

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that ESTATE HOLDINGS LLC REAL

Located At 495 PRESUMPCOT ST

Job ID: 2012-08-4752-SOB

CBL: 418A-C-001-001

has permission to Excavate add 19 new parking spaces
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Janine Bank 8.24.12
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

SCANNED

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

20084752



General Building Permit Application

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

JM

Location/Address of Construction: <u>495 Presumpscot street</u>		
Total Square Footage of Proposed Structure/Area <u>3078 sq ft</u>		Square Footage of Lot <u>6.3 acres</u>
Tax Assessor's Chart, Block & Lot Chart# <u>Y18A C1</u> Block# <u>lead is 415-B-9</u> Lot#	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>SHAWN H MOODY</u> Address <u>200 MARRAGUETT</u> City, State & Zip <u>ORLANDO, ME 04038</u>	Telephone: <u>839-2500</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Real Estate Holdings LLC</u> Address City, State & Zip	Cost Of Work: \$ <u>19,800</u> C of O Fee: \$ <u>00</u> Total Fee: \$ <u>200</u>
Current legal use (i.e. single family) <u>Business Auto Repair</u> If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? <u>No</u> If yes, please name Project description: <u>Excavate & construct 19 9x18 parking spaces for additional parking</u>		
Contractor's name: <u>Self</u>		
Address: <u>- Same -</u>		
City, State & Zip		
Who should we contact when the permit is ready: <u>SHAWN H. MOODY</u> Dept. of Building Inspections City of Portland Maine Telephone: <u>839-2500</u>		
Mailing address: <u>- Same -</u>		

RECEIVED
AUG 20 2012

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: [Signature] Date: 8/15/12

This is not a permit; you may not commence ANY work until the permit is issue

Jeanie Bourke - Re: 495 Presumpscot Street - Moody's Collision

From: Philip DiPierro
To: Schmuckal, Marge
Date: 8/21/2012 10:58 AM
Subject: Re: 495 Presumpscot Street - Moody's Collision
CC: Barhydt, Barbara; Bourke, Jeanie; Donaldson, Helen

All DRC conditions for this project that need to be met for the building permit issuance have been met.

Planning is signing off, OK to issue permit.

Please contact me with any questions. Thanks.

Phil

>>> Marge Schmuckal 8/21/2012 9:50 AM >>>

I have a building application for the new parking spaces. Please let us know when we can issue this permit.

Thank you,

Marge

Comments 6/19/12

City of Portland
Development Review Application
Planning Division Transmittal form

Application Number: 2012-513 Application Date: 5/24/2012 12:00:00 AM

CBL: 418A-C-001

Project Name: Moody's Collision Center

Address: 451-495 Presumpscot Street

Project Description: Add 19 new parking spaces to the site.

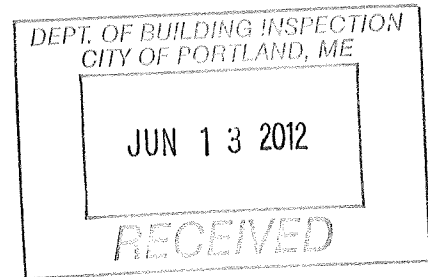
on e-plan

Zoning:

Other Reviews

Required:

Review Type: Level I - Site Alteration



Distribution List:

<input type="checkbox"/> Planner	Nell Donaldson	<input type="checkbox"/> Parking	John Peverada
<input checked="" type="checkbox"/> Zoning	Marge Schmuckal	<input type="checkbox"/> Design Review	Alex Jaegerman
<input type="checkbox"/> Traffic Engineer	Tom Errico	<input type="checkbox"/> Corporation Counsel	Danielle West-Chuhta
<input type="checkbox"/> Civil Engineer	David Senus	<input type="checkbox"/> Sanitary Sewer	John Emerson
<input type="checkbox"/> Fire Department	Chris Pirone	<input type="checkbox"/> Inspections	Tammy Munson
<input type="checkbox"/> City Arborist	Jeff Tarling	<input type="checkbox"/> Historic Preservation	Deb Andrews
<input type="checkbox"/> Engineering	David Margolis-Pineo	<input type="checkbox"/> DRC Coordinator	Phil DiPierro
		<input type="checkbox"/> Outside Agency	

Comments needed by (7 days later): Wednesday, June 20, 2012

Marge Schmuckal - 451-495 Presumpscot Street - Moody's Collision Center

From: Marge Schmuckal
To: Helen Donaldson
Date: 6/19/2012 9:56 AM
Subject: 451-495 Presumpscot Street - Moody's Collision Center

Hi Nell,

I can't get my comments in One Solution, so here it is:

451-495 Presumpscot Street - 415-B-8 et. al.

#2012-513 - I-M Zone

June 19, 2012

This project is to add 19 parking spaces to the current parking for the previously approved car repair shop called Moody's Collision Center. The entire site is located in an I-M moderate industrial zone. I have reviewed the most current submission showing revised boundary lines. I would like to have the applicant confirm that the northern boarder of property line is now the approximate location of the stream as shown on sheet 1 of 3 "overall site plan" revised 6-11-2012. If the northern boundary line is confirmed as the approximate location of the stream, then the required 10 pavement setback in the I-M zone is being met.

All other I-M zone requirements are currently being observed. This project meets the I-M Zone requirements.

Marge Schmuckal
Zoning Administrator

owned by Real Estate Holdings LLC

Applicant: Moody's Collision Center

Date: 5/29/12 6/18/12

Address: 451-495 Presumpscot St

C-B-L: 418A-C-001
415-B-8

CHECK-LIST AGAINST ZONING ORDINANCE

418A-A-7

Date -

Zone Location - I-M ^{yes}

Interior or corner lot -

Proposed Use/Work - to add additional parking to current Car repair use

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/Impervious Surface -

75% MAX - visually meeting (not close)

Area per Family - N/A

Off-street Parking - adding New

Loading Bays -

Site Plan - 2012-513 site plan

Shoreland Zoning/Stream Protection - N/A

Flood Plains -

10' pavement setback confirmed revised - bought from previous owner
The approximate location of the stream is now the width of the property
revised 6-11-12 well over 10' now indicated
sheet 1 of 3 - overall site plan
revised 6-11-12



May 21, 2012
07548

Barbara Barhydt, Development Review Services Manager
City of Portland Planning Division
389 Congress Street
Portland, ME 04101-3509

Level 1 Site Alteration Application
Moody's Collision Center, 475 Presumpscot Street

Dear Barbara:

On behalf of Moody's Collision Center, we are pleased to submit the enclosed Level 1 Site Alteration Permit Application, this letter, the enclosed plan set and associated exhibits to amend their Site Plan at 475 Presumpscot Street. As you will recall, the Portland Planning Authority approved a minor site plan for the initial project development on January 30, 2008 and the construction occurred that same year. We are pleased to state that the site has been very successful, such that additional parking is required to accommodate business. To that end, the applicant's land holding company purchased the abutting property to the south as shown on the Overall Site Plan.

The applicant is proposing five additional parking spaces at the northwest corner of the property over the access drive and 14 new spaces along the southerly perimeter of the constructed site near the dumpster location. The intent of the spaces is to provide additional storage for vehicles awaiting service. We anticipate that the main issue associated with these parking spaces is stormwater treatment of the runoff. As such, the parking spaces are proposed to be constructed of "Storm Crete" porous concrete panels. Precipitation will percolate through the Storm Crete units, through the media below and then be intercepted by an underdrain and outlet onsite. In this way, the parking spaces may be added with minimal disruption to the existing site while providing the required treatment to the runoff.


The five proposed parking spaces will impact five existing trees so these are shown to be relocated along the perimeter of the proposed parking area. The 14 spaces are proposed where two existing light pole currently exist such that these two poles are shown to be relocated.

We are hopeful that the enclosed submission, along with the \$200.00 application fee, provides the required information to allow the review process to proceed.

Upon your review of this submission, however, please call with any questions or if you require additional information. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.


Shawn M. Frank, P.E.
Senior Project Manager

SMF:dlf/kn

cc: Shawn Moody, Moody's Collision Center

N/F
WILLIAM GRIBIZIS
25407/332

APPROXIMATE LOCATION
OF STREAM

*PL NOW
confirm*

(5) 9'x18'
PARKING
SPACES (SEE
SHEETS 3 AND
4 FOR DETAIL)

LAND CONVEYED FROM WILLIAM GRIBIZIS
TO REAL ESTATE HOLDINGS, LLC
26-32716
(0.95 +/- AC.)

S77°16'17"W
410.90'

(2.57 AC.)

MOODY'S COLLISION CENTER

1-STORY OFFICE
AND AUTOBODY
BUILDING

F.F.E.=44.27

(14) 9'x18'
PARKING
SPACES (SEE
SHEETS 3 AND
4 FOR DETAIL)

S81°17'46"E

5/8" REBAR
8" HIGH
(HELD)

213.98'

S16°49'17"E

N16°52'47"W

194.97'

PRESUM

latest

Marge Schmuckal - 199 Western Promenade

From: "Paul Bulger, Esq" <PBulger@bulgeresq.com>
To: "Marge Schmuckal" <mes@portlandmaine.gov>
Date: 6/18/2012 5:37 PM
Subject: 199 Western Promenade

Hello Marge,

I have the above property under contract. I have already been into the office to discuss the "single family/handicapped use" in the R-4. This all works quite well for me. I have some questions about staff rooms and what constitutes a change of use. I want to make sure that I cover all questions before I start filling out applications. The fire inspector came through and I am moving full speed ahead.

Can I call you on Tuesday? If so, what time is best?

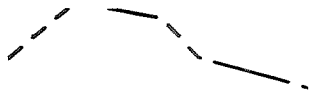
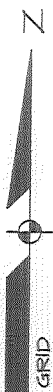
I can also come down to City Hall. Is there a best time for that?

Paul Bulger
541-9060

1st Submit

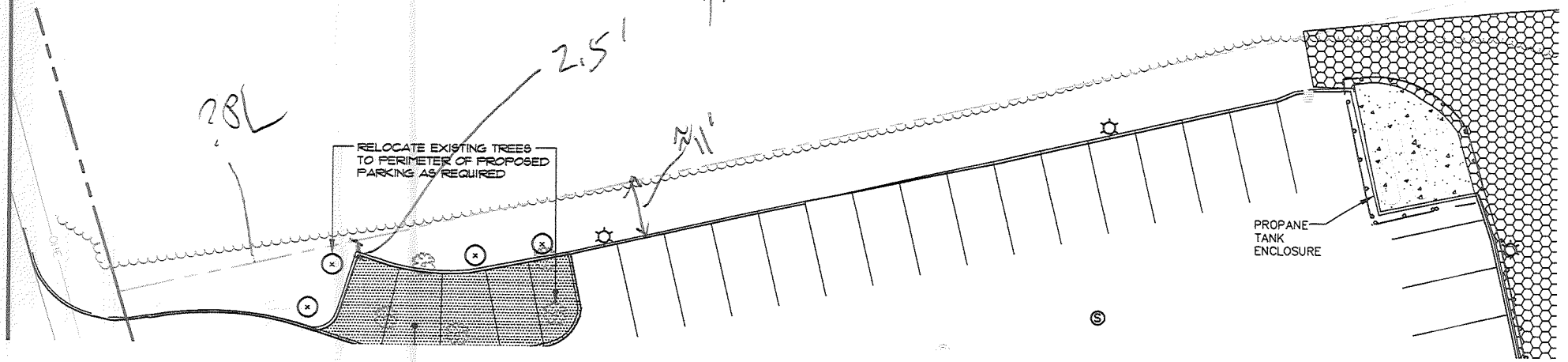
GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS REAL ESTATE HOLDINGS, LLC BY DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 25903 PAGE 271 AND BOOK 23261 PAGE 251.
2. THE PROPERTY IS SHOWN AS LOTS 415-B-8, 418A-C-001, AND 419A-A-1 ON THE CITY OF PORTLAND TAX MAPS 415, 418A, 419A AND IS LOCATED IN THE 1M ZONE.
3. SPACE AND BULK CRITERIA FOR THE 1M ZONE ARE AS FOLLOWS:
MIN. LOT SIZE: NONE FOR PROPOSED USES
MIN. STREET FRONTAGE: 60 FEET
MIN. FRONT YARD: 1 FOOT FOR EACH FOOT OF BUILDING HEIGHT UP TO A MAX. OF 25 FEET
MIN. SIDE YARD: 1 FOOT FOR EACH FOOT OF BUILDING HEIGHT UP TO A MAX. OF 25 FEET
MIN. REAR YARD: 1 FOOT FOR EACH FOOT OF BUILDING HEIGHT UP TO A MAX. OF 25 FEET
MAX. BUILDING HEIGHT: 15 FEET
MAX. IMPERVIOUS SURFACE RATIO: 15%
• SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 6.35 ACRES.
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCED IN 7A.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD SURVEY BY SEBAGO TECHNICS, INC., ON SEPTEMBER 14 AND 27, 2007.
7. PLAN REFERENCES:
A. A PLAN ENTITLED BOUNDARY SURVEY/SITE PLAN OF 469 PRESUMPSCOT STREET, PORTLAND MAINE FOR 469 PRESUMPSCOT STREET, LLC BY BACK BAY BOUNDARY, INC. DATED 3/06/2003, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 204, PAGE 626.
8. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE DURING SEPTEMBER 2007 BY ALEX FINEMORE, SEBAGO TECHNICS, INC. AND LOCATED BY GROUND SURVEY. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS.
9. THE BEARINGS, COORDINATES, AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE MAINE STATE PLANE COORDINATE GRID, WEST ZONE 1802 ON NAD83 AND NAVD88 IN US FEET. THE VERTICAL SHIFT TO NGVD 1929 AT THIS SITE IS 0.699 FT. AS COMPUTED BY THE U.S. ARMY CORPS OF ENGINEERS CORPSCON PROGRAM VERSION 6.01.
10. EXISTING ON-SITE SOILS CONTAIN CONCRETE SPOILS, THE EXTENT TO WHICH ARE UNCERTAIN. PRIOR TO SUBMITTING BIDS FOR SITE WORK, THE CONTRACTOR SHALL VISIT THE SITE TO BECOME AWARE OF THIS CONDITION.



APPROXIMATE LOCATION OF STREAM

2.5' 2.1' 2.8L
parkment setback



PROJECT NAME: Moody's Collision Centers

PROPOSED DEVELOPMENT ADDRESS:

451-495 Presumpscot Street

PROJECT DESCRIPTION:

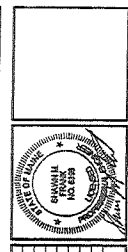
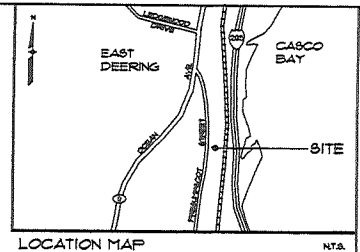
To add a total of 19 new parking spaces to the existing site

CHART/BLOCK/LOT: 415-B-8/418A-C-001/418A-A-7

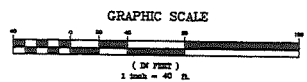
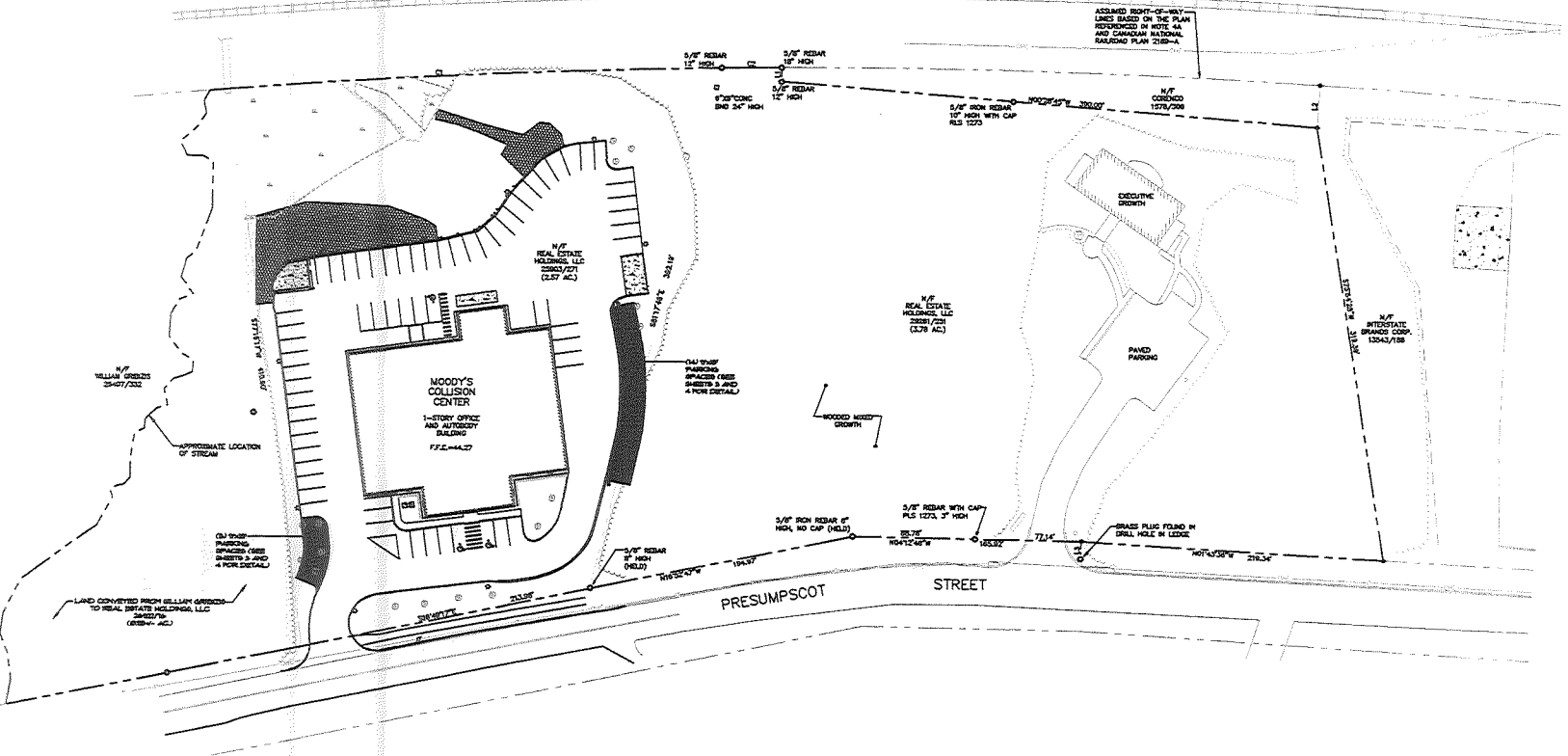
CONTACT INFORMATION:		Applicant's Contact for electronic plans	
Name: Shawn H. Moody		Name: Shawn H. Moody	
Business Name, if applicable: Real Estates		e-mail: shawn@moodys.pro	
Address: 200 Narragansett Street		work #: (207) 839-2500	
City/State: Gorham, ME Zip Code: 04038			
Applicant – must be owner, Lessee or Buyer		Applicant Contact Information	
Name: Shawn H. Moody		Work #	
Business Name, if applicable: Real Estates		Home#	
Address: 200 Narragansett Street		Cell # Fax#	
City/State: Gorham, ME Zip Code: 04038		e-mail:	
Owner – (if different from Applicant)		Owner Contact Information	
Name:		Work #	
Address:		Home#	
City/State : Zip Code:		Cell # Fax#	
e-mail:			
Agent/ Representative		Agent/Representative Contact information	
Name:		Work #	
Address:		Cell #	
City/State : Zip Code:		e-mail:	
Billing Information		Billing Information	
Name: Shawn H. Moody		Work #	
Address: 200 Narragansett Street		Cell # Fax#	
City/State: Gorham, ME Zip Code: 04038		e-mail:	



PROPERTY LINE CURVE DATA					
CURVE	LENGTH	RADIUS	DATA	CHORD BEARING	CHORD DIST.
1	308.17'	1723.00'	3+25.00'	207°49'37"W	308.00'
2	43.27'	1723.00'	0+12.00'	69°42'00"W	43.00'



CANADIAN NATIONAL RAILROAD (aka GRAND TRUNK RAILROAD)



NO.	DATE	BY	STATUS
1	04-11-12	ESP	PRELIMINARY TO CITY
2	04-11-12	ESP	FOR PERMITS
3	04-11-12	ESP	FOR PERMITS
4	04-11-12	ESP	FOR PERMITS
5	04-11-12	ESP	FOR PERMITS
6	04-11-12	ESP	FOR PERMITS
7	04-11-12	ESP	FOR PERMITS
8	04-11-12	ESP	FOR PERMITS
9	04-11-12	ESP	FOR PERMITS
10	04-11-12	ESP	FOR PERMITS

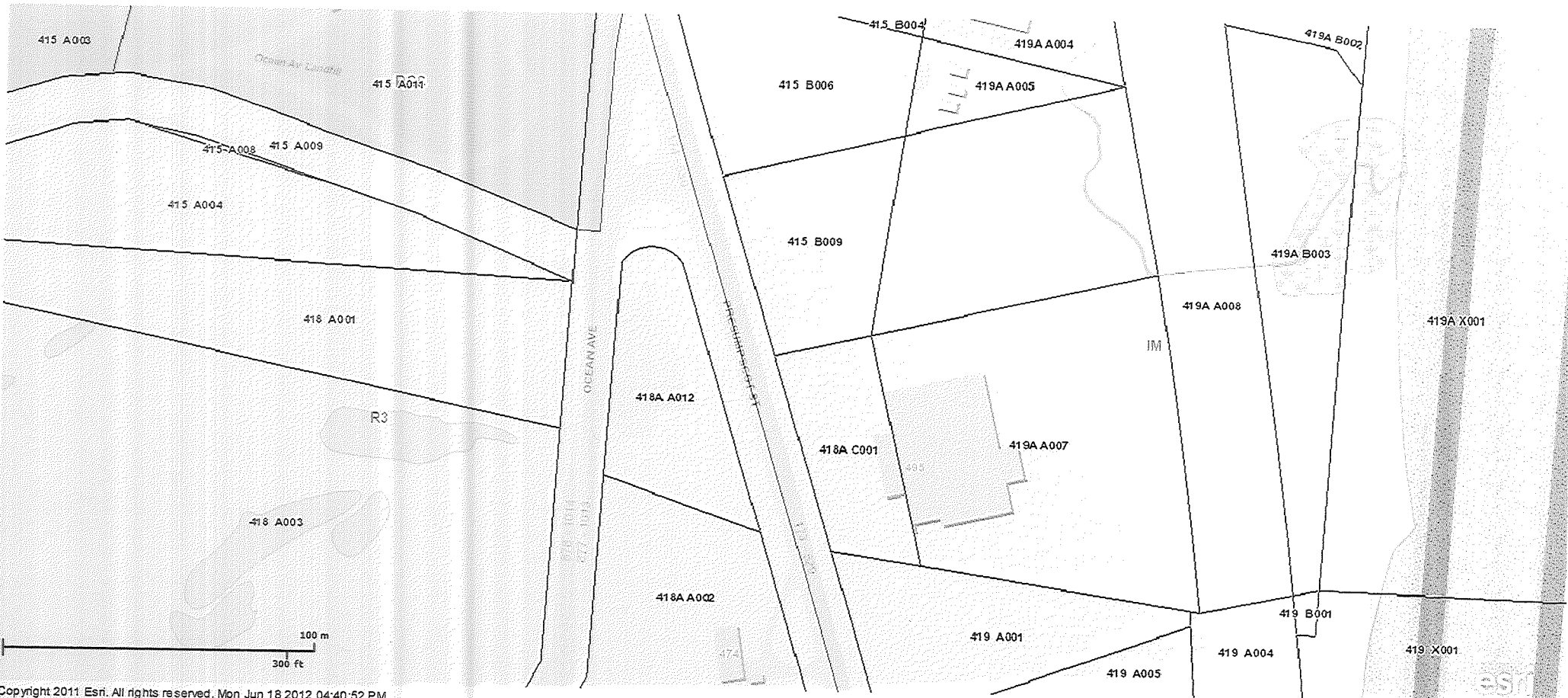
S-BAGO
 www.s-bago.com
 1000 BROADWAY, SUITE 200
 PORTLAND, MAINE 04101
 TEL: 603.733.1111
 FAX: 603.733.1112
 PROJECT: MOODY'S COLLISION CENTER
 SHEET: 07483

OVERALL SITE PLAN
 OF
MOODY'S COLLISION CENTER
 117 STREET
 PORTLAND, MAINE
 FOR
MOODY'S COLLISION CENTER
 117 STREET
 PORTLAND, MAINE 04101

DATE: 04-11-12 SCALE: 1" = 40'
 SHEET 1 OF 3

THIS PLAN SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF S-BAGO.

Moody's Collision Center



Copyright 2011 Esri. All rights reserved. Mon Jun 18 2012 04:40:52 PM.

Marge Schmuckal - Re: Fwd: FW: Moodys Collision Center, Presumpscot Street

From: Marge Schmuckal
To: Helen Donaldson
Date: 6/19/2012 11:48 AM
Subject: Re: Fwd: FW: Moodys Collision Center, Presumpscot Street

This hits the mark - the confirmation that I needed

Thank you,
Marge

>>> Helen Donaldson 6/19/2012 11:28 AM >>>
Marge,

Will this do the trick regarding that northern parcel, or do you need something more formal?

Nell

Marge Schmuckal - FW: Moodys Collision Center, Presumpscot Street

From: "Shawn Frank" <sfrank@sebagotechnics.com>
To: <hcd@portlandmaine.gov>
Date: 6/13/2012 4:02 PM
Subject: FW: Moodys Collision Center, Presumpscot Street
CC: "Shawn Moody" <Shawn@moodys.pro>

Hi Nell:

Thank you for the phone call this afternoon regarding the application for additional parking spaces at the Moodys Collision Center on Presumpscot Street. As you stated, the plans now depict 0.95 acres of property north of the facility that was not included in the original application such that the total contiguous property owned by Real Estate Holdings, LLC is 7.30 acres. Please let me know if you require a revision to the application itself or if you require additional information.

Thank you, **Shawn Frank, PE**
Senior Project Manager



www.sebagotechnics.com

An Employee Owned Company

75 John Roberts Road – Suite 1A
South Portland, ME 04106-6963

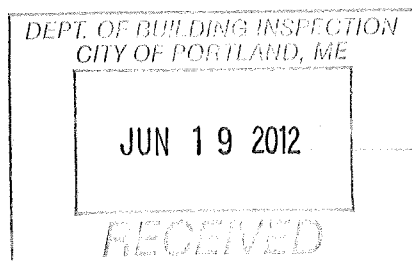
Office: 207.200.2100

Direct: 207.200.2062

Mobile: 207.615.2312

Email: sfrank@sebagotechnics.com

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I-M 3/15/12

Marge Schmuckal - Re: Moody's Collision- pre application meeting

From: Marge Schmuckal
To: Barbara Barhydt; David Margolis-Pineo; Molly Casto; Philip DiPierro
Subject: Re: Moody's Collision- pre application meeting
CC: Doug Roncarati

Doug Roncarati - yes
yes mk je yes

45-B-9
418A-C-001

I could do this Thursday at 9:00 - Please confirm
Marge

purchased property on The Right
wants to add 12 spaces (1944 sq ft) on rt.
add 5 spaces on left (816 sq ft)

>>> Molly Casto 3/13/2012 1:38 PM >>>
Hi-

I would like to set up a pre-application meeting with Shawn Moody for the proposed expansion of his parking lot at 495 Presumpscot Street. He is looking to add 5 employee spaces (~810 sf) on the north side and 12 customer spaces (~1994 sf) on the south side of the property. I interpret that this should be reviewed as a Level I Site Alteration.

Please let me know your availability on Thursday. How about 9am?

Thank you,
Molly

TRU Green -
Sebago Tech -> Shawn Frank

poor asphalt -
cracked sealant maintenance

Molly P. Casto, AICP, LEED AP
Senior Planner
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901

Level I site plan

www.portlandmaine.gov>>> On 3/8/2012 at 7:59 AM, in message <4F58AD1A.D7D : 253 : 2070>, David Margolis-Pineo (David Margolis-Pineo) wrote:

Barbara,

Quality - Quantity - temperature

Again, please cc Doug Roncarati. The drainage from the proposed parking will require stormwater treatment and will discharge to a DEP recognized brook adjacent to the site.

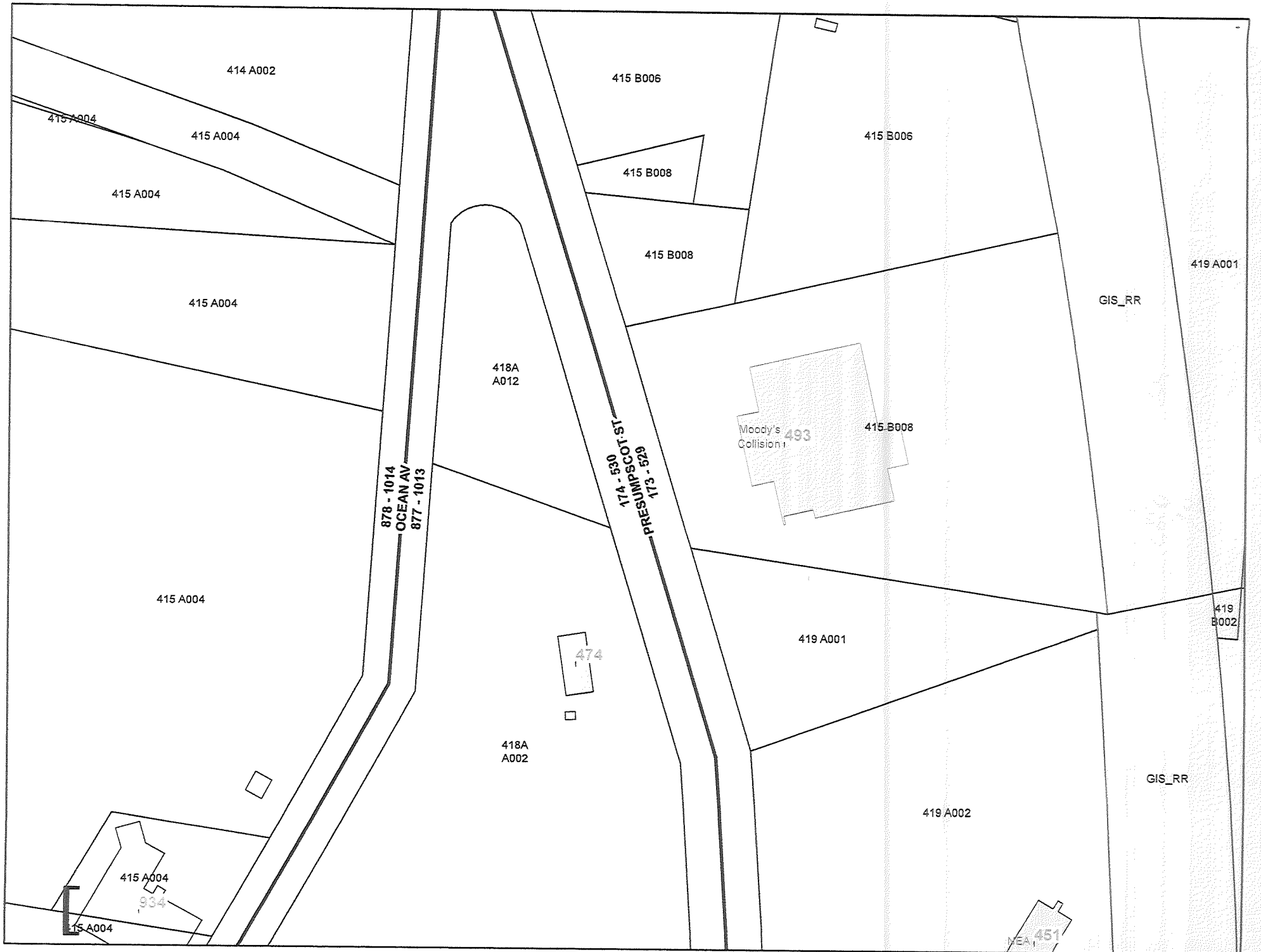
>>> Barbara Barhydt 3/7/2012 3:23 PM >>>
Hi Molly and Phil:

Could you set up a pre-application meeting for this project? I will try to sit in if possible, but my calendar is rather full.

Thank you.

Barbara

>>> "Shawn Moody" <Shawn@moodyscollision.com> Tuesday, February 28, 2012 1:51 PM >>>



414 A002

415 B006

415 A004

415 A004

415 B006

415 A004

415 B008

415 A004

415 B008

419 A001

GIS_RR

418A
A012

Woody's
Collision

415 B008

878 - 1014
OCEAN AV
877 - 1013

174 - 530
PRESUMPSCOT ST
173 - 529

415 A004

419
B002

474

419 A001

418A
A002

GIS_RR

419 A002

415 A004

934

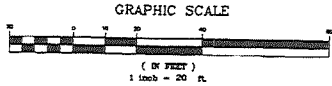
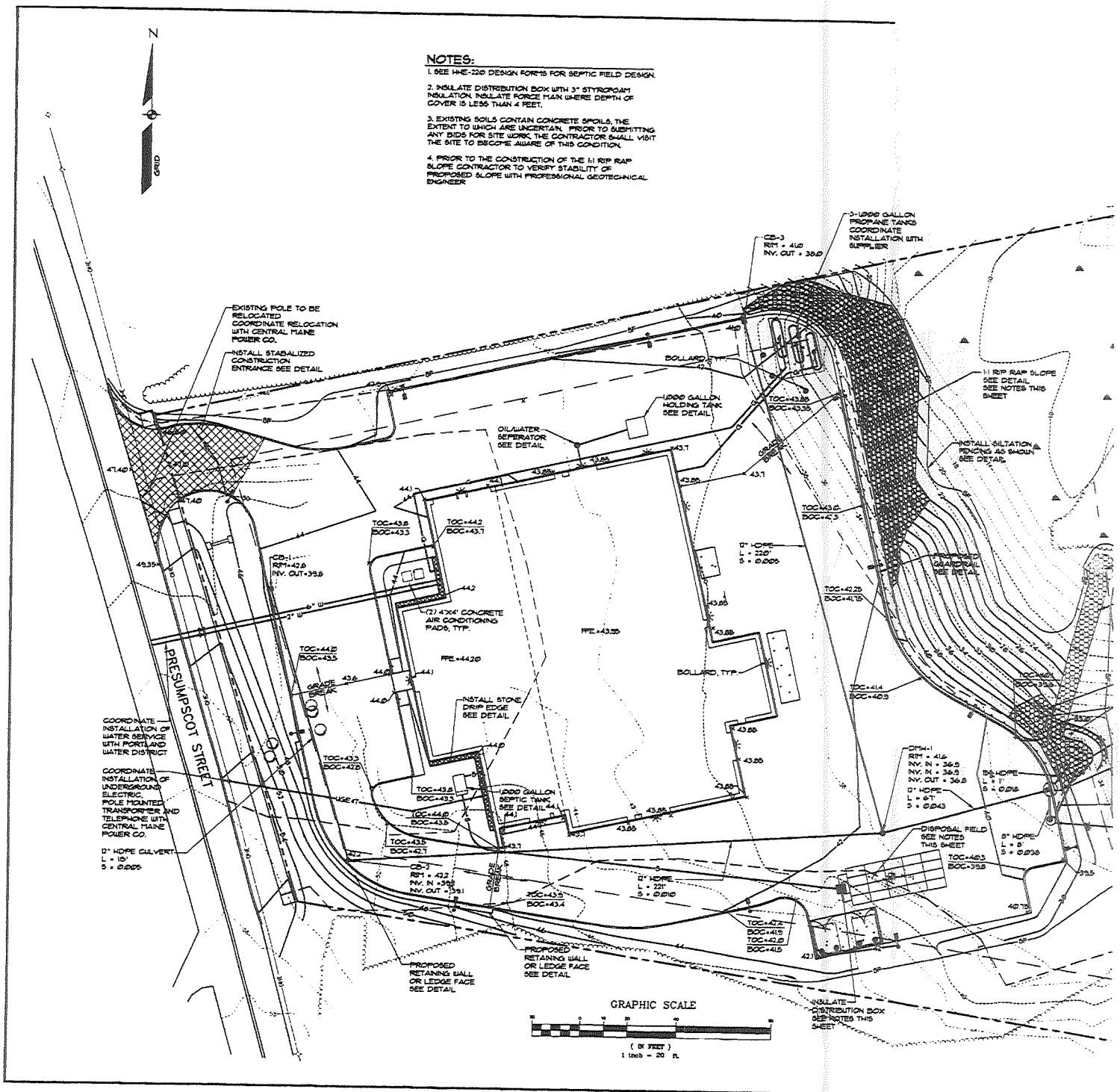
415 A004

451



NOTES:

1. SEE H&E-220 DESIGN FORMS FOR SEPTIC FIELD DESIGN.
2. INSULATE DISTRIBUTION BOX WITH 3" STYROFOAM INSULATION INSULATE FORCE MAIN WHERE DEPTH OF COVER IS LESS THAN 4 FEET.
3. EXISTING SOILS CONTAIN CONCRETE BRICKS, THE EXTENT TO WHICH ARE UNCERTAIN. PRIOR TO SUBMITTING ANY BIDS FOR SITE WORK, THE CONTRACTOR SHALL VISIT THE SITE TO BECOME AWARE OF THIS CONDITION.
4. PRIOR TO THE CONSTRUCTION OF THE 11 RIP RAP SLOPE CONTRACTOR TO VERIFY STABILITY OF PROPOSED SLOPE WITH PROFESSIONAL GEOTECHNICAL ENGINEER.



01540

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
 Division of Health Engineering, 10 SHS
 (207) 287-5672 FAX (207) 287-3165

Town, City, Plantation
Portland

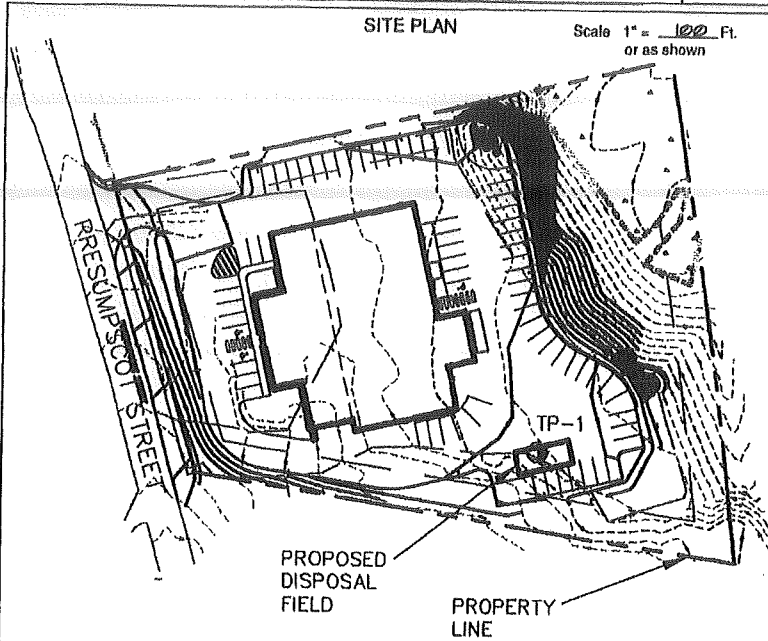
Street, Road, Subdivision
Presumpscot Street

Owner or Applicant Name
Moody, Shawn

SITE PLAN

Scale 1" = 100 Ft.
 or as shown

SITE LOCATION PLAN
 (Map from Maine Atlas
 recommended)



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP-1 Test pit Boring
0-1 * Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10	MIXED FILL			
20				
25	FINE SANDY LOAM	FRIABLE	DARK BROWN	
30	SILT LOAM		BROWN	
40				
50				COMMON MEDIUM DISTINCT

Soil Classification D	Slope 0-3 %	Limiting Factor 14 "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Profile D	Condition		

Observation Hole _____ Test pit Boring
 _____ * Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Profile	Condition		

Valter P. Shea
 Site Evaluator Signature

196
 SE #

11-1-07
 Date

Applicant: Moody's Collision St
Address: 479-501 Presumpscot

Date: 11/21/07
Comp. [unclear]
C-B-L: 415-P-008/418A-C-1/
419A-A-7

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

#08-0051

Zone Location - I-M

Interior or corner lot -

Proposed Use/Work - to construct new collision center
Im allows all types of Automotive Repair
Center 10,448 sq ft
under 20,000 sq ft is only A minor

Sewage Disposal - private

Lot Street Frontage - 60' min

Front Yard - 22' req - 70' scaled
1 foot for each 1 foot of height (22')

Rear Yard - 1 foot for each 1 foot of height (22') - 22' req - 172' scaled

Side Yard - 22' req - 38' & 59' scaled

Projections -

1/25/08

Width of Lot -

Height - 75' max -> Pitch roof - 22' scaled

Lot Area - 11,824 sq ft given
pitch roof

Lot Coverage/ Impervious Surface -

75% max or 83,868 sq ft max impervious
2/19/07 submittal states 1.54 acres of imperv. or
58.4%

Area per Family - N/A

Off-street Parking - 12 pkg req for office & 13 pkg req for repair area } 25 total req } 73 pkg shown

Loading Bays - 4 loading Bays shown

Site Plan - 2007-0195 minor site plan review

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

Noise from front air conditioning units & Generator in rear of lot
or 10' pavement setback being met - sep. permits for signage - not meeting setback.

SEBAGO

T E C H N I C S

75 John Roberts Road-Suite 1A
South Portland, ME 04106-6963

Phone (207) 200-2100 FAX (207) 856-2206

LETTER OF TRANSMITTAL

TO City of Portland
389 Congress Street
Portland, ME 04101

DATE: 8/13/12	STI Project 07548
ATTENTION: Nell Donaldson	
RE: Moody's Collision Center	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Shop drawings _____

COPIES	DATE	NO.	DESCRIPTION
1	8-13-12	7	Response letter
1	8-10-12	4	Revised Plans set
1			CD with PDF copies of above

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS: Let me know if you have any questions.

COPY TO: Shawn Moody

Signed: Rick Meek

August 13, 2012
07548

Helen Donaldson, Planner
City of Portland
389 Congress Street
Portland, ME 04101

Final Site Plan - Administrative Review
Moody's Collision Center; 475 Presumpscot Street
CBL: 415-B-008-001, 418A-C-001 & 419A-A-7

Dear Nell:

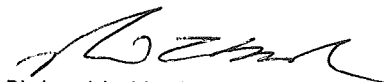
This letter and attached material are provided in response to the review comments regarding the above referenced project as contained in your email dated August 2, 2012. The following numbered responses correspond to the comments within the email.

1. Both the Amended Site Plan and the Amended Grading and Utility Plan have been updated to depict the limits of disturbance (dashed outline and note). The parcel area in Note 4 of the Amended Site Plan has been updated to 7.3 acres.
3. The Amended Site Plan has been updated to depict space for five bicycles.
4. A note has been added to the Amended Site Plan which requires the trees located along the southern edge of the lot to be relocated.
5. The Erosion Control Notes have been modified to only describe applications and measures which are applicable to this project. The Amended Grading and Utility Plan has been updated to depict proposed locations for sediment barrier.
6. The Inspection, Maintenance and Housekeeping Plan has been updated to include the inspection and reporting requirements outlined in Chapter 32 of the City of Portland Code of Ordinances. Porous concrete is included on the sample Inspection and Maintenance form.

We are hopeful that we have addressed all outstanding issues such that this project may proceed with approval. Please call if you have any questions or comments while reviewing this material. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.



Richard L. Meek, P.E.
Sr. Project Engineer

RLM:rlm/kn
Att.

cc: Shawn Moody

INSPECTION, MAINTENANCE, AND HOUSEKEEPING PLAN

Moody's Collision Center Portland, ME

Introduction

The owner of the development is Real Estate Holdings, LLC. The owner's address is 200 Narragansett Street, Gorham, Maine 04038; the telephone number is (207) 839-2500. The owner of the proposed project will be responsible for the maintenance of all stormwater management structures, the establishment of any contract services required to implement the program, and the keeping of records and maintenance logbook. The owner will assure that the following maintenance program will be adhered to.

Records of all inspections and maintenance work accomplished must be kept on file and retained for a minimum 5-year time span. The maintenance logbook will be made available to the Maine Department of Environmental Protection (MDEP) and the City of Portland upon request. At a minimum, the appropriate and relevant activities for each of the stormwater management systems will be performed on the prescribed schedule.

The following plan outlines the anticipated inspection, maintenance, and housekeeping procedures for the erosion and sedimentation controls as well as stormwater management devices for the project site. Also, this plan outlines several housekeeping requirements that shall be followed during and after construction. These procedures should be followed in order to ensure the intended function of the designed measures and to prevent unreasonable adverse impacts to the surrounding environment.

The procedures outlined in the Inspection, Maintenance, and Housekeeping Plan are provided as an overview of the anticipated practices to be used on this site. In some instances, additional measures may be required due to unexpected conditions. For additional details on any of the erosion and sedimentation control measures or stormwater management devices to be utilized on this project, refer to the most recently revised edition of the "Maine Erosion and Sedimentation Control BMP" manual and/or the "Stormwater Management for Maine: Best Management Practices" manual as published by the MDEP.

During Construction

1. **Inspection:** During the construction process, it is the Contractor's responsibility to comply with the inspection and maintenance procedures outlined in this section. These responsibilities include inspecting disturbed and impervious areas, erosion control measures, materials storage areas that are exposed to precipitation, and locations where vehicles enter or exit the site. These areas shall be inspected at least once a week as well as before and after a storm event, and prior to completing permanent stabilization measures. A person with knowledge of erosion and stormwater control,

including the standards and conditions in any applicable permits, shall conduct the inspections.

2. **Maintenance:** All measures shall be maintained in an effective operating condition until areas are permanently stabilized. If Best Management Practices (BMPs) need to be maintained or modified, additional BMPs are necessary, or other corrective action is needed, implementation must be completed within seven (7) calendar days and prior to any storm event (rainfall).
3. **Documentation:** A log summarizing the inspections and any corrective action taken must be maintained on-site. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of erosion and sedimentation controls, material storage areas, and vehicle access points to the site. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and locations where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken.

The log must be made accessible to the appropriate regulatory agency upon request. The permittee shall retain a copy of the log for a period of at least three (3) years from the completion of permanent stabilization.

4. **Specific Inspection and Maintenance Tasks:** The following is a list of erosion control and stormwater management measures and the specific inspection and maintenance tasks to be performed during construction.

A. Sediment Barriers:

- Hay bale barriers, silt fences, and filter berms shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
- If the fabric on a silt fence or filter barrier should decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, it shall be replaced.
- Sediment deposits should be removed after each storm event. They must be removed before deposits reach approximately one-half the height of the barrier.
- Filter berms shall be reshaped as needed.
- Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required should be dressed to conform to the existing grade, prepared, and seeded.

- B. Temporary Seed and Mulch:
- Mulched areas should be inspected after rain events to check for rill erosion.
 - If less than 90% of the soil surface is covered by mulch, additional mulch shall be applied in bare areas.
 - In applications where seeding and mulch have been applied in conjunction with erosion control blankets, the blankets must be inspected after rain events for dislocation or undercutting.
 - Mulch shall continue to be reapplied until 95% of the soil surface has established temporary vegetative cover.
5. Housekeeping: The following general performance standards apply to the proposed project.
- A. Spill Prevention: Controls must be used to prevent pollutants from being discharged from materials on-site, including storage practices to minimize exposure of the materials to stormwater, and appropriate spill prevention, containment, and response planning and implementation.
- B. Groundwater Protection: During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors, accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials.
- C. Fugitive Sediment and Dust: Actions must be taken to insure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control.
- D. Debris and Other Materials: Litter, construction debris, and chemicals exposed to stormwater must be prevented from becoming a pollutant source.
- E. Trench or Foundation Dewatering: Trench dewatering is the removal of water from trenches, foundations, cofferdams, ponds, and other areas within the construction area that retain water after excavation. In most cases, the collected water is heavily silted and hinders correct and safe construction practices. The collected water must be removed from the ponded area, either through gravity or pumping, and must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved.

After Construction

1. **Inspection:** After construction, the owner or operator shall hire a qualified post-construction stormwater inspector to at least annually, inspect the BMPs, in accordance with all municipal and state inspection, cleaning and maintenance requirements of the approved post-construction stormwater management plan.
2. **Maintenance, and repair:** If a BMP requires maintenance, repair or replacement to function as intended by the approved post-construction stormwater management plan, the owner or operator shall take corrective actions to address the deficiency or deficiencies as soon as possible after the deficiency is discovered and shall provide a record of the deficiency and corrective actions to the Department of Public Services (DPS). The following is a list of permanent erosion control and stormwater management measures and the inspection, maintenance, and housekeeping tasks to be performed after construction.
 - A. Vegetated Areas:
 - Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after heavy rains to identify active or potential erosion problems.
 - Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.
 - B. Winter Sanding:
 - Clear accumulations of winter sand in parking lots and along roadways at least once a year, preferably in the spring.
 - Accumulations on pavement may be removed by pavement sweeping.
 - Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader or other acceptable method.
 - C. Catch Basins:
 - Inspect and, if required, clean-out catch basins at least once a year, preferably in early spring.
 - Clean out must include the removal and legal disposal of accumulated sediments and debris at the bottom of the basin, at any inlet grates, at any inflow channels to the basin, and at any pipes between basins.
 - D. Culverts:
 - Inspect culverts in the spring, in the late fall, and after heavy rains to remove any obstructions to flow.

- Remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit.
- Inspect and repair any erosion damage at the culvert's inlet and outlet.
- Inspect embankment for erosion, settling, and structural failure.

E. Porous Concrete:

- Pervious concrete surfaces shall be swept or vacuum swept at least annually in the spring to remove winter sand. The adjacent bituminous pavement should be swept prior to or concurrently with sweeping the pervious concrete.
- If inspection reveals that clogging has deteriorated the pervious concrete's infiltration performance, the pervious concrete may be power washed to force foreign material from the voids in the concrete.
- The pervious concrete surfaces shall be inspected twice annually, in the spring and fall. Inspection shall include a visual inspection of the concrete during a storm event to identify if clogging has occurred.

3. **Annual Report:** The owner or operator or a qualified post-construction stormwater inspector hired by that person, shall, on or by June 30 of each year, provide a completed and signed certification that the person has inspected the BMPs and that they are adequately maintained and functioning as intended by the approved post-construction stormwater management plan, or that they require maintenance or repair, including the record of the deficiency and corrective actions taken.
4. **Duration of Maintenance:** Perform maintenance as described and required for any associated permits unless and until the system is formally accepted by a municipality or quasi-municipal district, or is placed under the jurisdiction of a legally created association that will be responsible for the maintenance of the system. If a municipality or quasi-municipal district chooses to accept a stormwater management system, or a component of a stormwater system, it must provide a letter to the MDEP stating that it assumes responsibility for the system. The letter must specify the components of the system for which the municipality or district will assume responsibility, and that the municipality or district agrees to maintain those components of the system in compliance with MDEP standards. Upon such assumption of responsibility, and approval by the MDEP, the municipality, quasi-municipal district, or association becomes a co-permittee for this purpose only and must comply with all terms and conditions of the permit.

Attachments

Attachment 1 – Sample Stormwater Inspection and Maintenance Form

RLM:rlm/df

August 8, 2012

02249

Sample Stormwater Inspection and Maintenance Form

Allagash Brewing Company
 Portland, ME
 Attachment 1

This log is intended to accompany the stormwater Inspection, Maintenance and Housekeeping Plan for Allagash Brewing Company Facility. The following items shall be checked, cleaned and maintained on a regular basis as specified in the Maintenance Plan and as described in the table below. This log shall be kept on file for a minimum of five (5) years and shall be available for review. Qualified personnel familiar with drainage systems and soils shall perform all inspections. Attached is a copy of the construction and post-construction maintenance logs.

Item	Maintenance Required & Frequency	Date Completed	Maintenance Personnel	Comments
Ditches and Swales	Inspect after major rainfall event producing greater than 3" of rain in 2 hours.			
	Repair erosion or damage immediately.			
Catch Basins and Culverts	Remove accumulated sediment and debris			
	Sump depth			
Vegetated Areas	Inspect Slopes			
	Replant Bare Areas			
	Check after Major Storms			
Winter Sanding	Clean annually (Spring)			
	Remove sand and sediment from roadway shoulders			
Porous Concrete	Inspect for evidence of clogging			
	Sweep or vacuum sweep			
	Power wash if necessary			

July 25, 2012
07548

Helen Donaldson, Planner
City of Portland
389 Congress Street
Portland, ME 04101

Final Site Plan – Administrative Review,
Moody's Collision Center; 475 Presumpscot Street
CBL: 415-B-008-001, 418A-C-001 & 419A-A-7

Dear Nell:

This letter and attached material are provided in response to the conditions of approval regarding the above referenced project as contained in the approval letter dated July 24, 2012. As discussed, the proposed parking will be constructed with cast-in-place porous concrete, in lieu of the originally proposed precast porous concrete panels. The following numbered responses correspond to the conditions of approval within the approval letter:

1. The Site Plan has been updated to depict the following:
 - The distances from the building to the property lines have been added.
 - A note quantifying the existing, proposed, and total impervious area has been added.
 - The limit of disturbance has been added.
 - Snow storage areas have been added.
 - General Note 4 has been updated. The total parcel area is 6.35 acres.
 - A note has been added, indicating that the relocated trees must be guaranteed for one year and replaced if they do not survive transplanting.
2. A copy of the Quitclaim Deed is attached.
3. In accordance with section 14-526(a)4.b, bike racks with space for four (4) bicycles are provided.
4. The existing trees, which are impacted by the proposed disturbance, will be relocated to the perimeter of the proposed parking.
5. Notes regarding temporary soil erosion and sedimentation control measures have been added to the plans.

6. A stormwater inspection and maintenance plan, which includes the porous concrete, is attached.

We are hopeful that we have addressed all outstanding issues such that this project may proceed with approval. Please call if you have any questions or comments while reviewing this material. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.



Richard L. Meek, P.E.
Sr. Project Engineer

RLM:rlm/df

Enc.

cc: Shawn Moody

QUITCLAIM DEED WITH COVENANT
(Maine statutory short form)

KNOW ALL BY THESE PRESENTS that WILLIAM G. GRIBIZIS of Portland, Maine, for valuable consideration, grants to Real Estate Holdings, LLC with a mailing address of 200 Narragansett Street, Gorham Maine 04038, with Quitclaim Covenants, the following described real property situated in Portland, Cumberland County, Maine:

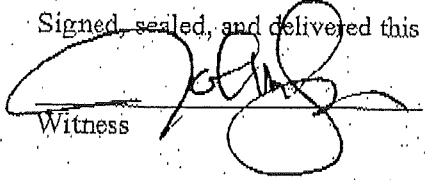
A certain lot or parcel of land situated on the Easterly side of Presumpscot Street in the City of Portland, County of Cumberland and State of Maine bounded and described as follows:

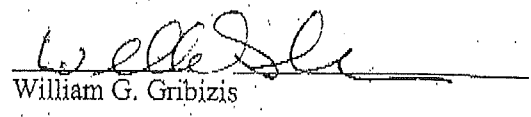
Beginning at a point which is at the center of a certain outfall of a 24" wide culvert on the Easterly sideline of said Presumpscot Street, which culvert is located approximately ten (10) feet southerly of Pole #54; thence, Easterly along the center or thread of the stream flowing from said culvert to a point in the westerly sideline of land now or formerly of Canadian National Railroad; thence, Southerly along the said boundary of said Canadian National Railroad to other land of the Grantee; thence, Westerly along the said adjacent land of the Grantee to Presumpscot Street, being a distance of 410.9 feet more or less; thence, Northwesterly along the easterly sideline of said Presumpscot Street two hundred (200) feet more or less to the point of beginning.

Being a portion of the same premises conveyed to the Grantor by Deed from Sawdust Investments, LLC II dated August 8, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25407 Page 333:

MAINE REAL ESTATE TAX PAID

Signed, sealed, and delivered this 22 day of May 2009.

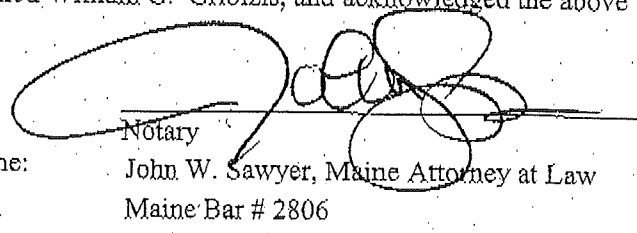

Witness


William G. Gribizis

State of Maine
County of Cumberland

May 22, 2009

Personally appeared the above named William G. Gribizis, and acknowledged the above instrument to be his free act and deed.


Notary
John W. Sawyer, Maine Attorney at Law
Maine Bar # 2806

Received
Recorded Register of Deeds
May 27, 2009 08:52:33A
Cumberland County
Pamela E. Lovley

07548

INSPECTION, MAINTENANCE, AND HOUSEKEEPING PLAN

Moody's Collision Center
Portland, ME

Introduction

The owner of the development is Real Estate Holdings, LLC. The owner's address is 200 Narragansett Street, Gorham, Maine 04038; the telephone number is 207-839-2500. The owner of the proposed project will be responsible for the maintenance of all stormwater management structures, the establishment of any contract services required to implement the program, and the keeping of records and maintenance logbook. The owner will assure that the following maintenance program will be adhered to.

Records of all inspections and maintenance work accomplished must be kept on file and retained for a minimum 5-year time span. The maintenance logbook will be made available to the Maine Department of Environmental Protection (MDEP) and the City of Portland upon request. At a minimum, the appropriate and relevant activities for each of the stormwater management systems will be performed on the prescribed schedule.

The following plan outlines the anticipated inspection, maintenance, and housekeeping procedures for the erosion and sedimentation controls as well as stormwater management devices for the project site. Also, this plan outlines several housekeeping requirements that shall be followed during and after construction. These procedures should be followed in order to ensure the intended function of the designed measures and to prevent unreasonable adverse impacts to the surrounding environment.

The procedures outlined in the Inspection, Maintenance, and Housekeeping Plan are provided as an overview of the anticipated practices to be used on this site. In some instances, additional measures may be required due to unexpected conditions. For additional details on any of the erosion and sedimentation control measures or stormwater management devices to be utilized on this project, refer to the most recently revised edition of the "Maine Erosion and Sedimentation Control BMP" manual and/or the "Stormwater Management for Maine: Best Management Practices" manual as published by the MDEP.

During Construction

1. **Inspection:** During the construction process, it is the Contractor's responsibility to comply with the inspection and maintenance procedures outlined in this section. These responsibilities include inspecting disturbed and impervious areas, erosion control measures, materials storage areas that are exposed to precipitation, and locations where vehicles enter or exit the site. These areas shall be inspected at least once a week as well as before and after a storm event, and prior to completing permanent stabilization measures. A person with knowledge of erosion and stormwater control, including the standards and conditions in any applicable permits, shall conduct the inspections.

2. **Maintenance:** All measures shall be maintained in an effective operating condition until areas are permanently stabilized. If Best Management Practices (BMPs) need to be maintained or modified, additional BMPs are necessary, or other corrective action is needed, implementation must be completed within seven (7) calendar days and prior to any storm event (rainfall).
3. **Documentation:** A log summarizing the inspections and any corrective action taken must be maintained on-site. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of erosion and sedimentation controls, material storage areas, and vehicle access points to the site. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and locations where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken.

The log must be made accessible to the appropriate regulatory agency upon request. The permittee shall retain a copy of the log for a period of at least three (3) years from the completion of permanent stabilization.

4. **Specific Inspection and Maintenance Tasks:** The following is a list of erosion control and stormwater management measures and the specific inspection and maintenance tasks to be performed during construction.

A. Sediment Barriers:

- Hay bale barriers, silt fences, and filter berms shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
- If the fabric on a silt fence or filter barrier should decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, it shall be replaced.
- Sediment deposits should be removed after each storm event. They must be removed before deposits reach approximately one-half the height of the barrier.
- Filter berms shall be reshaped as needed.
- Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required should be dressed to conform to the existing grade, prepared, and seeded.

B. Riprap Materials:

- Once a riprap installation has been completed, it should require very little maintenance. It shall, however, be inspected periodically to determine if high flows have caused scour beneath the riprap or dislodged any of the stone.

C. Erosion Control Blankets:

- Inspect these reinforced areas semi-annually and after significant rainfall events for slumping, sliding, seepage, and scour. Pay close attention to unreinforced areas

adjacent to the erosion control blankets, which may experience accelerated erosion.

- Review all applicable inspection and maintenance procedures recommended by the specific blanket manufacturer. These tasks shall be included in addition to this plan.

D. Temporary Storm Drain Inlet Protection:

- The inlet protection structure shall be inspected before each rain event and repaired as necessary.
- Sediment shall be removed and the storm drain sediment barrier restored to its original dimensions when the sediment has accumulated to half of the design depth of the trap.
- Structures shall be removed upon permanent stabilization of the tributary area.
- Upon removal of the structure, all accumulated sediments downstream of the structure shall be cleaned from the storm drain system.

E. Stabilized Construction Entrances/Exits:

- The exit shall be maintained in a condition that will prevent tracking of sediment onto public rights-of-way.
- When the control pad becomes ineffective, the stone shall be removed along with the collected soil material. The entrance should then be reconstructed.
- Areas that have received mud-tracking or sediment deposits shall be swept or washed. Washing shall be done on an area stabilized with aggregate, which drains into an approved sediment-trapping device (not into storm drains, ditches, or waterways).

F. Temporary Seed and Mulch:

- Mulched areas should be inspected after rain events to check for rill erosion.
- If less than 90% of the soil surface is covered by mulch, additional mulch shall be applied in bare areas.
- In applications where seeding and mulch have been applied in conjunction with erosion control blankets, the blankets must be inspected after rain events for dislocation or undercutting.
- Mulch shall continue to be reapplied until 95% of the soil surface has established temporary vegetative cover.

G. Stabilized Drainage Swales:

- Sediment accumulation in the swale shall be removed once the cross section of the swale is reduced by 25%.
- The swales shall be inspected after rainfall events. Any evidence of sloughing of the side slopes or channel erosion shall be repaired and corrective action should be taken to prevent reoccurrence of the problem.
- In addition to the stabilized lining of the channel (i.e. erosion control blankets), stone check dams may be needed to further reduce channel velocity.

5. **Housekeeping:** The following general performance standards apply to the proposed project.

- A. Spill Prevention: Controls must be used to prevent pollutants from being discharged from materials on-site, including storage practices to minimize exposure of the materials to stormwater, and appropriate spill prevention, containment, and response planning and implementation.
- B. Groundwater Protection: During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors, accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials.
- C. Fugitive Sediment and Dust: Actions must be taken to insure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control.
- D. Debris and Other Materials: Litter, construction debris, and chemicals exposed to stormwater must be prevented from becoming a pollutant source.
- E. Trench or Foundation Dewatering: Trench dewatering is the removal of water from trenches, foundations, cofferdams, ponds, and other areas within the construction area that retain water after excavation. In most cases, the collected water is heavily silted and hinders correct and safe construction practices. The collected water must be removed from the ponded area, either through gravity or pumping, and must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved.

After Construction

1. **Inspection**: After construction, it is the responsibility of the owner or assigned heirs to comply with the inspection, maintenance, and housekeeping procedures outlined in this section. All measures must be maintained in effective operating condition. A person with knowledge of erosion and stormwater control, including the standards and conditions in all applicable permits, shall conduct the inspections.
2. **Specific Inspection, Maintenance, and Housekeeping Tasks**: The following is a list of permanent erosion control and stormwater management measures and the inspection, maintenance, and housekeeping tasks to be performed after construction.
 - A. Vegetated Areas:
 - Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after heavy rains to identify active or potential erosion problems.
 - Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to

withstand the concentrated flows.

B. Winter Sanding:

- Clear accumulations of winter sand in parking lots and along roadways at least once a year, preferably in the spring.
- Accumulations on pavement may be removed by pavement sweeping.
- Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader or other acceptable method.

C. Catch Basins:

- Inspect and, if required, clean-out catch basins at least once a year, preferably in early spring.
- Clean out must include the removal and legal disposal of accumulated sediments and debris at the bottom of the basin, at any inlet grates, at any inflow channels to the basin, and at any pipes between basins.

D. Culverts:

- Inspect culverts in the spring, in the late fall, and after heavy rains to remove any obstructions to flow.
- Remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit.
- Inspect and repair any erosion damage at the culvert's inlet and outlet.
- Inspect embankment for erosion, settling, and structural failure.

E. Porous Concrete:

- Pervious concrete surfaces shall be swept or vacuum swept at least annually in the spring to remove winter sand. The adjacent bituminous pavement should be swept prior to or concurrently with sweeping the pervious concrete.
- If inspection reveals that clogging has deteriorated the pervious concrete's infiltration performance, the pervious concrete may be power washed to force foreign material from the voids in the concrete.
- The pervious concrete surfaces shall be inspected twice annually, in the spring and fall. Inspection shall include a visual inspection of the concrete during a storm event to identify if clogging has occurred.

3. **Documentation:** A log summarizing the inspections and any corrective action taken must be maintained. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of controls. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and locations where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken. The log must be made accessible to the appropriate

regulatory agency upon request. A sample "Stormwater Inspection and Maintenance Form" has been included as Attachment 1 of this Inspection, Maintenance, and Housekeeping Plan.

4. **Duration of Maintenance:** Perform maintenance as described and required for any associated permits unless and until the system is formally accepted by a municipality or quasi-municipal district, or is placed under the jurisdiction of a legally created association that will be responsible for the maintenance of the system. If a municipality or quasi-municipal district chooses to accept a stormwater management system, or a component of a stormwater system, it must provide a letter to the MDEP stating that it assumes responsibility for the system. The letter must specify the components of the system for which the municipality or district will assume responsibility, and that the municipality or district agrees to maintain those components of the system in compliance with MDEP standards. Upon such assumption of responsibility, and approval by the MDEP, the municipality, quasi-municipal district, or association becomes a co-permittee for this purpose only and must comply with all terms and conditions of the permit.

Attachments

Attachment 1 – Sample Stormwater Inspection and Maintenance Form

Sample Stormwater Inspection and Maintenance Form

Moody's Collision Center

Portland, ME

Attachment 1

This log is intended to accompany the stormwater Inspection, Maintenance and Housekeeping Plan for Moody's Collision Center. The following items shall be checked, cleaned and maintained on a regular basis as specified in the Maintenance Plan and as described in the table below. This log shall be kept on file for a minimum of five (5) years and shall be available for review. Qualified personnel familiar with drainage systems and soils shall perform all inspections. Attached is a copy of the construction and post-construction maintenance logs.

Item	Maintenance Required & Frequency	Date Completed	Maintenance Personnel	Comments
Ditches and Swales	Inspect after major rainfall event producing greater than 3" of rain in 2 hours.			
	Repair erosion or damage immediately.			
Catch Basins and Culverts	Remove accumulated sediment and debris			
	Sump depth			
Vegetated Areas	Inspect Slopes			
	Replant Bare Areas			
	Check after Major Storms			
Winter Sanding	Clean annually (Spring)			
	Remove sand and sediment from roadway shoulders			
Riprap Slopes	Inspect for erosion, destabilization or structural failure			
	Inspect periodically during wet weather conditions			

