

370-AA-2

1999-0158

446 Riverside Ind. Pkway

Bld. Addition

Albus Business Group

on Spreadsheet

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

19990158

I. D. Number

**Albus Business Group**

Applicant

50 Allen Ave, Portland, ME 04103

Applicant's Mailing Address

**Paul Gadbois**

Consultant/Agent

283-3980

Applicant or Agent Daytime Telephone, Fax

11/2/99

Application Date

8,000 sf addition

Project Name/Description

446 Riverside Ind Pky, Portland, Maine 04103

Address of Proposed Site

370-AA-002

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)

8,000 sf

3.11

IM

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

Site Plan (major/minor)  Subdivision # of lots  PAD Review  14-403 Streets Review

Flood Hazard  Shoreland  Historic Preservation  DEP Local Certification

Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other

Fees Paid: Site Plan \$400.00 Subdivisio Engineer Review Date 11/2/99

**Planning Approval Status:**

Reviewer sarah

Approved  Approved w/Conditions See Attached  Denied

Approval Date 11/4/99 Approval Expiration 11/4/00 Extension to  Additional Sheets Attached

OK to Issue Building Permi sarah hopkins 11/4/99 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 checked="" type="checkbox"/> Inspection Fee Paid	11/5/99	\$50.00	
	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		
<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	

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Project Name/Description  
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 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_  
**8,000 sf** **3.11** **IM**  
Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

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

Fees Paid: Site Plan **\$400.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: **11/2/99**

**DRC Approval Status:**

Reviewer **steve bushey**

Approved  Approved w/Conditions see attache  Denied

Approval Date **11/4/99** Approval Expiration **11/4/00** Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance **steve bushey** \_\_\_\_\_  
signature date

Performance Guarantee  Required\*  Not Required

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<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<b>11/5/99</b>	<b>\$50.00</b>	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	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		
<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	

1132

52-60 153  
112

DATE 11-4-99

\$ 50.00

DOLLARS



THE ALBUS BUSINESS GROUP  
50 ALLEN AVE. PH. 207-797-4657  
PORTLAND, ME 04103

PAY TO THE ORDER OF City of Portland

KeyBank National Association  
Portland, Maine 04101  
1-800-KEY2YOU



FOR Inspector Paul White

⑈001132⑈ ⑆011200608⑆ 191534002206⑈

DUPLICATE

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT Planning DATE 12-1-99  
RECEIVED FROM Albus Business Grp.  
ADDRESS 50 Allen Ave.

04103

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	Inspection fee		50 -
	446 Riverside		
	Ind. Placed		
	Job # 19990158		

CASH  CHECK  OTHER

TOTAL 50 -

RECEIVED BY

J. Dan



## CITY OF PORTLAND

November 4, 1999

Paul Gadbois  
Engineering & Surveying  
P.O. Box 327  
Saco, ME 04072

Paul White  
Albus Business Group  
50 Allen Ave.  
Portland, ME 04103

re: 446 Riverside Industrial Parkway

Dear Mr Gadbois:

On November 4, 1999, the Portland Planning Authority granted minor site plan approval for an 8,000 sq. ft. addition to the existing building located at 446 Riverside Industrial Parkway.

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. 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.)

**STORMWATER MANAGEMENT PLAN**

**November 2, 1999**

**FOR:  
PAUL WHITE TILE CO.  
RIVERSIDE INDUSTRIAL PARK  
PORTLAND, MAINE**

**Prepared By:  
Paul P. Gadbois  
Engineering & Surveying  
P.O. Box 327  
Saco, Maine 04072  
Telephone (207) 283-3980  
Fax (207) 283-3980**

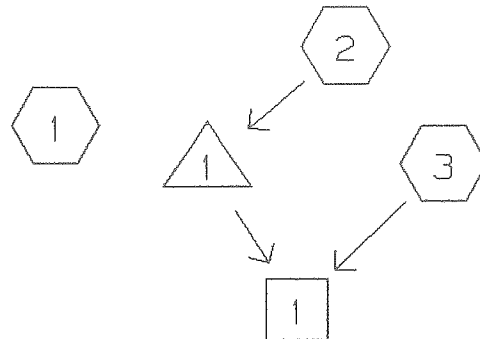
The parcel is currently fully developed and covered with building and pavement. The property is approximately 3.11 acres in size of which 1.84 acres is utilized with buildings and pavement. Paul White Tile Co. owns the parcel and proposes to construct a 8000' s.f. Building addition attached to the westerly side of the existing building. Currently ½ of the existing roof drains to the undeveloped field and brush located on the westerly sideline. To maintain runoff at its pre-development flow rate, a detention pond will be constructed adjacent to the new addition. Approximately ½ of the proposed addition and ¼ of the existing roof will drain into this detention area. The remaining portion of the roof will bypass the pond and flow into the existing drainage facilities located north east of the proposed detention area.

Runoff calculations were completed using Hydrocad 5.0 to analyze the pre and post development runoff rates during a 25 year storm frequency. Subcatchment 1 represents the pre-developed flow condition. The calculations show that the existing pre-developed flow is approximately 2.50 c.f.s.

Subcatchment 2 and 3 represent the same drainage area split in half. Half of the area (subarea 2) will drain into pond 1 and the other half (subarea 3) will drain directly into the existing storm drain system. The detention pond has the capacity to store approximately 2554 cubic feet. A 25 year storm will cause the pond to store 1789 cubic feet of runoff to maintain its pre-development flow at reach 1. The pond will detain runoff during the peak of the storm event. The pond has a 4" culvert set 6" above the bottom of the detention pond to ensure the pond drains and prevent clogging. During a 25 year storm event, the detention pond would detain water for approximately 1 hour.

The calculations at reach 1 yield a peak runoff of 2.32 cubic feet per second (c.f.s.) which is below the existing 2.50 c.f.s. as required.

WATERSHED ROUTING



- SUBCATCHMENT 1 = EXISTING CONDITIONS ->
- SUBCATCHMENT 2 = PROPOSED CONDITIONS -> POND 1
- SUBCATCHMENT 3 = PROPOSED CONDITIONS -> REACH 1
- REACH 1 = ANALYSIS POINT - SWALE ->
- POND 1 = PROPOSED DETENTION POND -> REACH 1



TYPE III 24-HOUR RAINFALL= 5.80 IN - 25 YEAR

Prepared by PAUL P. GADBOIS ENGINEERING

1 Nov 99

HydroCAD 5.00 000910 (c) 1986-1998 Applied Microcomputer Systems

RUNOFF BY SCS TR-20 METHOD: TYPE III 24-HOUR RAINFALL= 5.80 IN, SCS U.H.

RUNOFF SPAN = 10-20 HRS, dt= .10 HRS, 101 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--	WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	.66	4.9	27%30 73%98	79	-	2.55	12.02	.18
2	.33	.6	100%98	98	-	1.78	11.97	.12
3	.33	1.4	100%98	98	-	1.86	11.98	.12

## REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)	n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	-	2.0	2.0	2.00 2.00	.080	100	.0500	2.1	.8	2.20

POND ROUTING BY STOR-IND METHOD

POND NO.	START ELEV. (FT)	FLOOD ELEV. (FT)	PEAK ELEV. (FT)	PEAK STORAGE (AF)	PEAK FLOW				---Qout---	
					Qin (CFS)	Qout (CFS)	Qpri (CFS)	Qsec (CFS)	ATTEN. (%)	LAG (MIN)
1	92.0	95.0	94.4	.04	1.78	.52			71	19.1

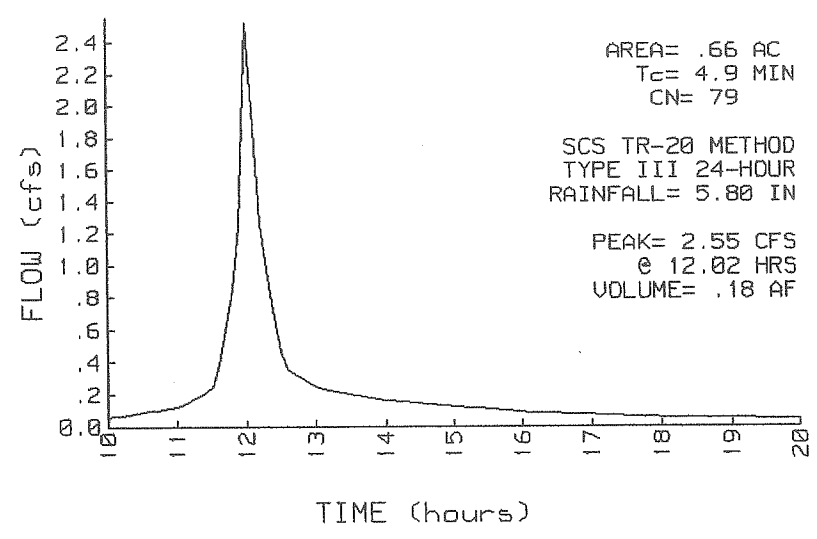
SUBCATCHMENT 1 EXISTING CONDITIONS

PEAK= 2.55 CFS @ 12.02 HRS, VOLUME= .18 AF

ACRES	CN		SCS TR-20 METHOD
.18	30	BRUSH, GRASS - GOOD - ASSUME HSG	TYPE III 24-HOUR
.48	98	BUILDING	RAINFALL= 5.80 IN
.66	79		SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID:	.6
Smooth surfaces n=.011 L=175'	P2=3.3 in s=.4 '/'	
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID:	3.1
Forest w/Heavy Litter Kv=2.5 L=80'	s=.03 '/' V=.43 fps	
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID:	1.2
Forest w/Heavy Litter Kv=2.5 L=70'	s=.16 '/' V=1 fps	
Total Length= 325 ft		Total Tc= 4.9

SUBCATCHMENT 1 RUNOFF  
 EXISTING CONDITIONS









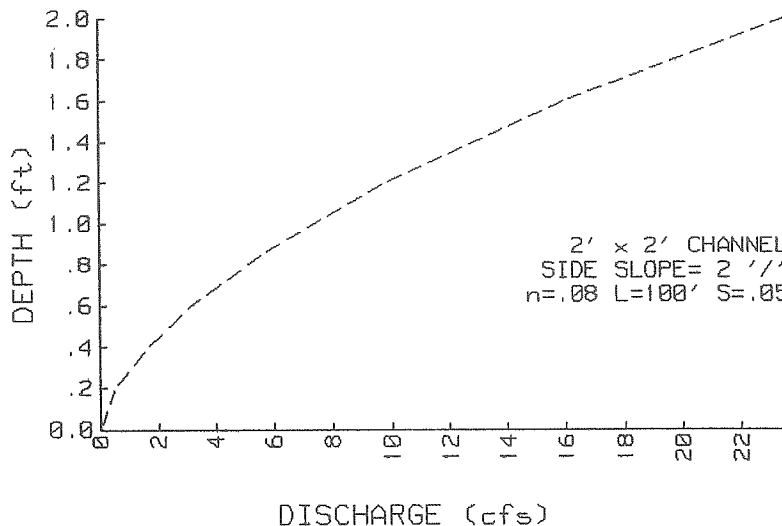
REACH 1

ANALYSIS POINT - SWALE

Qin = 2.32 CFS @ 11.99 HRS, VOLUME= .24 AF  
 Qout= 2.20 CFS @ 12.00 HRS, VOLUME= .24 AF, ATTEN= 5%, LAG= .9 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)	2' x 2' CHANNEL SIDE SLOPE= 2 '/' n= .08 LENGTH= 100 FT SLOPE= .05 FT/FT	STOR-IND+TRANS METHOD PEAK DEPTH= .48 FT PEAK VELOCITY= 2.1 FPS TRAVEL TIME = .8 MIN SPAN= 10-20 HRS, dt=.1 HRS
0.0	0.0	0.00		
.2	.4	.54		
.4	.9	1.65		
.6	1.4	3.18		
.9	2.1	5.70		
1.2	3.1	9.88		
1.6	4.5	16.08		
2.0	6.0	23.69		

REACH 1 DISCHARGE  
ANALYSIS POINT - SWALE







POND 1 PROPOSED DETENTION POND

Qin = 1.78 CFS @ 11.97 HRS, VOLUME= .12 AF  
 Qout= .52 CFS @ 12.29 HRS, VOLUME= .12 AF, ATTEN= 71%, LAG= 19.1 MIN

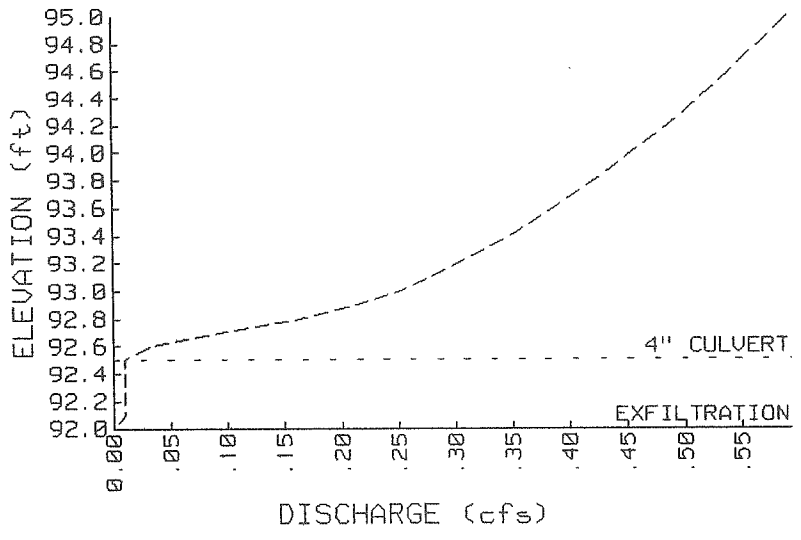
ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
92.0	240	0	0	PEAK STORAGE = 1789 CF
93.0	616	428	428	PEAK ELEVATION= 94.4 FT
94.0	1049	833	1261	FLOOD ELEVATION= 95.0 FT
95.0	1538	1294	2554	START ELEVATION= 92.0 FT
				SPAN= 10-20 HRS, dt=.1 HRS
				Tdet= 49.8 MIN (.12 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	92.0'	EXFILTRATION Q= .01 CFS at and above 92.1'
2	P	92.5'	4" CULVERT n=.01 L=25' S=.01'/' Ke=.5 Cc=.9 Cd=.6

POND 1 TOTAL DISCHARGE (CFS) vs ELEVATION

FEET	0.0	.1	.2	.3	.4	.5	.6	.7	.8	.9
92.0	0.00	.01	.01	.01	.01	.01	.03	.09	.16	.21
93.0	.25	.28	.30	.33	.35	.37	.39	.41	.42	.44
94.0	.46	.47	.49	.50	.51	.53	.54	.56	.57	.58
95.0	.59									

POND 1 DISCHARGE PROPOSED DETENTION POND





**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

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

Applicant  
ALBUS BUSINESS GROUP

Application Date  
NOV. 2, 1999

Applicant's Mailing Address  
50 ALLEN AVE. PORTLAND

Project Name/Description  
COMMERCIAL 8,000 SQ. FT. ADDITION

Consultant/Agent  
PAUL P. GADBOIS, ENGINEER

Address Of Proposed Site  
446 RIVERSIDE INDUSTRIAL PARKWAY

Applicant Agent Daytime telephone and FAX  
(207) 283-3980 (w)  
SAME (FAX)

Assessor's Reference, Chart#, Block. Lot# 370AA 2

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

8,000 SQ. FT.  
Proposed Building Square Footage and /or # of Units

3.11  
Acreage of Site

I-M  
Zoning

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 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>Paul P. Gadbois</u>	Date: <u>10/25/99</u>
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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.