

370-A-3

500 Riverside St.

warehouse/office Bld.

500 Mitchell + Assoc.

on Spreadsheet

CITY OF PORTLAND, MAINE

PLANNING BOARD

Barbara A. Vestal, Chair
Joseph R. DeCoursey, Vice Chair
John L. Barker
Jadine R. O'Brien
Kenneth M. Cole III
Jack D. Humeniuk
Irving Fisher

July 17, 1989

500 Riverside Associates
c/o Mitchell & Associates
70 Center Street
Portland, ME 04101

RE: 500 Riverside Street Warehouse/Office Building

Dear Sirs:

On July 11, 1989, the Portland Planning Board voted unanimously (7-0) to approve the site plan for 500 Riverside Associates warehouse/office building located at 500 Riverside Industrial Parkway and Riverside Street. The approval was granted for the project with the following condition(s):

1. That the developer must make necessary slope improvements to Riverside Street to achieve a minimum vehicle sight line of 300 feet.
2. That the entire site shall be developed and/or maintained as depicted on the site plan. Approval of the planning authority or Planning Board shall be required for any alteration to or deviation from the approved site plan, including, without limitation: topography, drainage, landscaping, retention of wooded or lawn areas, access, size, location, and surfacing of parking areas, and location and size of buildings.
3. That construction drawings be submitted to Public Works prior to the issuance of a building permit.
4. That the landscaping on the Turnpike side of the site shall be protected from traffic and snowplows by either bituminous curb, guardrail or boulders.
5. That the landscaping plan be approved by the City Arborist.

*memo
from
Steve H.*

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #52-89, which is attached. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 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. The site plan approval will be deemed to have expired unless work in the development has commenced within six (6) months 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.

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

Sincerely,



Barbara A. Vestal, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Maureen O'Meara, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Code Enforcement Officer
George Flaherty, Director of Parks and Public Works
William Boothby, Principal Engineer
Stephen Harris, Planning Engineer
William Bray, City Traffic Engineer
Jeff Tarling, City Arobirst
Natalie Burns, Associate Corporation Counsel
Wallace Garroway, Fire Prevention
Paul Niehoff, Materials Engineer
Approval Letter File



STATE OF MAINE

Department of Environmental Protection

MAIN OFFICE: RAY BUILDING, HOSPITAL STREET, AUGUSTA
MAIL ADDRESS: State House Station 17, Augusta, 04333

JOHN R. McKERNAN, JR.
GOVERNOR

21 Vocational Drive, South Portland, ME 04106
(207)767-4761

DEAN C. MARRIOTT
COMMISSIONER

May 22, 1989

John D. Mitchell
Mitchell & Associates
70 Center Street
Portland, Maine 04101

Re: 500 Riverside Project, 500 Riverside Drive, Portland

Dear John:

This letter is in response to your request for an advisory opinion concerning the applicability of the Site Location of Development Act (38 M.R.S.A. Section 481 et seq.) ("Site Law") to the above captioned development project.

Based on a review of the plan titled "500 Riverside", dated December 23, 1988 and your letter dated April 11, 1989 I make the following responses to your questions and I have determined that a permit will be required.

The facts as I understand them are:

1. The project involves an existing building with a footprint of 26,116 square feet and associated drives and parking areas.
2. You propose to construct new building with a footprint of 61,946 square feet and associated drives and parking areas.

You ask the following questions:

1. How do you measure net increase in building area?

We do not deal with increases in building area on a "net" basis. If you were to tear down an existing structure of 20,000 square feet and construct a new structure of 65,000 square feet in its place you would still require approval pursuant to the "Site Law." It is the structure itself which is grandfathered under the Site Law if it was built prior to 1970, not the building area.

2. What amount of building would be considered to be grandfathered?

John D. Mitchell
May 22, 1989
page 2

Any structure for which all necessary permits were obtained prior to 1970 is considered "grandfathered." If that structure is to be demolished its footprint cannot be grandfathered over into a new structure, as explained above.

3. Do you measure the amount of paved surfaces on a net gain basis?

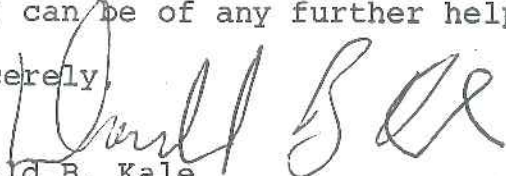
Impervious surfaces being a more fungible item than structures are measured on a net gain basis. This is in recognition of the fact that parking lots and drives must be repaved periodically and should not be the basis for a new site application each time they are repaved.

Because the project you propose involves a new structure of over 60,000 square feet it does require DEP approval pursuant to the "Site Law."

This opinion is based solely on the materials you submitted and is subject to change if that information changes or is found to be inaccurate or incomplete.

I hope this letter serves your needs. Please call me at 767-4761 if I can be of any further help.

Sincerely,



Donald B. Kale
Division of Enforcement and Field Services
Bureau of Land Quality Control

cc: Jeff Madore, Land, Augusta
Joseph Gray, Planner, Portland ✓

DK:MM

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

TO: Chair and Members of the Portland Planning Board

FROM: Maureen O'Meara, Senior Planner

DATE: June 8, 1989

SUBJECT: 500 Riverside warehouse/office building and change of use

500 Riverside Associates is requesting review of a 34,000 sq. ft. warehouse/office building and a change of use from vacant to warehouse/office of an existing 32,565 sq. ft. building. The site is 7.05 acres, zoned I-1 Industrial and located in the vicinity of 500 Riverside Industrial Parkway and Riverside Street. A vicinity map, site plan, and letter from the applicant are included as Attachments 1, 2, and 3.

Access to the site will be from 2 curb cuts off of Riverside Industrial Parkway. A total of 80 parking spaces are required and 96 are provided. Staff is requesting a traffic study.

A new 34,000 sq. ft. building is proposed with 4,200 sq. ft. of office space and 30,700 sq. ft. of warehouse space. The existing building has been vacant for over one year and requires change of use review for reuse of the building. The applicant is requesting approval for 28,565 sq. ft. of warehouse and 4,000 sq. ft. of office space in the existing building. The plan also includes 2 fenced outside storage areas located to the rear (Maine Turnpike) and Riverside Street side of the proposed building. The building exterior materials are metal panels. Elevations of the proposed building are included as Attachment 4.

Drainage for the site is designed to sheet flow to a detention basin at the northwestern corner of the site. Drainage for the existing building flows into a large swale between the building and the side property line. The detention basin may include alteration to the swale at the rear of the property and a DEP permit. Staff is recommending that site drainage include underdrains and catch basins instead of sheet flow, roof and footing drains, and that the detention basin discharge further downstream to lessen flooding of Riverside Street. The location and fencing of any dumpster is also requested.

The landscaping concept plan indicates preservation of existing vegetation at the northeastern corner of the site and tree and shrub plantings inside the site. There are clear gateway views to the rear of both buildings from the Maine Turnpike.

Issues raised in reviewing the plan include (1) submitting a Traffic Study, (2) revising the drainage plan, (3) locating the dumpster, (4) refining the landscaping plan and, (5) evaluating the view from the Maine Turnpike.

Attachments

1. Vicinity Map
2. Site Plan
3. Letter from the Applicant
4. Elevations

MITCHELL & ASSOCIATES
LANDSCAPE ARCHITECTS

Attachment 3

May 31, 1989

Maureen O'Meara
City of Portland
389 Congress Street
Portland, Maine 04101

RE: 500 RIVERSIDE

Dear Maureen:

On behalf of 500 Riverside Associates, we are pleased to submit this revised Site Plan application for a scheduled planning board workshop meeting of a proposed office and warehouse building located at 500 Riverside Industrial Parkway.

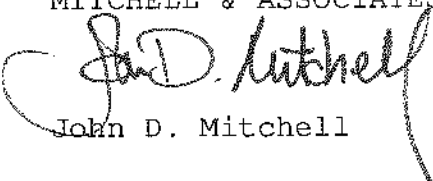
The proposed building is to be built on a 7.05 acre tract of land owned by 500 Riverside Associates of Portland, Maine. The proposal consists of a one-story, 34,000 square foot, Steelex metal panel building. A 32,565 square foot building, located south of the proposed structure, is currently occupied by Bath Iron Works.

This submission for the June 13th Planning Board Workshop includes the following:

1. Cover letter dated May 31, 1989
2. Preliminary Site Plan including layout, grading, drainage, utilities and planting design prepared by Mitchell & Associates
3. Architectural elevations prepared by F.W. Cunningham & Sons

If you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,
MITCHELL & ASSOCIATES

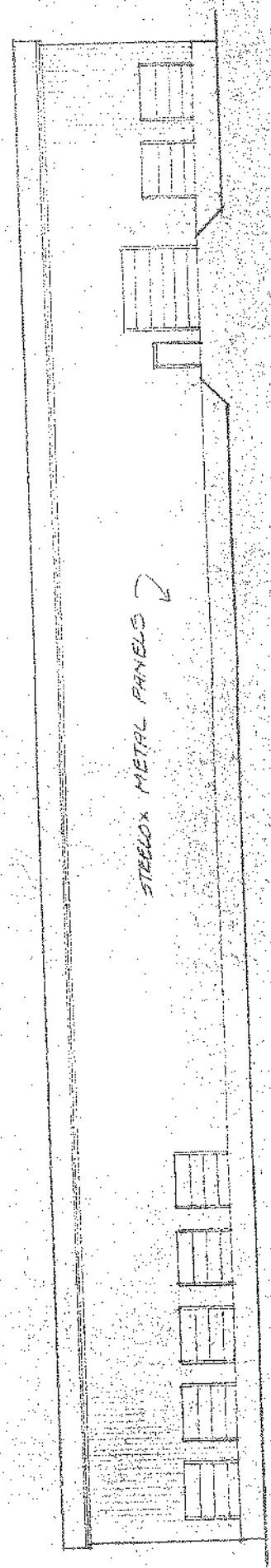

John D. Mitchell

Enclosure



EAST ELEVATION

Riverside Industrial Parkway



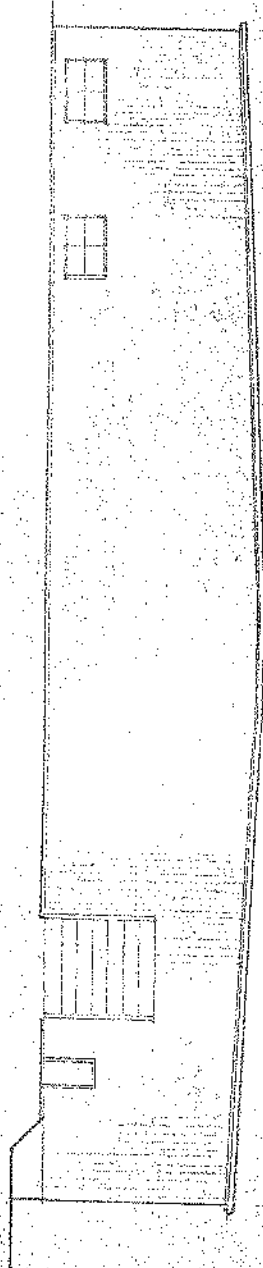
STEELOX METAL PANELS ↘

WEST ELEVATION

Maine Turnpike

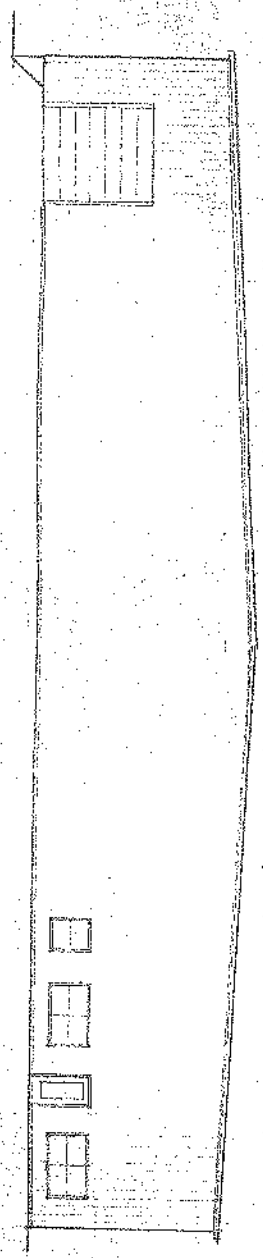
ELEVATION

NORTH ELEVATION



Riverside Street

SOUTH ELEVATION



PROJECT
500 RIVERSIDE
46

500 RIVERSIDE WAREHOUSE/OFFICE BUILDING

SITE PLAN REVIEW

500 RIVERSIDE ASSOCIATES, APPLICANT

Submitted to:

Portland Planning Board
Portland, Maine

July 11, 1989

I. INTRODUCTION

500 Riverside Associates is requesting review of a 34,900 sq. ft. warehouse/office building located in the vicinity of 500 Riverside Industrial Parkway and Riverside Street. The site is 7.05 acres and zoned I-1 Industrial. There will be 4,200 sq. ft. office space and 30,700 sq. ft. of warehouse space. The vicinity map, site plan, and letter from the applicant are included as Attachments 1, 2, and 3.

42 notices have been mailed to area residents and property owners.

II. SUMMARY OF FINDINGS

Zoning	I-1
Land Area	7.05 acres
Building Footprint	34,900 sq. ft.
Total Square Footage	34,900 sq. ft.
Parking	41 proposed; 41 required
Number of Stories	1
Land Uses	Industrial

III. STAFF REVIEW

The proposal has been reviewed for compliance with the I-1 Industrial zone and Site Plan Ordinance of the Land Use Code. The plan has been reviewed and approved by the Building, Traffic, Fire, Public Works, and Planning Departments. The comments of those departments are contained in this report.

Site Plan Review

1. Parking and Circulation

Primary access to the site will be from 2 curb cuts off of Riverside Industrial Parkway. 41 parking spaces are provided for the new building and 36 parking spaces are also provided on-site for the existing building. The applicant will not be installing granite curbing but will contribute to the cost of installing curbing on the Riverside Street frontage in the amount of \$10,000 to the City for the multi-year Riverside Street reconstruction project. The applicant will also be establishing an escrow account in the amount of \$5,000 toward the potential purchase of a traffic signal at the Riverside Industrial Parkway/Forest Avenue intersection (established by the Planning Board as part of the Donalco Site Plan Approval).

There is currently inadequate sight distance at the Riverside Industrial Parkway looking west toward the Maine Turnpike. The applicant has agreed to make some grade adjustments and shrub clearance to provide adequate sight distance but this is not delineated on the plan. The Traffic Study submitted by the applicant is included as Attachment 4.

Mr. William Bray, City Traffic Engineer, has reviewed the plan and recommends approval with the following condition:

- That the developer must make necessary slope improvements to Riverside Street to achieve a minimum vehicle sight line of 300 feet.

Mr. Bray's comments are included as Attachment 5.

2. Bulk, Location, Height and Utilities

The applicant is proposing a 34,900 sq. ft., one story, building. The building dimensions are 230' x 150' with a 100' x 100' fenced storage area adjacent to the rear of the building. There is an existing 32,565 sq. ft. building on the site in use as a warehouse. Exterior materials of the new building will be metal siding. The building's location is visible from Riverside Industrial Parkway, Riverside Street, and the Maine Turnpike. Elevations are included as Attachment 6.

The building will be served by a 6" water main and a 6" sewer main. Electric and telephone utilities will be underground.

3. Landscaping

The applicant proposes to preserve 2 large existing trees in the front of the site, as well as existing vegetation in the northeastern corner of the site and trees in front of the existing building. 10 linden trees will be planted along the street and foundation plantings are proposed between the parking area and the building. 7 white pines are proposed at the rear of the site to buffer the rear of the building from the Maine Turnpike. The storage area in the rear will be surrounded by wood stockade fencing. The landscape plan and fence detail are included as Attachments 7 and 8.

Mr. Jeff Tarling, City Arborist, has reviewed the plan. His comments will be available at the public hearing.

4. Soils and Drainage

Stormwater in the front of the site and the roof will be collected in a catchbasin located in the front parking lot and travel by 15" pipe to the detention basin located in the northwest rear corner of the site. Drainage for the rear of the site will sheet flow into the detention basin.

Mr. Stephen Harris, Planning Engineer, has reviewed the plan and is recommending as 2 potential conditions of approval:

- That construction drawings be submitted to Public Works prior to the issuance of a building permit; and

- That the landscaping on the Turnpike side of the site shall be protected from traffic and snowplows by either bituminous curb or guardrail.

His comments are included as Attachment 9.

5. Exterior Lighting

The plan includes 11 150-watt high pressure sodium lights mounted on the building. Lighting cuts are included as Attachment 10.

6. Zoning Amendment

The proposal does not include a zoning amendment.

7. Fire Safety

The plan includes placement of bollards around a recently installed propane tank to prevent mechanical damage. The Fire Department has reviewed and approved the plan.

8. Preliminary Plan

Since the June 8, 1988 workshop, the applicant has made changes to the preservation plan and agreed to traffic improvements.

9. City Projects

The proposed development will not interfere with any known, approved and funded City project.

10. Site Plan Compliance

In response to the Grace Baptist Church decision, the following condition is proposed:

- That the entire site shall be developed and/or maintained as depicted on the site plan. Approval of the planning authority or Planning Board shall be required for any alteration to or deviation from the approved site plan, including, without limitation: topography; drainage; landscaping; retention of wooded or lawn areas; access; size, location, and surfacing of parking areas; and location and size of buildings.

IV. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Report #52-89 relevant to standards for Site Plan Review and/or other findings as follows:

1. That the plan is in conformance with Site Plan Ordinance of the Land Use Code.

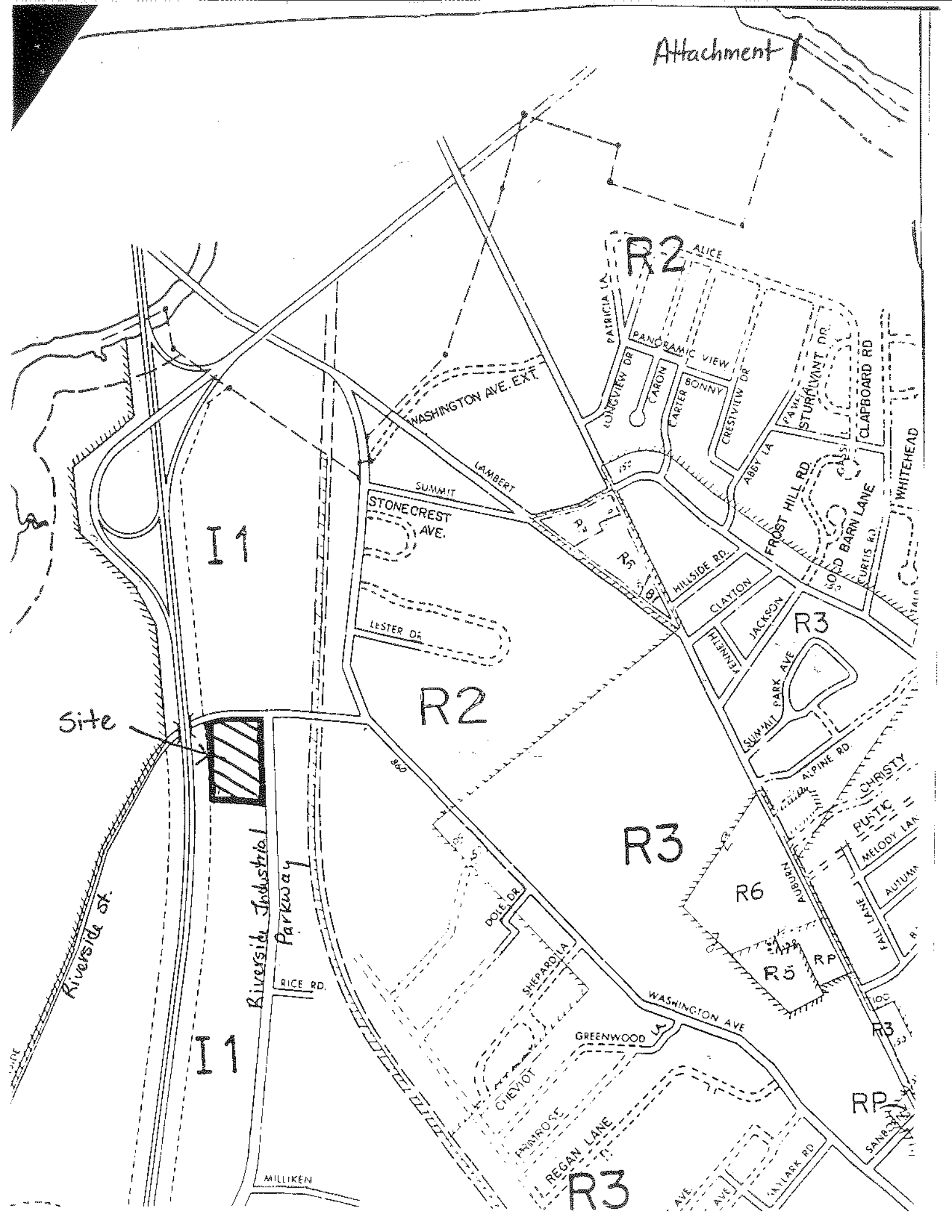
A. Potential Conditions of Approval

- i. That the developer must make necessary slope improvements to Riverside Street to achieve a minimum vehicle sight line of 300 feet.
- ii. That the entire site shall be developed and/or maintained as depicted on the site plan. Approval of the planning authority or Planning Board shall be required for any alteration to or deviation from the approved site plan, including, without limitation: topography; drainage; landscaping; retention of wooded or lawn areas; access; size, location, and surfacing of parking areas; and location and size of buildings.
- iii. That construction drawings be submitted to Public Works prior to the issuance of a building permit; and
- iv. That the landscaping on the Turnpike side of the site shall be protected from traffic and snowplows by either bituminous curb or guardrail. *or boulder*

Waivers: None requested

Attachments

1. Vicinity Map
2. Site Plan
3. Letter from Applicant
4. Traffic Study
5. Traffic Engineer's Comments
6. Elevations
7. Landscape Plan
8. Fence Detail
9. City Arborist's Comments
10. Lighting Cut



MITCHELL & ASSOCIATES
LANDSCAPE ARCHITECTS

June 27, 1989

Portland Planning Board
City of Portland
389 Congress Street
Portland, Maine 04101

RE: 500 RIVERSIDE

Dear Board Members:

On behalf of 500 Riverside Associates we are pleased to submit this application for Final Site Plan approval of 500 Riverside, located at the corner of Riverside Industrial Parkway and Riverside Street. This letter addresses the information required by Article V, Section 14-526 (2) of the City of Portland's Final Site Plan Ordinance for a major development.

PROPOSED USE. 500 Riverside is proposed to be built on a 7.05 acre tract of land owned by 500 Riverside Associates of Portland. The proposal consists of a new 34,900 square foot, one story warehouse and office building, as shown on the Site Plan that accompanies this application. A 32,565 square foot building exists on the southern portion of the site.

SOLID WASTE DISPOSAL. Trash collection will be handled by a private contractor. Trash will be stored in the dumpster, enclosed with a wood fence, in the location shown on the Site Plan.

OFF SITE PUBLIC FACILITIES. The public facilities that serve the site or are available to the site appear to be adequate to serve the needs of the development. Water service to the proposed building will be provided by the applicant from an existing 16 inch Portland Water District line located in Riverside Industrial Parkway. An existing fire hydrant is located on the east side of the Parkway across from the main entrance to the development.

Sanitary sewerage will be provided by a new sewer line from the proposed building to an existing sanitary manhole and 10 inch line in Riverside Industrial Parkway.

A new gas line will be extended to the new building from an existing steel gas line in Riverside Industrial Parkway.

Electricity and telephone will be provided via underground service by Central Maine Power Company and New England Telephone Company respectively.

DRAINAGE AND TOPOGRAPHY. The drainage and topography of the site is fully described on the enclosed Site Plan and attached Stormwater Drainage Report.

TIME PERIOD FOR COMPLETION. Construction will begin immediately upon approval and the estimated time of completion is January 1990.


ESTIMATED PROJECT COSTS. The estimated cost of the project is \$1,200,000.

This final application for Site Plan approval includes the following information:

1. Cover letter dated June 27, 1989
2. Stormwater Management Report prepared by BH2M (two copies)
3. Traffic Report prepared by Jack Murphy (forthcoming)
4. Grading, Drainage and Utility Plan prepared by Mitchell & Associates
5. Layout and Planting Plan prepared by Mitchell & Associates
6. Site Details prepared by Mitchell & Associates
7. Visual Assessment prepared by Mitchell & Associates

We trust that this submission fulfills the City's requirements for Final Site Plan application. Should you have any questions or need additional information, please don't hesitate to contact us.

Sincerely,
MITCHELL & ASSOCIATES


John D. Mitchell

Enclosures

The principals of 500 Riverside Associates include the following individuals:

Milton MacBride
Tom Dunham
William Webster
Robert K. Barton

JOHN L. MURPHY, P.E.

Civil Engineer
Traffic Engineer

RD1, BOX 393
WEST BALDWIN, MAINE 04091
207-625-8222

Traffic Impact

Proposed Project

500 Riverside Street Industrial Parkway

General

The developer proposes to construct a new 34,000 square foot building to be built on additional acreage of the 500 Riverside Street Industrial Parkway parcel. Bicknell Inc., currently at 1386 Riverside Street in Portland, will move to the new building, occupying 20,000 square feet. Bicknell Inc. currently employs 7 people, 2 of whom are temporary summer help.

Existing Conditions

At the request of the City Traffic Engineer, we reviewed the Riverside Street/Riverside Street Industrial Parkway intersection for a possible existing accident problem. There were 7 accidents over the three year period 1986, 1987 and 1988. There is no apparent pattern to the accidents, with at least 2 being related to icy roads and only 1 angular accident. However, there is restricted sight distance looking to the left (west) from the Industrial Parkway toward the Turnpike bridge. This can be improved by minor earthwork and brush removal within the right of way.

Future Impact

We have counted the existing Bicknell Inc. operation at 1386 Riverside Street and found an AM peak hour of 11 vehicles with a PM peak hour impact of 7 vehicles. (The peak hour referred to is that of the adjacent roadway, Riverside Street.) Assuming a minor expansion of only 2 employees, these flows might be expected to be 14 and 9 vehicles per hour for Bicknell Inc. in the new project where they would occupy 20,000 square feet.

The remaining 14,000 square feet would result in an estimated 8 to 14 AM peak hour trips and 14 to 22 PM peak hour trips. These figures are based on the ITE 1987 Trip Generation Report for either light industrial or warehouse impact during the peak hour of the adjacent street. Also, other counts done in the area of County Road/Spring Street in Westbrook indicate that the type of use proposed would generate roughly 1 trip per 1000 square feet during the peak hours.

Thus the new use can be expected to generate 28 AM peak hour trips and 31 PM peak hour trips based upon existing trip rates of the Bicknell project plus maximum ITE trip rates for the remaining 14,000 square feet. Using just the ITE trip rates results in a total of 20 to 34 AM trips and 34 to 50 PM peak hour trips for 34,000 square feet of either warehouse or light industry.

Thus the proposed use will not result in an adverse traffic impact on either the Riverside Street Industrial Parkway itself or on the end intersections with Forest Avenue or Riverside Street.

Conclusions

1. There is a sight distance restriction at Riverside Street/Riverside Street Industrial Parkway on the westerly leg. This can be improved by minor earth and brush removal.
2. There is no existing accident problem at the Riverside Street/Riverside Street Industrial Parkway intersection.
3. The proposed project will not result in an adverse impact on traffic capacity of the public road system due to the low trip generation expected.

John H. Murphy
6/30/89

WESTBROOK COUNTS 1989

Site Code : 2
 N-S Street: RIVERSIDE STREET
 E-W Street: 1386 BICKNELL
 Weather : CLEAR

PAGE: 1
 FILE: TEMP-2
 DATE: 6/27/89

Primary Movements: Vehicles

Time Begin	From North				From East				From South				From West				Vehicle Total	TRUCK Total
	TRUCK	RT	THRU	LT	TRUCK	RT	THRU	LT	TRUCK	RT	THRU	LT	TRUCK	RT	THRU	LT		
7:00 AM	1	0	55	0	0	0	0	0	4	0	24	1	1	1	0	0	83	6
7:15	1	0	80	0	0	0	0	0	2	0	23	0	0	0	0	0	103	3
7:30	8	2	102	0	0	0	0	0	2	0	43	0	0	0	0	0	147	10
7:45	1	2	96	0	0	0	0	0	5	0	42	4	0	1	0	0	145	6
HR TOTAL	11	4	323	0	0	0	0	0	13	0	134	5	1	2	0	0	478	25
8:00 AM	3	1	70	0	0	0	0	0	8	0	41	0	0	1	0	0	113	11
8:15	3	0	55	0	0	0	0	0	4	0	41	0	0	0	0	0	96	7
8:30	1	0	36	0	0	0	0	0	7	0	37	1	0	1	0	0	75	8
8:45	4	1	47	0	0	0	0	0	2	0	29	0	0	0	0	0	77	6
HR TOTAL	11	2	208	0	0	0	0	0	21	0	148	1	0	2	0	0	361	32
DAY TOTAL	22	6	541	0	0	0	0	0	34	0	282	6	1	4	0	0	839	57

PEAK PERIOD ANALYSIS FOR THE PERIOD: 7:00 AM - 9:00 AM

DIRECTION FROM	START PEAK HOUR	PEAK HR FACTOR VOLUMES PERCENTS			
			TRUCK	Right	Thru	Left	Total	TRUCK	Right	Thru	Left
North	7:15 AM	0.85	13	5	348	0	353	-	1	99	0
East	7:15 AM	0.00	0	0	0	0	0	-	0	0	0
South	7:30 AM	0.93	19	0	167	4	171	-	0	98	2
West	7:45 AM	0.75	0	3	0	0	3	-	100	0	0

Entire Intersection

North	7:15 AM	0.85	13	5	348	0	353	-	1	99	0
East		0.00	0	0	0	0	0	-	0	0	0
South		0.83	17	0	149	4	153	-	0	97	3
West		0.50	0	2	0	0	2	-	100	0	0

Site Code : 2
 N-S Street: RIVERSIDE STREET
 E-W Street: 1386 BICKNELL
 Weather : CLEAR

PAGE: 1
 FILE: TEMP-2
 DATE: 6/27/89

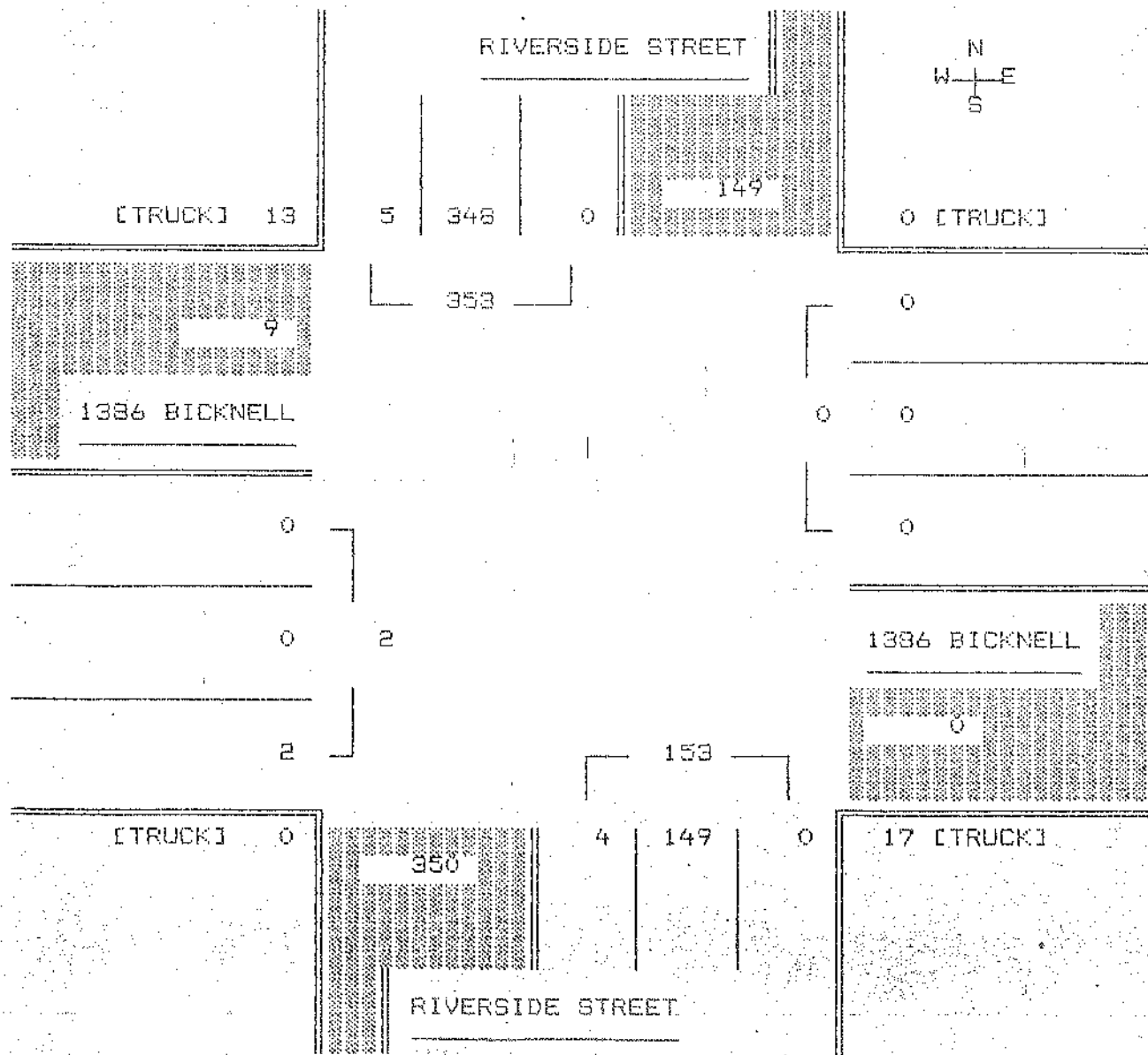
Primary Movements: Vehicles

PEAK PERIOD ANALYSIS FOR THE PERIOD: 7:00 AM - 9:00 AM

DIRECTION FROM	START PEAK HOUR	PEAK HR FACTOR	VOLUMES				PERCENTS				
			TRUCK	Right	Thru	Left	Total	TRUCK	Right	Thru	Left
North	7:15 AM	0.85	13	5	348	0	353	-	1	99	0
East	7:15 AM	0.00	0	0	0	0	0	-	0	0	0
South	7:30 AM	0.93	19	0	167	4	171	-	0	98	2
West	7:45 AM	0.75	0	3	0	0	3	-	100	0	0

Entire Intersection

North	7:15 AM	0.85	13	5	348	0	353	-	1	99	0
East		0.00	0	0	0	0	0	-	0	0	0
South		0.83	17	0	149	4	153	-	0	97	3
West		0.50	0	2	0	0	2	-	100	0	0



WESTBROOK COUNTS 1989

Site Code : 1

N-S Street: RIVERSIDE STREET

E-W Street: BICKNELL

Weather : CLEAR

Primary Movements: Vehicles

PAGE: 1

FILE: TEHP-1

DATE: 6/26/89

Time Begin	From North				From East				From South				From West				Vehicle Total	TRUCK Total
	TRUCK	RT	THRU	LT	TRUCK	RT	THRU	LT	TRUCK	RT	THRU	LT	TRUCK	RT	THRU	LT		
2:00 PM	7	0	43	0	0	0	0	0	1	0	44	0	0	0	0	0	87	8
2:15	3	0	49	0	0	0	0	0	3	0	34	0	0	0	0	0	83	6
2:30	8	0	46	0	0	0	0	0	1	0	59	0	0	0	0	0	105	9
2:45	3	0	46	0	0	0	0	0	2	0	46	0	0	0	0	0	92	5
HR TOTAL	21	0	184	0	0	0	0	0	7	0	183	0	0	0	0	0	367	28
3:00 PM	7	0	48	0	0	0	0	0	1	0	65	0	0	0	0	0	113	8
3:15	2	0	46	0	0	0	0	0	0	0	62	0	0	1	0	0	109	2
3:30	4	0	49	0	0	0	0	0	3	0	93	1	0	1	0	0	144	7
3:45	3	0	55	0	0	0	0	0	1	0	74	0	3	3	0	0	132	7
HR TOTAL	16	0	198	0	0	0	0	0	5	0	294	1	3	5	0	0	498	24
4:00 PM	2	0	61	0	0	0	0	0	1	0	97	1	0	0	0	0	159	3
4:15	0	0	52	0	0	0	0	0	1	0	57	0	0	0	0	0	109	1
4:30	3	0	55	0	0	0	0	0	2	0	122	0	0	2	0	0	179	5
4:45	1	0	36	0	0	0	0	0	2	0	80	0	0	0	0	0	116	3
HR TOTAL	6	0	204	0	0	0	0	0	6	0	356	1	0	2	0	0	563	12
5:00 PM	2	0	57	0	0	0	0	0	0	0	142	1	0	2	0	2	204	2
5:15	0	0	38	0	0	0	0	0	3	0	73	0	0	0	0	0	111	3
5:30	1	0	46	0	0	0	0	0	1	0	73	0	0	0	0	0	119	2
5:45	1	0	48	0	0	0	0	0	0	0	56	0	0	0	0	1	105	1
HR TOTAL	4	0	189	0	0	0	0	0	4	0	344	1	0	2	0	3	539	8
DAY TOTAL	47	0	775	0	0	0	0	0	22	0	1177	3	3	9	0	3	1967	72

Site Code: 1
N-S Street: RIVERSIDE STREET
E-W Street: BICKNELL
Weather: CLEAR

Primary Movements: Vehicles

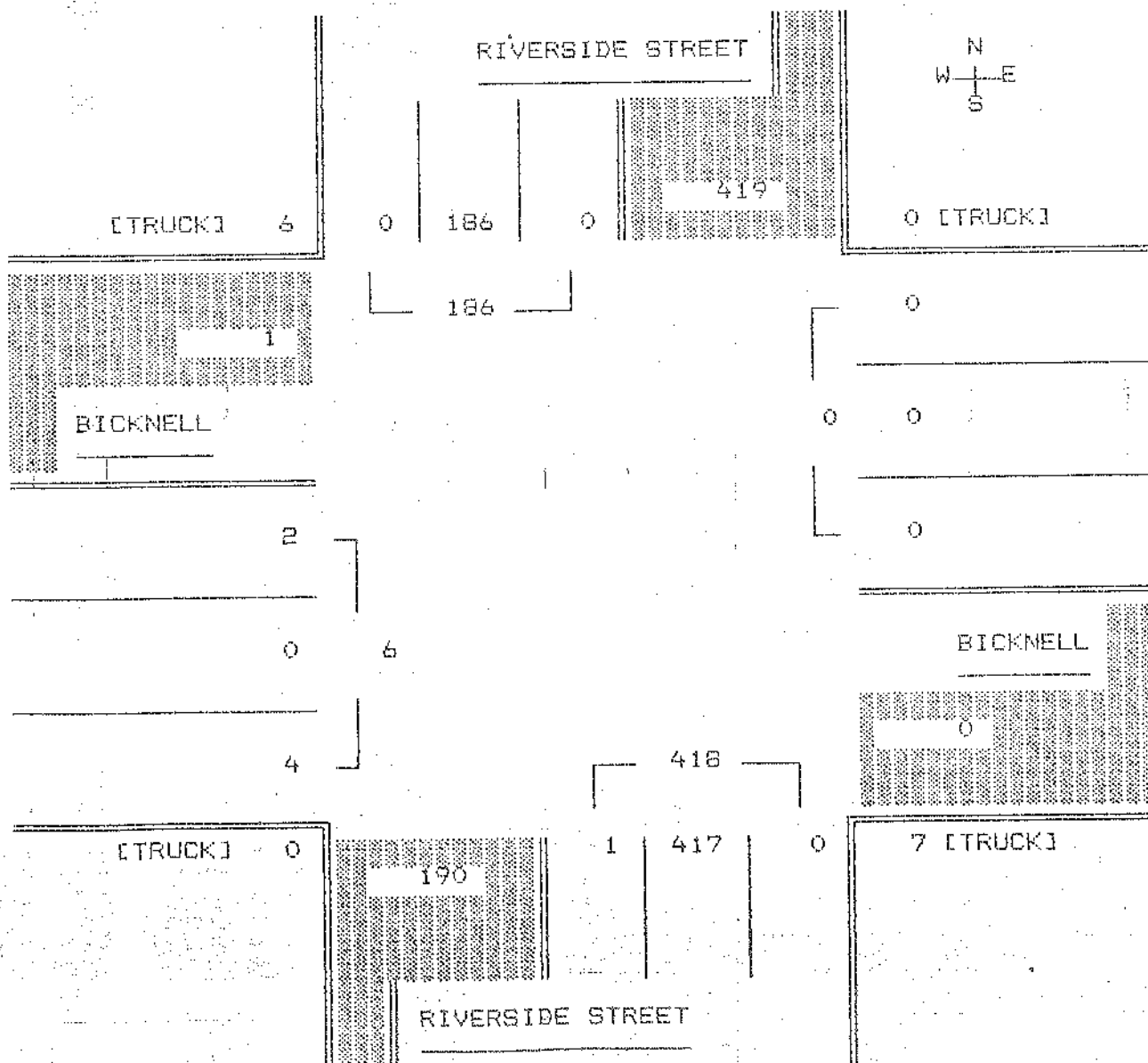
DATE: 6/26/89

PEAK PERIOD ANALYSIS FOR THE PERIOD: 2:00 PM - 6:00 PM

DIRECTION FROM	START PEAK HOUR	PEAK HR. FACTOR VOLUMES PERCENTS				
			TRUCK	Right	Thru	Left	Total	TRUCK	Right	Thru	Left
North	3:45 PM	0.91	8	0	223	0	223	-	0	%100	0
East	3:45 PM	0.00	0	0	0	0	0	-	0	0	0
South	4:30 PM	0.73	7	0	417	1	418	-	0	%100	0
West	4:15 PM	0.38	0	4	0	2	6	-	67	0	33

Entire Intersection

North	4:30 PM	0.82	6	0	186	0	186	-	0	%100	0
East		0.00	0	0	0	0	0	-	0	0	0
South		0.73	7	0	417	1	418	-	0	%100	0
West		0.38	0	4	0	2	6	-	67	0	33



DATE OF ACCIDENT: MONTH 03 DAY 14 YEAR 86 DAY OF WEEK Fri. TIME 0730 TIME REPORTED 0730 TIME ARRIVED 0500

ROUTE ON OR NAME OF STREET OR HIGHWAY Riverside Industrial Pkwy CITY OR TOWN Portland CODE NUMBER 0190 COUNTY Portland DIST AND RFLN

AT 3736 BETWEEN NO. 3736 AND 3736 FROM SCENE TO NUMBER 3736 MILES AND TENTHS TO LANDMARK at Riverside St. W. N. E. S. ENCL.

UNIT NO. 1 - VEHICLE 1 TOTAL UNITS INV. 2 UNIT NO. 2 - VEH. 2 PED. BIKE

DRIVER'S LICENSE NUMBER 1 944045 STATE me

DRIVER'S LICENSE NUMBER 2 5894079 STATE Me

FIRST NAME Thomas G. MIDDLE LAST millet

FIRST NAME Edwin J. MIDDLE LAST Lively

NUMBER AND STREET R.Fd 2 Montgomery Rd.

NUMBER AND STREET 40 Arcadia St.

CITY South Windham STATE Me. CODE NUMBER 20

CITY Portland STATE Me. CODE NUMBER 20

DATE OF BIRTH 11-10-46 SEX M LICENSE STATUS CS PN REST/PERM - CLASS 3

DATE OF BIRTH 07-16-55 SEX M LICENSE STATUS CS PN REST/PERM I CLASS 2

FIRST NAME - OWNER 1 Same MIDDLE LAST

FIRST NAME - OWNER 2 Same MIDDLE LAST

NUMBER AND STREET Same

NUMBER AND STREET Same

CITY Same STATE

CITY Same STATE

VEHICLE TYPE sw YEAR AND MAKE 83 suba COLOR sl

VEHICLE TYPE UTIL YEAR AND MAKE 77 Amc COLOR Red

LICENSE PLATE NUMBER 411-517 YEAR 86 ISSUE STATE Maine NO. OCCUP. 1

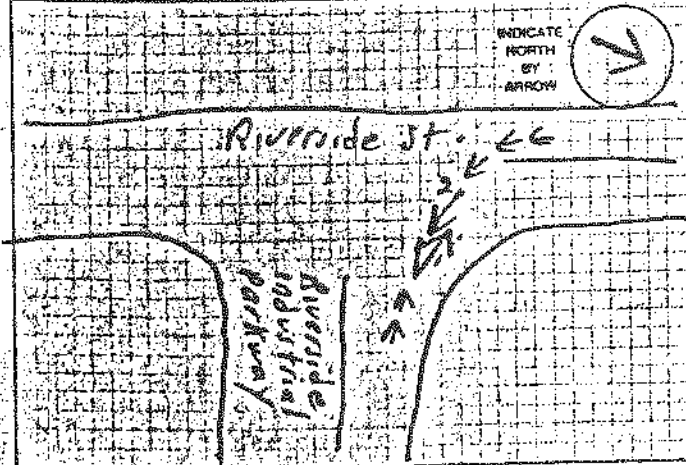
LICENSE PLATE NUMBER 64819J YEAR 86 ISSUE STATE Maine NO. OCCUP. 2

TOWED FROM SCENE YES NO
DAMAGE CODES 8-1 DAMAGE ESTIMATE \$ -

TOWED FROM SCENE YES NO
DAMAGE CODES - DAMAGE ESTIMATE \$ -0-

VEHICLE IDENTIFICATION NO. JFIAM43B78C445682

VEHICLE IDENTIFICATION NO. JVF93EA095280



DESCRIPTION: operator of vehicle one stopped at the stop sign Riverside St. on the Industrial Parkway. vehicle two turned left from Riverside St. onto the Parkway extremely short on the wrong side of the street striking vehicle one.

TOTAL NUMBER OF PERSONS INVOLVED	25	26	27	28	29	30	31	32	33	34
THOMAS G. MILLETT			2	5	1	1	1	1	M	39
EDWIN J. LIVELY			2	5	2	2	1	1	M	30
JOHN MEYERS 40 Arcadia St.			2	5	2	2	1	3	M	19

INVESTIGATING OFFICER (SIGNATURE) [Signature] OFFICER NUMBER 10 TROOP OR DEPARTMENT Portland APPROVED BY: _____ DATE _____

DATE OF ACCIDENT: MONTH 01 DAY 20 YEAR 87 DAY OF WEEK Tue TIME 1808 TIME REPORTED 1809 TIME ARRIVED 1813

ON ROUTE Riverside St OR NAME OF STREET OR HIGHWAY CITY OR TOWN Portland CODE NUMBER 019 COUNTY Cumberland HHT AND RLVN
 AT BETWEEN NODE NUMBERS [] [] [] DISTANCE FROM SCENE TO NUMBER [] [] [] MILES [] TENTHS [] MILES AND TENTHS TO LANDMARK Riverside Industrial Parkway W N E CIRCLE ONE

UNIT NO. 1 - VEHICLE 1 TOTAL UNITS INV 2 UNIT NO. 2 - VEH 2 PED BIKE

DRIVER'S LICENSE NUMBER 1 0739121 STATE Me
 FIRST NAME Kim J MIDDLE Pettis LAST
 NUMBER AND STREET 24 Whitney Ave
 CITY Portland STATE Me CODE NUMBER 20

DATE OF BIRTH 02/10/61 SEX F LICENSE STATUS OSPN REST/PERM CLASS 3
 FIRST NAME - OWNER 1 Same MIDDLE LAST

NUMBER AND STREET Same
 CITY STATE

DRIVER'S LICENSE NUMBER 2 Temporary Restricted STATE Me
 FIRST NAME Katherine R MIDDLE LAST Dolan
 NUMBER AND STREET 21 Dollybrook Farm
 CITY Westbrook STATE Me CODE NUMBER 20

DATE OF BIRTH 06/19/67 SEX F LICENSE STATUS ASPN REST/PERM C CLASS 3
 FIRST NAME - OWNER 2 Same MIDDLE LAST

NUMBER AND STREET Same
 CITY STATE

VEHICLE TYPE 2d YEAR AND MAKE 82 DOD COLOR WH
 LICENSE PLATE NUMBER 99236D YEAR 87 ISSUE STATE Me NO OCCUP 1

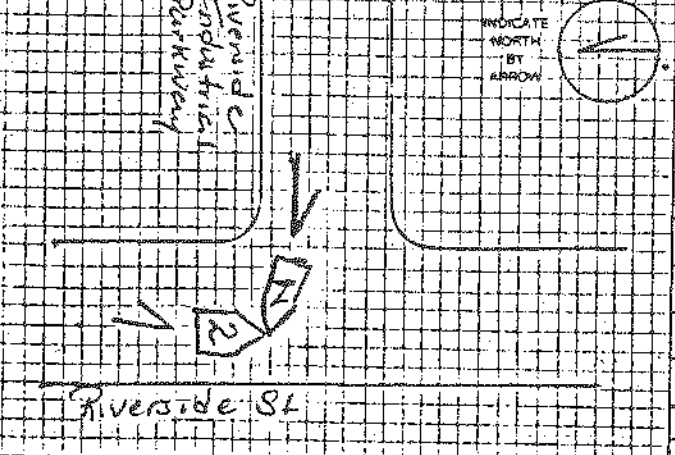
VEHICLE IDENTIFICATION NO JN1R30635C0613287

TOWED FROM SCENE YES NO
 DAMAGE CODES 12 DAMAGE ESTIMATE \$1500

VEHICLE TYPE 4d YEAR AND MAKE 85 Buick COLOR GV
 LICENSE PLATE NUMBER 60344K YEAR 87 ISSUE STATE Me NO OCCUP 2

VEHICLE IDENTIFICATION NO 4B6959716A58

TOWED FROM SCENE YES NO
 DAMAGE CODES 1 DAMAGE ESTIMATE \$1000



DESCRIPTION: V-1 west on Riverside End
thru V-2 south on Riverside St. V-1
couldnt stop for the intersection
because of the icy road conditions
and slid through the intersection
and into the path of V-2.

TOTAL NUMBER OF PERSONS INVOLVED 3

NAME	25	26	27	28	29	30	31	32	33	34
<u>Kim Pettis Portland Me</u>			<u>2</u>	<u>5</u>	<u>2</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>F</u>	<u>25</u>
<u>Katherine Dolan Westbrook Me</u>			<u>2</u>	<u>5</u>	<u>2</u>	<u>2</u>	<u>1</u>	<u>1</u>	<u>F</u>	<u>19</u>
<u>Michelle Babcock Westbrook Me</u>			<u>2</u>	<u>5</u>	<u>2</u>	<u>2</u>	<u>1</u>	<u>3</u>	<u>F</u>	<u>19</u>

INVESTIGATING OFFICER (SIGNATURE) Bruce Britting OFFICER NUMBER 177 TROOP OR DEPARTMENT Portland APPROVED BY Sgt S.D. Maguire DATE 1-20-87

3
10
5
4
1
9
7
1
30
1

LOCAL CODES

DATE OF ACCIDENT MONTH 2 DAY 22 YEAR 87 DAY OF WEEK Sunday TIME 1150 TIME REPORTED 1155 TIME ARRIVED 1205

ROUTE ON OR NAME OF STREET OR HIGHWAY RIVERSIDE ST CITY OR TOWN PORTLAND CODE NUMBER 019 COUNTY CUMBERLAND MIT AND RUN

AT BETWEEN NODES 7736 DISTANCE FROM SCENE TO NUMBER 7736 MILES AND TENTHS TO LANDMARK RIVERSIDE IND. PKWY W N E S E CIRCLE ONE

UNIT NO. 1 - VEHICLE 1 TOTAL UNITS INV. 2 UNIT NO. 2 - VEH PED BIKE

DRIVER'S LICENSE NUMBER - 1 5926093 STATE ME DRIVER'S LICENSE NUMBER - 2 0326093 STATE ME

FIRST NAME MIDDLE LAST RONALD E GOODALL FIRST NAME MIDDLE LAST DAVID A MCGOVERN

NUMBER AND STREET Box 27 NUMBER AND STREET 135 Auburn TELL.

CITY STATE CODE NUMBER Portland ME 20 CITY STATE CODE NUMBER Portland ME 20

DATE OF BIRTH SEX LICENSE STATUS REST/PERM CLASS 1/16/22 M ASPN A 1 DATE OF BIRTH SEX LICENSE STATUS REST/PERM CLASS 5/31/59 M ASPN 1

FIRST NAME - OWNER 1 MIDDLE LAST SAME FIRST NAME - OWNER 2 MIDDLE LAST ATLANTIC FORD

NUMBER AND STREET RT. 1 NUMBER AND STREET RT. 1

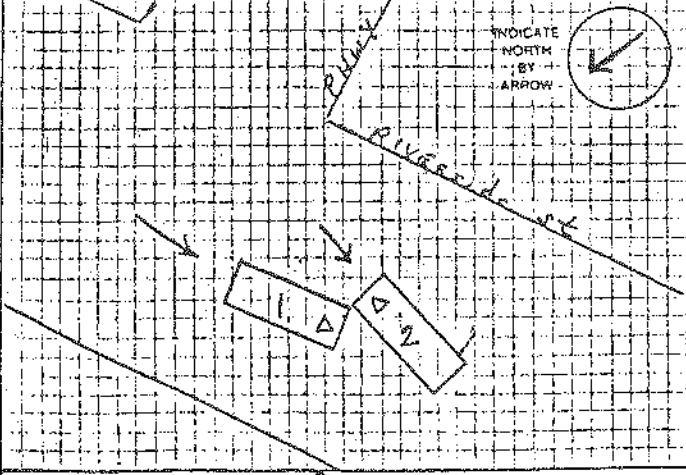
CITY STATE Portland ME CITY STATE Portland ME

VEHICLE TYPE YEAR AND MAKE COLOR 4 DR 86 FORD 51 VEHICLE TYPE YEAR AND MAKE COLOR PICK-UP 86 FORD Red

LICENSE PLATE NUMBER YEAR ISSUE STATE NO OCCUP 61779K 87 ME 4 LICENSE PLATE NUMBER YEAR ISSUE STATE NO OCCUP D 400 4W ME 3

VEHICLE IDENTIFICATION NO 1FAD P22 XGCR U3546 VEHICLE IDENTIFICATION NO N/A

TOWED FROM SCENE YES NO DAMAGE CODES 8 DAMAGE ESTIMATE \$ 700+ TOWED FROM SCENE YES NO DAMAGE CODES 8 DAMAGE ESTIMATE \$ 400+



DESCRIPTION:
 VEH 2 STATES He was backing up & slip on some ice into lane of VEH 1
 VEH 1 also slip on ice & could not stop, sliding into left front of VEH 2

TOTAL NUMBER OF PERSONS INVOLVED 7 AMBULANCE CODES NONE

NAMES OF ALL PERSONS INVOLVED (DRIVERS, PASSENGERS, WITNESSES, PEDESTRIANS)	25	26	27	28	29	30	31	32	33	34
RONALD GOODALL				5	1	1	1	1	M	60
COLLEEN GOODALL				5	2	1	1	3	F	58
CALVIN WATERS				5	1	1	1	4	M	59
DOROTHY WATERS				5	1	1	1	6	F	58
DAVID MCGOVERN				5	2	2	1	1	M	27
MATHIEU GRUBB				5	1	2	1	3	F	3/2
SHIRLEY GRUBB				5	1	2	1	3	F	23

INVESTIGATING OFFICER (SIGNATURE) Robert Sawyer OFFICER NUMBER 95 TROOP OR DEPARTMENT PORTLAND APPROVED BY Det. J. Luciani DATE 02-21-87

DATE OF ACCIDENT: MONTH **09**, DAY **24**, YEAR **87**. DAY OF WEEK: **THUR.** TIME: **1613** TIME REPORTED: **1616** TIME ARRIVED: **1620**

ROUTE: **ON** OR NAME OF STREET OR HIGHWAY: **INDUSTRIAL WAY** CITY OR TOWN: **PORTLAND** CODE NUMBER: **019** COUNTY: **CUMBERLAND** HIT AND RUN:

AT BETWEEN No. **3719** **3720** TO NUMBER **3719** MILES AND TENTHS TO LANDMARK: **1/10** **Kilbeside** W N E CIRCLE ONE

UNIT NO. 1 - VEHICLE 1 TOTAL UNITS INV. **2** UNIT NO. 2 - VEH. 2 PED BIKE

DRIVER'S LICENSE NUMBER - 1: **NONE** STATE: **ME.**

DRIVER'S LICENSE NUMBER - 2: **PED ESTRIAN** STATE: **ME.**

FIRST NAME: **FREDERICK** MIDDLE: **RODNEY** LAST: **DYER**

FIRST NAME: **BENJAMIN** MIDDLE: **LEO** LAST: **FRANKLIN**

NUMBER AND STREET: **57 RIVERTON DRIVE**

NUMBER AND STREET: **16 D JACKSON ST.**

CITY: **PORTLAND** STATE: **MAINE** CODE NUMBER: **020**

CITY: **SANFORD** STATE: **MAINE** CODE NUMBER: **020**

DATE OF BIRTH: **12-18-90** SEX: **M** LICENSE STATUS: **ASP(N)** REST/PERM: **--** CLASS: **NONE**

DATE OF BIRTH: **08-17-63** SEX: **M** LICENSE STATUS: **ASP(N)** REST/PERM: **--** CLASS: **NONE**

FIRST NAME - OWNER 1: **LAWRENCE** MIDDLE: **L** LAST: **LITTLE**

FIRST NAME - OWNER 2: **---** MIDDLE: **---** LAST: **---**

NUMBER AND STREET: **ONE RIVERTON DR**

NUMBER AND STREET: **---**

CITY: **PORTLAND** STATE: **MAINE**

CITY: **---** STATE: **---**

VEHICLE TYPE: **2 DR.** YEAR AND MAKE: **76 PLYMOUTH** COLOR: **TWO**

VEHICLE TYPE: **---** YEAR AND MAKE: **---** COLOR: **---**

LICENSE PLATE NUMBER: **42860M** YEAR: **87** ISSUE STATE: **MAINE** NO OCCUP: **TWO**

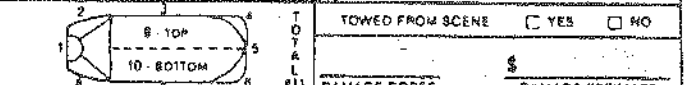
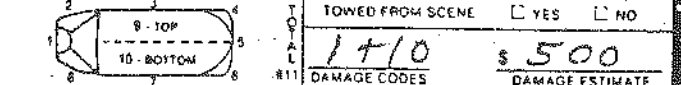
LICENSE PLATE NUMBER: **---** YEAR: **---** ISSUE STATE: **---** NO OCCUP: **---**

VEHICLE IDENTIFICATION NO: **1HLC29C6B20224**

VEHICLE IDENTIFICATION NO: **---**

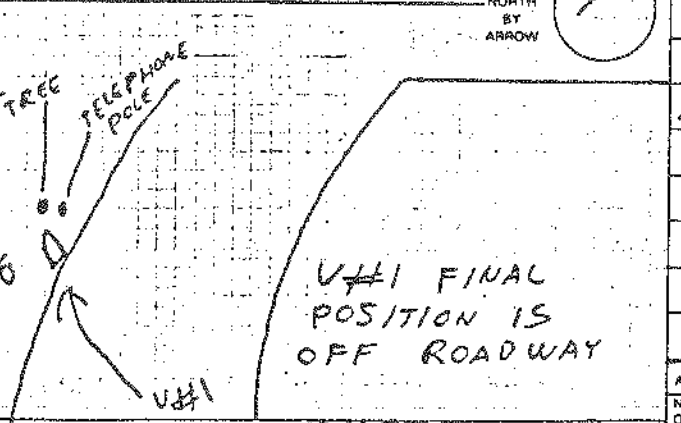
TOWED FROM SCENE: YES NO DAMAGE CODES: **1+10** DAMAGE ESTIMATE: **\$500**

TOWED FROM SCENE: YES NO DAMAGE CODES: **---** DAMAGE ESTIMATE: **---**



INDICATE NORTH BY ARROW: **828 RIVERSIDE ST.** (Arrow pointing North)

DESCRIPTION: **THE OPERATOR OF VEH 1, WHO WAS OPERATING IN A HIGH-SPEED RECKLESS MANNER, ACCORDING TO EYE WITNESS ACCOUNTS, LOST CONTROL OF THE VEHICLE AND STRUCK THE PEDESTRIAN, WHO WAS ATTEMPTING TO RUN FROM THE PATH OF THE GUT OF CONTROL VEHICLE**



TOTAL NUMBER OF PERSONS INVOLVED: **THREE**

NAMES OF ALL PERSONS INVOLVED (DRIVERS - PASSENGERS - WITNESSES - PEDESTRIANS)	25	26	27	28	29	30	31	32	33	34
FREDERICK RODNEY DYER	---	---	25	2	1	1	1	M	16	
RYAN THOMAS EDWARDS	---	---	25	2	1	1	3	M	16	
BENJAMIN LEO FRANKLIN	3	6	3	2	---	---	---	---	M	24

INVESTIGATING OFFICER (SIGNATURE): **[Signature]** OFFICER NUMBER: **126** TROOP OR DEPARTMENT: **PORTLAND** APPROVED BY: **[Signature]** DATE: **9-19-87**

Vertical stamp on the right edge: 1, 5, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, LOCAL CODES: 87-21373

DATE OF ACCIDENT: MONTH **06**, DAY **26**, YEAR **87**, DAY OF WEEK **Fri**, TIME **1144**, TIME REPORTED **1144**, TIME ARRIVED **1150**

ON ROUTE **Riverside Indust Pkwy** OR NAME OF STREET OR HIGHWAY CITY OR TOWN **Yorkland** CODE NUMBER **0190** COUNTY **Camden** WRT AND RUN

AT BETWEEN **NO. 1** TO NUMBER **3130** MILES AND TENTHS TO LANDMARK **Riverside Jct.** N W E S CYCLE ONE

UNIT NO. 1 - VEHICLE 1 TOTAL UNITS INV **2** UNIT NO. 2 - VEH 2 PED BIKE

DRIVER'S LICENSE NUMBER 1 **3640118** STATE **M** DRIVER'S LICENSE NUMBER 2 **3980036** STATE **M**

FIRST NAME MIDDLE LAST DRIVER 1: **Arlen W. Davis** DRIVER 2: **Shirley A. Littlefield**

NUMBER AND STREET DRIVER 1: **Sourwink Ave** DRIVER 2: **Meadow Rd**

CITY STATE CODE NUMBER DRIVER 1: **Cape Elizabeth Me. 20** DRIVER 2: **Raymond Me. 20**

DATE OF BIRTH SEX LICENSE STATUS REST/PERM CLASS DRIVER 1: **11-26-62 M A S P N W 3** DRIVER 2: **9-03-40 F A S P N W/I 3**

FIRST NAME - OWNER 1 MIDDLE LAST OWNER 2: **Sun**

NUMBER AND STREET OWNER 1: **Sun** OWNER 2: **Sun**

CITY STATE OWNER 1: **Sun** OWNER 2: **Sun**

VEHICLE TYPE YEAR AND MAKE COLOR VEHICLE 1: **Pk 86 Chev Blue** VEHICLE 2: **45 84 Suba MA**

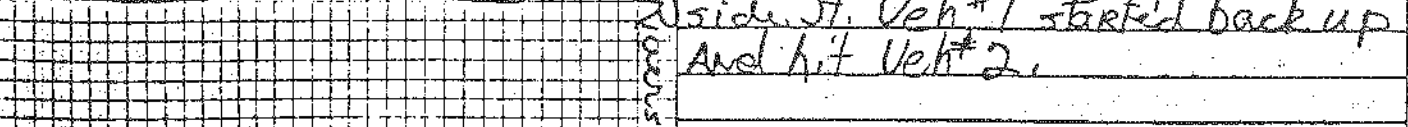
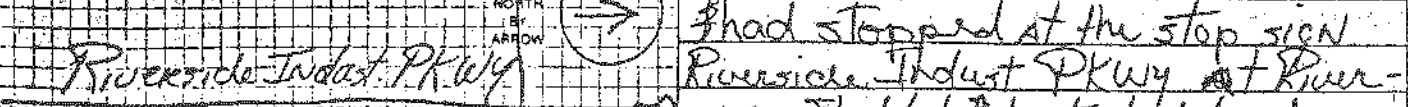
LICENSE PLATE NUMBER YEAR ISSUE STATE NO OCCUP VEHICLE 1: **C295952 87 Me 1** VEHICLE 2: **1664 87 Me 1**

VEHICLE IDENTIFICATION NO VEHICLE 1: **1GCGK24M1G176299** VEHICLE 2: **1F1AB43B3EC202250**

TOWED FROM SCENE YES NO DAMAGE CODES **5** DAMAGE ESTIMATE **\$00**

TOWED FROM SCENE YES NO DAMAGE CODES **12** DAMAGE ESTIMATE **\$600**

INDICATE NORTH BY ARROW **→** DESCRIPTION: **Both Vehs #1 and #2 had stopped at the stop sign Riverside Indust Pkwy at Riverside Jct. Veh #1 started back up and hit Veh #2.**



AMBUANCE CODES NAME AND ADDRESS OF OWNER OF DAMAGED PROPERTY (OTHER THAN VEH)

TOTAL NUMBER OF PERSONS INVOLVED	25	26	27	28	29	30	31	32	33	34
NAME OF ALL PERSONS INVOLVED (DRIVERS, PASSENGERS, WITNESSES, PEDESTRIANS)										
Arlen W. Davis				25	27	1	1	1	M	24
Shirley A. Littlefield				25	1	2	1	1	F	46

INVESTIGATOR'S SIGNATURE: **James Dow** OFFICER NUMBER: **8** TROOP OR DEPARTMENT: **Yorkland PD** APPROVED BY: **ADND** DATE: **10/30**

LOCAL CODES

INVESTIGATING AGENCY
CODE NUMBER

00305

TRAFFIC ACCIDENT REPORT
STATE OF MAINE

FOR D.P.S. USE ONLY

DATE OF ACCIDENT: MONTH 11, DAY 3, YEAR 87, DAY OF WEEK TUES, TIME 1403, TIME REPORTED 1405, TIME ARRIVED 1408

ON ROUTE OR NAME OF STREET OR HIGHWAY: Riverside @ Riverside Ind. Parkw., CITY OR TOWN: Portland, CODE NUMBER: 019, COUNTY: Cumberland, HPT AND RUN:

AT BETWEEN CODE NUMBERS: [] [] N/A [] [], DISTANCE FROM SCENE: 3.736 MILES, TO NUMBER: 3736, MILES AND TENTHS TO LANDMARK: At scene, W N E:

UNIT NO. 1 - VEHICLE 1

TOTAL UNITS INV: 2

UNIT NO. 2 - PFM 2 PED BKE

DRIVER'S LICENSE NUMBER 1: 1105180X, STATE: ME

DRIVER'S LICENSE NUMBER 2: 2596117, STATE: ME

FIRST NAME: Kevin W, MIDDLE: TARDIFF, LAST: TARDIFF

FIRST NAME: Warren F, MIDDLE: WHITNEY, LAST: WHITNEY

NUMBER AND STREET: 138 BRADLEY ST

NUMBER AND STREET: RFD 5 BOX 61

CITY: Portland, STATE: ME, CODE NUMBER: 20

CITY: Gorham, STATE: ME, CODE NUMBER: 20

DATE OF BIRTH: 6-29-70, SEX: M, LICENSE STATUS: @ S P N, REST/PERM: N/A, CLASS: 3

DATE OF BIRTH: 2-16-63, SEX: M, LICENSE STATUS: @ S P N, REST/PERM: A-11, CLASS: 3

FIRST NAME - OWNER 1: Kevin W, MIDDLE: TARDIFF, LAST: TARDIFF

FIRST NAME - OWNER 2: Warren F, MIDDLE: WHITNEY, LAST: WHITNEY

NUMBER AND STREET: 138 BRADLEY ST

NUMBER AND STREET: FLAGGY MEADOW RD RFD 5

CITY: Portland, STATE: ME

CITY: Gorham, STATE: ME

VEHICLE TYPE: 4 DOOR, YEAR AND MAKE: 73 Buik, COLOR: BL

VEHICLE TYPE: 4 DOOR, YEAR AND MAKE: 77 FORD, COLOR: Si/RO

LICENSE PLATE NUMBER: 40794 N, YEAR: ME, NO OCCUP: 2

LICENSE PLATE NUMBER: 26448 R, YEAR: 88, ISSUE STATE: ME, NO OCCUP: 1

VEHICLE IDENTIFICATION NO: 4029H3G121228

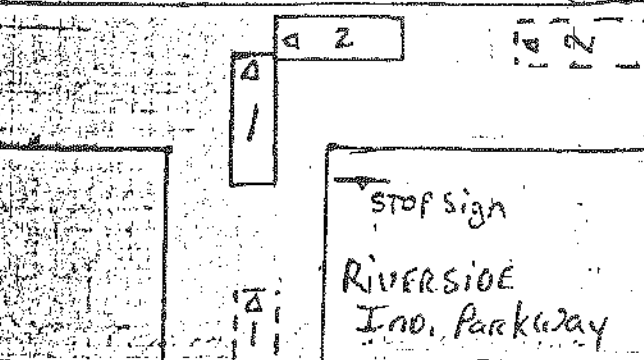
VEHICLE IDENTIFICATION NO: 7H33F215196

TOWED FROM SCENE: YES, DAMAGE ESTIMATE: 1 Charles 2000.00

TOWED FROM SCENE: YES, DAMAGE ESTIMATE: 8 TANO J's 4000.00

INDICATE NORTH BY ARROW: Riverside Street

DESCRIPTION: Vehicle Two was north bound on Riverside Street. Vehicle one was East bound on Riverside Industrial Parkway. Vehicle one failed to yield for vehicle two at the intersection. Operator of vehicle 1 summoned for above infraction. Personal injury accident.



AMBULANCE CODES: 546

NAME AND ADDRESS OF OWNER OF DAMAGED PROPERTY (OTHER THAN VEH): N/A

Table with columns for names of all persons involved (drivers, passengers, witnesses, pedestrians) and rows for Kevin W. Tardiff, Jeffrey Rice, Daniel Rice, Cynthia Grady, Susan Garity, Warren F. Whitney. Includes columns for age, sex, and other details.

REPORTED BY: [Signature], OFFICER NUMBER: 7, TROOP OR DEPARTMENT: Portland, DATE: 11/3/87

DATE OF ACCIDENT: MONTH **05**, DAY **20**, YEAR **88**, DAY OF WEEK **FRI.**, TIME **0820**, TIME REPORTED **0825**, TIME ARRIVED **0830**

ON ROUTE **RIVERSIDE ST.** CITY OR TOWN **PORTLAND** CODE NUMBER **019** COUNTY **CUMBERLAND** HIT AND RUN

AT BETWEEN HOUSING UNITS OR BETWEEN BUILDINGS OR SCENE AT TO NUMBER **3736** MILES AND TENTHS TO LANDMARK **AT 3736** W N E S CIRCLE ONE

UNIT NO. 1 - VEHICLE 1 TOTAL UNITS INV **2** UNIT NO. 2 - CAR TRUCK BUS TRAILER BIKE

DRIVER'S LICENSE NUMBER 1 **4839044** STATE **ME.**
 FIRST NAME **LINDA**, MIDDLE **J.**, LAST **LEIGHTON**
 NUMBER AND STREET **RFD 1**
 CITY **POLAND**, STATE **SPRING ME.**, CODE NUMBER **020**

DRIVER'S LICENSE NUMBER 2 **7981032** STATE **ME.**
 FIRST NAME **BEVERLY**, MIDDLE **LACLAIRE**, LAST **LACLAIRE**
 NUMBER AND STREET **RFD # 1**
 CITY **MECHANIC FALLS**, STATE **ME.**, CODE NUMBER **ME**

DATE OF BIRTH **10-30-42**, SEX **F**, LICENSE STATUS **(A) S P N**, REST/PERM **A -**, CLASS **3**

DATE OF BIRTH **08-10-30**, SEX **F**, LICENSE STATUS **(A) S P N**, REST/PERM **- -**, CLASS **3**

FIRST NAME - OWNER 1 **SAME AS ABOVE**
 NUMBER AND STREET **"**
 CITY **"**, STATE **"**

FIRST NAME - OWNER 2 **SAME AS ABOVE**
 NUMBER AND STREET **"**
 CITY **"**, STATE **"**

VEHICLE TYPE **4D**, YEAR AND MAKE **84 FORD**, COLOR **MA**
 LICENSE PLATE NUMBER **733-834**, YEAR **88**, ISSUE STATE **MAINE**, NO OCCUP **ONE**

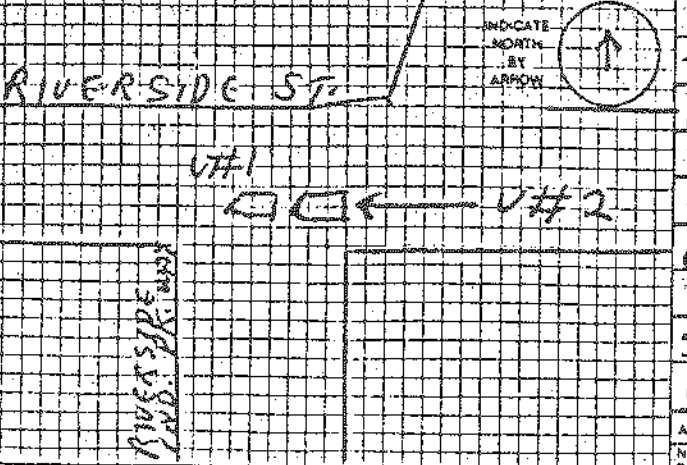
VEHICLE TYPE **4D**, YEAR AND MAKE **84 BUICK**, COLOR **YE**
 LICENSE PLATE NUMBER **94599R**, YEAR **88**, ISSUE STATE **MAINE**, NO OCCUP **ONE**

VEHICLE IDENTIFICATION NO **FABP22RXEK193451**

VEHICLE IDENTIFICATION NO **164AUG9Y6EH894112**

TOWED FROM SCENE YES NO
 DAMAGE CODES **5**, DAMAGE ESTIMATE **\$600**

TOWED FROM SCENE YES NO
 DAMAGE CODES **1F8**, DAMAGE ESTIMATE **\$1,200**



DESCRIPTION: BOTH VEHICLES WERE TRAVELLING WEST ON RIVERSIDE ST. V#1 WAS ATTEMPTING TO TURN LEFT ONTO THE RIVERSIDE INDUSTRIAL PARK WAY WHEN IT WAS STRUCK FROM BEHIND BY V#2 TWO.

TOTAL NUMBER OF PERSONS INVOLVED **TWO** NAME AND ADDRESS OF OWNER OF DAMAGED PROPERTY (OTHER THAN VEH)

NAMES OF ALL PERSONS INVOLVED (DRIVERS - PASSENGERS - WITNESSES - PEDESTRIANS)	25	26	27	28	29	30	31	32	33	34
LINDA J. LEIGHTON	-	-	2	5	1	1	1	1	F	45
BEVERLY LACLAIRE	-	-	2	5	1	2	1	1	F	57

INVESTIGATING OFFICER SIGNATURE *[Signature]* OFFICER NUMBER **126** TROOP OR DEPARTMENT **PORTLAND** APPROVED BY: DATE

CITY OF PORTLAND
MEMORANDUM

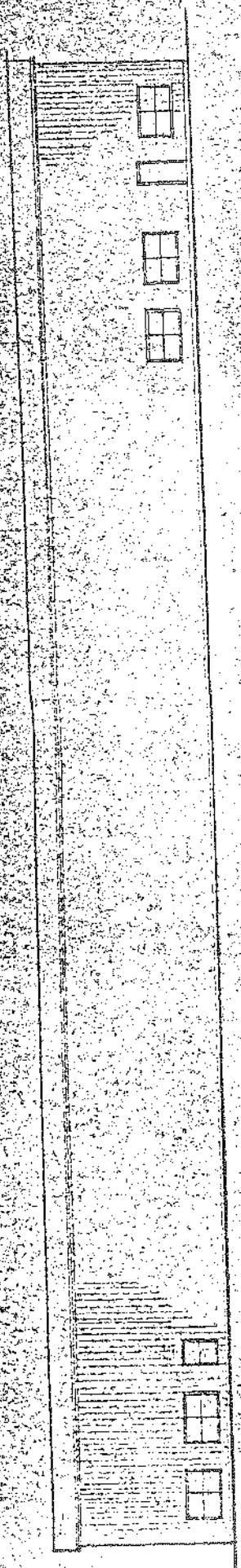
TO: Maureen O'Meara, Senior Planner
FROM: W.J. Bray, City Traffic Engineer
DATE: July 6, 1989
SUBJECT: 500 Riverside Street

The Developer has agreed to contribute a sum of \$15,000 towards future traffic improvements along Riverside Street and at the intersection of Forest Avenue and Riverside Industrial Parkway. Ten thousand (\$10,000) is earmarked for the long range improvements on Riverside Street and was calculated based on the estimated cost of installing granite curbing along the Riverside Street frontage. Receipt of these funds in-lieu of actual improvements was thought to be more cost effective because the construction of the long-range Riverside Street improvement project is a very costly complex design project that cannot be constructed practically in short segments.

The remaining \$5,000 meets the Planning Board's cost sharing arrangement established for the Forest/Industrial Parkway signalization improvements.

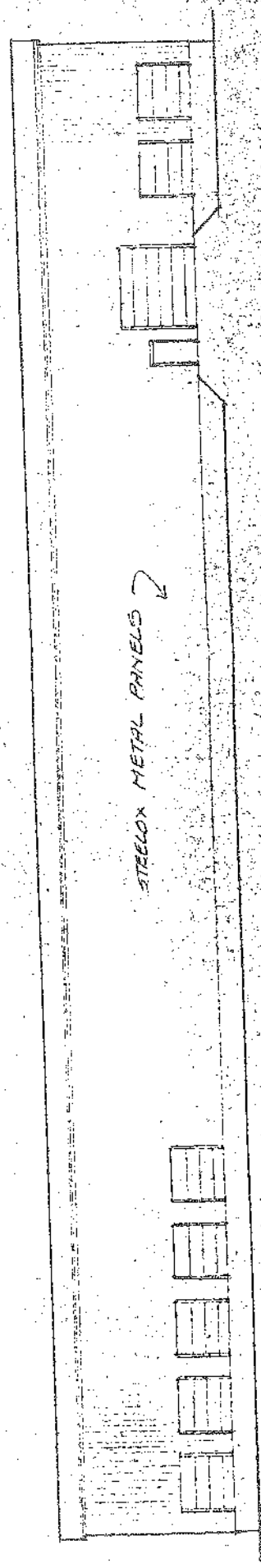
One condition that must be imposed upon the Developer that the latest plans do not address is the sight restriction along the Riverside Street frontage. The Developer must make necessary slope improvements to Riverside Street to achieve a minimum vehicle sight line of 300 feet.

/jy



EAST ELEVATION

Riverside Industrial Parkway

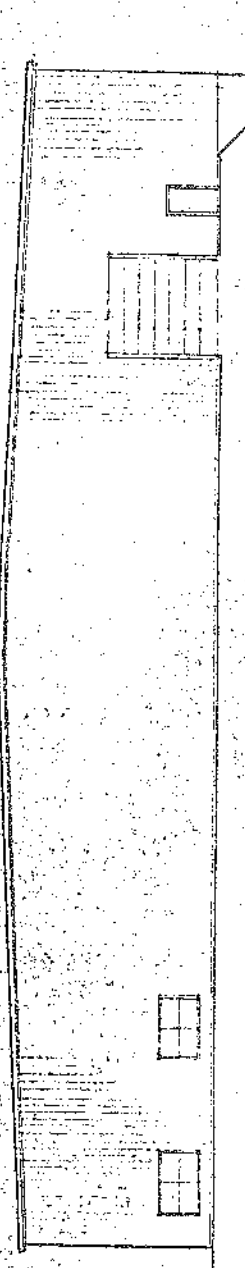


WEST ELEVATION

Maine Turnpike

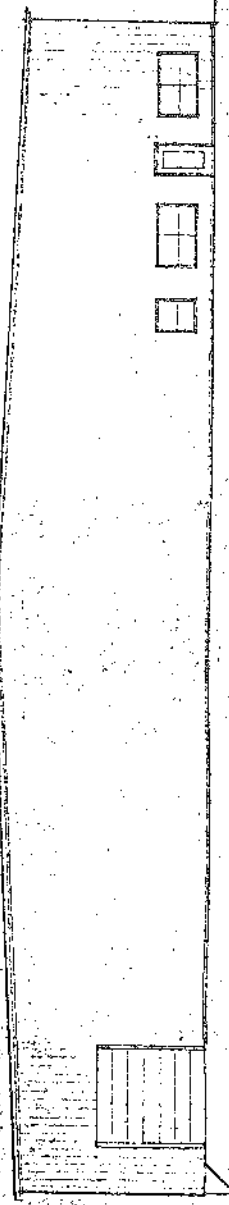
STEELUX METAL PANELS

1ST ELEVATION



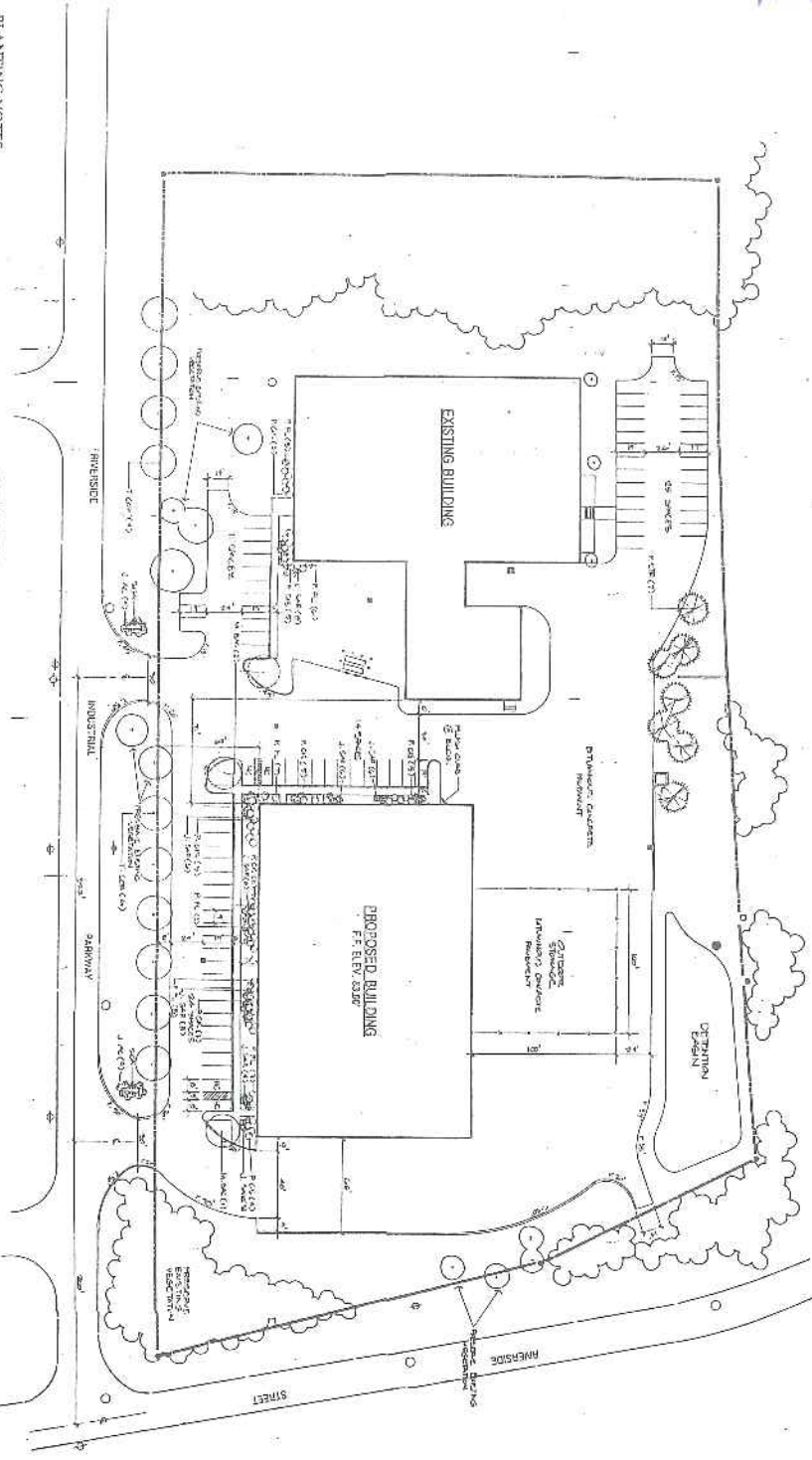
NORTH ELEVATION

Riverside street



SOUTH ELEVATION

PROJECT
500 RIVERSIDE



- PLANTING NOTES**
1. All trees and shrubs shall be placed in the designated area as shown on the plan, and before planting shall be approved by the landscape architect.
 2. Any tree or shrub which grows over an under any utility shall be removed on or before the landscape architect.
 3. The owner shall take care to ensure that any tree or shrub is placed in the location specified.
 4. All plantings shall be in accordance with the landscape architect's specifications.
 5. All plantings shall be in accordance with the landscape architect's specifications.

PLANT LIST

ABBREV.	QTY	BOTANICAL NAME	COMMON NAME	SIZE
1	1	Maple	Red Maple	12" DBH
2	1	Yew	Yew	12" DBH
3	1	Juniper	Juniper	12" DBH
4	1	Boxwood	Boxwood	12" DBH
5	1	Hydrangea	Hydrangea	12" DBH
6	1	Spirea	Spirea	12" DBH
7	1	Prunella	Prunella	12" DBH
8	1	Hamamelis	Hamamelis	12" DBH
9	1	Quercus	Quercus	12" DBH
10	1	Salix	Salix	12" DBH
11	1	Ulmus	Ulmus	12" DBH
12	1	Fraxinus	Fraxinus	12" DBH
13	1	Alnus	Alnus	12" DBH
14	1	Corylus	Corylus	12" DBH
15	1	Castanea	Castanea	12" DBH
16	1	Pinus	Pinus	12" DBH
17	1	Larix	Larix	12" DBH
18	1	Taxus	Taxus	12" DBH
19	1	Thuja	Thuja	12" DBH
20	1	Juniper	Juniper	12" DBH
21	1	Thuja	Thuja	12" DBH
22	1	Juniper	Juniper	12" DBH
23	1	Thuja	Thuja	12" DBH
24	1	Juniper	Juniper	12" DBH
25	1	Thuja	Thuja	12" DBH
26	1	Juniper	Juniper	12" DBH
27	1	Thuja	Thuja	12" DBH
28	1	Juniper	Juniper	12" DBH
29	1	Thuja	Thuja	12" DBH
30	1	Juniper	Juniper	12" DBH



500 Riverside

500 Riverside Industrial Parkway
Portland, Maine

OWNER:
500 RIVERSIDE ASSOCIATES
P.O. BOX 468 DTS
PORTLAND, MAINE 04112

LANDSCAPE ARCHITECT:
WITSELL & ASSOCIATES
78 CENTER STREET
PORTLAND, MAINE 04101

ENGINEER:
BORN
25 STATE STREET
DOVERMAINE MAINE 03828

DATE: JUN 27, 1991

REVISIONS:
June 6, 1991: REVISIONS FROM MEAS.

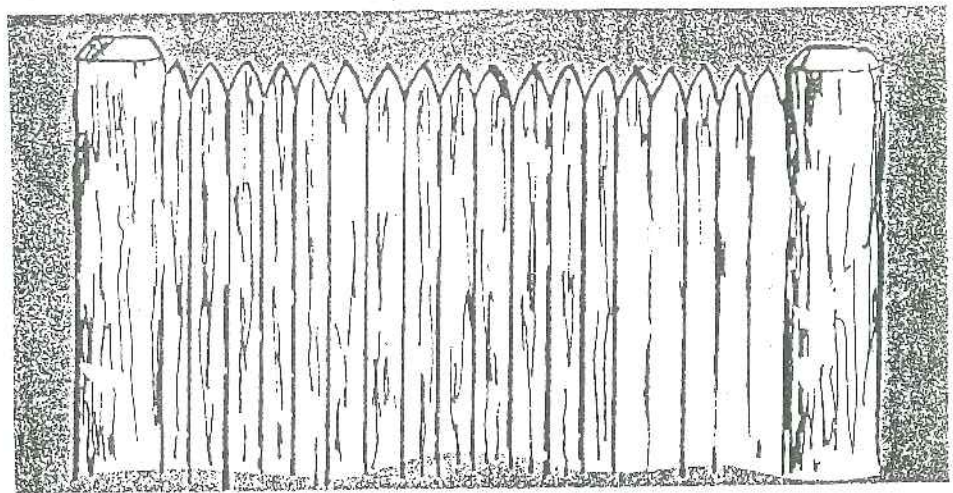
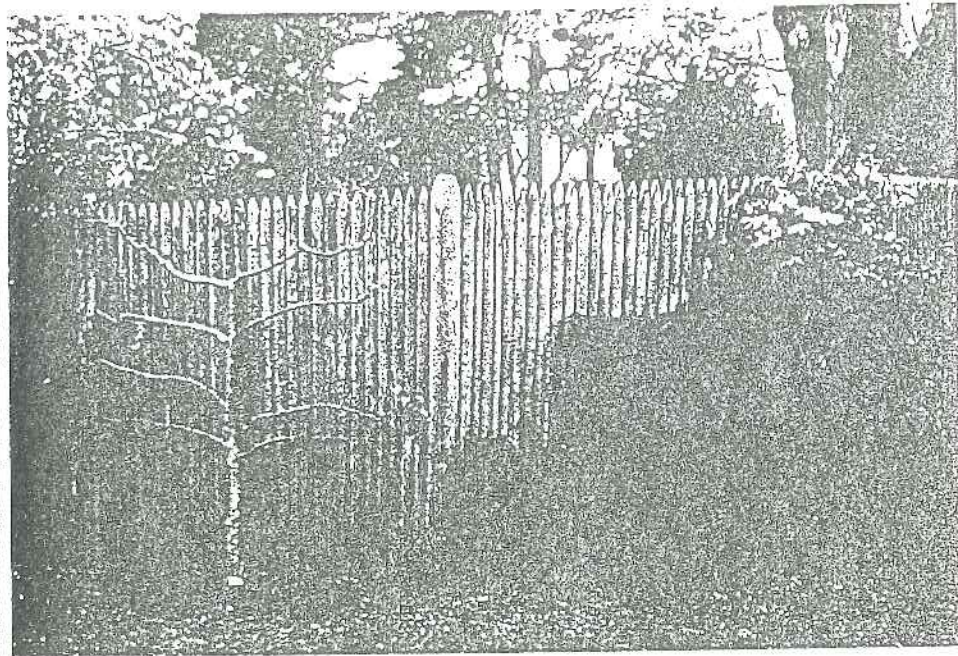
SHEET TITLE:
LAYOUT & PLANTING

SCALE:
1" = 20' HORIZONTAL
1" = 40' VERTICAL

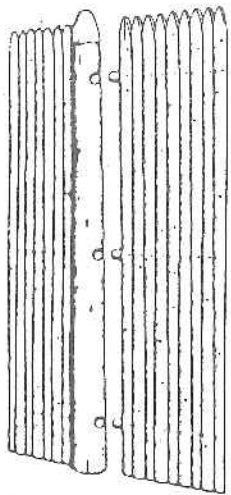
NORTH: [Symbol]

SHEET NO.: 2 of 3

Screen Fencing



Stockade



CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Maureen O'Meara

FROM: Stephen K. Harris, Planning Engineer



DATE: 7/7/89

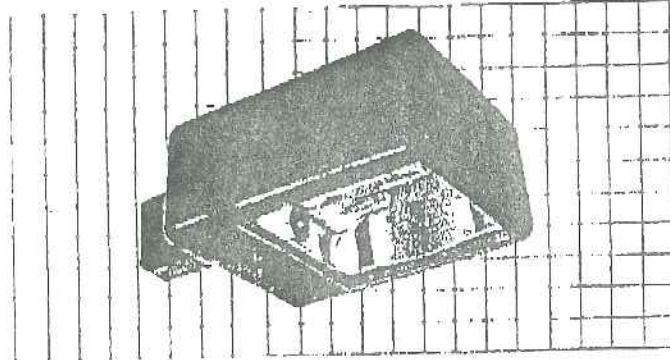
SUBJECT: 500 Riverside Industrial Parkway

I have reviewed the latest submission from the applicants' architect/engineers and have found them to be in compliance with City of Portland Technical and Design Standards. Therefore, I recommend approval with the following conditions of approval.

1. That construction drawings be submitted to Public works prior to the issuance of a Building Permit.
2. That the landscaping on the Turnpike side of the site shall be protected from traffic and snowplows by either bituminous curb or guardrail.

Attachment 10

AREA LIGHTING **4**



SILHOUETTE SAR Series
 175 watts to 400 watts
 High Pressure Sodium
 Metal Halide



PRODUCT SPECIFICATIONS

APPLICATIONS
 Ideal for outdoor lighting along roadways, security lighting on buildings, or in parking lots.

CONSTRUCTION
 One piece die cast aluminum housing. One piece construction throughout. The throat of casting finished in Duropox. 1/2" air filter total. Coarse polyester powder for superior resistance against the elements. One piece die cast aluminum lamp frame with integral hinges held together with captive stainless steel hardware. Heat and shock resistant tempered glass lens is permanently sealed to lens frame via liquid die cast. Lens frame assembly is sealed to housing via continuous neoprene rubber gasketing. Maximum pole socket equipped with vibration proof lamp grip shell with non-rotating contact for positive fit.

- BALLAST**
 11PF CWA ballast or equivalent mounted to integral heat sink for maximum heat dissipation to outside ambient.
- INSTALLATION**
 Available in several distinct mounting arrangements to meet a variety of applications.
- MOUNTING ARM** Extruded aluminum mounting arm features ample splice chamber permitting the use of 60°C wire. (150°C wire must be used when splices are made internally in the fixture).

Arms are factory installed on the fixture to speed field installation and are available in two styles round pole mount and square pole mount, (see ordering information).

TENON MOUNT: Architectural bronze painted extruded aluminum tenon 4" round accessory adapts to 2" (2 3/8" OD) x 4" tenons normally found on existing 4" and 6" round or square poles, (see accessories).

LAMP
 (Not supplied). Clear mogul base as specified.

OPTICS
 One piece integral mount Atak® reflector for maximum performance. Shaped reflector assembly sweeps down for easy access to field compartment. Reflector system precisely designed for IES Type III cutoff. Superior control plane, only 10% of light on house side to minimize glare and 45% on street side for superior efficiency.

ORDERING GUIDE

Catalog No. ⊕ W/Arm for sq pole	Catalog No. ⊕ W/Arm for 4" rd. pole	Watts	Lamp	Base	IES Class
HIGH PRESSURE SODIUM					
SAR203LXF	SAR203LXC	200	E18, Clear	Mogul	III Medium
SAR253LXF	SAR253LXC	250	E18, Clear	Mogul	III Medium
SAR403LXF	SAR403LXC	400	E18, Clear	Mogul	III Medium
SAR1003LXF—Consult factory for availability.					
METAL HALIDE					
SAR173MAF	SAR173MAC	175	B2B, Clear	Mogul	III Medium
SAR253MAF	SAR253MAC	250	B2B, Clear	Mogul	III Medium
SAR403MAF	SAR403MAC	400	B37, Clear	Mogul	III Medium

Rotating cast mounting plate on end of arm field converts unit from round to square or square to round pole mounting.

OPTIONS

To order the following factory installed options, add appropriate suffix to Cat. No.

Suffix

FUSING: Fusing protects HID circuitry in pole mounted installations. It is suggested that fuses are mounted within pole base for accessibility and ease of maintenance.
 For 120V and 277V Single fusingFS
 For 208V, 240V and 480V, Double fusing-FFS

PHOTOCONTROL: Factory-installed plug-in twist-to-lock dusk-to-dawn control (P400 Series) meets EEL-NEMA standards. Temperature range minus 50°F to plus 150°F. Built-in time delay eliminates off-and-on cycling due to momentary light flashes. Control matches specified fixture voltage ratingTLR/PC

PHOTOCONTROL: (Button Type) factory installed in housing backPCB

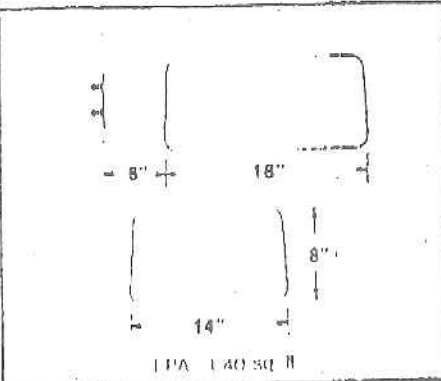
ACCESSORIES

The following are field installed accessories. Order by Cat. No.

Cat. No.

LEXAN VISOR: Clear breakproof polycarbonate shield protects floodlight from rocks, air-gun pellets, or other missiles. Free air-flow between lens and visor prevents destructive or "browning" effect of heat build-upSAFLV

TENON MOUNT: (2 3/8" OD)
 One Arm SARTM100
 Two Arms at 90° SARTM090
 Two Arms at 180° SARTM180
 Three Arms at 120° SARTM300
 Four Arms at 90° SARTM400



* WITH WALL BKT. & FORWARD THROW OPTICS

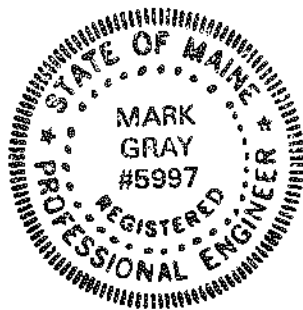
STORMWATER MANAGEMENT REPORT

For
500 RIVERSIDE

Riverside Industrial Parkway
Portland, Maine

Prepared For
Mitchell and Associates
Portland, Maine

June 1989



Prepared By: BH2M
Berry Huff McDonald Milligan, Inc.
Engineers Surveyors Planners
28 State Street
Gorham, Maine 04038

Telephone: (207) 839-2771
Fax: (207) 839-8250

Table of Contents

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General

Existing Site

Location Map

Soils Map

Proposed Development

Basic Assumptions and Criteria

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 Post-Development Conditions

Discussion

Appendix A - Pre-Development Stormwater Calculations

Appendix B - Post-Development Stormwater Calculations

Appendix C - Storm Drain Calculations

Appendix D - Detention Basin Calculations

Summary

The proposed site to be developed at 500 Riverside Industrial Parkway is 7 acres in area and currently features a large storage building on the southerly end. Stormwater runoff from the south end of the property drains to the south into a swale and thence westerly under the Maine Turnpike into a brook which drains to the Presumpscot River. The majority of the rest of the site drains toward the west to a swale which in turn proceeds under the Turnpike to the Presumpscot River. The extreme northerly end of the site drains to the north over the embankment onto Riverside Street. Existing soils are fairly well drained.

The proposed development features a large building and a large area of paved surface. The resulting increase in stormwater runoff will be mitigated with a detention basin. With the basin, the peak discharge rate from the site after development will not be greater than the rate of discharge prior to development.

Several catchbasins are proposed with piped discharge to the detention basin. An existing catchbasin westerly of the existing building will be piped to the new detention basin.

A curb is proposed along the northerly pavement boundary to protect the steep embankment along Riverside Street. As further protection a ditch is proposed northerly of the curb along the top of bank which will drain to the detention basin.

The detention basin will have an orifice discharge to regulate the 2 year storm event and a weir to regulate the 25 year storm event. An armored overflow from the basin will be provided. The basin will have a bermed section on the southerly edge of the pond formed by excavation. Due to the suspected granular nature of the soil in this area, a clay or bentonite core may need to be provided.

Proper drainage of the abutting right-of-way along Riverside Industrial Parkway will be provided.

General

A stormwater management report has been prepared to study existing drainage patterns and behavior on the site and to provide a plan to manage the anticipated stormwater runoff from the site after development.

Existing Site

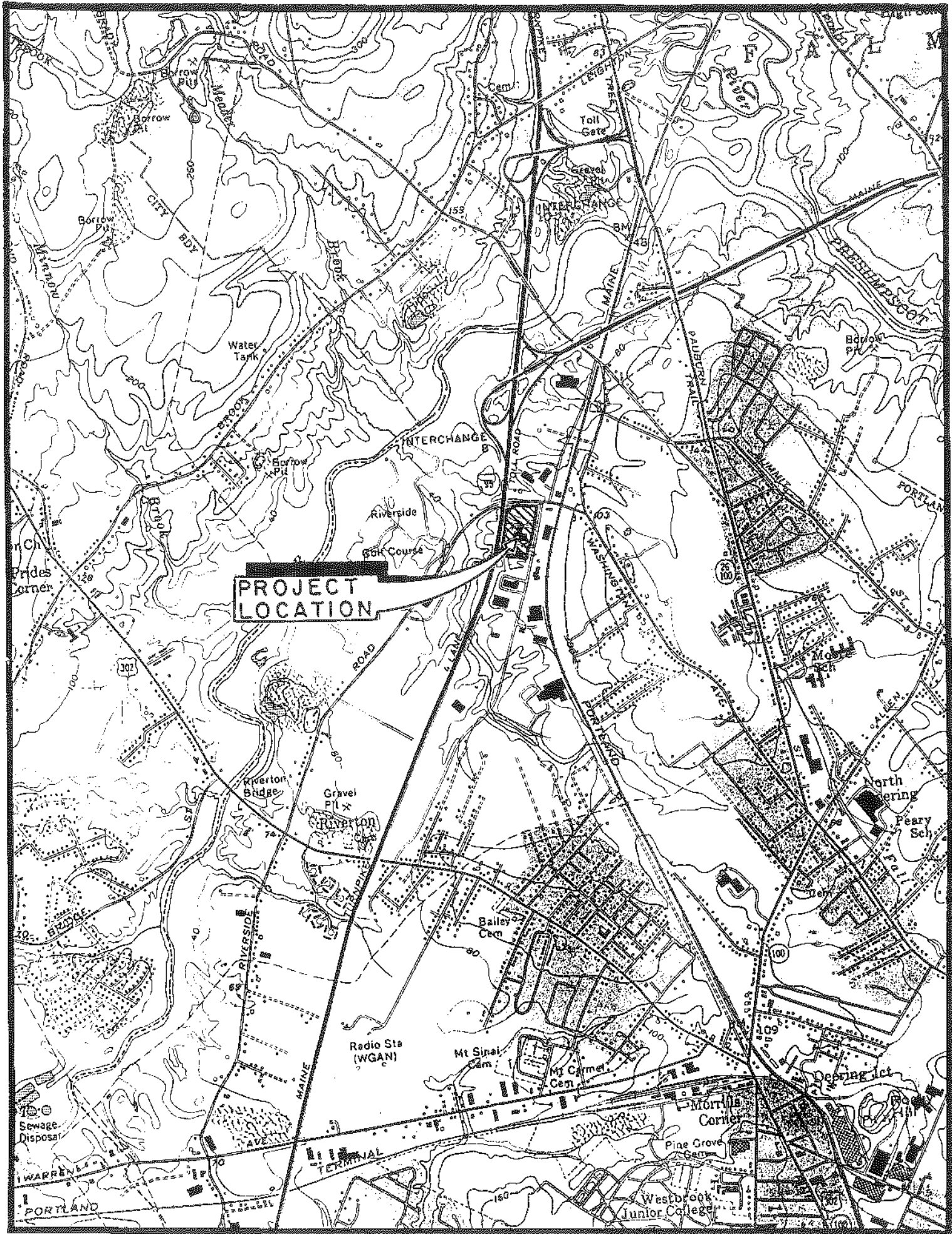
The 7.05 acre site is located on the southwest corner of the Riverside Industrial Parkway and Riverside Street. See the Location Map. The Maine Turnpike right-of-way abuts to the west. The site generally slopes east to west toward the Turnpike. A steep gully exists on the western boundary taking drainage from the center portion of the site. The southerly end drainage goes into a gully running west along the southerly property line. Both of these gully areas drain through culverts under the Maine Turnpike to a brook which drains to the Presumpscot River. A small area on the north end of the site drains over the embankment to the north onto Riverside Street.

Slopes on site outside gully areas vary from 1 to 7 percent. Based on Soil Conservation Service Medium Intensity Mapping (See Attached Map), the southerly end of the site has Elmwood soil type while the northerly end has Belgrade. The area in the vicinity of the west edge gully appears to have a Windsor soil. These soils are classified by Soil Conservation Service in Hydrologic Soil Groups C, B and A respectively.

A 32,000 square foot storage building with associated parking occupies the southern end of the site. The northern end is a brushy meadow with heavy screening growth along the northerly boundary. Two residential structures currently occupy the extreme north end of the site.

Proposed Development

A 34,500 square foot building with parking and paved yard is proposed for the north end of the site. Three catchbasins are proposed with one storm manhole. The existing catchbasin westerly of the existing 32,000



PROJECT
LOCATION

PROJECT LOCATION
FROM: SOIL SURVEY
OF CUMBERLAND
COUNTY, ME.
SHEET 75



square foot storage building will also be connected to the new storm drain system which will discharge into the proposed detention basin.

A curb will be provided along the northerly edge of the new paved area to protect the Riverside Street embankment from erosion. Just northerly of this curb, a ditch which discharges through a 12 inch culvert into the detention basin is proposed to further protect the embankment. A shorter length of granite curbing is proposed along the westerly pavement boundary to help collect stormwater runoff and direct it into the detention basin. A large area of pavement sheets directly into the proposed detention basin.

Basic Assumptions/Criteria

Stormwater runoff calculations for this project conform to the Soil Conservation Service TR-55 Manual, June 1986 Edition. The pre-/post-development calculations were based on a 2 year type III storm with 2.6 inches of rainfall in a 24 hour period and a 25 year type III storm with 5.4 inches of rainfall in a 24 hour period. Based on the Medium Intensity Soil Mapping, pre and post hydrologic runoff conditions B and C were used for both pre-construction and post-construction situations.

Stormwater Runoff Calculations

Pre-Development Conditions

The pre-development peak runoff calculations are included in Appendix A and are summarized below. The time of concentration flow paths and drainage areas are shown on the attached pre-development drainage plan.

Drainage Area	Area (Acres)	Weighted CN	Time of Concn. (Hours)	Peak Discharge (c.f.s.)	
				2 Year Storm	25 Year Storm
Pre-1	2.13	67	0.26	*	3
Pre-2	3.93	75	0.45	2	7
<u>Pre-3</u>	<u>0.99</u>	67	0.31	<u>*</u>	<u>1</u>
Total	7.05			3	11

*Less Than 0.5 c.f.s.

Post Development Conditions

The post-development peak runoff calculations are included in Appendix B and are summarized below. The time of concentration flow paths and drainage areas are shown on the attached post-development drainage plan.

Summary Post-Development Flows

Drainage <u>Area</u>	Area <u>(Acres)</u>	Weighted <u>CN</u>	Time of Concen. <u>(Hours)</u>	Peak Discharge (c.f.s.)	
				<u>2 Year</u> <u>Storm</u>	<u>25 Year</u> <u>Storm</u>
Post-1	2.38	67	0.10	1	5
Post-2	3.74	93	0.37	5	12
Post-3	0.21	74	0.22	*	*
Post-4	<u>0.72</u>	70	0.10	*	<u>2</u>
Total	7.05			7	19

*Less Than 0.5 c.f.s.

Discussion

Referring to the attached Post-Development Drainage Plan one can see that only Drainage Area Post-2 drains to the detention basin. It is therefore necessary to more severely limit post-development discharges from the basin to compensate. The after development increase in peak flow from the site is 4 c.f.s. for the 2 year storm and 8 c.f.s. for the 25 year storm. It is therefore necessary to reduce the peak discharge rate from Drainage Area Post 2 by these amounts with the detention basin. The detention basin will limit post-development discharge rates to 1 c.f.s. for the 2 year storm and to 4 c.f.s. for the 25 year storm. These limitations will insure that post-development peak dis-charges will not exceed pre-development rates of flow.

The detention basin is designed to have its peak discharge when the water elevation in the basin reaches Elevation 74.4 feet. The emergency spillway crest is set for this elevation as well and will protect the basin and downstream areas from basin overtopping and uncontrolled erosion. The spillway will be armored with stone rip-rap to protect against erosion. The outlet structure will be a 6 foot diameter manhole with an orifice regulating the flow from the 2 year storm and a weir regulating the flow from the 25 year storm event.

The basin will feature mowable 4 on 1 sideslopes and, if necessary, a clay core on the southerly end where existing granular soils are suspected.

APPENDIX A

PRE-DEVELOPMENT STORMWATER CALCULATIONS

Contents

Pre-Development Weighted Curve Number Computations

Pre-Development Time of Concentration Computations

Pre-Development Graphical TR-55 Peak Flow Computations

TR-55 To and Thru Subarea Computation

Version 1.11

Project : 500 RIVERSIDE User: MG Date: 06-20-89
 County : State: ME Checked: Date:
 Subtitle: PRE - DEVELOPMENT STORMWATER RUNOFF

----- Subarea #1 - PRE-1 -----

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	2.6	150	.06	F					0.235
Shallow Concent'd		100	.06	L					0.007
Open Channel		340	.03		.03	3	6.32		0.018
									Time of Concentration = 0.26*
									=====

----- Subarea #2 - PRE-2 -----

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	2.6	150	.016	F					0.399
Shallow Concent'd		300	.0267	U					0.032
Open Channel		50	.22		.03	.75	3.16		0.002
									Time of Concentration = 0.43*
									=====

----- Subarea #3 - PRE-3 -----

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	2.6	150	.03	F					0.310
									Time of Concentration = 0.31*
									=====

- Sheet Flow Surface Codes ---
- | | | |
|---------------------------|------------------|------------------------------|
| A Smooth Surface | F Grass, Dense | --- Shallow Concentrated --- |
| B Fallow (No Res.) | G Grass, Bermuda | --- Surface Codes --- |
| C Cultivated (20 % Res.) | H Woods, Light | P Paved |
| D Cultivated (20 % Res.) | I Woods, Dense | U Unpaved |
| E Grass-Range, Short | | |

TR-55 GRAPHICAL DISCHARGE METHOD

VERSION 1.11

Project : 500 RIVERSIDE

User: MB

Date: 06-20-89

County :

State: ME

Checked: _____

Date: _____

Subtitle: PRE-1 DRAINAGE AREA STORMWATER RUNOFF

Data: Drainage Area : 2.13 Acres
 Runoff Curve Number : 57
 Time of Concentration: 0.26 hours
 Rainfall Type : III
 Pond and Swamp Area : NONE

Storm Number	1	2
Frequency (yrs)	2	25
24-Hr Rainfall (in)	2.6	5.4
Ia/P Ratio	0.38	0.18
Runoff (in)	0.40	2.09
Unit Peak Discharge (cfs/acre/in)	0.580	0.768
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00
Peak Discharge (cfs)	0	3

77-55 GRAPHICAL DISCHARGE METHOD

VERSION 1.11

Project : 500 RIVERSIDE

User: MB

Date: 06-20-89

City:

State: ME

Checked: _____

Date: _____

Subsite: 035-E DRAINAGE AREA STORMWATER RUNOFF

Data: Drainage Area : 3.93 Acres
 Runoff Curve Number : 75
 Time of Concentration: 0.43 Hours
 Rainfall Type : III
 Pond and Swamp Area : NONE

Storm Number	1	2
Frequency (yrs)	2	25
24-Hr Rainfall (in)	2.6	5.4
Ia/P Ratio	0.26	0.12
Runoff (in)	0.71	2.78
Unit Peak Discharge (cfs/acre/in)	0.599	0.670
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00
Peak Discharge (cfs)	2	7

APPENDIX B

POST-DEVELOPMENT STORMWATER CALCULATIONS

Contents

Post-Development Weighted Curve Number Computations

Post-Development Time of Concentration Computations

Post-Development Graphical TR-55 Peak Flow Computations

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : 500 RIVERSIDE User: MG Date: 06-20-89
 County : State: ME Checked: Date:
 Subtitle: POST-DEVELOPMENT STORMWATER RUNOFF
 Subarea : POST-1

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
	Acres (CN)			
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Open space (Lawns, parks etc.)				
Good condition; grass cover > 75%	-	.25(61)	-	-
Impervious Areas				
Paved parking lots, roofs, driveways	-	.83(98)	-	-
OTHER AGRICULTURAL LANDS				
Brush - brush, weed, grass mix good	-	1.3(48)	-	-
Total Area (by Hydrologic Soil Group)		2.38		
		====		

SUBAREA: POST-1 TOTAL DRAINAGE AREA: 2.38 Acres WEIGHTED CURVE NUMBER:67

TR-55 CURVE NUMBER COMPUTATION

VERSION 1.11

Project : 500 RIVERSIDE User: MG Date: 06-20-89
 County : State: ME Checked: Date:
 Subarea: POST-DEVELOPMENT STORMWATER RUNOFF
 Subarea : POST-4

COVER DESCRIPTION	A	Hydrologic Soil Group			
		B	C	D	
Acres (DN)					
FULLY DEVELOPED URBAN AREAS (Veg Estab.)					
Open space (Lawns, parks etc.)					
Good condition; grass cover > 75%	.17(39)	-	-	-	
Impervious Areas					
Paved parking lots, roofs, driveways	.4(98)	-	-	-	
OTHER AGRICULTURAL LANDS					
Brush - brush, weed, grass mix good	.15(30)	-	-	-	
Total Area (by Hydrologic Soil Group)	.72				
	====				

SUBAREA: POST-4 TOTAL DRAINAGE AREA: .72 Acres WEIGHTED CURVE NUMBER: 70

TR-55 To and From THRU SUBAREA COMPUTATION

VERSION 1.11

Project : 500 RIVERSIDE
 County : State: ME
 Subtitle: POST-DEVELOPMENT STORMWATER RUNOFF

User: MG
 Checked: _____

Date: 06-20-89
 Date: _____

Subarea #1 - POST-1									
Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	2.6	150	.02	A					0.031
Shallow Concent'd		80	.015	P					0.009
Shallow Concent'd		150	.09	U					0.009
Open Channel		330	.03			.03 3	6.32		0.018
									Time of Concentration = 0.07*
									=====

Subarea #2 - POST-2									
Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	2.6	150	.024	F					0.339
Shallow Concent'd		100	.02	U					0.012
Open Channel		320	.056			.03 .75	3.16		0.020
									Time of Concentration = 0.37*
									=====

Subarea #3 - POST-3									
Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	2.6	85	.023	F					0.219
									Time of Concentration = 0.22*
									=====

Subarea #4 - POST-4									
Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	2.6	150	.02	A					0.031
Shallow Concent'd		80	.019	P					0.008
Shallow Concent'd		110	.046	U					0.009
									Time of Concentration = 0.05*
									=====

--- Sheet Flow Surface Codes ---
 A Smooth Surface
 B Fallow (No Res.)
 C Cultivated < 20 % Res.
 D Cultivated > 20 % Res.
 E Grass-Range, Short

F Grass, Dense
 G Grass, Bermuda
 H Woods, Light
 I Woods, Dense

--- Shallow Concentrated ---
 --- Surface Codes ---
 P Paved
 U Unpaved

TR-55 GRAPHICAL DISCHARGE METHOD

VERSION 1.11

Project : 500 RIVERSIDE

User: MG

Date: 06-20-88

Agency :

State: ME

Checked: _____

Date: _____

Location: WUST-1 DRAINAGE AREA STORMWATER RUNOFF

Data: Drainage Area : 2.38 Acres
 Runoff Curve Number : 57
 Time of Concentration: 0.10 Hours
 Rainfall Type : III
 Pond and Swamp Area : NONE

Storm Number	1	2
Frequency (yrs)	2	25
24-Hr Rainfall (in)	2.6	5.4
Ia/P Ratio	0.38	0.18
Runoff (in)	0.40	2.09
Unit Peak Discharge (cfs/acre/in)	0.770	0.992
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00
Peak Discharge (cfs)	1	5

TR-55 GRAPHICAL DISCHARGE METHOD

VERSION 1.11

Project : 000 RIVERSIDE

County :

State: ME

User: MG

Date: 05-20-89

Title: POST-2 DRAINAGE AREA STORMWATER RUNOFF

Checked: _____

Date: _____

Data: Drainage Area : 3.74 Acres
 Runoff Curve Number : 93
 Time of Concentration: 0.37 Hours
 Rainfall Type : III
 Pond and Swamp Area : NONE

Storm Number	1	2
Frequency (yrs)	2	25
24-Hr Rainfall (in)	2.8	5.4
Ia/P Ratio	0.06	0.03
Used	0.10	0.10
Runoff (in)	1.87	4.59
Unit Peak Discharge (cfs/acre/in)	0.723	0.723
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00
Peak Discharge (cfs)	5	12

TR-55 GRAPHICAL DISCHARGE METHOD

VERSION 1.11

Project : 500 RIVERSIDE
 County : State: ME User: MG Date: 06-20-89
 Subtitle: POST-4 DRAINAGE AREA STORMWATER RUNOFF Checked: _____ Date: _____

Data: Drainage Area : 1.72 Acres
 Runoff Curve Number : 70
 Time of Concentration: 0.10 Hours
 Rainfall Type : III
 Pond and Swamp Area : NONE

Storm Number	1	2
Frequency (yrs)	2	25
24-Hr Rainfall (in)	2.6	5.4
Ia/P Ratio	0.33	0.16
Runoff (in)	0.50	2.34
Unit Peak Discharge (cfs/acre/in)	0.880	1.004
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00
Peak Discharge (cfs)	0	2

APPENDIX C

Storm Drain Calculations

Peak Flow Calculations for Catchbasins

Storm Drain Calculations With the Detention Basin Empty

Storm Drain Calculations With the Detention Basin Full

TR-55 GRAPHICAL DISCHARGE METHOD

VERSION 1.11

Project : 500 RIVERSIDE
 County :
 District: CATCH BASIN #1

State: ME

User: MB
 Checked: _____

Date: 06-21-89
 Date: _____

Local Drainage Area : 1.2 Acres
 Runoff Curve Number : 92
 Time of Concentration: 0.10 Hours
 Rainfall Type : III
 Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	2	10	25
24-Hr Rainfall (in)	2.6	4.5	5.4
is/P Ratio	0.07	0.04	0.03
Used	0.10	0.10	0.10
Runoff (in)	1.72	3.60	4.48
Unit Peak Discharge (cfs/acre/in)	1.034	1.034	1.034
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	2	4	6

CR-55 GRAPHICAL DISCHARGE METHOD

VERSION 1.11

Project : 500 RIVERSIDE
 County :
 District: CATCH BASIN #2

State: ME

Drawn: JIG
 Checked: _____

Date: 06-21-89
 Date: _____

Data: Drainage Area : 1.44 Acres
 Runoff Curve Number : 85
 Time of Concentration: 0.10 Hours
 Rainfall Type : III
 Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	2	10	25
24-Hr Rainfall (in)	2.6	4.5	5.4
Ia/P Ratio	0.14	0.08	0.07
Used	0.14	0.10	0.10
Runoff (in)	1.26	2.91	3.74
Unit Peak Discharge (cfs/acre/in)	1.016	1.034	1.034
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	1	1	2

TR-55 GRAPHICAL DISCHARGE METHOD

VERSION 1.11

Project : 500 RIVERSIDE
 County :
 Subtitle: CATCH BASIN #3

State: ME

User: MG
 Checked: _____

Date: 06-21-89
 Date: _____

Data: Drainage Area : 1.33 Acres
 Runoff Curve Number : 98
 Time of Concentration: 0.10 Hours
 Rainfall Type : III
 Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	2	10	25
24-Hr Rainfall (in)	2.6	4.5	5.4
Ia/P Ratio	0.02	0.01	0.01
Used	0.10	0.10	0.10
Runoff (in)	2.37	4.26	3.16
Unit Peak Discharge (cfs/acre/in)	1.034	1.034	1.034
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	1	1	2

FR-55 GRAPHICAL DISCHARGE METHOD

VERSION 1.1

Project : 300 WIVERSIDE

User: MG

Date: 06-21-89

County:

State: ME

Checked: _____

Date: _____

Facility: LATCH BASIN EXISTING

Area: Drainage Area : 1.25 Acres
 Runoff Curve Number : 34
 Time of Concentration: 0.10 Hours
 Rainfall Type : III
 Pond and Swamp Area : NONE

Storm Number	1	2	3
Frequency (yrs)	2	10	25
24-Hr Rainfall (in)	2.6	4.5	5.4
I _a /P Ratio	0.05	0.03	0.02
Used	0.10	0.10	0.19
Runoff (in)	1.97	3.82	4.70
Unit Peak Discharge (cfs/acre/in)	1.034	1.034	1.034
Pond and Swamp Factor 0.0% Ponds Used	1.00	1.00	1.00
Peak Discharge (cfs)	1	1	2

STORM DRAIN FLOW WITH DETENTION BASIN EMPTY

BHEM, INC.
ENGINEERS-SURVEYORS-PLANNERS
28 STATE STREET
GORHAM, MAINE 04038

***** CIRCULAR PIPE NON-PR. & PARTIAL PIPE FLOW INPUTS *****

BEGINNING UNIT #		? CB#1
ENDING UNIT#		? MH#1
EXPECTED FLOW INTO BEGINNING UNIT	(CFS)	=? 6
PIPE DIAMETER	(IN)	DI=? 15
MANNINGS' N PVC=.009, R/C=.013, CMP=.015-.025		N=? .009
PIPE SLOPE	(%)	S=? 1.2
PIPE FLOW DEPTH	(IN)	D=? 9

***** CIRCULAR PIPE NON-PR. & PARTIAL PIPE FLOW OUTPUT *****

DISCHARGE	(CFS)	Q= 6.86
FLOW VELOCITY	(FPS)	V= 8.93

?

***** CIRCULAR PIPE NON-PR. & PARTIAL PIPE FLOW INPUTS *****

BEGINNING UNIT #		? CB#2
ENDING UNIT#		? MH#1
EXPECTED FLOW INTO BEGINNING UNIT	(CFS)	=? 2
PIPE DIAMETER	(IN)	DI=? 12
MANNINGS' N PVC=.009, R/C=.013, CMP=.015-.025		N=? .009
PIPE SLOPE	(%)	S=? .4
PIPE FLOW DEPTH	(IN)	D=? 7

***** CIRCULAR PIPE NON-PR. & PARTIAL PIPE FLOW OUTPUT *****

DISCHARGE	(CFS)	Q= 2.09
FLOW VELOCITY	(FPS)	V= 4.4

?

***** CIRCULAR PIPE NON-PR. & PARTIAL PIPE FLOW INPUTS *****

BEGINNING UNIT #		? MH#1
ENDING UNIT#		? CB#3
EXPECTED FLOW INTO BEGINNING UNIT	(CFS)	=? 8
PIPE DIAMETER	(IN)	DI=? 15
MANNINGS' N PVC=.009, R/C=.013, CMP=.015-.025		N=? .009
PIPE SLOPE	(%)	S=? .88
PIPE FLOW DEPTH	(IN)	D=? 12

***** CIRCULAR PIPE NON-PR. & PARTIAL PIPE FLOW OUTPUT *****

DISCHARGE	(CFS)	Q= 8.55
FLOW VELOCITY	(FPS)	V= 8.13

?

STORM DRAIN FLOW WITH DETENTION BASIN FULL

***** CIRCULAR PIPE NON-PR. & PARTIAL PIPE FLOW INPUTS *****

BEGINNING UNIT #		? EX CB
ENDING UNIT#		? CB#3
EXPECTED FLOW INTO BEGINNING UNIT	(CFS)	=? 2
PIPE DIAMETER	(IN)	DI=? 12
MANNINGS' N PVC=.009, R/C=.013, CMP=.015-.025		N=? .009
PIPE SLOPE	(%)	S=? .48
PIPE FLOW DEPTH	(IN)	D=? 7

***** CIRCULAR PIPE NON-PR. & PARTIAL PIPE FLOW OUTPUT *****

DISCHARGE	(CFS)	Q= 2.29
FLOW VELOCITY	(FPS)	V= 4.82

?

***** CIRCULAR PIPE NON-PR. & PARTIAL PIPE FLOW INPUTS *****

BEGINNING UNIT #		? CB#3
ENDING UNIT#		? OUTFALL
EXPECTED FLOW INTO BEGINNING UNIT	(CFS)	=? 10
PIPE DIAMETER	(IN)	DI=? 18
MANNINGS' N PVC=.009, R/C=.013, CMP=.015-.025		N=? .013
PIPE SLOPE	(%)	S=? 1.4
PIPE FLOW DEPTH	(IN)	D=? 13

***** CIRCULAR PIPE NON-PR. & PARTIAL PIPE FLOW OUTPUT *****

DISCHARGE	(CFS)	Q= 10.83
FLOW VELOCITY	(FPS)	V= 7.92

?

STORM DRAIN FLOW WITH DETENTION BASIN FULL

BASIN TO CB#3

		RESULTS	
		HEADWATER (FT)	FLOWRATE (CFS)
DIAMETER (IN)	? 18	74.40	IC 0.00
LENGTH (FT)	? 78	74.50	OC 2.72
FRICTION COEFF (FT ^{1/6})	? .013	74.60	OC 3.84
ENT+EXIT COEFF	? 1.3	74.70	OC 4.71
INLET CONTROL COEFF	? .61	74.80	OC 5.44
INV ELEV OUT (FT)	? 70.96	74.90	OC 6.08
INV ELEV IN (FT)	? 72.06	75.00	OC 6.66
TAILWATER ELEV (FT)	? 74.4	75.10	OC 7.19
ELEV INCREMENT (FT)	? .1	75.20	OC 7.69
		75.30	OC 8.15
		75.40	OC 8.60
		75.50	OC 9.02
		75.60	OC 9.42
		75.70	OC 9.80
		75.80	OC 10.17
		75.90	OC 10.53

CB#3 TO EXIST C.B.

(Shift) (Prt Sc) print (Return) repeat (Space Bar) back to menu

		RESULTS	
		HEADWATER (FT)	FLOWRATE (CFS)
DIAMETER (IN)	? 12	75.80	IC 0.00
LENGTH (FT)	? 214	75.90	OC 0.94
FRICTION COEFF (FT ^{1/6})	? .009	76.00	OC 1.33
ENT+EXIT COEFF	? 1.3	76.10	OC 1.63
INLET CONTROL COEFF	? .61	76.20	OC 1.88
INV ELEV OUT (FT)	? 72.06	76.30	OC 2.10
INV ELEV IN (FT)	? 73.1	76.40	OC 2.30
TAILWATER ELEV (FT)	? 75.8	76.50	OC 2.48
ELEV INCREMENT (FT)	? .1	76.60	OC 2.65
		76.70	OC 2.82
		76.80	OC 2.97
		76.90	OC 3.11
		77.00	OC 3.25
		77.10	OC 3.38
		77.20	OC 3.51
		77.30	OC 3.63

CB#3 TO MH#1

(Shift) (Prt Sc) print (Return) repeat (Space Bar) back to menu

		RESULTS	
		HEADWATER (FT)	FLOWRATE (CFS)
DIAMETER (IN)	? 15	75.80	IC 0.00
LENGTH (FT)	? 272	76.00	OC 2.12
FRICTION COEFF (FT ^{1/6})	? .009	76.20	OC 2.99
ENT+EXIT COEFF	? 1.3	76.40	OC 3.67
INLET CONTROL COEFF	? .61	76.60	OC 4.23
INV ELEV OUT (FT)	? 72.06	76.80	OC 4.73
INV ELEV IN (FT)	? 74.46	77.00	OC 5.18
TAILWATER ELEV (FT)	? 75.8	77.20	OC 5.60
ELEV INCREMENT (FT)	? .2	77.40	OC 5.99
		77.60	OC 6.35
		77.80	OC 6.63
		78.00	OC 7.02
		78.20	OC 7.33
		78.40	OC 7.63
		78.60	OC 7.92
		78.80	OC 8.20

(Shift) (Prt Sc) print (Return) repeat (Space Bar) back to menu

MH#1 TO CB#1

CULVERTS

DIAMETER (IN) ? 15
LENGTH (FT) ? 170

FRICTION COEFF (FT^{1/6}) ? .009
ENT+EXIT COEFF ? 1.3
INLET CONTROL COEFF ? .61

INV ELEV OUT (FT) ? 74.46
INV ELEV IN (FT) ? 76.5
TAILWATER ELEV (FT) ? 78.7
ELEV INCREMENT (FT) ? .1

RESULTS		
HEADWATER (FT)		FLOWRATE (CFS)
78.70	IC	0.00
78.80	OC	1.74
78.90	OC	2.46
79.00	OC	3.02
79.10	OC	3.49
79.20	OC	3.90
79.30	OC	4.27
79.40	OC	4.61
79.50	OC	4.93
79.60	OC	5.23
79.70	OC	5.51
79.80	OC	5.78
79.90	OC	6.04
80.00	OC	6.28
80.10	OC	6.52
80.20	OC	6.75

MH#1 TO CB#2

(Shift) (Prt Sc) print

(Return) repeat

(Space Bar) back to menu

CULVERTS

DIAMETER (IN) ? 12
LENGTH (FT) ? 110

FRICTION COEFF (FT^{1/6}) ? .009
ENT+EXIT COEFF ? 1.3
INLET CONTROL COEFF ? .61

INV ELEV OUT (FT) ? 74.46
INV ELEV IN (FT) ? 74.9
TAILWATER ELEV (FT) ? 78.7
ELEV INCREMENT (FT) ? .1

RESULTS		
HEADWATER (FT)		FLOWRATE (CFS)
78.70	IC	0.00
78.80	OC	1.16
78.90	OC	1.64
79.00	OC	2.01
79.10	OC	2.32
79.20	OC	2.59
79.30	OC	2.84
79.40	OC	3.07
79.50	OC	3.28
79.60	OC	3.48
79.70	OC	3.67
79.80	OC	3.85
79.90	OC	4.02
80.00	OC	4.18
80.10	OC	4.34
80.20	OC	4.49

(Shift) (Prt Sc) print

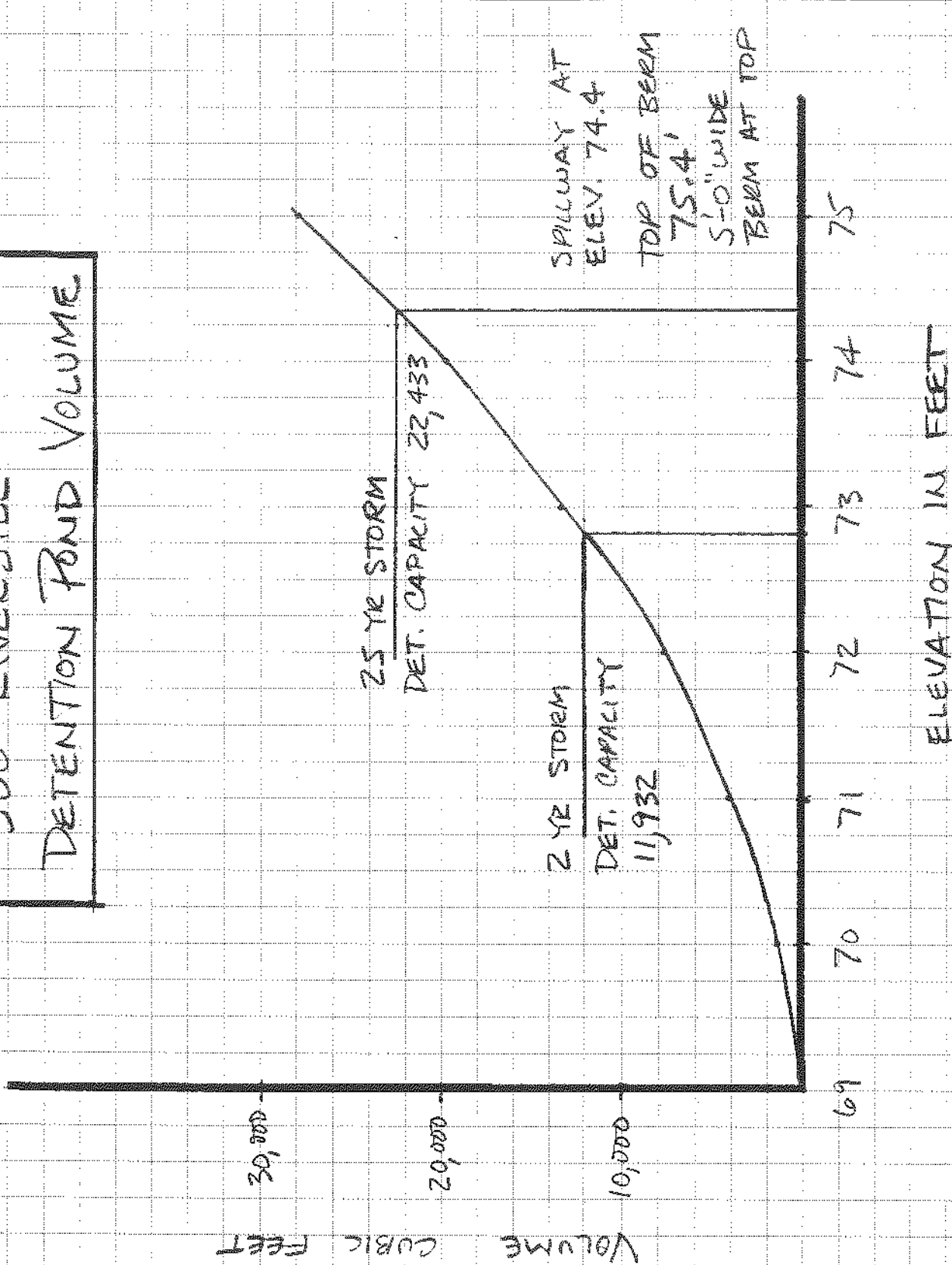
(Return) repeat

(Space Bar) back to menu

APPENDIX D

Detention Basin Calculations

**500 RIVERSIDE
DETENTION POND VOLUME**

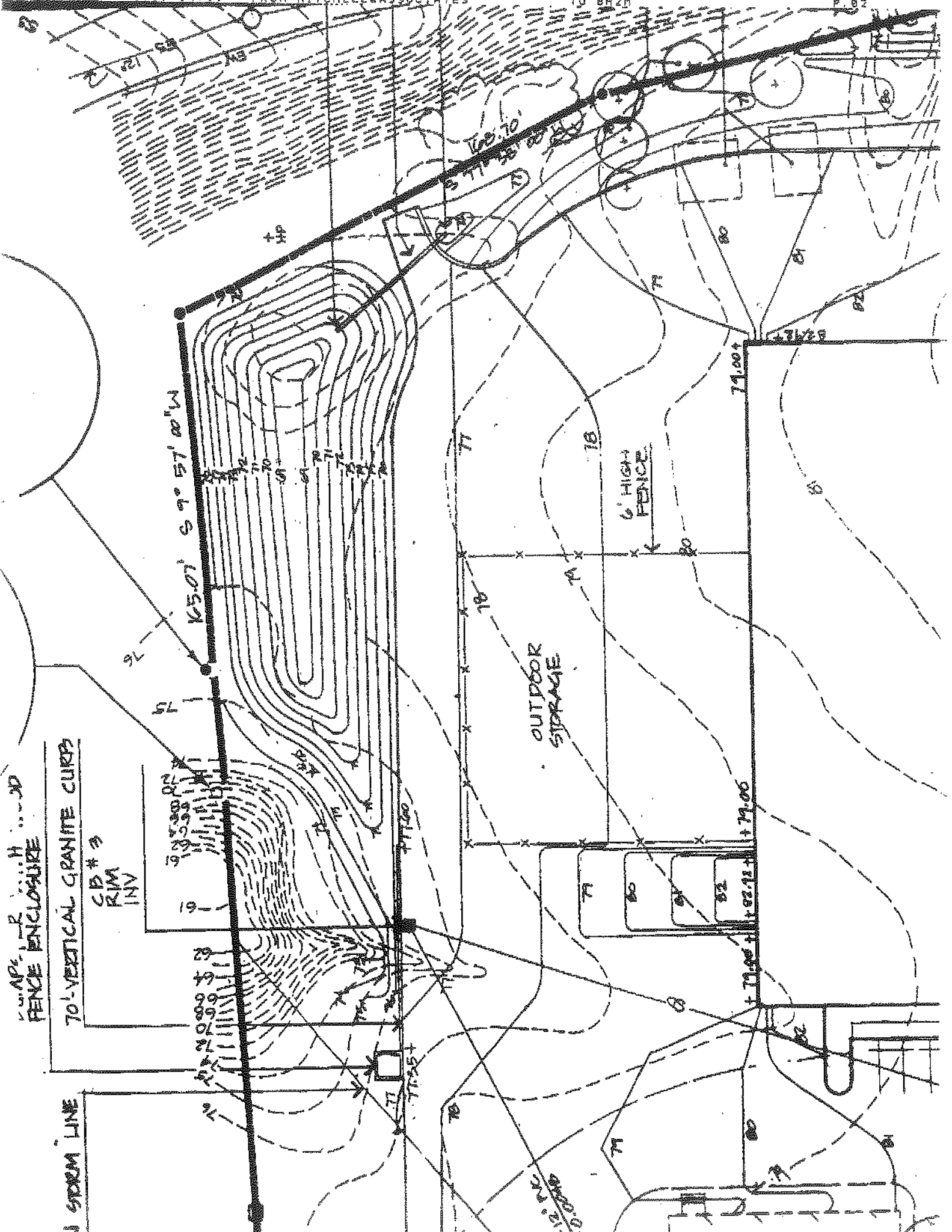


4.4' APX. HIGH FENCE ENCLOSURE

70' VERTICAL GRANITE CURB

CD # 3
RIM INV
INV

1' STORM LINE



SDO RIVERSIDE HYDROLOGY SUMMARY

BRANCH AREA	AREA (ACRES)	GN (COMP)	Tc (HOURS)	TRAIL (CFS)	2 YEAR PEAK	STORM VOLUME (CF)	7.5 YEAR PEAK (CFS)	STORM VOLUME (CF)
Post-1	238	67	0.10	1	3456	5	18,056	
Post-2	374	93	0.37	5	25,387	12	62,315	
Post-3	0.21	74	0.22	*	511	*	2,051	
Post-4	0.72	70	0.10	*	1307	2	6,116	
<u>TOTAL</u>				<u>7</u>	<u>30,661</u>	<u>19</u>	<u>88,538</u>	
Post-1	238	67	0.10	1	3456	5	18,056	
Post-2	374	93	0.37	5	25,387	12	62,315	
Post-3	0.21	74	0.22	*	511	*	2,051	
Post-4	0.72	70	0.10	*	1307	2	6,116	
<u>TOTAL</u>				<u>7</u>	<u>30,661</u>	<u>19</u>	<u>88,538</u>	
Post-1	238	67	0.10	1	3456	5	18,056	
Post-2	374	93	0.37	5	25,387	12	62,315	
Post-3	0.21	74	0.22	*	511	*	2,051	
Post-4	0.72	70	0.10	*	1307	2	6,116	
<u>TOTAL</u>				<u>7</u>	<u>30,661</u>	<u>19</u>	<u>88,538</u>	

Orifice controls the 2 YEAR STORM

Orifice at elevation 69

Basin water elevation 72.8

3.8' DIFFERENCE

Using 4.5" diameter hole

A discharge of 1.04 CFS is obtained

$$Q = C_a \sqrt{2gh}$$

$C = .6$

$a =$ area of orifice FT^2

$g = 32.2$ FT/SEC^2

$h =$ head of water FT

$Q =$ discharge CFS

V-notch weir controls 25 year storm

Weir elevation 74.4

Orifice discharge is 1.24 CFS

25 Year Storm Discharge = 4 CFS

need weir to discharge $4 - 1.24 = 2.76$ CFS

45° weir 1.5 high discharges 2.85 CFS USE

$$Q = C_1 H^{5/2} \tan \frac{\theta}{2}$$

$C_1 = 2.5$

$H =$ height of water FT

$\theta =$ angle of weir $^\circ$

DETENTION BASIN OUTFALL CALCULATIONS

BHEM, INC.
 ENGINEERS-SURVEYORS-PLANNERS
 28 STATE STREET
 GORHAM, MAINE 04038

FROM OUTLET CONTROL STRUCTURE TO OUTFALL

***** CIRCULAR PIPE NON-PR. & PARTIAL PIPE FLOW INPUTS *****

BEGINNING UNIT #			? BASIN
ENDING UNIT#			? OUTFALL
EXPECTED FLOW INTO BEGINNING UNIT	(CFS)	=?	4
PIPE DIAMETER	(IN)	DI=?	12
MANNINGS' N PVC=.009, R/C=.013, CMP=.015-.025		N=?	.013
PIPE SLOPE	(%)	S=?	1.3
PIPE FLOW DEPTH	(IN)	D=?	6

***** CIRCULAR PIPE NON-PR. & PARTIAL PIPE FLOW OUTPUT *****

DISCHARGE	(CFS)	Q=	2.03
FLOW VELOCITY	(FPS)	V=	5.17

?

FROM POND TO OUTLET CONTROL STRUCTURE

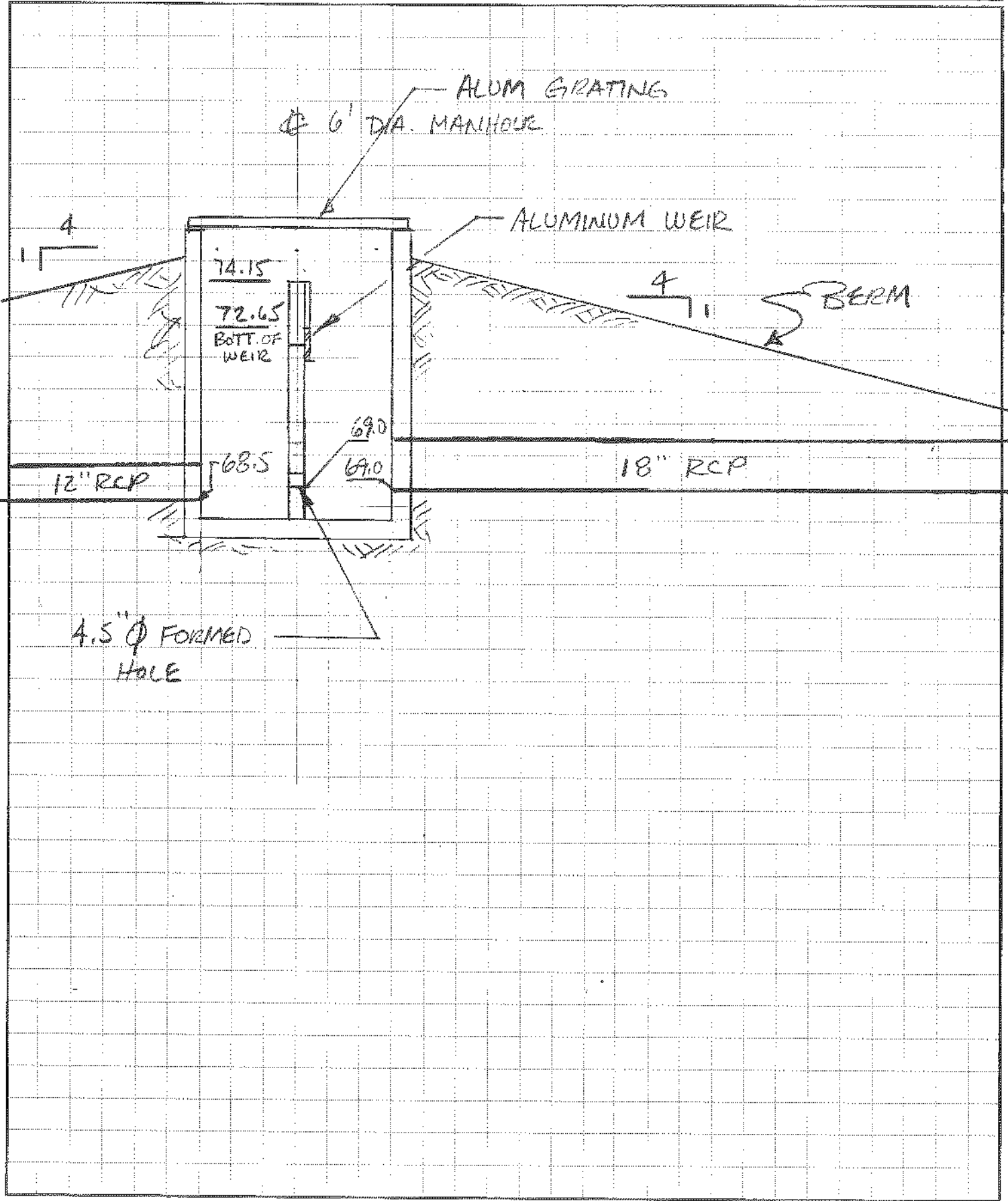
CULVERTS

		RESULTS	
		HEADWATER (FT)	FLOWRATE (CFS)
DIAMETER (IN)	? 18	74.40	IC 0.00
LENGTH (FT)	? 25	74.50	IC 2.74
FRICTION COEFF (FT ^{1/6})	? .013	74.60	IC 3.87
ENT+EXIT COEFF	? 1.3	74.70	IC 4.74
INLET CONTROL COEFF	? .61	74.80	IC 5.47
INV ELEV OUT (FT)	? 69	74.90	IC 6.12
INV ELEV IN (FT)	? 69	75.00	IC 6.70
TAILWATER ELEV (FT)	? 74.4	75.10	IC 7.24
ELEV INCREMENT (FT)	? .1	75.20	IC 7.74
		75.30	IC 8.21
		75.40	IC 8.65
		75.50	IC 9.07
		75.60	IC 9.48
		75.70	IC 9.86
		75.80	IC 10.24
		75.90	IC 10.59

(Shift) (Prt Sc) print

(Return) repeat

(Space Bar) back to menu



LETTER OF TRANSMITTAL

Planning Division
Department of Planning and
Urban Development
Room 211 City Hall
389 Congress Street
Portland, Maine 04101

Date: 6/28/89
Staff Person: O'Meara

Phone : (207)874-8300, ext. _____

To: Steve Harris
PPW

Project Reference: 500 Riverside

We are sending you:

- enclosed
- under separate cover
- available for pick-up

For Your:

- information as requested
- review and comment
- information and use
- other: _____

Copies	Document Date	Description
<u>1</u>	<u>6/20/89</u>	<u>Plans + drainage study</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Remarks: _____

cc: _____

LETTER OF TRANSMITTAL

Planning Division
Department of Planning and
Urban Development
Room 211 City Hall
389 Congress Street
Portland, Maine 04101

Date: 6/28/89
Staff Person: C. Meade

Phone : (207)874-8300, ext. _____

To: Bill Bray
Traffic

Project Reference: 500 Riverside

We are sending you:

- enclosed
- under separate cover
- available for pick-up

For Your:

- information as requested
- review and comment
- information and use
- other: _____

Copies	Document Date	Description
<u>1</u>	<u>6/27/89</u>	<u>Plans</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Remarks: _____

cc: _____

LETTER OF TRANSMITTAL

Planning Division
Department of Planning and
Urban Development
Room 211 City Hall
389 Congress Street
Portland, Maine 04101

Date: 6/28/89
Staff Person: O'Meara

Phone : (207)874-8300, ext. _____

To: Jeff Tarling
Urbanist Extraordinaire
Parks + Public Works

Project Reference: 500 Riverside

We are sending you:

- enclosed
- under separate cover
- available for pick-up

For Your:

- information as requested
- review and comment
- information and use
- other: _____

Copies	Document Date	Description
<u>1</u>	<u>6/28/89</u>	<u>Plans</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Remarks: _____
For Thursday Review

cc: _____

LETTER OF TRANSMITTAL

Planning Division
Department of Planning and
Urban Development
Room 211 City Hall
389 Congress Street
Portland, Maine 04101

Date: 1/23/89
Staff Person: O'Meara

Phone : (207)874-8300, ext. 8720

To: Lt. Wally Gamway
Fire

Project Reference: 500 Riverside

We are sending you:

- enclosed
- under separate cover
- available for pick-up

For Your:

- information as requested
- review and comment
- information and use
- other: _____

Copies	Document Date	Description
<u>1</u>	<u>6/27/89</u>	<u>Plans</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Remarks: This is scheduled for a July 11th public hearing. Please let me know on or before July 6th if you are suggesting any changes. Thanks.
Mo

cc: _____

LETTER OF TRANSMITTAL

Planning Division
Department of Planning and
Urban Development
Room 211 City Hall
389 Congress Street
Portland, Maine 04101

Date: 6/28/89
Staff Person: C. McCall

Phone : (207)874-8300, ext. _____

To: Bill Groux
Bldg Insp.

Project Reference: 500 Riverside

We are sending you:

- enclosed
- under separate cover
- available for pick-up

For Your:

- information as requested
- review and comment
- information and use
- other: _____

Copies	Document Date	Description
<u>1</u>	<u>6/27/89</u>	<u>Plans</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Remarks: _____
_____ For Thursday Review _____

cc: _____

MITCHELL - DEWAN
ASSOCIATES

Landscape Architects

June 7, 1988

Joseph Gray
Planning Director
Department of Planning & Urban Development
City Hall, Rm 211
389 Congress Street
Portland, Maine 04101

Handwritten initials: J/27

RE: 500 RIVERSIDE

Dear Joe:

500 Riverside Associates of Portland plans to expand 500 Riverside Industrial Parkway of the Riverside Industrial Park.

On behalf of 500 Riverside Associates, we hereby make a formal request to be placed on the next earliest Planning Board meeting.

Please call if you have any questions.

Sincerely,

Handwritten signature: J.D. Mitchell
John D. Mitchell

cc Robert Barton
Mac MacBride
William Webster

Handwritten note: CLSREQ/122/ SIDB...

PLANNING STAFF RECOMONDATIONS PORTLAND FORESTRY DIV.

TO: Maura O'Meara

FROM: Ben O'Rully Jr.

PROJECT: 500 Riverside St.

The above site plan has been reviewed by the forestry Division. The following comments are listed below.

- ✓ 1.) The site plan needs to include a plant key.
- ✓ 2.) The site plan needs to include a preservation plan.
- ✓ 3.) The parking area abutting Riverside St needs a landscaped traffic island with also some of the existing vegetation preserved.
- ✓ 4.) The trees around the preserved building need underplanting.
- 5.) The forestry Division would also like to see a building profile.

LETTER OF TRANSMITTAL

MITCHELL & ASSOCIATES
THE STAPLES SCHOOL
70 CENTER STREET
PORTLAND, MAINE 04101

DATE: Oct. 6, 1988

TO: Maureen O'Mara

(207) 774-4427

We are sending you the following items:

- Prints
- Plans
- Copy of Letter
- Other

Re: 500 Riverside Site Plan

Copies	Date	Description
6	10/6/88	8 1/2 x 11 Plans

These are transmitted as checked below:

- For approval
- For your use
- For review and comment
- As requested by: _____

Remarks:

Copy to: _____

Signature: B. Kay Yang

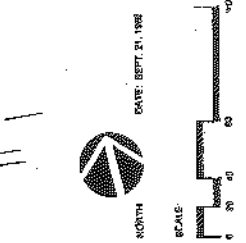
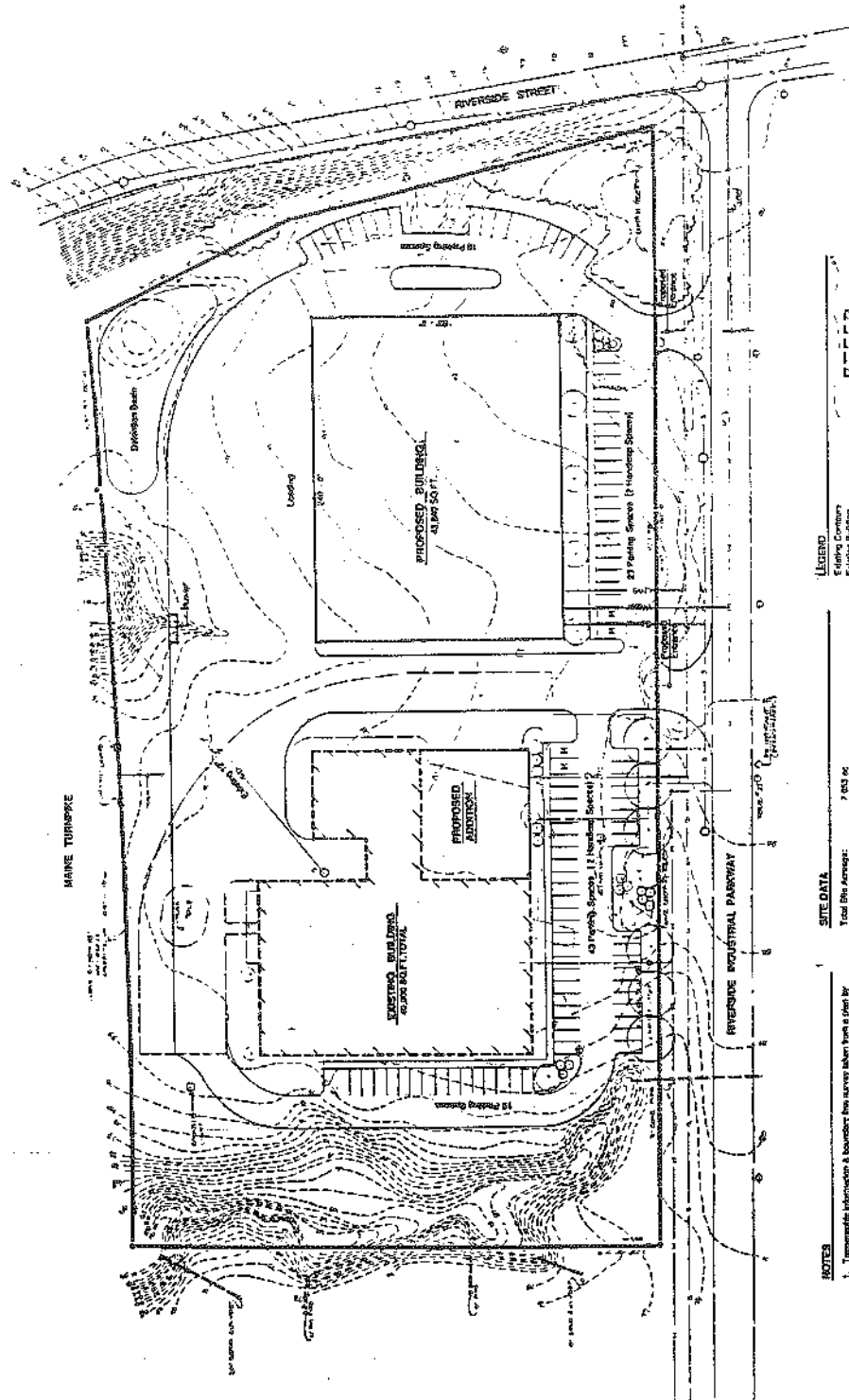


500 RIVERSIDE INDUSTRIAL PARKWAY PORTLAND, MAINE

DESIGNER: BOB RIVERSIDE ASSOCIATES
 P.O. BOX 206 01101
 PORTLAND, MAINE 04110

ARCHITECT: MITCHELL & ASSOCIATES
 100 STATE STREET
 PORTLAND, MAINE 04101

ENGINEER: JAMES H. WHITE
 13 STATE STREET
 PORTLAND, MAINE 04101



Legend	Symbol
Existing Contour	--- (dashed line)
Existing Building	— (solid line)
Proposed Building	- - - (dashed line)
Existing Pavement	▨ (hatched pattern)
Proposed Pavement	▧ (hatched pattern)
Proposed Water Line	— (solid line)
Proposed Sewer Line	- - - (dashed line)
Proposed Storm Drain	— (solid line)
Proposed Gas Line	- - - (dashed line)
Proposed Storm Drain	— (solid line)
Proposed Property Line	— (solid line)
Existing Trees	○ (circle)
Proposed Plant Material	○ (circle)

LEGEND

Existing Contour	--- (dashed line)
Existing Building	— (solid line)
Proposed Building	- - - (dashed line)
Existing Pavement	▨ (hatched pattern)
Proposed Pavement	▧ (hatched pattern)
Proposed Water Line	— (solid line)
Proposed Sewer Line	- - - (dashed line)
Proposed Storm Drain	— (solid line)
Proposed Gas Line	- - - (dashed line)
Proposed Storm Drain	— (solid line)
Proposed Property Line	— (solid line)
Existing Trees	○ (circle)
Proposed Plant Material	○ (circle)

SITE DATA

Total Site Area:	7,823 sq. ft.
Zone:	IP (Industrial Park)
Maximum Building Setback:	Front: 50' Rear: 25' Side: 25'
Maximum Building Coverage:	Allowed: 35% Proposed: 27.3%
Maximum Front Yard Setback:	Allowed: 15'-0" Proposed: 0'-0"
Maximum Building Height:	Allowed: 35' Proposed: 25'-0"
Total Parking:	Required: 100 Proposed: 100 (incl. 4 existing)

- NOTES**
- Topographic information & boundary line survey shown have been obtained from Engineering, Inc. (Portland, Maine), dated 11-78.
 - Boundaries, etc. are as shown & based on east side of Riverside Industrial Parkway map 0101, Part 02.



John H. White

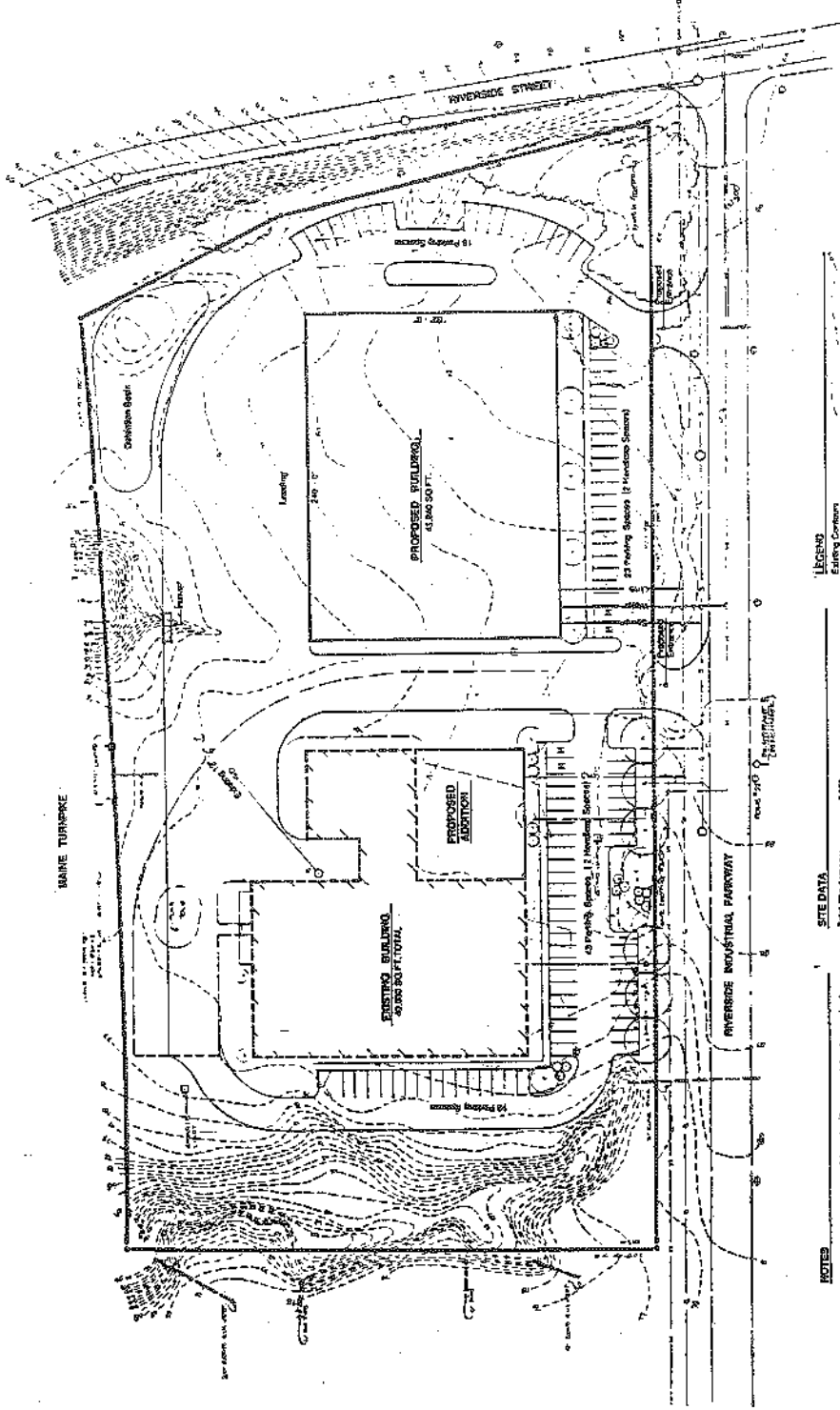
500 RIVERSIDE
500 RIVERSIDE INDUSTRIAL PARKWAY PORTLAND, OREGON

OWNER: 500 RIVERSIDE ASSOCIATES
P.O. BOX 400 D.F.E.
PORTLAND, OREGON 97208

ARCHITECT: MITCHELL & ASSOCIATES
170 STAMM AVENUE
PORTLAND, OREGON 97208

ENGINEER: JOHN H. WHITE
170 STAMM AVENUE
PORTLAND, OREGON 97208

DATE: SEPT. 21, 1998



LEGEND

- Existing Contour
- Existing Building
- Proposed Building
- Existing Pavement
- Proposed Pavement
- Existing Easement
- Proposed Easement
- Proposed Water Line
- Proposed Sewer Line
- Proposed Storm Drain
- Property Line
- Existing Trees
- Proposed Plant Material

SITE DATA

Total Site Area: 7.000 ac
 Zone: L1 (Industrial Park)
 Maximum Building Coverage: 30% Proposed: 27.3%
 Maximum Floor Area Ratio: Allowed: 10.0 Proposed: 12.75
 Maximum Building Height: Allowed: 35' Proposed: 28' 4"
 Total Parking: Required: 100 Proposed: 100
 (100% Handicap)

NOTES

1. Incorporate information & boundary lines shown on Survey 19-98.
2. Elevation: elev. 28.10, top of highest ground @ east side of driveway.
3. Proposed building footprint: 43,000 sq. ft.

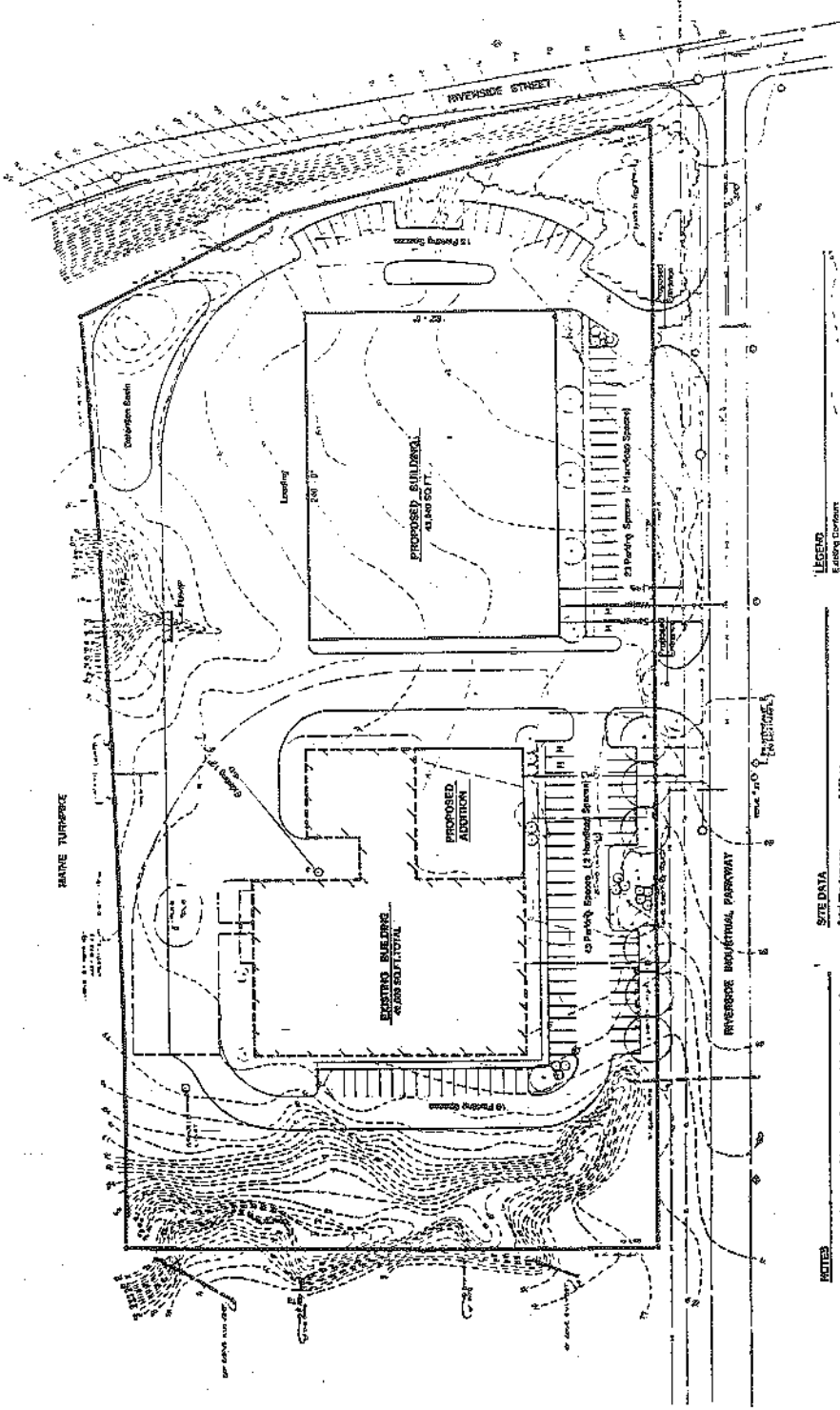


500 RIVERSIDE
800 RIVERSIDE INDUSTRIAL PARKWAY PORTLAND, OREGON

SPONSOR:
800 RIVERSIDE ASSOCIATES
P.O. BOX 44, D.T.S.
PORTLAND, OREGON 97208

ARCHITECT:
MITCHELL & ASSOCIATES
1000 EAST 10TH
PORTLAND, OREGON 97232

DATE: SEPT. 21, 1988
SCALE: AS SHOWN
DRAWN BY: JHW
CHECKED BY: JHW



LEGEND

Existing Building	---
Proposed Building	---
Existing Footprint	---
Proposed Footprint	---
Existing Wall Line	---
Proposed Wall Line	---
Existing Storm Line	---
Proposed Storm Line	---
Existing Storm Drain	---
Proposed Storm Drain	---
Existing Trees	---
Proposed Plant Material	---

SITE DATA

Total Site Area:	7,650 sq. ft.
Zone:	L-1 (Industrial Park)
Minimum Building Setbacks:	Front: 50' Side: 25' Rear: 25'
Maximum Building Coverage:	Allowed: 35% Proposed: 27.2%
Maximum Floor Area Ratio:	Allowed: 1.50 Proposed: 1.00
Maximum Building Height:	Allowed: 35' Proposed: 28.0'
Total Parking:	Required: 100 Proposed: 100

- NOTES**
1. Verify all information shown on this plan with the owner and the local planning department.
 2. Setbacks shown are 10' from the street line.
 3. Proposed building footprint is 2,500 sq. ft.



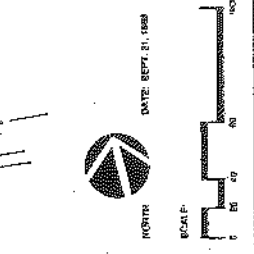
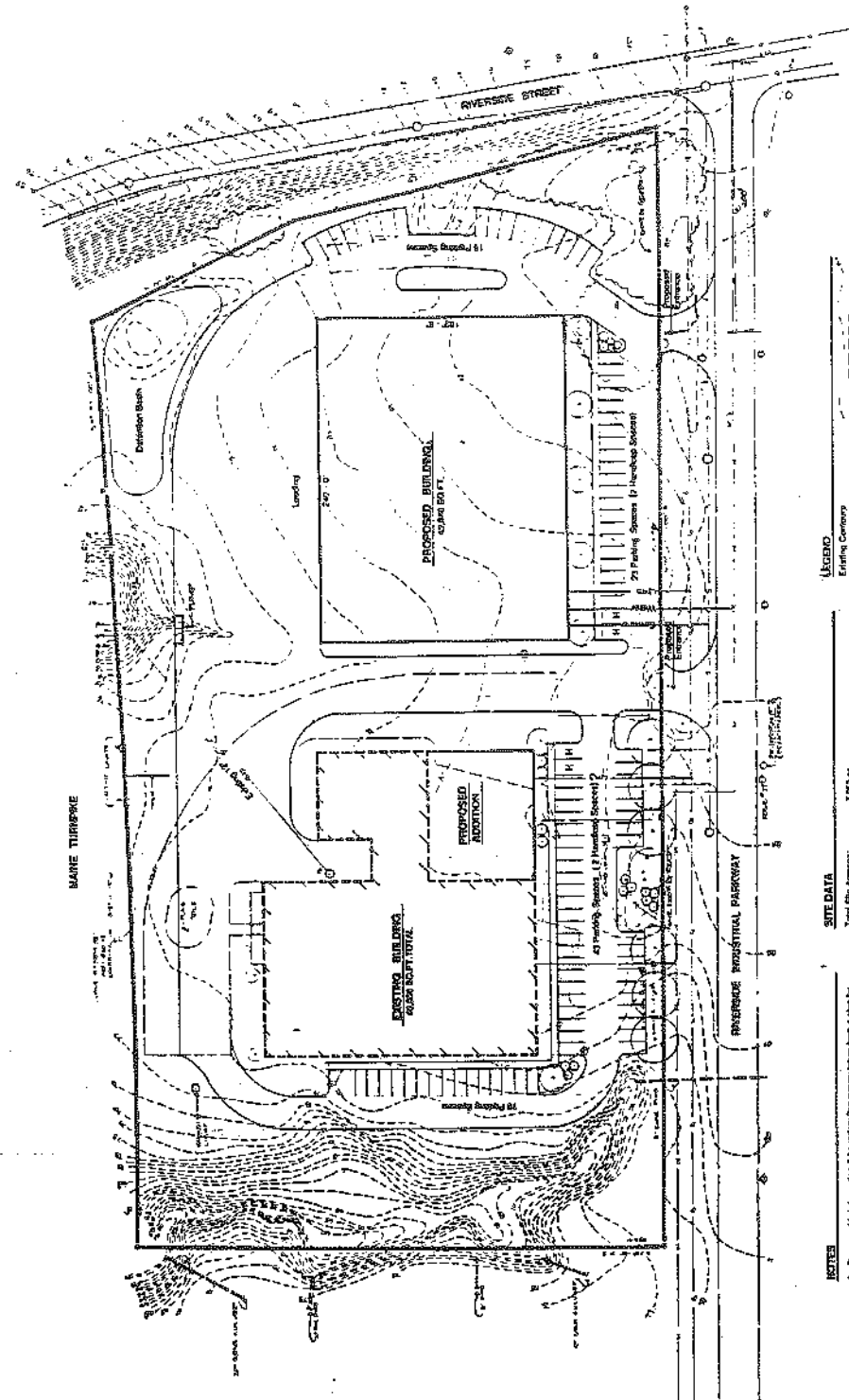
600 RIVERSIDE
 600 RIVERSIDE INDUSTRIAL PARKWAY SCHUYLER, MAINE

OWNER:
 600 RIVERSIDE ASSOCIATES
 200 WINDY HILL ROAD
 PORTLAND, MAINE 04111

ARCHITECT:
 MITCHELL ASSOCIATES
 20 CENTA STREET
 PORTLAND, MAINE 04111

ENGINEER:
 JAMES H. MILLER
 38 FRANK STREET
 PORTLAND, MAINE 04101

DATE: SEPT. 11, 1998



LEGEND

Existing Contour	7.50' to 8.00'
Existing Building	1" = 100'
Proposed Building	1" = 100'
Existing Pavement	1" = 100'
Proposed Pavement	1" = 100'
Existing Water Line	1" = 100'
Proposed Water Line	1" = 100'
Existing Sewer Line	1" = 100'
Proposed Sewer Line	1" = 100'
Existing Storm Drain	1" = 100'
Proposed Storm Drain	1" = 100'
Proposed Pipe Material	1" = 100'

SITE DATA

Total Site Area:	7,500 sq. ft.
Zone:	1-P (Industrial Park)
Minimum Building Setback:	Front: 20' Rear: 25' Side: 75'
Maximum Building Coverage:	Allowed: 30% Proposed: 27.3%
Maximum Floor Area Ratio:	Allowed: 10-10-10 (10) Proposed: 0.273
Maximum Building Height:	Allowed: 35' Proposed: 36' 5"
Total Parking:	Required: 100 Proposed: 100 (incl. 4 handicapped)

- NOTES**
1. Topographic information & boundary line survey shown is shown by Wells Engineering, Inc. (Portland, Maine, Dimes 5-1-88)
 2. Boundary line, etc. 10' by 10' by 10' located @ east side of 6'
 3. Proposed Industrial Parkway per C.R.P. Plan 9722

MITCHELL & ASSOCIATES
LANDSCAPE ARCHITECTS

MO

October 11, 1988

Alex Jaegerman
Portland Planning Department
City Hall
Portland, Maine 04101

RE: 500 RIVERSIDE

Dear Alex:

On behalf of 500 Riverside Associates of Portland, we would like to request to be tabled until the next available opening for a workshop meeting.

The purpose for this request is so the applicant may adequately address perspective tenants for the proposed building.

Please call if you have any questions.

Sincerely,



John D. Mitchell

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

TO: Chairman and Members of the Planning Board
FROM: Maureen O'Meara, Senior Planner
DATE: October 11, 1988
SUBJECT: 500 Riverside Associates Warehouse

*Request to be
fabled.*

500 Riverside Associates is requesting review of a 43,480 sq. ft. warehouse building and a 7,410 sq. ft. addition to an existing 40,000 sq. ft. building located on the corner of Riverside Industrial Parkway and Riverside Street. The rear of the site abuts the Maine Turnpike. The site is 7.05 acres and zoned I-1 Industrial. A vicinity map, site plan, and letter from the applicant are included as Attachments 1, 2, and 3.

Access to the site is from 2 curb cuts off of Riverside Industrial Parkway. 103 parking spaces are proposed in front of each building, along Riverside Street, and along an existing drainage channel on the southern side of the site. Staff is suggesting that 1 curb cut onto the Parkway may be sufficient. A traffic study has been requested.

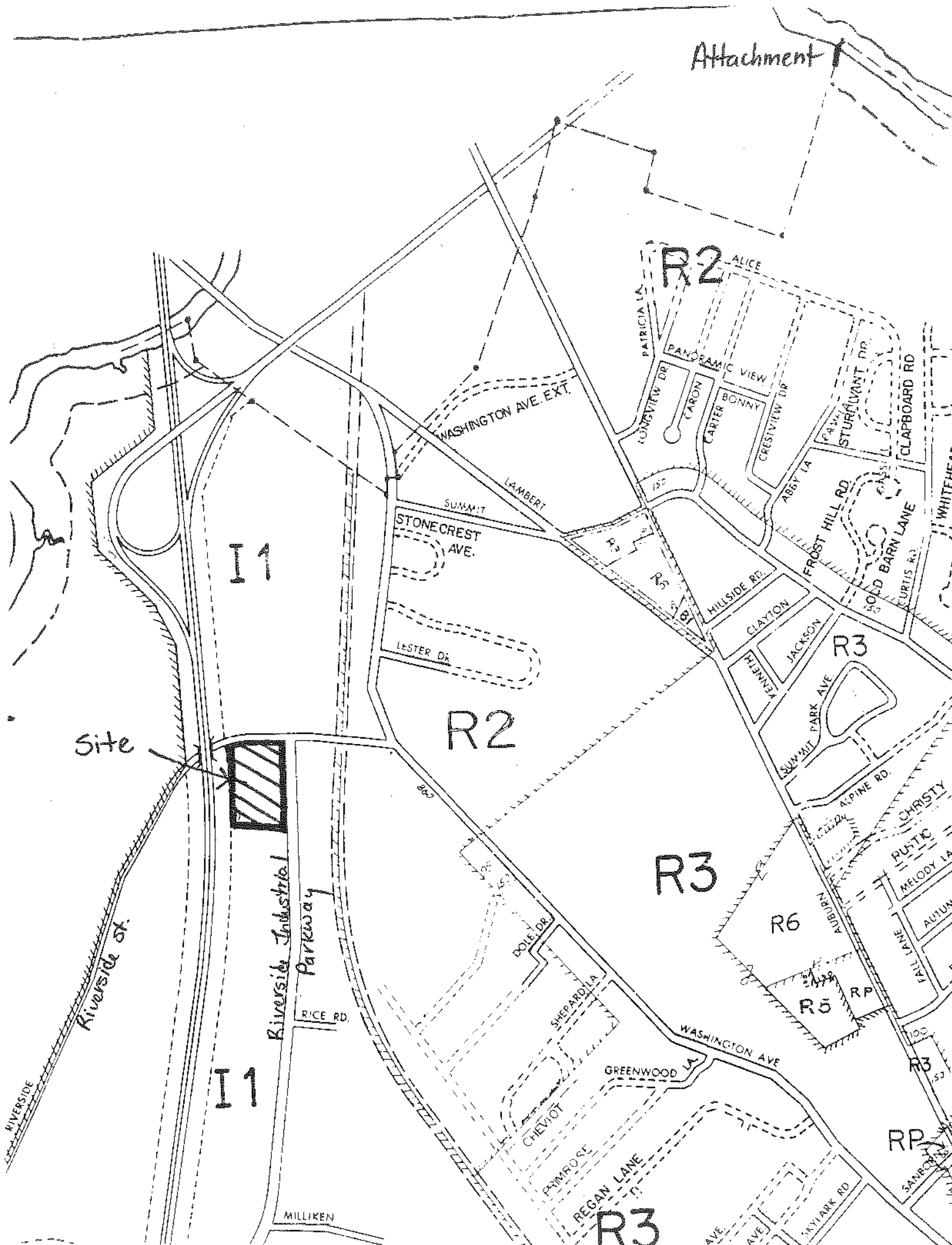
The site has an existing 40,000 sq. ft. building and the applicant proposes adding 50,890 sq. ft. to the site. The new building, 43,480 sq. ft., measures 240' x 180' and is 28.5' high. No exterior materials have been indicated as yet. Elevations are included as Attachment 4.

Proposed landscaping includes 5 small trees along the front of the new building and a collection of 6 large trees, 3 small trees, and shrubs along the front of the addition and existing building. Staff is recommending underplantings in front of the new building, landscaping between the parking and the property line on the new building, and submission of a plant key with the final plan. Staff also recommends evaluation of the view of the site from the Maine Turnpike, which serves as a gateway to the City.

Issues raised in reviewing the plan include: (1) submitting a traffic study, (2) possibly eliminating a curb cut, (3) identifying exterior materials, (4) proposing more landscaping and (5) evaluating the view from the Maine Turnpike.

Attachments

1. Vicinity Map
2. Site Plan
3. Letter from the Applicant
4. Elevations



Site

I1

R2

R3

I1

R3

R2

R3

R6

R5

RP

RIVERSIDE

Riverside St.

Riverside Industrial Parkway

RICE RD.

MILLIKEN

STONECREST AVE.

WASHINGTON AVE. EXT.

LESTER DR.

SUMMIT

LAMBERT

DOLE DR.

DOLE DR.

SHEPARDIA

CHEVOT

PRIMEFORD

REGAN LANE

GREENWOOD

WASHINGTON AVE.

HILLSIDE RD.

CLAYTON

KENNEDY

JACKSON

SUNNIT PARK AVE.

ALPINE RD.

CHRISTY

PULIC

MELODY LANE

AUTUMN

FALL LANE

100

53

R3

SANBORN

WHITEHEAD

PATRICIA LA.

LONGVIEW DR.

CARON

CARTER

BONNY

CRESTVIEW DR.

ABBY LA.

FROST HILL RD.

CLAPBOARD RD.

STURMANT DR.

ALICE

PANORAMIC VIEW

ISS

OLD BARN LANE

CURTIS RD.

CLAYTON

JACKSON

SUNNIT PARK AVE.

ALPINE RD.

CHRISTY

PULIC

MELODY LANE

AUTUMN

FALL LANE

100

53

R3

SANBORN

WHITEHEAD



David H. Collier

500 RIVERSIDE
600 RIVERSIDE INDUSTRIAL PARKWAY PORTLAND, MAINE

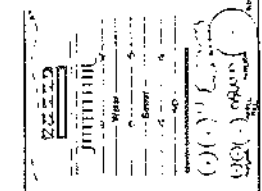
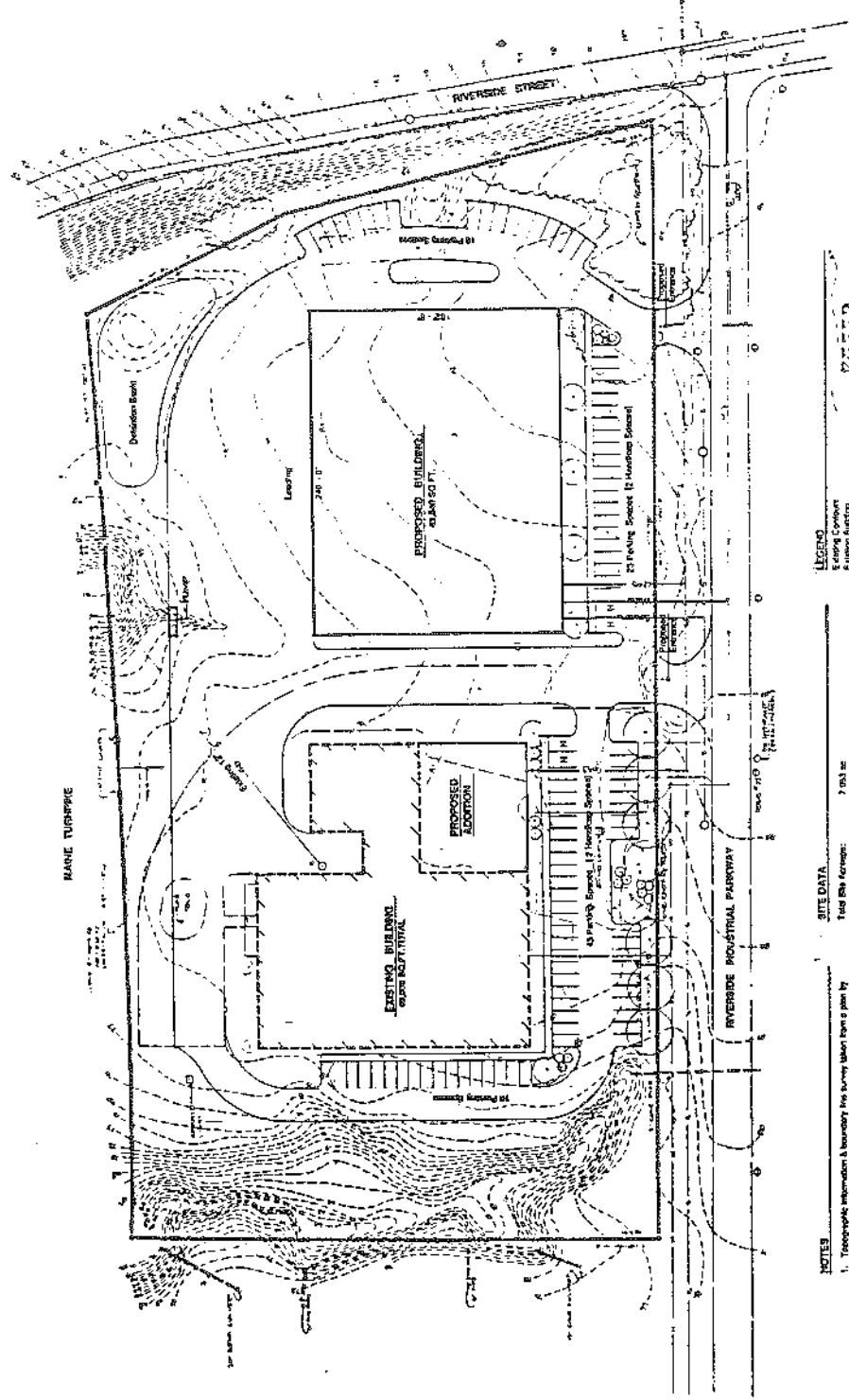
Attachment 2

OWNER:
PRO RIVERSIDE ASSOCIATES
FOR PLAND, MAINE 04111

ARCHITECT:
LABERGE ASSOCIATES
11 MITCHELL & ASSOCIATES
32 CENTER STREET
PORTLAND, MAINE 04101

ENGINEER:
DAVID H. COLLIER
21 STATE STREET
ORLANDO, MAINE 04054

DATE: SEPT. 21, 1988



LEGEND

Existing Building	Proposed Building
Existing Addition	Proposed Addition
Existing Parking	Proposed Parking
Existing Water Line	Proposed Water Line
Existing Sewer Line	Proposed Sewer Line
Existing Storm Line	Proposed Storm Line
Existing Gas Line	Proposed Gas Line
Existing Electric Line	Proposed Electric Line
Existing Telephone Line	Proposed Telephone Line
Existing Fences	Proposed Fences
Proposed Plant Material	

SITE DATA

Total Site Area:	7.03 ac
Lot Area:	1.7 ac (Industrial Park)
Minimum Building Setback:	Front: 25' Rear: 25' Side: 25'
Maximum Building Coverage:	Allowed: 35% Proposed: 27.3%
Maximum Floor Area Ratio:	Allowed: 100% Proposed: 51.7%
Maximum Building Height:	Allowed: 25' Proposed: 28' 4"
Total Parking:	Required: 100 Proposed: 150 (incl. 4 handicap)

- NOTES**
1. Topographic information & boundary line survey taken from a plan by Wade Engineering, 186 Payne Road, Scarborough, Maine, dated 2-1-88.
 2. Boundary line shown on lot, top of highest located @ rear edge of Proposed Industrial Parkway near C.A.P., Page 972.

MAINE TOWNSHIRE

RIVERSIDE INDUSTRIAL PARKWAY

RIVERSIDE STREET

PROPOSED BUILDING
43,448 SQ. FT.

EXISTING BUILDING
43,448 SQ. FT.

PROPOSED ADDITION

PROPOSED ADDITION

PROPOSED ADDITION

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MITCHELL & ASSOCIATES
LANDSCAPE ARCHITECTS

Attachment 3

September 22, 1988

Alex Jaegerman
Portland Planning Board
City Hall
Portland, Maine 04101

RE: 500 RIVERSIDE

Dear Mr. Jaegerman:

On behalf of 500 Riverside Associates of Portland, Maine, we are pleased to submit this *Sketch Plan* for review at the September 27th meeting. This plan has been prepared in compliance with the requirements of the City of Portland Land Use Regulations.

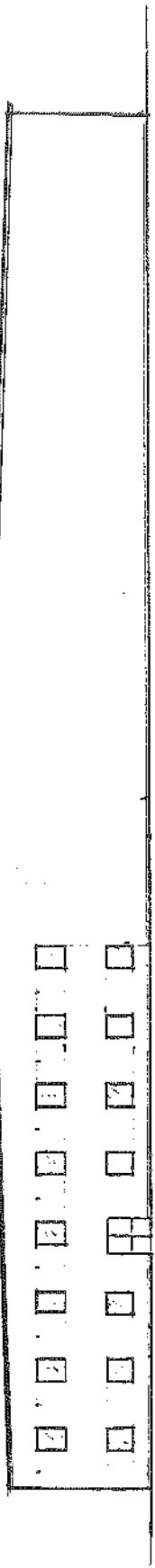
The proposed development is located in the Industrial Park Zone on a 7.053 acre parcel. The proposed development contains an addition to an existing building, a proposed building, and parking and loading for each structure.

We have enclosed three copies of the plan. Should you have any questions or need additional information, please don't hesitate to call.

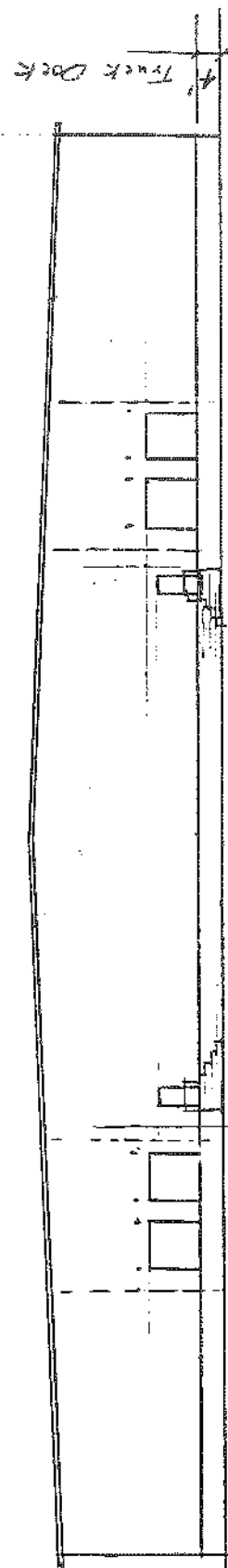
Sincerely;



S. Kay Young
Mitchell & Associates



East Elev.
Riverside Industrial Parkway

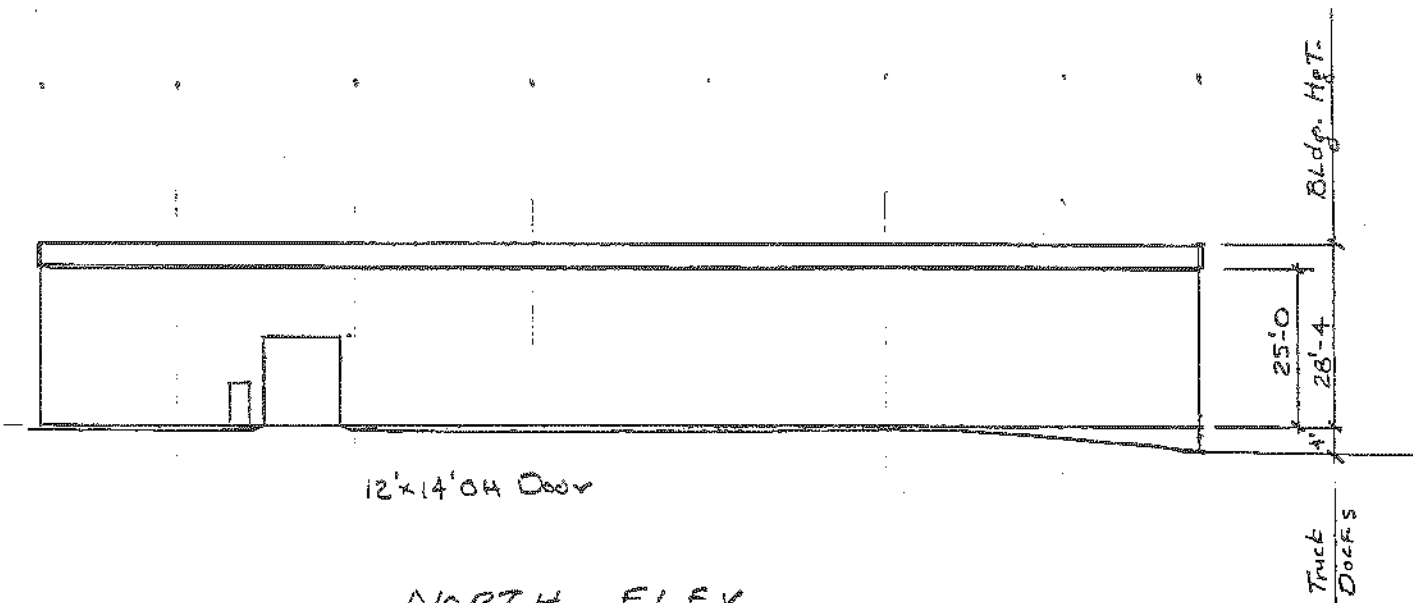


Attachment 4a
8'x9' OH DOORS
Scale 1" = 30'
West Elev.
Maine Turnpike

PROJECT 500 RIVERSIDE
500 Riverside Indus Pkwy
Portland Maine



DRAWN BY B
DATE 10/4/88
SHT. 1 OF 2



12'x14'04 Door

NORTH ELEV

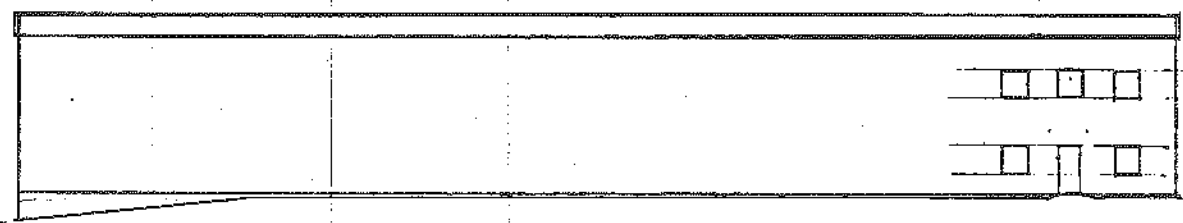
Riverside Street

BLDG. HGT.

25'-0"

28'-4"

Truck
Doors



SOUTH ELEV

Scale 1"=30'

PROJECT 500 RIVERSIDE
500 Riverside Indus. Bldg
Portland Maine



DRAWN BY EB
DATE 10/4/88
SHT. 2 OF 2



F. W. CUNNINGHAM and SONS

85 West Commercial St., P.O. Box 1140
Portland, Me. 04104

TRANSMITTAL

TO MAUREEN O'MEARA CITY HALL / PLANNING DEPT. PORTLAND, MAINE	DATE 7/27/89	PROJECT NO. 8931
	PROJECT 500 RIVERSIDE	

WE ENCLOSE THE FOLLOWING: _____ UNDER SEPARATE COVER WE ARE SENDING THE FOLLOWING:

COPIES	NUMBER	DESCRIPTION	CODE
7	SETS	SITE CONSTRUCTION PLANS	I

CODE:

- A FOR INITIAL APPROVAL
- B FOR FINAL APPROVAL
- C APPROVED AS NOTED - RESUBMISSION REQUIRED
- D APPROVED AS NOTED - RESUBMISSION NOT REQUIRED
- E DISAPPROVED - RESUBMIT
- F QUOTATION REQUESTED
- G APPROVED
- H FOR APPROVAL
- I AS REQUESTED OR REQUIRED
- J FOR USE IN ERECTION
- K LETTER FOLLOWS
- L FOR FIELD CHECK
- M FOR YOUR USE

N _____
O _____

REMARKS:

cc Steve Harris / w/ 1 set plans By Shawn Murphy



F. W. CUNNINGHAM and SONS

85 West Commercial St., P.O. Box 1140
Portland, Me. 04104

TRANSMITTAL

TO MAVREEN O'MEARA CITY HALL - PLANNING DEPT PORTLAND, MAINE	DATE 8/1/89	PROJECT NO. 8931
	PROJECT 500 RIVERSIDE	

WE ENCLOSE THE FOLLOWING: _____ UNDER SEPARATE COVER WE ARE SENDING THE FOLLOWING:

COPIES	NUMBER	DESCRIPTION	CODE
7	SETS	SITE CONSTRUCTION PLANS	I
		THIS REVISED SET CONTAINS CHANGES DISCUSSED AT PRECONSTRUCTION MEETING. PLEASE DISCARD SET TRANSMITTED 7/27/89.	

CODE:

- | | |
|---|----------------------------|
| A FOR INITIAL APPROVAL | H FOR APPROVAL |
| B FOR FINAL APPROVAL | I AS REQUESTED OR REQUIRED |
| C APPROVED AS NOTED - RESUBMISSION REQUIRED | J FOR USE IN ERECTION |
| D APPROVED AS NOTED - RESUBMISSION NOT REQUIRED | K LETTER FOLLOWS |
| E DISAPPROVED - RESUBMIT | L FOR FIELD CHECK |
| F QUOTATION REQUESTED | M FOR YOUR USE |
| G APPROVED | |

N _____

O _____

REMARKS:

cc Steve Harris / PPW

By Shaun Murphy

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

500 Riverside Industrial Parkway

JUN 31, 1989

Applicant
PO Box 406 DTS, Portland, Me 04112

Date

Mailing Address (Warehouse distribution)
New building and addition to existing building

500 Riverside Industrial Parkway

Address of Proposed Site

Proposed Use of Site
7.053 / Existing - 30,585 sq ft

370-A-3

Site Identifier(s) from Assessors Maps

Acres of Site / Ground Floor Coverage

I-P

Zoning of Proposed Site

Main Location Review (DEP) Required: () Yes () No

Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received) _____

Major Development — Requires Planning Board Approval: Review Initiated

Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN	
APPROVED	_____												
APPROVED CONDITIONALLY													CONDITIONS SPECIFIED BELOW
DISAPPROVED													

REASONS: _____

(Attach Separate Sheet if Necessary)

Maureen O'Meara 7/11/89
 SIGNATURE OF REVIEWING STAFF/DATE

CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451



PLANNING & URBAN DEVELOPMENT

JOSEPH E. GRAY, JR.
DIRECTOR

August 9, 1989

Ms. Tracy Hawkins
Vice President
Maine National Bank
400 Congress Street
P.O. Box 919
Portland, ME

Dear Ms. Hawkins:

Before the enclosed Letter of Credit can be accepted by the City of Portland, it is necessary that a cost estimate supporting the amount of \$227,000 be attached.

When this is accomplished, please return to me for the appropriate signatures.

Sincerely,

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

/jy



400 Congress Street
P.O. Box 919
Portland, Maine 04104
207-775-1000

August 7, 1989

*Please attach
cost estimate
before sending
to Finance.*

Mr. Joseph E. Gray, Jr., Director
Planning and Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

RE: Applicant: 500 Riverside Associates
500 Riverside Industrial Parkway; F W Cunningham & Sons
Irrevocable Letter of Credit No. 0311-2712850-301

Dear Mr. Gray:

Maine National Bank hereby issues its Irrevocable Letter of Credit for the account of F W Cunningham & Sons as Contractor, hereinafter referred to as The Contractor, in the name of City of Portland in the aggregate amount of \$227,200.00

The City of Portland may draw on the letter of credit by presentation of a sight draft at Maine National Bank's offices located at 400 Congress Street, Portland, Maine. Said draft shall be accompanied by an affidavit signed by the City of Portland's Director of Parks and Public Works or Director of Planning and Urban Development stating that The Contractor has failed to complete by October 7, 1989, at The Contractor's expense, the work on the roads and other public improvements as set forth in the attached schedule of Costs of Public Improvements. The Contractor's commencement of development shall not be a condition precedent to the City of Portland's ability to draw on this letter of credit.

In the event of Maine National Bank's dishonor of the City of Portland's sight draft and accompanying affidavit, Maine National Bank shall inform the City of Portland in writing of the reason or reasons therefor within three (3) working days of the dishonor.

The Contractor will notify the City of Portland for inspections.

After all work has been completed and inspected to the satisfaction of the Department of Public Works, including but not limited to, paving, landscaping and other required improvements, Maine National Bank shall be eligible to receive a reduction in its obligations hereunder equal to the estimated cost of improvements. In no case, however, shall the obligations of the Maine National Bank hereunder be reduced to an amount which is less than the estimated cost of completing all remaining prescribed improvements as determined by the Department of Public Works, as shown on the attached Schedule of Cost of Public Improvements.

This Letter of Credit will automatically expire on November 7, 1990 but may expire prior to this date when the City of Portland acknowledges in writing to Maine National Bank and The Contractor that said work as outlined has been completed in accordance with City of Portland specifications.



Joseph E. Gray, Jr., Director
Planning and Urban Development
Page Two
August 7, 1989

The total existing credit may be drawn upon by the City for any unapproved or unaccepted line items.

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

Very truly yours,

MAINE NATIONAL BANK

By: Tracy L. Hawkins
Its Duly Authorized Vice President

The City of Portland hereby accepts the providing of alternative security for The Contractor's obligations to be performed pursuant to Sections 14-501(a) and 14-526(k) of the Portland City Code.

Dated: _____ By: Joseph E. Gray, Jr.
Its Duly Authorized Director of
Planning and Urban Development

Seen and Agreed to:

F W. Cunningham & Sons
By: Robert K. Barton 8/7/89
Its President Date

500 Riverside Associates
By: Robert K. Barton 8/7/89
Partner Date

Approved per Section 14-501(a), Portland City Code
By: _____
Director of Finance Date

Approved per Section 14-501(a), Portland City Code
By: Natalie L. Burns 8/8/89
Corporation Counsel Date

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Jim C.

500 Riverside Industrial Parkway

9-27-88

Applicant
P. O. Box 406 D.S., Portland ME 04112

Date

Mailing Address both warehouse distribution
New Building and Addition to Existing Building

500 Riverside Industrial Parkway
Address of Proposed Site
379-A-3

Proposed Use of Site WAREHOUSE - 7,410 S.F.
7,053 S.F. 2007/3 New Bldg. - 43,840 S.F.

Site Identifier(s) from Assessors Maps
J-P

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site New Bldg. - 379-A-3

Site Location Review (DEP) Required: () Yes () No
Board of Appeals Action Required: () Yes () No
Planning Board Action Required: () Yes () No

Proposed Number of Floors 1
Total Floor Area New Bldg. 43,840 - 7,410

Other Comments: _____

Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW

10/3/88
(Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMASE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									
APPROVED CONDITIONALLY									CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

J. R. DeBorja

SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY



November 3, 1989

Mr. Alex Jaegerman
Chief Planner
City of Portland
389 Congress Street
Portland, ME 04101

500 RIVERSIDE

Dear Mr. Jaegerman:

It is my understanding that one of the requirements for site plan approval on this project was that the 100' x 100' storage enclosure on the turnpike side of the building be constructed using wooden stockade fencing.

The tenant, Bicknell Pools, is very concerned about the durability of the fence in this particular application. I believe that their concern is valid and that the interest of everyone concerned would be better served if a chain link fence is used. In addition to the frequent movement of materials in and around this area, snow removal will occur both inside and outside this particular fence subjecting it to conditions that, in my opinion, would greatly reduce the life expectancy of a wooden stockade fence. A chain link fence would stand a better chance of maintaining a decent appearance over a much longer period of time.

The enclosed photo shows a chain link fence at the rear of the Shop and Save in Yarmouth. The installation utilizes 1" x 1/4" PVC strips which are woven vertically into the mesh providing an effective screen and improving the appearance of the fence. The picture is taken from the inside of the fence since the shrubs on the opposite side, which would be the public view, would not allow a decent picture. The PVC strips, unlike the woven fabric commonly used for a similar purpose, is guaranteed for ten years against fading or breaking.

Please consider this a formal request to substitute a chain link fence, with PVC strip inserts, for the wooden stockade fence shown on the approved site plan. Since installation must take place fairly soon, I would appreciate a response by 11-10-89.


Shaun Murphy
Project Manager

Finance Department



Jel

Duane G. Kline
Director

CITY OF PORTLAND

December 28, 1989

Maine National Bank
400 Congress Street
P.O. Box 919
Portland, Maine 04104

Re: F.W. Cunningham, 500 Riverside St.
Irrevocable Letter of Credit #0311-2712850-301

Dear Sir:

This is to inform you that I am authorizing the release of \$204,480.00 from the above named letter of credit. This should leave a balance of \$22,720.00 for the completion of landscaping, fencing, pavement markings, and other miscellaneous siute plan requirements to be completed in the spring of 1990.

Please let me know if you require any further information.

Sincerely,

Kevin R. Markee

Kevin R. Markee
Assistant Director of Treasury

KRM.jlb

cc: Joseph Gray, Director of Planning and Urban Development
Paul Niehoff, Materials Engineer

CITY OF PORTLAND
MEMORANDUM

TO: Merl Leary, Planning/Urban Development
FROM: Paul Niehoff, Materials Engineer *PN*
DATE: December 14, 1989
SUBJECT: Temporary Certificate of Occupancy
for 500 Riverside Industrial Parkway

The contractor has agreed that the remaining site improvements will be completed by May 15, 1990; therefore, we can issue a temporary C.O. with May 15 as an expiration date. There are no major items that need attention at this time.

The contractor/owner must be made aware that, if the improvements and the posting of a 10% defect guarantee are not completed by May 15, 1990, then the City will utilize the performance guarantee to complete the work.

Please call if you have any questions.

PN/na

pc: R. Bruce Ringrose, City Engineer
Nancy Knauber, Engineering
✓ Maureen O'Meara, Planning/Urban Development

*M. O'Meara
Planning*

CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

August 24, 1989

RE: 500 Riverside Street

F. W. Cunningham & Sons
85 Commercial Street
P.O. Box 1140
Portland, Maine 04101

Dear Sir:

Your application to construct a new warehouse/office & warehouse addition has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter is met.

Site Plan Requirement

Inspection Services Approved William Giroux
Fire Department Approved LT. Wallace Garroway
Planning Approved Maureen O'Meara
Public Works Approved Steve Harris

Building & Fire Code Requirements

1. Sprinkler system plans to be submitted for review and approval by separate permit.
2. Office area to be separated from warehouse area by construction having at least 1 hour fire resistance with all openings therein protected by 3/4 hr. rated self closing fire doors.
3. An additional exit door to be provided as noted on plan or door #15.
4. Initiation of fire alarm system shall be by both the sprinkler system and manual pullstation. Occupant notification to be by horn/light appliances.
5. Emergency lighting to be provided to illuminate the path of travel to the exits.
6. Exits and the path of travel to the exits to be marked with illuminated exit signs.

Please read and implement items 1 and 11 of attached building permit report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses
Chief of Inspection Services

/el

cc: Ms. M. O'Meara, Planner
William Giroux, Zoning Codes Enforcement Officer
LT. Garroway, Fire Prevention Bureau
Steve Harris, Portland Public Works
P. Niehoff, Portland Public Works

BUILDING PERMIT REPORT

ADDRESS: 500 Riverside St.

DATE: 24/Aug/89

REASON FOR PERMIT: warehouse / office

BUILDING OWNER: 500 Riverside Associates

CONTRACTOR: F. N. Cunningham & Sons

PERMIT APPLICANT: "

APPROVED: *11 *1 ~~DENIED~~

CONDITION OF APPROVAL OR DENIAL:

- * 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) 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.
- 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- 6.) 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 opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- 7.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite of sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Alexander Jaegerman, Chief Planner

FROM: Michael O'Sullivan, Development Review Coordinator

DATE: August 16, 1995

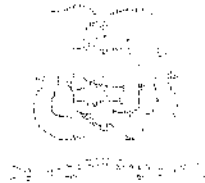
SUBJECT: Riverside Industrial Way Traffic Signal Money

1. My search of the Riverside Industrial Way Traffic Signal Money issue has yielded the following:
 - A) Five (5) projects were supposed to contribute \$5,000 to place a new traffic signal at the Riverside Industrial Way/Forest Avenue intersection.
 1. Booth/333-359 Riverside Industrial Parkway
Approval Date: November 4, 1993
 2. Durastone/66 Milliken Street
Approval Date: November 12, 1993
 3. Supervalu/56 Milliken Street
Approval Date: July 12, 1994
 4. I & R Associates/112-132 Riverside Industrial Parkway
Approval Date: August 24, 1994
 5. Government Employees Federal Credit Union/24-110 Riverside Industrial Parkway
Approval Date: December 13, 1994
 - B) An account for this money was set up by Mary Conroy in the Finance Department in February of 1995. This account number is 95-332-31-05-01.
 - C) This account only contains \$5,000. This \$5,000 was contributed by Mr. John Blackman for the I & R project. His check was dated December 27, 1994. Kandi Talbot found this check in February of 1995 in the Planning Department file and turned it over to Mary Conroy.

2. A summary of each project is as follows:

- A) Booth; 333-359 Riverside Industrial Parkway. The \$5,000 was required as noted in enclosure #1. There was a \$30,000 performance guarantee for this project, but there is no evidence from the file that the \$5,000 was ever received by the City.
- B) Durastone; 60 Milliken Street. The applicant agreed to pay the \$5,000 contribution as noted in enclosure #2, 3 and 4. The money has not been submitted. This project is in default of their site plan approval, and enforcement measures are under consideration.
- C) Supervalu; 56 Milliken Street. I could not find an approval letter or the file for this project. The applicant has stated that the \$5,000 has been given to the City of Portland. I have not been able to locate this check as of yet.
- D) I & R; 112-132 Riverside Industrial Parkway. The \$5,000 was required as noted in enclosure #5. The money has been submitted.
- E) Government Employees Federal Credit Union. The applicant has agreed to pay the \$5,000 contribution. In the pre-construction meeting the applicant was notified that a Certificate of Occupancy would not be issued until the \$5,000 contribution was made.

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Mary Conroy, Traffic Engineer
Duane Kline, Director of Finance
Kathi Staples PE, City Engineer
File



CITY OF PORTLAND

August 24, 1994

Stephen Doe
Sebago Technics
12 Westbrook Common
P.O. Box 1339
Westbrook, ME 04098

Re: I and R Associates Site Plan Review
112-132 Riverside Industrial Parkway

Dear Mr. Doe:

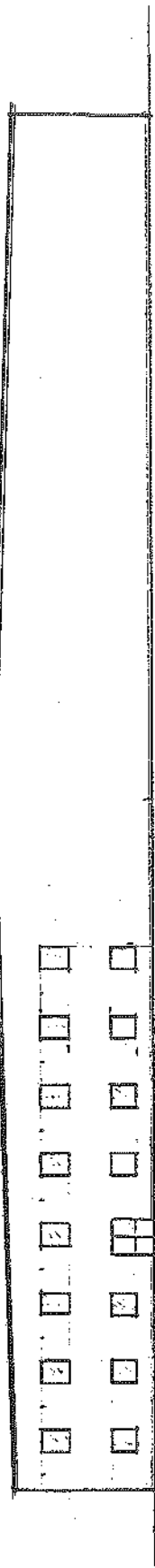
On August 23, 1994 the Portland Planning Authority granted minor site plan approval for a proposed 6,000 sq. ft. office/warehouse facility in the vicinity of 112-132 Riverside Industrial Parkway. The site plan is approved with the following conditions.

1. That a drainage maintenance agreement (see Attachment) shall be submitted to the Planning Department for review and approval.
2. Exterior signs, shall be subject to Planning Department review and approval.
3. That \$5,000 shall be paid to the City as this project's share of the Forest Avenue/Riverside Industrial Parkway traffic light improvement. This payment shall be paid prior to the issuance of a Certificate of Occupancy for the building and will be returned within five (5) years if the traffic signal is not installed.

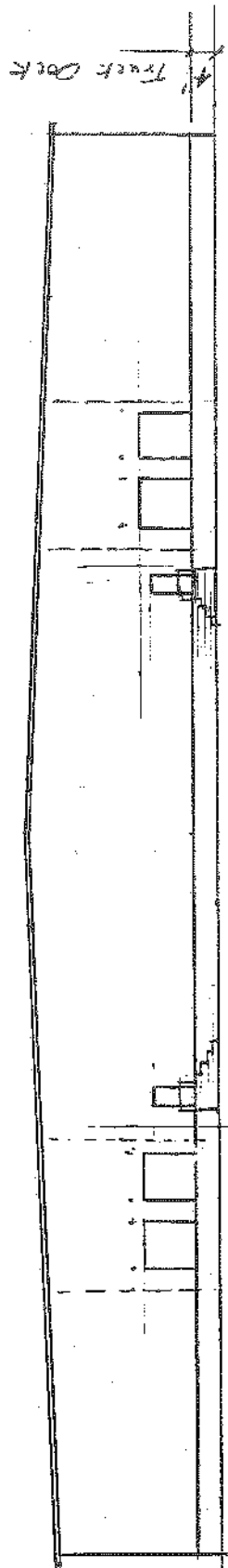
The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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.



EAST ELEV.



8'x9' OH DOORS

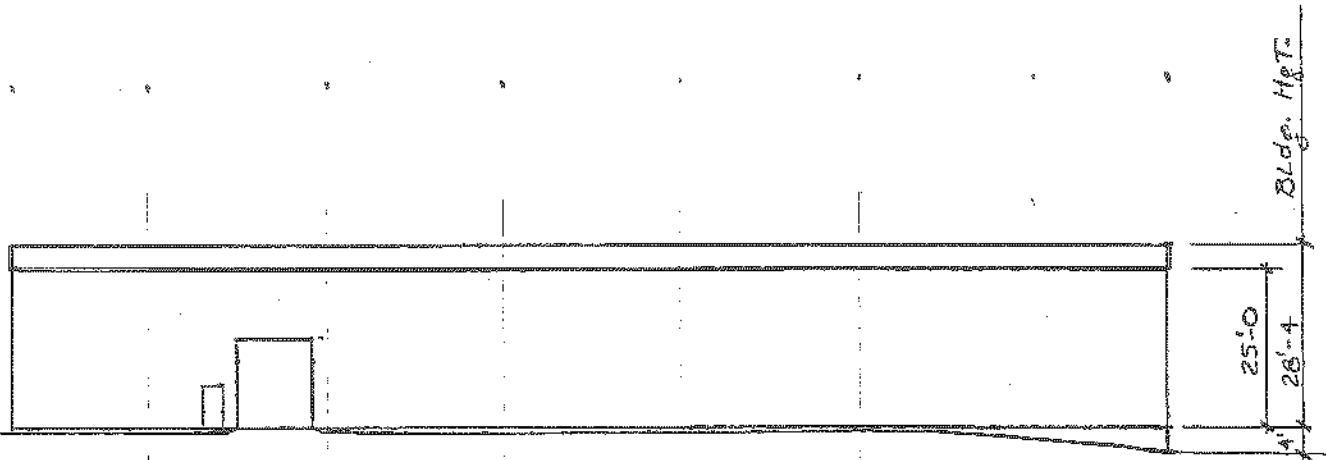
WEST ELEV.

Scale 1" = 30'

PROJECT 500 RIVERSIDE
500 Riverside Indus Pkwy
Portland Maine

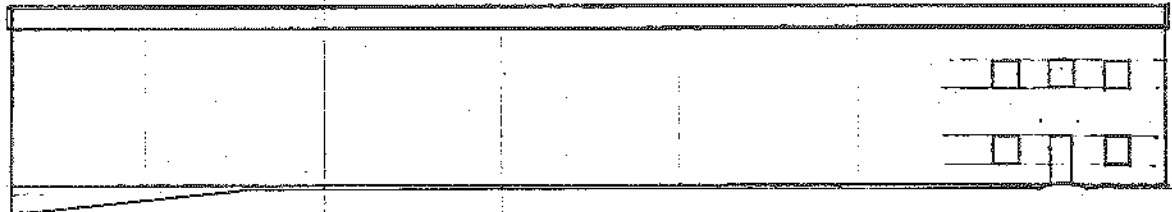


DRAWN BY B
 DATE 10/4/88
 SH. 1 OF 2



12'x14' OH Door

NORTH ELEV



SOUTH ELEV

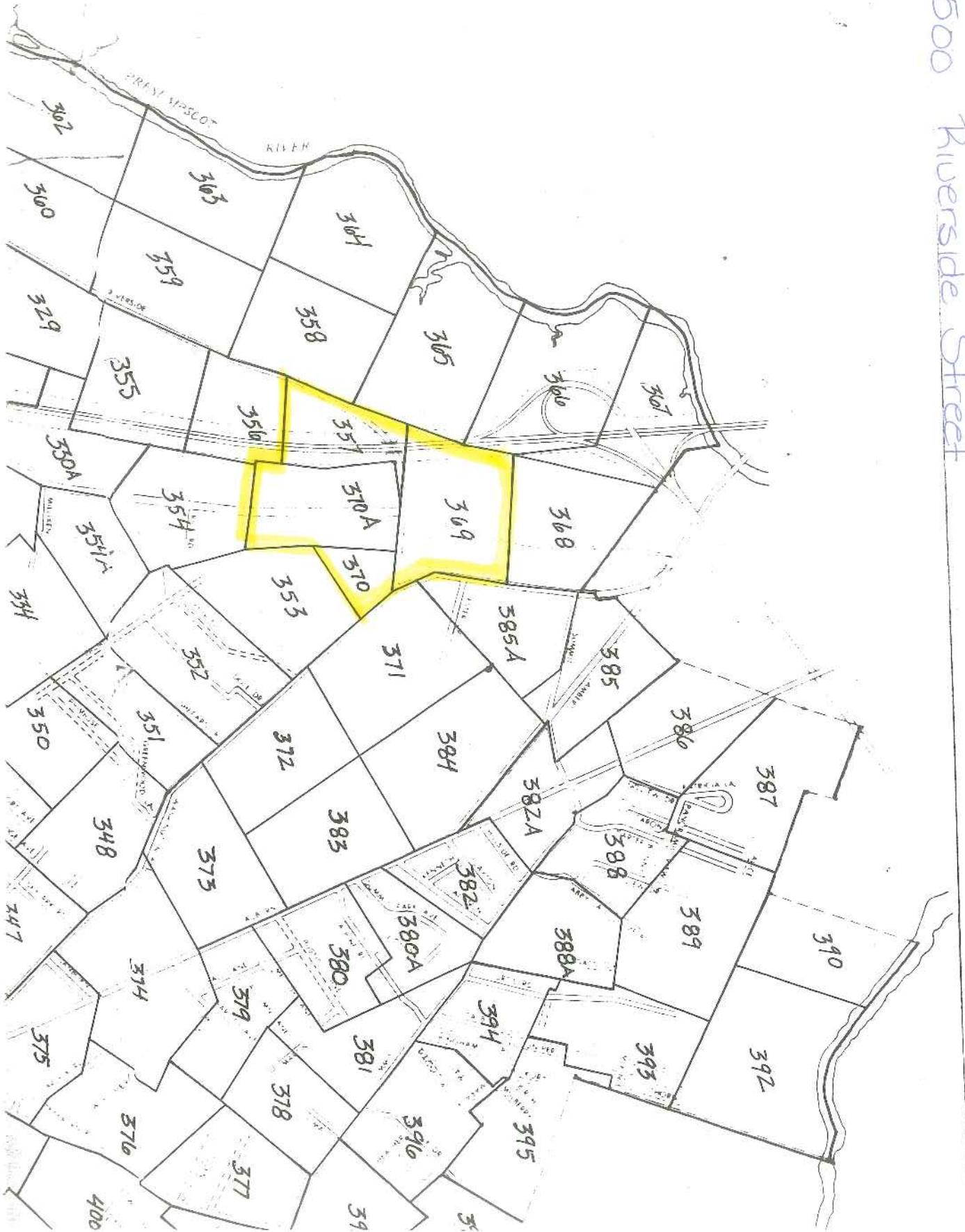
Scale 1"=30'

PROJECT 500 RIVERSIDE
500 Riverside Indus. Pkwy
Portland Maine



DRAWN BY TE
 DATE 10/4/88
 SHT. 2 OF 2

500 Riverside Street



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

TO: Dan Boutilier, Data Processing
FROM: Kandi Cote, Planning Technician
DATE: September 27, 1988
SUBJECT: Request for Labels

Please print two (2) sets of labels from the Assessor's Charts, for the following project. The labels are needed by September 30, 1988. Thank you.

PROJECT
500 Riverside Street

CHARTS

357
369
370
370A

J. Inclusion

Approved

500 Riverside Street

KATHLEEN R JOY JTS
57 ALLISON AVE
PORTLAND MAINE
570 - A-022 04103

MARGARET MILTON JR E
DUNHAM THOMAS
P O BOX 7485 DTS
PORTLAND ME
370A - A-014 04117

MARK FRANCIS X & LUCY
A JTS
71 ALLISON AVE
PORTLAND MAINE
370 - A-024 04103

MARTIN KEVIN J & JAYNE
L JTS
29 EMBROU ST APT 1
PORTLAND MAINE
370 - B-001 04103

MCKENZIE LORA R E
JOHN S JTS
1912 WASHINGTON AVE
PORTLAND ME
370 - A-010 04103

MILLIKEN BRUS INC
479 RIVERSIDE INDUS-
TRIAL PARKWAY
PORTLAND ME
370A - A-001 04103

MITCHELL ROBERT CO LUC
RIVERSIDE INDUST PKWY
PORTLAND ME
370A - B-001 04103

MOSCHETTO MARCUS E SR
& BEATRICE P JTS
4 BOOBY STREET
PORTLAND MAINE
370 - A-008 04102

NEUIS DONALD E & JOAN
N JTS
124 PROVIDENCE ST
PORTLAND MAINE
370 - A-031 04104

BARRETT R JIS 45 ALLISON AVE PORTLAND MAINE 570 - A-1128	04103	1910 WASHINGTON AVE PORTLAND ME 570 - A-0111	04103	ROBERTA STEVENSON CORP P O BOX 9482 PORTLAND MAINE 570 - B-0105	04104	500 Riverside St.
FRANCIS PHILIP C RUSTLE 1004 SOLIERS FIELD RD ROSDEN MA 509 - 2-0005	02135	DARWOOD KEAL ESTATE CO 989 CONGRESS ST P O BOX 4570 PORTLAND ME 570A-B-002	04112	SECO INC 222 AUBURN ST PORTLAND MAINE 570 - B-007	04103	
OLY COMPANY 170 US NTL L FALMOUTH MAINE 570 - A-026	04106	NAVSON ROBERT C 1308 ELM ST MANCHESTER NH 509 - H-009	03101	SALIH DOUGLAS S E CHRISTINE M JIS 1908 WASHINGTON AVE PORTLAND, MAINE 509 - A-016	04103	HARTEN RICHARD L L CAROLYN J 90 HIDDLE RD FALMOUTH ME 570 - B-003
JAMES NICHOLE R & HAROLD H DAVIS 4 BELLING KNIGHT RD WINDHAM MAINE 570 - A-006	04002	WELKING RON PARTNER- SHIP PO BOX 7257 DTS PORTLAND MAINE 570 - B-004	04112	SOLARI PETER C E CYNTHIA A JIS 79 CURTIS RD PORTLAND ME 570 - A-025	04103	WALLACE EARL R E ELAINE D OR SURY 1086 WASHINGTON AVE PORTLAND MAINE 570 - A-019
JURGEN BRUCE M E SHELLEY A JIS 1072 WASHINGTON AVE PORTLAND ME 570 - A-009	04102	ULPALNER SAMUEL P 1938 WASHINGTON AVE PORTLAND ME 509 - A-017	04103	STUDIVANT LAWRENCE J RR 1 BOX 564 MAPLES MAINE 570 - A-030	04055	BEAUTIFUL SAVIOR EVAN- GELICAL LUTHERAN CHURC H 1976 WASHINGTON AVE PORTLAND ME 509 - A-003
REICHER JOHN RANDOLPH 1079 WASHINGTON AVE PORTLAND, ME 570 - A-020	04103	UDONATO DENNIS A E MICHAELNE S JIS 1946 WASHINGTON AVE PORTLAND MAINE 509 - A-015	04103	SKALADESKI EDWARD E & PAOLA D JIS 1962 WASHINGTON AVE PORTLAND MAINE 570 - A-017	04103	
LAGRECCO C PAUL E ALICE A JIS 52 CEDAR RD WEST FALMOUTH ME 507 - C-005	04105	TRU HAUGRICE E MC BLDG SPECIALTIES CO 553 RIVERSIDE IND PKWY PORTLAND, MAINE 570A-B-004	04103	TELCO OF NEW ENGLAND FEDERAL CREDIT UNION 4 DAVIS FARM RD PORTLAND, MAINE 509 - A-019	04102	
BARBOUR SCOTT P C LORGE C JIS 1390 RIFERSIDE ST PORTLAND ME 507 - C-004	04103	UNION REALTY PARTNERS MAINE HARDWARE 274 ST JOHN ST PORTLAND ME 570A-A-002	04101	MAINE TOURIST AUTHORITY 450 RIVERSIDE ST PORTLAND MAINE 570A-A-013	04103	
LEIGHT GUY P A CHRISTINE I JIS 65 ALLISON AVE PORTLAND MAINE 570 - A-023	04103	UNITED REALTY PARTNERS MAINE HARDWARE 274 ST JOHN ST PORTLAND ME 570A-A-002	04101		04103	
ELL JO-ANNE 50 FRUIT HILL RD PORTLAND ME 570 - B-006	04103					

500 Riverside Street

KATHLEEN H JOY JFS
57 ALLISON AVE
PORTLAND MAINE
570 - A-022 09103

MARGARET HILTON JR E
DUNHAM THOMAS
20 FOX TARR DTS
PORTLAND ME
570A - A-019 09112

MAGA FRANCIS X E LUCY
R JFS
71 ALLISON AVE
PORTLAND MAINE
570 - A-024 09103

MARTIN KEVIN J & JAYNE
L JFS
29 LEMWOOD ST APT 2
PORTLAND MAINE
570 - R-061 09103

MORONEY LUNA R G
JOHN S JFS
1912 WASHINGTON AVE
PORTLAND ME
570 - A-010 09103

MULLIKEN BROS INC
474 RIVERSIDE INDUS-
TRIAL PARKWAY
PORTLAND ME
570A - B-001 09103

MITCHELL ROBERT CO INC
RIVERSIDE INDUSI PKWY
PORTLAND ME
570A - B-003 09103

MOSCHETTI MARCUS L SR
A DEARICE P JFS
E ASBOY STREET
PORTLAND MAINE
570 - A-009 09102

NEVIS DUVALD E & JOAN
N JFS
126 PROSPERANCE ST
PORTLAND MAINE
570 - A-031 09103

STREET IMPROVEMENTS FUND

On this date, 8/4/89, the City of Portland has received from 500 Riverside Associates, \$ 10,000. Said funds have been deposited with the City to satisfy a condition for (site plan/subdivision/PRUD) approval for the project known as 500 Riverside Associates. Said condition was outlined in the Planning Board's letter of approval dated July 11, 1989. Receipt of these funds fulfills this condition as outlined. Said funds shall be deposited in the Street Improvements Fund, Account # 90600-30-10-14 for access by the Public Works Department.


Duane G. Kline
Director of Finance

cc: William Bray, Traffic Engineer
Alexander Jaegerman, Chief Planner
George Flaherty, Director, Parks and Public Works

500 RIVERSIDE ASSOCIATES
P.O. BOX 406, D.T.S.
PORTLAND, ME 04112

189
August 3, 1989 52-7001/2112

PAY TO THE ORDER OF City of Portland \$ 10,000.00
Ten thousand dollars and no/100 DOLLARS



MEMO John Kline

⑆211270014⑆ 920022003250 0189

11)

Riverdale Ind. Plkwy @ Forest Ave

5,000 Douglas Bros. - paid (Sys also in this)

5,000 I+R ✓ paid

5,000 GECUM (paid granite sidewalk)

5,000 Envelopes Plus (paid grass curbed)

5,000 Super Value. (?) claimed they paid!

Ed. Booth

25,000

30,000 plus now 50,000

500 RIVERSIDE ASSOCIATES
AS OF 06/30/91

ASSETS	
CURRENT ASSETS:	
CASH	\$ 10,496.31
PHS ESCROW - PORTLAND	\$ 5,446.28
PHS LOAN RESERVE	\$ 51,100.00
CAPITAL CONTRIB. RECEIVABLE	\$ 5,484.00
TOTAL CURRENT ASSETS	\$ 72,526.59
PROPERTY & EQUIPMENT:	
LAND	\$ 370,391.22
BUILDINGS	\$ 1,925,865.34
LESS ACCUM. DEPRECIATION	\$ (158,599.79)
NET PROPERTY & EQUIPMENT	\$ 2,137,656.77
OTHER ASSETS:	
ORGANIZATIONAL COSTS, NET	\$ 793.20
FINANCING COSTS, NET	\$ 30,857.81
TOTAL OTHER ASSETS	\$ 30,851.10
TOTAL ASSETS	\$ 2,240,834.46
LIABILITIES AND PARTNERS' CAPITAL:	
CURRENT LIABILITIES:	
ACCRUED INTEREST	\$ 17,000.00
TOTAL CURRENT LIABILITIES	\$ 17,000.00
LONG-TERM DEBT:	
MORTGAGE PAYABLE - PHS	\$ 1,689,188.30
NOTE PAYABLE - FW CUNNINGHAM	\$ 470,000.00
ACC'D INTEREST - FW CUNNINGHAM	\$ 11,333.58
TOTAL LONG-TERM DEBT	\$ 2,170,521.88
TOTAL LIABILITIES	\$ 2,187,521.88
PARTNERS' CAPITAL:	
T. DUNHAM	\$ 37,647.53
R. BARTON	\$ 37,850.20
STAGE ISLAND, INC.	\$ 18,826.60
NET INCOME (LOSS) YTD	\$ (40,811.75)
TOTAL PARTNERS' CAPITAL	\$ 53,512.58
TOTAL LIABILITIES AND PARTNERS' CAPITAL	\$ 2,240,834.46

ESCROW FOR STREET IMPROVEMENT
From reallocation of Partnership into Barton - 72441
Dunker - 730

Closely Cash - apprais (Pestler) - paint - legal

People might amt for June (paid)

FWC accrual

CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101

(207) 775-5451

Soon keep this in my
Bartons 500 Riv. file -
B



PLANNING & URBAN DEVELOPMENT

JOSEPH E. GRAY, JR.
DIRECTOR

Tracy #
was
copied

July 21, 1989

Jack Weir
Morse, Payson & Noyes
P.O. Box 406
Portland, ME 04112

RE: 500 Riverside Site Plan

Dear Mr. Weir:

At your office's request, I have enclosed 2 forms you will need to comply with required street improvements for the above Site Plan approval. The escrow account form should be used to establish an account in the amount of \$5,000 for a traffic signal at the Forest/Riverside Industrial Parkway Intersection. The account should expire in 5 years and the balance returned to the applicant if not used by the City in the 5-year period.

The street improvements fund form should be used to document a \$10,000 contribution to street improvements on Riverside Street. The amount is based on the cost of installing granite curbing along the Riverside Street frontage. If the City does not use the \$10,000 on Riverside Street improvements (generally), then it will be returned to the applicant.

Also enclosed is an unsigned Planning Board approval letter which specified the outstanding conditions and procedures to be met before a building permit review begins. I will need a revised plan that shows the slope changes and includes the note regarding site plan alterations. I will check with the City Arborist regarding approval of the landscaping plan. Once you have revised the site plan, please submit a copy to me. If the revisions are approved, I will need 4 sets of the final plans.

Once I have the final sets of plans, the above escrow accounts, and the performance guarantee, I will forward your project to the Building Inspections office.

Please let me know if you have any questions

Sincerely,

Maureen O'Meara

Maureen O'Meara
Senior Planner

Post-It™ brand fax transmittal memo 7671		# of pages > 1
To	Tom Dunham	From
Co.	and	Co.
Dept.	Jack Weir	Phone #
Fax #		Fax #

Let's talk

- cc: Alexander Jaegerman, Chief
- William Bray, City Traffic
- Steve Harris, Planning Engineer
- Paul Niehoff, Materials Engineer
- P. Samuel Hoffses, Chief of Building Inspections
- John Mitchell, Mitchell & Associates

LETTER OF TRANSMITTAL

Planning Division
Department of Planning and
Urban Development
Room 211 City Hall
389 Congress Street
Portland, Maine 04101

Date: 3/16/89
Staff Person: C. Mirra

Phone : (207)874-8300, ext. _____

To: Diane Kline
Finance Director

Project Reference: 500 Riverside

We are sending you:

- enclosed
- under separate cover
- available for pick-up

For Your:

- information as requested
- review and comment
- information and use
- other: _____

Copies	Document Date	Description
<u>1</u>	<u>3/3/89</u>	<u>check #1896 (\$10,000) for Riverside St.</u>
<u>1</u>	<u>3/4/89</u>	<u>escrow Hict \$5,000 for T. signal</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Remarks: _____

cc: _____

LETTER OF TRANSMITTAL

Planning Division
Department of Planning and
Urban Development
Room 211 City Hall
389 Congress Street
Portland, Maine 04101

Date: _____
Staff Person: C. McAvay

Phone : (207)874-8300, ext. _____

To: Paul Niehoff

PPW

Project Reference: 500 Riverside

We are sending you:

enclosed
 under separate cover
 available for pick-up

For Your:

information as requested
 review and comment
 information and use
 other: _____

Copies	Document Date	Description
<u>2</u>	<u>7/11/89</u>	<u>Approved Plans</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Remarks: _____

cc: _____

500 RIVERSIDE ASSOCIATES
AS OF 06/30/91

ASSETS

CURRENT ASSETS:

CASH	\$	10,496.31
PHB ESCROW - PORTLAND		5,446.28
PHB LOAN RESERVE		51,100.00
CAPITAL CONTRIB. RECEIVABLE		5,484.00

ESCROW FOR STREET IMPROVEMENT

From reallocation of Partnership int'l
Barton - 72448
Dunham - 7303

TOTAL CURRENT ASSETS

PROPERTY & EQUIPMENT:

LAND	\$	370,391.22
BUILDINGS		1,925,665.34
LESS ACCUM DEPRECIATION		(158,599.79)

NET PROPERTY & EQUIPMENT

OTHER ASSETS:

ORGANIZATIONAL COSTS, NET	\$	793.29
FINANCING COSTS, NET		30,057.81

Closely Corp - appraisals
(People) - paints
- legal

TOTAL OTHER ASSETS

TOTAL ASSETS

LIABILITIES AND PARTNERS' CAPITAL

CURRENT LIABILITIES:

ACCRUED INTEREST	\$	17,000.00
------------------	----	-----------

People might pay for June (paid)

TOTAL CURRENT LIABILITIES

LONG-TERM DEBT:

MORTGAGE PAYABLE - PHB	\$	1,689,188.30
NOTE PAYABLE - FW CUNNINGHAM		470,000.00
ACC'D INTEREST - FW CUNNINGHAM		11,333.58

FWC accrual

TOTAL LONG-TERM DEBT

TOTAL LIABILITIES

PARTNERS' CAPITAL:

T DUNHAM	\$	37,642.53
R BARTON		37,650.20
STAGE ISLAND, INC.		18,826.60
NET INCOME (LOSS) YTD		(40,811.75)

TOTAL PARTNERS' CAPITAL

TOTAL LIABILITIES AND PARTNERS' CAPITAL

	\$	2,240,834.46
--	----	--------------

129092

Invoice Date	Vendor no.	Department no.	Purchase Order	Invoice	Gross amount	Discount/Credit	Net Amount
04-11-2001		Public Works		NI 03/20/01	****5,000.00		****5,000.00
	3590	ENVELOPE PLUS, INC.			\$*****5,000.00		\$*****5,000.00

ENVELOPE PLUS, INC.
 100 RIVERSIDE INDUSTRIAL PARKWAY
 PORTLAND ME 04103-1414

04-13-2001

ENVELOPE PLUS, INC.
 100 RIVERSIDE INDUSTRIAL PARKWAY
 PORTLAND ME 04103-1414

\$*****5,000.00



100 Riverside Industrial Parkway
Portland, ME 04103-1414

Tel. 207-797-0092 Fax 207-797-0746

March 20, 2001

Bill Bray
City of Portland
Department of Public Works
55 Portland Street
Portland, Maine 04103

RE: Properties Plus Impact Fee Refund

Dear Mr. Bray:

Five years ago today, we issued a check (#4368 - Envelopes Plus, Inc.) payable to the City of Portland in the amount of \$5000.00 as an impact fee for 100 Riverside Industrial Parkway to fund the installation of the traffic light at the intersection of Riverside Industrial Parkway and Forest Avenue. We were told that if the City did not install a traffic light within five years, the monies would be refunded. As there is no traffic light at the intersection, we are now requesting that refund.

Enclosed please find:

1. Copy of Certificate of Occupancy
2. Copy of Cancelled check
3. Copy of note of conversation with Candy in Planning Office 2/20/96

Our Thanks in advance for your help on this matter.

Respectfully,

Sam Sivovlos
Envelopes Plus, Inc./Properties Plus, Inc.

*ok to
reimburse
K. Bray
3/30/01*



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 100 Riverside St (328-B-006/007)

Issued to Properties Plus

Date of Issue 30 October 1996

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 951275, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Printing & Distribution

Limiting Conditions:

This certificate supersedes certificate issued 22 March 1996

Approved:

10/30/96
(Date)

Inspector

Jackie Perle, M.D.
22 MARCH

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

Inspector of Buildings

Reading Office
Mr. Candy Street
389 Congress Street

Portland, ME 04101

\$ 5.00

PAID
3 20
13 58

Mail 2/20/70

Admin. Exp.
Assessment for subscribers



Installation & Reconfiguration

December 28, 1999

Bill Bray
City of Portland
Department of Public Works
55 Portland Street
Portland, ME 04103

RE: I&R Associates Impact Fee Refund

Dear Mr. Bray,

Thank you for taking the time today to chat with me regarding the return of our impact fee. As I may have stated, I can not believe that five (5) years have passed since we built this building.

Enclosed please find the items you had requested.

1. Copy of the Certificate of Occupancy
2. Copy of receipt from the Planning Department
3. Copy of canceled check


The original copy of the Certificate of Occupancy is currently framed in glass and hanging in my office. That is the reason for the poor quality of the copy. Some of the information, which you may not be able to read, is:

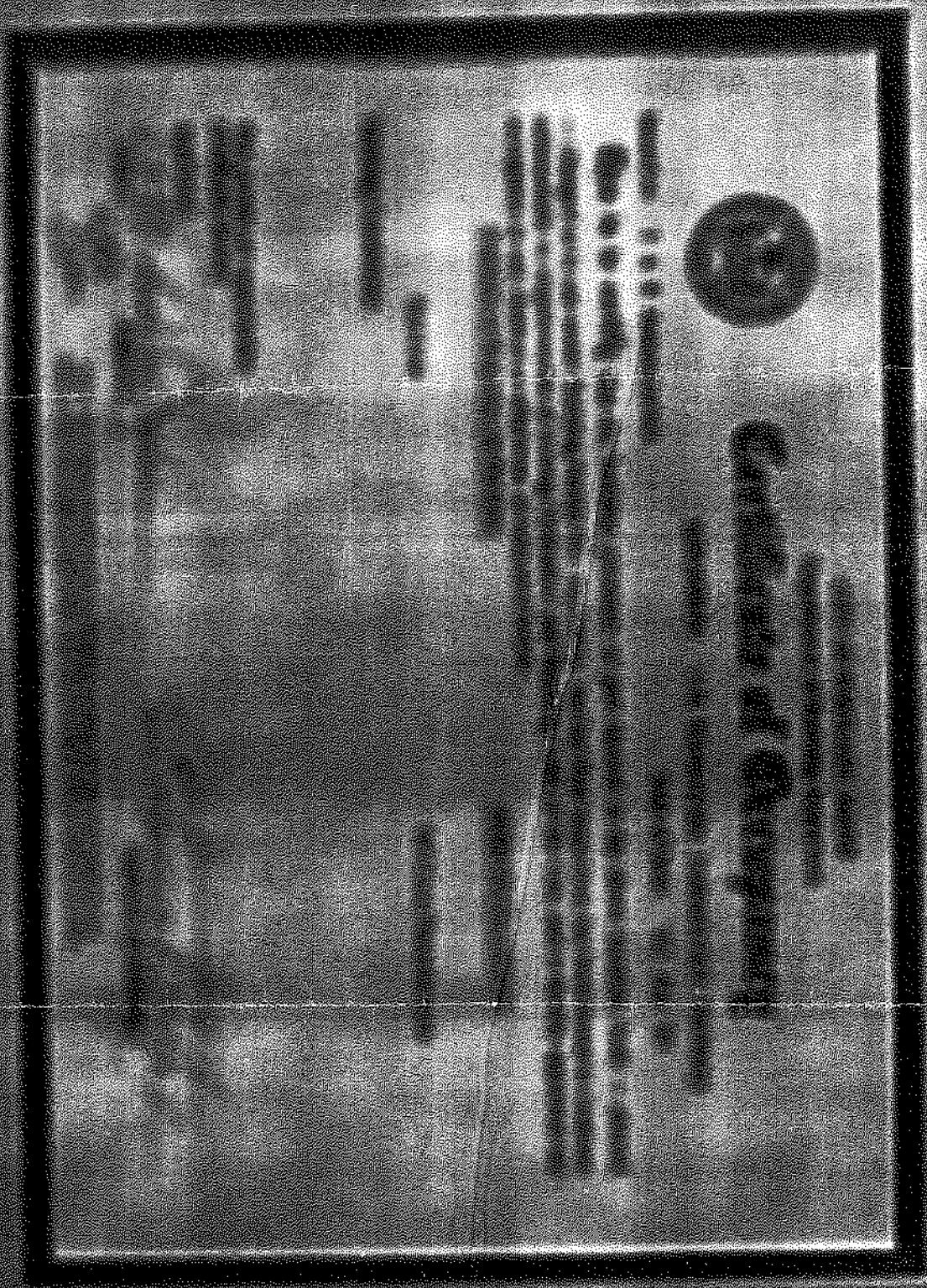
- | | |
|------------------------|--------------------|
| A. Date of issue | 03 Jan 95 |
| B. Portion of Building | Entire |
| C. Building Permit # | 94 / 0954 |
| D. Approved Occupancy | Office / Warehouse |

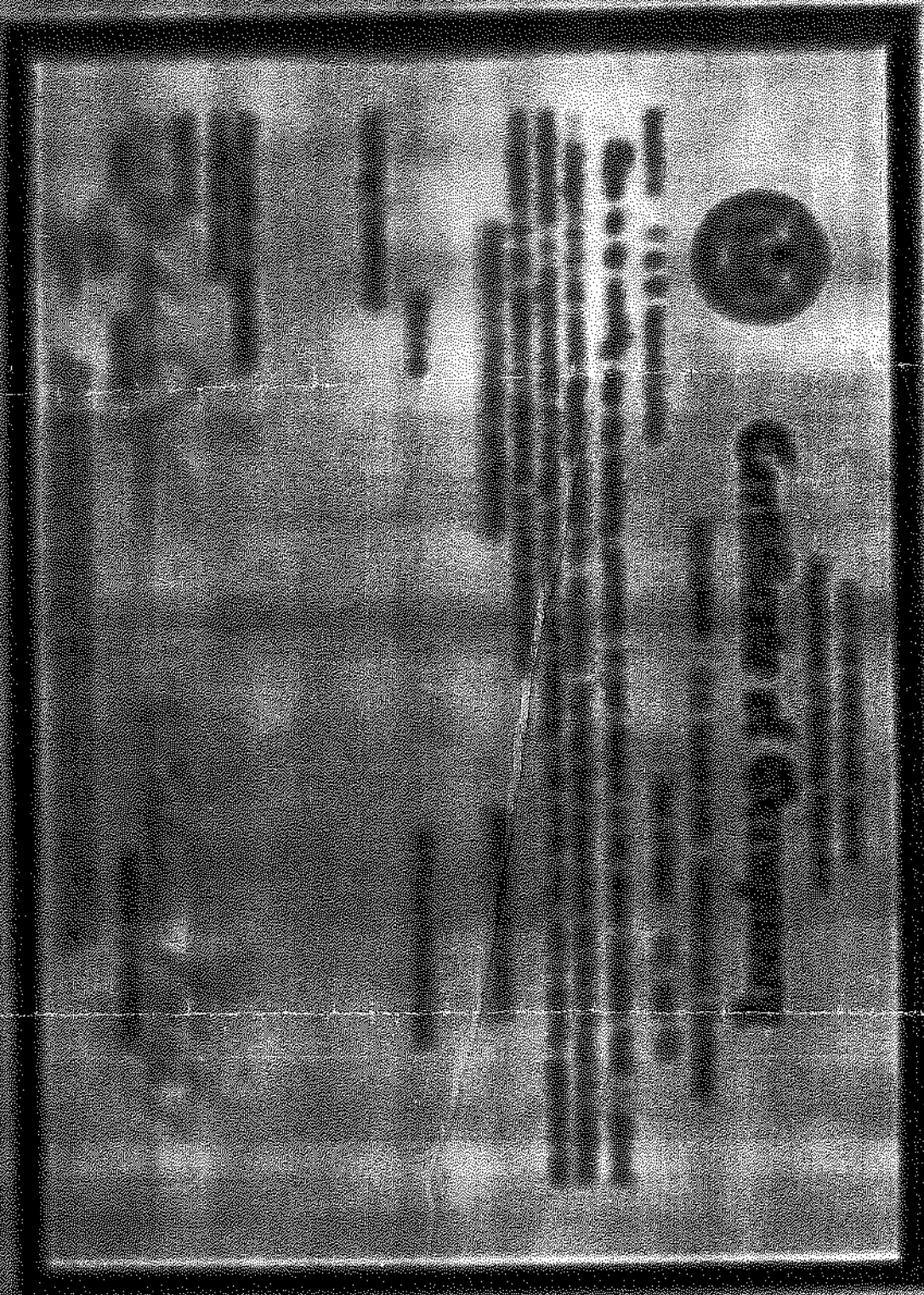
If you need the original, I can provide this for you. If you need anything else, please feel free to call me at any time.

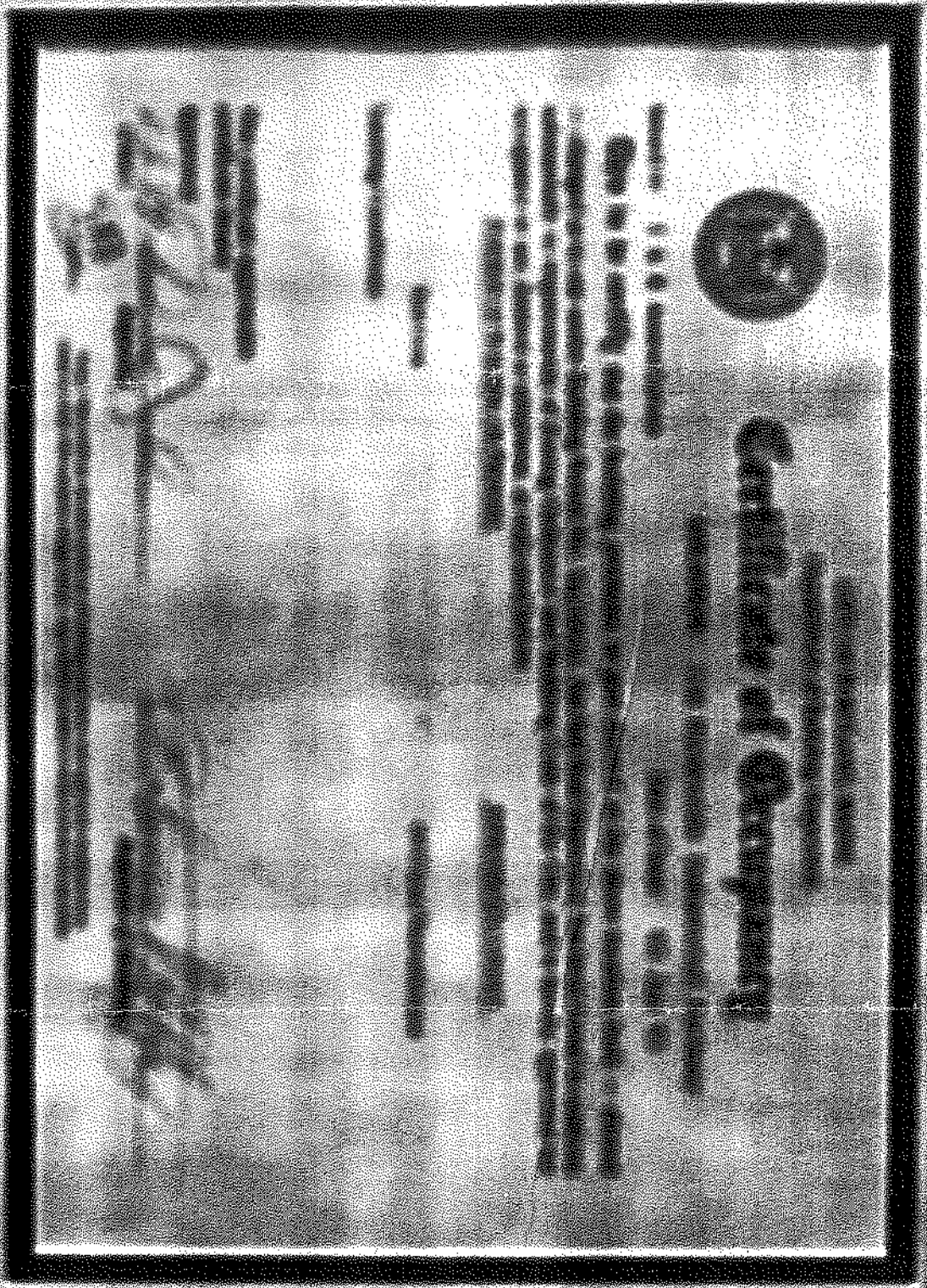
My thanks in advance for your help on this matter.

Sincerely,


Chris Backman
I&R Associates







JOHN E. BACKMAN
ELIZABETH BACKMAN
39 LOONDR.
TOPSHAM, ME. 04086

189

52-2/112

Dec 27 1994

FOR DEPOSIT ONLY
TO THE CREDIT OF

CITY OF PORTLAND
CASCO BANK
CITY OF PORTLAND
CASCO BANK

Pay to the
order of

City of Portland
Five Thousand

\$ 5000.00

CASCO NORTHERN BANK, N.A.
SCARBOROUGH, MAINE 04074
BANK OF BOSTON COMPANY

Street Light

[Signature]

011200022 0189 0000500000

011200022 003 03/10/95

From: William Bray
To: Alex Jaegerman
Date: Fri, Jan 14, 2000 6:52 AM
Subject: I and R Associates

Alex, Chris Backman from I and R has sent me a letter asking the City to reimburse the \$5,000 that they were required to escrow in 1994 for the development of their project on Riverside Industrial Parkway. He has provided all of the documentation for my review. Unsure of the Planning Boards actual condition of approval I am unsure what to do. Please let me know asap. He is bugging me daily .
Thanks, Bill

CC: Betsy Beety, Cathy Williams, Ellen Sanborn, Joe...

City of Portland Planning Department

389 Congress Street, 4th Floor
Portland, ME 04101
207-874-8721 or 207-874-8719
Fax: 207-756-8258

FAX TRANSMISSION COVER SHEET

Date: _____

To: Bill Rowley

Company: PPW

Fax #: 874-8816

From: Jennifer Dawn

RE: _____

Here are a couple
of approval letters that
I found in the file in
reference to Star Ave.

YOU SHOULD RECEIVE 5 PAGE(S),
INCLUDING THIS COVER SHEET.
IF YOU DO NOT RECEIVE ALL THE PAGES,
PLEASE CALL 207-874-8721 OR 207-874-8719.

Planning & Urban Development

Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 24, 1994

Stephen Doe
Sebago Technics
12 Westbrook Common
P.O. Box 1339
Westbrook, ME 04098Re: I and R Associates Site Plan Review
112-132 Riverside Industrial Parkway

Dear Mr. Doe:

On August 23, 1994 the Portland Planning Authority granted minor site plan approval for a proposed 6,000 sq. ft. office/warehouse facility in the vicinity of 112-132 Riverside Industrial Parkway. The site plan is approved with the following conditions.

1. That a drainage maintenance agreement (see Attachment) shall be submitted to the Planning Department for review and approval.
2. Exterior signs, shall be subject to Planning Department review and approval.
3. That \$5,000 shall be paid to the City as this project's share of the Forest Avenue/Riverside Industrial Parkway traffic light improvement. This payment shall be paid prior to the issuance of a Certificate of Occupancy for the building and will be returned within five (5) years if the traffic signal is not installed.

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.

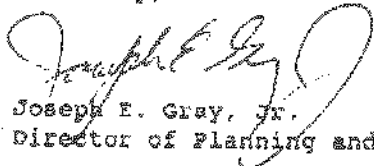
Please note the following provisions and requirements for all site plan approvals:

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 a building permit can be issued.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

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
Richard Knowland, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathy Staples, Project Engineer, Parks and Public Works
William Bray, Deputy Director of Parks and Public Works
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougal, Fire Prevention
Mary Gresik, Building Permit Secretary
Approval Letter File

Planning & Urban Development

Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 3, 1996

Mr. Stephen Doe
Sebago Technics
12 Westbrook Common
Westbrook, ME 04098-1339

RE: I and R Associates, 220 Riverside Industrial Parkway

Dear Mr. Doe:

On March 29, 1996 the Portland Planning Authority granted minor site plan approval for a 3,990 sq. ft. addition to the existing I & R building at 220 Riverside Industrial Parkway. The approval is subject to the following conditions:

1. Vegetation shall be re-established as necessary in the vicinity of the I & R driveway culvert. The applicant shall also regrade the drainage swale in this area if required by the Development Review Coordinator. Note this does not include areas disturbed by the Portland Water District.

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:

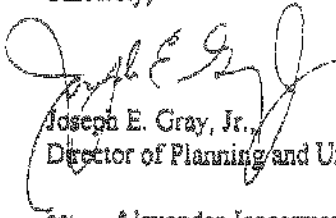
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant 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.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

O:\PLANDEV\REV\PROJECTS\220R\RSID\PAAPPLTR.WPD

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 Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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
Richard Knowland, Senior Planner
James Seymour, Acting Development Review Coordinator
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples PE, City Engineer
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
Approval Letter File

From: Elien Sanborn
To: Bray, William, Jaegerman , Alex
Date: Tue, Jan 18, 2000 12:26 PM
Subject: Re: I and R Associates

I know where the money is for this, and I'm willing to tell the highest bidder!!!

We actually collected \$10,000 for this project; \$5,000 from Mr. Blackman, and \$5,000 from Envelopes Plus, whoever they are. My guess is we owe them both money.

Refunds should be charged to 242-3100-341-0000, PW0009, and will probably have to be done on a "yellow" slip, as I don't believe HTE will allow you to charge to a revenue account on a requisition.

>>> Alex Jaegerman 01/14 5:00 PM >>>

You know the history of these ill-fated \$5,000 exactions. I'll ask Jennifer Dorr to research the file for the documentation, or you could perhaps send me a copy of the documentation they provided. Jennifer, please locate the approval letter which should spell out the precise condition of approval for this. Assuming we haven't spent it after 5 years, I guess they are entitled to it back. Are we planning to put a signal in at Forest and Riverside Industrial Parkway? Eventually I guess.

>>> William Bray 01/14 6:52 AM >>>

Alex, Chris Backman from I and R has sent me a letter asking the City to reimburse the \$5,000 that they were required to escrow in 1994 for the development of their project on Riverside Industrial Parkway. He has provided all of the documentation for my review. Unsure of the Planning Board's actual condition of approval I am unsure what to do. Please let me know asap. He is bugging me daily .
Thanks, Bill

CC: Beety, Betsy, Dorr, Jennifer, Gray , Joe, Knowl...



CITY OF PORTLAND

April 22, 1996

Arthur R. Dubois
Vice President & General Manager
Douglas Brothers Div.
Robert Mitchell Co., Inc.
475 Riverside Industrial Parkway
P.O. Box 2008
Portland, ME 04104

Re: Forest Avenue/Riverside Industrial Parkway Intersection Project

Dear Mr. Dubois:

I am responding to the letter you wrote Mr. Gray in March regarding your contribution to the Forest Avenue/Riverside Industrial Parkway intersection project.

Since 1991, we have received a number of contributions to the intersection project and the project is now underway. This project just went through the design phase and is presently being sent out to bid for the engineering phase.

If you have any questions, please do not hesitate to contact this office or Mary Conroy, the Traffic Engineer who is in charge of the signal project. Please also accept my apologies for the delay in responding to your initial inquiry.

Sincerely,

A handwritten signature in cursive script that reads "Alexander Jaegerman".

Alexander Jaegerman
Chief Planner

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
✓ Kandice Talbot, Planning Technician
Mary Conroy, Traffic Engineer
Robert B. Ganley, City Manager

O:\PLAN\CORRESP\KAND\LETTERS\DOUG4-7.WPD



CITY OF PORTLAND

January 7, 1999

Mr. Arthur R. Dubois, Vice-President and General Manager
Douglas Brothers
475 Riverside Industrial Parkway
P. O. Box 2008
Portland ME 04104

Dear Mr. Dubois:

This letter is in response to your letter to Bob Ganley regarding your contribution to the Riverside Industrial Parkway/Forest Avenue intersection traffic light.

The proposed traffic light project has taken longer than expected. As development projects occurred along Riverside Industrial Parkway, we requested \$5,000 from each developer as a contribution towards financing the traffic light. I believe most or all of them had a five (5)-year window within which the contribution would be returned if the project was not initiated. Since your contribution was given over five years ago, we will process a refund to you.

This phased financing was originally viewed as a creative way to expedite the installation of a traffic light, because of the long list of other competing roadway improvements needed in the city.

As this project has taken longer than expected, and the project cost of the traffic light is more than we anticipated, we have applied for Maine Department of Transportation funding to complete the project. We anticipate getting funding in 1999, with the traffic light installed in the year 2000 or 2001.

Should you have any questions on this letter, please call me.

Sincerely,

Alexander Jaegerman
Chief Planner

cc: Robert B. Ganley, City Manager
Joseph E. Gray, Jr., Director of Planning and Urban Development
William Bray, Director of Public Works
Larry Ash, City Traffic Engineer

O:\PLAN\CORRESP\RICKLETTERS\DOUGBROS.LEC



CITY OF PORTLAND, MAINE
KEEP THIS EARNINGS STATEMENT

049282

Invoice Date	Vendor no.	Department no.	Purchase Order	Invoice	Gross amount	Discount/Credit	Net Amount
01-20-1999		Finance		N I	****5,000.00		****5,000.00
	3590	DOUGLAS BROTHERS			\$*****5,000.00		\$*****5,000.00

street printing (603) 352-3663

DOUGLAS BROTHERS
ATT: ARTHUR DUBOIS,
GENERAL MANAGER
P O BOX 2008
PORTLAND ME 04104-2008

	CITY OF PORTLAND		52-7445 2112
	PORTLAND, MAINE		049282
		VOID IF NOT PRESENTED NINETY DAYS FROM DATE	
TO THE ORDER OF:		DATE	01-21-1999
DOUGLAS BROTHERS ATT: ARTHUR DUBOIS, GENERAL MANAGER P O BOX 2008 PORTLAND ME 04104-2008		PAY EXACTLY	\$*****5,000.00
 AUTHORIZED SIGNATURE		FACSIMILE SIGNATURE NOT AUTHORIZED OVER FIVE THOUSAND DOLLARS	
PEOPLES HERITAGE BANK PORTLAND, MAINE			

⑈049282⑈ ⑆211274450⑆ 0296 52692⑈

ENVELOPES PLUS, INC.

4368

REFERENCE NO.	DESCRIPTION	INVOICE DATE	INVOICE AMOUNT	DISCOUNT TAKEN	AMOUNT PAID
	Assessment for traffic light				5,000.00
CHECK DATE	CHECK NO.	PAYEE	DISCOUNTS TAKEN	CHECK AMOUNT	
3/20/96	4368	City of Portland		\$5,000.00	

ENVELOPES PLUS, INC.
 PH 207-797-0092
 400 RIVERSIDE ST
 PORTLAND, ME 04103

MAINE BANK & TRUST
 PORTLAND, ME
 52-150/112

Memo:

Five Thousand and 0/100 Dollars

4368

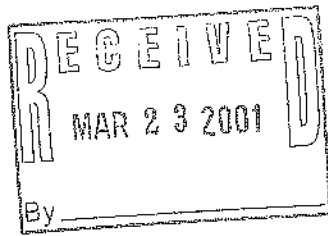
CHECK NO. 4368
 DATE Mar 20, 1996
 AMOUNT *****\$5,000.00

PAY TO THE ORDER OF
 City of Portland
 Planning Office
 389 Congress Street
 Portland, ME 04101

⑈004368⑈ ⑆011206500⑆ 0051089 0⑈

Thomas E. French
 AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAIL S ON BACK.



100 Riverside Industrial Parkway
Portland, ME 04103-1414
Tel. 207-797-0092 Fax 207-797-0746

March 20, 2001

Bill Bray
City of Portland
Department of Public Works
55 Portland Street
Portland, Maine 04103

RE: Properties Plus Impact Fee Refund

Dear Mr. Bray:

Five years ago today, we issued a check (#4368 - Envelopes Plus, Inc.) payable to the City of Portland in the amount of \$5000.00 as an impact fee for 100 Riverside Industrial Parkway to fund the installation of the traffic light at the intersection of Riverside Industrial Parkway and Forest Avenue. We were told that if the City did not install a traffic light within five years, the monies would be refunded. As there is no traffic light at the intersection, we are now requesting that refund.

Enclosed please find:

1. Copy of Certificate of Occupancy
2. Copy of Cancelled check
3. Copy of note of conversation with Candy in Planning Office 2/20/96

Our Thanks in advance for your help on this matter.

Respectfully,

Sam Sivovlos
Envelopes Plus, Inc./Properties Plus, Inc.

*OK to
reimburse
W. Bray
3/30/01*



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 100 Riverside St (328-B-006/007)

Issued to Properties Plus

Date of Issue 30 October 1996

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 951275, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below:

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Printing & Distribution

Limiting Conditions:

This certificate supersedes
certificate issued 22 March 1996

Approved

10/30/96
(Date)

[Signature]
Inspector

Frank Peist, Mr. DeGale
22 MARCH

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

[Signature]
Inspector of Buildings

168939930

FOR DEPOSIT ONLY
CITY OF PORTLAND
KEY BANK
PAY ADMINISTRATIVE

PAID 5113

MAINE BANK & TRUST
WESTBROOK, MAINE
FEB 20 1996

ENVELOPES PLUS, INC.
PH 202 781-0010
100 RIVERSIDE ST
PORTLAND, ME 04103

MAINE BANK & TRUST
WESTBROOK, MAINE
ME 04091

MEMO:

4368

Five Thousand and 0/100 Dollars

CHECK NO
4368

DATE
MAY 20, 1996

AMOUNT
*****15,000.00

PAY TO THE ORDER OF

City of Portland
Planning Office
388 Congress Street
Portland, ME 04101

Thomas E. Farnell
AUTHORIZED SIGNATURE

⑈004368⑈ ⑆011201500⑆ 0051089 0⑈

⑈000050000⑈

Planning Office
Attn: Under Secret
389 Congress Street

Portland, ME 04101

\$5000

PAID
3-30
C.R.# 13428

Mail 2/20/90

Admin. Exp.
Assessment for subject

Memorandum - City of Portland, Traffic Division

To: Jennifer Lodge, Senior Accountant
From: Mary Ann Theriault, Traffic Principal Engineer
Date: 3-28-96 ^{Conroy}
Subject: Encumbrances

Please encumber funds for the following project:

PROJECT TITLE:

Riverside Ind. Way Signal

ACCOUNT NUMBER: 95332-31-05-01

AMOUNT: \$5,000

From: Envelopes Plus
400 Riverside St.

PURCHASE ORDER NUMBER:

Thank you, please call if you have any questions, 8894.

cc: Alex Jaegerman

Bill, FYI

Bruce, FYI

From: William Bray
To: Betsy Beety
Date: Fri, Mar 30, 2001 6:27 AM
Subject: Reibursment of \$5000 fee

Betsy, I am placing in your mail box a letter from a Sam Sivovlos, who is requesting that we reimburse his \$5000 which was to be held for a period of five years and to be used to help off-set the cost of traffic signals at the intersection of Forest/Riverside Industrial Parkway intersection. We have not completed the work yet, thus we need to reimburse the money. Please process accordingly.
thanks, Bill

CC: Cathy Williams

From: Alex Jaegerman
To: Kandi Talbot; Sarah Hopkins
Date: Fri, Mar 30, 2001 2:28 PM
Subject: Re: Riverside Street Traffic Signal

Kandi. Can you pull the paperwork on this and consult with public works on the status of the proposed signal. If terms say they get it back, then we should process a refund. Have Sarah look over the file as well.

Alex.

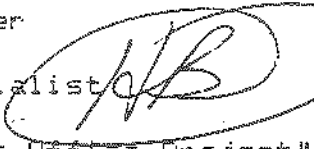
>>> Kandi Talbot 03/30 11:33 AM >>>

In 1996, Envelopes Plus contributed \$5,000 toward the Riverside Industrial Way signal. It has now been 5 years and they would like their money back. Any problems or issues with this?

Thanks.
Kandi

CC: Betsy Beety

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: May 16, 1991
TO: William Bray, Traffic Engineer
FROM: Harold Brown, Financial Specialist 
SUBJECT: OSR Account "Douglas Brothers Office Project"

The above-referenced OSR project has been set-up as requested.

Additional revenue receipts, if any, should be deposited into account # 33230-60510. Please, note the project title on your Report of Receipts form.

Disbursements pertaining to this project should be charged to account # 91332-30-05-09, exp. code as appropriate. This expenditure account's appropriation will be increased monthly to reflect the cumulative amount of contributions received. Please, review this account's detail ledger sheet monthly and notify me if you disagree with the amounts shown.

Once this project has been completed, please notify me so that I can process close-out postings.

Thank you.

cc: Paul Colpitts, Accounting Manager
~~File~~

REPORT OF RECEIPTS

21300

To the Director of Finance

City of Portland, Maine

From the Department of Finance - Acctg

Date 5/20/91

For the Period of

RECEIPT NOS.	UNIT COUNT	SOURCE OF RECEIPTS	UNIT COST	AMOUNT	REVENUE OR CREDIT CODE
<i>OK</i>		<p>Rec'd from Douglas BROTHERS, a div. of Robt. Mitchell Co., Inc., CK# 907627, dated 5/10/91, as contributing share of the Forest Ave/ Riverside Incl Pkway intersection improvements project per the Planning Board's int'l plan approval</p> <p>91332-30-05-09</p>		\$ 5,000.00	3373L 6051L
Total Units			Total Amount	\$ 5,000.00	

The undersigned certifies that this is a true, complete report of all collections made by him since the date of his last report.

Authorized Agent Harold Brown

Received This Day:

Forward all three copies to the Treasury Department where they will be receipted by perforation. The blue copy will be returned to the originating Department

Robert Mitchell Co., Inc.
DOUGLAS HIRSH DIVISION

DATE **5.10.91**

VENDOR NO.

CHEQUE NO. **907627**

YOUR REFERENCE NO.	DATE M D Y	OUR REFERENCE NO.	GROSS AMOUNT	DISCOUNT	NET AMOUNT
D.B. Office Project	5.10.91		5,000.00	--	5,000.00
TOTAL			5,000.00	--	5,000.00

PLEASE DETACH BEFORE DEPOSITING

Douglas

Brothers DIV.

ROBERT MITCHELL CO., INC.

RIVERSIDE INDUSTRIAL PARK, P. O. BOX 2008, PORTLAND, MAINE 04104

TEL (207) 797-6771

TELEX - 94-4412

FAX - (207) 797-8385

May 10, 1991

RECEIVED

MAY 13 1991

PORTLAND PLANNING OFFICE

Joseph E. Gray, Jr., Director
Planning and Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Douglas Brothers Office Project
475 Riverside Industrial Parkway

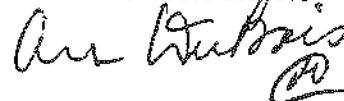
Dear Mr. Gray:

Enclosed is our check for \$5,000.00 which represents the contributing share of the Forest Avenue and Riverside Industrial Parkway Intersection Project. This is the amount agreed to as one of the conditions with the City of Portland for our site plan review. Rick Knowland of your department requested I contact Mr. Bill Bray of Public Works in this connection; and Mr. Bray directed me to send this check to your department.

I would appreciate this information be passed on to the Building Inspection office so that our building permits will be issued in a timely manner.

Yours sincerely,

DOUGLAS BROTHERS



ARTHUR R. DUBOIS
General Manager

cc: Rick Knowland - Planning
Bill Bray - Public Works
Bill Giroux - Building Inspection Office
Jim Langford

Specialists in Lightwall Stainless Steel Fabrication

STREET IMPROVEMENTS FUND

On this date, May 15, 1991, the City of Portland has received from Douglas Brothers \$5,000. Said funds have been deposited with the City to satisfy a condition for site plan approval for the project known as Douglas Brothers Office Project. Said condition was required for approval by the Planning Authority. Receipt of these funds fulfills this condition. Said funds shall be deposited in the Street Improvements Fund, Account # _____, for access by the Public Works Department.

Duane G. Kline
Director of Finance

cc: William Bray, Traffic Engineer
Alexander Jaegerman, Chief Planner
George Flaherty, Director of Parks and Public Works

5/17/91

Duane,

I know you hate these street improvement fund accounts. I'm sorry to be giving you another before we've fixed the problems you brought up in your memo of 3/1/91.

Do you want to meet w/ Natalie Burns on this? We are also working on amending the performance guarantee requirements and we need your input.

Name a time and place.

(P.S. over)

thanks,

Jack x8720

from Douglas
to satisfy a
las Brothers
the Planning
aid funds

Duane G. Kline
Director of Finance

- (a) these accounts are non-interest bearing.
- (b) the funds are returned in 5 years if work has not started.

cc: WILLIE
ALEXANDER
GEORGE

On this date
Brothers &
condition
Office Pro
Authority.
shall be de
#

Douglas

Brothers DIV.

ROBERT MITCHELL CO., INC.

475 RIVERSIDE INDUSTRIAL PARKWAY, P. O. BOX 2008, PORTLAND, MAINE 04104-2008

TEL. (207) 797-6771

FAX - (207) 797-8385

March 12, 1996

Joseph E. Gray, Jr.
Director, Planning and Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

Dear Mr. Gray:

I am interested in knowing the status of the Forest Avenue/Riverside Industrial Parkway intersection project. When we built our office in 1991 we were asked to contribute \$5,000.00 towards this project. Since 1991, it appears that 9 to 10 other building expansions have taken place in the park making the amount of money in the "till" at least \$50,000.00. I was told in 1991 that the cost of the project -- basically to install traffic signals -- would be approximately \$30,000.00.

I would appreciate any information that you can offer.

Regards,

DOUGLAS BROTHERS



ARTHUR R. DUBOIS
Vice President & General Manager

Specialists in Lightwall Stainless Steel Fabrication

Douglas
Brothers DIV.

ROBERT MITCHELL CO., INC.

RIVERSIDE INDUSTRIAL PARK, P. O. BOX 2008, PORTLAND, MAINE 04104

TEL. (207) 797-6771

TELEX - 94-4412

FAX - (207) 797-8385

May 10, 1991

Joseph E. Gray, Jr., Director
Planning and Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Douglas Brothers Office Project
475 Riverside Industrial Parkway

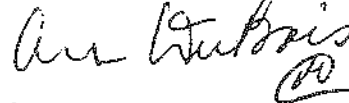
Dear Mr. Gray:

Enclosed is our check for \$5,000.00 which represents the contributing share of the Forest Avenue and Riverside Industrial Parkway Inter-section Project. This is the amount agreed to as one of the conditions with the City of Portland for our site plan review. Rick Knowland of your department requested I contact Mr. Bill Bray of Public Works in this connection; and Mr. Bray directed me to send this check to your department.

I would appreciate this information be passed on to the Building Inspection office so that our building permits will be issued in a timely manner.

Yours sincerely,

DOUGLAS BROTHERS



ARTHUR R. DUBOIS
General Manager

cc: Rick Knowland - Planning
Bill Bray - Public Works
Bill Giroux - Building Inspection Office
Jim Langford

ORIGINAL

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

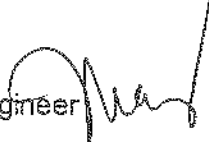
DEPARTMENT Planning DATE 5-15
RECEIVED FROM _____
ADDRESS _____

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	Inspection Fee		778.69
	Traffic Imp.		5000 -

CASH CHECK OTHER TOTAL 5,778.69

RECEIVED BY A. Yeater

MEMORANDUM - TRAFFIC

DATE: March 7, 1995
TO: Alex Jaegerman, Planning
FROM: Mary Theriault, Principal Traffic Engineer 
RE: Riverside Industrial Way- Signal Warrant

I have enclosed a copy of the response letter from MDOT concerning the signal warrant study submitted by the Government Employees CU. He does concur that the new signal is warranted for this location.

Please place the necessary documentation in your files for future development projects in this area. Also, please continue to research the total funds collected to date. Ellen Sanborn has started an account with the check Candy had given me earlier. Obviously, we want to collect the allotted funds and enter all payments into this one account.

Thank you for your assistance in coordinating these funds. As we discussed today, when your new Planning Engineer comes aboard, we need to sit down with Ellen to better account for these traffic funds in the future.

Attachment

cc: Nadeen Daniels, Assistant City Manager/Director PW
William J. Bray, Deputy Director PW
Bruce Bell, Operations Manager

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
TRANSPORTATION BUILDING
STATE HOUSE STATION 16 AUGUSTA, MAINE 04003-0016



ALDEN G. SMALL
Acting Commissioner

February 24, 1995

Mary Ann Theriault
Department of Public Works
City of Portland
55 Portland Street
Portland, ME 04101

Re: Forest Avenue - Riverside Industrial Way - Signal Warrant

Dear Mary:

I have reviewed the signal warrant package from Jack Murphy which you sent to this office in January. This signal study is in conjunction with a proposed Government Employee's Credit Union at the above referenced site.

The figures which Jack has submitted do appear to support the installation of fully-activated traffic signals at the Riverside Industrial Way intersection on Forest Avenue. The peak hour factor calculations show a left turn volume of 134, on the sketch sheet which was attached to the package. Shouldn't this volume read 194 based on the projected count? Are any concerns raised by the proximity of Castine Street despite the very low volumes on that street?

These are my comments at this time. If you have a need for further review, please do not hesitate to contact me.

Yours truly,

A handwritten signature in cursive script, appearing to read 'Bruce', is written in dark ink.

Bruce A. Ibarguen
Engineer of Traffic

BAI/bp

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: November 14, 1991
TO: Ellen Sanborn, Budget Director *EB*
FROM: Marilyn Brasier, Principal Financial Officer
SUBJECT: OSR Account "Appledge Subdivision Phase I"

The above-referenced OSR project has been set-up as requested.

Additional revenue receipts, if any, should be deposited into account # 33230-60510. Please, note the project title on your Report of Receipts form.

Disbursements pertaining to this project should be charged to account # 92332-30-02-10, exp. code as appropriate.

This expenditure account's appropriation will be increased on a monthly basis to reflect the amount of contributions received. Please, review this account's detail ledger sheet monthly and notify me if you disagree with the amounts shown.

Once this project has been completed, please notify me so that I can process close-out postings.

Thank you.

cc: W. Paul Niehoff, Materials Engineer
George Flaherty, Director - Parks and Public Works
File

Set up

REPORT OF RECEIPTS

17117


To the Director of Finance

City of Portland, Maine

From the Department of Finance

Date 11-7-71

For the Period of _____

RECEIPT NOS.	UNIT COUNT	SOURCE OF RECEIPTS	UNIT COST	AMOUNT	REVENUE OR CREDIT CODE
		<p><i>Income to the Credit People League</i></p> <p><i>CL = 20171783 People League</i></p> <p><i>92332-30-02-10</i></p>		<i>10000 -</i>	 <i>3323</i> <i>6051</i>
Total Units	<i>1CK</i>		Total Amount	<i>10000 -</i>	

Received This Day:

The undersigned certifies that this is a true, complete report of all collections made by him since the date of his last report.

Authorized Agent _____

Forward all three copies to the Treasury Department where they will be received by perforation. The blue copy will be returned to the originating Department



CITY OF PORTLAND

October 31, 1991

Richard Blake, Vice President
Peoples Heritage Bank
One Portland Square
P.O. Box 9540
Portland, Maine 04112-9540

RE: Irrevocable Letter of Credit #26827D

Dear Mr. Blake:

Please find enclosed a sight draft in the amount of \$12,000.00, to be drawn on Irrevocable Letter of Credit #26827D, dated March 28, 1991 and issued on behalf of Apple Ledge Subdivision Phase I. This letter shall serve as the written statement required by that letter of credit.

The City has previously sent a notification to the Bank and to the Developer that the following repairs and improvements remain incomplete:

1. Correction of drainage problem behind Units 6 and 7 (allocated cost, \$7,600.00).
2. Landscaping:
 - a. 10 to 12 small shrubs remain unplanted on the berm area (allocated cost, \$1,500).
 - b. The island between Units 6 and 7 requires fill, loam, seed and one small planting (allocated cost, \$550.00).
3. Completion of road paving (allocated cost, \$1,750.00).
4. Completion of bicycle path (allocated cost \$600.00).

Because none of these items have been accomplished, the City will require the full amount of the guarantee, \$12,000.00. Please make the check payable to me and send it to me at the above address. Thank you for your assistance in this matter.

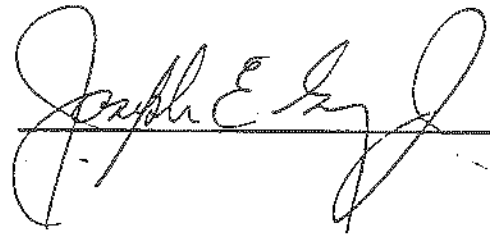
November , 1991

SIGHT

PAY TO THE ORDER OF The City of Portland \$ 12,000.00
THE SUM OF Twelve thousand and 00/100 DOLLARS

DRAWN UNDER Irrevocable letter of credit 26827D	DATED March 28, 1990	ISSUED BY Peoples Heritage Bank
--	-------------------------	------------------------------------

TO: Peoples Heritage Bank
One Portland Square
P.O. Box 9540
Portland, Maine 04112-9540



Parks & Public Works



A. Jaegerman
Planning
George A. Flaherty
Director

CITY OF PORTLAND

October 2, 1991

RECEIVED

OCT 03 1991

PORTLAND PLANNING OFFICE

Ms. Catherine E. Williams
Peoples' Heritage Bank
P. O. Box 9540
One Portland Square
Portland, Maine 04112-9540

RE: APPLELEDGE LETTER OF CREDIT 26827D

Dear Ms. Williams:

As set forth in the irrevocable letter of credit 26872D for the Appleledge Subdivision Phase I, the City hereby notifies Peoples' Heritage Bank and the developer (by copy) that the improvements and repairs referenced in the letter of credit have not been completed by the October 7, 1991 expiration date as extended by Mr. Peter Rysman on September 26, 1991 (copy attached).

These items include:

1. Correction of drainage problem behind Units 6 and 7.
2. Selected landscaping
3. Road paving
4. Bicycle path

The bank/developer is hereby notified that they have thirty (30) days to complete these items or the City will issue a sight draft drawing on the appropriate line items and in the appropriate estimated amounts. The bank/developer has until November 1, 1991 to complete these items. In addition, as per the language set forth in the letter of credit, the expiration date is extended to November 11, 1991 (10 days from the end of the thirty [30] day extension period).

C. Williams/Peoples' Heritage Bank
October 2, 1991
Page 2 of 2

Please call me at 874-8838 if there are any questions.


Sincerely yours,
CITY OF PORTLAND


W. Paul Niehoff
Materials Engineer

WPN/jmd

pc: W. S. Boothby, Deputy City Engineer
A. Jaegerman, Chief Planner
Natalie Burns, Corporation Counsel
Candace Wills - Peoples' Heritage Bank
P. O. Box 9540
One Portland Square
Portland, ME 04112-9540
Peter Rysman - 133A Durham Road
Freeport, ME 04032
Steve Berg - Ruotolo Company
Seven Oak Hill Plaza
Scarborough, ME 04074

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: May 16, 1991
TO: William Bray, Traffic Engineer
FROM: Harold Brown, Financial Specialist 
SUBJECT: OSR Account "Reed St/Ocean Ave Intersection Improvements"

The above-referenced OSR project has been set-up as requested.

Additional revenue receipts, if any, should be deposited into account # 33230-60510. Please, note the project title on your Report of Receipts form.

Disbursements pertaining to this project should be charged to account # 91332-30-05-10, exp. code as appropriate. This expenditure account's appropriation will be increased monthly to reflect the cumulative amount of contributions received. Please, review this account's detail ledger sheet monthly and notify me if you disagree with the amounts shown.

Once this project has been completed, please notify me so that I can process close-out postings.

Thank you.

cc: Paul Colpitts, Accounting Manager
✓ file



CITY OF PORTLAND

April 26, 1991

Mr. Michael S. Komich
Business Manager
Cheverus
267 Ocean Avenue
Portland, Maine 04103-5798

Dear Mr. Komich:

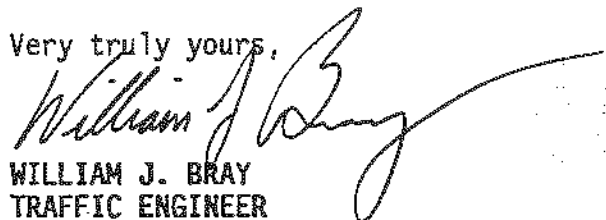
I have reviewed your request to pay a sum of \$15,000 to the City in lieu of completing the required traffic improvements to the Reed Street/Ocean Avenue intersection with the Director of Parks and Public Works.

The City is currently pursuing with the Maine Department of Transportation a more extensive improvement to the intersection, which when completed would provide a greater level of benefit. It certainly is not prudent and/or cost efficient to complete a minor improvement at this time knowing that we will be modifying it in the very near future.

Your request to pay \$15,000 to the City instead of completing the improvement is acceptable. Once we are in receipt of the funds, the portion of your site approval which required the improvements will be considered complete. I am providing Mr. Paul Niehoff, P/PW Inspection Engineer, with a copy of your letter and my response to expedite our final approval process of your project.

If you have any questions, please call me at 874-8894.

Very truly yours,


WILLIAM J. BRAY
TRAFFIC ENGINEER

WJB/cmf

pc: George A. Flaherty - Director Parks/Public Works
Nadeen Daniels - Assistant City Manager
Paul Niehoff - Materials Engineer

The Jesuit College Preparatory School of Maine

CHEVERUS

267 Ocean Avenue Portland Maine 04103-5798

April 8, 1991

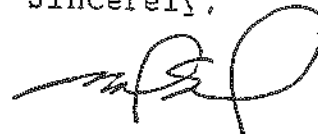
Mr. William Bray
Portland Traffic Engineer
Portland City Hall
389 Congress Street
Portland, ME 04101

Dear Mr. Bray,

This letter is to confirm the intention of Cheverus High School to pay \$15,000 to the City of Portland to satisfy the project requirement of improvements to the Reed Street intersection which was originally part of the Cheverus Athletic Fields Project.

Please contact me upon receipt of this letter so that we can discuss the particulars of the payment and subsequent steps that need to be taken to complete this agreement.

Sincerely,



Michael S. Komich
Business Manager

cc: Rev. Daniel C. Lewis, S.J., Acting President
Paul S. Stevens, A.I.A., SMRT

MSK/lmm

REPORT OF RECEIPTS

21299

To the Director of Finance

City of Portland, Maine

From the Department of Finance - Dept 9 Date 5-8-91

For the Period of

RECEIPT NOS.	UNIT COUNT	SOURCE OF RECEIPTS	UNIT COST	AMOUNT	REVENUE OR CREDIT CODE
		Rec'd from Chevrus High School, ck # 142, dated 5/7/91, as payment in lieu of traffic improvements 91332-30-05-10		15,000 ⁰⁰	33230-60510
Total Units	10 ⁰⁰		Total Amount	\$ 15,000 ⁰⁰	

Received This Day:

The undersigned certifies that this is a true, complete report of all collections made by him since the date of his last report.

Authorized Agent Harold Brown

Forward all three copies to the Treasury Department where they will be received by perforation. The blue copy will be returned to the originating Department

CHEVERUS HIGH SCHOOL
 CAPITAL CAMPAIGN
 267 OCEAN AVE
 PORTLAND, ME 04103
 1 8 8 04103

0142

52-7845 20
 2112

5/7 1991

Pay to the
 Order of City of Portland

THE SUM IS 15000 DOLLARS 00 CTS

\$ 15,000.00

Dollars

Peoples Heritage Bank
 MEMBER FDIC
 PORTLAND, MAINE 04103

Samuel D. [Signature]

For VR-155

⑆ 211274450⑆ 0320 50809⑆ 0142

TREASURER

D 22127

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT <i>Finance Admin</i>	DATE <i>5.8.91</i>
RECEIVED FROM <i>Cheverus High School</i>	
ADDRESS	

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
<i>ck #</i>	<i>142 fm</i>		<i>15000</i>
	<i>Water Street</i>		
	<i>improvements</i>		

CASH CHECK OTHER TOTAL *15000*

RECEIVED BY *Jennifer [Signature]*
 COWLES BUSINESS FORKS KENNESBETH ME 04043

AGREEMENT BETWEEN THE

CITY OF PORTLAND

AND

WHITE BROTHERS, INC.

AGREEMENT entered into this day of July 15, 1992,
by and between the CITY OF PORTLAND, a body politic and
corporate, (hereinafter the "CITY"), and WHITE BROTHERS, INC., a
Maine corporation, located at 95 Warren Avenue, Westbrook, Maine
(hereinafter the "CONTRACTOR").

W I T N E S S E T H:

WHEREAS, the CITY is in need of repairs to the public
improvements at Appleledge Condominiums, off Demerest Street,
Portland, Maine; and

WHEREAS, the CITY did solicit quotations for the work; and

WHEREAS, after due consideration of all the Proposals, the
CITY did award the Proposal to the CONTRACTOR;

NOW THEREFORE, in consideration of the mutual promises made
by each party to the other, the parties covenant and agree as
follows:

1. The CONTRACTOR will furnish the materials, supplies,
equipment, and labor (hereinafter the "Work"), in
accordance with the specifications contained in CONTRACTOR's
proposal and pursuant to the instructions of the CITY's
Materials Engineer (hereinafter "ENGINEER"). A copy of said
CONTRACTOR's Proposal is attached to this Agreement and
made a part hereof. The restatement in this Agreement of
any of the terms of said Notice and Specifications or
Proposal shall not be deemed to waive any terms not so
restated. If a disagreement is found between the said
attachments and this document, then this document shall

govern; provided, however, that this document and its attachments shall be construed to be supplemental to one another to the extent possible.

2. **CONTRACTOR** covenants and agrees that all Work performed and furnished hereunder shall be free from all defects, and that all Work shall be performed in a good workmanlike manner. Unless a longer warranty period is specified in the attachments hereto, all Work provided hereunder shall be warranted by **CONTRACTOR** for one (1) full year from the date of completion of all Work hereunder and acceptance thereof by the **CITY**. Notwithstanding the foregoing, any longer period specified in the attachments shall stay in effect.
3. Prior to the execution of this Agreement, **CONTRACTOR** will procure and maintain Public Liability Insurance coverage and Automobile Insurance coverage in amounts of not less than \$300,000 combined single limit for bodily injury, death, and property damage, naming the **CITY** as an additional insured thereon, and also Workers' Compensation Insurance coverage. **CONTRACTOR** shall furnish and thereafter maintain certificates evidencing such coverage, which certificates shall guarantee thirty (30) days' notice to **CITY** of termination of insurance from insurance company or agent.
4. To the fullest extent permitted by law, the **CONTRACTOR** shall defend, indemnify and hold harmless the **CITY**, its officers and employees, from and against all claims, damages, losses, and expenses, just or unjust, including but not limited to the costs of defense and attorneys' fees arising out of or resulting from the performance of this Agreement, provided that any such claims, damage, loss or expense (1) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use therefrom, and (2) is caused in whole or in part by any negligent act or omission of the **CONTRACTOR**, anyone directly or indirectly employed by it, or anyone for whose act it may be liable.
5. Time is of the essence in the performance of this Agreement. **CONTRACTOR** will begin the Work upon receipt of a notice to proceed issued by the **ENGINEER** and complete the Work by August 31, 1992. The time for performance may be extended by the written consent of the Director of Engineering of the City of Portland.
6. For performance of all the terms and conditions of this Agreement, **CITY** will pay **CONTRACTOR** Ten Thousand Five

Hundred Dollars (\$10,500) in full payment for CONTRACTOR's performance.

- 7. CONTRACTOR shall keep accurate records of all Work performed and furnished under this Agreement and shall submit such information on forms provided by the CITY's ENGINEER. Payment for such Work shall be made to CONTRACTOR not more than thirty (30) days after receipt of said forms and acceptance of the Work by the ENGINEER.
- 8. The CITY may terminate this Agreement for cause by written Notice to the CONTRACTOR. In the event of such termination, CONTRACTOR shall not be entitled to any further payment under this Agreement from the date of receipt of said Notice.
- 9. The CITY shall have the right to terminate this Agreement at any time for its convenience on prior written Notice to CONTRACTOR. If Agreement is terminated by the CITY for convenience, the CITY shall pay CONTRACTOR for all Work performed and all materials purchased pursuant to this Agreement prior to receipt of such Notice.

IN WITNESS WHEREOF, the said CITY OF PORTLAND has caused this Agreement to be signed and sealed by Robert B. Ganley, its City Manager, thereunto duly authorized, and WHITE BROTHERS, INC. has caused this Agreement to be signed and sealed by Michael White, its President, thereunto duly authorized, the day and date first above written.

WITNESS:

CITY OF PORTLAND
By Robert B. Ganley
Its City Manager

WITNESS:
Robert A. Sklar

WHITE BROTHERS, INC.
By Michael S. White
Its President

Approved as to Form:
Anna M. Kotaracikas
Corporation Counsel's Office

Approved as to Budget:
[Signature]
Budget Office

White Brothers, Inc.

95 WARREN AVENUE, WESTBROOK, MAINE 04092

Telephone 854-9173

May 28, 1992

City of Portland
Engineering Dept
55 Portland Street
Portland Me

ATTN: Paul Niehoff

RE: Apple Ledge

Dear Sir:

The following is an itemized breakdown of a lump sum price for improvements and repairs to three various areas within the Apple Ledge Development on outer Huntington Avenue, Portland Maine.

On Friday May 22, 1992 I met Melodie Esterberg and yourself on site. Also present were George Conley of R.J. Grondin and Richard McGinnis of Shaw Bros. We all took a site walk and were shown three areas that needed either repair or improvement.

Area #1 is a small area of pavement (20 S.F.) that is breaking up due to poor drainage. It needs to be saw cut and removed, the gravel beneath needs to be regraded, and then re-paved.

Area #2 is a lawn area in the front of and to the right of building #6. This area needs to have several feet of fill placed and re-graded, then to have the disturbed area re-loamed and seeded. There is also a sewer frame and cover that needs to be adjusted to the new finish grade.

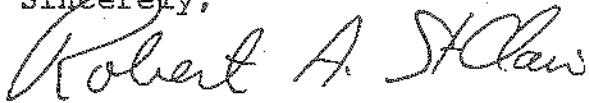
Area #3 is the installation of a drainage swale from a culvert under the roadway near building #7. It would then run around and to the rear of the building #7 and continue up grade past building #6 and #5 and terminate approx. 400' from where it began. This swale would be built according to a plan by DeLuca-Hoffman dated 6/19/91. All excavation from this swale will be wasted as a "fill-berm" as shown on the typical detail.

The costs are as follows:

Area #1	2,750.00
Area #2	1,802.00
Area #3	<u>5,505.00</u>
Total	\$10,057.00

Thank you for the opportunity to quote you on this project.

Sincerely,



Robert A. St. Clair
Estimator

RAS/jba

ENVELOPES PLUS, INC.

REFERENCE NO.	DESCRIPTION	INVOICE DATE	INVOICE AMOUNT	DISCOUNT TAKEN	AMOUNT PAID
	Assessment for traffic light				5,000.00
CHECK DATE	CHECK NO.	PAYEE		DISCOUNTS TAKEN	CHECK AMOUNT
3/20/96	4368	City of Portland			\$5,000.00

4368

ENVELOPES PLUS, INC.
 PH 207-797-0092
 400 RIVERSIDE ST
 PORTLAND, ME 04103

MAINE BANK & TRUST
 PORTLAND, ME
 52-150/112

Memo:

Five Thousand and 0/100 Dollars

PAY TO THE ORDER OF

City of Portland
 Planning Office
 389 Congress Street
 Portland, ME 04101

CHECK NO. 4368

DATE Mar 20, 1996 AMOUNT *****\$5,000.00

4368

⑈004368⑈ ⑆01⑆20⑆500⑆ 0051089 01⑈

SECURITY FEATURES INCLUDED. DETAIL ON BACK P. 1

Thomas L. French
 AUTHORIZED SIGNATURE



CITY OF PORTLAND

April 22, 1996

Arthur R. Dubois
Vice President & General Manager
Douglas Brothers Div.
Robert Mitchell Co., Inc.
475 Riverside Industrial Parkway
P.O. Box 2008
Portland, ME 04104

Re: Forest Avenue/Riverside Industrial Parkway Intersection Project

Dear Mr. Dubois:

I am responding to the letter you wrote Mr. Gray in March regarding your contribution to the Forest Avenue/Riverside Industrial Parkway intersection project.

Since 1991, we have received a number of contributions to the intersection project and the project is now underway. This project just went through the design phase and is presently being sent out to bid for the engineering phase.

If you have any questions, please do not hesitate to contact this office or Mary Conroy, the Traffic Engineer who is in charge of the signal project. Please also accept my apologies for the delay in responding to your initial inquiry.

Sincerely,


A handwritten signature in cursive script, appearing to read "Alexander Jaegerman", followed by a horizontal line.

Alexander Jaegerman
Chief Planner

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
✓ Kandice Talbot, Planning Technician
Mary Conroy, Traffic Engineer
Robert B. Ganley, City Manager

O:\PLAN\CORRESP\KANDILETTERS\DOUG4-7.WPD

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: May 16, 1991
TO: William Bray, Traffic Engineer
FROM: Harold Brown, Financial Specialist 
SUBJECT: OSR Account "Douglas Brothers Office Project"


The above-referenced OSR project has been set-up as requested.

Additional revenue receipts, if any, should be deposited into account # 33230-60510. Please, note the project title on your Report of Receipts form.

Disbursements pertaining to this project should be charged to account # 91332-30-05-09, exp. code as appropriate. This expenditure account's appropriation will be increased monthly to reflect the cumulative amount of contributions received. Please, review this account's detail ledger sheet monthly and notify me if you disagree with the amounts shown.

Once this project has been completed, please notify me so that I can process close-out postings.

Thank you.

cc: Paul Colpitts, Accounting Manager
 File

REPORT OF RECEIPTS

21300

To the Director of Finance

City of Portland, Maine

From the Department of

Finance - Budget

Date

5/20/91

For the Period of

RECEIPT NOS.	UNIT COUNT	SOURCE OF RECEIPTS	UNIT COST	AMOUNT	REVENUE OR CREDIT CODE
<i>OK</i>		<p><i>Rec'd from Douglas BROTHERS, a div. of Robt. Mitchell Co., Inc., CK # 907627, dated 5/10/91, as contributing share of the Forest Ave/ Riverside Inlet Pkway intersection improvements project per the Planning Board's site plan approval</i></p> <p><i>91332-30-05-09</i></p>		<i>\$ 5,000.00</i>	<i>33230- 60510</i>
Total Units			Total Amount	<i>\$ 5,000.00</i>	

The undersigned certifies that this is a true, complete report of all collections made by him since the date of his last report.

Authorized Agent

Harold Brown

Received This Day:

Forward all three copies to the Treasury Department where they will be received by perforation. The blue copy will be returned to the originating Department

Robert Mitchell Co., Inc.
DUBLIN AS GROSS DIVISION

DATE 5.10.91

VENDOR NO.

CHEQUE NO. 907627

YOUR REFERENCE NO.	M	DATE	OUR REFERENCE NO.	GROSS AMOUNT	DISCOUNT	NET AMOUNT
D.B. Office Project		5.10.91		5,000.00	--	5,000.00
			TOTAL	5,000.00	--	5,000.00

PLEASE DETACH BEFORE DEPOSITING

Douglas
Brothers DIV.

ROBERT MITCHELL CO., INC.

RIVERSIDE INDUSTRIAL PARK, P. O. BOX 2008, PORTLAND, MAINE 04104

TEL. (207) 797-6771

TELEX - 94-4412

FAX - (207) 797-8385

May 10, 1991

RECEIVED

MAY 13 1991

PORTLAND PLANNING OFFICE

Joseph E. Gray, Jr., Director
Planning and Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Douglas Brothers Office Project
475 Riverside Industrial Parkway

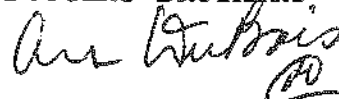
Dear Mr. Gray:

Enclosed is our check for \$5,000.00 which represents the contributing share of the Forest Avenue and Riverside Industrial Parkway Intersection Project. This is the amount agreed to as one of the conditions with the City of Portland for our site plan review. Rick Knowland of your department requested I contact Mr. Bill Bray of Public Works in this connection; and Mr. Bray directed me to send this check to your department.

I would appreciate this information be passed on to the Building Inspection office so that our building permits will be issued in a timely manner.

Yours sincerely,

DOUGLAS BROTHERS



ARTHUR R. DUBOIS
General Manager

cc: Rick Knowland - Planning
Bill Bray - Public Works
Bill Giroux - Building Inspection Office
Jim Langford

Specialists in Lightwall Stainless Steel Fabrication

STREET IMPROVEMENTS FUND

On this date, May 15, 1991, the City of Portland has received from Douglas Brothers \$5,000. Said funds have been deposited with the City to satisfy a condition for site plan approval for the project known as Douglas Brothers Office Project. Said condition was required for approval by the Planning Authority. Receipt of these funds fulfills this condition. Said funds shall be deposited in the Street Improvements Fund, Account # _____, for access by the Public Works Department.

Duane G. Kline
Director of Finance

cc: William Bray, Traffic Engineer
Alexander Jaegerman, Chief Planner
George Flaherty, Director of Parks and Public Works

5/17/91

Duane,

I know you hate these street improvement fund accounts. I'm sorry to be giving you another before we've fixed the problems you brought up in your memo of 3/1/91.

Do you want to meet w/ Natalie Burns on this? We are also working on amending the performance guarantee requirements and we need your input.

Name a time and place.

(p.s. over)

thanks,

Sarah x8720

From Douglas
to satisfy a
Mas Brothers
the Planning
paid funds

Duane G. Kline
Director of Finance

- (a) these accounts are non-interest bearing.
- (b) the funds are returned in 5 years if work has not started.

cc: WILLIE
ALEXAN
GEORGE

On this date
Brothers \$;
condition
Office Pro
Authority.
shall be de
#

*Douglas
Brothers* DIV.

ROBERT MITCHELL CO., INC.

475 RIVERSIDE INDUSTRIAL PARKWAY, P. O. BOX 2008, PORTLAND, MAINE 04104-2008

TEL. (207) 797-6771

FAX - (207) 797-8385

March 12, 1996

Joseph E. Gray, Jr.
Director, Planning and Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

Dear Mr. Gray:

I am interested in knowing the status of the Forest Avenue/Riverside Industrial Parkway intersection project. When we built our office in 1991 we were asked to contribute \$5,000.00 towards this project. Since 1991, it appears that 9 to 10 other building expansions have taken place in the park making the amount of money in the "till" at least \$50,000.00. I was told in 1991 that the cost of the project -- basically to install traffic signals -- would be approximately \$30,000.00.

I would appreciate any information that you can offer.

Regards,

DOUGLAS BROTHERS



ARTHUR R. DUBOIS
Vice President & General Manager

Douglas
Brothers DIV.

ROBERT MITCHELL CO., INC.

RIVERSIDE INDUSTRIAL PARK, P. O. BOX 2008, PORTLAND, MAINE 04104

TEL. (207) 797-6771

TELEX - 94-4412

FAX - (207) 797-8385

May 10, 1991

Joseph E. Gray, Jr., Director
Planning and Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Douglas Brothers Office Project
475 Riverside Industrial Parkway

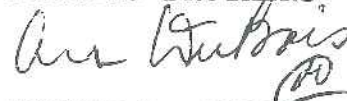
Dear Mr. Gray:

Enclosed is our check for \$5,000.00 which represents the contributing share of the Forest Avenue and Riverside Industrial Parkway Intersection Project. This is the amount agreed to as one of the conditions with the City of Portland for our site plan review. Rick Knowland of your department requested I contact Mr. Bill Bray of Public Works in this connection; and Mr. Bray directed me to send this check to your department.

I would appreciate this information be passed on to the Building Inspection office so that our building permits will be issued in a timely manner.

Yours sincerely,

DOUGLAS BROTHERS



ARTHUR R. DUBOIS
General Manager

cc: Rick Knowland - Planning
Bill Bray - Public Works
Bill Giroux - Building Inspection Office
Jim Langford

Specialists in Lightwall Stainless Steel Fabrication

ORIGINAL

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT Planning DATE 5-15
RECEIVED FROM _____

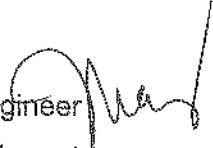
ADDRESS _____

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	Inspection Fee		778.69
	Traffic Imp.		5,000.00

CASH CHECK OTHER TOTAL 5,778.69

RECEIVED BY [Signature]
GENIE BUSINESS SYSTEMS, INC. 211588-BE
PO BOX 976, 501 FOREST AVE PORTLAND ME 04106-0976

M E M O R A N D U M - T R A F F I C

DATE: March 7, 1995
TO: Alex Jaegerman, Planning
FROM: Mary Theriault, Principal Traffic Engineer 
RE: Riverside Industrial Way- Signal Warrant

I have enclosed a copy of the response letter from MDOT concerning the signal warrant study submitted by the Government Employees CU. He does concur that the new signal is warranted for this location.

Please place the necessary documentation in your files for future development projects in this area. Also, please continue to research the total funds collected to date. Ellen Sanborn has started an account with the check Candy had given me earlier. Obviously, we want to collect the allotted funds and enter all payments into this one account.

Thank you for your assistance in coordinating these funds. As we discussed today, when your new Planning Engineer comes aboard, we need to sit down with Ellen to better account for these traffic funds in the future.

Attachment

cc: Nadeen Daniels, Assistant City Manager/Director PW
William J. Bray, Deputy Director PW
Bruce Bell, Operations Manager

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
TRANSPORTATION BUILDING
STATE HOUSE STATION 16 AUGUSTA, MAINE

04333-0016



ALDEN G. SMALL
Acting Commissioner

February 24, 1995

Mary Ann Theriault
Department of Public Works
City of Portland
55 Portland Street
Portland, ME 04101

Re: Forest Avenue - Riverside Industrial Way - Signal Warrant

Dear Mary:

I have reviewed the signal warrant package from Jack Murphy which you sent to this office in January. This signal study is in conjunction with a proposed Government Employee's Credit Union at the above referenced site.

The figures which Jack has submitted do appear to support the installation of fully-activated traffic signals at the Riverside Industrial Way intersection on Forest Avenue. The peak hour factor calculations show a left turn volume of 134, on the sketch sheet which was attached to the package. Shouldn't this volume read 194 based on the projected count? Are any concerns raised by the proximity of Castine Street despite the very low volumes on that street?

These are my comments at this time. If you have a need for further review, please do not hesitate to contact me.

Yours truly,

A handwritten signature in cursive script that reads "Bruce".

Bruce A. Ibarguen
Engineer of Traffic

BAI/bp

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: November 14, 1991
TO: Ellen Sanborn, Budget Director
FROM: Marilyn Brasier, Principal Financial Officer
SUBJECT: OSR Account "Appleledge Subdivision Phase I"

The above-referenced OSR project has been set-up as requested.

Additional revenue receipts, if any, should be deposited into account # 33230-60510. Please, note the project title on your Report of Receipts form.

Disbursements pertaining to this project should be charged to account # 92332-30-02-10, exp. code as appropriate.

This expenditure account's appropriation will be increased on a monthly basis to reflect the amount of contributions received. Please, review this account's detail ledger sheet monthly and notify me if you disagree with the amounts shown.

Once this project has been completed, please notify me so that I can process close-out postings.

Thank you.

cc: W. Paul Niehoff, Materials Engineer
George Flaherty, Director - Parks and Public Works
File

5/11/91

REPORT OF RECEIPTS

17117


To the Director of Finance

City of Portland, Maine

From the Department of *Finance*

Date *11-7-71*

For the Period of _____

RECEIPT NOS.	UNIT COUNT	SOURCE OF RECEIPTS	UNIT COST	AMOUNT	REVENUE OR CREDIT CODE
		<i>Transferred to Credit for people Lodge</i>		<i>10,000 -</i>	 <i>3323 6051-</i>
		<i>See CL = 20171703 People's Lodge 92332-30-02-10</i>			
Total Units	<i>100</i>		Total Amount	<i>10,000 -</i>	

Received This Day:

The undersigned certifies that this is a true, complete report of all collections made by him since the date of his last report.

Authorized Agent *[Signature]*

Forward all three copies to the Treasury Department where they will be received by perforation. The blue copy will be returned to the originating Department



CITY OF PORTLAND

October 31, 1991

Richard Blake, Vice President
Peoples Heritage Bank
One Portland Square
P.O. Box 9540
Portland, Maine 04112-9540

RE: Irrevocable Letter of Credit #26827D

Dear Mr. Blake:

Please find enclosed a sight draft in the amount of \$12,000.00, to be drawn on Irrevocable Letter of Credit #26827D, dated March 28, 1991 and issued on behalf of Apple Ledge Subdivision Phase I. This letter shall serve as the written statement required by that letter of credit.

The City has previously sent a notification to the Bank and to the Developer that the following repairs and improvements remain incomplete:

1. Correction of drainage problem behind Units 6 and 7 (allocated cost, \$7,600.00).
2. Landscaping:
 - a. 10 to 12 small shrubs remain unplanted on the berm area (allocated cost, \$1,500).
 - b. The island between Units 6 and 7 requires fill, loam, seed and one small planting (allocated cost, \$550.00).
3. Completion of road paving (allocated cost, \$1,750.00).
4. Completion of bicycle path (allocated cost \$600.00).

Because none of these items have been accomplished, the City will require the full amount of the guarantee, \$12,000.00. Please make the check payable to me and send it to me at the above address. Thank you for your assistance in this matter.

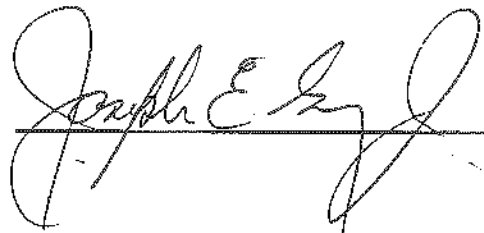
November , 1991

SIGHT

PAY TO THE ORDER OF The City of Portland \$ 12,000.00
THE SUM OF Twelve thousand and 00/100 DOLLARS

DRAWN UNDER Irrevocable letter of credit 26827D	DATED March 28, 1990	ISSUED BY Peoples Heritage Bank
--	-------------------------	------------------------------------

TO: Peoples Heritage Bank
One Portland Square
P.O. Box 9540
Portland, Maine 04112-9540



Handwritten signature of Joseph E. King, written over a horizontal line.

Parks & Public Works



A. Jaegerman
Planning
George A. Flaherty
Director

CITY OF PORTLAND

October 2, 1991

RECEIVED

OCT 03 1991

PORTLAND PLANNING OFFICE

Ms. Catherine E. Williams
Peoples' Heritage Bank
P. O. Box 9540
One Portland Square
Portland, Maine 04112-9540

RE: APPELEDGE LETTER OF CREDIT 26827D

Dear Ms. Williams:

As set forth in the irrevocable letter of credit 26872D for the Appleledge Subdivision Phase I, the City hereby notifies Peoples' Heritage Bank and the developer (by copy) that the improvements and repairs referenced in the letter of credit have not been completed by the October 7, 1991 expiration date as extended by Mr. Peter Rysman on September 26, 1991 (copy attached).

These items include:

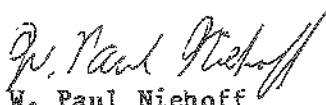
1. Correction of drainage problem behind Units 6 and 7.
2. Selected landscaping
3. Road paving
4. Bicycle path

The bank/developer is hereby notified that they have thirty (30) days to complete these items or the City will issue a sight draft drawing on the appropriate line items and in the appropriate estimated amounts. The bank/developer has until November 1, 1991 to complete these items. In addition, as per the language set forth in the letter of credit, the expiration date is extended to November 11, 1991 (10 days from the end of the thirty [30] day extension period).

C. Williams/Peoples' Heritage Bank
October 2, 1991
Page 2 of 2

Please call me at 874-8838 if there are any questions.

Sincerely yours,
CITY OF PORTLAND


W. Paul Niehoff
Materials Engineer

WPN/jmd

pc: W. S. Boothby, Deputy City Engineer
A. Jaegerman, Chief Planner
Natalie Burns, Corporation Counsel
Candace Wills - Peoples' Heritage Bank
P. O. Box 9540
One Portland Square
Portland, ME 04112-9540
Peter Rysman - 133A Durham Road
Freeport, ME 04032
Steve Berg - Ruotolo Company
Seven Oak Hill Plaza
Scarborough, ME 04074

TO: FINANCE DEPARTMENT - ACCOUNTING DIVISION

AUG 20 1992

Request for Encumbrance

FROM: PLW - SAC

Transfer Code	Vendor Code	Control No.
11	W23792522	
Fund	Dept	Div
92332	30	02
Prog	Exp.	Code
10	02	02

ACCT. TITLE: Appledge Condominiums

DESCRIPTION: Public Improvements

CONTRACTOR OR VENDOR: White Brothers

EBL addendum

Date	Remarks	Encumber	Reserve	Liquidate	Balance
8/18/92	Encumbered	10,500			10,500
10/19	Payment			4827-	5673

APPROVED

PLW
BUDGET OFFICER

AGREEMENT BETWEEN THE

CITY OF PORTLAND

AND

WHITE BROTHERS, INC.

AGREEMENT entered into this day of July 15, 1992,
by and between the **CITY OF PORTLAND**, a body politic and
corporate, (hereinafter the "**CITY**"), and **WHITE BROTHERS, INC.**, a
Maine corporation, located at 95 Warren Avenue, Westbrook, Maine
(hereinafter the "**CONTRACTOR**").

W I T N E S S E T H:

WHEREAS, the **CITY** is in need of repairs to the public
improvements at Appleledge Condominiums, off Demerest Street,
Portland, Maine; and

WHEREAS, the **CITY** did solicit quotations for the work; and

WHEREAS, after due consideration of all the Proposals, the
CITY did award the Proposal to the **CONTRACTOR**;

NOW THEREFORE, in consideration of the mutual promises made
by each party to the other, the parties covenant and agree as
follows:

1. The **CONTRACTOR** will furnish the materials, supplies,
equipment, and labor (hereinafter the "**Work**"), in
accordance with the specifications contained in **CONTRACTOR**'s
proposal and pursuant to the instructions of the **CITY**'s
Materials Engineer (hereinafter "**ENGINEER**"). A copy of said
CONTRACTOR's Proposal is attached to this Agreement and
made a part hereof. The restatement in this Agreement of
any of the terms of said Notice and Specifications or
Proposal shall not be deemed to waive any terms not so
restated. If a disagreement is found between the said
attachments and this document, then this document shall

govern; provided, however, that this document and its attachments shall be construed to be supplemental to one another to the extent possible.

2. **CONTRACTOR** covenants and agrees that all Work performed and furnished hereunder shall be free from all defects, and that all Work shall be performed in a good workmanlike manner. Unless a longer warranty period is specified in the attachments hereto, all Work provided hereunder shall be warranted by **CONTRACTOR** for one (1) full year from the date of completion of all Work hereunder and acceptance thereof by the **CITY**. Notwithstanding the foregoing, any longer period specified in the attachments shall stay in effect.
3. Prior to the execution of this Agreement, **CONTRACTOR** will procure and maintain Public Liability Insurance coverage and Automobile Insurance coverage in amounts of not less than \$300,000 combined single limit for bodily injury, death, and property damage, naming the **CITY** as an additional insured thereon, and also Workers' Compensation Insurance coverage. **CONTRACTOR** shall furnish and thereafter maintain certificates evidencing such coverage, which certificates shall guarantee thirty (30) days' notice to **CITY** of termination of insurance from insurance company or agent.
4. To the fullest extent permitted by law, the **CONTRACTOR** shall defend, indemnify and hold harmless the **CITY**, its officers and employees, from and against all claims, damages, losses, and expenses, just or unjust, including but not limited to the costs of defense and attorneys' fees arising out of or resulting from the performance of this Agreement, provided that any such claims, damage, loss or expense (1) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use therefrom, and (2) is caused in whole or in part by any negligent act or omission of the **CONTRACTOR**, anyone directly or indirectly employed by it, or anyone for whose act it may be liable.
5. Time is of the essence in the performance of this Agreement. **CONTRACTOR** will begin the Work upon receipt of a notice to proceed issued by the **ENGINEER** and complete the Work by August 31, 1992. The time for performance may be extended by the written consent of the Director of Engineering of the City of Portland.
6. For performance of all the terms and conditions of this Agreement, **CITY** will pay **CONTRACTOR** Ten Thousand Five

Hundred Dollars (\$10,500) in full payment for CONTRACTOR's performance.

- 7. CONTRACTOR shall keep accurate records of all Work performed and furnished under this Agreement and shall submit such information on forms provided by the CITY's ENGINEER. Payment for such Work shall be made to CONTRACTOR not more than thirty (30) days after receipt of said forms and acceptance of the Work by the ENGINEER.
- 8. The CITY may terminate this Agreement for cause by written Notice to the CONTRACTOR. In the event of such termination, CONTRACTOR shall not be entitled to any further payment under this Agreement from the date of receipt of said Notice.
- 9. The CITY shall have the right to terminate this Agreement at any time for its convenience on prior written Notice to CONTRACTOR. If Agreement is terminated by the CITY for convenience, the CITY shall pay CONTRACTOR for all Work performed and all materials purchased pursuant to this Agreement prior to receipt of such Notice.

IN WITNESS WHEREOF, the said CITY OF PORTLAND has caused this Agreement to be signed and sealed by Robert B. Ganley, its City Manager, thereunto duly authorized, and WHITE BROTHERS, INC. has caused this Agreement to be signed and sealed by Michael White, its President, thereunto duly authorized, the day and date first above written.

WITNESS:

CITY OF PORTLAND

By Robert B. Ganley
Its City Manager

WITNESS:

Robert A. St. Clair

WHITE BROTHERS, INC.

By Michael S. White
Its President

Approved as to Form:

James M. Kataraficos
Corporation Counsel's Office

Approved as to Budget:

[Signature]
Budget Office

White Brothers, Inc.

95 WARREN AVENUE, WESTBROOK, MAINE 04092

Telephone 854-9173

May 28, 1992

City of Portland
Engineering Dept
55 Portland Street
Portland Me

ATTN: Paul Niehoff

RE: Apple Ledge

Dear Sir:

The following is an itemized breakdown of a lump sum price for improvements and repairs to three various areas within the Apple Ledge Development on outer Huntington Avenue, Portland Maine.

On Friday May 22, 1992 I met Melodie Esterberg and yourself on site. Also present were George Conley of R.J. Grondin and Richard McGinnis of Shaw Bros. We all took a site walk and were shown three areas that needed either repair or improvement.

Area #1 is a small area of pavement (20 S.F.) that is breaking up due to poor drainage. It needs to be saw cut and removed, the gravel beneath needs to be regraded, and then re-paved.

Area #2 is a lawn area in the front of and to the right of building #6. This area needs to have several feet of fill placed and re-graded, then to have the disturbed area re-loamed and seeded. There is also a sewer frame and cover that needs to be adjusted to the new finish grade.

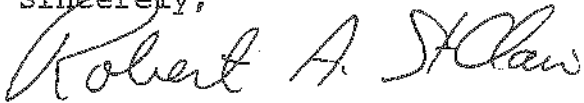
Area #3 is the installation of a drainage swale from a culvert under the roadway near building #7. It would then run around and to the rear of the building #7 and continue upgrade past building #6 and #5 and terminate approx. 400' from where it began. This swale would be built according to a plan by DeLuca-Hoffman dated 6/19/91. All excavation from this swale will be wasted as a "fill-berm" as shown on the typical detail.

The costs are as follows:

Area #1	2,750.00
Area #2	1,802.00
Area #3	<u>5,505.00</u>
Total	\$10,057.00

Thank you for the opportunity to quote you on this project.


Sincerely,



Robert A. St. Clair
Estimator

RAS/jba

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: May 16, 1991
TO: William Bray, Traffic Engineer
FROM: Harold Brown, Financial Specialist 
SUBJECT: DSR Account "Reed St/Ocean Ave Intersection Improvements"

The above-referenced DSR project has been set-up as requested. Additional revenue receipts, if any, should be deposited into account # 33230-60510. Please, note the project title on your Report of Receipts form.

Disbursements pertaining to this project should be charged to account # 91332-30-05-10, exp. code as appropriate. This expenditure account's appropriation will be increased monthly to reflect the cumulative amount of contributions received. Please, review this account's detail ledger sheet monthly and notify me if you disagree with the amounts shown.

Once this project has been completed, please notify me so that I can process close-out postings.

Thank you.

cc: Paul Colpitts, Accounting Manager
✓ File



CITY OF PORTLAND

April 26, 1991

Mr. Michael S. Komich
Business Manager
Cheverus
267 Ocean Avenue
Portland, Maine 04103-5798

Dear Mr. Komich:

I have reviewed your request to pay a sum of \$15,000 to the City in lieu of completing the required traffic improvements to the Reed Street/Ocean Avenue intersection with the Director of Parks and Public Works.

The City is currently pursuing with the Maine Department of Transportation a more extensive improvement to the intersection, which when completed would provide a greater level of benefit. It certainly is not prudent and/or cost efficient to complete a minor improvement at this time knowing that we will be modifying it in the very near future.

Your request to pay \$15,000 to the City instead of completing the improvement is acceptable. Once we are in receipt of the funds, the portion of your site approval which required the improvements will be considered complete. I am providing Mr. Paul Niehoff, P/PW Inspection Engineer, with a copy of your letter and my response to expedite our final approval process of your project.

If you have any questions, please call me at 874-8894.

Very truly yours,

A handwritten signature in cursive script that reads "William J. Bray".

WILLIAM J. BRAY
TRAFFIC ENGINEER

WJB/cmf

pc: George A. Flaherty - Director Parks/Public Works
Nadeen Daniels - Assistant City Manager
Paul Niehoff - Materials Engineer

The Jesuit College Preparatory School of Maine

CHEVERUS

267 Ocean Avenue Portland Maine 04103-5798

April 8, 1991

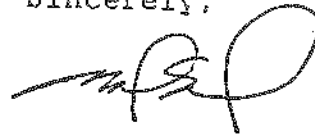
Mr. William Bray
Portland Traffic Engineer
Portland City Hall
389 Congress Street
Portland, ME 04101

Dear Mr. Bray,

This letter is to confirm the intention of Cheverus High School to pay \$15,000 to the City of Portland to satisfy the project requirement of improvements to the Reed Street intersection which was originally part of the Cheverus Athletic Fields Project.

Please contact me upon receipt of this letter so that we can discuss the particulars of the payment and subsequent steps that need to be taken to complete this agreement.

Sincerely,



Michael S. Komich
Business Manager

cc: Rev. Daniel C. Lewis, S.J., Acting President
Paul S. Stevens, A.I.A., SMRT

MSK/lmm

REPORT OF RECEIPTS

21299

To the Director of Finance

City of Portland, Maine

From the Department of

Finance - Dept 9

Date

5-8-91

For the Period of

RECEIPT NOS.	UNIT COUNT	SOURCE OF RECEIPTS	UNIT COST	AMOUNT	REVENUE OR CREDIT CODE
		<p><i>Rec'd from Chevrus High School, ck # 142, dated 5/7/91, as payment in lieu of traffic improvements</i></p> <p><i>91332-30-05-10</i></p>		<p><i>15,000⁰⁰</i></p>	<p><i>33230- 60510</i></p>
Total Units	<i>1ck</i>		Total Amount	<i>\$ 15,000⁰⁰</i>	

Received This Day:

The undersigned certifies that this is a true, complete report of all collections made by him since the date of his last report.

Authorized Agent

Harold Brown

Forward all three copies to the Treasury Department where they will be received by perforation. The blue copy will be returned to the originating Department

CHEVERUS HIGH SCHOOL
 CAPITAL CAMPAIGN
 267 OCEAN AVE
 PORTLAND, ME 04103
 1 8 B 04103

0142

52-7445 20
 2112

5/7 1991

Pay to the
 Order of *City of Portland*

\$15,000.00

THE SUM **15 000** DOLS **00** CTS

Dollars

Peoples Heritage Bank
 MEMBER FDIC
 PORTLAND, MAINE 04103

Samuel [Signature]

For V.R. - 155

⑆ 211274450⑆ 0320 50809⑈ 0142

TREASURER

D 22127

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT *Finance Admin* DATE *5-8-91*
 RECEIVED FROM *Cheverus High School*
 ADDRESS

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
<i>ck #</i>	<i>142 for</i>		<i>15000</i>
	<i>used direct</i>		
	<i>improvements</i>		

CASH CHECK OTHER TOTAL *15000*

RECEIVED BY *Jennifer [Signature]*

PORTLAND, MAINE
PLANNING BOARD

Jadine R. O'Brien, Chair
Kenneth M. Cole III, Vice Chair
Joseph R. DeCoursey
Irving Fisher
Cyrus Hagge
John H. Carroll
Donna Williams

December 20, 1994

John Greenlaw, Manager
Government Employees Credit Union of Maine
555 Forest Avenue
Portland, ME 04101

RE: Government Employees Credit Union Office

Dear Mr. Doe:

On December 13, 1994 the Portland Planning Board voted 5-2 (Williams, DeCoursey opposed) to approve the request for waiver of granite curbing and waiver of a portion of the sidewalk for 24-110 Riverside Industrial Parkway.

The Portland Planning Board also voted 7-0 (unanimous) to approve the site plan. The approval was granted for the project with the following conditions:

- i. The applicant shall submit a revised stormwater management plan addressing the issues contained in Mr. Feuka's report, which must be reviewed and approved by Kevin Feuka, P.E., serving as the City's Development Review Coordinator.
- ii. The applicant shall submit a revised lighting plan for review and approval by city staff that is more sensitive to the adjoining residential neighborhood by reducing the light intensity on the property, eliminating light spillage off-site, and lowering the height of the light poles.
- iii. The applicant shall submit a revised landscape plan that shall show temporary fencing or barriers to be properly installed and maintained around all vegetation to be preserved in order to protect plant material from construction activity.
- iv. The following note shall be added to the plan:

"THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY; DRAINAGE; LANDSCAPING; RETENTION OF WOODED OR LAWN AREAS; ACCESS; SIZE, LOCATION, AND SURFACING OF PARKING AREAS; AND LOCATION AND SIZE OF BUILDINGS."

DEPARTMENT

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT Planning DATE 5-15
 RECEIVED FROM Robert Mitchell Co, Inc
 ADDRESS Douglas Bros.

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	INSPECTION FEE		778.69
	Traffic Imp.		5000.00

CASH CHECK OTHER TOTAL 5,778.69

RECEIVED BY [Signature]
George Business Services, Inc 211508-02
 503 876 507 FOREST AVE PORTLAND ME 04102 776-1480



Douglas Bros.
 SPECIALISTS IN THE MANUFACTURE
 OF STAINLESS STEEL
 PIPE AND FITTINGS

ART DuBOIS
 GENERAL MANAGER

P.O. BOX 2008
 PORTLAND, MAINE 04104

PHONE 1-800-341-0926
 1-207-797-8771
 FAX 1-207-797-8395

Douglas
Brothers DIV.

ROBERT MITCHELL CO., INC.

RIVERSIDE INDUSTRIAL PARK, P. O. BOX 2008, PORTLAND, MAINE 04104

TEL (207) 797-6771

TELEX - 94-4412

FAX - (207) 797-8385

May 10, 1991

RECEIVED

MAY 13 1991

PORTLAND PLANNING OFFICE

Joseph E. Gray, Jr., Director
Planning and Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Douglas Brothers Office Project
475 Riverside Industrial Parkway

Dear Mr. Gray:

Enclosed is our check for \$5,000.00 which represents the contributing share of the Forest Avenue and Riverside Industrial Parkway Inter-section Project. This is the amount agreed to as one of the conditions with the City of Portland for our site plan review. Rick Knowland of your department requested I contact Mr. Bill Bray of Public Works in this connection; and Mr. Bray directed me to send this check to your department.

I would appreciate this information be passed on to the Building Inspection office so that our building permits will be issued in a timely manner.

Yours sincerely,

DOUGLAS BROTHERS



ARTHUR R. DUBOIS
General Manager

cc: Rick Knowland - Planning
Bill Bray - Public Works
Bill Giroux - Building Inspection Office
Jim Langford

Specialists in Lightwall Stainless Steel Fabrication

5-21-91

BILL

A CHECK FOR \$5,000 FROM DOUGLAS BROS WAS SENT DOWN TO FINANCE. THIS WAS A CONDITION OF APPROVAL FOR SITE PLAN REVIEW OF THEIR NEW OFFICE BLDG ON RIVERSIDE PARKWAY TO COVER INTERSECTION IMPROVEMENTS AT FOREST AVE AND RIVERSIDE PARKWAY. YOU MAY WANT TO DOUBLE CHECK THAT IT GOT IN THE ACCOUNT YOU WANTED IT FOR

KK

Robert Mitchell Co., Inc.
DOUGLAS BROS. DIVISION

DATE 5.10.91

VENDOR NO.

CHEQUE NO. 907627

YOUR REFERENCE NO.	M	DATE D Y	OUR REFERENCE NO.	GROSS AMOUNT	DISCOUNT	NET AMOUNT
D.B. Office Project		5.10.91		5,000.00	--	5,000.00
TOTAL				5,000.00	--	5,000.00

PLEASE DETACH BEFORE DEPOSITING

TO
Casco Northern Bank
PORTLAND, MAINE

Robert Mitchell Co., Inc.

DOUGLAS BROS. DIVISION

RIVERSIDE INDUSTRIAL PARK, P.O. BOX 2008
PORTLAND, MAINE 04103

PAY
--Five thousand dollars and...no/100--
TO THE ORDER OF

DATE	N° CHEQUE NO.
5.10.91	907627

AMOUNT
\$ 5,000.00

Robert Mitchell Co., Inc.

City of Portland
Planning & Urban Development
Portland, Maine 04101

Robert Mitchell
AUTHORIZED SIGNATURES

STREET IMPROVEMENTS FUND

On this date, May 15, 1991, the City of Portland has received from Douglas Brothers \$5,000. Said funds have been deposited with the City to satisfy a condition for site plan approval for the project known as Douglas Brothers Office Project. Said condition was required for approval by the Planning Authority. Receipt of these funds fulfills this condition. Said funds shall be deposited in the Street Improvements Fund, Account # , for access by the Public Works Department.

Duane G. Kline
Director of Finance

cc: William Bray, Traffic Engineer
Alexander Jaegerman, Chief Planner
George Flaherty, Director of Parks and Public Works

Rick,

*I sent this down
to Finance.*

*They paid their
perf guar., too.*

→

CITY OF PORTLAND

Parks & Public Works Department - Traffic Division

M E M O R A N D U M

To: Alex
From: MARY
Date: 7-31-95
Subject: Riverside Industrial Way

J&R John Blackman 12/27/94
1995/FED sent to Finance
95 332-31-05-01

Alex - this is our third request for a status report on these funds!

We had scheduled to install these items (a new signal at Frost / Riverside) this year.

I have only received (1) \$5000 check from I & R, thus far.

Supervalu is now under review for a second contribution & I do not have their first ...

Please give us a written status, ASAP. Thank you.

cc: Nadeen Daniels
Joe Gray
WJ Gray

Bruce Bell

CITY OF PORTLAND

Parks & Public Works Department - Traffic Division

M E M O R A N D U M

To: Alex
From: MARY
Date: 5-4-95
Subject: Riverside Industrial Way

Alex - I am still awaiting the status on the attached memo. I have received one \$5000 check thus far.

Thank you -

P.S. We need to work out a better system on traffic payments. Checks up front and we coordinate work to be done??

c: WJB
Bruce

CITY OF PORTLAND

Parks & Public Works Department - Traffic Division

M E M O R A N D U M

To: Alex
From: Mary
Date: 2-2-95
Subject: RIVERSIDE INDUSTRIAL WAY

PLEASE WRITE ME UP A STATUS (WITH ACCOUNT NUMBERS) ON THE FOLLOWING PROJECTS AS THEY RELATE TO THE SIGNAL DONATIONS. THE STATE TRAFFIC ENGINEER HAS AGREED WITH THE INTERSECTION OF FOREST / Riv. Ind. Way WARRANT STUDY FOR A NEW SIGNAL.

SUPERVIAN	\$5000.
1 1/2 R	\$5000.
Booth	\$5000.
Durqstone	\$5000.
Gov't CU	\$5000.

cc: WRB Bruce Bell

→ 500 Riverside Associates - Account?

Check bldg inspections....

From: Paul Colpitts
To: Alex Jaegerman ; Sarah Hopkins ; William Bray
Date: Fri, Sep 6, 2002 2:10 PM
Subject: Re: 500 Riverside Industrial

Sarah, project PW0009 was the successor to 95-332-31-05-01 and there was no amount brought forward to HTE indicating an amount owed to Tom Durham. If you are certain that he is owed the money, I'd suggest that you use account 242-2400-410-90-00 and attach PW0009 as the project code to the transaction. Then I'll take care of funding the refund by making a transfer from the general fund.

Let me know if you have any questions.

Paul

>>> Sarah Hopkins 09/06 12:10 PM >>>

I received a request by Tom Dunham for the return of \$5,000 that was required as part of a Planning Board approval for a project at 500 Riverside Industrial Parkway. The money was supposed to go into an account to pay for the traffic signal at the corner of Riverside Industrial Parkway and Forest Avenue.

The Planning Board had required the funds from several developers with the caveat that if the signal was not installed in 5 years, the funds would be returned.

In the case of 500 Riverside Ind Pkwy, the approval was in 1989, as was the contribution. Therefore, it appears that the funds should be returned.

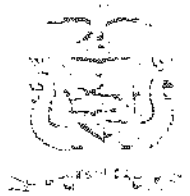
I've looked up old files related to the Riverside Improvement funds. In 1995, Mary Conroy, the City's traffic engineer, had set an account 95-332-31-05-01. This project predated the account, so I am not sure if the funds are in this account or in another 1989 account.

Paul or Bill, do you have any recollection or idea of where the funds might be and how to release them?

Any guidance would be greatly appreciated.

-Sarah

CC: Ellen Sanborn



May 31, 1995

CITY OF PORTLAND

Mr. Shawn Frank
Sebago Technics
12 Westbrook Common
P.O. Box 1339
Westbrook, ME 04098-1339

RE: Supervalu-Maine Site Plan Revisions, 56 Milliken Street

Dear Mr. Frank:

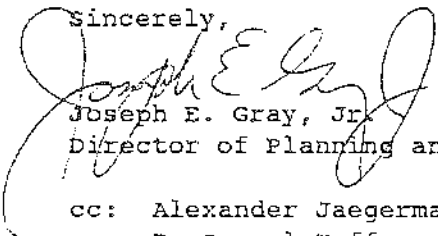
On May 30, 1995 the Portland Planning Authority approved a revision to the Supervalu-Maine facility at 56 Milliken Street. The approved revisions include modifications to parking lot islands, a 448 square foot addition to the building and landscaping.

This letter approves this revision to the Supervalu-Maine site plan including local review under the Site Location of Development Law, originally approved by the Planning Board on July 12, 1994.

As previously discussed, when you submit the plan for the new expansion, landscaping for the site will be reviewed in a comprehensive manner. With the relocation of three trees adjacent to the front parking area, I would anticipate that one or two additional trees will be required in this area when we review the upcoming expansion.

If there are questions concerning this letter, please contact the Planning Staff.

Sincerely,


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

cc: Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
Richard Knowland, Senior Planner
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples, Project Engineer
Michael O'Sullivan, Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
-- Approval Letter File

CITY OF PORTLAND

Parks & Public Works Department - Traffic Division

M E M O R A N D U M

To: Alex
From: MARY
Date: 7-31-95
Subject: Riverside Industrial Way

Alex - this is our third request for a status report on these funds!

We had scheduled to install these items (a new signal at Frost / Riverside) this year.

I have only received (1) \$5000 check from I & R, thus far.

Supervalue is now under review for a second contribution & I do not have their first ...

Please give us a written status, ASAP. Thank you.

cc: Nadeen Daniels
Joe Gray
WJBray

Bruce Bell

CITY OF PORTLAND

Parks & Public Works Department - Traffic Division

M E M O R A N D U M

To: Alex
From: MARY
Date: 5-4-95
Subject: Riverside Industrial Way

Alex - I am still awaiting the status on the attached memo. I have received one \$5000 check thus far.

Thank you -

P.S. We need to work out a better system on traffic payments. Checks up front and we coordinate work to be done??

cc: WJB
Bruce

CITY OF PORTLAND

Parks & Public Works Department - Traffic Division

M E M O R A N D U M

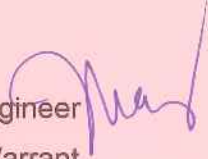
To: Alex
From: Mary
Date: 2-2-95
Subject: RIVERSIDE INDUSTRIAL WAY

PLEASE WRITE ME UP A STATUS (WITH ACCOUNT NUMBERS) ON THE FOLLOWING PROJECTS AS THEY RELATE TO THE SIGNAL DONATIONS. THE STATE TRAFFIC ENGINEER HAS AGREED WITH THE INTERSECTION OF FOREST / Riv. Ind. Way WARRANT STUDY FOR A NEW SIGNAL.

SUPERVIAN	\$5000.
1 1/2 R	\$5000.
Booth	\$5000.
Durqstone	\$5000.
Gov't CU	\$5000.

cc: WRB Bruce Bell

MEMORANDUM - TRAFFIC

DATE: March 7, 1995
TO: Alex Jaegerman, Planning
FROM: Mary Theriault, Principal Traffic Engineer 
RE: Riverside Industrial Way- Signal Warrant

I have enclosed a copy of the response letter from MDOT concerning the signal warrant study submitted by the Government Employees CU. He does concur that the new signal is warranted for this location.

Please place the necessary documentation in your files for future development projects in this area. Also, please continue to research the total funds collected to date. Ellen Sanborn has started an account with the check Candy had given me earlier. Obviously, we want to collect the allotted funds and enter all payments into this one account.

Thank you for your assistance in coordinating these funds. As we discussed today, when your new Planning Engineer comes aboard, we need to sit down with Ellen to better account for these traffic funds in the future.

Attachment

cc: Nadeen Daniels, Assistant City Manager/Director PW
William J. Bray, Deputy Director PW
Bruce Bell, Operations Manager

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION

TRANSPORTATION BUILDING

STATE HOUSE STATION 16

AUGUSTA, MAINE

04333-0016



ALDEN G. SMALL
Acting Commissioner

February 24, 1995

Mary Ann Theriault
Department of Public Works
City of Portland
55 Portland Street
Portland, ME 04101

Re: Forest Avenue - Riverside Industrial Way - Signal Warrant

Dear Mary:

I have reviewed the signal warrant package from Jack Murphy which you sent to this office in January. This signal study is in conjunction with a proposed Government Employee's Credit Union at the above referenced site.

The figures which Jack has submitted do appear to support the installation of fully-activated traffic signals at the Riverside Industrial Way intersection on Forest Avenue. The peak hour factor calculations show a left turn volume of 134, on the sketch sheet which was attached to the package. Shouldn't this volume read 194 based on the projected count? Are any concerns raised by the proximity of Castine Street despite the very low volumes on that street?

These are my comments at this time. If you have a need for further review, please do not hesitate to contact me.

Yours truly,

A handwritten signature in cursive script, appearing to read "Bruce".

Bruce A. Ibarguen
Engineer of Traffic

BAI/bp

CITY OF PORTLAND

Parks & Public Works Department - Traffic Division

M E M O R A N D U M

✓ To: Alex

From: MARY

Date: 5-4-95

Subject: Riverside Industrial Way ^{help} mary

Mike - pls work
w/ staff to (sort)
find status +

Alex - I am still awaiting ^{locate} the
the status on the attached ~~memo~~
memo. I have recieved Alex
one \$5000 check thus far.

whose?

P.S.
Keep
me
apprised
of progress

Thank you -

P.S. We need to work out a
better system on traffic
payments. Checks up front
and we coordinate work
to be done??

cc: USB
Bruce

CITY OF PORTLAND

Parks & Public Works Department - Traffic Division

M E M O R A N D U M

To: Alex
From: Mary
Date: 2-2-95
Subject: RIVERSIDE INDUSTRIAL WAY

PLEASE WRITE ME UP A STATUS (WITH ACCOUNT NUMBERS) ON THE FOLLOWING PROJECTS AS THEY RELATE TO THE SIGNAL DONATIONS. THE STATE TRAFFIC ENGINEER HAS AGREED WITH THE INTERSECTION OF FOREST / Riv. Ind. Way WARZAM STUDY FOR A NEW SIGNAL.

- Supervision ^{56 million} \$5000. *should have*
- 1 1/2 R \$5000. *should have checked*
- Booth ^{332-359 Riverside} \$5000. *DEB Ltr 3 Dec 93. should have*
- Durqstone ^{status report} \$5000. *- IN default*
- Gov't CU \$5000. *Should have soon.*

cc: WRB Bruce Belle

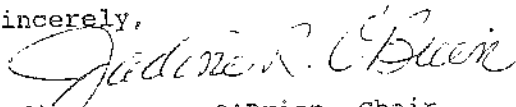
The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #58-94, which is attached.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

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

Sincerely,



Jadine Raynes O'Brien, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples, Project Engineer, Parks and Public Works
Owens McCullough, Acting Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Approval Letter File
Steve Doe, Sebago Technics
12 Westbrook Common, P.O. Box 1339
Westbrook, ME 04098-1339

Plan
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1. Traffic

Employee traffic, materials delivery, customer trips, transportation of finished product, and vendor delivery will make up the traffic generation of the site. Included in the major site plan submittal (attached packet: page 3) is a breakdown of the trips projected by the applicant. The applicant anticipates a mixture of vehicles entering and exiting the site ranging in size from employees' personal vehicles, dump trucks, flat trailers, delivery trucks, customer vehicles, boom trucks, flat trailers, and container trucks.

At the request of William Bray, City Traffic Engineer, the applicant has submitted further documentation stating that the project will not exceed 35 trips per hour. The 35 trips/hour is the DEP threshold which would require a complete traffic study. See Attachment 2.

Hours of operation of the facility will be from 7:00 a.m. - 5:00 p.m., Monday - Friday; and 7:00 a.m. - 12:00 noon on Saturdays.

Railroad tracks traverse the property along the northern property line.

As the Board may recall, proposed projects utilizing the Riverside/Forest Intersection have been required to contribute \$5,000 to the signalization fund. These funds are held in escrow for 3 years and released if not spent. The applicant has been made aware of this requirement and has agreed to contribute \$5,000. Please refer to Attachment 5a for a discussion of the history of this issue.

Mr. Bray has reviewed the site plan and supporting documentation and recommends approval. His comments are included as Attachment 7a.

2. Parking

There is sufficient parking provided on site to meet any foreseeable needs of Durastone Steps. According to the parking requirements of the Land Use Code, approximately 46 spaces are required for the manufacturing and associated office space. The existing paved parking area located in front of the building, directly off Milliken Street, has parking capacity for well over 70 cars.

3/4. Bulk, Height

Photographs of the building are included as Attachment 3a. The existing DMC Metals building is a 45,000 sq. ft. metal clad, single-story building.

The applicant proposes to construct a 35 ft. high, 8 ft. square silo for the storage of Portland Cement as well as a 12 x 6 ft. concrete pit with bulkhead doors on the eastern side of the building for the storage of aggregates. A photograph of the silo is included as Attachment 3b.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Chair Cole and Members of the Portland Planning Board

FROM: Sarah Hopkins, Senior Planner

DATE: November 9, 1993

SUBJECT: Forest Avenue/Riverside Industrial Parkway Signal Fund

History of the required contribution to the signal fund

Donalco: In June of 1988, Donalco Construction was approved for the construction of a 21,000 sq. ft. warehouse on Riverside Industrial Parkway.

Due to traffic projected by the project, a condition was placed on the approval requiring that \$30,000 be placed in escrow in order to purchase traffic signals if required by a traffic signal warrant analysis to be completed after the building was fully occupied one year from date of approval.

The approvals expired for the project (six months later).

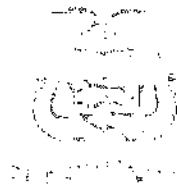
In 1989 the applicant applied for reapproval of the project and suggested that the \$30,000 contribution be distributed among future development along Riverside Industrial Park. The applicant was required by the Board to contribute \$5,000 towards an account to be held for 5 years. If the signal hasn't been purchased in that time, the funds would be returned.

Unifirst: Just prior to the Donalco reapproval brought the administrative approval of the Unifirst Corporation. They proposed an addition to their existing building on Riverside Industrial Parkway. Unifirst contributed \$5,000 to the fund. Since no signal was purchased or installed, the City is due to return their contribution in December.

Hildenbrand: In 1991, Ladd Hildenbrand proposed the reuse of the same 66 Milliken Street building for use as a recycling/reuse plant. Mr. Hildenbrand was required to contribute \$5,000 to the fund. The project has since vacated the building and no contribution was ever made.

Durastone: Durastone is proposing the reuse of the 66 Milliken Street building. The City has requested the \$5,000 contribution and the applicant has agreed.

Stephen Joseph Co.: The Stephen Joseph Co. is currently under administrative review for the construction of a new facility on Riverside Industrial Parkway. The City has requested the \$5,000 and the applicant has protested. Mr. Booth, a representative of the applicant, will be available at the Durastone public hearing to discuss the policy ramifications of such a requirement with the Planning Board.



CITY OF PORTLAND

August 24, 1994

Stephen Doe
Sebago Technics
12 Westbrook Common
P.O. Box 1339
Westbrook, ME 04098

Re: ~~M. and R. Associates Site Plan Review~~

~~112-132 Riverside Industrial Parkway~~

Dear Mr. Doe:

On August 23, 1994 the Portland Planning Authority granted minor site plan approval for a proposed 6,000 sq. ft. office/warehouse facility in the vicinity of 112-132 Riverside Industrial Parkway. The site plan is approved with the following conditions.

1. That a drainage maintenance agreement (see Attachment) shall be submitted to the Planning Department for review and approval.
2. Exterior signs, shall be subject to Planning Department review and approval.
3. That \$5,000 shall be paid to the City as this project's share of the Forest Avenue/Riverside Industrial Parkway traffic light improvement. This payment shall be paid prior to the issuance of a Certificate of Occupancy for the building and will be returned within five (5) years if the traffic signal is not installed.

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.

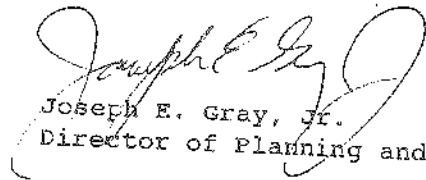
Please note the following provisions and requirements for all site plan approvals:

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 a building permit can be issued.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

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
Richard Knowland, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathy Staples, Project Engineer, Parks and Public Works
William Bray, Deputy Director of Parks and Public Works
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougal, Fire Prevention
Mary Gresik, Building Permit Secretary
Approval Letter File



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Alexander Jaegerman, Chief Planner

FROM: Michael O'Sullivan, Development Review Coordinator

DATE: August 16, 1995

SUBJECT: Riverside Industrial Way Traffic Signal Money

1. My search of the Riverside Industrial Way Traffic Signal Money issue has yielded the following:
 - A) Five (5) projects were supposed to contribute \$5,000 to place a new traffic signal at the Riverside Industrial Way/Forest Avenue intersection.
 1. Booth/333-359 Riverside Industrial Parkway
Approval Date: November 4, 1993
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Approval Date: July 12, 1994
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Approval Date: August 24, 1994
 5. Government Employees Federal Credit Union/24-110 Riverside Industrial Parkway
Approval Date: December 13, 1994
 - B) An account for this money was set up by Mary Conroy in the Finance Department in February of 1995. This account number is 95-332-31-05-01.
 - C) This account only contains \$5,000. This \$5,000 was contributed by Mr. John Blackman for the I & R project. His check was dated December 27, 1994. Kandi Talbot found this check in February of 1995 in the Planning Department file and turned it over to Mary Conroy.

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- C) Supervalu; 56 Milliken Street. I could not find an approval letter or the file for this project. The applicant has stated that the \$5,000 has been given to the City of Portland. I have not been able to locate this check as of yet.
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cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Mary Conroy, Traffic Engineer
Duane Kline, Director of Finance
Kathi Staples PE, City Engineer
File



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Mary Conroy, Traffic Engineer
Duane Kline, Director of Finance
Kathi Staples PE, City Engineer
File

Traffic Light Refund.

Bridell paid 12/11/02

300 RIVERSIDE ASSOCIATES
AS OF 07/30/92

ASSETS

CURRENT ASSETS: *CASH CAVENANT 150,000*

CASH \$ 8,750.15

ESCROW - PORTLAND STREET IMP \$ 5,725.49

TENANT ACCOUNTS RECEIVABLE 10,738.24

CAPITAL CONTRIB. RECEIVABLE (104.67)

PREPAID EXPENSES 15,030.00

TOTAL CURRENT ASSETS \$ 39,539.21

PROPERTY & EQUIPMENT:

LAND \$ 370,391.22

BUILDINGS 2,010,665.34

LESS, ACCUM DEPRECIATION (250,305.04)

NET PROPERTY & EQUIPMENT \$ 2,130,751.52

OTHER ASSETS:

ORGANIZATIONAL COSTS - NET \$ 93.29

FINANCING COSTS - NET *PLoSford Security (Redwood Lot) 175,000* 20,037.81

TOTAL OTHER ASSETS \$ 20,131.10

TOTAL ASSETS \$ 2,190,421.83

LIABILITIES AND PARTNERS' CAPITAL

CURRENT LIABILITIES:

ACCOUNT PAYABLE - MPNF *Morgan* \$ 5,523.47

ACCOUNT PAYABLE - DUNHAM *J.E. Gould* 16,000.00

TOTAL CURRENT LIABILITIES \$ 21,523.47

LONG-TERM DEBT:

MORTGAGE PAYABLE - PHB \$ 1,677,955.64

NOTE PAYABLE - FW CUNNINGHAM 333,535.33

TOTAL LONG-TERM DEBT \$ 2,011,490.97

TOTAL LIABILITIES \$ 2,033,014.44

PARTNERS' CAPITAL:

PAID UP BY 1992 \$ 65,929.93

T. BOURHAM 131,085.11

L. BARTON 100,000.00

SOM
BIO

Capital

100,000

100,000

500 RIVERSIDE ASSOCIATES
AS OF 06/30/91

ASSETS

CURRENT ASSETS:

CASH

PMB ESCROW - PORTLAND

PMB LOAN RESERVE

CAPITAL CONTRIB. RECEIVABLE

TOTAL CURRENT ASSETS

PROPERTY & EQUIPMENT:

LAND

BUILDINGS

LESS, ACCUM-DEPRECIATION

NET PROPERTY & EQUIPMENT

OTHER ASSETS:

ORGANIZATIONAL COSTS, NET

FINANCING COSTS, NET

TOTAL OTHER ASSETS

TOTAL ASSETS

LIABILITIES AND PARTNERS' CAPITAL

CURRENT LIABILITIES:

ACCRUED INTEREST

TOTAL CURRENT LIABILITIES

LONG-TERM DEBT:

MORTGAGE PAYABLE - PMB

NOTE PAYABLE - FW GUNNINGHAM

ACC'D INTEREST - FW GUNNINGHAM

TOTAL LONG-TERM DEBT

TOTAL LIABILITIES

PARTNERS' CAPITAL:

T DUNHAM

R BARTON

STAGE ISLAND, INC.

NET INCOME (LOSS) YTD

TOTAL PARTNERS' CAPITAL

TOTAL LIABILITIES AND

PARTNERS' CAPITAL

When might we get back?

Bart's Orig (own) put

10,496.31

5,446.28

51,100.00

5,486.00

72,526.59

370,391.22

1,925,665.34

(158,599.79)

2,137,456.77

293.29

30,057.81

30,851.10

2,240,834.46

17,000.00

17,000.00

1,689,188.30

420,000.00

11,133.58

2,120,321.88

2,187,521.88

37,667.53

37,850.20

18,826.60

(40,834.75)

53,512.58

2,240,834.46

ESCROW FOR STAGE IMPROVEMENT

From reallocation of Partnership with Barton - 72448 Dunham - 9383

Closely Cash - apprais. (People) - part. - legal

People might part for June (paid)

FWC accrual

500 RIVERSIDE ASSOCIATES
 AS OF 04/30/91

1	ASSETS		
2	CURRENT ASSETS:		
3	CASH		
4	PHD ESCROW - PORTLAND	\$	2,592.36
5	PHD LOAN RESERVE	\$	5,446.28
6	CASH - SECURITY DEPOSIT		31,100.00
7	CAPITAL CONTRIB. RECEIVABLE		29,714.68
8			5,486.00
9	TOTAL CURRENT ASSETS	\$	74,337.32
10	PROPERTY & EQUIPMENT:		
11	LAND		
12	BUILDINGS	\$	670,391.22
13	LESS ACCUM DEPRECIATION		(1,925,665.34)
14			(1,411,590.79)
15	NET PROPERTY & EQUIPMENT	\$	2,154,465.77
16	OTHER ASSETS:		
17	ORGANIZATIONAL COSTS, NET		
18	FINANCING COSTS, NET	\$	933.29
19			32,061.81
20	TOTAL OTHER ASSETS	\$	32,995.10
21			
22	TOTAL ASSETS	\$	2,261,798.19
23	LIABILITIES AND PARTNERS' CAPITAL		
24	CURRENT LIABILITIES:		
25	SECURITY DEPOSITS	\$	27,995.00
26	TOTAL CURRENT LIABILITIES	\$	27,995.00
27	LONG-TERM DEBT:		
28	MORTGAGE PAYABLE - PHD	\$	1,690,153.87
29	NOTE PAYABLE - FW CUNNINGHAM		470,000.00
30	ACCD INTEREST - FW CUNNINGHAM		15,250.20
31	TOTAL LONG-TERM DEBT	\$	2,175,404.07
32			
33	TOTAL LIABILITIES	\$	2,203,399.07
34	PARTNERS' CAPITAL:		
35	T. DUNKAM	\$	37,647.53
36	R. BARTON		37,650.20
37	STAGE ISLAND, INC.		16,826.60
38	NET INCOME (LOSS) YTD		(35,725.31)
39	TOTAL PARTNERS' CAPITAL	\$	58,399.02
40			
41	TOTAL LIABILITIES AND PARTNERS' CAPITAL	\$	2,261,798.19
42			
43			
44			
45			

SOU RIVERSIDE ASSOCIATES
AS OF 12/31/89

← 1989!

10110 G.B.

ASSETS	
CURRENT ASSETS:	
CASH	4,956,137
CASH - 125 ESCROW - PORTLAND TRAFFIC LIGHT	37,000.00
PREPAID EXPENSES	17,793.84
TOTAL CURRENT ASSETS	5 17,439,237
PROPERTY & EQUIPMENT:	
LAND	251,533.20
BUILDING	933,270.04
LESS: ACCUM. DEPRECIATION	(591,330.15)
NET PROPERTY & EQUIPMENT	5 1,139,727.17
OTHER ASSETS:	
ORGANIZATIONAL COSTS, NET	170,333.37
FINANCING COSTS, NET	141,160.07
TOTAL OTHER ASSETS	5 127,033.60
TOTAL ASSETS	5 1,743,506.30
LIABILITIES AND DEFERRED CREDIT	
CURRENT LIABILITIES:	
ACCRUED INTEREST - MPNP	4,154.81
ACCOUNTS PAYABLE - OTHER	29,358.74
TOTAL CURRENT LIABILITIES	5 33,513.55
LONG TERM DEBT:	
NOTE PAYABLE - MPNP	75,137.78
NOTE PAY - MAERIDE/DUNHAM	155,050.00
MORTGAGE PAYABLE - MSD	704,495.24
TOTAL LONG TERM DEBT	5 1,179,743.04
TOTAL LIABILITIES	5 1,213,256.59
PARTNERS' CAPITAL:	
MPN PROPERTIES	44,433.22
LIZAN FI	(43,495.79)
LIZ BARTON	29,293.46
NET INCOME (LOSS) YTD	(75,237.56)
TOTAL PARTNERS' CAPITAL	5 (45,449.79)
TOTAL LIABILITIES AND PARTNERS' CAPITAL	5 1,163,506.30

March 28, 1990

Mr. Bob Patterson
Verrill & Dana
One Portland Square
Portland, ME 04101

500 RIVERSIDE

Jim Palmer and I were discussing the items needed for our upcoming closing and he asked me to provide you with copies of any approvals that we had for this project. I am enclosing copies of the following items for you, which are the only approval-like items that I am aware of:

1. Copy of Portland building permit for renovation in older existing building.
2. Copy of Portland building permit for construction of recent new building.
3. Copy of Planning Board approval letter dated July 17, 1989, applicant review notes dated July 11, 1989 and copy of July 11, 1989 Planning Board Agenda.
4. Mitchell and Associates April 11, 1989 Clarification Request to DEP.
5. May 22, 1989 DEP letter to John Mitchell responding to Clarification Request.
6. July 21, 1989 Portland Planning Department letter regarding the requirement for a \$5,000 escrow count and a \$10,000 contribution to street improvements.



If you have any questions about these items or need anything additional, please give me a call.

Robert K. Barton
President

RKB/Ag

7. 3 copies of 500 RIVERSIDE Site plan

CITY OF PORTLAND, MAINE

PLANNING BOARD

Agenda

Tuesday evening, July 11, 1989, at 7:30 p.m. public hearing
Room 209, City Hall, Portland, Maine

Barbara A. Vestal, Chair
Joseph R. DeCoursey, Vice Chair
John L. Barker
Jadine R. O'Brien
Kenneth M. Cole III
Jack D. Humeniuk
Irving Fisher

1. ROLL CALL AND DECLARATION OF QUORUM
2. APPROVAL OF MINUTES OF PREVIOUS MEETING
3. COMMUNICATIONS AND REPORTS
4. ANNOUNCEMENT OF DECISIONS AT THE PREVIOUS MEETING

- i. Shoe Repair Shop Site Plan; Vicinity of 1029-1031 Washington Avenue; Joseph Aceto, applicant

The Portland Planning Board voted unanimously (6-0) to approve this site plan.

- ii. Pineloch Woods R-2 Subdivision Revisions; Vicinity of Deep Wood Drive; Peter Kennedy, applicant

The Portland Planning Board voted unanimously (6-0) to approve this item.

- iii. Sectional Recording of River's Edge Subdivision; Vicinity of Outer Congress Street, Peter Kennedy, applicant

The Portland Planning Board voted unanimously (6-0) to approve this item.

- iv. Racine Street R-3 Subdivision; Change of Ownership; Vicinity of Racine Street; Bay State Development Corp., applicant

The Portland Planning Board voted unanimously (6-0) to approve this item.

- v. Harborpoint R-6 Subdivision/Site Plan; Vicinity of North and Wlanut Streets, Timulty/D'Avolio, applicant

The Portland Planning Board voted unanimously (6-0) to table this item.

6. NEW BUSINESS

- i. I-1 Industrial building site plan; Vicinity of 500 Riverside Industrial Parkway; Riverside Assoc., applicant

The Board will consider a plan by 500 Riverside Associates for a 34,000 sq. ft. warehouse/office building located in the vicinity of 500 Riverside Industrial Parkway and Riverside Street. The site is 7.05 acres and zoned I-1 Industrial. Access to the site is from Riverside Industrial Parway. The plan will be reviewed for compliance with the Site Plan Ordinance of the Land Use Code.

April 4, 2003

Ms. Sarah Hopkins
City of Portland
389 Congress Street
Portland, Maine 04101

Dear Sarah:

Enclosed is a letter dated July 21, 1989 in reference to the \$5,000 that was requested by the City for us (500 Riverside Associates) to put into escrow for the traffic light. I hope that this provides you with enough documentation that we will be able to receive the money as the traffic light was not installed within the five (5) year period.

Because it suggests an escrow account, we would expect to receive the accrued interest that has occurred since July 1989 in addition to the \$5,000.

Hopefully, this will bring to a conclusion the questions regarding the escrow account and we look forward to receiving the \$5,000 plus accrued interest.

Sincerely,



Thomas B. Dunham

TBD/emr

Enclosure

CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

Soon keep this in my
Partners 500 Riv. file
P



PLANNING & URBAN DEVELOPMENT

JOSEPH E. GRAY, JR.
DIRECTOR

Tracy #
was
copied

July 21, 1989

Jack Weir
Morse, Payson & Noyes
P.O. Box 406
Portland, ME 04112

RE: 500 Riverside Site Plan

Dear Mr. Weir:

At your office's request, I have enclosed 2 forms you will need to comply with required street improvements for the above Site Plan approval. The escrow account form should be used to establish an account in the amount of \$5,000 for a traffic signal at the Forest/Riverside Industrial Parkway Intersection. The account should expire in 5 years and the balance returned to the applicant if not used by the City in the 5-year period.

The street improvements fund form should be used to document a \$10,000 contribution to street improvements on Riverside Street. The amount is based on the cost of installing granite curbing along the Riverside Street frontage. If the City does not use the \$10,000 on Riverside Street improvements (generally), then it will be returned to the applicant.

Also enclosed is an unsigned Planning Board approval letter which specified the outstanding conditions and procedures to be met before a building permit review begins. I will need a revised plan that shows the slope changes and includes the note regarding site plan alterations. I will check with the City Arborist regarding approval of the landscaping plan. Once you have revised the site plan, please submit a copy to me. If the revisions are approved, I will need 4 sets of the final plans.

Once I have the final sets of plans, the above escrow accounts, and the performance guarantee, I will forward your project to the Building Inspections office.

Please let me know if you have any questions

Sincerely,

Maureen O'Meara

Maureen O'Meara
Senior Planner

- cc: Alexander Jaegerman, Chief
- William Bray, City Traffic
- Steve Harris, Planning Engineer
- Paul Niehoff, Materials Engineer
- P. Samuel Hoffses, Chief of Building Inspections
- John Mitchell, Mitchell & Associates

Post-It™ brand fax transmittal memo 7671 # of pages = 1

To	Tom Dunham	From	Bart
Co.	and	Co.	
Dept.	Jack Weir	Phone #	Let's /
Fax #		Fax #	Talk #

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

April 25, 2003

Thomas B. Dunham
The Dunham Group
One Portland Square
Portland, ME 04101

RE: 500 Riverside Associates

Dear Tom:

At your request, the Finance Department has completed its research into the issue of a \$5,000 escrow account deposit made by 500 Riverside Associates.

The Finance Department was unable to locate any record of the escrow account and cannot process your requested refund. I am enclosing correspondence from Paul Colpitts regarding his research and recommendation to contact the State of Maine Treasurer's office.

Do not hesitate to call if any additional information comes up in regards to this account.

Sincerely,

A handwritten signature in blue ink that reads "Sarah".

Sarah Hopkins
Development Review Services Manager

cc.: Lee Urban, Director of Planning and Development
Alexander Jaegerman, Planning Division Director
Duane Kline, Finance Director
Paul Colpitts, Finance Department

From: Paul Colpitts
To: Sarah Hopkins
Date: Tue, Apr 15, 2003 11:50 AM
Subject: Escrow Deposit - 500 Riverside Industrial Parkway

Sarah, I have completed an exhaustive search of Finance Department records and have been unable to uncover any passbook or other account indicating that the City is in possession of a \$5,000 escrow deposit made by 500 Riverside Associates on or about August 3, 1989.

The June 30, 1991 financial statements of 500 Riverside Associates reports a "PHB ESCROW - PORTLAND" in the amount of \$5,446.28. We have contacted Peoples Heritage Bank and the result of their research did not turn up any (escrow) account that was opened for \$5,000 that could be linked to either 500 Riverside Associates or the City.

In addition I have had the City Treasurer contact the successor to Maine Savings Bank (the bank upon which the escrow may have been drawn) and because of mergers and that this transaction is nearly 14 years old, they were unable to effectively do any research.

Sarah, every lead has ended in a dead end and the City will not "refund" an escrow account that no one can show existed or that the City was the beneficiary of.

If 500 Riverside Associates wishes to investigate this matter further, I'd suggest they try the State of Maine Treasurer's office and abandoned/escheated property. Banks routinely turnover to the State dormant accounts and that may have happened in this case.

I'll put the files that you sent down relative to this in the inter-office mail and send them back to you.

Pau!

CC: Duane Kline