

2001-0272

370A-A-1

474 Riverside Ind. Pkwy

Parking lot

Milliken Bros.

on Spreadsheet

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

2001-0272
Application I. D. Number
09/24/2001
Application Date
474 Riverside Industrial Parkway
Project Name/Description

Milliken Bros Inc
Applicant
474 Riverside Industrial Pky, Portland, ME 04103
Applicant's Mailing Address
Lewis & Wasina, Inc.
Consultant/Agent

474 - 474 Riverside Ind Pkwy, Portland, Maine
Address of Proposed Site
370A A001001
Assessor's Reference: Chart-Block-Lot

Agent Ph: (207)856-5610 Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax
Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) 6 paved parking spaces

Proposed Building square Feet or # of Units _____ 1.02 Acreage of Site
Zoning I-M

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

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review \$300.00 Date 10/17/2001
Reviewer Sebago Technic

DRC Approval Status:

Approved Approved w/Conditions See Attached Denied

Approval Date 10/15/2001 Approval Expiration 10/15/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Sebago Technic 10/16/2001 date

Performance Guarantee Required* Not Required

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

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

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

2001-0272
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09/24/2001
Application Date

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474 Riverside Industrial Pky, Portland, ME 04103
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474 - 474 Riverside Ind Pkwy, Portland, Maine
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Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) 6 paved parking spaces

Proposed Building square Feet or # of Units _____
 Acreage of Site 1.02
 Zoning I-M

Check Review Required:
 Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____
 Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review \$300.00 Date 10/17/2001
 Reviewer Sarah Hopkins

Planning Approval Status:
 Approved Approved w/Conditions See Attached Denied
 Approval Date 10/15/2001 Approval Expiration 10/15/2002 Extension to _____ Additional Sheets Attached
 OK to Issue Building Permit Sarah Hopkins signature 10/15/2001 date

Performance Guarantee Required* Not Required
 * No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____ date	_____ amount	_____ expiration date
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<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
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<input type="checkbox"/> Certificate Of Occupancy	_____ date		
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<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	



CITY OF PORTLAND

October 16, 2001

Jeff Milliken
Milliken Bros.
474 Riverside Industrial Way
Portland, ME 04103

RE: Parking Lot Expansion at 474 Riverside Industrial Way CBL: 370-A-001001

Dear Mr. Milliken:

On October 15, 2001, the Portland Planning Authority approved the site plan application for six additional parking spaces at 474 Riverside Industrial Way.

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

1. A performance guarantee will not be required for this project. However a \$300.00 inspection fee will be required prior to commencement of construction. (This is the minimum inspection fee as required by ordinance.)
2. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8721 or 874-8719.

O:\PLAN\DEVREV\W\RVINDPKWY474\APPLTR.DOC

Book 3174
PAGE 673

3821 (20)

673

Know all Men by these Presents,

That GREATER PORTLAND BUILDING FUND, INC.

a corporation organized and existing under the laws of the State

of Maine and located at Portland

in the County of Cumberland and State of Maine

in consideration of One Dollar (\$1.00) and other valuable consideration,

paid by MILLIKEN BROS., INC., a corporation organized and existing under the laws of the State of Maine and having a place of business in the City of Portland, County of Cumberland and State of Maine,

the receipt whereof it does hereby acknowledge, does hereby give,

grant, bargain, sell and convey, unto the said MILLIKEN BROS., INC., its successors

and assigns forever.

a certain lot or parcel of land, ~~situated on the westerly side line of the Riverside Industrial Parkway in said Portland, and further bounded and described as follows:~~

Beginning at an iron on the westerly side of said Riverside Industrial Parkway at the northeasterly corner of land conveyed to Aldo A. Croatti et al by Greater Portland Building Fund, Inc., under its former name of ADC Building Fund Incorporated, by deed dated August 11, 1965 and recorded in the Cumberland County Registry of Deeds in Book 2913, Page 474; thence from said point of beginning and by said Riverside Industrial Parkway North 1/2 11' East 450.00 feet to an iron at the southeasterly corner of a certain lot of land described in Parcel A of a mortgage from Greater Portland Building Fund, Inc., under its former name of ADC Building Fund Incorporated, to Maine Savings Bank dated January 6, 1967 and recorded in said Registry of Deeds in Book 2984, Page 360, said lot also being the subject of a memorandum of lease between the said ADC Building Fund Incorporated and Eastern Co. dated December 30, 1966 and recorded in said Registry of Deeds in Book 2984, Page 362; thence by said Eastern Co. land North 75° 49' West 387.91 feet to an iron at land of the Maine Turnpike Authority; thence by said Turnpike Authority land by a curve to the southwest having a radius of 5,879.58 feet a distance of 450.78 feet measured on the arc thereof to an iron at the northwesterly corner of said Croatti land; thence by said Croatti land South 75° 49' East 412.51 feet to the point of beginning.

Said above described courses are based on true meridian.

Being the same premises conveyed to the Grantor herein, under its former name of ADC Building Fund Incorporated, by Burgess Robas Paint Co. by Warranty Deed dated December 11, 1967 and recorded in said Registry of Deeds in Book 3022, Page 894.

This conveyance is made subject to taxes for the year 1971 which the Grantee herein by its acceptance of this deed hereby assumes and agrees to pay.

During a period of two (2) years after the date of this deed before a building has been constructed on the above-described premises, the Grantee shall not be able to sell the premises herein conveyed to a third party without first in writing offering the premises to the Grantor, its successors or assigns, which shall have a sixty (60) day period from receipt of the offer in which to accept in writing and close the repurchase, otherwise, the repurchase rights, as well as the right to demand reconveyance after two (2) years as hereafter set forth shall cease. After a building has been constructed, the premises herein conveyed may be conveyed in fee by the Grantee, its successors or assigns, free of

3174/673

LOUIS
MAY 31 1974
LOT A-1

any repurchase rights. If at the end of two (2) years from date of this deed the Grantee has not commenced construction of a building, then the Grantor, its successors or assigns, although their right to purchase on notice aforesaid has ceased, may for a period of sixty (60) days demand in writing a reconveyance of the premises, otherwise all rights to so demand and repurchase shall cease; if demand be made, closing shall be within sixty (60) days of receipt of demand. The price to be paid in any event shall be the purchase price of the premises paid this date by this Grantee to this Grantor. The term sale as used in this paragraph shall not include a mortgage given by the Grantee either to finance the purchase of the premises herein conveyed or the construction of a building on the premises herein conveyed.

On here and in hold, the aforograntod and bargained premises with all the privileges and appurtenances thereof to the said

MILLIKEN BROS., INC., its successors

heirs and assigns, to its and their use and behoof forever.

And the said Grantor Corporation does hereby COVENANT with the said Grantee, its ^{successors} ~~heirs~~ and assigns, that it is lawfully seized in fee of the premises, that they are free of all incumbrances; except as aforesaid;

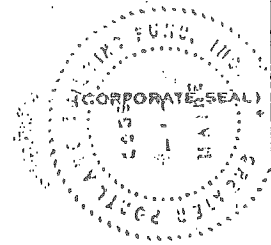
that it has good right to sell and convey the same to the said Grantor to hold as aforesaid; and that it and its successors, shall and will WARRANT AND DEFEND the same to the said Grantee, its successors, heirs and assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

In Witness Whereof, the said GREATER PORTLAND BUILDING FUND, INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by P. H. JAMES, JR., its President thereunto duly authorized, this 11th day of June in the year one thousand nine hundred and seventy-one.

Signed, Sealed and Delivered in presence of

GREATER PORTLAND BUILDING FUND, INC.

By *P. H. James, Jr.* its President



State of Maine

County of Cumberland ss. June 11 1971

Then personally appeared the above named P. H. James, Jr., President of said Grantor

Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation,

Before me,

[Signature] Justice of the Peace. Notary Public.

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE JUN 11 1971
Received at 2 N 45 W N, and recorded in
BOOK 3174 PAGE 673 *[Signature]* Registrar

STATE OF MAINE
REGISTRY OF DEEDS
CUMBERLAND COUNTY
6-11-71 Bureau of Registration
29.70

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

2001-0272

Application I. D. Number

9/24/01

Application Date

474 Riverside Industrial Parkway

Project Name/Description

Milliken Bros Inc

Applicant

474 Riverside Industrial Pky, Portland, ME 04103

Applicant's Mailing Address

Lewis & Wasina, Inc.

Consultant/Agent

Agent Ph: (207)856-5610 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

474 - 474 Riverside Ind Pkwy, Portland, Maine

Address of Proposed Site

370A A001001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **6 paved parking spaces**

11,800 sq ft.

Proposed Building square Feet or # of Units

1.02

Acreage of Site

I-M

Zoning

Check Review Required:

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

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 10/1/01

DRC Approval Status:

Jay Denold

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

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

Condition Compliance _____
signature _____ date _____

Performance Guarantee Required* Not Required

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

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

Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

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

Milliken Bros., Inc.

September 24, 2001

Applicant
474 Riverside Industrial Parkway

Application Date
Milliken Bros./parking

Applicant's Mailing Address
Lewis + Wasina, Inc. (Bruce Lewis)

Project Name/Description
474 Riverside Industrial Parkway

Consultant/Agent
(207) 856-5610 (phone); (207) 856-5620 (fax)

Address Of Proposed Site
map 370A, Block A, Lot 1

Applicant/Agent Daytime telephone and FAX

Assessor's Reference, Chart#, Block, Lot#

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

No change
Proposed Building Square Footage and/or # of Units

1.02
Acreage of Site

I-M
Zoning

You must include the following with your application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 4 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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

Signature of applicant: <u>Jerry - [Signature]</u>	Date: <u>9/25/01</u>
--	----------------------

Site Review Fee: Major \$500.00 Minor 400.00

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

Lewis & Wasina, Inc.

SURVEYORS AND ENGINEERS

owner/applicant
MILLIKEN BROS., INC.
474 Riverside Industrial Parkway

PARKING EXPANSION WRITTEN STATEMENT

Description of Project

This is a relatively simple project to provide six paved parking spaces. Existing parking is on the existing, unmarked pavement. A one foot contour interval topographic survey was performed only in the front part of the property where the new paving is proposed.

Site Description

The property is the remaining land acquired by the applicant/owner in 1971 by a deed recorded in Cumberland County Registry of Deeds book 3174, page 673. The building is 11,800 square feet and is used for warehousing and distribution with related office space. The site is serviced by public sewer and water. There is lawn between the building and road that continues around the right side of the building.

Stormwater

Stormwater runs to either side of the site and runs under Route I-95 by separate courses. Due to the small size of the project, no adverse effect is anticipated.

Schedule of Construction

Construction is planned for Fall 2001.

Regulatory Approvals

The only anticipated review is by the City of Portland.

Financial Capacity

The project will be paid for from cash on hand and will not be financed.

Dana Warp Mill

90 Bridge Street

PO Box 183

Westbrook, Maine

04098-0183

Tel 207.856.5610

Fax 207.856.5620

lewiswasin@aol.com

Book 3174
PAGE 673

3174 (30)

673

Know all Men by these Presents,

That GREATER PORTLAND BUILDING FUND, INC.

a corporation organized and existing under the laws of the State
of Maine and located at Portland

in the County of Cumberland and State of Maine

in consideration of One Dollar (\$1.00) and other valuable consideration,

paid by MILLIKEN BROS., INC., a corporation organized and existing under
the laws of the State of Maine and having a place of business in the City of
Portland, County of Cumberland and State of Maine,

the receipt whereof it does hereby acknowledge, does hereby give,

grant, bargain, sell and convey, unto the said MILLIKEN BROS., INC., its
successors

and assigns forever.

a certain lot or parcel of land, ~~located at the intersection of Riverside Industrial Parkway and~~ situated on
the westerly side line of the Riverside Industrial Parkway in said Portland, and
further bounded and described as follows:

Beginning at an iron on the westerly side of said Riverside Industrial Parkway
at the northeasterly corner of land conveyed to Aldo A. Croatti et al by Greater
Portland Building Fund, Inc., under its former name of ADC Building Fund
Incorporated, by deed dated August 11, 1965 and recorded in the Cumberland
County Registry of Deeds in Book 2913, Page 474; thence from said point of
beginning and by said Riverside Industrial Parkway North 14° 11' East 450.00
feet to an iron at the southeasterly corner of a certain lot of land described
in Parcel A of a mortgage from Greater Portland Building Fund, Inc., under its
former name of ADC Building Fund Incorporated, to Maine Savings Bank dated
January 6, 1967 and recorded in said Registry of Deeds in Book 2984, Page 360,
said lot also being the subject of a memorandum of lease between the said ADC
Building Fund Incorporated and Eastern Co. dated December 30, 1966 and recorded
in said Registry of Deeds in Book 2984, Page 362; thence by said Eastern Co. land
North 75° 49' West 387.91 feet to an iron at land of the Maine Turnpike Authority;
thence by said Turnpike Authority land by a curve to the southwest having a radius
of 5,879.58 feet a distance of 450.78 feet measured on the arc thereof to an iron
at the northwesterly corner of said Croatti land; thence by said Croatti land
South 75° 49' East 412.51 feet to the point of beginning.

Said above described courses are based on true meridian.

Being the same premises conveyed to the Grantor herein, under its former name of
ADC Building Fund Incorporated, by Burgess Robas Peinc Co. by Warranty Deed dated
December 11, 1967 and recorded in said Registry of Deeds in Book 3022, Page 894.

This conveyance is made subject to taxes for the year 1971 which the Grantee here-
in by its acceptance of this deed hereby assumes and agrees to pay.

During a period of two (2) years after the date of this deed before a building
has been constructed on the above-described premises, the Grantee shall not be
able to sell the premises herein conveyed to a third party without first in
writing offering the premises to the Grantor, its successors or assigns, which
shall have a sixty (60) day period from receipt of the offer in which to accept
in writing and close the repurchase, otherwise, the repurchase rights, as well
as the right to demand reconveyance after two (2) years as hereafter set forth
shall cease. After a building has been constructed, the premises herein con-
veyed may be conveyed in fee by the Grantee, its successors or assigns, free of

3174/673

Looked
MOP 370A
LOT A-1

any repurchase rights. If at the end of two (2) years from date of this deed the Grantee has not commenced construction of a building, then the Grantor, its successors or assigns, although their right to purchase on notice aforesaid has ceased, may for a period of sixty (60) days demand in writing a reconveyance of the premises, otherwise all rights to so demand and repurchase shall cease; if demand be made, closing shall be within sixty (60) days of receipt of demand. The price to be paid in any event shall be the purchase price of the premises paid this date by this Grantee to this Grantor. The term sale as used in this paragraph shall not include a mortgage given by the Grantor either to finance the purchase of the premises herein conveyed or the construction of a building on the premises herein conveyed.

To have and to hold, the aforesaid and bargained premises with all the privileges and appurtenances thereof to the said

MILLIKEN BROS., INC., its successors

heirs and assigns, to its and their use and behoof forever.

And the said Grantor Corporation does hereby COVENANT with the said Grantee, its ^{successors} ~~heirs~~ and assigns, that it is lawfully seized in fee of the premises, that they are free of all incumbrances; except as aforesaid;

that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will WARRANT AND DEFEND the same to the said Grantee, its successors, heirs and assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

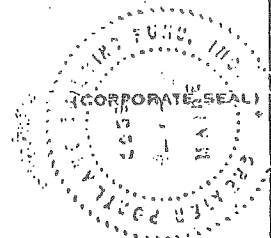
In Witness Whereof, the said GREATER PORTLAND BUILDING FUND, INC.

has caused this instrument to be sealed with its corporate seal
and signed in its corporate name by P. H. JAMES, JR.
its President
thereunto duly authorized, this 11th day of June
in the year one thousand nine hundred and seventy-one.

Signed, Sealed and Delivered.
In presence of

GREATER PORTLAND BUILDING FUND, INC.

[Signature] By *[Signature]*
its President



State of Maine

County of Cumberland No. June 11, 1971

Then personally appeared the above named P. H. James, Jr.,

President of said Grantor

Corporation as aforesaid, and acknowledged the foregoing instrument
to be his free act and deed in his said capacity, and the free act
and deed of said corporation.

Before me,

[Signature] Justice of the Peace.
Notary Public.

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE JUN 11 1971
Received at 2 N 45 W N. and recorded in
BOOK 3174 PAGE 673 *[Signature]* Registrar

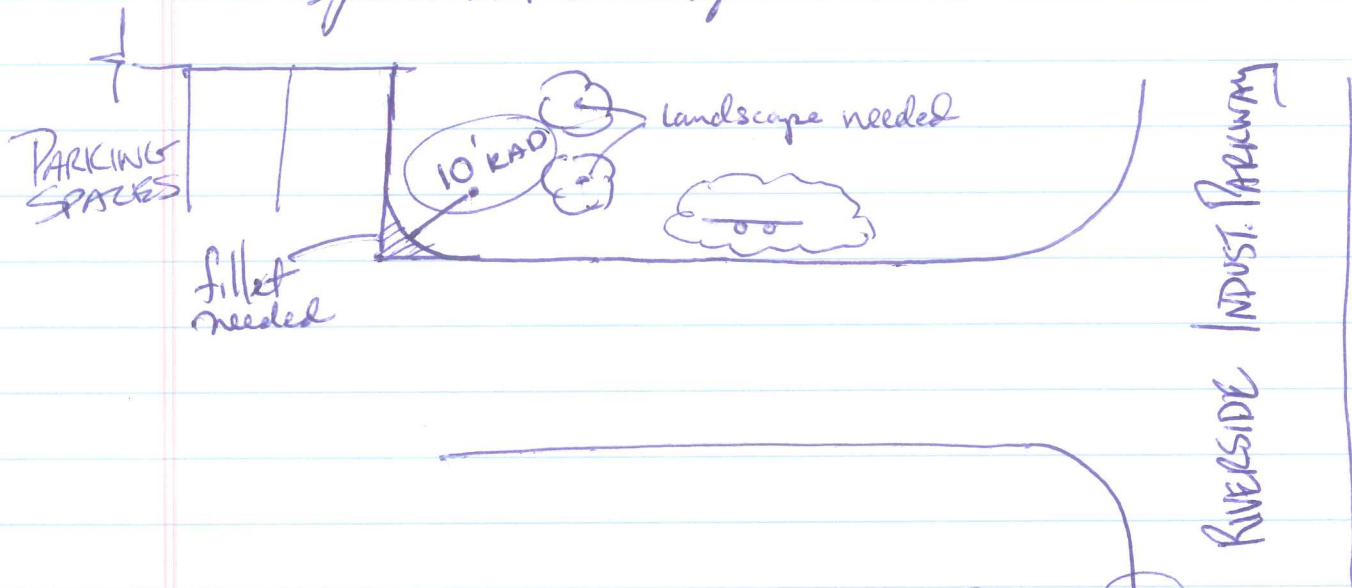
STATE OF MAINE
REGISTRY OF DEEDS
6-11-71
29.70
Tuition

Jay,

10/19/01

I reviewed the site plan for Mulliken and had the following comments:

1. No erosion control shown. Need to show silt fence across front yard.
2. Need to show screening / landscaping between parking and Riverside Ind. Parky.
3. Pavement fillet needed between parking space in the front and the entrance



Jim Seymour
856-0277