1	Introduction	5
5.2	Basic Standards	5
5.3	General Standards	5
5.3.1	Water Quality Filter	6
5.3.2	Underdrain Filter	6
6.0	SUMMARY	6

LIST OF APPENDICES

APPENDIX A	EXISTING CONDITIONS ANALYSIS
APPENDIX B	POST-DEVELOPMENT ANALYSIS

**STORMWATER MANAGEMENT PLAN
INTERNATIONAL CAR PARTS OF NEW HAMPSHIRE
RIVERSIDE INDUSTRIAL PARKWAY
PORTLAND, MAINE**

1.0 INTRODUCTION

Boyle Building Corp. is planning to develop a 1-acre site on Riverside Industrial Parkway in Portland, Maine. The site is presently undeveloped. The proposed development will include a light industrial/wholesale facility consisting of a 6,090-square-foot building and associated access and parking. This stormwater management plan has been prepared to comply with City of Portland requirements and the standards of the Maine Department of Environmental Protection (MDEP) Stormwater Rules, as outlined in 06-096 CMP, Chapter 500 Stormwater Management.

It addresses three standards of the Stormwater Rules utilizing the Best Management Practices (BMP) as outlined in the "Maine Stormwater Best Management Practices Manual" of December 7, 2005. The stormwater standards are as follows:

1. Basic Standards – Basic standards address erosion and sedimentation control, inspection and maintenance and housekeeping.
2. General Standards – General standards utilize best management practices (BMPs) to provide treatment measures to mitigate for the increased frequency and duration of channel erosive flows due to runoff from smaller storms; provide for the effective treatment of pollutants in stormwater; and, mitigate potential temperature impacts.
3. Flooding Standard – The flooding standard provides for stormwater management systems designed to detain, retain, or result in the infiltration of stormwater runoff from 24-hour storms of the 2-year, 10-year, and 25-year frequencies such that the peak flows of stormwater from the project site do not exceed the peak flows from stormwater prior to undertaking the project.

This project is not located within the watershed of a lake most at risk nor does it drain to an urban impaired stream (reference Chapter 502: Direct Watersheds of Waterbodies Most at Risk from Development, and Sensitive or Threatened Regions or Watersheds). Therefore, the phosphorus and urban impaired stream standards do not apply to this project.

As designed, the peak runoff rates for the post-development conditions on the site will be slightly less than the pre-development condition. The stormwater runoff rates were evaluated for 2-, 10-, and 25-year/24-hour storm events with Type III Soil Conservation Service rainfall distribution, and antecedent moisture condition 2 using the HydroCAD computer modeling system by Applied Microcomputer Systems.

2.0 PROJECT DESCRIPTION

Boyle Building Corp. of Portland, Maine is proposing to construct a light industrial building on a 1-acre lot on Riverside Industrial Parkway, in Portland, Maine. The project site is located at 176 Riverside Industrial Parkway in Portland and is denoted as 33011-003-001 on the City tax maps. The property consists of a 42,751-square foot undeveloped wooded lot. The site is bordered by commercial facilities to the north and east, including a printing company, by Riverside Industrial Parkway to the south, and a light industrial building to the west. There is no impervious surface on the site in the present condition. This will increase to 0.404 acres in the developed condition. This includes 0.208 acres of building and 0.196 acres of parking and access.

3.0 SITE WATERSHEDS

The proposed site is situated in the Presumpscot River watershed. The site drains north and west to a stream which runs approximately 1,000 feet to the north to a tributary of the Presumpscot River, which then flows west under the Maine Turnpike to the river. Surficial soils on the site were mapped by the Soil Conservation Service as Suffield series and Belgrade series. For

stormwater modeling purposes these soils were modeled as Hydrologic Group (HSG) C soils. The site only receives offsite runoff from the section of Riverside Industrial Parkway abutting the site. Pre- and post-development drainage conditions are shown on Drawings D-100 and D-101.

The stormwater study area consists of 1.54 acres. Of this, 0.56 acres are part of an adjacent lot to the east and Riverside Industrial Parkway. The area is shown on Drawings D-100 and D-101. Stormwater runoff is evaluated at two analysis points which receive runoff from separate subcatchments. Runoff from Subcatchment 1 flows in a westerly direction to a stream along the site's rear property line, then through a stream flowing north to a tributary of the Presumpscot River. Subcatchment 1 is approximately 0.57 acres in the pre-development condition and 0.44 acres in the post-development condition. Subcatchment 1 consists of woodland in the pre-development condition, and lawn area, impervious roof, pavement, and woodland in post-development conditions.

Runoff from Subcatchment 2 also flows to a stream on the rear property boundary. From there it flows northerly until it converges with a tributary of the Presumpscot River. Subcatchment 2 is approximately 0.97 acres in the pre-development condition and approximately 1.1 acres in the post-development condition. Subcatchment 2 consists of woodland, grassed areas, and roadway in the pre-development condition. In the post-development condition it consists of roadway, parking area, lawn, and woodland.

In the post-development condition, Subcatchment 2 increases by 0.13 acres because the construction of the proposed building and parking area diverts a portion of Subcatchment 1 to Subcatchment 2.

To determine the peak surface water runoff rates for each watershed, a weighted curve number (CN) and time of concentration (T_c) were calculated for each subcatchment in pre- and post-development conditions based on area, hydrologic soil group, cover type, and drainage patterns.

4.0 PROPOSED DRAINAGE FACILITIES

Surface water from the site will flow overland to drainage ditches and to the original discharge points, with the exception of SC-2B, which flows into a water quality filter and then discharges to the original analysis point.

5.0 TREATMENT OF STORMWATER RUNOFF

5.1 Introduction

The City of Portland Technical Standards require stormwater treatment for site developments that create parking for more than twenty-five cars. The Riverside Industrial Parkway site plan provides parking for only ten cars. However, the applicant is providing treatment for runoff from 86 percent of the new parking and access area, and thermal cooling of roof runoff. The stormwater treatment requirements are based on the Maine Department of Environmental Protection (MDEP) Best Management Practices.

5.2 Basic Standards

Basic standards are addressed by use of the erosion control measures shown on the drawings and detailed in the Erosion Control Plan on Sheet C-301 of the design drawings.

5.3 General Standards

General standards utilize Best Management Practices (BMPs) to provide treatment measures to mitigate for increased frequency and duration of channel erosion flows due to runoff from smaller storms, to provide for effective treatment of pollutants in stormwater and to mitigate potential temperature impacts. These standards have been incorporated into the design of the 176 Riverside Industrial Parkway site.

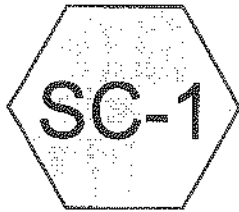
5.3.1 Water Quality Filter. The total new impervious area is 0.404 acres consisting of 0.208 acres of roof and 0.196 acres of pavement. The developed area is 0.642 acres. Through utilization of a water quality filter, treatment is provided for runoff from 86 percent of the new pavement and 75 percent of new developed areas. The water quality filter is sized to handle 1.0-inch times the contributing paved area and 0.4 inches times the contributing landscape area. The remaining paved area and developed area cannot be readily collected and directed to a treatment BMP.

5.3.2 Underdrain Filter. Through the use of a drip edge to collect roof runoff, this runoff from SC-1A is cooled prior to entering the abutting stream. The proposed building's roof slopes from front to back, where a stone drip edge is provided to collect runoff, control erosion, and reduce the temperature of the runoff being discharged to the stream.

6.0 SUMMARY

As detailed above, the development of the site will not adversely impact the downstream drainage system. It will maintain peak runoff rates at or below that of the pre-developed condition, which meets the City requirements and MEDEP flooding standards. In addition, stormwater treatment is provided for the majority of the runoff from developed areas which exceeds City requirements for this site.

APPENDIX A
EXISTING CONDITIONS ANALYSIS



Sc-1



Analysis Point 1



SC-2



Analysis Point 2



Industrial Parkway Pre

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Area Listing (all nodes)

<u>Area (acres)</u>	<u>CN</u>	<u>Description (subcats)</u>
1.014	70	Woods, Good, HSG C (SC-1,SC-2)
0.413	74	>75% Grass cover, Good, HSG C (SC-2)
0.115	98	Pavement (SC-2)
<hr/>		
1.542		

Industrial Parkway Pre

Type III 24-hr 2 Year Rainfall=3.00"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SC-1: Sc-1

Runoff Area=24,800 sf Runoff Depth>0.64"

Flow Length=230' Tc=10.7 min CN=70 Runoff=0.35 cfs 0.030 af

Subcatchment SC-2: SC-2

Runoff Area=42,384 sf Runoff Depth>0.88"

Flow Length=240' Tc=5.3 min CN=75 Runoff=1.04 cfs 0.071 af

Link AP-1: Analysis Point 1

Inflow=0.35 cfs 0.030 af

Primary=0.35 cfs 0.030 af

Link AP-2: Analysis Point 2

Inflow=1.04 cfs 0.071 af

Primary=1.04 cfs 0.071 af

Total Runoff Area = 1.542 ac Runoff Volume = 0.101 af Average Runoff Depth = 0.79"

92.56% Pervious Area = 1.428 ac 7.44% Impervious Area = 0.115 ac

Industrial Parkway Pre

Type III 24-hr 2 Year Rainfall=3.00"

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Subcatchment SC-1: Sc-1

Runoff = 0.35 cfs @ 12.17 hrs, Volume= 0.030 af, Depth> 0.64"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.00"

Area (sf)	CN	Description
24,800	70	Woods, Good, HSG C
24,800		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.7	50	0.0400	0.09		Sheet Flow, Segment A-B Woods: Light underbrush n= 0.400 P2= 3.00"
0.9	60	0.0500	1.12		Shallow Concentrated Flow, Segment B-C Woodland Kv= 5.0 fps
0.0	60	0.1660	36.46	1,944.47	Parabolic Channel, Segment C-D W=20.00' D=4.00' Area=53.3 sf Perim=22.0' n= 0.030
0.1	60	0.0330	6.84	91.16	Parabolic Channel, Segment D-E W=20.00' D=1.00' Area=13.3 sf Perim=20.1' n= 0.030
10.7	230	Total			

Subcatchment SC-2: SC-2

Runoff = 1.04 cfs @ 12.09 hrs, Volume= 0.071 af, Depth> 0.88"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.00"

Area (sf)	CN	Description
5,000	98	Pavement
19,384	70	Woods, Good, HSG C
18,000	74	>75% Grass cover, Good, HSG C
42,384	75	Weighted Average
37,384		Pervious Area
5,000		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.4	30	0.1000	0.11		Sheet Flow, Segment A-B Woods: Light underbrush n= 0.400 P2= 3.00"
0.3	50	0.2400	2.45		Shallow Concentrated Flow, Segment B-C Woodland Kv= 5.0 fps
0.6	160	0.0050	4.66	111.75	Trap/Vee/Rect Channel Flow, Segment C-D Bot.W=10.00' D=2.00' Z= 1.0 ' / Top.W=14.00' n= 0.030
5.3	240	Total			

Industrial Parkway Pre

Type III 24-hr 2 Year Rainfall=3.00"

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Link AP-1: Analysis Point 1

Inflow Area = 0.569 ac, Inflow Depth > 0.64" for 2 Year event
Inflow = 0.35 cfs @ 12.17 hrs, Volume= 0.030 af
Primary = 0.35 cfs @ 12.17 hrs, Volume= 0.030 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link AP-2: Analysis Point 2

Inflow Area = 0.973 ac, Inflow Depth > 0.88" for 2 Year event
Inflow = 1.04 cfs @ 12.09 hrs, Volume= 0.071 af
Primary = 1.04 cfs @ 12.09 hrs, Volume= 0.071 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Industrial Parkway Pre

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Type III 24-hr 10 Year Rainfall=4.70"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SC-1: Sc-1 Runoff Area=24,800 sf Runoff Depth>1.67"
Flow Length=230' Tc=10.7 min CN=70 Runoff=1.00 cfs 0.079 af

Subcatchment SC-2: SC-2 Runoff Area=42,384 sf Runoff Depth>2.05"
Flow Length=240' Tc=5.3 min CN=75 Runoff=2.50 cfs 0.166 af

Link AP-1: Analysis Point 1 Inflow=1.00 cfs 0.079 af
Primary=1.00 cfs 0.079 af

Link AP-2: Analysis Point 2 Inflow=2.50 cfs 0.166 af
Primary=2.50 cfs 0.166 af

Total Runoff Area = 1.542 ac Runoff Volume = 0.245 af Average Runoff Depth = 1.91"
92.56% Pervious Area = 1.428 ac 7.44% Impervious Area = 0.115 ac

Industrial Parkway Pre

Type III 24-hr 10 Year Rainfall=4.70"

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Subcatchment SC-1: SC-1

Runoff = 1.00 cfs @ 12.16 hrs, Volume= 0.079 af, Depth> 1.67"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.70"

Area (sf)	CN	Description
24,800	70	Woods, Good, HSG C
24,800		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.7	50	0.0400	0.09		Sheet Flow, Segment A-B Woods: Light underbrush n= 0.400 P2= 3.00"
0.9	60	0.0500	1.12		Shallow Concentrated Flow, Segment B-C Woodland Kv= 5.0 fps
0.0	60	0.1660	36.46	1,944.47	Parabolic Channel, Segment C-D W=20.00' D=4.00' Area=53.3 sf Perim=22.0' n= 0.030
0.1	60	0.0330	6.84	91.16	Parabolic Channel, Segment D-E W=20.00' D=1.00' Area=13.3 sf Perim=20.1' n= 0.030
10.7	230	Total			

Subcatchment SC-2: SC-2

Runoff = 2.50 cfs @ 12.09 hrs, Volume= 0.166 af, Depth> 2.05"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.70"

Area (sf)	CN	Description
5,000	98	Pavement
19,384	70	Woods, Good, HSG C
18,000	74	>75% Grass cover, Good, HSG C
42,384	75	Weighted Average
37,384		Pervious Area
5,000		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.4	30	0.1000	0.11		Sheet Flow, Segment A-B Woods: Light underbrush n= 0.400 P2= 3.00"
0.3	50	0.2400	2.45		Shallow Concentrated Flow, Segment B-C Woodland Kv= 5.0 fps
0.6	160	0.0050	4.66	111.75	Trap/Vee/Rect Channel Flow, Segment C-D Bot.W=10.00' D=2.00' Z= 1.0 ' Top.W=14.00' n= 0.030
5.3	240	Total			

Link AP-1: Analysis Point 1

Inflow Area = 0.569 ac, Inflow Depth > 1.67" for 10 Year event
Inflow = 1.00 cfs @ 12.16 hrs, Volume= 0.079 af
Primary = 1.00 cfs @ 12.16 hrs, Volume= 0.079 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link AP-2: Analysis Point 2

Inflow Area = 0.973 ac, Inflow Depth > 2.05" for 10 Year event
Inflow = 2.50 cfs @ 12.09 hrs, Volume= 0.166 af
Primary = 2.50 cfs @ 12.09 hrs, Volume= 0.166 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Industrial Parkway Pre

Type III 24-hr 25 Year Rainfall=5.50"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SC-1: Sc-1

Runoff Area=24,800 sf Runoff Depth>2.23"

Flow Length=230' Tc=10.7 min CN=70 Runoff=1.35 cfs 0.106 af

Subcatchment SC-2: SC-2

Runoff Area=42,384 sf Runoff Depth>2.66"

Flow Length=240' Tc=5.3 min CN=75 Runoff=3.25 cfs 0.216 af

Link AP-1: Analysis Point 1

Inflow=1.35 cfs 0.106 af

Primary=1.35 cfs 0.106 af

Link AP-2: Analysis Point 2

Inflow=3.25 cfs 0.216 af

Primary=3.25 cfs 0.216 af

Total Runoff Area = 1.542 ac Runoff Volume = 0.321 af Average Runoff Depth = 2.50"

92.56% Pervious Area = 1.428 ac 7.44% Impervious Area = 0.115 ac

Industrial Parkway Pre

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Type III 24-hr 25 Year Rainfall=5.50"

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Subcatchment SC-1: Sc-1

Runoff = 1.35 cfs @ 12.16 hrs, Volume= 0.106 af, Depth> 2.23"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.50"

Area (sf)	CN	Description
24,800	70	Woods, Good, HSG C
24,800		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.7	50	0.0400	0.09		Sheet Flow, Segment A-B Woods: Light underbrush n= 0.400 P2= 3.00"
0.9	60	0.0500	1.12		Shallow Concentrated Flow, Segment B-C Woodland Kv= 5.0 fps
0.0	60	0.1660	36.46	1,944.47	Parabolic Channel, Segment C-D W=20.00' D=4.00' Area=53.3 sf Perim=22.0' n= 0.030
0.1	60	0.0330	6.84	91.16	Parabolic Channel, Segment D-E W=20.00' D=1.00' Area=13.3 sf Perim=20.1' n= 0.030
10.7	230	Total			

Subcatchment SC-2: SC-2

Runoff = 3.25 cfs @ 12.08 hrs, Volume= 0.216 af, Depth> 2.66"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.50"

Area (sf)	CN	Description
5,000	98	Pavement
19,384	70	Woods, Good, HSG C
18,000	74	>75% Grass cover, Good, HSG C
42,384	75	Weighted Average
37,384		Pervious Area
5,000		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.4	30	0.1000	0.11		Sheet Flow, Segment A-B Woods: Light underbrush n= 0.400 P2= 3.00"
0.3	50	0.2400	2.45		Shallow Concentrated Flow, Segment B-C Woodland Kv= 5.0 fps
0.6	160	0.0050	4.66	111.75	Trap/Vee/Rect Channel Flow, Segment C-D Bot.W=10.00' D=2.00' Z= 1.0 ' Top.W=14.00' n= 0.030
5.3	240	Total			

Link AP-1: Analysis Point 1

Inflow Area = 0.569 ac, Inflow Depth > 2.23" for 25 Year event
Inflow = 1.35 cfs @ 12.16 hrs, Volume= 0.106 af
Primary = 1.35 cfs @ 12.16 hrs, Volume= 0.106 af, Atten= 0%, Lag= 0.0 min

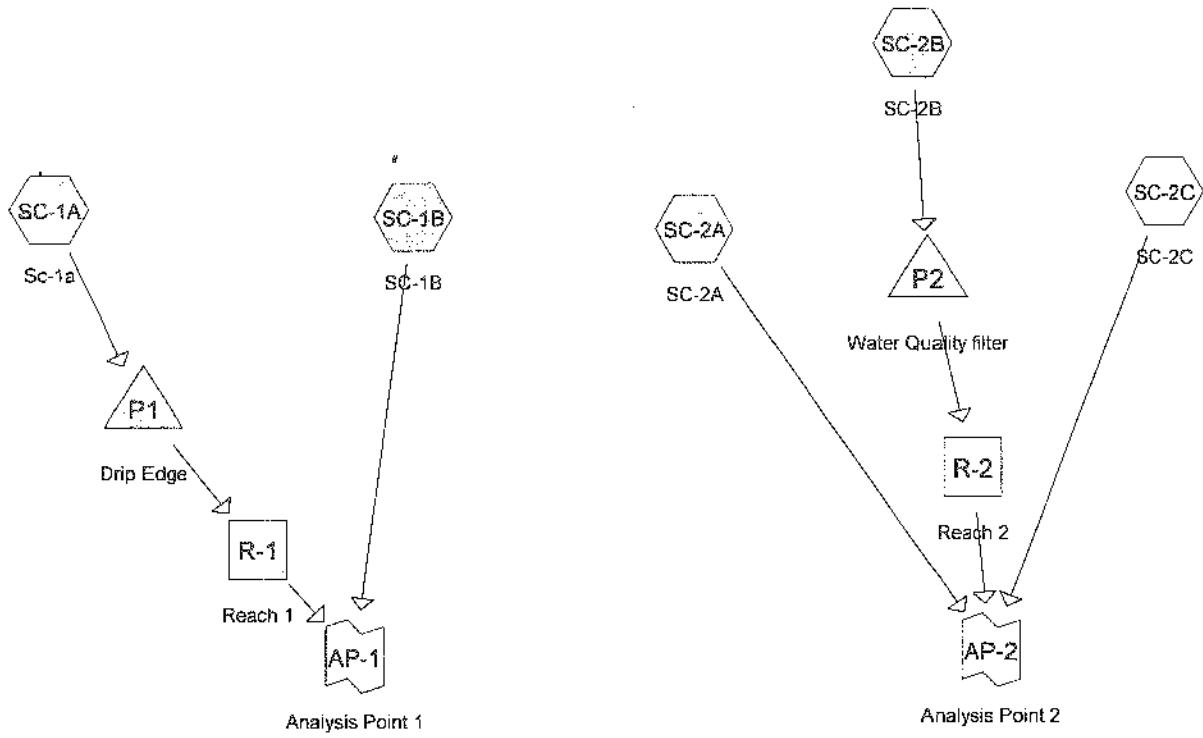
Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link AP-2: Analysis Point 2

Inflow Area = 0.973 ac, Inflow Depth > 2.66" for 25 Year event
Inflow = 3.25 cfs @ 12.08 hrs, Volume= 0.216 af
Primary = 3.25 cfs @ 12.08 hrs, Volume= 0.216 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

APPENDIX B
POST-DEVELOPMENT ANALYSIS



Drainage Diagram for Industrial Parkway Post
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Industrial Parkway Post

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Area Listing (all nodes)

<u>Area (acres)</u>	<u>CN</u>	<u>Description (subcats)</u>
0.497	70	Woods, Good, HSG C (SC-1B,SC-2C)
0.642	74	>75% Grass cover, Good, HSG C (SC-2A,SC-2B)
0.196	98	Pavement (SC-1B,SC-2A,SC-2B)
0.208	98	Roof (SC-1A)
<hr/>		
1.542		

Industrial Parkway Post

Type III 24-hr 2 Year Rainfall=3.00"

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Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SC-1A: Sc-1a

Runoff Area=9,060 sf Runoff Depth=2.77"

Flow Length=70' Slope=0.0750 ' Tc=0.6 min CN=98 Runoff=0.68 cfs 0.048 af

Subcatchment SC-1B: SC-1B

Runoff Area=10,140 sf Runoff Depth=0.81"

Flow Length=140' Tc=6.2 min CN=72 Runoff=0.20 cfs 0.016 af

Subcatchment SC-2A: SC-2A

Runoff Area=24,600 sf Runoff Depth=0.96"

Flow Length=352' Slope=0.0200 ' Tc=1.2 min CN=75 Runoff=0.66 cfs 0.045 af

Subcatchment SC-2B: SC-2B

Runoff Area=11,200 sf Runoff Depth=1.82"

Flow Length=140' Tc=1.3 min CN=88 Runoff=0.60 cfs 0.039 af

Subcatchment SC-2C: SC-2C

Runoff Area=12,176 sf Runoff Depth=0.71"

Flow Length=230' Tc=7.0 min CN=70 Runoff=0.19 cfs 0.017 af

Reach R-1: Reach 1Avg. Depth=0.14' Max Vel=0.99 fps Inflow=0.68 cfs 0.041 af
n=0.030 L=50.0' S=0.0100 ' Capacity=50.18 cfs Outflow=0.63 cfs 0.041 af**Reach R-2: Reach 2**Avg. Depth=0.00' Max Vel=0.00 fps Inflow=0.00 cfs 0.000 af
n=0.030 L=100.0' S=0.0300 ' Capacity=311.70 cfs Outflow=0.00 cfs 0.000 af**Pond P1: Drip Edge**Peak Elev=498.02' Storage=294 cf Inflow=0.68 cfs 0.048 af
Outflow=0.68 cfs 0.041 af**Pond P2: Water Quality filter**Peak Elev=498.50' Storage=817 cf Inflow=0.60 cfs 0.039 af
Discarded=0.04 cfs 0.039 af Primary=0.00 cfs 0.000 af Outflow=0.04 cfs 0.039 af**Link AP-1: Analysis Point 1**Inflow=0.78 cfs 0.057 af
Primary=0.78 cfs 0.057 af**Link AP-2: Analysis Point 2**Inflow=0.79 cfs 0.062 af
Primary=0.79 cfs 0.062 afTotal Runoff Area = 1.542 ac Runoff Volume = 0.164 af Average Runoff Depth = 1.28"
73.81% Pervious Area = 1.138 ac 26.19% Impervious Area = 0.404 ac

Industrial Parkway Post

Type III 24-hr 2 Year Rainfall=3.00"

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Subcatchment SC-1A: Sc-1a

Runoff = 0.68 cfs @ 12.01 hrs, Volume= 0.048 af, Depth= 2.77"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.00"

Area (sf)	CN	Description
9,060	98	Roof
9,060		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	70	0.0750	2.10		Sheet Flow, Segment A-B Smooth surfaces n= 0.011 P2= 3.00"

Subcatchment SC-1B: SC-1B

Runoff = 0.20 cfs @ 12.11 hrs, Volume= 0.016 af, Depth= 0.81"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.00"

Area (sf)	CN	Description
675	98	Pavement
9,465	70	Woods, Good, HSG C
10,140	72	Weighted Average
9,465		Pervious Area
675		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.9	40	0.0125	0.11		Sheet Flow, Segment A-B Grass: Short n= 0.150 P2= 3.00"
0.2	20	0.0200	2.12		Shallow Concentrated Flow, Segment B-C Grassed Waterway Kv= 15.0 fps
0.1	80	0.1000	17.83	237.68	Parabolic Channel, Segment C-D W=10.00' D=2.00' Area=13.3 sf Perim=11.0' n= 0.030
6.2	140	Total			

Subcatchment SC-2A: SC-2A

Runoff = 0.66 cfs @ 12.03 hrs, Volume= 0.045 af, Depth= 0.96"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.00"

Industrial Parkway Post

Type III 24-hr 2 Year Rainfall=3.00"

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Area (sf)	CN	Description
1,530	98	Pavement
23,070	74	>75% Grass cover, Good, HSG C
24,600	75	Weighted Average
23,070		Pervious Area
1,530		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	12	0.0200	0.87		Sheet Flow, Segment A-B Smooth surfaces n= 0.011 P2= 3.00"
0.3	40	0.0200	2.12		Shallow Concentrated Flow, Segment B-C Grassed Waterway Kv= 15.0 fps
0.7	300	0.0200	7.45	89.38	Trap/Vee/Rect Channel Flow, Segment C-D Bot.W=2.00' D=2.00' Z= 2.0 ' Top.W=10.00' n= 0.030
1.2	352	Total			

Subcatchment SC-2B: SC-2B

Runoff = 0.60 cfs @ 12.02 hrs, Volume= 0.039 af, Depth= 1.82"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.00"

Area (sf)	CN	Description
6,326	98	Pavement
4,874	74	>75% Grass cover, Good, HSG C
11,200	88	Weighted Average
4,874		Pervious Area
6,326		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	50	0.0150	1.03		Sheet Flow, Segment A-B Smooth surfaces n= 0.011 P2= 3.00"
0.5	90	0.0220	3.01		Shallow Concentrated Flow, Segment B-C Paved Kv= 20.3 fps
1.3	140	Total			

Subcatchment SC-2C: SC-2C

Runoff = 0.19 cfs @ 12.12 hrs, Volume= 0.017 af, Depth= 0.71"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 Year Rainfall=3.00"

Area (sf)	CN	Description
12,176	70	Woods, Good, HSG C
12,176		Pervious Area

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Type III 24-hr 2 Year Rainfall=3.00"

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	20	0.0200	0.05		Sheet Flow, Segment A-B Woods: Light underbrush n= 0.400 P2= 3.00"
0.3	50	0.2400	2.45		Shallow Concentrated Flow, Segment B-C Woodland Kv= 5.0 fps
0.6	160	0.0050	4.66	111.75	Trap/Vee/Rect Channel Flow, Segment C-D Bot.W=10.00' D=2.00' Z= 1.0' /' Top.W=14.00' n= 0.030
7.0	230	Total			

Reach R-1: Reach 1

Inflow Area = 0.208 ac, Inflow Depth = 2.38" for 2 Year event
 Inflow = 0.68 cfs @ 12.01 hrs, Volume= 0.041 af
 Outflow = 0.63 cfs @ 12.03 hrs, Volume= 0.041 af, Atten= 6%, Lag= 1.6 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.99 fps, Min. Travel Time= 0.8 min
 Avg. Velocity = 0.34 fps, Avg. Travel Time= 2.4 min

Peak Storage= 33 cf @ 12.02 hrs, Average Depth at Peak Storage= 0.14'
 Bank-Full Depth= 1.00', Capacity at Bank-Full= 50.18 cfs

20.00' x 1.00' deep Parabolic Channel, n= 0.030
 Length= 50.0' Slope= 0.0100' /'
 Inlet Invert= 490.00', Outlet Invert= 489.50'



Reach R-2: Reach 2

Inflow Area = 0.257 ac, Inflow Depth = 0.00" for 2 Year event
 Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.00 fps, Min. Travel Time= 0.0 min
 Avg. Velocity = 0.00 fps, Avg. Travel Time= 0.0 min

Peak Storage= 0 cf @ 0.00 hrs, Average Depth at Peak Storage= 0.00'
 Bank-Full Depth= 2.00', Capacity at Bank-Full= 311.70 cfs

10.00' x 2.00' deep channel, n= 0.030
 Side Slope Z-value= 2.0' /' Top Width= 18.00'
 Length= 100.0' Slope= 0.0300' /'
 Inlet Invert= 488.00', Outlet Invert= 485.00'



Pond P1: Drip Edge

Inflow Area = 0.208 ac, Inflow Depth = 2.77" for 2 Year event
 Inflow = 0.68 cfs @ 12.01 hrs, Volume= 0.048 af
 Outflow = 0.68 cfs @ 12.01 hrs, Volume= 0.041 af, Atten= 1%, Lag= 0.1 min
 Primary = 0.68 cfs @ 12.01 hrs, Volume= 0.041 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Peak Elev= 498.02' @ 12.01 hrs Surf.Area= 280 sf Storage= 294 cf

Plug-Flow detention time= 109.7 min calculated for 0.041 af (86% of inflow)
 Center-of-Mass def. time= 48.2 min (800.9 - 752.8)

Volume	Invert	Avail.Storage	Storage Description
#1	495.00'	294 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 840 cf Overall x 35.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
495.00	280	0	0
498.00	280	840	840

Device	Routing	Invert	Outlet Devices
#1	Primary	499.00'	6.0" x 15.0' long Culvert CPP, projecting, no headwall, Ke= 0.900 Outlet Invert= 494.00' S= 0.3333 ' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior
#2	Primary	498.00'	93.0' long (Profile 1) Broad-Crested Rectangular Weir Head (feet) 0.49 0.98 1.48 Coef. (English) 2.92 3.37 3.59

Primary OutFlow Max=0.60 cfs @ 12.01 hrs HW=498.02' (Free Discharge)

1=Culvert (Controls 0.00 cfs)

2=Broad-Crested Rectangular Weir (Weir Controls 0.60 cfs @ 0.38 fps)

Pond P2: Water Quality filter

Inflow Area = 0.257 ac, Inflow Depth = 1.82" for 2 Year event
 Inflow = 0.60 cfs @ 12.02 hrs, Volume= 0.039 af
 Outflow = 0.04 cfs @ 13.50 hrs, Volume= 0.039 af, Atten= 93%, Lag= 88.8 min
 Discarded = 0.04 cfs @ 13.50 hrs, Volume= 0.039 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Industrial Parkway Post

Type III 24-hr 2 Year Rainfall=3.00"

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Peak Elev= 498.50' @ 13.50 hrs Surf.Area= 870 sf Storage= 817 cf

Plug-Flow detention time= 236.8 min calculated for 0.039 af (100% of inflow)

Center-of-Mass det. time= 236.8 min (1,050.1 - 813.4)

Volume	Invert	Avail.Storage	Storage Description
#1	497.00'	2,610 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
497.00	220	0	0
500.00	1,520	2,610	2,610

Device	Routing	Invert	Outlet Devices
#1	Primary	499.00'	5.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#2	Discarded	0.00'	2.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.04 cfs @ 13.50 hrs HW=498.50' (Free Discharge)

↳2=Exfiltration (Exfiltration Controls 0.04 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=497.00' (Free Discharge)

↳1=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Link AP-1: Analysis Point 1

Inflow Area = 0.441 ac, Inflow Depth = 1.55" for 2 Year event
 Inflow = 0.78 cfs @ 12.05 hrs, Volume= 0.057 af
 Primary = 0.78 cfs @ 12.05 hrs, Volume= 0.057 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Link AP-2: Analysis Point 2

Inflow Area = 1.101 ac, Inflow Depth = 0.67" for 2 Year event
 Inflow = 0.79 cfs @ 12.04 hrs, Volume= 0.062 af
 Primary = 0.79 cfs @ 12.04 hrs, Volume= 0.062 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

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Type III 24-hr 10 Year Rainfall=4.70"

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Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SC-1A: SC-1a

Runoff Area=9,060 sf Runoff Depth=4.46"

Flow Length=70' Slope=0.0750 '/' Tc=0.6 min CN=98 Runoff=1.08 cfs 0.077 af

Subcatchment SC-1B: SC-1B

Runoff Area=10,140 sf Runoff Depth=1.97"

Flow Length=140' Tc=6.2 min CN=72 Runoff=0.52 cfs 0.038 af

Subcatchment SC-2A: SC-2A

Runoff Area=24,600 sf Runoff Depth=2.21"

Flow Length=352' Slope=0.0200 '/' Tc=1.2 min CN=75 Runoff=1.60 cfs 0.104 af

Subcatchment SC-2B: SC-2B

Runoff Area=11,200 sf Runoff Depth=3.38"

Flow Length=140' Tc=1.3 min CN=88 Runoff=1.10 cfs 0.073 af

Subcatchment SC-2C: SC-2C

Runoff Area=12,176 sf Runoff Depth=1.82"

Flow Length=230' Tc=7.0 min CN=70 Runoff=0.55 cfs 0.042 af

Reach R-1: Reach 1

Avg. Depth=0.17' Max Vel=1.14 fps Inflow=1.09 cfs 0.071 af

n=0.030 L=50.0' S=0.0100 '/' Capacity=50.18 cfs Outflow=1.00 cfs 0.071 af

Reach R-2: Reach 2

Avg. Depth=0.03' Max Vel=0.86 fps Inflow=0.25 cfs 0.010 af

n=0.030 L=100.0' S=0.0300 '/' Capacity=311.70 cfs Outflow=0.25 cfs 0.010 af

Pond P1: Drip Edge

Peak Elev=498.02' Storage=294 cf Inflow=1.08 cfs 0.077 af

Outflow=1.09 cfs 0.071 af

Pond P2: Water Quality filter

Peak Elev=499.08' Storage=1,391 cf Inflow=1.10 cfs 0.073 af

Discarded=0.05 cfs 0.062 af Primary=0.25 cfs 0.010 af Outflow=0.30 cfs 0.073 af

Link AP-1: Analysis Point 1

Inflow=1.42 cfs 0.109 af

Primary=1.42 cfs 0.109 af

Link AP-2: Analysis Point 2

Inflow=1.98 cfs 0.156 af

Primary=1.98 cfs 0.156 af

Total Runoff Area = 1.542 ac Runoff Volume = 0.334 af Average Runoff Depth = 2.60"**73.81% Pervious Area = 1.138 ac 26.19% Impervious Area = 0.404 ac**

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Type III 24-hr 10 Year Rainfall=4.70"

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Subcatchment SC-1A: Sc-1a

Runoff = 1.08 cfs @ 12.01 hrs, Volume= 0.077 af, Depth= 4.46"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.70"

Area (sf)	CN	Description
9,060	98	Roof
9,060		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	70	0.0750	2.10		Sheet Flow, Segment A-B Smooth surfaces n= 0.011 P2= 3.00"

Subcatchment SC-1B: SC-1B

Runoff = 0.52 cfs @ 12.10 hrs, Volume= 0.038 af, Depth= 1.97"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.70"

Area (sf)	CN	Description
675	98	Pavement
9,465	70	Woods, Good, HSG C
10,140	72	Weighted Average
9,465		Pervious Area
675		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.9	40	0.0125	0.11		Sheet Flow, Segment A-B Grass: Short n= 0.150 P2= 3.00"
0.2	20	0.0200	2.12		Shallow Concentrated Flow, Segment B-C Grassed Waterway Kv= 15.0 fps
0.1	80	0.1000	17.83	237.68	Parabolic Channel, Segment C-D W=10.00' D=2.00' Area=13.3 sf Perim=11.0' n= 0.030
6.2	140	Total			

Subcatchment SC-2A: SC-2A

Runoff = 1.60 cfs @ 12.02 hrs, Volume= 0.104 af, Depth= 2.21"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.70"

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Type III 24-hr 10 Year Rainfall=4.70"

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Area (sf)	CN	Description
1,530	98	Pavement
23,070	74	>75% Grass cover, Good, HSG C
24,600	75	Weighted Average
23,070		Pervious Area
1,530		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	12	0.0200	0.87		Sheet Flow, Segment A-B Smooth surfaces n= 0.011 P2= 3.00"
0.3	40	0.0200	2.12		Shallow Concentrated Flow, Segment B-C Grassed Waterway Kv= 15.0 fps
0.7	300	0.0200	7.45	89.38	Trap/Vee/Rect Channel Flow, Segment C-D Bot.W=2.00' D=2.00' Z= 2.0' Top.W=10.00' n= 0.030
1.2	352	Total			

Subcatchment SC-2B: SC-2B

Runoff = 1.10 cfs @ 12.02 hrs, Volume= 0.073 af, Depth= 3.38"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.70"

Area (sf)	CN	Description
6,326	98	Pavement
4,874	74	>75% Grass cover, Good, HSG C
11,200	88	Weighted Average
4,874		Pervious Area
6,326		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	50	0.0150	1.03		Sheet Flow, Segment A-B Smooth surfaces n= 0.011 P2= 3.00"
0.5	90	0.0220	3.01		Shallow Concentrated Flow, Segment B-C Paved Kv= 20.3 fps
1.3	140	Total			

Subcatchment SC-2C: SC-2C

Runoff = 0.55 cfs @ 12.11 hrs, Volume= 0.042 af, Depth= 1.82"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Rainfall=4.70"

Area (sf)	CN	Description
12,176	70	Woods, Good, HSG C
12,176		Pervious Area

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Type III 24-hr 10 Year Rainfall=4.70"

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To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	20	0.0200	0.05		Sheet Flow, Segment A-B Woods: Light underbrush n= 0.400 P2= 3.00"
0.3	50	0.2400	2.45		Shallow Concentrated Flow, Segment B-C Woodland Kv= 5.0 fps
0.6	160	0.0050	4.66	111.75	Trap/Vee/Rect Channel Flow, Segment C-D Bot.W=10.00' D=2.00' Z= 1.0 ' /' Top.W=14.00' n= 0.030
7.0	230	Total			

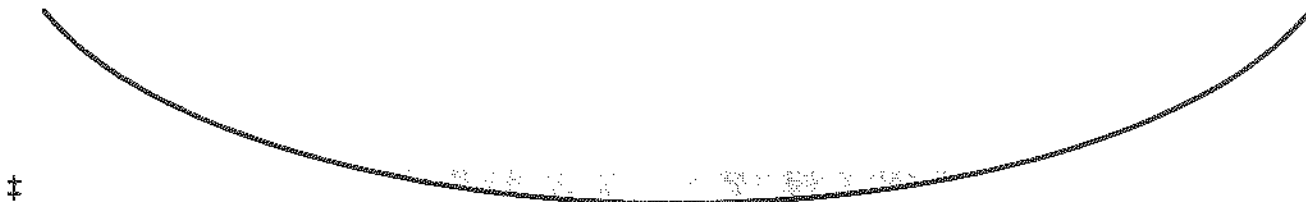
Reach R-1: Reach 1

Inflow Area = 0.208 ac, Inflow Depth = 4.08" for 10 Year event
 Inflow = 1.09 cfs @ 12.01 hrs, Volume= 0.071 af
 Outflow = 1.00 cfs @ 12.03 hrs, Volume= 0.071 af, Atten= 8%, Lag= 1.5 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Max. Velocity= 1.14 fps, Min. Travel Time= 0.7 min
 Avg. Velocity = 0.39 fps, Avg. Travel Time= 2.1 min

Peak Storage= 46 cf @ 12.02 hrs, Average Depth at Peak Storage= 0.17'
 Bank-Full Depth= 1.00', Capacity at Bank-Full= 50.18 cfs

20.00' x 1.00' deep Parabolic Channel, n= 0.030
 Length= 50.0' Slope= 0.0100 ' /'
 Inlet Invert= 490.00', Outlet Invert= 489.50'



Reach R-2: Reach 2

Inflow Area = 0.257 ac, Inflow Depth = 0.47" for 10 Year event
 Inflow = 0.25 cfs @ 12.35 hrs, Volume= 0.010 af
 Outflow = 0.25 cfs @ 12.41 hrs, Volume= 0.010 af, Atten= 1%, Lag= 3.8 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Max. Velocity= 0.86 fps, Min. Travel Time= 1.9 min
 Avg. Velocity = 0.65 fps, Avg. Travel Time= 2.6 min

Peak Storage= 30 cf @ 12.37 hrs, Average Depth at Peak Storage= 0.03'
 Bank-Full Depth= 2.00', Capacity at Bank-Full= 311.70 cfs

10.00' x 2.00' deep channel, n= 0.030
 Side Slope Z-value= 2.0 ' /' Top Width= 18.00'
 Length= 100.0' Slope= 0.0300 ' /'
 Inlet Invert= 488.00', Outlet Invert= 485.00'



Pond P1: Drip Edge

Inflow Area = 0.208 ac, Inflow Depth = 4.46" for 10 Year event
 Inflow = 1.08 cfs @ 12.01 hrs, Volume= 0.077 af
 Outflow = 1.09 cfs @ 12.01 hrs, Volume= 0.071 af, Atten= 0%, Lag= 0.0 min
 Primary = 1.09 cfs @ 12.01 hrs, Volume= 0.071 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Peak Elev= 498.02' @ 12.01 hrs Surf.Area= 280 sf Storage= 294 cf

Plug-Flow detention time= 82.4 min calculated for 0.071 af (91% of inflow)
 Center-of-Mass det. time= 37.5 min (781.5 - 744.1)

Volume	Invert	Avail.Storage	Storage Description
#1	495.00'	294 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 840 cf Overall x 35.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
495.00	280	0	0
498.00	280	840	840

Device	Routing	Invert	Outlet Devices
#1	Primary	499.00'	6.0" x 15.0' long Culvert CPP, projecting, no headwall, Ke= 0.900 Outlet Invert= 494.00' S= 0.3333 ' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior
#2	Primary	498.00'	93.0' long (Profile 1) Broad-Crested Rectangular Weir Head (feet) 0.49 0.98 1.48 Coef. (English) 2.92 3.37 3.59

Primary OutFlow Max=0.90 cfs @ 12.01 hrs HW=498.02' (Free Discharge)

1=Culvert (Controls 0.00 cfs)

2=Broad-Crested Rectangular Weir (Weir Controls 0.90 cfs @ 0.44 fps)

Pond P2: Water Quality filter

Inflow Area = 0.257 ac, Inflow Depth = 3.38" for 10 Year event
 Inflow = 1.10 cfs @ 12.02 hrs, Volume= 0.073 af
 Outflow = 0.30 cfs @ 12.35 hrs, Volume= 0.073 af, Atten= 72%, Lag= 19.8 min
 Discarded = 0.05 cfs @ 12.35 hrs, Volume= 0.062 af
 Primary = 0.25 cfs @ 12.35 hrs, Volume= 0.010 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

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Type III 24-hr 10 Year Rainfall=4.70"

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Peak Elev= 499.08' @ 12.35 hrs Surf.Area= 1,120 sf Storage= 1,391 cf

Plug-Flow detention time= 270.6 min calculated for 0.072 af (100% of inflow)

Center-of-Mass det. time= 270.8 min (1,066.5 - 795.8)

Volume	Invert	Avail.Storage	Storage Description
#1	497.00'	2,610 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
497.00	220	0	0
500.00	1,520	2,610	2,610

Device	Routing	Invert	Outlet Devices
#1	Primary	499.00'	5.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#2	Discarded	0.00'	2.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.05 cfs @ 12.35 hrs HW=499.08' (Free Discharge)
 ↳2=Exfiltration (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.25 cfs @ 12.35 hrs HW=499.08' (Free Discharge)
 ↳1=Broad-Crested Rectangular Weir (Weir Controls 0.25 cfs @ 0.65 fps)

Link AP-1: Analysis Point 1

Inflow Area = 0.441 ac, Inflow Depth = 2.96" for 10 Year event
 Inflow = 1.42 cfs @ 12.05 hrs, Volume= 0.109 af
 Primary = 1.42 cfs @ 12.05 hrs, Volume= 0.109 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Link AP-2: Analysis Point 2

Inflow Area = 1.101 ac, Inflow Depth = 1.70" for 10 Year event
 Inflow = 1.98 cfs @ 12.04 hrs, Volume= 0.156 af
 Primary = 1.98 cfs @ 12.04 hrs, Volume= 0.156 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

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Type III 24-hr 25 Year Rainfall=5.50"

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Time span=0.00-36.00 hrs, dt=0.05 hrs, 721 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment SC-1A: SC-1a

Runoff Area=9,060 sf Runoff Depth=5.26"

Flow Length=70' Slope=0.0750 '/' Tc=0.6 min CN=98 Runoff=1.27 cfs 0.091 af

Subcatchment SC-1B: SC-1B

Runoff Area=10,140 sf Runoff Depth=2.59"

Flow Length=140' Tc=6.2 min CN=72 Runoff=0.69 cfs 0.050 af

Subcatchment SC-2A: SC-2A

Runoff Area=24,600 sf Runoff Depth=2.86"

Flow Length=352' Slope=0.0200 '/' Tc=1.2 min CN=75 Runoff=2.09 cfs 0.135 af

Subcatchment SC-2B: SC-2B

Runoff Area=11,200 sf Runoff Depth=4.15"

Flow Length=140' Tc=1.3 min CN=88 Runoff=1.33 cfs 0.089 af

Subcatchment SC-2C: SC-2C

Runoff Area=12,176 sf Runoff Depth=2.41"

Flow Length=230' Tc=7.0 min CN=70 Runoff=0.75 cfs 0.056 af

Reach R-1: Reach 1

Avg. Depth=0.18' Max Vel=1.20 fps Inflow=1.29 cfs 0.085 af

n=0.030 L=50.0' S=0.0100 '/' Capacity=50.18 cfs Outflow=1.18 cfs 0.085 af

Reach R-2: Reach 2

Avg. Depth=0.05' Max Vel=1.13 fps Inflow=0.56 cfs 0.022 af

n=0.030 L=100.0' S=0.0300 '/' Capacity=311.70 cfs Outflow=0.55 cfs 0.022 af

Pond P1: Drip Edge

Peak Elev=498.03' Storage=294 cf Inflow=1.27 cfs 0.091 af

Outflow=1.29 cfs 0.085 af

Pond P2: Water Quality filter

Peak Elev=499.13' Storage=1,454 cf Inflow=1.33 cfs 0.089 af

Discarded=0.05 cfs 0.067 af Primary=0.56 cfs 0.022 af Outflow=0.61 cfs 0.089 af

Link AP-1: Analysis Point 1

Inflow=1.74 cfs 0.135 af

Primary=1.74 cfs 0.135 af

Link AP-2: Analysis Point 2

Inflow=2.59 cfs 0.213 af

Primary=2.59 cfs 0.213 af

Total Runoff Area = 1.542 ac Runoff Volume = 0.421 af Average Runoff Depth = 3.28"**73.81% Pervious Area = 1.138 ac 26.19% Impervious Area = 0.404 ac**

Industrial Parkway Post

Type III 24-hr 25 Year Rainfall=5.50"

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Subcatchment SC-1A: Sc-1a

Runoff = 1.27 cfs @ 12.01 hrs, Volume= 0.091 af, Depth= 5.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.50"

Area (sf)	CN	Description
9,060	98	Roof
9,060		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.6	70	0.0750	2.10		Sheet Flow, Segment A-B Smooth surfaces n= 0.011 P2= 3.00"

Subcatchment SC-1B: SC-1B

Runoff = 0.69 cfs @ 12.10 hrs, Volume= 0.050 af, Depth= 2.59"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.50"

Area (sf)	CN	Description
675	98	Pavement
9,465	70	Woods, Good, HSG C
10,140	72	Weighted Average
9,465		Pervious Area
675		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.9	40	0.0125	0.11		Sheet Flow, Segment A-B Grass: Short n= 0.150 P2= 3.00"
0.2	20	0.0200	2.12		Shallow Concentrated Flow, Segment B-C Grassed Waterway Kv= 15.0 fps
0.1	80	0.1000	17.83	237.68	Parabolic Channel, Segment C-D W=10.00' D=2.00' Area=13.3 sf Perim=11.0' n= 0.030
6.2	140	Total			

Subcatchment SC-2A: SC-2A

Runoff = 2.09 cfs @ 12.02 hrs, Volume= 0.135 af, Depth= 2.86"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.50"

Industrial Parkway Post

Type III 24-hr 25 Year Rainfall=5.50"

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Area (sf)	CN	Description
1,530	98	Pavement
23,070	74	>75% Grass cover, Good, HSG C
24,600	75	Weighted Average
23,070		Pervious Area
1,530		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	12	0.0200	0.87		Sheet Flow, Segment A-B Smooth surfaces n= 0.011 P2= 3.00"
0.3	40	0.0200	2.12		Shallow Concentrated Flow, Segment B-C Grassed Waterway Kv= 15.0 fps
0.7	300	0.0200	7.45	89.38	Trap/Vee/Rect Channel Flow, Segment C-D Bot.W=2.00' D=2.00' Z= 2.0' / Top.W=10.00' n= 0.030
1.2	352	Total			

Subcatchment SC-2B: SC-2B

Runoff = 1.33 cfs @ 12.02 hrs, Volume= 0.089 af, Depth= 4.15"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.50"

Area (sf)	CN	Description
6,326	98	Pavement
4,874	74	>75% Grass cover, Good, HSG C
11,200	88	Weighted Average
4,874		Pervious Area
6,326		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	50	0.0150	1.03		Sheet Flow, Segment A-B Smooth surfaces n= 0.011 P2= 3.00"
0.5	90	0.0220	3.01		Shallow Concentrated Flow, Segment B-C Paved Kv= 20.3 fps
1.3	140	Total			

Subcatchment SC-2C: SC-2C

Runoff = 0.75 cfs @ 12.11 hrs, Volume= 0.056 af, Depth= 2.41"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Rainfall=5.50"

Area (sf)	CN	Description
12,176	70	Woods, Good, HSG C
12,176		Pervious Area

Industrial Parkway Post

Type III 24-hr 25 Year Rainfall=5.50"

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To (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	20	0.0200	0.05		Sheet Flow, Segment A-B Woods: Light underbrush n= 0.400 P2= 3.00"
0.3	50	0.2400	2.45		Shallow Concentrated Flow, Segment B-C Woodland Kv= 5.0 fps
0.6	160	0.0050	4.66	111.75	Trap/Vee/Rect Channel Flow, Segment C-D Bot.W=10.00' D=2.00' Z= 1.0 ' /' Top.W=14.00' n= 0.030
7.0	230	Total			

Reach R-1: Reach 1

Inflow Area = 0.208 ac, Inflow Depth = 4.88" for 25 Year event
 Inflow = 1.29 cfs @ 12.01 hrs, Volume= 0.085 af
 Outflow = 1.18 cfs @ 12.03 hrs, Volume= 0.085 af, Atten= 9%, Lag= 1.4 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Max. Velocity= 1.20 fps, Min. Travel Time= 0.7 min
 Avg. Velocity = 0.41 fps, Avg. Travel Time= 2.0 min

Peak Storage= 51 cf @ 12.02 hrs, Average Depth at Peak Storage= 0.18'
 Bank-Full Depth= 1.00', Capacity at Bank-Full= 50.18 cfs

20.00' x 1.00' deep Parabolic Channel, n= 0.030
 Length= 50.0' Slope= 0.0100 ' /'
 Inlet Invert= 490.00', Outlet Invert= 489.50'



Reach R-2: Reach 2

Inflow Area = 0.257 ac, Inflow Depth = 1.03" for 25 Year event
 Inflow = 0.56 cfs @ 12.16 hrs, Volume= 0.022 af
 Outflow = 0.55 cfs @ 12.22 hrs, Volume= 0.022 af, Atten= 2%, Lag= 3.3 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Max. Velocity= 1.13 fps, Min. Travel Time= 1.5 min
 Avg. Velocity = 0.68 fps, Avg. Travel Time= 2.5 min

Peak Storage= 48 cf @ 12.18 hrs, Average Depth at Peak Storage= 0.05'
 Bank-Full Depth= 2.00', Capacity at Bank-Full= 311.70 cfs

10.00' x 2.00' deep channel, n= 0.030
 Side Slope Z-value= 2.0 ' /' Top Width= 18.00'
 Length= 100.0' Slope= 0.0300 ' /'
 Inlet Invert= 488.00', Outlet Invert= 485.00'



Pond P1: Drip Edge

Inflow Area = 0.208 ac, Inflow Depth = 5.26" for 25 Year event
 Inflow = 1.27 cfs @ 12.01 hrs, Volume= 0.091 af
 Outflow = 1.29 cfs @ 12.01 hrs, Volume= 0.085 af, Atten= 0%, Lag= 0.0 min
 Primary = 1.29 cfs @ 12.01 hrs, Volume= 0.085 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
 Peak Elev= 498.03' @ 12.01 hrs Surf.Area= 280 sf Storage= 294 cf

Plug-Flow detention time= 73.5 min calculated for 0.084 af (93% of inflow)
 Center-of-Mass det. time= 34.2 min (775.6 - 741.5)

Volume	Invert	Avail.Storage	Storage Description
#1	495.00'	294 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 840 cf Overall x 35.0% Voids

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
495.00	280	0	0
498.00	280	840	840

Device	Routing	Invert	Outlet Devices
#1	Primary	499.00'	6.0" x 15.0' long Culvert CPP, projecting, no headwall, Ke= 0.900 Outlet Invert= 494.00' S= 0.3333 ' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior
#2	Primary	498.00'	93.0' long (Profile 1) Broad-Crested Rectangular Weir Head (feet) 0.49 0.98 1.48 Coef. (English) 2.92 3.37 3.59

Primary OutFlow Max=1.06 cfs @ 12.01 hrs HW=498.02' (Free Discharge)

1=Culvert (Controls 0.00 cfs)

2=Broad-Crested Rectangular Weir (Weir Controls 1.06 cfs @ 0.46 fps)

Pond P2: Water Quality filter

Inflow Area = 0.257 ac, Inflow Depth = 4.15" for 25 Year event
 Inflow = 1.33 cfs @ 12.02 hrs, Volume= 0.089 af
 Outflow = 0.61 cfs @ 12.16 hrs, Volume= 0.089 af, Atten= 54%, Lag= 8.7 min
 Discarded = 0.05 cfs @ 12.16 hrs, Volume= 0.067 af
 Primary = 0.56 cfs @ 12.16 hrs, Volume= 0.022 af

Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Industrial Parkway Post

Type III 24-hr 25 Year Rainfall=5.50"

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Peak Elev= 499.13' @ 12.16 hrs Surf.Area= 1,144 sf Storage= 1,454 cf

Plug-Flow detention time= 239.9 min calculated for 0.089 af (100% of inflow)

Center-of-Mass det. time= 239.7 min (1,029.9 - 790.1)

Volume	Invert	Avail.Storage	Storage Description
#1	497.00'	2,610 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
497.00	220	0	0
500.00	1,520	2,610	2,610

Device	Routing	Invert	Outlet Devices
#1	Primary	499.00'	5.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65 2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88
#2	Discarded	0.00'	2.000 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.05 cfs @ 12.16 hrs HW=499.13' (Free Discharge)

↳2=Exfiltration (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.54 cfs @ 12.16 hrs HW=499.13' (Free Discharge)

↳1=Broad-Crested Rectangular Weir (Weir Controls 0.54 cfs @ 0.84 fps)

Link AP-1: Analysis Point 1

Inflow Area = 0.441 ac, Inflow Depth = 3.67" for 25 Year event
 Inflow = 1.74 cfs @ 12.05 hrs, Volume= 0.135 af
 Primary = 1.74 cfs @ 12.05 hrs, Volume= 0.135 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Link AP-2: Analysis Point 2

Inflow Area = 1.101 ac, Inflow Depth = 2.32" for 25 Year event
 Inflow = 2.59 cfs @ 12.04 hrs, Volume= 0.213 af
 Primary = 2.59 cfs @ 12.04 hrs, Volume= 0.213 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-36.00 hrs, dt= 0.05 hrs

Type No. _____

Catalog No. _____

Job Name _____

300 Wallcube Series

General Purpose Medium Wallpack

APPLICATIONS

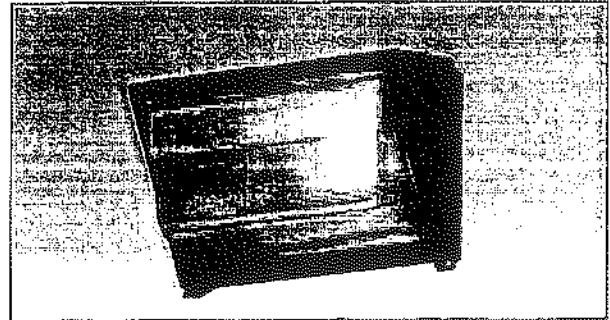
- Security, Accent, Perimeter, Entrance Ways, Garage Doors, Indoor Parking Garages, Tunnels, Overpasses, Alleys.

CONSTRUCTION

- Precision die-cast aluminum housing and back plate.
- Corrosion resistant Duraplex II Bronze polyester powder coated finish.
- Optional designer finishes available. See inside back cover of ExcelLine catalog.

ELECTRICAL

- Porcelain spring-loaded 4KV pulse rated socket-mogul/medium base.
- Mogul or medium base lamp supplied as noted.
- Starting temperature: LX(HPS)-40° F/-40° C, MA(MH)-20° F/-30° C.
- **Pulse Start compatible.** See chart in the Energy Saving Products section.



70 to 175 Watt (MA) Metal Halide
 70 to 150 Watt (LX) High Pressure Sodium
 18 Watt (SX) Low Pressure Sodium
 300 Watt (IN) Incandescent

OPTICS

- Heat and shock resistant, borosilicate glass refractor.
- One-piece "wrap-around" shape for maximum light utilization.
- Anodized aluminum reflector.

MOUNTING

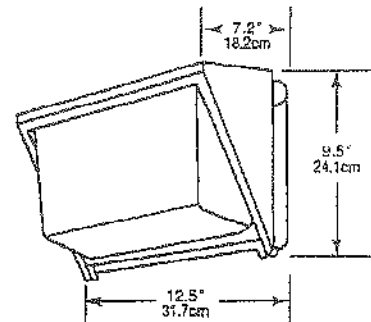
- One tapped hole on each side and top (1/2" NPS standard) for conduit or optional photocontrol.

WARRANTY/LISTINGS

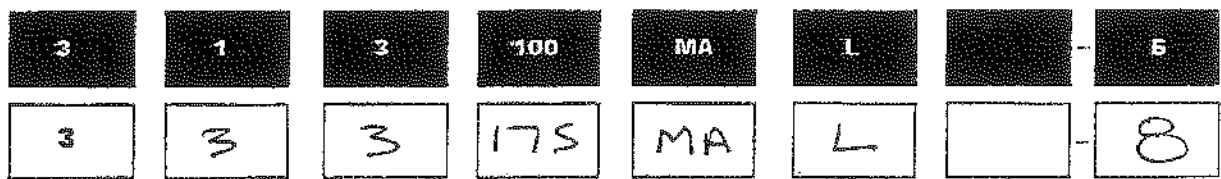
- UL 1598 listed for wet locations.
- Published five year limited warranty.

OPTIONS & ACCESSORIES — SEE END OF THIS SECTION.

PHOTOMETRICS — SEE REVERSE SIDE.



ORDERING GUIDE EXAMPLE: 313100MAL-6



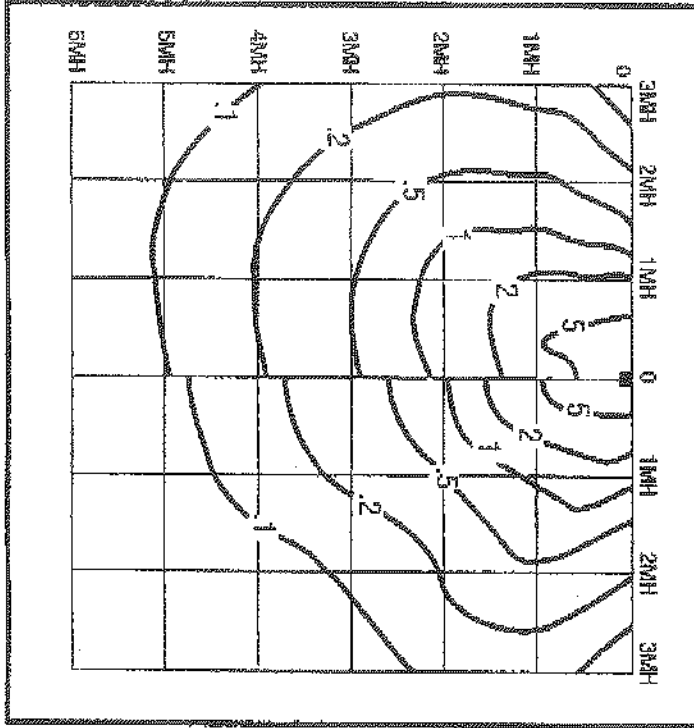
Prefix	Lamp Base	Distribution	Wattage	Source	Lamp	Options	Voltage
3	1=Medium	3	70= 70(ED17) ¹ 100=100(ED17) ¹ 150=150(ED17) ^{4,6} 175=175(ED17) ⁶	MA	L	See options/acc's end of this section.	1=120 5=480 6=120/277 8=120-277
	3=Mogul		175=175(E/BT20) ⁶	MA			
	1=Medium		70= 70(E17) 100=100(E17) 150=150(E17)	NLX ³			
	2=Mogul		70= 70(E23.5) 100=100(E23.5) 150=150(E23.5)	LX ⁴			
	4=Prefocus		18= 18(T17)	SX ⁵			
	1=Medium		300=300(A/PS)	IN			

Product information is subject to change without notice.

¹Voltage is 6(120/277)H/H/HPF ballast. ²Voltage is 8(120-277)CV/A/HPF ballast.
³Normal Power Factor. Voltage is 1(120) ⁴Voltage is 6(120-277)H/O/HPF ballast.
⁵Specify Voltage - High Power Factor ballast. ⁶DMA (Dedicated MA) units utilize M102 lamp and ballast.



300 Wallcube Series



32315DLX
 LU150/55/MED
 16,000 Lumens
 15' Mount. Hgt.

333175MA
 MH175/J/MED
 14,000 Lumens
 15' Mount. Hgt.

Footcandle Correction
Different Lamp/Watts
 Multiply the following factors times the foot-candle values for changes in lamp/watts:

To Change From 150 Watt HPS

New Lamp	100	70
Factor	.58	.36

To Change From 175 Watt MH

New Lamp	150	100	70
Factor	.86	.51	.39

DIFFERENT MOUNTING HEIGHT
 Multiply the following factors times the foot-candle values for changes in mounting height:
 To Change From 15'

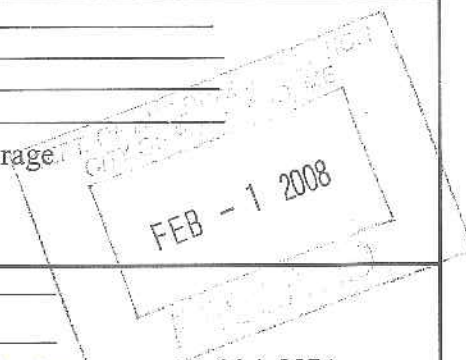
New Height	10'	12'	15'	18'	20'
Factor	.23	.16	.10	.09	.36



General Building Permit Application

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

Location/Address of Construction: 176 Riverside Industrial Parkway		
Total Square Footage of Proposed Structure/Area 6,090		Square Footage of Lot 42,571
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# Map 330-H-003-001	Applicant <i>"must be owner, Lessee or Buyer"</i> Name 176 Riverside Industrial Parkway, LLC Address PO Box 817 City, State & Zip Needham, MA 02494	Telephone: 781-449-0936
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work \$ 330,514.00 C of O Fee: \$ 75.00 Total Fee: \$ 3,400.10
Current legal use (i.e. single family) <u>NA</u> If vacant, what was the previous use? <u>Wooded</u> Proposed Specific use: <u>Wholesale Storage</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>6,090 sf pre-engineered building for wholesale storage.</u>		
Contractor's name: <u>Patco Construction, Inc</u> Address: <u>1293 Main Street</u> City, State & Zip <u>Sanford, ME 04073</u> <i>rday@Patco.com</i> Telephone: <u>324-5574</u> Who should we contact when the permit is ready: <u>Rick Day</u> Telephone: <u>324-5574</u> Mailing address: <u>1293 Main Street, Sanford, ME 04073</u>		



Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.com or stop by the Inspections Division office, room 315 City Hall or call 674-5703.

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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: Jonray P. Stuard, ICF Date: 2/01/08

This is not a permit you may not commence ANY work until the permit is issue



Administrative Offices
60 Kendrick Street, Suite 102
PO Box 817 • Needham, MA 02494
Tel: (781) 449-0936 • Fax: (781) 449-6936
www.cpiri.com

February 13, 2008

Mr. Alex Jaegerman
Director of Planning Division
City of Portland, Division of Planning
389 Congress Street
Portland, ME 04101

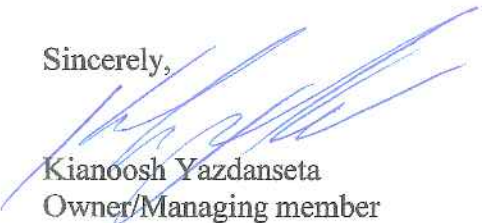
Dear Mr. Jaegerman,

I am writing this letter for an extension of time for review and approval of

Application for Minor Site: 176 Riverside Industrial Parkway – International Car parts of
NH (CBL# 300 H003001) (ID# 2007-0004)

We are in process of acquiring the building permit from the City of Portland and
according to our record the approval will expire on March 16, 2008. Respectfully I am
requesting an extension of one year so it would give us sufficient time for due process.

Sincerely,



Kianoosh Yazdanseta
Owner/Managing member