

420-A-7

1997-0060

385 Presumpscot St.

Building / warehouse

Diver Down Underwater Serv.

on Spreadsheet

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

19970660
I. D. Number

Diver Down Underwater Services
Applicant
157 Veranda St, Portland, ME 04103
Applicant's Mailing Address
Jon Couture
Consultant/Agent
828-0444 828-1255
Applicant or Agent Daytime Telephone, Fax

8/15/97
Application Date
Diver Down
Project Name/Description

Presumpscoi St
Address of Proposed Site
420-A-007
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 Sq Ft 40,564 St Ft I-M
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan \$300.00 Subdivisio _____ Engineer Review _____ Date 8/15/97

Planning Approval Status:

Reviewer Kandice Talbot

- Approved Approved w/Conditions
See Attached Denied

Approval Date 10/2/97 Approval Expiration 10/2/97 Extension to _____ Additional Sheets
Attached
 OK to Issue Building Permi Kandice Talbot 10/10/97
signature date

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>10/9/97</u> date	<u>\$11,550.00</u> amount	<u>7/30/98</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input checked="" type="checkbox"/> Building Permit Issue	<u>10/22/97</u> 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)	
<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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Application Date
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420-A-007
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)
6,000 Sq Ft **40,564 Sq Ft** **I-M**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review _____ Date: **8/15/97**

DRC Approval Status:

Reviewer **Jim Wendel**

- Approved Approved w/Conditions
see attache Denied

Approval Date **10/3/97** Approval Expiration **10/3/97** Extension to _____
 Condition Compliance **Jim Wendel** **10/10/97** Additional Sheets
signature date Attached

Performance Guarantee Required* Not Required

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<input checked="" type="checkbox"/> Building Permit	<u>10/22/97</u> date		
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<input type="checkbox"/> Temporary Certificate Of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<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	



DELUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

77 1/2 MAIN STREET
SUITE 6
SOUTH PORTLAND, MAINE 04106
TEL 207 773 1121
FAX 207 679 0896

■ ROADWAY DESIGN
■ ENVIRONMENTAL ENGINEERING
■ TRAFFIC STUDIES AND MANAGEMENT
■ PERMITTING
■ AIRPORT ENGINEERING
■ SITE PLANNING
■ CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Kandi Talbot, Planner
FROM: Jim Wendel, Development Review Coordinator
DATE: September 26, 1997
RE: Diver Down Underwater Services
385 Presumpscot Street

A review of the revised site plan and stormwater management plan has been completed.

My comments are:

1. The stormwater analysis needs additional work and some revisions. They are:
 - a. Watershed maps for existing and proposed conditions are required. They should note the travel path used and note the component lengths; i.e. sheet flow, shallow concentrated flow and channel flow as appropriate.
 - b. Where is the common analysis point? The methodology requires that a common analysis point be used. This common point is needed to show that the post-development peak flow does not exceed the pre-development condition.
 - c. The MeDEP Stormwater Management BMP recommends a maximum sheet flow component length of 150'; this value is under ideal site conditions. The 275' length for the existing conditions should be significantly reduced.
 - d. The City's technical manual requires that the analysis be performed on the 2, 10 and 25 year storm events and that the post development peak flow does not exceed existing conditions. This analysis is not complete enough to make that conclusion.
 - e. The analysis presents no hydraulic calculations on how the outlet control pipe operates. Based on the invert of the outlet pipe there is no available storage. Is the invert out correctly labeled? What size is the outlet pipe?
 - f. The riprap for the roof drain and the outlet pipe should be extended to the bottom of the basin and the drainage swale respectively.

DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

- g. The basin has no emergency spillway.
 - h. The runoff from the fenced in gravel area and from the southerly sideline need to drain into the basin; The analysis implies it.
2. The erosion control notes are appropriate.

Should you have any questions please call.

JN1352.27/disk3/1350.10disk/divrdwn2

Department of Planning and Urban Development
 SUBDIVISION SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date 10-9-97

Name of Project Jon Carter, Diver Down Underwater Services
 Address/Location 389 Prospect St., Portland, ME 04103
 Developer St. Lucia Corp.
 Form of Performance Guarantee _____

Type of Development: _____ Subdivision Site Plan (Major/Minor)

TO BE FILLED OUT BY APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET SIDEWALK						
Road						
Granite Curbing	<u>190 LS</u>	<u>35</u>	<u>6,650.00</u>			
Sidewalks	<u>N/A</u>					
Esplanades						
Monuments						
Street Lighting						
Other						
2. SANITARY SEWER						
Manholes						
Piping						
Connections						
Other	<u>Holdings tank</u>	<u>LS</u>	<u>2500.00</u>			
3. STORM DRAINAGE						
Manholes						
Catchbasins						
Piping						
Detention Basin	<u>2</u>	<u>LS</u>	<u>2000.00</u>			
Other						
4. SITE LIGHTING						
5. EROSION CONTROL						
	<u>1</u>	<u>LS</u>	<u>400</u>			
6. RECREATION AND OPEN SPACE AMENITIES						



**SITE PLAN/SUBDIVISIONS
PERFORMANCE GUARANTEE:
ESCROW ACCOUNT**

KeyBank
One Canal Plaza
Portland, Maine 04101-4035

October 8, 1997

Tel: (800) 452-8762

Joseph E. Gray, Jr., Director of Planning and Urban Development
City of Portland
City Hall, Rm 211
389 Congress Street
Portland, ME 04101

**RE: Application of Enclave Development, Inc.,
d/b/a Diver Down Underwater Services
Site Improvements at 383 Presumpscot Street, Portland, Maine**

Dear Mr. Gray:

This will certify to you that KeyBank National Association will hold the sum of \$11,550.00 in an interest-bearing escrow account in the name of the City of Portland established with the Bank. We will hold these funds as escrow agent for the benefit of the City of Portland on the following conditions:

1. These funds represent the estimated cost of installing site improvements as depicted on the site plan and estimated on Attachment 1. (Attachment 1 is the approved estimated form.)
2. The City of Portland may draw against this escrow account by presentation of a draft in the event that Enclave Development, Inc. fails to complete by April 30, 1998, the work stipulated in Paragraph 1. Said draft shall be accompanied by a written statement from the Director of Parks and Public Works or the Director of Planning and Urban Development that Enclave Development, Inc. has failed to complete such work, with a listing of improvements still to be completed, and the estimated cost of completing said improvements still to be completed as determined by the Development of Public Works.
3. The City of Portland may draw against this escrow for a period not to exceed 90 days after the expiration of this commitment; provided that Enclave Development, Inc. will give the City written notice of the deadline of this escrow at least 90 days prior thereto; otherwise drafts must be submitted no later than 90 days following written notice whenever given thereafter.

4. After all work in the public right of way has been completed and inspected to the satisfaction of the Department of Public Works, including but not limited to the installation of granite curbing, sidewalk, curb cut and street trees, KeyBank National Association shall be eligible to receive a reduction in its obligation hereunder equal to the estimated cost of improvements. In no case, however, shall the obligations of KeyBank National Association hereunder be reduced to an amount which is less than the estimated cost of completing all prescribed improvements as determined by the Department of Public Works, as described above.
5. Enclave Development, Inc. will notify the City of Portland for inspections.
6. All costs associated with establishing, maintaining and disbursing funds from the escrow account shall be borne by Enclave Development, Inc.
7. This escrow account expires on July 30, 1988, but may expire prior to this date when the City of Portland acknowledges in writing to KeyBank National Association and Enclave Development, Inc. that said work as outlined has been completed in accordance with the City of Portland specifications.

Dated at Portland, Maine this 8th day of October, 1997.

KeyBank National Association

By: Stephen Street

Vice President

Date: 10/8/97

SEEN AND AGREED TO:

By: _____

Enclave Development, Inc.

Date: _____

Approved pursuant to § 14-501(a) of the Portland City Code:

By: Joseph E. G. J.

Director of Planning and Urban Development

Date: 10/15/97

By: Natalie L. Burns

Corporation Counsel

Date: 10/9/97

By: D. K. Lin

Finance Director

Date: 10-20-97

From: Anthony Lombardo
To: kcote
Date: 9/26/97 2:29pm
Subject: Diver Down

Kandi,
Since it is our policy at Public Works to request granite curb, that is what I am requesting along their street frontage. They will probably need to install a catch basin in Presumpscot Street or on the entrance of the abutting property's driveway. Otherwise runoff will be directed onto this abutting property. This catch basin can then drain into the proposed ponding area.



STATE OF MAINE
 DEPARTMENT OF HUMAN SERVICES
 11 STATE HOUSE STATION
 AUGUSTA, MAINE
 04333-0011

ANGUS S. KING, JR.
 GOVERNOR

KEVIN W. CONCANNON
 COMMISSIONER

September 15, 1997

Jon Couture
 Diver Down Underwater Services
 157 Veranda Street
 Portland ME 04103

SUBJECT: Approval New System Variance/Holding Tank Application, Diver Down Underwater Services, Presumpscot Street, Portland

Dear Mr. Couture:

The Division has reviewed a new system variance/holding tank application for the subject property. The state variance required is to allow the installation of a holding tank to serve four employees at the office/warehouse. A holding tank is being requested due to very poor soil condition and proximity to minor watercourse and Casco Bay. The system design prepared by George Courbron, SE, dated 12/11/96, is found to be in compliance with the Maine Subsurface Wastewater Disposal Rules.

We approve the holding tank with the following requirements:

1. A permit for the installation of the holding tank is to be obtained from the Local Plumbing Inspector in advance of the start of construction.
2. The holding tank is to be installed in accordance with the submitted and approved system design. Should alterations to the design be required at the time of construction, the system designer is to be notified prior to making any changes.
3. The enclosed Holding Tank Deed Covenant is to be completed and filed at the County Registry of Deeds with the property's deed. A copy of the completed, recorded covenant is to be submitted to this office.

Should you or others have any questions regarding the review and/or approval, please feel free to contact me at 287-5687.

Sincerely,

Linda S. Robinson

Linda S. Robinson
 Wastewater & Plumbing Control Prog
 Division of Health Engineering

*FAX TO
 Jon Couture
 828-1255
 ASAP! send all
 hand call
 copy to*

/lsr
 cc: P. Samuel Hoffses, LPI ✓
 George Courbron, SE





CITY OF PORTLAND

October 3, 1997

Mr. Jon Couture
Diver Down Underwater Services
157 Veranda Street
Portland, ME 04103

Re: 385 Presumpscot Street

Dear Mr. Couture:

On October 3, 1997 the Portland Planning Authority granted minor site plan approval for a 6,000 sq. ft. warehouse located at 385 Presumpscot Street with the following conditions:

1. The apron of the driveway shall be paved in accordance with the City of Portland Technical Standards.
2. Granite curb shall be installed along the radius of the driveway and along Presumpscot Street. The granite curb along Presumpscot Street shall run approximately 15-20 ft. from the property line and a riprap drainage course shall be installed to direct drainage to the culvert.
3. That the stormwater analysis be revised to reflect the comments addressed in the memo dated September 26, 1997.

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

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

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

O:\PLAN\DEVREVW\PRESU385\APPRVLTR.WPD

RUNOFF CURVE NUMBER COMPUTATION

Version 2.00

Project : couture property
 County : cumberland se State: me
 Subtitle: pre-development-25 year storm
 Subarea : A1

User: cb
 Checked: _____

Date: 09-16-97
 Date: _____

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
	Acres (CN)			
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Open space (Lawns,parks etc.)				
Fair condition; grass cover 50% to 75%	-	-	0.93(79)	-
Total Area (by Hydrologic Soil Group)			.93	
			=====	

 SUBAREA: A1 TOTAL DRAINAGE AREA: .93 Acres WEIGHTED CURVE NUMBER: 79

TIME OF CONCENTRATION AND TRAVEL TIME

Version 2.00

Project : couture property
 County : cumberland se State: me
 Subtitle: pre-development-25 year storm

User: cb Date: 09-16-97
 Checked: _____ Date: _____

----- Subarea #1 - A1 -----

Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3	275	.033	e					0.310

Time of Concentration = 0.31*
 =====

--- Sheet Flow Surface Codes ---

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

* - Generated for use by TABULAR method

RUNOFF CURVE NUMBER COMPUTATION

Version 2.00

Project : couture property
 County : cumberland se State: me
 Subtitle: post-development-25 year storm
 Subarea : A1

User: cb Date: 09-16-97
 Checked: _____ Date: _____

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
	Acres (CN)			
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Open space (Lawns, parks etc.)				
Fair condition; grass cover 50% to 75%	-	-	0.50(79)	-
Impervious Areas				
Paved parking lots, roofs, driveways	-	-	0.14(98)	-
Streets and roads				
Gravel (w/ right-of-way)	-	-	0.29(89)	-
Total Area (by Hydrologic Soil Group)			.93	
			=====	

 SUBAREA: A1 TOTAL DRAINAGE AREA: .93 Acres WEIGHTED CURVE NUMBER: 85

TIME OF CONCENTRATION AND TRAVEL TIME

Version 2.00

Project : couture property
 County : cumberland se State: me
 Subtitle: post-development-25 year storm

User: cb Date: 09-16-97
 Checked: _____ Date: _____

----- Subarea #1 - A1 -----									
Flow Type	2 year rain	Length (ft)	Slope (ft/ft)	Surface code	n	Area (sq/ft)	Wp (ft)	Velocity (ft/sec)	Time (hr)
Sheet	3	30	.025	a					0.007
Shallow Concent'd		160	.032	u					0.015

Time of Concentration = 0.02*
 =====

--- Sheet Flow Surface Codes ---

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

* - Generated for use by TABULAR method

TABULAR HYDROGRAPH METHOD

Version 2.00

Project : couture property
 County : cumberland se State: me
 Subtitle: post-development-25 year storm

User: cb Date: 09-16-97
 Checked: _____ Date: _____

Total watershed area: 0.001 sq mi Rainfall type: III Frequency: 25 years

----- Subareas -----

	A1
Area(sq mi)	0.00*
Rainfall(in)	5.5
Curve number	85*
Runoff(in)	3.83
Tc (hrs)	0.02*
(Used)	0.10
TimeToOutlet	0.00
Ia/P	0.06
(Used)	0.10

Time (hr)	Total Flow	----- Subarea Contribution to Total Flow (cfs) -----
		A1
11.0	0	0
11.3	0	0
11.6	0	0
11.9	1	1
12.0	1	1
12.1	2	2
12.2	4P	4P
12.3	3	3
12.4	2	2
12.5	1	1
12.6	1	1
12.7	1	1
12.8	1	1
13.0	0	0
13.2	0	0
13.4	0	0
13.6	0	0
13.8	0	0
14.0	0	0
14.3	0	0
14.6	0	0
15.0	0	0
15.5	0	0
16.0	0	0
16.5	0	0
17.0	0	0
17.5	0	0
18.0	0	0
19.0	0	0
20.0	0	0
22.0	0	0
26.0	0	0

P - Peak Flow * - value(s) provided from TR-55 system routines



STATE OF MAINE
DEPARTMENT OF HUMAN SERVICES
11 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0011

ANGUS S. KING, JR.
GOVERNOR

KEVIN W. CONCANNON
COMMISSIONER

September 15, 1997

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Diver Down Underwater Services
157 Veranda Street
Portland ME 04103

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We approve the holding tank with the following requirements:

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3. The enclosed Holding Tank Deed Covenant is to be completed and filed at the County Registry of Deeds with the property's deed. A copy of the completed, recorded covenant is to be submitted to this office.

Should you or others have any questions regarding the review and/or approval, please feel free to contact me at 287-5687.

Sincerely,

Linda S. Robinson
Wastewater & Plumbing Control Program
Division of Health Engineering

/s/
cc: P. Samuel Hoffses, LPI
George Courbron, SE



clean copy

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

PROPERTY LOCATION		<p align="center">Caution: Permit Required</p> <p>The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached here by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.</p>
Town or Plantation	PORTLAND	
Street	385 PRESIDENT ST.	
Subdivision Lot #		
PROPERTY OWNERS NAME		<p align="center">Caution: Inspection Required</p> <p>I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.</p>
Last:	DIVER DOWN UNDERWATER SERVICES	
First:		
Mailing Address of Owner	157 VERANDA ST. PORTLAND, ME 04103	
Daytime Tel. #	028-0444	Municipal Tax Map # _____ Page # _____
Owner Statement		
I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		
Signature of Owner/Applicant	Date	Local Plumbing Inspector Signature _____ Date Approved _____

PERMIT INFORMATION		
<p>THIS APPLICATION IS FOR:</p> <ol style="list-style-type: none"> <input checked="" type="checkbox"/> First Time System <input type="checkbox"/> Multi-User System <input type="checkbox"/> Replacement System <input type="checkbox"/> Expanded System <ol style="list-style-type: none"> <input type="checkbox"/> One-time exempted <input type="checkbox"/> Non-exempted <input type="checkbox"/> Experimental System <input type="checkbox"/> Seasonal Conversion 	<p>THIS APPLICATION REQUIRES:</p> <ol style="list-style-type: none"> <input type="checkbox"/> No Rule Variance <input checked="" type="checkbox"/> First Time System Variance (Municipal) <input type="checkbox"/> First Time System Variance (State) <input type="checkbox"/> Replacement System Variance <ol style="list-style-type: none"> <input type="checkbox"/> Local Plumbing Inspector approval <input type="checkbox"/> State & Local Plumbing Inspector approval <input type="checkbox"/> Minimum Lot Size Variance <input type="checkbox"/> Seasonal Conversion Variance 	<p>DISPOSAL SYSTEM COMPONENT(S)</p> <ol style="list-style-type: none"> <input type="checkbox"/> Non-Engineered System <input type="checkbox"/> Primitive System <input type="checkbox"/> Alternative Toilet Specify _____ <input type="checkbox"/> Non-Engineered Treatment Tank <input checked="" type="checkbox"/> Holding Tank <u>2000</u> Gallons <input type="checkbox"/> Non-Engineered Disposal Area (only) <input type="checkbox"/> Separated Laundry System <input type="checkbox"/> Engineered System (+2000 gpd) <input type="checkbox"/> Engineered Treatment Tank (only) <input type="checkbox"/> Engineered Disposal Area (only)
<p>SIZE OF PROPERTY</p> <p>0.92 ± Ac</p>	<p>DISPOSAL SYSTEM TO SERVE:</p> <ol style="list-style-type: none"> <input type="checkbox"/> Single Family Dwelling Unit <input type="checkbox"/> Multiple Family Dwelling Unit Number of Units _____ <input checked="" type="checkbox"/> Other <u>OFFICE & WAREHOUSE</u> SPECIFY _____ 	<p>TYPE OF WATER SUPPLY</p> <p>CITY WATER</p>
<p>SHORELAND ZONING</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
<p>TREATMENT TANK</p> <ol style="list-style-type: none"> <input type="checkbox"/> Concrete <ul style="list-style-type: none"> <input type="checkbox"/> Regular <input type="checkbox"/> Low Profile <input type="checkbox"/> Plastic <p>SIZE _____ Gallons</p>	<p>DISPOSAL AREA TYPE/SIZE</p> <ol style="list-style-type: none"> <input type="checkbox"/> Stone Bed _____ Sq. Ft. <input type="checkbox"/> Proprietary Device _____ Sq. Ft. <ul style="list-style-type: none"> <input type="checkbox"/> Clustered <input type="checkbox"/> Linear <input type="checkbox"/> Regular <input type="checkbox"/> Trench _____ Lin. Ft. <input type="checkbox"/> Other _____ 	<p>GARBAGE DISPOSAL UNIT</p> <ol style="list-style-type: none"> <input type="checkbox"/> No <input type="checkbox"/> Yes <ul style="list-style-type: none"> <input type="checkbox"/> Multi-compartment tank <input type="checkbox"/> Tank in series <input type="checkbox"/> Increase in tank capacity <input type="checkbox"/> Filter on tank outlet 	<p>CRITERIA USED FOR DESIGN FLOW (Show Calculations)</p> <p>4 EMPLOYEES, NO SHOWERS</p> <p>4 x 15 =</p> <p>DESIGN FLOW: <u>60</u> (Gallons/Day)</p>
<p>PROFILE & DESIGN CLASS</p> <p>PROFILE <u>90</u> DESIGN <u>3</u></p> <p>DEPTH TO MOST LIMITING FACTOR <u>9</u></p>	<p>DISPOSAL AREA SIZING</p> <ol style="list-style-type: none"> <input type="checkbox"/> Small 2.0 <input type="checkbox"/> Medium 2.60 <input type="checkbox"/> Medium-Large 3.40 <input type="checkbox"/> Large 4.10 <input type="checkbox"/> Extra-Large 5.00 	<p>PUMPING</p> <ol style="list-style-type: none"> <input type="checkbox"/> Not required <input type="checkbox"/> May be required <input type="checkbox"/> Required <p>DOSE _____ Gallons</p>	

SITE EVALUATOR'S STATEMENT

USE ONLY COPIES STAMPED WITH SITE EVALUATOR'S SEAL IN BLUE INK FOR CONSTRUCTION AND PERMITS.

On 12/11/96 (date) I completed a site evaluation on this property and state that the data reported is accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules.

George A. Corcoran, Jr. Site Evaluator Signature 12/11/96 Date

GEORGE A. CORCORAN, JR. Print Name # 88 SE # 784-1950 Telephone

Page 1 of 3
HHE-200 Rev. 5.95

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City or Plantation

Street, Road or Subdivision

Name of Owner

PORTLAND, 385 PRESUMPCOT ST.

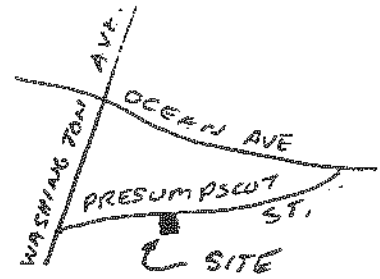
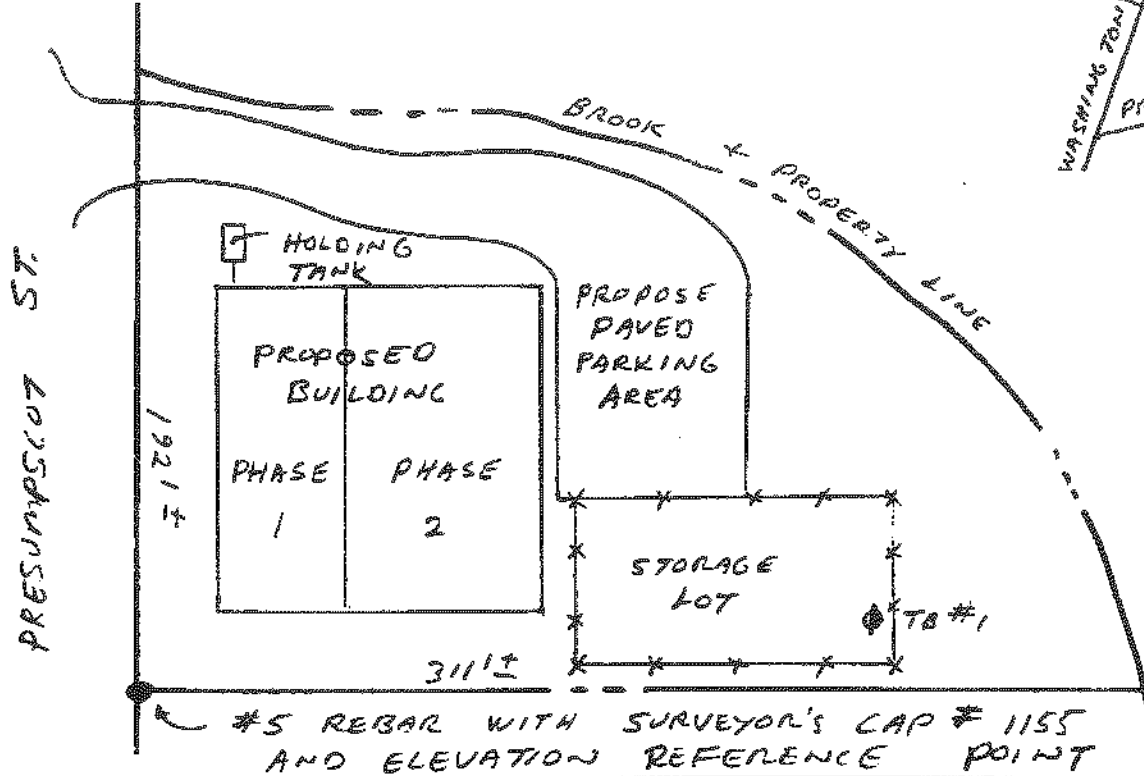
DIVER DOWN UNDERWATER SERVICES

SITE PLAN

Scale: 1" = 60 Ft.
or as shown

SITE LOCATION PLAN
(Map from The Maine Atlas recommended)

NOTE: LOCATION OF SEPTIC SYSTEM HAS BEEN SITED ON THE PROPERTY BASED UPON BOUNDARY LINE/PROPERTY INFORMATION PROVIDED BY OWNER OR OWNER'S AGENT. NO INDEPENDENT VERIFICATION OF BOUNDARY LINE LOCATIONS HAS BEEN MADE BY THIS SITE EVALUATOR. PROPERTY LINES SHOWN SHALL BE VERIFIED BY OWNER/INSTALLER PRIOR TO CONSTRUCTION OF SYSTEM. ANY DISCREPANCY FROM THAT SHOWN SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGN SITE EVALUATOR PRIOR TO BEGINNING ANY WORK.



SOIL DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole TP#1 Test Pit Boring
0" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0-6	SILT LOAM	FRIABLE	OLIVE BROWN	
6-10				▲
10-15				
15-20				
20-30	SILTY CLAY LOAM	FIRM	OLIVE GRAY	
30-40				
40-50				
50	Soil Profile <u>9D</u>	Class <u>3</u>	Slope <u>1%</u>	Limiting Factor <u>9</u>

Ground Water Restrictive Layer Bedrock

Observation Hole _____ Test Pit Boring
 _____" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0-6				
6-10				
10-15				
15-20				
20-30				
30-40				
40-50				
50	Soil Profile _____	Class _____	Slope _____%	Limiting Factor _____

Ground Water Restrictive Layer Bedrock

George A. Park...
Site Evaluator Signature

#89
SE #

12/11/95
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City or Plantation

Street, Road or Subdivision

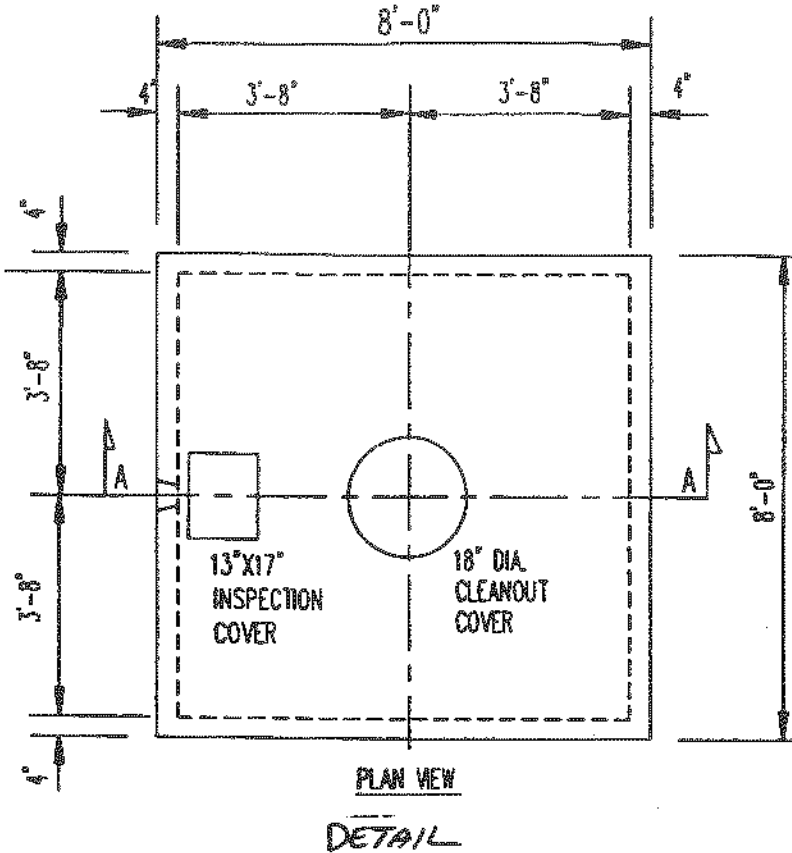
Name of Owner

PORTLAND, 385 PRESUMPSLOT ST.

DIVER DOWN UNDER WATER SERVICES

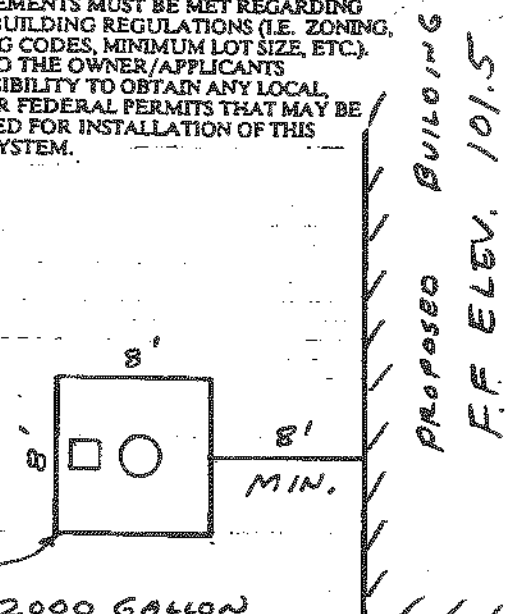
SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1" = 10 Ft.



****SPECIAL NOTE****
PRIOR TO INSTALLING THIS SYSTEM THE INSTALLER SHALL FAMILIARIZE HIMSELF WITH THE CURRENT MAINE SUBSURFACE WASTEWATER DISPOSAL RULES ("RULES"), PARTICULARLY CHAPTERS 1, 5 & 12, AND BY ACCEPTING THE CONTRACT TO INSTALL THIS SYSTEM, AGREES TO COMPLY WITH ALL APPLICABLE SECTIONS OF THE "RULES" REGARDING CONSTRUCTION AND/OR INSTALLATION TECHNIQUES AND MATERIAL SPECIFICATIONS.

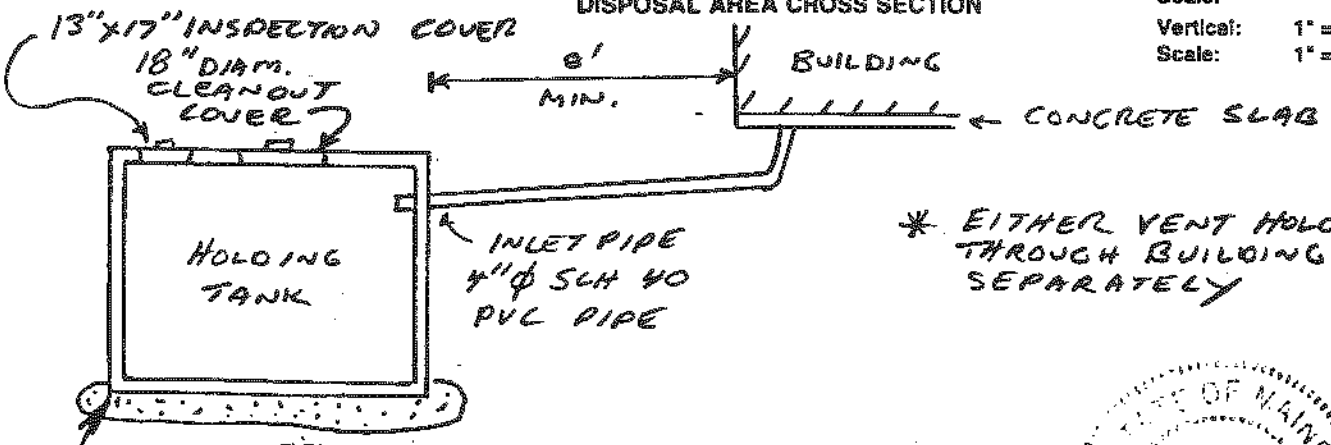
THE OWNER OR APPLICANT MUST INVESTIGATE AND DETERMINE WHETHER OR NOT ADDITIONAL REQUIREMENTS MUST BE MET REGARDING OTHER BUILDING REGULATIONS (I.E. ZONING, BUILDING CODES, MINIMUM LOT SIZE, ETC.). IT IS ALSO THE OWNER/APPLICANTS RESPONSIBILITY TO OBTAIN ANY LOCAL, STATE OR FEDERAL PERMITS THAT MAY BE REQUIRED FOR INSTALLATION OF THIS SEPTIC SYSTEM.



2000 GALLON
SUPERIOR CONCRETE CO. INC.
HOLDING TANK, ITEM # 1452
WITH HIGH WATER ALARM
SEE PLAN VIEW DETAIL

FILL REQUIREMENTS	CONSTRUCTION ELEVATIONS	ELEVATION REFERENCE POINT
Depth of Fill (Upslope) <u>N/A</u>	Finished Grade Elevation <u>100.0</u>	Location & Description <u>TOP OF #5</u>
Depth of Fill (Downslope) <u>N/A</u>	Top of Distribution Pipe or Proprietary Device _____	<u>REBAR @ South West Property</u>
	Bottom of Disposal Area _____	Reference & Elevation <u>CON. 100</u>

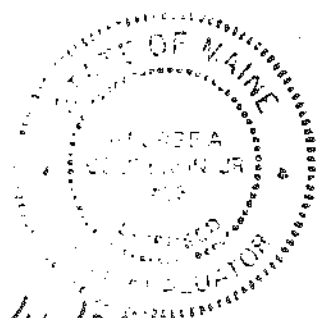
DISPOSAL AREA CROSS SECTION



Scale:
Vertical: 1" = 5' FL.
Scale: 1" = 5' FL.

* EITHER VENT HOLDING TANK THROUGH BUILDING OR VENT SEPARATELY

ONE PIECE 2000 GALLON HOLDING TANK INSTALLED PER SECTION 1007.0 OF THE MAINE SUBSURFACE WASTE WATER DISPOSAL RULES.



Georg A. Courney
Site Evaluator Signature

88
SE #

12/11/96
Date

NEW SYSTEM VARIANCE REQUEST

This form shall accompany an Application for a proposed new system which requires a Variance to certain provisions of the Subsurface Wastewater Disposal Rules. A check or money order for \$20.00 payable to the Treasurer of the State shall accompany this request form. The local plumbing inspector shall not issue a Permit for the installation of a subsurface wastewater disposal system until approval has been received from the Department.

GENERAL INFORMATION

Town of PORTLAND

Property Owner's Name: DIVER DOWN UNDERWATER SERVICES

System's Location: 385 PRESUMPSCOT ST.

Property Owner's Address: 157 VERANDA ST.
(if different from above) PORTLAND, ME 04103

VARIANCE CONDITIONS

The Department has the authority to vary the requirements of the Rules in accordance with CMR 241.16 of the Rules if all the following criteria are satisfied:

- a. The variance request has the approval of the LPI.
- b. The Municipal Officials have indicated that the variance does not conflict with any local wastewater disposal ordinances.
- c. The variance request demonstrates that there is no practical alternative for wastewater disposal, such as access to public sewer or the potential for an easement.
- d. The proposed system does not conflict with any provision controlling subsurface wastewater disposal in the Shoreland Zone.
- e. The site offers potential for a system which will dispose of the wastewater with minimal threat to public health, safety, or welfare.
- f. The property owner has indicated an awareness of the variance and any limitations or added costs the proposed system may require.

SPECIFIC VARIANCE REQUESTED (To be filled in by Site Evaluator)

	SECTION OF CODE
1. <u>TO ALLOW HOLDING TANK PER SECTION</u>	<u>2001.5</u>
2. _____	_____
3. _____	_____

IF VARIANCE REQUEST IS FOR SEC. 8.B.3 SUITABLE SOIL CONDITIONS, FILL IN TABLE BELOW.

SOIL, SITE AND ENGINEERING FACTORS FOR ASSESSING NEW SYSTEM VARIANCE POTENTIAL

(SEE TABLE 16-1)

	CHARACTERISTIC	POINT ASSESSMENT
Soil Profile	<u>9</u>	<u>10</u>
Depth to Groundwater	<u>9</u>	<u>0</u>
Size of Property	<u>0.93 AC</u>	<u>N/A</u>
Terrain	<u>FLAT</u>	<u>-5</u>
Waterbody Setback	<u>> 250</u>	<u>5</u>
Water Supply	<u>CITY WATER</u>	<u>5</u>
Type of Development	<u>COMMERCIAL</u>	<u>0</u>
Design Flow	<u>60</u>	<u>5</u>
Separation Distance	<u>N/A</u>	<u>N/A</u>
Additional Treatment	<u>N/A</u>	<u>N/A</u>
TOTAL POINT ASSESSMENT		<u>30</u>

LOCAL PLUMBING INSPECTOR

The local plumbing inspector shall review all New System Variance requests prior to submission to the Division of Health Engineering. The LPI shall inform the Division of Health Engineering of any factors relative to the variance request not specifically noted by the property owner or the site evaluator.

The proposed system does ~~not~~ conflict with any provision controlling subsurface wastewater disposal systems in the Shoreland Zone.

CONCLUSIONS: I, [Signature] #124, the undersigned, have ^{NOT BUT AWARE OF} visited the above ^{CONC.} property and find that it is not possible to conform to certain provisions of the Rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property.

Therefore, I recommend the issuance of a permit for the system's installation as proposed by the application.

[Signature] #124 8/sep/97
SIGNATURE OF LPI DATE

STATEMENTS, JUSTIFICATIONS AND RESPONSIBILITIES

PROPERTY OWNER

The property owner shall provide accurate information to the Site Evaluator, the LPI, and the Department and elaborate below the reasons for requesting the variance(s).

A holding tank appears to be the best alternative for a waste disposal due to low flow volume @ site (the employees or site), future potential of city sewer hookup, poor septic system alternative.

(ATTACH ADDITIONAL SHEETS, IF NEEDED)

I, _____, am the owner prospective owner of the subject property. I understand that the installation on the Application is not in total compliance with the Rules. I have indicated my reasons for requesting the variance(s). Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.

[Handwritten Signature]

8-26-97

SIGNATURE OF OWNER
 SIGNATURE OF PROSPECTIVE PURCHASER

DATE

HAS REVIEW FEE BEEN ENCLOSED

SITE EVALUATOR

When an undeveloped property is found to be unsuitable for subsurface wastewater disposal by a Licensed Site Evaluator, the Evaluator shall so inform the property owner. If the property owner, after exploring all other alternatives, wishes to request a Variance to the requirements of the Rules, and the Evaluator in his professional opinion feels the variance request is justified and that the site limitations can be overcome, he shall document the soil and site conditions on the Application. The Evaluator shall list the specific variances necessary plus describe below the proposed system design and function. The Evaluator shall further describe how the specific site limitations are to be overcome, and provide any other support documentation as required prior to consideration by the Department.

It is my professional opinion that due to severely poor soil condition and close proximity to of a nearby minor water course and Casco Bay a holding tank would be the most appropriate way to handle the very low expected wastewater to be generated by this facility.

(ATTACH ADDITIONAL SHEETS, IF NEEDED)

I, George A. Courbrown, Jr., S.E., certify that a variance to the Rules is necessary since a system cannot be installed which will completely satisfy all the Rule requirements. In my judgement, the proposed system design on the attached Application is the best alternative available; enhances the potential of the site for subsurface wastewater disposal; and that the system should function properly.

[Handwritten Signature]

12/11/96

SIGNATURE OF SITE EVALUATOR

DATE

MUNICIPAL OFFICER(s) (Selectman, Councilman, Alderman, Mayor, Town Manager)

We the municipal Officer(s) of _____ have reviewed this application and are aware that the applicant is applying to the Division of Health Engineering for a variance to the Subsurface Wastewater Disposal Rules because the proposed system does not meet all requirements of the Rules. The proposed variance request does does not comply with all Municipal Ordinances relating to subsurface wastewater disposal.

[Handwritten Signature]

City Manager

9-8-97

SIGNATURE FOR THE MUNICIPALITY

TITLE

DATE

HOLDING TANK APPLICATION

This form along with a completed HHE-200 form constitutes an application for installation of a holding tank to receive sanitary wastewater. Holding tanks are permitted only for:

- a) the replacement of a malfunctioning subsurface disposal system, surface discharge, or overboard discharge when no other alternative is available and no change in usage is proposed;
- b) for new commercial or industrial facilities generating less than 500 GPD of wastewater when no other alternative is available;
- c) for temporary use by a new single family dwelling when a public sewer will be available within 18 months.

Applications not meeting one of the above criteria will be immediately rejected. Incomplete applications will be returned. Applications for new commercial or industrial facilities require the submission of a \$20.00 review fee. The Department reserves the right to require attachment of deed covenants restricting the use of the property as a condition of approval of any holding tank application.

All appropriate blanks must be completed and all signatures obtained prior to submission for approval.

APPLICANT

First Name: Jon Last Name: Couture

Address: 157 VERANDA ST.

City/Town: PORTLAND State: ME Zip: 04103

PROPERTY

Address: 385 PRESUMPSLOT ST.

City/Town: PORTLAND, ME Zip: 04103

Replacement New Commercial Installation (\$20 Review Fee)

Age of old System: N/A Type of Old System: N/A

PUMPER

Business Name: Blow Bros.

Address: 1 Valley Lane

City: Old Orchard Beach Zip: ME 04064

Truck Capacity: 5,000 gals Can Pump From year round to _____

Disposal Site: Portland Sanitary District

PROPERTY OWNER

I, Jon Couture, am the owner of the property described in this application. I hereby do swear that all information regarding the past, present, and planned future uses of the property is accurate. I understand that a conventional subsurface wastewater disposal system is not feasible on my property and that the holding tank is only a temporary receptical and requires periodic maintenance. I have contracted with the individual specified on the form as the pumper to periodically empty the holding tank. I further agree to file with the Registry of Deeds and to abide by any deed covenants that may be required by the Department as a condition of approval.

[Signature] 9-8-97
Property Owner's Signature Date

SITE EVALUATOR

I, George A. Cournoyer Jr state that I have evaluated the subject property and find that there is no feasible subsurface wastewater disposal system for this property. I have completed an MME-200 form proposing a holding tank as the only alternative for on-site wastewater disposal.

[Signature] 12/11/96
Site Evaluator's Signature Date

PUMPER

I, Blow Bros James Bl, operate a septage removal service as described on this form and have contracted with the property owner to remove holding tank wastes from the subject property. I state that I have the necessary equipment and capacity to service the subject property and that I will dispose of the wastewater at an approved site.

[Signature] 9-8-97
Pumper's Signature Date

LOCAL PLUMBING INSPECTOR

I, P. Samuel Hoffes, local plumbing inspector for the municipality of Portland have visited the subject property and reviewed this application and concur with the site evaluation that a holding tank is the only feasible option for this property. HAVE NOT VISITED THE SITE, BUT AM AWARE OF CONDITIONS.

[Signature] 8/SEPT/97
Local Plumbing Inspector's Signature Date

MUNICIPAL OFFICERS

We, municipal officers for _____, have reviewed this application and do state that the installation of a holding tank on the subject property does not conflict with any local ordinances.

[Signature] City Manager 9-8-97
Municipal Officer's Signature Title Date

Municipal Officer's Signature Title Date

Municipal Officer's Signature Title Date

CHAPTER 20

NEW SYSTEM VARIANCE AND MINIMUM LOT SIZE VARIANCE REQUESTS (SOIL CONDITION VARIANCES FOR FIRST TIME SYSTEMS)

SECTION 2000.0 GENERAL

2000.1 Background: Between 1974 & 1980, first time subsurface waste water disposal systems were not allowed on soils with less than 15 inches to the limiting factor. In 1980, a New System Variance procedure was developed where first time system applicants could apply for a waiver to the 15 inch soil depth requirement, based upon the site, soil and engineering potential to treat waste water. To qualify, an application had to be for a site where the seasonal water table or restrictive layer were between 6 inches and 15 inches below the mineral soil surface. Department approval was mandatory. This code does not change that procedure except that municipalities, choosing to do so, can permit New System Variances without Department approval. Those municipalities not choosing to take total responsibility for New System Variances, can still forward them to the Department for final approval.

2001.0 LOCAL APPROVAL

2001.1 Municipal Review: This Chapter authorizes the municipality to make a final disposition of a request for a New System Variance through the Local Plumbing Inspector. A municipality shall review all requests for a New System Variance unless the municipal officers advise the Department in writing that this alternative is not desired. Upon written notification from the municipality, the Department shall perform this service. The intent of this section is that all decisions regarding New System Variances be made at the local level, with no requirement for Department review. However, if a municipality so chooses, it may request, in writing, that the Department make final decisions regarding New System Variances. When so notified, the Department will review and make final disposition upon all New System Variance requests within a municipality's jurisdiction.

2001.2 Evaluation: The plumbing inspector or Department will evaluate the merits of New System Variance requests based on the criteria set forth in this Section.

2001.3 Soil conditions: For a site that does not comply with the minimum soil conditions in Table 700.2, the plumbing inspector or Department will use the criteria contained in Section 2003.0 and Table 2000.1 to evaluate the potential for a variance, except that sites with less than 12 inches of original soil over bedrock outside shoreland zoned areas of major waterbodies/courses or 15 inches within the shoreland zoned area of major waterbodies/courses and sites with

less than 7 inches over hydraulically restrictive horizon or seasonal water table, in any location, will not be considered.

2001.4 Setbacks: For a site that does not comply with the minimum first time system setback distances in Chapter 4, variances shall be processed in accordance with Chapter 19. (Department review required.)

2001.5 Holding Tanks for First Time Systems: If the municipality has not adopted a holding tank ordinance under Chapter 22 and Appendix A, the municipality may approve the use of a holding tank for a first time system if the following criteria are met:

2001.5.1 Use: The system must be for non-residential use only and the facility served must not require a license for the sale of food by the Department.

2001.5.2 Design Flow: The expected flow shall not exceed 100 gallons per day or 500 gallons per week.

2001.5.3 Fee: The use of a holding tank under this Chapter is considered a variance. Therefore the applicant shall pay both the fee for a New System Variance and the fee for a holding tank.

2001.5.4 Administration: The applicant shall provide the municipality with all pumping records on an annual basis. The municipality is responsible for overseeing the operation of the holding tank. All requirements of Chapter 22, except the local ordinance must be met.

2001.5.5 Authority: The municipality has the authority to issue permits for holding tanks under this section. Review or approval by the Department is not required.

2002.0 REVIEW FEE

2002.1 Fee: A review fee, as prescribed in Table 110.2 or 110.3 shall be submitted to the municipality to defray the cost of review and processing a New System Variance request.

2003.0 CRITERIA USED BY THE PLUMBING INSPECTOR OR DEPARTMENT FOR APPROVAL

2003.1 General: An Application, a New System Variance Form and Review Fee shall be submitted to the LPI or Department demonstrating the criteria set forth in this Section.

2003.2 Municipal ordinances: The Municipal Officers or Land Use Regulatory Commission indicate by their signature that the Application is in compliance with

ORIGINAL

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

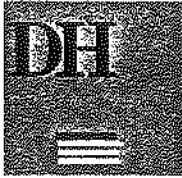
DEPARTMENT B1 DATE 9-8-97

RECEIVED FROM _____
ADDRESS Juvel & Bowler
Plumbing

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	385 Presumpt		
	SSDS		
	holding tank		60-
	Variance		20-
<input type="checkbox"/> CASH <input checked="" type="checkbox"/> CHECK <input type="checkbox"/> OTHER			TOTAL <u>80-</u>

RECEIVED BY MJA

GBF INFORMATION SYSTEMS Box 878, Portland, ME 04104 (207) 774-1482
Commercial Printing & Business Forms & Advertising Specifications & Labels 200747-SP



DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

■ ROADWAY DESIGN
■ ENVIRONMENTAL ENGINEERING
■ TRAFFIC STUDIES AND MANAGEMENT
■ PERMITTING
■ AIRPORT ENGINEERING
■ SITE PLANNING
■ CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Dave Klenk, Planner

FROM: Jim Wendel, Development Review Coordinator *JW*

DATE: August 25, 1997

RE: Diver Down Underwater Services
385 Presumpscot Street

A review of the site plan and a site visit of the project has been completed.

My comments are:

1. The stormwater narrative indicated that a detention area existed east of the site. During my site visit I was unable to confirm a "detention area" other than a large and deep drainage course. The applicant should clarify what this detention area is and to show it on the site plan.
2. The stormwater analysis is incorrect. The analysis is based on the rational method. However the coefficients for cover type and the intensity values are from the TR-55 methodology. The rational and TR-55 methods can be performed in a parallel manner but cannot be combined. The analysis needs to be completely revised.
3. Since no detention is proposed, the stormwater analysis should include a description of the downstream channel system that carries this site runoff to the ocean and hydraulic capacity analysis of the probable culvert system that likely crosses under the railroad. Also a discussion of the watershed that drains to the probable culvert is needed.
4. There is no detail of the roadway structure.
5. How will the roof drain and where will it discharge?
6. The silt fence should be kept tight to the limits of the disturbed area.
7. There is no layout information for the improvements.

8. The site plan needs construction notes for erosion and sediment control with items discussed such as guidance on timing of the measures, minimizing the area of disturbance, when to complete permanent stabilization, etc.

Should you have any questions please call.

JN1352.27/disk2/1350.10disk/divrdown



STATE OF MAINE

DEPARTMENT OF ENVIRONMENTAL PROTECTION

ANGUS B. KING, JR.
GOVERNOREDWARD G. SULLIVAN
COMMISSIONER

Jon Couture
Diver Down Underwater Services
175 Veranda Street
Portland, ME 04103

On August 25, 1997 I met with Jon Couture regarding a parcel of land he wishes to build on off Presumpscot Street in Portland. Last fall, on November 11, 1996, Marybeth Richardson of the Department met with Jon to determine whether the site was a wetland, and whether he could build on the site. She determined he could build the driveway without a permit for wetland fill. She identified an erosion problem on the site, and recommended that it be fixed and stabilized. On my visit, I noted the absence of wetland in the proposed building area, and that the erosion problem has been fixed and permanently stabilized.

Sincerely,

Dana Vallette
Project Manager
Division of Land Resource Regulation

Serving Maine People & Protecting Their Environment

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7639 FAX: (207) 287-7320
OFFICE LOCATED AT: RAY BUILDING, HOSPITAL STREET

PORTLAND
312 CANDO ROAD
PORTLAND, ME 04103
(207) 822-6500 FAX: (207) 822-6503

BANGOR
105 HOGAN ROAD
BANGOR, ME 04401
(207) 941-4570 FAX: (207) 941-4584

PRESQUE ISLE
203 CENTRAL DRIVE, SKIWAY PARK
PRESQUE ISLE, ME 04768
(207) 764-0477 FAX: (207) 764-1507

COUTURE PROPERTY - PRESUMPSCOOT STREET, FORTLAND

DATE: 12/28/96

JOB No.: 6127

RUNOFF STUDY - RATIONAL METHOD

PRE-DEVELOPMENT CONDITIONS:

"C" COEFFICIENT →

SOIL TYPE: HOLLIS - FINE, SANDY LOAM

HYDROLOGIC GROUP = C

* OPEN SPACE, FAIR COND. $C = 0.79$

* FROM TRSS MANUAL

"I" COEFFICIENT →

FOR CUMBERLAND COUNTY, SE

 $I_{2-YR} = 3.0$ $I_{10-YR} = 4.7$ $I_{25-YR} = 5.5$

} FOR TYPE III STORMS

"A" COEFFICIENT →

AREA = 0.93 ACRES

$$Q = CIA$$

$$Q_{2-YR} = 0.79 \times 3.0 \times 0.93 = 2.20 \text{ cfs}$$

$$Q_{10-YR} = 0.79 \times 4.7 \times 0.93 = 3.45 \text{ cfs}$$

$$Q_{25-YR} = 0.79 \times 5.5 \times 0.93 = 4.04 \text{ cfs}$$

POST DEVELOPMENT CONDITIONS :

SUBAREA A1 (BETWEEN BUILDING & ROAD)

"C" COEFFICIENT →

HYDROLOGIC GROUP = C

OPEN SPACE, GOOD CONDITION ∴ C = 0.74

"I" COEFFICIENT →

SAME AS PRE-DEVELOPMENT

$$"A" = \text{AREA} = 25' \times 150' = 0.09 \text{ ACRE}$$

$$"Q" = CIA$$

$$Q_{2\text{-YR}} = 0.74 \times 3 \times 0.09 = 0.20 \text{ cfs}$$

$$Q_{10\text{-YR}} = 0.74 \times 4.7 \times 0.09 = 0.31 \text{ cfs}$$

$$Q_{25\text{-YR}} = 0.74 \times 5.5 \times 0.09 = 0.37 \text{ cfs}$$

SUBAREA A2 (REMAINDER OF SITE)

"C" COEFFICIENT →

HYDROLOGIC GROUP = C

- OPEN SPACE, GOOD COND; A = 0.31 ∴ C = 0.74

- NEW BUILDING (ULTIMATE BUILDING)

$$100' \times 100' = 10,000 \text{ ft}^2 \approx 0.23$$

- NEW PAVEMENT (DRIVEWAY, PARKING AREA)

$$(20' \times 150') + (80' \times 60') = 7,800 \text{ ft}^2 \approx 0.18$$

$$\therefore 0.41 \text{ AC @ "C"} = 0.98$$

NEW GRAVEL STORAGE AREA

$$(50' \times 100') = 5,000 \text{ ft}^2 = 0.12 \text{ AC}$$

$$\text{@ "C"} = 0.89$$

DETERMINE WEIGHTED "C" *

$$\text{TRSS OUTPUT "C"} = 88 \text{ for } 0.84 \text{ AC}$$

"I" COEFFICIENT \rightarrow SAME AS PRE-DEVELOPMENT

$$\text{"A"} = \text{AREA} = 0.84 \text{ AC}$$

$$\text{"Q"} = \text{CIA}$$

$$Q_{2\text{-YR}} = 0.88 \times 3 \times 0.84 = 2.22 \text{ cfs}$$

$$Q_{10\text{-YR}} = 0.88 \times 4.7 \times 0.84 = 3.47 \text{ cfs}$$

$$Q_{25\text{-YR}} = 0.88 \times 5.5 \times 0.84 = 4.07 \text{ cfs}$$

SUMMARY TABLE

	<u>PRE</u>	<u>POSTAL</u>	<u>Post A₂</u>	<u>POSTOTAL</u>
Q _{2-YR}	2.20	0.20	2.22	2.42 cfs
Q _{10-YR}	3.45	0.31	3.47	3.78 cfs
Q _{25-YR}	4.04	0.37	4.07	4.44 cfs

RUNOFF CURVE NUMBER COMPUTATION

Version 2.00

Project : couture property
 County : cumberland se State: me
 Subtitle: pre-development-25 year storm
 Subarea : A1

User: cb Date: 12-28-96
 Checked: _____ Date: _____

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
	Acres (CN)			
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Open space (Lawns, parks etc.)				
Fair condition; grass cover 50% to 75%	-	-	0.93(79)	-
Total Area (by Hydrologic Soil Group)			.93	
			=====	

SUBAREA: A1 TOTAL DRAINAGE AREA: .93 Acres WEIGHTED CURVE NUMBER: 79

RUNOFF CURVE NUMBER COMPUTATION

Version 2.00

Project : couture property User: cb Date: 12-28-96
 County : cumberland se State: me Checked: _____ Date: _____
 Subtitle: post-development condition - 25 year storm
 Subarea : A2

COVER DESCRIPTION	Hydrologic Soil Group			
	A	B	C	D
		Acres (CN)		
FULLY DEVELOPED URBAN AREAS (Veg Estab.)				
Open space (Lawns, parks etc.)				
Good condition; grass cover > 75%	-	-	0.31(74)	-
Impervious Areas				
Paved parking lots, roofs, driveways	-	-	0.41(98)	-
Streets and roads				
Gravel (w/ right-of-way)	-	-	0.12(89)	-
Total Area (by Hydrologic Soil Group)			.84	
			====	

SUBAREA: A2 TOTAL DRAINAGE AREA: .84 Acres WEIGHTED CURVE NUMBER: 88

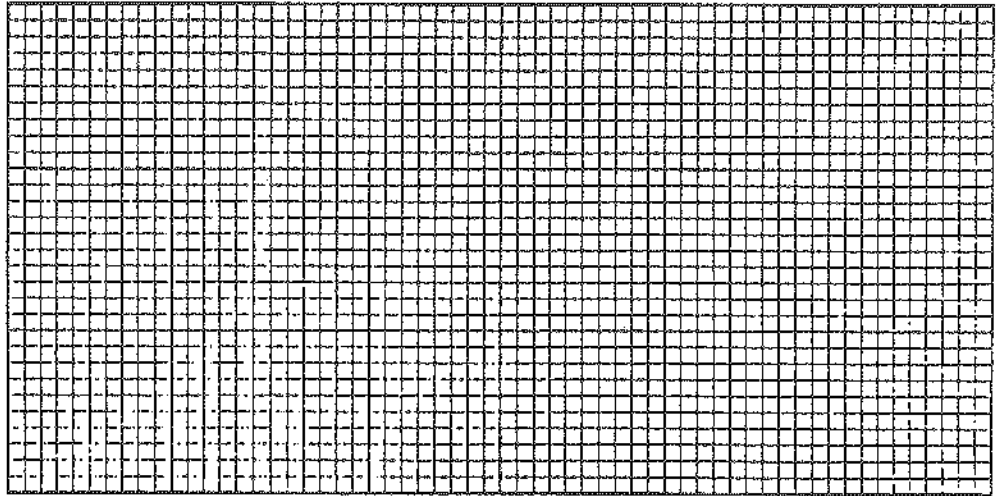
Worksheet 6a: Detention basin storage,
peak outflow discharge (q_o) known

Project COUTURE PROPERTY By CB Date 12/28/96

Location PRESUMPSCOT ST., PORTLAND Checked _____ Date _____

Circle one: Present Developed

Elevation or stage



Detention basin storage

1. Data:
Drainage area $A_d = .0015 \text{ mi}^2$
Rainfall distribution
type (I, IA, II, III) = III
2. Frequency yr

10	25
----	----
3. Peak inflow discharge, q_1 cfs

3.78	4.44
------	------

(From worksheet 4 or 5b)
4. Peak outflow discharge, q_o cfs

3.45	4.04
------	------

^{1/}
5. Compute $\frac{q_o}{q_1}$

0.91	0.91
------	------
6. $\frac{v_s}{v_r}$

0.16	0.16
------	------

(Use $\frac{q_o}{q_1}$ with figure 6-1)
7. Runoff, Q in

3.42	4.36
------	------

(From worksheet 2)
8. Runoff volume, V_r ac-ft

0.27	0.35
------	------

($V_r = QA_d 53.33$)
9. Storage volume, V_s ac-ft

0.043	0.056
-------	-------

 $(V_s = V_r (\frac{v_s}{v_r}))$
10. Maximum stage, E_{max}

--	--

(From plot)

^{1/} 2nd stage q_o includes 1st stage q_o .

Input requirements and procedures

Use figure 6-1 to estimate storage volume (V_s) required or peak outflow discharge (q_o). The most frequent application is to estimate V_s , for which the required inputs are runoff volume (V_r), q_o , and peak inflow discharge (q_i). To estimate q_o , the required inputs are V_r , V_s , and q_i .

Estimating V_s

Use worksheet 6a to estimate V_s , storage volume required, by the following procedure.

1. Determine q_o . Many factors may dictate the selection of peak outflow discharge. The most common is to limit downstream discharges to a desired level, such as predevelopment discharge. Another factor may be that the outflow device has already been selected.
2. Estimate q_i by procedures in chapters 4 or 5. Do not use peak discharges developed by any other procedure. When using the Tabular Hydrograph method to estimate q_i for a subarea, only use

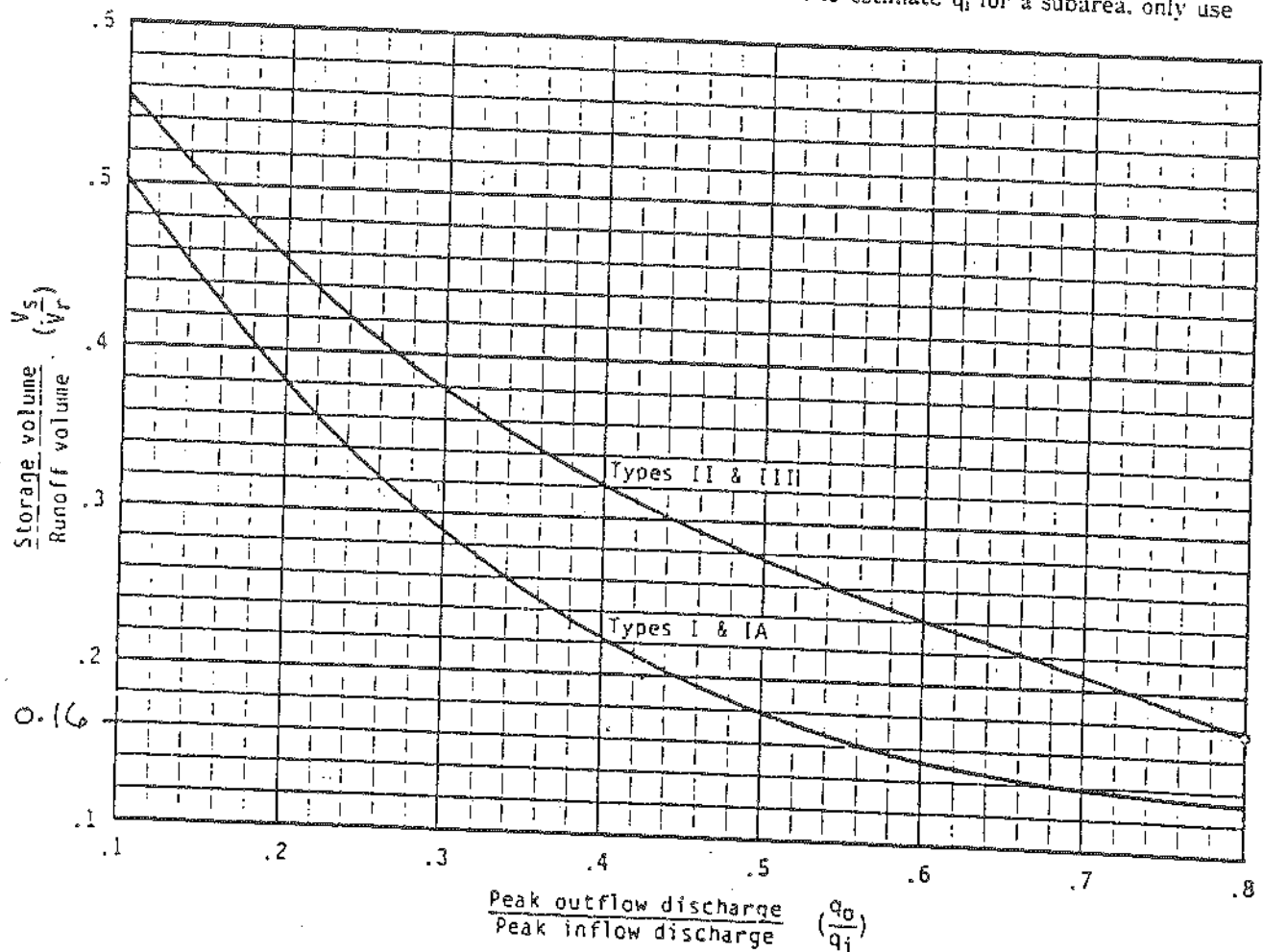


Figure 6-1.—Approximate detention basin routing for rainfall types I, IA, II, and III.

APPLICATION FOR PERMIT TO DEVELOP

**DIVER DOWN UNDERWATER SERVICES
385 PRESUMPCOT STREET - PORTLAND, MAINE**

Prepared for:

Jon Couture
Diver Down Underwater Services
157 Veranda Street
Portland, Maine 04103

Prepared by:

Baldwin Engineering, Inc.
43 Longfellow Avenue
Brunswick, Maine 04101



August 13, 1997

TABLE OF CONTENTS

Section I:	Letter of Intent
Section II:	Source Deed List of Abutters
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	1. Figure 1. U.S.G.S. Topographic Map
	2. Figure 2. Site Plan
	3. Location Map (City Tax Map)
	4. Flood Hazard Boundary Map
	5. Significant Sand & Gravel Aquifer Map
	6. Site Photographs
Section IV:	Soils Evaluation
Section V:	Drainage Study
Section VI:	Project Site Plans
	1. Standard Boundary Survey
	2. Proposed Site Plan

SECTION I
LETTER OF INTENT

August 13, 1997

Alexander Jaegerman, AICP
Chief Planner
Office of Planning & Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Application for Permit to Develop
Diver Down Underwater Services
385 Presumpscot Street - Portland, Maine

Dear Mr. Jaegerman:

On behalf of Diver Down Underwater Services, owner of 385 Presumpscot Street in Portland, Maine, we are pleased to submit this Application for Permit to Develop the warehouse and storage facility proposed for construction on the referenced site. The site is an undeveloped, approximately 0.93 acre lot identified as Tax Map No.: 420-A-1-6-2. The site is bordered by Presumpscot Street to the west, to the further west, north and south by commercial properties, and to the east by railroad easement.

The facility will consist of an initial warehouse (6,000 square feet (sq. ft.)), paved driveway and parking area (7,800 sq. ft.), and a gravel covered storage area to be enclosed with a chain link fence (5,000 sq. ft.). Ultimately, the warehouse structure will be built out to 10,000 sq. ft. The final site condition will include minor grading and landscaping with approximately 18,000 sq. ft. of the site remaining "green". A minimum setback of 25 feet has been used for the building at all property boundaries.

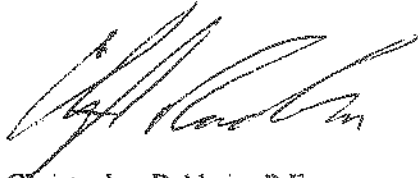
The warehouse will be used predominately for equipment storage, with no permanent employees working out of the property. The building will be equipped with a single toilet and sink and an underground holding tank of 2,000 gallons has been specified for temporary holding of septage waste. Other utilities to the site will include a water hookup to the municipal supply located in Presumpscot Street and an electrical connection to the utility pole also located on Presumpscot Street. Solid waste generation will be minimal due to the company's aggressive waste reduction and recycling practices. Solid waste generated onsite will be temporarily staged in private hauler containers to be located behind the building on paved surfaces adjacent to the storage area.

Traffic entering and exiting the facility will utilize a single twenty foot wide entranceway located on the northerly side of the lot. Line of sight at the entrance and exit onto Presumpscot Street is at least 580 feet to the north and over a 1,000 feet to the south affording safe access to and from the facility.

Open areas on the developed property, including areas adjacent to Presumpscot Street and along the southern boundary, will provide landscape relief to the front and side of the building. All disturbed areas will be loamed, mulched and seeded with grass according to appropriate seeding plans for the area. Several trees and shrubs will also be located in "green" areas adjacent to the building facade.

Further contained herein, please find additional information supporting our application including, but not limited to, lists of abutters and deed source, soils and drainage studies, and site and project location maps and plans. We look forward to reviewing this application with the Planning Board at its earliest convenience. Please feel free to contact us should you have any questions or comments or require any additional information.

Yours truly,
BALDWIN ENGINEERING, INC.

A handwritten signature in black ink, appearing to read 'Chris Baldwin', written over a horizontal line.

Christopher Baldwin, P.E.
Principal Engineer

cc: J. Couture - Diver Down Underwater Services

SECTION III

SITE LOCATION MAPS
PHOTOGRAPHS



LEGEND

Portland West, Maine Quadrangle
7.5 Minute Series (Topographic)



Map Location
Scale 1:24,000
United States Geological Survey

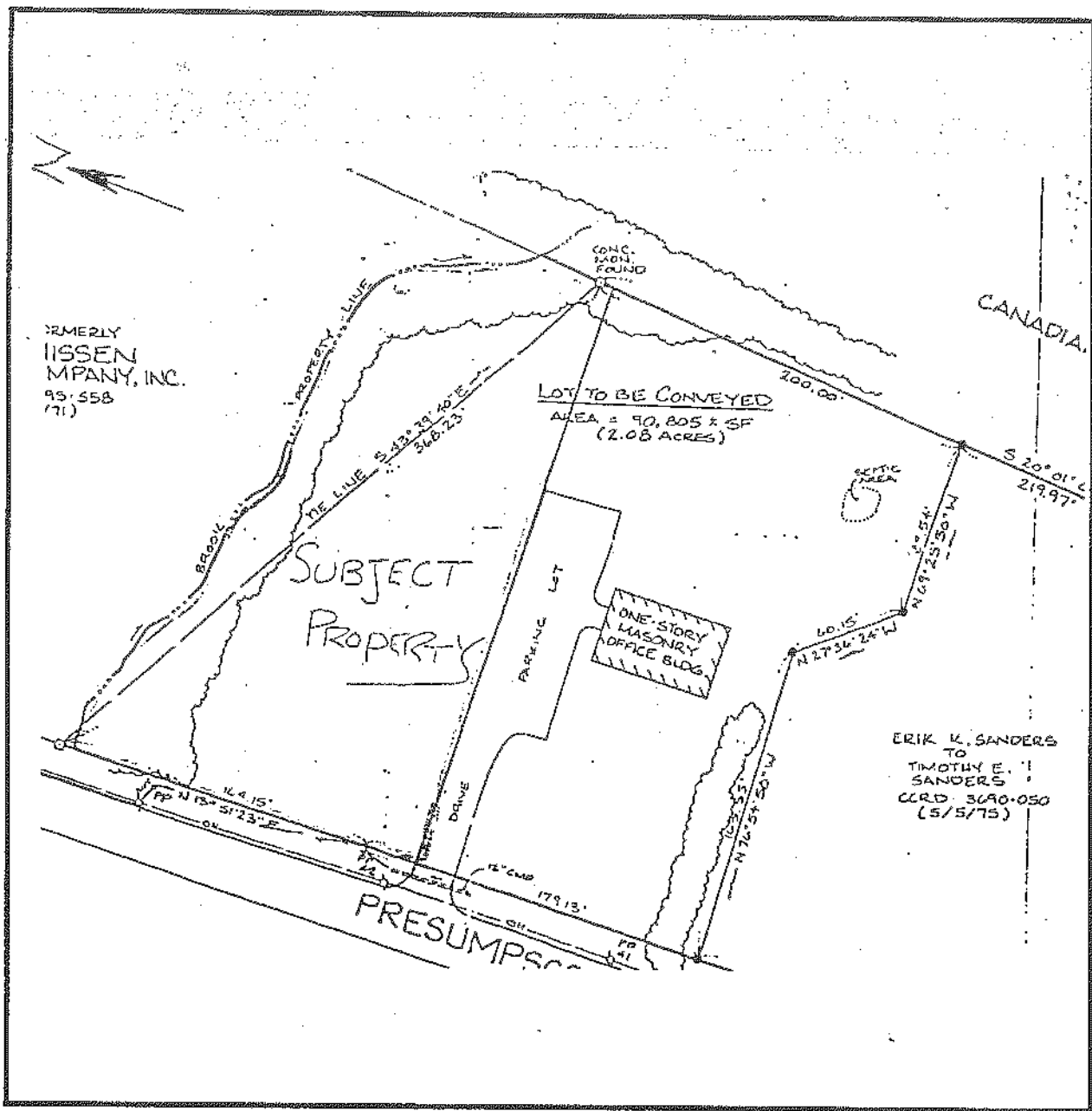
Baldwin Engineering, Inc.
43 Longfellow Avenue
Brunswick, Maine

**FIGURE 1
SITE LOCATION**

**LOT NEXT TO 383 PRESUMPCOT STREET
PORTLAND, MAINE**

JOB NO.: 6125

DATE: 11/5/96



LEGEND



SCALE: NTS

Baldwin Engineering, Inc.
43 Longfellow Avenue
Brunswick, Maine

FIGURE 2
SITE PLAN

LOT NEXT TO 383 PRESUMPSCOT STREET
PORTLAND, MAINE

Job No.: 6125

Drawn: 11/5/96

Drawn: 1/6/97

Job No.: 6127

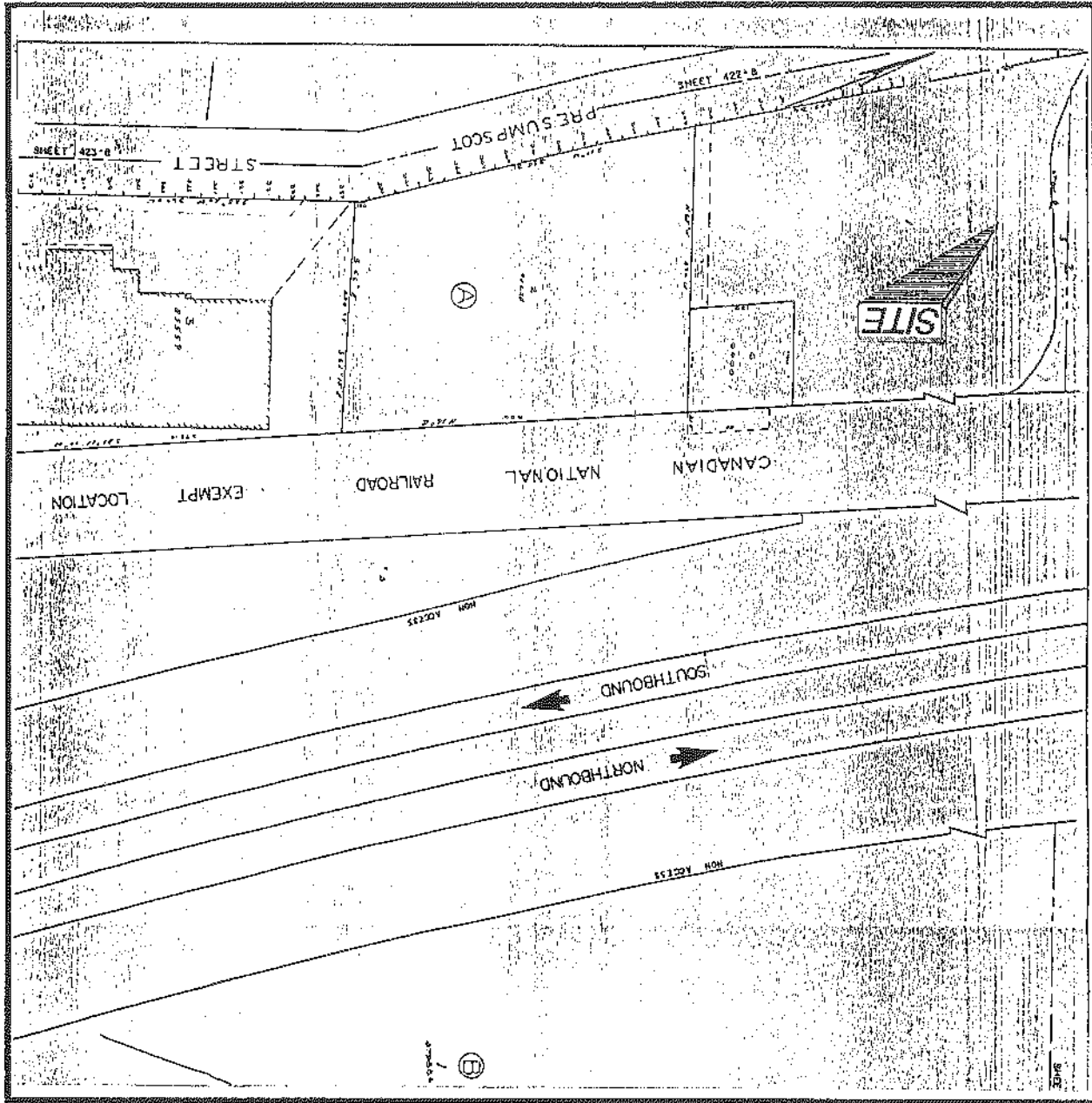
COUTURE PROPERTY
PRESUMPSHOT STREET
PORTLAND, MAINE

LOCATION MAP (CITY TAX MAP #420)

Baldwin Engineering, Inc.
43 Longfellow Avenue
Brunswick, Maine



LEGEND

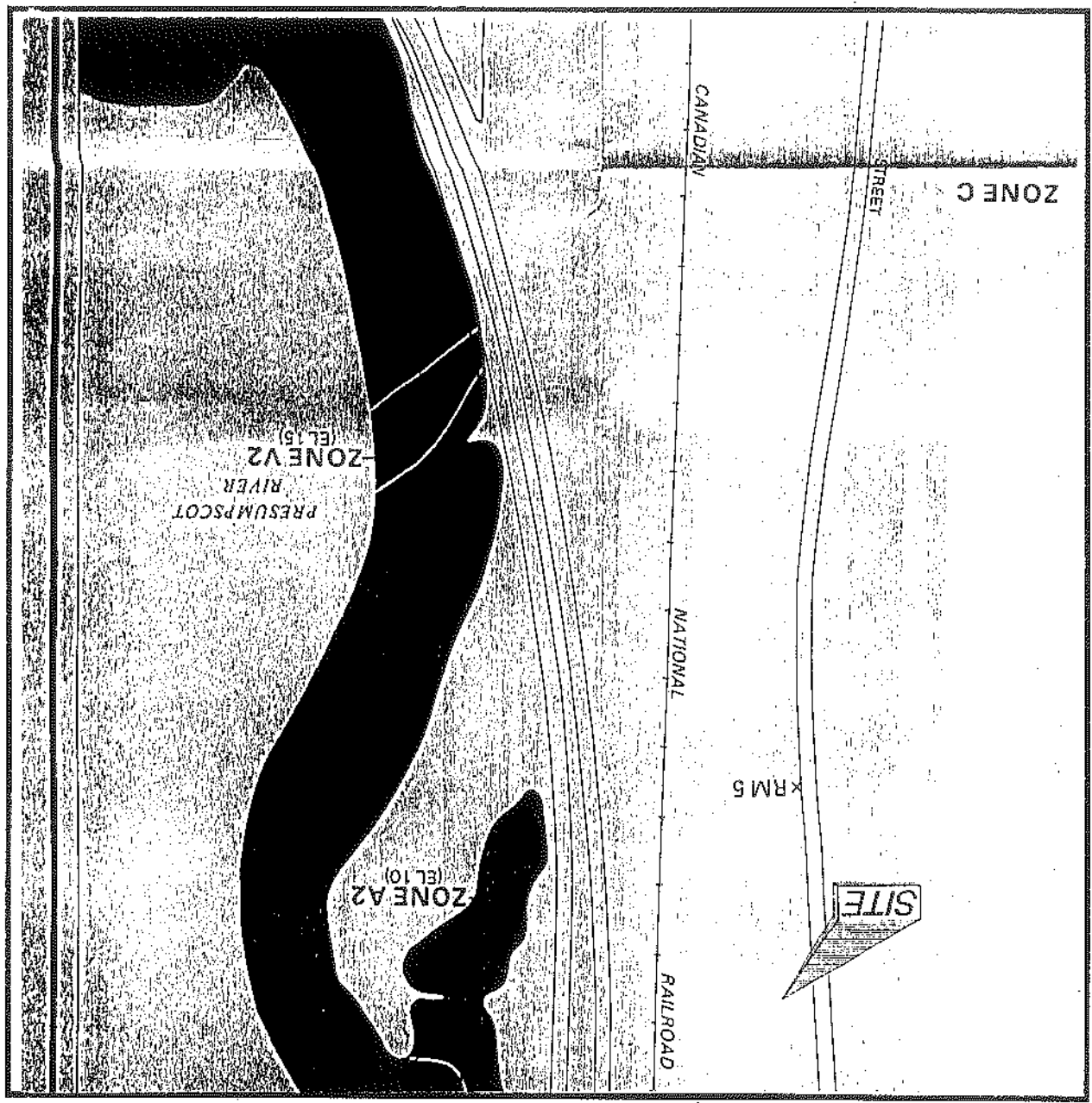


Job No.: 6127
Drawn: 1/6/97
FLOOD HAZARD BOUNDARY MAP (FEMA)
COUTURE PROPERTY
PRESUMPCOT STREET
PORTLAND, MAINE

Baldwin Engineering, Inc.
43 Longfellow Avenue
Brunswick, Maine



LEGEND



Drawn: 1/6/97

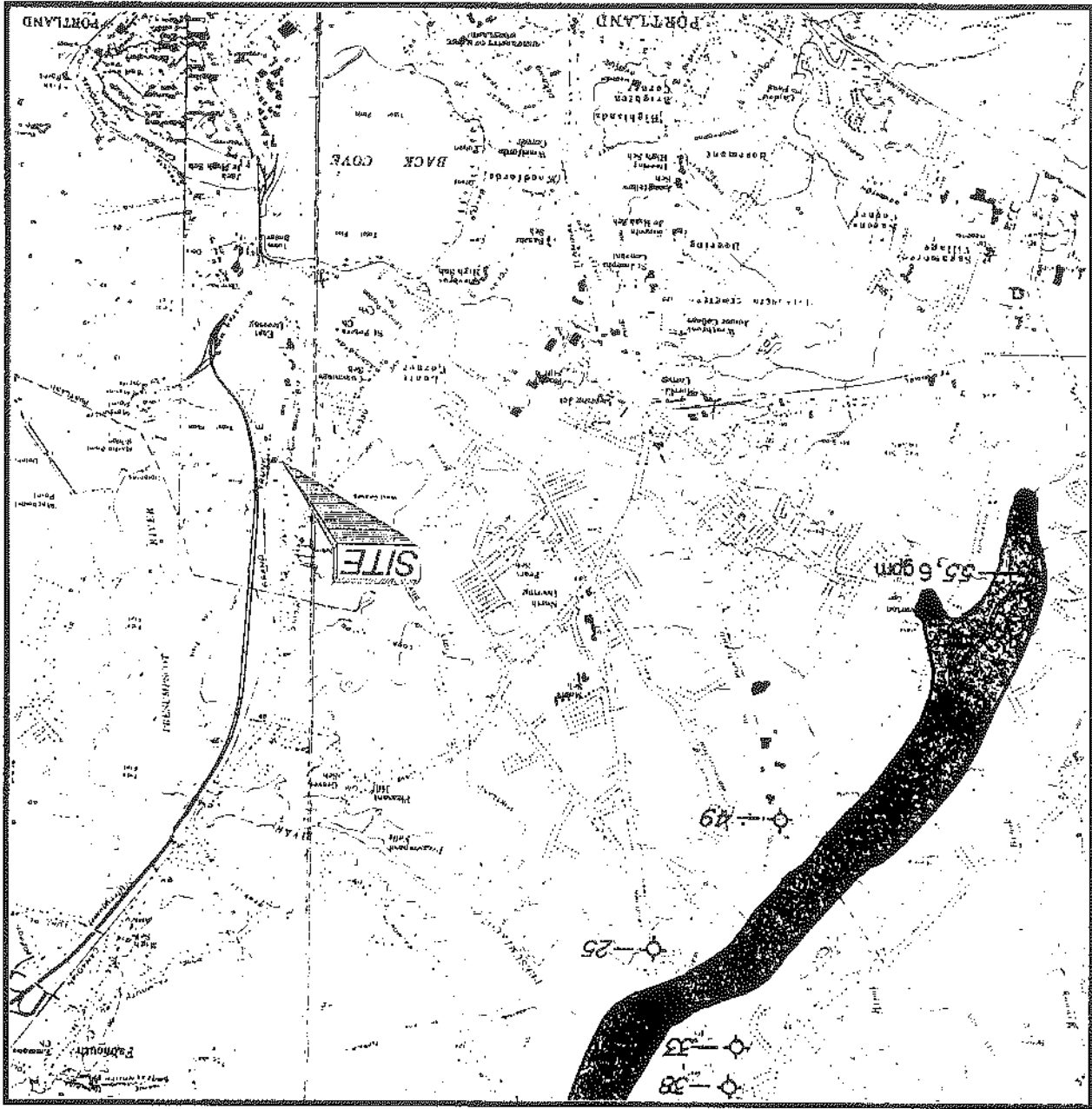
Job No.: 6127

MGS SIGNIFICANT AQUIFER MAP
COUTURE PROPERTY
PRESUMSCOT STREET
PORTLAND, MAINE

Baldwin Engineering, Inc.
43 Longfellow Avenue
Brunswick, Maine



LEGEND





Above: View of site from across Presumpscot Street (taken facing east).



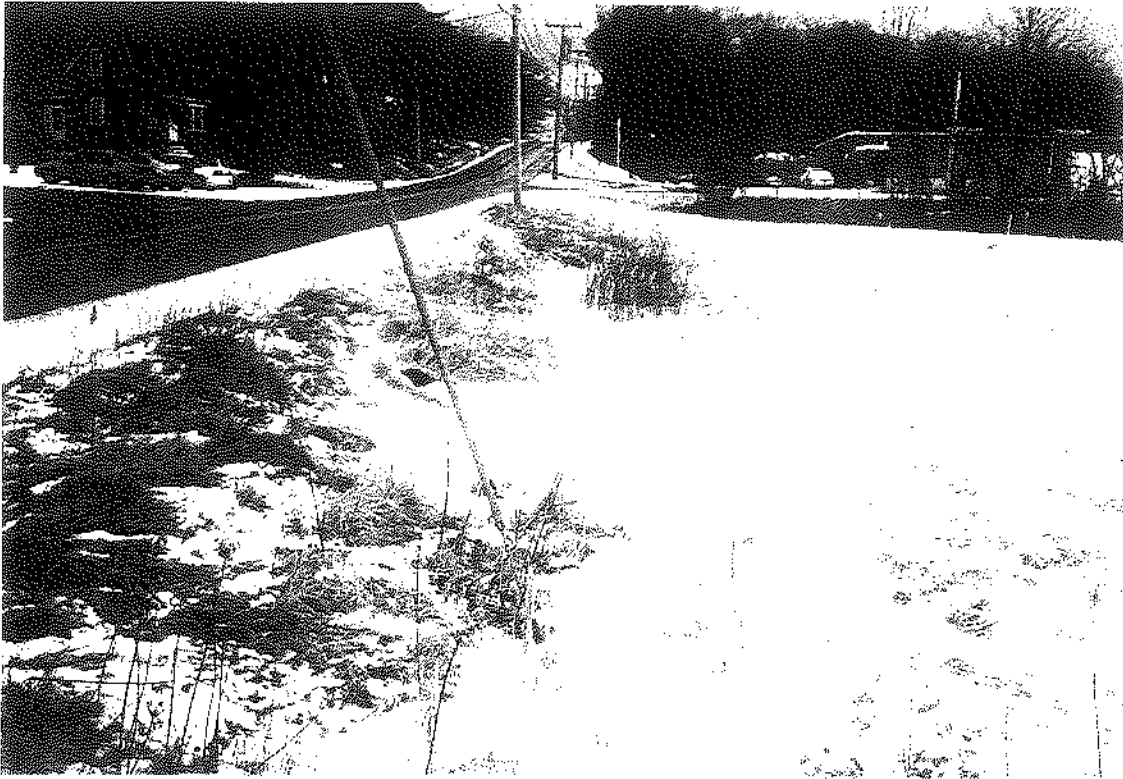
Above: View across site towards the back of the lot (taken facing northeast).



Above: Southern view down Presumpscot Street taken at northwest corner of lot.



Above: Northern view up Presumpscot Street taken from northwest corner of lot.



Above: Drainage swale located parallel to Prosumpscot Street in front of lot (taken facing north)



Above: Drainage swale located along the northern boundary line (taken facing east)



Above: Detention pond/ditch located along eastern boundary line (taken facing south).



Above: Detention pond located back of property (taken facing east).

SECTION IV
SOILS EVALUATION



CITY OF PORTLAND

November 18, 1996

Timothy E. Sanders
J & N Construction Inc.
RR 1 Box 13
Yarmouth, ME 04096

RE: 383 Presumpscot Street

Dear Mr. Timothy E. Sanders:

There is a subdivision plan pending for 383 Presumpscot Street, Portland, Maine, which was submitted by J & N Construction Inc. The consulting agent is Mark Plummer and the subdivision plan shows the creation of three lots. According to the City Assessor's records, this property (Tax Map 420, Chart A, lot 1) is owned by Timothy E. Sanders.

On November 15, 1996, a building inspector and two planners from the City's Department of Planning and Urban Development, found a driveway being constructed on land that appeared to be part of this subdivision plan. John and Lucy Couture indicated that they had purchased this parcel from you on Wednesday, November 13, 1996. The subdivision plan will need to be revised to reflect all lots that are being created from the original parcel. Portland's Subdivision Ordinance (Article IV) requires that the "tract boundary lines and property lines of lots, with accurate dimensions and either bearings or deflection angles" be shown on the plat along with numbering each lot. A copy of the subdivision ordinance with its complete list of submission requirements is attached for your use.

Creating a driveway alone does not require site plan review; however, a curb cut requires a street opening permit from Public Works. Please note that any future construction or any alterations of drainage courses on the lot are subject to site plan review. Driveway locations, drainage improvements, and landscaping are all within the scope of site plan review and any improvements created now may need to be redone as a part of the development review process. A copy of Portland's site plan ordinance is enclosed for your review.

If you have any questions, please contact Kandi Talbot, Planner at 874-8300 ext. 8901. Copies of this letter are being sent to Mr. Plummer and Mr and Mrs Couture.

December 4, 1996

Alexander Jaegerman, AICP
Chief Planner
Office of Planning & Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

RE: Application for Development
Diver Down Underwater Services
Presumpscot Street - Portland, Maine

Dear Mr. Jaegerman:

On behalf of Diver Down Underwater Services, Baldwin Engineering, Inc. is pleased to inform you that an Application for Development is currently being completed for the referenced property in accordance with City of Portland Land Use Code, Article V., Section 14-525. The development currently proposed will conform to minor development standards.

Our schedule currently calls for performance of topographic surveys and soil tests in early December, and completion of the site plan and written statements for submittal in early January. Diver Down currently plans on a construction start-up date of May 1, 1997.

I will contact you over the next few days to find out when Planning Board meetings are scheduled for January/February 1997 and the appropriate submittal dates. In the meantime, should you have any questions please do not hesitate to call.

Yours truly,
BALDWIN ENGINEERING, INC.



Christopher Baldwin, P.E.
Principal Engineer

cc: J. Couture - Diver Down

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

PROPERTY LOCATION	
Town or Plantation	PORTLAND
Street Subdivision Lot #	385 PRESUMSCOT ST.
PROPERTY OWNERS NAME	
Last: DIVER DOWN	First: UNDERWATER SERVICES
Mailing Address of Owner	157 VERANDA ST. PORTLAND, ME 04103
Daytime Tel. #	828-0444
Municipal Tax Map # _____	Page # _____
Owner Statement	Caution: Permit Required
I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.	The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached here by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.
Signature of Owner/Applicant _____ Date _____	Local Plumbing Inspector Signature _____ Date Approved _____

PERMIT INFORMATION		
THIS APPLICATION IS FOR: 1. <input checked="" type="checkbox"/> First Time System 2. <input type="checkbox"/> Multi-User System 3. <input type="checkbox"/> Replacement System 4. <input type="checkbox"/> Expanded System a. <input type="checkbox"/> One-time exempted b. <input type="checkbox"/> Non-exempted 5. <input type="checkbox"/> Experimental System 6. <input type="checkbox"/> Seasonal Conversion	THIS APPLICATION REQUIRES: 1. <input type="checkbox"/> No Rule Variance 2. <input checked="" type="checkbox"/> First Time System Variance (Municipal) 3. <input type="checkbox"/> First Time System Variance (State) 4. <input type="checkbox"/> Replacement System Variance a. <input type="checkbox"/> Local Plumbing Inspector approval b. <input type="checkbox"/> State & Local Plumbing Inspector approval 5. <input type="checkbox"/> Minimum Lot Size Variance 6. <input type="checkbox"/> Seasonal Conversion Variance	DISPOSAL SYSTEM COMPONENT(S) 1. <input type="checkbox"/> Non-Engineered System 2. <input type="checkbox"/> Primitive System 3. <input type="checkbox"/> Alternative Toilet Specify _____ 4. <input type="checkbox"/> Non-Engineered Treatment Tank 5. <input checked="" type="checkbox"/> Holding Tank <u>2000</u> Gallons 6. <input type="checkbox"/> Non-Engineered Disposal Area (only) 7. <input type="checkbox"/> Separated Laundry System 8. <input type="checkbox"/> Engineered System (+2000 gpd) 9. <input type="checkbox"/> Engineered Treatment Tank (only) 10. <input type="checkbox"/> Engineered Disposal Area (only)
SIZE OF PROPERTY <u>0.93 ± AC</u>	DISPOSAL SYSTEM TO SERVE: 1. <input type="checkbox"/> Single Family Dwelling Unit 2. <input type="checkbox"/> Multiple Family Dwelling Unit Number of Units _____ 3. <input checked="" type="checkbox"/> Other <u>OFFICE & WAREHOUSE</u> SPECIFY _____	TYPE OF WATER SUPPLY <u>CITY WATER</u>
SHORELAND ZONING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK 1. <input type="checkbox"/> Concrete <input type="checkbox"/> Regular <u>N/A</u> <input type="checkbox"/> Low Profile 2. <input type="checkbox"/> Plastic SIZE _____ Gallons	DISPOSAL AREA TYPE/SIZE 1. <input type="checkbox"/> Stone Bed _____ Sq. Ft. 2. <input type="checkbox"/> Proprietary Device _____ Sq. Ft. <input type="checkbox"/> Clustered <input type="checkbox"/> Linear <input type="checkbox"/> Regular <input type="checkbox"/> H-20 3. <input type="checkbox"/> Trench _____ Lin. Ft. 4. <input type="checkbox"/> Other _____	GARBAGE DISPOSAL UNIT 1. <input type="checkbox"/> No 2. <input type="checkbox"/> Yes <input type="checkbox"/> Multi-compartment tank <input type="checkbox"/> Tank in series <input type="checkbox"/> Increase in tank capacity <input type="checkbox"/> Filter on tank outlet	CRITERIA USED FOR DESIGN FLOW (Show Calculations) <u>4 EMPLOYEES,</u> <u>NO SHOWERS</u> <u>4 x 15 =</u> DESIGN FLOW: <u>60</u> (Gallons/Day)
PROFILE & DESIGN CLASS PROFILE <u>9D</u> DESIGN <u>3</u> DEPTH TO MOST LIMITING FACTOR <u>9"</u>	DISPOSAL AREA SIZING 1. <input type="checkbox"/> Small 2.0 2. <input type="checkbox"/> Medium 2.60 3. <input checked="" type="checkbox"/> Medium-Large 3.80 4. <input type="checkbox"/> Large 4.10 5. <input type="checkbox"/> Extra-Large 5.00	PUMPING 1. <input type="checkbox"/> Not required 2. <input checked="" type="checkbox"/> May be required 3. <input type="checkbox"/> Required DOSE _____ Gallons	

SITE EVALUATOR'S STATEMENT
USE ONLY COPIES STAMPED WITH SITE EVALUATOR'S SEAL IN BLUE INK FOR CONSTRUCTION AND PERMITS.

On 12/11/96 (date) I completed a site evaluation on the property and state that the data reported is accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules.

George A. Corcoran Jr.
Site Evaluator Signature

GEORGE A. CORCORAN JR.
Print Name

88
784-7050
Telephone

12/11/96
Date

Page 1 of 3
HHE-200 Rev. 5/95

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City or Plantation

Street, Road or Subdivision

Name of Owner

PORTLAND, 385 PRESUMPCOT ST.

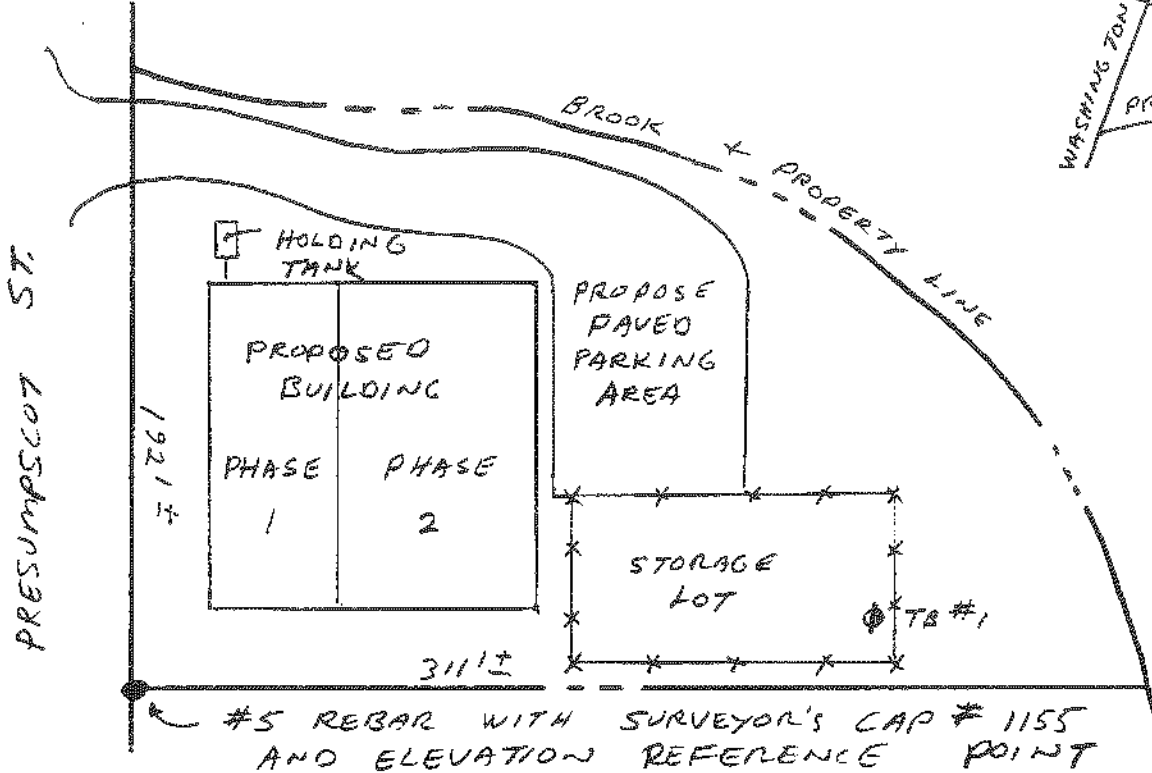
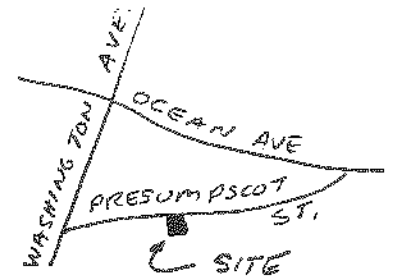
DIVER DOWN UNDERWATER SERVICES

SITE PLAN

Scale: 1" = 60 Ft.
or as shown

SITE LOCATION PLAN
(Map from The Maine Atlas recommended)

NOTE: LOCATION OF SEPTIC SYSTEM HAS BEEN SITED ON THE PROPERTY BASED UPON BOUNDARY LINE/PROPERTY INFORMATION PROVIDED BY OWNER OR OWNER'S AGENT. NO INDEPENDENT VERIFICATION OF BOUNDARY LINE LOCATIONS HAS BEEN MADE BY THIS SITE EVALUATOR. PROPERTY LINES SHOWN SHALL BE VERIFIED BY OWNER/INSTALLER PRIOR TO CONSTRUCTION OF SYSTEM. ANY DISCREPANCY FROM THAT SHOWN SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGN SITE EVALUATOR PRIOR TO BEGINNING ANY WORK.



SOIL DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole TP#1 Test Pit Boring

0" Depth of Organic Horizon Above Mineral Soil

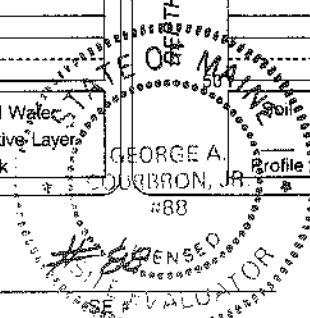
DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0	SILT		OLIVE	
6	LOAM	FRAGILE	BROWN	
10				▲
20	SILTY		OLIVE	
30	CLAY	FIRM	GRAY	
40	LOAM			
50				

Observation Hole _____ Test Pit Boring

_____ " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0				
6				
10				
15				
20				
30				
40				
50				

Soil Profile <u>9D</u>	Class <u>3</u>	Slope <u>1%</u>	Limiting Factor <u>9"</u>	<input checked="" type="checkbox"/> Ground Water Restrictive Layer	Class _____	Slope _____%	Limiting Factor _____"	Ground Water Restrictive Layer
				Bedrock _____				



George A. Courbron, Jr.
Site Evaluator Signature

12/11/25
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City or Plantation

Street, Road or Subdivision

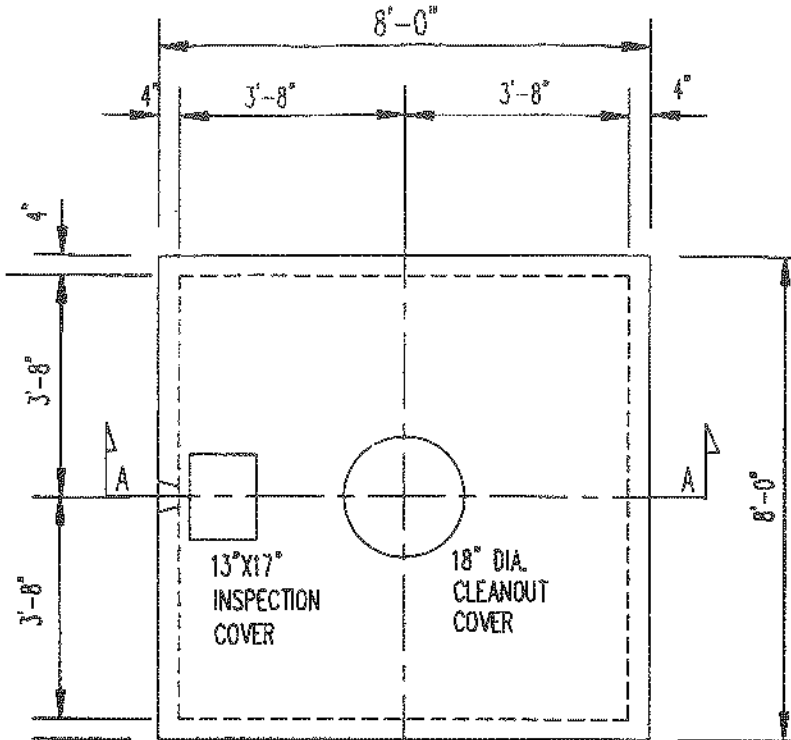
Name of Owner

PORTLAND, 385 PRESUMPSLOT ST.

DIVER DOWN UNDER WATER SERVICES

SUBSURFACE WASTEWATER DISPOSAL PLAN

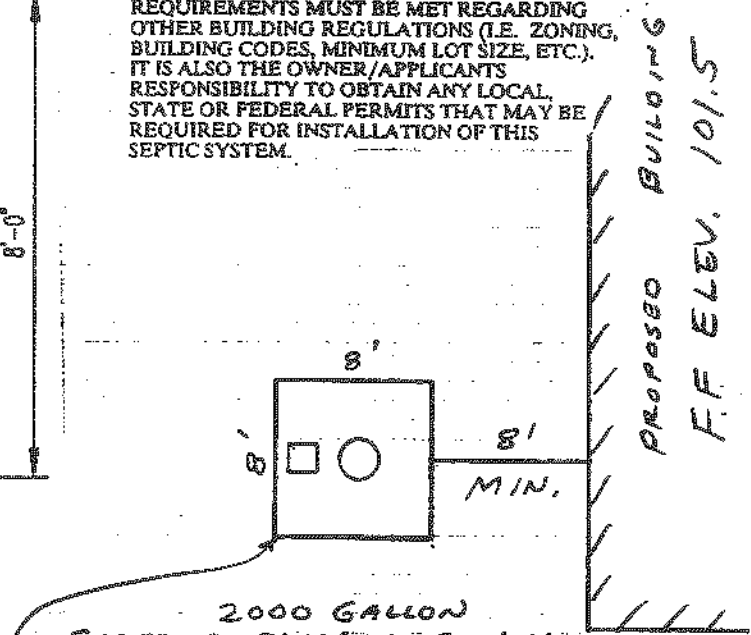
Scale: 1" = 10 Ft.



PLAN VIEW
DETAIL

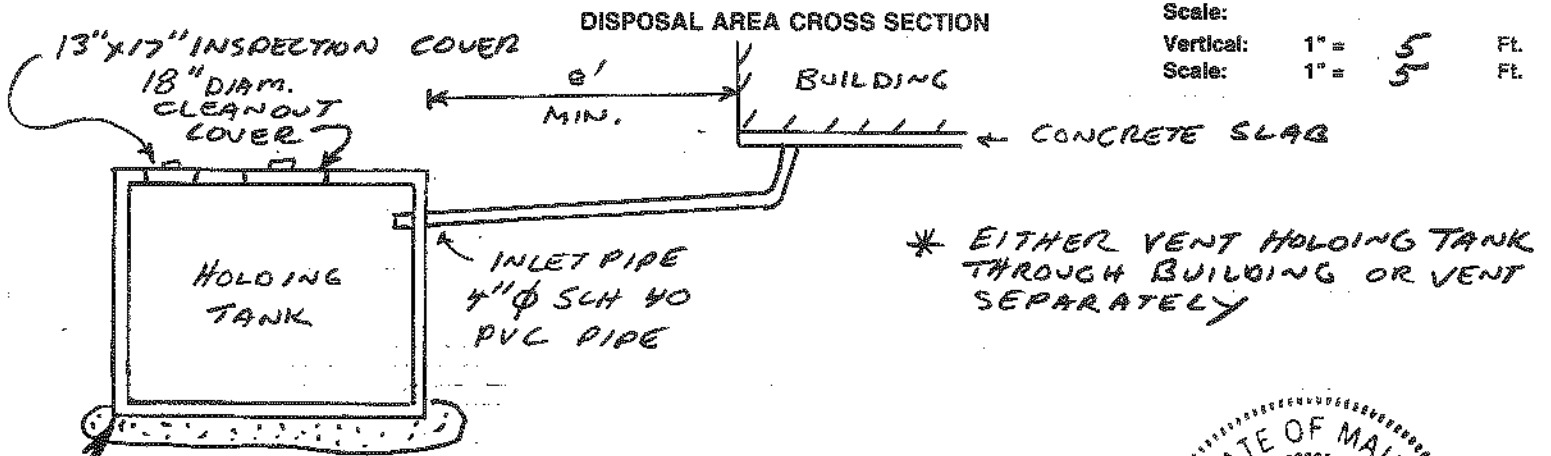
****SPECIAL NOTE****
PRIOR TO INSTALLING THIS SYSTEM THE INSTALLER SHALL FAMILIARIZE HIMSELF WITH THE CURRENT MAINE SUBSURFACE WASTEWATER DISPOSAL RULES ("RULES"), PARTICULARLY CHAPTERS 1, 5 & 12, AND BY ACCEPTING THE CONTRACT TO INSTALL THIS SYSTEM, AGREES TO COMPLY WITH ALL APPLICABLE SECTIONS OF THE "RULES" REGARDING CONSTRUCTION AND/OR INSTALLATION TECHNIQUES AND MATERIAL SPECIFICATIONS.

THE OWNER OR APPLICANT MUST INVESTIGATE AND DETERMINE WHETHER OR NOT ADDITIONAL REQUIREMENTS MUST BE MET REGARDING OTHER BUILDING REGULATIONS (I.E. ZONING, BUILDING CODES, MINIMUM LOT SIZE, ETC.). IT IS ALSO THE OWNER/APPLICANTS RESPONSIBILITY TO OBTAIN ANY LOCAL, STATE OR FEDERAL PERMITS THAT MAY BE REQUIRED FOR INSTALLATION OF THIS SEPTIC SYSTEM.



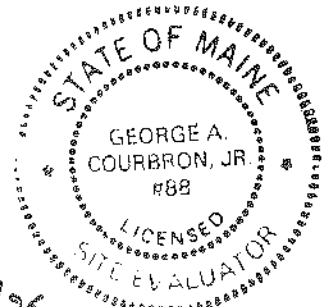
2000 GALLON
SUPERIOR CONCRETE Co. INC.
HOLDING TANK, ITEM # 1452
WITH HIGH WATER ALARM
SEE PLAN VIEW DETAIL

FILL REQUIREMENTS	CONSTRUCTION ELEVATIONS	ELEVATION REFERENCE POINT
Depth of Fill (Upslope) <u>N/A</u>	Finished Grade Elevation <u>100.0</u>	Location & Description <u>TOP OF #5</u>
Depth of Fill (Downslope) <u>N/A</u>	Top of Distribution Pipe or Proprietary Device _____	<u>REBAR @ South West Property</u>
	Bottom of Disposal Area _____	Reference & Elevation <u>COR. 100</u>



* EITHER VENT HOLDING TANK THROUGH BUILDING OR VENT SEPARATELY

ONE PIECE 2000 GALLON HOLDING TANK INSTALLED PER SECTION 1007.0 OF THE MAINE SUBSURFACE WASTE WATER DISPOSAL RULES.



George A. Courbron
Site Evaluator Signature

88
SE #

12/11/96
Date

NEW SYSTEM VARIANCE REQUEST

This form shall accompany an Application for a proposed new system which requires a Variance to certain provisions of the Subsurface Wastewater Disposal Rules. A check or money order for \$20.00 payable to the Treasurer of the State shall accompany this request form.

The local plumbing inspector shall not issue a Permit for the installation of a subsurface wastewater disposal system until approval has been received from the Department.

GENERAL INFORMATION

Property Owner's Name: DIVER DOWN UNDERWATER SERVICES Town of PORTLAND
 System's Location: 385 PRESUMPSCOT ST.
 Property Owner's Address: 157 VERANOVA ST.
 (If different from above) PORTLAND, ME 04103

VARIANCE CONDITIONS

The Department has the authority to vary the requirements of the Rules in accordance with CMR 241.16 of the Rules if all the following criteria are satisfied:

- a. The variance request has the approval of the LPI.
- b. The Municipal Officials have indicated that the variance does not conflict with any local wastewater disposal ordinances.
- c. The variance request demonstrates that there is no practical alternative for wastewater disposal, such as access to public sewer or the potential for an easement.
- d. The proposed system does not conflict with any provision controlling subsurface wastewater disposal in the Shoreland Zone.
- e. The site offers potential for a system which will dispose of the wastewater with minimal threat to public health, safety, or welfare.
- f. The property owner has indicated an awareness of the variance and any limitations or added costs the proposed system may require.

SPECIFIC VARIANCE REQUESTED (To be filled in by Site Evaluator)

SECTION OF CODE

1. TO ALLOW HOLDING TANK PER SECTION 2001.5
2. _____
3. _____

IF VARIANCE REQUEST IS FOR SEC. 8.B.3 SUITABLE SOIL CONDITIONS, FILL IN TABLE BELOW.

SOIL, SITE AND ENGINEERING FACTORS FOR ASSESSING NEW SYSTEM VARIANCE POTENTIAL

(SEE TABLE 16-1)

	CHARACTERISTIC	POINT ASSESSMENT
Soil Profile	9	10
Depth to Groundwater	9	0
Size of Property	0.93 AC	N/A
Terrain	FLAT	-5
Waterbody Setback	7250	5
Water Supply	CITY WATER	5
Type of Development	COMMERCIAL	0
Design Flow	60	5
Separation Distance	N/A	N/A
Additional Treatment	N/A	N/A
TOTAL POINT ASSESSMENT		30

LOCAL PLUMBING INSPECTOR

The local plumbing inspector shall review all New System Variance requests prior to submission to the Division of Health Engineering. The LPI shall inform the Division of Health Engineering of any factors relative to the variance request not specifically noted by the property owner or the site evaluator.

The proposed system (does does not) conflict with any provision controlling subsurface wastewater disposal systems in the Shoreland Zone.

CONCLUSIONS: I, _____, the undersigned, have visited the above property and find that it is not possible to conform to certain provisions of the Rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property.

Therefore, I recommend the issuance of a permit for the system's installation as proposed by the application.

SIGNATURE OF LPI

DATE

STATEMENTS, JUSTIFICATIONS AND RESPONSIBILITIES

PROPERTY OWNER

The property owner shall provide accurate information to the Site Evaluator, the LPI, and the Department and elaborate below the reasons for requesting the variance(s).

(ATTACH ADDITIONAL SHEETS, IF NEEDED)

I, _____, am the owner prospective owner of the subject property. I understand that the installation on the Application is not in total compliance with the Rules. I have indicated my reasons for requesting the variance(s). Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.

SIGNATURE OF OWNER
 SIGNATURE OF PROSPECTIVE PURCHASER

DATE

HAS REVIEW FEE BEEN ENCLOSED

SITE EVALUATOR

When an undeveloped property is found to be unsuitable for subsurface wastewater disposal by a Licensed Site Evaluator, the Evaluator shall so inform the property owner. If the property owner, after exploring all other alternatives, wishes to request a Variance to the requirements of the Rules, and the Evaluator in his professional opinion feels the variance request is justified and that the site limitations can be overcome, he shall document the soil and site conditions on the Application. The Evaluator shall list the specific variances necessary plus describe below the proposed system design and function. The Evaluator shall further describe how the specific site limitations are to be overcome, and provide any other support documentation as required prior to consideration by the Department.

IT IS MY PROFESSIONAL OPINION THAT DUE TO SEVERELY POOR SOIL CONDITION AND CLOSE PROXIMITY TO OF A NEARBY MINOR WATER COURSE AND CASCO BAY A HOLDING TANK WOULD BE THE MOST APPROPRIATE WAY TO HANDLE THE VERY LOW EXPECTED WASTEWATER TO BE GENERATED BY THIS FACILITY.

(ATTACH ADDITIONAL SHEETS, IF NEEDED)

I, GEORGE A. COURBROW, JR., S.E., certify that a variance to the Rules is necessary since a system cannot be installed which will completely satisfy all the Rule requirements. In my judgement, the proposed system design on the attached Application is the best alternative available; enhances the potential of the site for subsurface wastewater disposal; and that the system should function properly.

George A. Courbrown, Jr.
SIGNATURE OF SITE EVALUATOR

12/11/96
DATE

MUNICIPAL OFFICER(s) (Selectman, Councilman, Alderman, Mayor, Town Manager)

We the municipal Officer(s) of _____ have reviewed this application and are aware that the applicant is applying to the Division of Health Engineering for a variance to the Subsurface Wastewater Disposal Rules because the proposed system does not meet all requirements of the Rules. The proposed variance request does does not comply with all Municipal Ordinances relating to subsurface wastewater disposal.

SIGNATURE FOR THE MUNICIPALITY

TITLE

DATE

HOLDING TANK APPLICATION

This form along with a completed HHE-200 form constitutes an application for installation of a holding tank to receive sanitary wastewater. Holding tanks are permitted only for:

- a) the replacement of a malfunctioning subsurface disposal system, surface discharge, or overboard discharge when no other alternative is available and no change in usage is proposed;
- b) for new commercial or industrial facilities generating less than 500 GPD of wastewater when no other alternative is available;
- c) for temporary use by a new single family dwelling when a public sewer will be available within 18 months.

Applications not meeting one of the above criteria will be immediately rejected. Incomplete applications will be returned. Applications for new commercial or industrial facilities require the submission of a \$20.00 review fee. The Department reserves the right to require attachment of deed covenants restricting the use of the property as a condition of approval of any holding tank application.

All appropriate blanks must be completed and all signatures obtained prior to submission for approval.

APPLICANT

First Name: _____ Last Name: _____

Address: 157 VERANDA ST.

City/Town: PORTLAND State: ME Zip: 04103

PROPERTY

Address: 385 PRESUMPSLOT ST.

City/Town: PORTLAND, ME Zip: 04103

Replacement New Commercial Installation (\$20 Review Fee)

Age of old System: N/A Type of Old System: N/A

PUMPER

Business Name: _____

Address: _____

City: _____ Zip: _____

Truck Capacity: _____ Can Pump From _____ to _____

Disposal Site: _____

PROPERTY OWNER

I, _____, am the owner of the property described in this application. I hereby do swear that all information regarding the past, present, and planned future uses of the property is accurate. I understand that a conventional subsurface wastewater disposal system is not feasible on my property and that the holding tank is only a temporary receptical and requires periodic maintenance. I have contracted with the individual specified on the form as the pumper to periodically empty the holding tank. I further agree to file with the Registry of Deeds and to abide by any deed covenants that may be required by the Department as a condition of approval.

Property Owner's Signature

Date

SITE EVALUATOR

I, GEORGE A. COURBON JR state that I have evaluated the subject property and find that there is no feasible subsurface wastewater disposal system for this property. I have completed an HHE-200 form proposing a holding tank as the only alternative for on-site wastewater disposal.

George A Courbon Jr
Site Evaluator's Signature

12/11/96
Date

PUMPER

I, _____, operate a septage removal service as described on this form and have contracted with the property owner to remove holding tank wastes from the subject property. I state that I have the necessary equipment and capacity to service the subject property and that I will dispose of the wastewater at an approved site.

Pumper's Signature

Date

LOCAL PLUMBING INSPECTOR

I, _____, local plumbing inspector for the municipality of _____ have visited the subject property and reviewed this application and concur with the site evaluation that a holding tank is the only feasible option for this property.

Local Plumbing Inspector's Signature

Date

MUNICIPAL OFFICERS

We, municipal officers for _____, have reviewed this application and do state that the installation of a holding tank on the subject property does not conflict with any local ordinances.

_____ Municipal Officer's Signature	_____ Title	_____ Date
_____ Municipal Officer's Signature	_____ Title	_____ Date
_____ Municipal Officer's Signature	_____ Title	_____ Date

CHAPTER 20

NEW SYSTEM VARIANCE AND MINIMUM LOT SIZE VARIANCE REQUESTS (SOIL CONDITION VARIANCES FOR FIRST TIME SYSTEMS)

SECTION 2000.0 GENERAL

2000.1 Background: Between 1974 & 1980, first time subsurface waste water disposal systems were not allowed on soils with less than 15 inches to the limiting factor. In 1980, a New System Variance procedure was developed where first time system applicants could apply for a waiver to the 15 inch soil depth requirement, based upon the site, soil and engineering potential to treat waste water. To qualify, an application had to be for a site where the seasonal water table or restrictive layer were between 6 inches and 15 inches below the mineral soil surface. Department approval was mandatory. This code does not change that procedure except that municipalities, choosing to do so, can permit New System Variances without Department approval. Those municipalities not choosing to take total responsibility for New System Variances, can still forward them to the Department for final approval.

2001.0 LOCAL APPROVAL

2001.1 Municipal Review: This Chapter authorizes the municipality to make a final disposition of a request for a New System Variance through the Local Plumbing Inspector. A municipality shall review all requests for a New System Variance unless the municipal officers advise the Department in writing that this alternative is not desired. Upon written notification from the municipality, the Department shall perform this service. The intent of this section is that all decisions regarding New System Variances be made at the local level, with no requirement for Department review. However, if a municipality so chooses, it may request, in writing, that the Department make final decisions regarding New System Variances. When so notified, the Department will review and make final disposition upon all New System Variance requests within a municipality's jurisdiction.

2001.2 Evaluation: The plumbing inspector or Department will evaluate the merits of New System Variance requests based on the criteria set forth in this Section.

2001.3 Soil conditions: For a site that does not comply with the minimum soil conditions in Table 700.2, the plumbing inspector or Department will use the criteria contained in Section 2003.0 and Table 2000.1 to evaluate the potential for a variance, except that sites with less than 12 inches of original soil over bedrock outside shoreland zoned areas of major waterbodies/courses or 15 inches within the shoreland zoned area of major waterbodies/courses and sites with

less than 7 inches over hydraulically restrictive horizon or seasonal water table, in any location, will not be considered.

2001.4 Setbacks: For a site that does not comply with the minimum first time system setback distances in Chapter 4, variances shall be processed in accordance with Chapter 19. (Department review required.)

2001.5 Holding Tanks for First Time Systems: If the municipality has not adopted a holding tank ordinance under Chapter 22 and Appendix A, the municipality may approve the use of a holding tank for a first time system if the following criteria are met:

2001.5.1 Use: The system must be for non-residential use only and the facility served must not require a license for the sale of food by the Department.

2001.5.2 Design Flow: The expected flow shall not exceed 100 gallons per day or 500 gallons per week.

2001.5.3 Fee: The use of a holding tank under this Chapter is considered a variance. Therefore the applicant shall pay both the fee for a New System Variance and the fee for a holding tank.

2001.5.4 Administration: The applicant shall provide the municipality with all pumping records on an annual basis. The municipality is responsible for overseeing the operation of the holding tank. All requirements of Chapter 22, except the local ordinance must be met.

2001.5.5 Authority: The municipality has the authority to issue permits for holding tanks under this section. Review or approval by the Department is not required.

2002.0 REVIEW FEE

2002.1 Fee: A review fee, as prescribed in Table 110.2 or 110.3 shall be submitted to the municipality to defray the cost of review and processing a New System Variance request.

2003.0 CRITERIA USED BY THE PLUMBING INSPECTOR OR DEPARTMENT FOR APPROVAL

2003.1 General: An Application, a New System Variance Form and Review Fee shall be submitted to the LPI or Department demonstrating the criteria set forth in this Section.

2003.2 Municipal ordinances: The Municipal Officers or Land Use Regulatory Commission indicate by their signature that the Application is in compliance with

SECTION V
DRAINAGE STUDY

SECTION VI
PROPOSED SITE PLANS

23111

66108

BK 12815PG292

QUITCLAIM DEED WITH COVENANT

MAINE REAL ESTATE TAX PAID

KNOW ALL BY THESE PRESENTS, That I, TIMOTHY E. SANDERS

("Grantor"), of Yarmouth, Cumberland County, Maine, for consideration paid, grant to LUCIE WING COUTURE ("Grantee"), of Portland, Cumberland County, Maine, whose mailing address is 6 Fayette Street, Portland, Maine 04103, with Quitclaim Covenant, the land in Portland, Cumberland County, Maine, described more particularly as follows:

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

Commencing at a 4" by 4" concrete monument found on the easterly sideline of said street marking the most westerly corner of land now or formerly of the John J. Nissen Baking Company as described in deed recorded in Cumberland County Registry of Deeds in Book 3195, Page 558, and the most northerly corner of the premises herein described, said point being the POINT OF BEGINNING.

Thence South 13°51'23" West along said street a distance of 164.15 feet to an angle point in said sideline;

Thence South 14°52'06" West along said street a distance of 28.13 feet to a steel rebar set and remaining land of the within grantor;

Thence South 75°08'03" East along said remaining land a distance of 311.18 feet to a concrete monument and land now or formerly of the Canadian National Railway Company;

Thence North 20°42'24" East a distance of 44 feet, more or less, to the thread of Barbours Creek;

Thence Northwesterly along said Creek a distance of 350 feet, more or less, to the POINT OF BEGINNING. Said Point of Beginning bears North 43°39'40" West a distance of 368.24 feet from the last mentioned monument; said described tract containing 0.93 acre (40,564 square feet), more or less. Bearings are based on Magnetic North observed in 1995.

EXCEPTING the right-of-way of the Grand Trunk Railroad, 99 feet in width, which lies adjacent to the above-described land.

1/20/11

12815PG292

TOGETHER WITH all right, title and interest in and to reversionary rights, if any, in and to said railroad right-of-way of that portion of the Grand Trunk Railroad lying adjacent to the above-described land, later the Canadian National Railway Company.

TOGETHER WITH all right, title and interest in and to the portion of Presumpscot Street lying adjacent to the above-described land.

Being a portion of the land described in deed from Erik K. Sanders to Timothy E. Sanders dated May 5, 1975 and recorded in Cumberland County Registry of Deeds in Book 3690, Page 50.

Witness my hand and seal this 13 day of November, 1996.

Witness:

James M. Luffin

Timothy E. Sanders
Timothy E. Sanders

STATE OF MAINE
COUNTY OF Cumberland, ss.

On November 13, 1996, personally appeared the above-named Timothy E. Sanders and acknowledged the foregoing instrument to be his free act and deed.

Before me,

James M. Luffin
~~Notary Public~~
Maine Attorney-at-Law
Print: James M. Luffin

TXR:63761-1.DOC

RECEIVED
RECORDED REGISTRY OF DEEDS
55 NOV 13 PM 1:25
CUMBERLAND COUNTY
John B. O'Brien