

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 910 Riverside St		Owner: City of Portland		Phone:		Permit No: <b>970336</b> <b>PERMIT ISSUED</b> Permit Issued: <b>APR 24 1997</b> <b>CITY OF PORTLAND</b>	
Owner Address:		Lessee/Buyer's Name: L.R. Higgins		Phone:			Zoning: <b>PM</b> CBL: 357-A-001 Zoning Approval: <i>OK 4/23/97</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <i>NA</i> <input type="checkbox"/> Flood Zone <i>NA</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm
Contractor Name: D.A. Brackett & Co.		Address: 29 Primrose Ln Ptld, ME 04103		Phone: 878-3351			
Past Use: City Dump Recycling Facility		Proposed Use: Same		COST OF WORK: \$ 28,500.00			PERMIT FEE: \$ 165.00
Proposed Project Description: Construct Building (15 x 50)				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: <i>0008-96</i>	
				Signature:		Signature: <i>Hoffman</i>	
Permit Taken By: Mary Gresik				Date Applied For: 17 April 1997			

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

*Call Dwight for p/v*

**PERMIT ISSUED WITH LETTER**

**CERTIFICATION**

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

*Dwight Brackett*  
SIGNATURE OF APPLICANT Dwight Brackett ADDRESS: 29 PRIMROSE LANE PORT. DATE: 17 April 1997 PHONE:

*Dwight Brackett*  
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: *4/18/97*

*D. Andrews*

CEO DISTRICT **7**  
*K. Carroll*

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 910 Riverside St		Owner: City of Portland		Phone:		Permit No: 970336	
Owner Address:		Lessee/Buyer's Name: L.A. Higgins		Phone:		BusinessName:	
Contractor Name: D.A. Brackett & Co.		Address: 29 Primrose Ln Portland, ME 04103		Phone: 878-3351		Permit Issued: APR 24 1997	
Past Use: City Dump Recycling Facility		Proposed Use: Same		COST OF WORK: \$ 28,500.00		PERMIT FEE: \$ 165.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Construct Building (15 x 50)		Signature: <i>Euc Higgins</i> 797-6200		Signature:		Zone: CBL: 357-A-001	
Permit Taken By: Mary Gresik		Date Applied For: 18 April 1997		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm	
				Signature: Date:		Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

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**PERMIT ISSUED WITH LETTER**

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SIGNATURE OF APPLICANT *Dwight Brackett* ADDRESS: DATE: 17 April 1997 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT 7

COMMENTS

6/12/97

Never Called for Foundation Rough frame Called for final only on 6/11/97  
Bldg Complete @ time of Insp - appears ok for C of C  
Waiting for ok from Elec - Fire & D.R.C.

Inspection Record

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

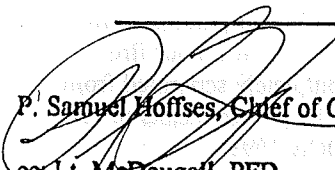
## BUILDING PERMIT REPORT

DATE: 23 April 97 ADDRESS: 910 Riverside St.  
REASON FOR PERMIT: To Construct 15' x 50' Recycling Facility  
BUILDING OWNER: City of Portland, ME  
CONTRACTOR: P. A. Brackett & Co.  
PERMIT APPLICANT: ↑ APPROVAL: \*1\*6\*16\*19\*20 25 DENIED

### CONDITION(S) OF APPROVAL

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
7. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
8. Headroom in habitable space is a minimum of 7'6".
9. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
12. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
13. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- \*16. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- 17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 18. The Sprinkler System shall maintained to NFPA #13 Standard.
- \*19. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- \*20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- 21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- \*25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- 26. \_\_\_\_\_
- 27. \_\_\_\_\_
- 28. \_\_\_\_\_

  
P. Samuel Hoffses, Chief of Code Enforcement  
cc. Lt. McDougall, PFD  
Marge Schmuckal

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

April 23 ,1997

D.A. Brackett & Co.  
29 Primrose Ln.  
Portland, Me. 04103

RE: 910 Riverside St.

Dear Sir,

Your application to construct a 15' x 50' recycling facility has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal laws.

**NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.**

### Site Plan Review Requirements

**Building Inspection:** Approved: M. Schmuckal

**Development Review Coordinator:** Approved with conditions: 1. Pavement surface shall be kept clean of tracked soil. 2. Erosion control measures shall conform to BMP as outlined in the Me. erosion & sed. control handbook for construction. 3. Electrical service shall be coordinated with CMP. K. Talbot

Fire Dept. Approved Lt. MacDougall

### Building Code Requirements

1. Please read and implement items 1,6,16,19,20 and 25 of the attached building permit report.

Sincerely,

  
P. Samuel Hoffses  
Chief of Code Enforcement

c: K. Talbot, Lt. McDougall  
M. Schmuckal

# RIVERSIDE STREET RECYCLING FACILITY WORK TO BE PERFORMED

WEEK		MON	TUE	WED	THU	FRI	SAT
1	4/21	EXCAVATION					
2		FORM WORK					
3		POUR SLAB					
4		BACK FILL					
5		FRAMING/START					
6	4/28	FRAMING					
7		FRAMING					
8		FRAMING					
9		FRAMING					
10		FRAMING					
11	5/4	ELECTRICAL					
12							
13							
14		INSULATION					
15							
16	5/11	SHEETROCK					
17		& TAPE					
18							
19							
20							
21	5/18	INTERIOR TRIM					
22							
23		PAINT INTER.					
24							
25							
26	5/25	PAINT EXTER.					
27		CARPET					
28		CLEAN INTER.					
29							
30							
31							
32							
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35							
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40							

Applicant: Dwight Brackett  
Address: 910 Riverside St

Date: 4/23/97  
C-B-L: 357-A-1

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - I-M

Interior or corner lot -

Proposed Use/Work - New 15' x 50' (750 sq ft) bldg for <sup>Municipal</sup> recycling facility

Sewage Disposal -

Lot Street Frontage -

Front Yard - 1' for every foot of height or 10' req - ~ 80' shown

Rear Yard - 1' for every foot of height or 10' req - 100' shown

Side Yard - 1' for every foot of height or 10' req - 100' shown

Projections -

Width of Lot -

Height - approx 10' high shown

Lot Area -

Lot Coverage (Impervious Surface) - 75% ok

Area per Family - pavement from boundaries 10' req - over 10' shown

Off-street Parking - public bldgs - 1/400 or 2 pkg spc req - 10 spc shown

Loading Bays -

Site Plan - yes minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A





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

97011602

I. D. Number

Applicant L.R. Higgins, Inc.

Application Date 970116 16 January 1997

Applicant's Mailing Address Owens McCullough - 856-0277

Project Name/Description Portland Dump/Riverside

Applicant or Agent Daytime Telephone, Fax

Address of Proposed Site 910 Riverside St  
357-A\_001

Assessor's Reference: Chart-Block-Lot

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

Proposed Building Square Feet or # of Units 15' x 50' Acreage of Site \_\_\_\_\_ Zoning IM

Check Review Required:

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

Fees paid: site plan 300.00 subdivision \_\_\_\_\_

Approval Status:

Reviewer M. Schmitt

- Approved
- Approved w/Conditions listed below
- Denied

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

Approval Date 4/23/97 Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date

Performance Guarantee  Required\*  Not Required

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

- Performance Guarantee Accepted \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_ expiration date
- Inspection Fee Paid \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_
- Performance Guarantee Reduced \_\_\_\_\_ date \_\_\_\_\_ remaining balance \_\_\_\_\_ signature \_\_\_\_\_
- Performance Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
- Defect Guarantee Submitted \_\_\_\_\_ submitted date \_\_\_\_\_ amount \_\_\_\_\_ expiration date
- Defect Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_

Address: 910 Riverside St



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

970116

I. D. Number

L.R. Higgins, Inc.

970116 16 January 1997

Applicant

Application Date

Applicant's Mailing Address

Portland Dump/Riverside

Consultant/Agent

Owens McCullough - 856-0277

910 Riverside St  
Address of Proposed Site 357-A 001

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

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

15' x 50'

Proposed Building Square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ Zoning \_\_\_\_\_

**Check Review Required:**

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

Fees paid: site plan 300.00 subdivision \_\_\_\_\_

**Approval Status:**

Reviewer [Signature]

- Approved  Approved w/Conditions listed below  Denied

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Approval Date 1/16/97 Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date

Performance Guarantee  Required\*  Not Required

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- |   |                      |                         |                       |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date           | _____ amount            | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid            | _____ date           | _____ amount            |                       |
| Performance Guarantee Reduced                           | _____ date           | _____ remaining balance | _____ signature       |
| Performance Guarantee Released                          | _____ date           | _____ signature         |                       |
| Defect Guarantee Submitted                              | _____ submitted date | _____ amount            | _____ expiration date |
| Defect Guarantee Released                               | _____ date           | _____ signature         |                       |

Address: 910 Riverside St



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

970116

I. D. Number

*L.R. Higgins, Inc.*

970116 18 January 1997

Applicant \_\_\_\_\_

Application Date

Applicant's Mailing Address \_\_\_\_\_

*Portland Dump/Riverside*

Consultant/Agent \_\_\_\_\_

Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax \_\_\_\_\_

Assessor's Reference: Chart-Block-Lot

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

Proposed Building Square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ Zoning \_\_\_\_\_

**Check Review Required:**

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

Fees paid: site plan 300.00 subdivision \_\_\_\_\_

**Approval Status:**

Reviewer Kandice Talbot

- Approved  **Approved w/Conditions listed below**  Denied

- pavement surface shall be kept clean of tracked soil.
- erosion control measures shall conform to BMP as outlined in the ME Erosion & Sed. Control Handbook for Construction
- Electrical Service shall be coordinated with CMP

Approval Date 2/13/97 Approval Expiration 2/13/98 Extension to \_\_\_\_\_ date \_\_\_\_\_ date \_\_\_\_\_  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

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- |   |                            |                               |                             |
|---|----------------------------|-------------------------------|-----------------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date _____           | _____ amount _____            | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid            | _____ date _____           | _____ amount _____            |                             |
| Performance Guarantee Reduced                           | _____ date _____           | _____ remaining balance _____ | _____ signature _____       |
| Performance Guarantee Released                          | _____ date _____           | _____ signature _____         |                             |
| Defect Guarantee Submitted                              | _____ submitted date _____ | _____ amount _____            | _____ expiration date _____ |
| Defect Guarantee Released                               | _____ date _____           | _____ signature _____         |                             |

Address:

910 Riverside St



BLUE COPY

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

970116

I. D. Number

L.A. Higgins, Inc.

970116 10 January 1997

Applicant

Application Date

Applicant's Mailing Address

Portland Dump/Riverside

Owens McCullough - 856-0277

210 Riverside St

Project Name/Description

Consultant/Agent

Address of Proposed Site

257-A 001

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

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

13' x 50'

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

Check Review Required:

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

Fees paid: site plan 300.00 subdivision

Approval Status:

Reviewer Kandice Talbot

- Approved Approved w/Conditions listed below Denied

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2. erosion control measures shall conform to BMP as outlined in the ME Erosion & Sed. Control Handbook for Construction
3. Electrical Service shall be coordinated with CMP

Approval Date 2/13/97 Approval Expiration 2/13/98 Extension to Additional Sheets Attached

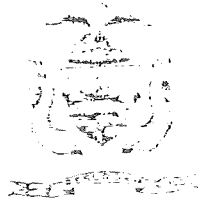
Condition Compliance signature date

Performance Guarantee Required\* Not Required

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

Table with 3 columns: Guarantee Type, Date, Amount/Signature. Rows include Performance Guarantee Accepted, Inspection Fee Paid, Performance Guarantee Reduced, Performance Guarantee Released, Defect Guarantee Submitted, Defect Guarantee Released.

Address: 910 Riverside St



**CITY OF PORTLAND**

February 14, 1996

Owens McCullough  
Sebago Technics  
12 Westbrook Common  
P.O. Box 1339  
Westbrook, ME 04098

Re: 910 Riverside Street

Dear Owens:

On February 13, 1997 the Portland Planning Authority granted minor site plan approval for a 15' x 50' office/attendant building at 910 Riverside Street with the following conditions:

1. Pavement surface shall be kept clean of tracked soil.
2. Erosion control measures shall conform to Best Management Practices as outlined in the "Maine Erosion and Sedimentation Control Handbook for Construction" published by CCSWCD and Maine DEP.
3. Electrical service shall be coordinated with CMP.

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:

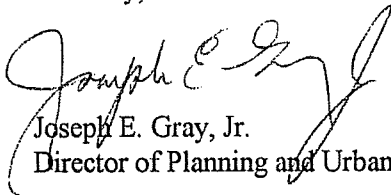
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.

O:\PLAN\CORRESP\KAND\LETTERS\910RIVER.WPD

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public 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 preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This 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 the Planning Staff.

Sincerely,



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

cc: Alexander Jaegerman, Chief Planner  
Kandice Talbot, Planner  
P. Samuel Hoffses, Chief of Building Inspections  
Marge Schmuckal, Zoning Administrator  
Kathi Staples PE, City Engineer  
Development Review Coordinator  
William Bray, Deputy Director/City Traffic Engineer  
Jeff Tarling, City Arborist  
Natalie Burns, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
✓ Mary Gresik, Building Permit Secretary  
Kathleen Brown, Assistant Director of Economic Development  
Susan Doughty, Assessor's Office  
Approval Letter File