

422-B-8

2007-0141

340 Presumpscot St.

Plan Amendment - Warehouse

Patco Construction

Scanned



on Spreadsheet

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

2007-0141

Application I. D. Number

8/15/2007

Application Date

Amendment to Plan - Warehouse

Project Name/Description

Patco Construction Co. Inc.

Applicant

1293 Main Street, Sanford, ME 04073

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 324-5574 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

340 - 340 Presumpscot St, Portland, Maine

Address of Proposed Site

422 B008001

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 Apt 0 Condo 0 Other (specify) **Amendment to Plan**

Proposed Building square Feet or # of Units _____ Acreage of Site _____ IL _____ Zoning _____

Check Review Required:

- | | | |
|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland |
| <input checked="" type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Flood Hazard |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement |
| <input type="checkbox"/> After the Fact - Minor | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| | | <input type="checkbox"/> Historic Preservation |
| | | <input type="checkbox"/> DEP Local Certification |
| | | <input type="checkbox"/> Site Location |
| | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$250.00 Subdivision _____ Engineer Review _____ Date 8/16/2007

Planning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

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

OK to Issue Building Permit _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

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



City of Portland, Maine Site Plan Checklist

Patco Construction Co
 Project Name, Address of Project
 Number 340 Presumpscot St
Amended Plan

2007-0141
 Application

Section 14-525

| Submitted () & Date (b,c) | Item | Required Information | |
|----------------------------------|------|---|----|
| <u>Yes</u> | (1) | Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including: | 1 |
| <u>✓</u> | (2) | Name and address of applicant and name of proposed development | a |
| <u>✓</u> | (3) | Scale and north points | b |
| <u>✓</u> | (4) | Boundaries of the site | c |
| <u>✓</u> | (5) | Total land area of site | d |
| <u>✓</u> | (6) | Topography - existing and proposed (2 feet intervals or less) | e |
| | (7) | Plans based on the boundary survey including: | 2 |
| | (8) | Existing soil conditions | a |
| <u>Δ in slope - Dam</u> | (9) | Location of water courses, marshes, rock outcroppings and wooded areas | b |
| <u>stabilization</u> | (10) | Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used | |
| | (11) | Approx location of buildings or other structures on parcels abutting the site | d |
| <u>2 propane tanks</u> | (12) | Location of on-site waste receptacles | e |
| | (13) | Public utilities | e |
| | (14) | Water and sewer mains | e |
| | (15) | Culverts, drains, existing and proposed, showing size and directions of flows | e |
| | (16) | Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed | f |
| | (17) | Location and dimensions of on-site pedestrian and vehicular access ways | g |
| | (18) | Parking areas | g |
| <u>Δ to loading / island</u> | (19) | Loading facilities | g |
| | (20) | Design of ingress and egress of vehicles to and from the site onto public streets | g |
| | (21) | Curb and sidewalks | g |
| <u>Δ to landscaping ↓ island</u> | (22) | Landscape plan showing: | g |
| | (23) | Location of existing proposed vegetation | h |
| | (24) | Type of vegetation | h |
| | (25) | Quantity of plantings | h |
| | (26) | Size of proposed landscaping | h |
| | (27) | Existing areas to be preserved | h |
| | (28) | Preservation measures to be employed | h |
| | (29) | Details of planting and preservation specifications | h |
| <u>-dumpester - screening</u> | (30) | Location and dimensions of all fencing and screening | h |
| | (31) | Location and intensity of outdoor lighting system | i |
| | (32) | Location of fire hydrants, existing and proposed | j |
| | (33) | Written statement | k |
| | (34) | Description of proposed uses to be located on site | c |
| | (35) | Quantity and type of residential, if any | l |
| | (36) | Total land area of the site | l |
| | (37) | Total floor area and ground coverage of each proposed building and structure | b2 |
| | (38) | General summary of existing and proposed easements or other burdens | b2 |
| | (39) | Method of handling solid waste disposal | c3 |
| | (40) | Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets | 4 |
| | (41) | Description of any problems of drainage or topography, or a representation that there are none | 5 |
| | (42) | An estimate of the time period required for completion of the development | 6 |
| | (43) | A list of all state and federal regulatory approvals to which the development may be subject to | 7 |



PATCO
CONSTRUCTION, INC.

Fax Transmittal

To: Jim Reynolds 756-8258

Date: 8/11/06 Fax: _____

From: Ron Marcia No. of pages: 3

(including cover sheet)

Ron Marcia

Message:

স্য,

*Hopefully this is what you looking
for, any questions*

Thanks

Ron

Planning and Development Department
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 8/3/2006

Name of Project: 352 PRESUMSCOT STREET

Address/Location: 352 PRESUMSCOT STREET FERRIS, ME

Developer: PATCO CONSTRUCTION

Form of Performance Guarantee: _____

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

TO BE FILLED OUT BY THE APPLICANT:

| Item | PUBLIC | | | PRIVATE | | |
|----------------------------|----------|-----------|----------|----------|-----------|----------|
| | Quantity | Unit Cost | Subtotal | Quantity | Unit Cost | Subtotal |
| 1. STREET/SIDEWALK | | | | | | |
| Road/Parking Areas | | | | 1 | 30,000 | 30,000 |
| Curbing | 1 | 3,000 | 3,000 | 1 | 2,000 | 2,000 |
| Sidewalks | 1 | 4,000 | 4,000 | | | |
| Esplanades | 1 | 300 | 300 | | | |
| Monuments | | | | | | |
| Street Lighting | | | | | | |
| Street Opening Repairs | 2 | 4,000 | 4,200 | | | |
| Other | | | | 1 | 20,000 | 20,000 |
| 2. BARTH WORK | | | | | | |
| Cut | | | | | | |
| Fill | | | | | | |
| 3. SANITARY SEWER | | | | | | |
| Manholes | 2 | 2,700 | 2,700 | | | |
| Piping | 1 | 4,500 | 4,500 | 1 | 350 | 350 |
| Connections | 1 | 600 | 600 | | | |
| Main Line Piping | | | | | | |
| House Sewer Service Piping | | | | 1 | 4,000 | 4,000 |
| Pump Stations | | | | | | |
| Other | | | | | | |
| 4. WATER MAINS | | | | | | |
| | 1 | 2,000 | 2,000 | 1 | 2,000 | 2,000 |
| 5. STORM DRAINAGE | | | | | | |
| Manholes | | | | 1 | 2,000 | 2,000 |
| Catchbasins | | | | 2 | 1,500 | 3,000 |
| Piping | | | | 1 | 15,000 | 15,000 |
| Detention Basin | | | | | | |
| Stormwater Quality Units | | | | | | |
| Other | | | | 1 | 4,000 | 4,000 |

08/03/2006 15:50

2078395445

GSGRAVEL.COM

PAGE 02/02

| | | | | | |
|---|--------|-------|-------|-------|---------------|
| 6. SITE LIGHTING | _____ | _____ | _____ | _____ | _____ |
| 7. EROSION CONTROL | _____ | _____ | _____ | _____ | _____ |
| Silt Fence | _____ | _____ | _____ | 1 | 800 800 |
| Check Dams | _____ | _____ | _____ | _____ | _____ |
| Pipe Inlet/Outlet Protection | _____ | _____ | _____ | 1 | 400 400 |
| Level Lip Spreader | _____ | _____ | _____ | _____ | _____ |
| Slope Stabilization | _____ | _____ | _____ | _____ | _____ |
| Geotextile | _____ | _____ | _____ | _____ | _____ |
| Hay Bale Barriers | _____ | _____ | _____ | _____ | _____ |
| Catch Basin Inlet Protection | _____ | _____ | _____ | 1 | 200 200 |
| 8. RECREATION AND OPEN SPACE AMENITIES | _____ | _____ | _____ | 1 | 8000 8000 |
| 9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs) | _____ | _____ | _____ | 1 | 11,633 11,633 |
| 10. MISCELLANEOUS | _____ | _____ | _____ | 1 | 15,000 15,000 |
| TOTAL: | 13,100 | _____ | _____ | _____ | 99,883.00 |
| GRAND TOTAL: | _____ | _____ | _____ | _____ | _____ |

INSPECTION FEE (to be filled out by the City)

| | PUBLIC | PRIVATE | TOTAL |
|----------------------------|--------|---------|-------|
| A: 2.0% of totals: | _____ | _____ | _____ |
| or | _____ | _____ | _____ |
| B: Alternative Assessment: | _____ | _____ | _____ |
| Assessed by: | _____ | _____ | _____ |
| | (name) | (name) | |

| | | | | | |
|---|--------|-------|-------|---------|---------------|
| 6. SITE LIGHTING | _____ | _____ | _____ | _____ | _____ |
| 7. EROSION CONTROL | _____ | _____ | _____ | _____ | _____ |
| Silt Fence | _____ | _____ | _____ | 1 | 800 800 |
| Check Dams | _____ | _____ | _____ | _____ | _____ |
| Pipe Inlet/Outlet Protection | _____ | _____ | _____ | 1 | 400 400 |
| Level Lip Spreader | _____ | _____ | _____ | _____ | _____ |
| Slope Stabilization | _____ | _____ | _____ | _____ | _____ |
| Geotextile | _____ | _____ | _____ | _____ | _____ |
| Hay Bale Barriers | _____ | _____ | _____ | _____ | _____ |
| Catch Basin Inlet Protection | _____ | _____ | _____ | 1 | 200 200 |
| 8. RECREATION AND OPEN SPACE AMENITIES | _____ | _____ | _____ | 1 | 8000 8000 |
| 9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs) | _____ | _____ | _____ | _____ | 5K |
| 10. MISCELLANEOUS | _____ | _____ | _____ | 1 | 15,000 15,000 |
| TOTAL: | 13,100 | _____ | _____ | 138,250 | _____ |
| GRAND TOTAL: | _____ | _____ | _____ | _____ | _____ |

OK
8-11-06
J.R.

INSPECTION FEE (to be filled out by the City)

| | PUBLIC | PRIVATE | TOTAL |
|----------------------------|--------|---------|----------|
| A: 2.0% of totals: | _____ | _____ | 2,765.00 |
| B: Alternative Assessment: | _____ | _____ | _____ |
| Assessed by: | _____ | _____ | _____ |
| | (name) | (name) | |

August 3, 2006

Jim Freeman
Pack Edge, Inc.
55 Washington Ave
Portland, ME 04101

RE: Pack Edge, Inc at 352 Presumpscot St.
CBL: 422 B 2

Dear Mr. Freeman:

On August 3, 2006 the Portland Planning Authority approved the 15,379 sq. ft building to include warehousing, distribution and office space as shown on the approved plan. The plan was approved with the following conditions:

1. That site plan note #2 be modified to reflect work planned, ie. the reconstruction of the pump station.
2. That the pipe from the new manhole to the pump station be increased to 6 inch diameter.

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. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Bill Clark, Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File

Shawn Frank
Sebago Technics
One Chabot St.
P.O. Box 1339
Westbrook, ME 04092-1339

Dennis Waters
Patco Construction, inc.
1293 Main St.
Sanford, ME 04073

From: Jennifer Dorr
To: Philip DiPierro
Date: 6/11/2007 2:30:01 PM
Subject: Letter of Credit Reduction Requests

Phil,

I listened to Barbara's messages today and the only 2 that should get some attention are the following:

- ✓ 1. Richard Berman, 772-3225: He is looking for a reduction in his letter of credit in the amount of \$130,564. He would like this done as soon as possible. He has put the request in but the bank nor himself have ever heard anything on it.
- ✓ 2. Bob Blackwood, Norway Savings Bank, 879-4307: He is also looking for a reduction in his letter of credit for J & H Properties, Presumpscot Street in the amount of \$138,250.

Jen

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: April 2, 2007

RE: C. of O. for #352 Presumpscot Street,
(Id#2006-0104)(CBL 422 B058001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Final Grading,
2. Paving,
3. Loam and seed,
4. Landscaping,

I anticipate this work can be completed by **June 15, 2007**.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager
Jeanie Bourke, Inspection Services Manager
File: Urban Insight

From: Donna Martin
To: C of O
Date: 3/27/2007 11:37:06 AM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 340 PRESUMPSCOT ST
Parcel ID: 422 B05800

Date: 4/2/2007 Time:

Note: John @ 651-6028 Property Addr: 340 PRESUMPSCOT ST Parcel ID: 422 B058001

Application Type: Prmt
Application ID: 60846

352 Presumpscot

Contact:
Phone1: Phone2:

Owner Name: J & H PROPERTIES LLC
Owner Addr: 56 MAIN ST
BOWDOINHAM, ME 04008

Donna Martin
Building Inspections
City of Portland
389 Congress St. Rm 315
Portland, ME. 04101

P 207-874-8703
F 207-874-8716

2006-0104

3/27/07 Can't find plans

PG \$ 8/23/06 \$138,250 Exp. 6/22/07

No Reductions

No Temp CO

Conditions Section:

Add New Condition
From Default List

Add New Condition

Delete Condition

Close

1. That site plan note #2 be modified to reflect work planned, ie. the reconstruction of the pump station.



2. That the pipe from the new manhole to the pump station be increased to 6 inch diameter.



City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

| | |
|--|---|
| Address of Proposed Development: 340 Presumpscot Street Zone: IL Zone | |
| Total Square Footage of Proposed Structure: <u>15,379 S.F.</u> | Square Footage of Lot: <u>70,030 S.F. (1.61 Ac.)</u> |
| Tax Assessor's Chart, Block & Lot: Chart# <u>422</u> Block# <u>B</u> Lot# <u>8</u> | Property owner's mailing address: <u>Pack Edge Inc.</u> <u>55 Washington Avenue</u> <u>Portland, Maine 04101</u> |
| Telephone #: <u>(207) 799-6600</u> | |
| Consultant/Agent, mailing address, phone # & contact person: <u>Shawn M. Frank c/o Sebago Technics</u> <u>P.O. Box 1339</u> <u>Westbrook, Maine 04098-1339</u> | Applicant's name, mailing address, telephone #/Fax#/Pager#: <u>Patco Construction, Inc.</u> <u>1293 Main Street</u> <u>Sanford, Maine 04073</u> |
| Project name: <u>Proposed Warehouse Building</u> | |
| Fee For Service Deposit (all applications) ___ (\$200.00) | |
| Proposed Development (check all that apply) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision (\$500.00) + amount of lots ___ (\$25.00 per lot) \$ _____ + major site plan fee if applicable <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____ | |
| Major Development (more than 10,000 sq. ft.) <input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee) | |

RECEIVED

AUG 15 2017

City of Portland
Planning Division

4:28 pm

- Please see next page -

Minor Site Plan Review

- Less than 10,000 sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)
- Less than 20,000 within Industrial District (\$400.00)

Plan Amendments

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Sebago Technics
P.O. Box 1339
Westbrook, Maine 04098-1339

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

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

| | |
|--|----------------------|
| Signature of applicant:  | Date: 8-15-09 |
|--|----------------------|

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



August 15, 2007
02237

Philip Dipiero, Development Review Coordinator
City of Portland, Inspections
Department of Planning and Development
389 Congress Street, 4th Floor
Portland, ME 04101

**Amended Minor Site Plan Application, Proposed Office/Warehouse Building
Patco Construction, Inc., Pack Edge, Inc.**

Dear Phil:

This letter, application, and the enclosed plans are provided in association with an Amended Minor Site Plan Application for the Pack Edge building located at 340 Presumpscot Street. The project received approval as a minor site plan in August of 2006. Amendments to the approval are based upon changes during construction of the project. As-Built information provided by the contractor and an onsite inspection by Sebago Technics, Inc. during August 2007 of the constructed site has been incorporated into the enclosed Amended Site Plan. The changes and revisions to the previously approved plan are itemized below and noted on the plan by Revision D.

1. ✓ Two (2) propane tanks have been installed near the left rear corner of the building. The tanks are protected by concrete jersey barriers as depicted on the plan.
2. ✓ The cut slope at the rear of the site was blasted because of ledge conditions. The ledge slope was revegetated with an erosion control blanket rather than the installation of riprap previously proposed for the steep cut slope.
3. ✓ A side door adjacent to the drive-through lane was relocated as shown.
4. ✓ The landscaped island at the southwest corner of the building has been modified and some landscaping eliminated due to conflicts with vehicular turning movements. As the truck traffic was basically driving over a portion of the landscaped island, the island was modified to accommodate the truck traffic.
5. A dumpster has been added within a parking stall at the rear of the building. Per the ordinance, 18 spaces are required for the project and 19 were originally provided so the addition of the dumpster does not conflict with the minimum number of parking spaces required.

Mr. Dipiero

-2-

August 15, 2007

We believe that the revisions made to the approved plan during construction were minimal and will not have any detrimental effect on the industrial and commercial neighborhood

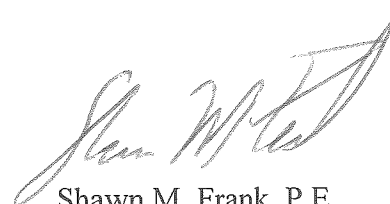
Upon your review of this letter and the enclosed plans, however, please call with any questions or comments. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.



Adam S. Bliss
Design Engineer



Shawn M. Frank, P.E.
Project Manager

ASB/SMF:asb/df

cc: Greg Patterson, Patco Construction, Inc.



Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Finance Department
Duane G. Kline, Director

October 17, 2007

Norway Savings Bank
Robert S. Blackwood, Jr., SVP
120 Exchange Street
Portland, ME 04101

Re: J&H Properties, LLC – 352 Presumpscot Street
Letter of Credit No. 006-020 dated August 22, 2006

This is to inform you that I am authorizing the reduction in the above-named letter of credit by the amount of \$124,425.00, which leaves a balance of \$13,825.00 remaining.

If you require any further information, please let me know.

Sincerely,

Duane G. Kline
Finance Director

DGK:mma

cc: ✓ Barbara Barhydt, Development Review Services Manager
✓ Philip DiPierro, Development Review Coordinator



PORTLAND MAINE

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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

TO: Duane Kline, Finance Department
FROM: Alexander Jaegerman, Planning Division Director
DATE: October 9, 2007
SUBJECT: Request for Reduction of Performance Guarantee
J & H Properties, LLC, 352 Presumpscott Street.
(ID# 2006-0104 Lead CBL#422 B 058001)

Please reduce the letter of credit #006-020 for the Pack Edge Facility at 352 Presumpscott Street.

| | |
|------------------------------|----------------------|
| Original Amount | \$138,250.00 |
| <u>This Reduction</u> | \$ 124,425.00 |
| Remaining Balance | \$ 13,825.00 |

This is the first reduction for the project.

Approved:



Alexander Jaegerman
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator
File: Urban Insight



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life® www.portlandmaine.gov

Finance Department
Ellen Sanborn, Director

May 13, 2009

Norway Savings Bank
Robert S. Blackwood, Jr., SVP
120 Exchange Street
Portland, ME 04101

Re: J&H Properties, LLC – 352 Presumpscot Street
Letter of Credit No. 006-020 dated August 22, 2006

This is to inform you that I am authorizing the release of the above-named letter of credit by \$13,825.00, which now leaves a zero balance. Please find enclosed the original letter of credit for your files.

If you require any further information, please let me know.

Sincerely,

Ellen Sanborn
Finance Director

ES:mma

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator



PORTLAND, MAINE

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www.portlandmaine.gov

Planning and Urban Development
Penny St. Louis Littell, Director

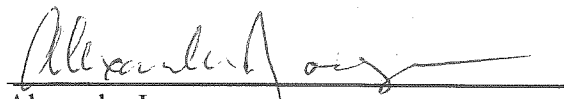
Planning Division
Alexander Jaegerman, Director

TO: Ellen Sanborn, Finance Department
FROM: Alexander Jaegerman, Planning Division Director
DATE: May 7, 2009
SUBJECT: Request for Release of Defect Guarantee
J & H Properties, LLC, 352 Presumpscott Street.
(ID# 2006-0104 Lead CBL#422 B 058001)

Please release the Letter of Credit account #006-020 for the Pack Edge Facility at 352 Presumpscott Street.

Remaining Balance \$ 13,825.00

Approved:


Alexander Jaegerman
Planning Division Director

cc: Philip DiPierro, Development Review Coordinator

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: October 26, 2007

RE: C. of O. for #352 Presumpscot Street, PackEdge
(Id#2006-0104)(CBL 422 B 058001)

After visiting the site, I have the following comments:

Site work complete

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager
Jeanie Bourke, Inspection Services Manager
File: Urban Insight

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

2006-0104
Application I. D. Number

5/31/2006
Application Date

Warehouse Building
Project Name/Description

Pack Edge Inc.
Applicant
55 Washington Avenue, Portland, ME 04101
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 799-6600 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

352 - 352 Presumpscot St, Portland, Maine
Address of Proposed Site
422 B008001
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) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning IL

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 Pla \$400.00 Subdivision _____ Engineer Review _____ Date 5/31/2006

Planning Approval Status:

Approved Approved w/Conditions
See Attached Denied
Reviewer _____
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached
 OK to Issue Building Permit _____
signature date

Performance Guarantee Required* Not Required

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

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

STORMWATER RUNOFF EVALUATION

J & H Properties, L.L.C.
352 Presumpscot Street
Portland, Maine 04103

General

This stormwater runoff evaluation has been prepared by Sebago Technics, Inc. (STI) on behalf of J & H Properties, L.L.C. and Patco Construction, Inc. to evaluate the effects of site improvements on stormwater runoff, as proposed and evaluated herein.

The subject site is located at 352 Presumpscot Street in the City of Portland. Proposed site improvements consist of constructing a 15,390 square-foot warehouse building and associated parking areas. The development will be serviced by public utilities to include underground cable, electric, and telephone; and subsurface drainage infrastructure. The proposed development consists of approximately 41,967 square feet of new impervious surface area.

Site Characteristics

The subject site exists today as a commercial/industrial parcel, of approximately 1.61 acres. The existing ground cover consists primarily of woods and herbaceous growth. The topography throughout the site consists of moderate slopes draining toward a ravine along the southerly property line. Stormwater runoff for the entire site drains in a southeasterly direction to a localized low point in the site where it drains beneath Presumpscot Street via a 3' x 4' concrete culvert.

Soils

Soils information used for the stormwater evaluation was obtained from the Cumberland County Medium Intensity Soil Survey. A copy of the soils and project location maps are enclosed. The soil survey maps the predominant site soils as Hollis, which has a hydrologic soil group of "C".

Methodology

The stormwater runoff analysis was developed in accordance with methodology outlined in the "HydroCAD" stormwater modeling system. The 2-year, 10-year, and 25-year, Type III, 24-hour storm events were used for analysis.

| Storm Event | Rainfall Depth |
|-------------|----------------|
| 2-year | 3.0 |
| 10-year | 4.7 |
| 25-year | 5.5 |

Watersheds

Based upon topographical information, adjacent properties and the project site, one watershed was evaluated for the pre-development condition and three watersheds for the post-development condition. The study point analyzed during both pre-and post-development conditions is along the southeasterly property line where the stormwater enters the municipal system. The study point is labeled on the drainage plans.

The pre-developed watershed (WS-1) contains 2.06 acres of land. Topography consists of moderate slopes with woods and grass ground cover. Stormwater runoff drains southeasterly toward a ditchline along Presumpscot street before exiting the southeast corner of the site through 3' x 4' box culvert underneath Presumpscot Street.

The post-developed watersheds (WS-11 through WS-13) contain 2.06 acres of total land. Land cover has changed from woods and grass in the pre-development condition, to revegetated grass and impervious areas in the post developed condition. Stormwater runoff from Watershed 11 sheet flows across a parking area to a catch basin and is then piped to study point 1, located at the 3' x 4' box culvert. Additionally, Watershed 11 conveys runoff via a swale to study point 1. Watershed 12 accepts runoff from the front parking area and an unchanged wooded area where it flows naturally through the existing ravine to study point 1. Watershed 13 sheet flows across a parking area to a catch basin where it is then conveyed via a storm drain to study point 1.

Stormwater Management

The following table summarizes the results of stormwater calculations for the design storm events for the project area. Calculations and computer modeling data sheets are provided with this report.

| Stormwater Peak Discharge Summary Table | | | | | | | | | |
|--|--------------|------------|-------------|---------------|------------|-------------|---------------|------------|-------------|
| Study Point | 2-Year Storm | | | 10-Year Storm | | | 25-Year Storm | | |
| | Pre (cfs) | Post (cfs) | Diff. (cfs) | Pre (cfs) | Post (cfs) | Diff. (cfs) | Pre (cfs) | Post (cfs) | Diff. (cfs) |
| SP-1 | 0.94 | 2.65 | 1.71 | 2.34 | 4.91 | 2.57 | 3.07 | 5.98 | 2.91 |

Summary

The proposed development of the 15,390 S.F. warehouse facility will include the installation of two cross culverts to which the runoff from the impervious areas will be directed. The culverts will transport the runoff to the localized low spot prior to outletting to the existing municipal system within Presumpscot Street.

Other drainage provisions will include a specific grading plan and erosion and sedimentation control measures which will be implemented throughout the construction cycle. Incorporation of the above mentioned drainage provisions and infrastructure for the proposed development adequately addresses stormwater runoff such that no significant downstream impacts on downstream properties are anticipated.

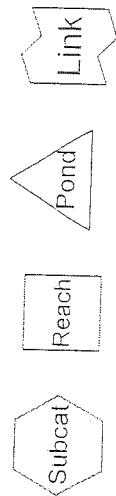
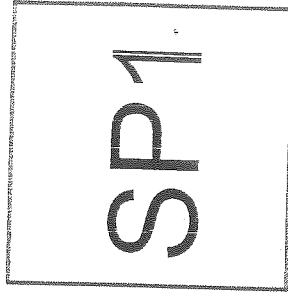
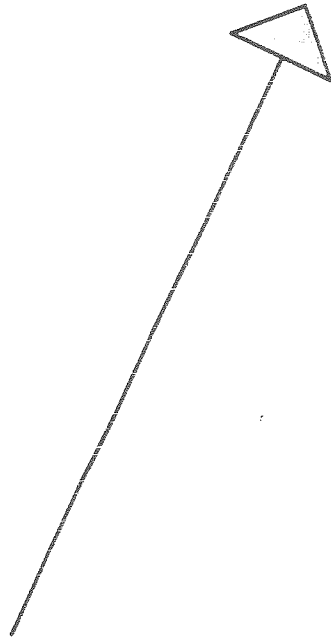
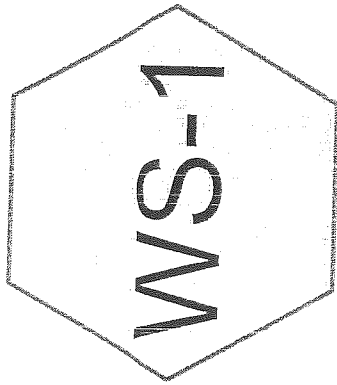
Prepared by

SEBAGO TECHNICS, INC.



For Adam S. Bliss
Design Engineer

ASD:asb
July 12, 2006



Drainage Diagram for 02237_PRE

Prepared by Sebago Technics, Inc. 5/25/2006

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02237_PRE

Type III 24-hr Rainfall=3.00" (Two Year Storm)

Prepared by Sebago Technics, Inc.

Page 2

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5/25/2006

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=3.00"

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment WS-1:

Tc=45.3 min CN=74 Area=2.059 ac Runoff= 0.94 cfs 0.139 af

Reach SP1: (new node)

Inflow= 0.94 cfs 0.139 af

Outflow= 0.94 cfs 0.139 af

Runoff Area = 2.059 ac Volume = 0.139 af Average Depth = 0.81"

Subcatchment WS-1:

Runoff = 0.94 cfs @ 12.68 hrs, Volume= 0.139 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

| Area (ac) | CN | Description |
|-----------|----|-------------------------------|
| 0.098 | 89 | Gravel roads, HSG C |
| 0.076 | 98 | Paved roads w/curbs & sewers |
| 1.234 | 74 | >75% Grass cover, Good, HSG C |
| 0.651 | 70 | Woods, Good, HSG C |
| 2.059 | 74 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|--|
| 32.9 | 150 | 0.0670 | 0.1 | | Sheet Flow, A to B |
| 1.7 | 155 | 0.0500 | 1.6 | | Woods: Dense underbrush n= 0.800 P2= 3.00" Shallow Concentrated Flow, B to C |
| 0.1 | 40 | 0.0100 | 6.2 | 7.63 | Short Grass Pasture Kv= 7.0 fps Circular Channel (pipe), C to D |
| 10.6 | 105 | 0.0650 | 0.2 | 0.10 | Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 Trap/Vee/Rect Channel Flow, D to E |
| 45.3 | 450 | Total | | | Bot.W=2.00' D=0.25' Z= 1.5 '/' n= 0.800 |

Reach SP1: (new node)

Inflow = 0.94 cfs @ 12.68 hrs, Volume= 0.139 af
Outflow = 0.94 cfs @ 12.68 hrs, Volume= 0.139 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

02237_PRE

Type III 24-hr Rainfall=4.70" (Ten Year Storm)

Prepared by Sebago Technics, Inc.

Page 4

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5/25/2006

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=4.70"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-ind method

Subcatchment WS-1:

Tc=45.3 min CN=74 Area=2.059 ac Runoff= 2.34 cfs 0.332 af

Reach SP1: (new node)

Inflow= 2.34 cfs 0.332 af
Outflow= 2.34 cfs 0.332 af

Runoff Area = 2.059 ac Volume = 0.332 af Average Depth = 1.94"

Subcatchment WS-1:

Runoff = 2.34 cfs @ 12.64 hrs, Volume= 0.332 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

| Area (ac) | CN | Description |
|-----------|----|-------------------------------|
| 0.098 | 89 | Gravel roads, HSG C |
| 0.076 | 98 | Paved roads w/curbs & sewers |
| 1.234 | 74 | >75% Grass cover, Good, HSG C |
| 0.651 | 70 | Woods, Good, HSG C |
| 2.059 | 74 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|---|
| 32.9 | 150 | 0.0670 | 0.1 | | Sheet Flow, A to B |
| 1.7 | 155 | 0.0500 | 1.6 | | Woods: Dense underbrush n= 0.800 P2= 3.00" |
| 0.1 | 40 | 0.0100 | 6.2 | 7.63 | Shallow Concentrated Flow, B to C Short Grass Pasture Kv= 7.0 fps |
| 10.6 | 105 | 0.0650 | 0.2 | 0.10 | Circular Channel (pipe), C to D Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 |
| 45.3 | 450 | Total | | | Trap/Vee/Rect Channel Flow, D to E Bot.W=2.00' D=0.25' Z= 1.5 ' n= 0.800 |

Reach SP1: (new node)

Inflow = 2.34 cfs @ 12.64 hrs, Volume= 0.332 af
Outflow = 2.34 cfs @ 12.64 hrs, Volume= 0.332 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

02237_PRE

Type III 24-hr Rainfall=5.50" (25-Year Storm)

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Page 6

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5/25/2006

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=5.50"

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment WS-1:

Tc=45.3 min CN=74 Area=2.059 ac Runoff= 3.07 cfs 0.435 af

Reach SP1: (new node)

Inflow= 3.07 cfs 0.435 af

Outflow= 3.07 cfs 0.435 af

Runoff Area = 2.059 ac Volume = 0.435 af Average Depth = 2.54"

Subcatchment WS-1:

Runoff = 3.07 cfs @ 12.64 hrs, Volume= 0.435 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

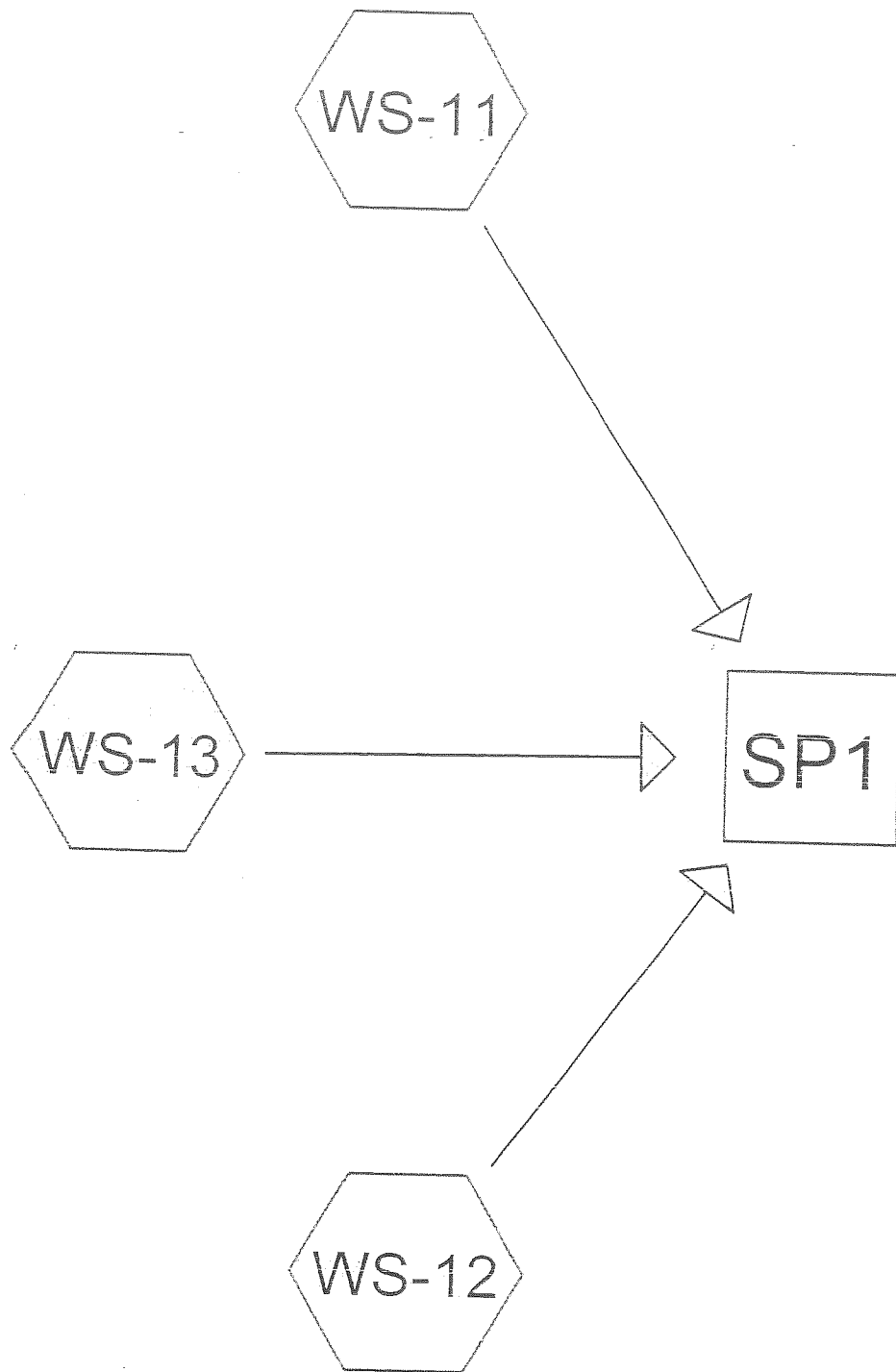
| Area (ac) | CN | Description |
|-----------|----|-------------------------------|
| 0.098 | 89 | Gravel roads, HSG C |
| 0.076 | 98 | Paved roads w/curbs & sewers |
| 1.234 | 74 | >75% Grass cover, Good, HSG C |
| 0.651 | 70 | Woods, Good, HSG C |
| 2.059 | 74 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|--|
| 32.9 | 150 | 0.0670 | 0.1 | | Sheet Flow, A to B |
| 1.7 | 155 | 0.0500 | 1.6 | | Woods: Dense underbrush n= 0.800 P2= 3.00" Shallow Concentrated Flow, B to C |
| 0.1 | 40 | 0.0100 | 6.2 | 7.63 | Short Grass Pasture Kv= 7.0 fps Circular Channel (pipe), C to D |
| 10.6 | 105 | 0.0650 | 0.2 | 0.10 | Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 Trap/Vee/Rect Channel Flow, D to E |
| 45.3 | 450 | Total | | | Bot.W=2.00' D=0.25' Z= 1.5 ' n= 0.800 |

Reach SP1: (new node)

Inflow = 3.07 cfs @ 12.64 hrs, Volume= 0.435 af
Outflow = 3.07 cfs @ 12.64 hrs, Volume= 0.435 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs



Drainage Diagram for 02237_POST
Prepared by Sebago Technics, Inc. 5/24/2006
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02237_POST

Type III 24-hr Rainfall=3.00" (Two Year Storm)

Prepared by Sebago Technics, Inc.

Page 2

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5/25/2006

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=3.00"

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment WS-11:

Tc=20.7 min CN=86 Area=0.788 ac Runoff= 1.02 cfs 0.101 af

Subcatchment WS-12:

Tc=27.6 min CN=86 Area=0.645 ac Runoff= 0.74 cfs 0.083 af

Subcatchment WS-13:

Tc=12.4 min CN=91 Area=0.627 ac Runoff= 1.22 cfs 0.102 af

Reach SP1: (new node)

Inflow= 2.65 cfs 0.286 af

Outflow= 2.65 cfs 0.286 af

Runoff Area = 2.060 ac Volume = 0.286 af Average Depth = 1.66"

Subcatchment WS-11:

Runoff = 1.02 cfs @ 12.29 hrs, Volume= 0.101 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

| Area (ac) | CN | Description |
|-----------|----|-------------------------------|
| 0.405 | 98 | Paved parking & roofs |
| 0.367 | 74 | >75% Grass cover, Good, HSG C |
| 0.016 | 70 | Woods, Good, HSG C |
| 0.788 | 86 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|---|
| 18.6 | 150 | 0.0250 | 0.1 | | Sheet Flow, A to B |
| 1.5 | 83 | 0.0170 | 0.9 | | Grass: Dense n= 0.240 P2= 3.00" |
| 0.1 | 73 | 0.0270 | 10.2 | 12.54 | Shallow Concentrated Flow, B to C Short Grass Pasture Kv= 7.0 fps |
| 0.1 | 20 | 0.0100 | 6.2 | 7.63 | Circular Channel (pipe), C to D Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 |
| 0.4 | 25 | 0.0360 | 0.9 | | Circular Channel (pipe), D to E Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 |
| | | | | | Shallow Concentrated Flow, D to E Woodland Kv= 5.0 fps |
| 20.7 | 351 | Total | | | |

Subcatchment WS-12:

Runoff = 0.74 cfs @ 12.39 hrs, Volume= 0.083 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

| Area (ac) | CN | Description |
|-----------|----|-------------------------------|
| 0.346 | 98 | Paved parking & roofs |
| 0.197 | 74 | >75% Grass cover, Good, HSG C |
| 0.102 | 70 | Woods, Good, HSG C |
| 0.645 | 86 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|--|
| 27.6 | 115 | 0.0610 | 0.1 | | Sheet Flow, A to B Woods: Dense underbrush n= 0.800 P2= 3.00" |

02237_POST

Type III 24-hr Rainfall=3.00" (Two Year Storm)

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Page 4
5/25/2006

Subcatchment WS-13:

Runoff = 1.22 cfs @ 12.17 hrs, Volume= 0.102 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

| Area (ac) | CN | Description |
|-----------|----|-------------------------------|
| 0.446 | 98 | Paved parking & roofs |
| 0.169 | 74 | >75% Grass cover, Good, HSG C |
| 0.012 | 70 | Woods, Good, HSG C |
| 0.627 | 91 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|---|
| 11.1 | 130 | 0.0690 | 0.2 | | Sheet Flow, A to B |
| 0.4 | 105 | 0.0550 | 4.8 | | Grass: Dense n= 0.240 P2= 3.00" Shallow Concentrated Flow, B to C |
| 0.4 | 201 | 0.0200 | 8.8 | 10.80 | Paved Kv= 20.3 fps Circular Channel (pipe), C to D |
| 0.1 | 20 | 0.0100 | 6.2 | 7.63 | Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 Circular Channel (pipe), D to E |
| 0.4 | 25 | 0.0360 | 0.9 | | Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 Shallow Concentrated Flow, E to F |
| 12.4 | 481 | Total | | | Woodland Kv= 5.0 fps |

Reach SP1: (new node)

Inflow = 2.65 cfs @ 12.24 hrs, Volume= 0.286 af
 Outflow = 2.65 cfs @ 12.24 hrs, Volume= 0.286 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

02237_POST

Prepared by Sebago Technics, Inc.

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Type III 24-hr Rainfall=4.70" (Ten Year Storm)

Page 5

5/25/2006

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=4.70"

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment WS-11:

Tc=20.7 min CN=86 Area=0.788 ac Runoff= 1.94 cfs 0.196 af

Subcatchment WS-12:

Tc=27.6 min CN=86 Area=0.645 ac Runoff= 1.40 cfs 0.160 af

Subcatchment WS-13:

Tc=12.4 min CN=91 Area=0.627 ac Runoff= 2.12 cfs 0.182 af

Reach SP1: (new node)

Inflow= 4.91 cfs 0.538 af

Outflow= 4.91 cfs 0.538 af

Runoff Area = 2.060 ac Volume = 0.538 af Average Depth = 3.13"

02237_POST

Type III 24-hr Rainfall=4.70" (Ten Year Storm)

Prepared by Sebago Technics, Inc.

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Page 6

5/25/2006

Subcatchment WS-11:

Runoff = 1.94 cfs @ 12.28 hrs, Volume= 0.196 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

| Area (ac) | CN | Description |
|-----------|----|-------------------------------|
| 0.405 | 98 | Paved parking & roofs |
| 0.367 | 74 | >75% Grass cover, Good, HSG C |
| 0.016 | 70 | Woods, Good, HSG C |
| 0.788 | 86 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|---|
| 18.6 | 150 | 0.0250 | 0.1 | | Sheet Flow, A to B |
| 1.5 | 83 | 0.0170 | 0.9 | | Grass: Dense n= 0.240 P2= 3.00" Shallow Concentrated Flow, B to C |
| 0.1 | 73 | 0.0270 | 10.2 | 12.54 | Short Grass Pasture Kv= 7.0 fps Circular Channel (pipe), C to D |
| 0.1 | 20 | 0.0100 | 6.2 | 7.63 | Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 Circular Channel (pipe), D to E |
| 0.4 | 25 | 0.0360 | 0.9 | | Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 Shallow Concentrated Flow, D to E |
| 20.7 | 351 | Total | | | Woodland Kv= 5.0 fps |

Subcatchment WS-12:

Runoff = 1.40 cfs @ 12.37 hrs, Volume= 0.160 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

| Area (ac) | CN | Description |
|-----------|----|-------------------------------|
| 0.346 | 98 | Paved parking & roofs |
| 0.197 | 74 | >75% Grass cover, Good, HSG C |
| 0.102 | 70 | Woods, Good, HSG C |
| 0.645 | 86 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|--|
| 27.6 | 115 | 0.0610 | 0.1 | | Sheet Flow, A to B Woods: Dense underbrush n= 0.800 P2= 3.00" |

02237_POST

Type III 24-hr Rainfall=5.50" (25 Year Storm)

Prepared by Sebago Technics, Inc.

Page 8

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5/25/2006

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=5.50"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment WS-11:

Tc=20.7 min CN=86 Area=0.788 ac Runoff= 2.37 cfs 0.243 af

Subcatchment WS-12:

Tc=27.6 min CN=86 Area=0.645 ac Runoff= 1.72 cfs 0.198 af

Subcatchment WS-13:

Tc=12.4 min CN=91 Area=0.627 ac Runoff= 2.54 cfs 0.220 af

Reach SP1: (new node)

Inflow= 5.98 cfs 0.661 af
Outflow= 5.98 cfs 0.661 af

Runoff Area = 2.060 ac Volume = 0.661 af Average Depth = 3.85"

Subcatchment WS-11:

Runoff = 2.37 cfs @ 12.28 hrs, Volume= 0.243 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

| Area (ac) | CN | Description |
|-----------|----|-------------------------------|
| 0.405 | 98 | Paved parking & roofs |
| 0.367 | 74 | >75% Grass cover, Good, HSG C |
| 0.016 | 70 | Woods, Good, HSG C |
| 0.788 | 86 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|---|
| 18.6 | 150 | 0.0250 | 0.1 | | Sheet Flow, A to B |
| 1.5 | 83 | 0.0170 | 0.9 | | Grass: Dense n= 0.240 P2= 3.00" Shallow Concentrated Flow, B to C |
| 0.1 | 73 | 0.0270 | 10.2 | 12.54 | Short Grass Pasture Kv= 7.0 fps Circular Channel (pipe), C to D |
| 0.1 | 20 | 0.0100 | 6.2 | 7.63 | Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 Circular Channel (pipe), D to E |
| 0.4 | 25 | 0.0360 | 0.9 | | Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 Shallow Concentrated Flow, D to E |
| 20.7 | 351 | Total | | | Woodland Kv= 5.0 fps |

Subcatchment WS-12:

Runoff = 1.72 cfs @ 12.37 hrs, Volume= 0.198 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

| Area (ac) | CN | Description |
|-----------|----|-------------------------------|
| 0.346 | 98 | Paved parking & roofs |
| 0.197 | 74 | >75% Grass cover, Good, HSG C |
| 0.102 | 70 | Woods, Good, HSG C |
| 0.645 | 86 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|--|
| 27.6 | 115 | 0.0610 | 0.1 | | Sheet Flow, A to B Woods: Dense underbrush n= 0.800 P2= 3.00" |

02237_POST

Type III 24-hr Rainfall=5.50" (25 Year Storm)

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Page 10

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5/25/2006

Subcatchment WS-13:

Runoff = 2.54 cfs @ 12.17 hrs, Volume= 0.220 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

| Area (ac) | CN | Description |
|-----------|----|-------------------------------|
| 0.446 | 98 | Paved parking & roofs |
| 0.169 | 74 | >75% Grass cover, Good, HSG C |
| 0.012 | 70 | Woods, Good, HSG C |
| 0.627 | 91 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|---|
| 11.1 | 130 | 0.0690 | 0.2 | | Sheet Flow, A to B |
| 0.4 | 105 | 0.0550 | 4.8 | | Grass: Dense n= 0.240 P2= 3.00" Shallow Concentrated Flow, B to C |
| 0.4 | 201 | 0.0200 | 8.8 | 10.80 | Paved Kv= 20.3 fps Circular Channel (pipe), C to D |
| 0.1 | 20 | 0.0100 | 6.2 | 7.63 | Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 Circular Channel (pipe), D to E |
| 0.4 | 25 | 0.0360 | 0.9 | | Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 Shallow Concentrated Flow, E to F |
| 12.4 | 481 | Total | | | Woodland Kv= 5.0 fps |

Reach SP1: (new node)

Inflow = 5.98 cfs @ 12.24 hrs, Volume= 0.661 af
Outflow = 5.98 cfs @ 12.24 hrs, Volume= 0.661 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

EROSION AND SEDIMENT CONTROL PLAN

Proposed Warehouse/ Office Building 352 Presumpscot Street Portland, Maine

A. Pre-Construction Phase

Prior to the beginning of any construction, filter fabric fencing will be staked across the slope(s), on the contour at or just below the limits of clearing or grubbing, and/or just above any adjacent property line or watercourse to protect against construction related erosion. The placement of silt fences shall be completed in accordance with guidelines established in Best Management Practices and in accordance with the erosion control plan and details in the plan set. This network is to be maintained by the contractor until all exposed slopes have at least 85%-90% vigorous perennial vegetative cover to prevent erosion.

A construction entrance shall be installed at the intersection of the access driveway and Presumpscot to avoid tracking of mud, dust and debris from the site.

Prior to construction, the contractor shall prepare a detailed schedule and marked up plan indicating areas and components of the work and key dates showing date of disturbance and completion of the work. The contractor shall schedule a pre-construction meeting with the municipal staff. Three copies of the schedule and marked up plan shall be provided to the municipality three days prior to the scheduled pre-construction meeting. Special attention shall be given to the 14-day limit of disturbance in the schedule addressing temporary and permanent vegetation measures.

The following erosion control measures shall be followed by the contractor throughout construction of this project.

B. Construction and Post-Construction Phase

1a. Areas undergoing actual construction shall only expose that amount of mineral soil necessary for progressive and efficient construction and shall not exceed 14-days. Areas that will not be completed (covered and/or finish graded) within fourteen (14) days of disturbance shall be anchored with temporary erosion control blanket or mulch as directed by the inspecting engineer and as shown on the design plans. If mulch is used, hay or straw mulch shall be applied such that the areas shall be sufficiently covered with mulch to avoid any visible soil exposure. Mulch shall be kept moist to avoid loss due to wind. Erosion control blanket shall be applied in the base of all grassed waterways and in slopes that exceed 15% and any disturbed areas within 100' of wetlands or streams. Areas located within 100' of streams shall be anchored with temporary erosion control within seven (7) days.

1b. If disturbed areas do not receive final seeding by September 15th of the year of construction, then all disturbed areas shall be seeded with a winter cover crop of rye at the rate of 3 lbs/1,000 S.F. to provide winter protection. Winter seedings

shall be covered with mulch such that no soil is visible. Erosion control blankets shall be used in the base of all grassed waterways, on slopes equal to or greater than 15%, and any disturbed areas within 100' of wetlands or streams. Erosion control blankets shall also be applied for additional winter protection along side slopes of grassed waterways and in all areas equal to or greater than 8% slope.

- 1c. See winter erosion control measures, Section F.
2. All topsoil shall be collected, stockpiled, seeded with rye at 3 lbs./1,000 S.F. and mulched, and re-used as required. Siltation fencing shall be placed down gradient from stockpiled loam. Loam shall be stockpiled at locations designated by the owner and inspecting engineer.
3. All silt fences shall be installed according to this plan. This shall be maintained during development to remove sediment from runoff water. All the silt fences shall be inspected before and after any rainfall or runoff event, maintained and cleaned until all areas have at least 85%-90% vigorous perennial vegetative cover of grasses.
4. A construction entrance shall be built at the intersection of the existing road and the access drive. Roadway areas shall be periodically swept or washed to avoid tracking of mud, dust or debris from the construction area. Dust control during construction shall be achieved by the use of a watering truck to periodically sprinkle the exposed roadway areas as necessary to reduce dust during the dry months.
5. Stone check dams may be removed only after the roadways are paved and the vegetated swales are established with at least 85%-90% of vigorous perennial growth.
6. All areas shall be seeded and stabilized in accordance with the following vegetation plan.

C. Vegetation Plan

Revegetation measures shall commence immediately upon completion of construction of the roadway improvements. Disturbed areas shall also be mulched and anchored prior to any storm event. See mulching requirements in Section B (1A) above. If final seeding cannot be accomplished by September 15th, then all disturbed areas shall be seeded with a winter cover crop at the rate of 3 lbs./1,000 S.F. to provide winter protection. Seeded areas shall be covered with erosion control mesh. See winter protection requirements in Section B (1B) above. Revegetation measures shall consist of the following:

Four inches of loam will be spread over disturbed areas and smoothed to a uniform surface. Loam shall be free of subsoil, clay lumps, stones and other objects over 1" in diameter, and without weeds, roots or other objectionable material.

Soils tests shall be taken at the time of soil stripping to determine fertilization requirements. Soils test shall be taken promptly as to not interfere with the 14-day limit on soil exposure. Based upon test results, soil amendments shall be incorporated into the

soil prior to final seeding. In lieu of soil tests, soil amendments may be applied as follows:

| ITEM | APPLICATION RATE |
|---|----------------------|
| 10-20-20 Fertilizer (N-P205-K20 or equal) | 18.4 lbs./1,000 S.F. |
| Ground Limestone (50% Calcium & magnesium oxide) | 138 lbs./1,000 S.F. |

Following seed bed preparation, swale areas, fill areas and back slopes shall be seeded at a rate of 3 lbs./1,000 S.F. with a mixture of 35% Creeping Red Fescue, 6% Red Top, 24% Kentucky Bluegrass, 10% Perennial Ryegrass, 20% Annual Ryegrass and 5% White Dutch Clover.

Erosion control mesh shall be applied in accordance with the plans over all finish-seeded areas as specified on the design plans.

All hay bale and/or filter fabric barriers will remain in place until seedings have become 85%-90% established and then removed within 10-days.

The inspecting engineer at his/her discretion may require additional erosion control measures and/or supplemental vegetative provisions to maintain stability of earthworks and finish-graded areas. The contractor shall be responsible for providing and installing any supplemental measures as directed by the inspecting engineer. Failure to comply with the engineer's directions will result in discontinuation of construction activities.

D. Construction Schedule

Site improvements will most likely begin in Summer of 2006 depending upon final project approval. The following schedule is anticipated for the construction of the roadway improvements.

SCHEDULE

| | |
|--|---------------------------------|
| 1. Estimated Construction Time. | 6 months |
| 2. Erosion Control Measures Placed | Week 1 - Week 2 |
| 3. Site clearing and grubbing | Week 2 – Week 5 |
| 4. Construction of driveway subbase for access | Week 5 – Week 7 |
| 5. Construct Stormwater Management Areas | Week 7 – Week 9 |
| 6. Utility improvements and parking construction | Week 7 – Week 24 |
| 7. Mulch Spread for Winter Erosion Control | October 15 of Construction Year |
| 8. Start final seedings on prepared areas (during growing season) | Week 8 |
| 9. Biweekly monitoring of vegetative growth | Week 10 |
| 10. Re-seeding of areas, if needed (**) | Week 10 |

11. Removal of erosion control devices (**)

Upon final project completion

** Dates are subject to change at the discretion of the engineer, depending on construction progress.

E. Inspections/Monitoring

Maintenance measures shall be applied as needed during the entire construction cycle. After each rainfall, the contractor shall perform a visual inspection of all installed erosion control measures. The contractor shall perform repairs as needed to allow continued proper functioning of the erosion control measure. The contractor shall provide the municipality with written documentation describing dates of inspections and necessary follow-up work to maintain erosion control measures meeting the requirements of this plan.

Following the temporary and/or final seedings, the contractor shall inspect the work area semimonthly until the seedings have been established. Established means a minimum of 85%-90% of areas vegetated with vigorous growth. Reseeding shall be carried out by the contractor with follow-up inspections in the event of any failures until vegetation is adequately established.

F. Winter Erosion Control Measures

The winter construction period is from November 1 through April 15. If the construction site is not stabilized with pavement, a road gravel base, 75% mature vegetation cover or riprap by November 15 then the site needs to be protected with over-winter stabilization. An area considered open is any area not stabilized with pavement; vegetation, mulching, erosion control mats, riprap or gravel base on a road. Winter excavation and earthwork shall be completed such that no more than 1 acre of the site is without stabilization at any one time. Limit the exposed area to those areas in which work is expected to be undertaken during the proceeding 15 days and that can be mulched in one day prior to any snow event. All area shall be considered to be denuded until the subbase gravel is installed in roadway areas or the areas of future loam and seed have been loamed, seeded and mulched. Hay and straw mulch rate shall be a minimum of 150-lbs./1,000 s.f. (3 tons/acre) and shall be properly anchored. The contractor must install any added measures, which may be necessary to control erosion/sedimentation from the site dependent upon the actual site and weather conditions. Continuation of earthwork operations on additional areas shall not begin until the exposed soil surface on the area being worked has been stabilized, in order to minimize areas without erosion control protection.

1. Soil Stockpiles: Stockpiles of soil or subsoil will be mulched for over winter protection with hay or straw at twice the normal rate or at 150-lbs/1,000 s.f. (3 tons per acre) or with a four-inch layer of woodwaste erosion control mix. This will be done within 24 hours of stocking and re-established prior to any rainfall or snowfall. Any soil stockpile will not be placed (even covered with hay or straw) within 100 feet from any natural resources.

2. Natural Resources Protection: Any areas within 100 feet from any natural resources, if not stabilized with a minimum of 75% mature vegetation catch, shall be mulched by December 1 and anchored with plastic netting or protected with erosion control mats. During winter construction, a double line of sediment barriers (i.e. silt fence backed with hay bales or erosion control mix) will be placed between any natural resource and the disturbed area. Projects crossing the natural resource shall be protected a minimum distance of 100 feet on either side from the resource. Existing projects not stabilized by December 1 shall be protected with the second line of sediment barrier to ensure functionality during the spring thaw and rains.
3. Sediment Barriers: During frozen conditions, sediment barriers shall consist of woodwaste filter berms as frozen soil prevents the proper installation of hay bales and sediment silt fences.
4. Mulching: All area shall be considered to be denuded until areas of future loam and seed have been loamed, seeded and mulched. Hay and straw mulch shall be applied at a rate of 150 lb. per 1,000 square feet or 3 tons/acre (twice the normal accepted rate of 75-lbs./1,000 s.f. or 1.5 tons/acre) and shall be properly anchored. Mulch shall not be spread on top of snow. The snow will be removed down to a one-inch depth or less prior to application. After each day of final grading, the area will be properly stabilized with anchored hay or straw or erosion control matting. An area shall be considered to have been stabilized when exposed surfaces have been either mulched with straw or hay at a rate of 150 lb. per 1,000 square feet (3 tons/acre) and adequately anchored that ground surface is not visible through the mulch. Between the dates of November 1 and April 15, all mulch shall be anchored by either peg line, mulch netting, asphalt emulsion chemical, track or wood cellulose fiber. When ground surface is not visible through the mulch then cover is sufficient. After November 1st, mulch and anchoring of all bare soil shall occur at the end of each final grading workday.
5. Mulching on Slopes and Ditches: Slopes shall not be left exposed for any extended time of work suspension unless fully mulched and anchored with peg and netting or with erosion control blankets. Mulching shall be applied at a rate of 230-lbs/1,000 sf on all slopes greater than 8%. Mulch netting shall be used to anchor mulch in all drainage ways with a slope greater than 3% for slopes exposed to direct winds and for all other slopes greater than 8%. Erosion control blankets shall be used in lieu of mulch in all drainage ways with slopes 8%. Erosion control mix can be used to substitute erosion control blankets on all slopes except ditches.
6. Seeding: Between the dates of October 15 and April 1st, loam or seed will not be required. During periods of above freezing temperatures finished areas shall be fine graded and either protected with mulch or temporarily seeded and mulched until such time as the final treatment can be applied. If the date is after November 1st and if the exposed area has been loamed, final graded with a uniform surface, then the area may be dormant seeded at a rate of 3 times higher than specified for permanent seed and then mulched. Dormant seeding may be

selected to be placed prior to the placement of mulch and fabric netting anchored with staples. If dormant seeding is used for the site, all disturbed areas shall receive 4' of loam and seed at an application rate of 5 lbs/1,000 s.f. All areas seeded during the winter will be inspected in the spring for adequate catch. All areas sufficiently vegetated (less than 75% catch) shall be revegetated by replacing loam, seed and mulch. If dormant seeding is not used for the site, all disturbed areas shall be revegetated in the spring.

7. Trench Dewatering and Temporary Stream Diversion: Water from construction trench dewatering or temporary stream diversion will pass first through a filter bag or secondary containment structure (e.g. hay bale lined pool) prior to discharge. The discharge site shall be selected to avoid flooding, icing, and sediment discharges to a protected resource. In no case shall the filter bag or containment structure be located within 100 feet of a protected natural resource.
8. Inspection and Monitoring: Maintenance measures shall be applied as needed during the entire construction season. After each rainfall, snow storm or period of thawing and runoff, the site contractor shall perform a visual inspection of all installed erosion control measures and perform repairs as needed to insure their continuous function. Following the temporary and or final seeding and mulching, the contractor shall in the spring inspect and repair any damages and/or unestablished spots. Established vegetative cover means a minimum of 85 to 90 % of areas vegetated with vigorous growth.

Standards for Timely Stabilization of Construction Sites During Winter

1. Standard for the timely stabilization of ditches and channels -- The applicant will construct and stabilize all stone-lined ditches and channels on the site by November 15. The applicant will construct and stabilize all grass-lined ditches and channels on the site by September 15. If the applicant fails to stabilize a ditch or channel to be grass-lined by September 15, then the applicant will take one of the following actions to stabilize the ditch for late fall and winter.

Install a sod lining in the ditch -- The applicant will line the ditch with properly installed sod by October 1. Proper installation includes the applicant pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, watering the sod to promote root growth into the disturbed soil, and anchoring the sod with jute or plastic mesh to prevent the sod strips from sloughing during flow conditions.

Install a stone lining in the ditch --The applicant will line the ditch with stone riprap by November 15. The applicant will hire a registered professional engineer to determine the stone size and lining thickness needed to withstand the anticipated flow velocities and flow depths within the ditch. If necessary, the

applicant will regrade the ditch prior to placing the stone lining so to prevent the stone lining from reducing the ditch's cross-sectional area.

2. Standard for the timely stabilization of disturbed slopes -- The applicant will construct and stabilize stone-covered slopes by November 15. The applicant will seed and mulch all slopes to be vegetated by September 15. The department will consider any area having a grade greater than 15% (10H:1V) to be a slope. If the applicant fails to stabilize any slope to be vegetated by September 15, then the applicant will take one of the following actions to stabilize the slope for late fall and winter.

Stabilize the soil with temporary vegetation and erosion control mats -- By October 1 the applicant will seed the disturbed slope with winter rye at a seeding rate of 3 pounds per 1,000 square feet and apply erosion control mats over the mulched slope. The applicant will monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or cover at least 75% of the disturbed slope by November 1, then the applicant will cover the slope with a layer of woodwaste compost as described in item iii of this condition or with stone riprap as described in item iv of this condition.

Stabilize the slope with sod -- The applicant will stabilize the disturbed slope with properly installed sod by October 1. Proper installation includes the applicant pinning the sod onto the slope with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil. The applicant will not use late-season sod installation to stabilize slopes having a grade greater than 33% (3H:1V).

Stabilize the slope with woodwaste compost -- The applicant will place a six-inch layer of woodwaste compost on the slope by November 15. Prior to placing the woodwaste compost, the applicant will remove any snow accumulation on the disturbed slope. The applicant will not use woodwaste compost to stabilize slopes having grades greater than 50% (2H:1V) or having groundwater seeps on the slope face.

Stabilize the slope with stone riprap -- The applicant will place a layer of stone riprap on the slope by November 15. The applicant will hire a registered professional engineer to determine the stone size needed for stability and to design a filter layer for underneath the riprap.

3. Standard for the timely stabilization of disturbed soils -- By September 15 the applicant will seed and mulch all disturbed soils on areas having a slope less than 15%. If the applicant fails to stabilize these soils by this date, then the applicant will take one of the following actions to stabilize the soil for late fall and winter.

Stabilize the soil with temporary vegetation -- By October 1 the applicant will seed the disturbed soil with winter rye at a seeding rate of 3 pounds per 1,000 square feet, lightly mulch the seeded soil with hay or straw at 75 pounds per

1,000 square feet, and anchor the mulch with plastic netting. The applicant will monitor growth of the rye over the next 30 days. If the rye fails grow at least three inches or cover at least 75% of the disturbed soil before November 15, then the applicant will mulch the area for over-winter protection as described in item iii of this standard.

Stabilize the soil with sod -- The applicant will stabilize the disturbed soil with properly installed sod by October 1. Proper installation includes the applicant pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil.

Stabilize the soil with mulch -- By November 15 the applicant will mulch the disturbed soil by spreading hay or straw at a rate of at least 150 pounds per 1,000 square feet on the area so that no soil is visible through the mulch. Prior to applying the mulch, the applicant will remove any snow accumulation on the disturbed area. Immediately after applying the mulch, the applicant will anchor the mulch with plastic netting to prevent wind from moving the mulch off the disturbed soil.

Prepared by,

SEBAGO TECHNICS, INC.



Adam S. Bliss
Design Engineer

ASB
July 12, 2006


BMP MAINTENANCE PLAN OF STORMWATER MANAGEMENT FACILITIES

The facility manager for the Proposed Warehouse Building located at 352 Presumpscot Street is Jeff Freeman. The facility manager will be responsible for the maintenance of all stormwater management structures, the establishment of any contract services required to implement the program, and the keeping of records and maintenance log book. Records of all inspections and maintenance work accomplished must be kept on file and retained for a minimum 5-year time span. At a minimum, the appropriate and relevant activities for each of the stormwater management systems will be performed on the prescribed schedule.

1. Open swales and ditches need to be inspected on a monthly basis or after a major rainfall event to assure that debris or sediments do not reduce the effectiveness of the system. Debris needs to be removed at that time. Any sign of erosion or blockage shall be immediately repaired to assure a vigorous growth of vegetation for the stability of the structure and proper functioning. Swales that show newly formed channels or gullies will be immediately repaired by reseeding/sodding of bare spots; removal of trash, leaves and/or accumulated sediments; and the control of woody or other undesirable vegetation.
2. Vegetated ditches should be mowed at least monthly during the growing season. Larger brush or trees must not be allowed to become established in the channel. Any areas where the vegetation fails will be subject to erosion and should be repaired and revegetated.
3. Riprap ditches, where stone is displaced, should be replaced and chinked to assure stability. With time, riprap may need to be added. Vegetation growing through riprap should be removed on a yearly schedule.
4. If sediment in culverts or piped drainage systems exceeds 20% of the diameter of the pipe, it should be removed. This may be accomplished by hydraulic flushing or any mechanical means. All pipes should be inspected on an annual basis.
5. Paved surfaces shall be swept or vacuumed at least annually in the spring to remove all winter sand and periodically during the year on as-needed basis to minimize the transportation of sediment during rainfall events.
6. All catch basin sumps and drainage manhole structures shall be cleaned of debris and sediment at least annually to minimize clogging and transportation of sediment during rainfall events.

Prepared by,

SEBAGO TECHNICS, INC.



Adam S. Bliss
Design Engineer

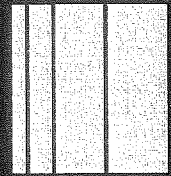
ASB:asb
July 12, 2006

STORMWATER PBR APPLICATION FORM
PLEASE TYPE OR PRINT IN INK ONLY

| | | | |
|--|--|---|--|
| 1. Name of Applicant: J&H Properties | | 5. Name of Agent: (if applicable) Sebago Technics, Inc. | |
| 2. Applicant's Mailing Address: 88 Winding Way Portland, ME 04102 | | 6. Agent's Mailing Address: P.O. Box 1339 Westbrook, ME 04098 | |
| 3. Applicant's Daytime Phone #: 207/799-6600 | | 7. Agent's Daytime Phone #: 207/856-0277 | |
| 4. Applicant's Fax #: (if available) | | 8. Agent's Fax # and email address: 207/856-2206 | |
| 9. Location of Project: (Road, Street, Rt.#) 352 Presumpscot St. | | 10. Town: Portland | |
| | | 11. County: Cumberland | |
| 12. Is this PBR for renewal of an individual stormwater permit? If yes, skip to Block 27 and signature page. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |
| 13. Type of Direct Watershed: (Check all that apply) | | 14. Amount of Developed Area: | |
| <input checked="" type="checkbox"/> Lake not most at risk <input type="checkbox"/> Lake most at risk <input type="checkbox"/> Lake most at risk, severely blooming <input type="checkbox"/> River, stream or brook <input type="checkbox"/> Urban impaired stream <input type="checkbox"/> Freshwater wetland <input type="checkbox"/> Coastal wetland <input type="checkbox"/> Wellhead of public water supply | | <input checked="" type="checkbox"/> Total # of 1.61 acres OR <input type="checkbox"/> Total # of _____ square feet | |
| | | 15. Amount of Impervious Area: | |
| | | <input type="checkbox"/> Total # of _____ acres OR <input checked="" type="checkbox"/> Total # of 42,000 square feet | |
| 16. Creating a common plan of development or sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | 17. Name of waterbody(ies) to which the project site drains: | |
| 18. Brief Project Description: Proposed 15,000 S.F. Office/Warehouse building with associated parking and loading areas. | | | |
| 19. Size of Lot or Parcel: | | 20. UTM Locations:(if known) | |
| <input type="checkbox"/> Total of _____ square feet OR <input checked="" type="checkbox"/> Total of 1.61 acres | | UTM Northing: UTM Easting: | |
| 21. Deed Reference Numbers: | | 22. Map and Lot Numbers: | |
| Book#: 22, 323 Page#: 132-137 | | Map #: 422B Lot #: 8 | |
| 23. Project started prior to application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | 24. Resubmission of Application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 25. Written Notice of Violation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | If yes, name of DEP enforcement staff involved: | |
| 26. Detailed Directions to the Project Site: (Attach separate sheet if necessary) From Interstate 295, take Exit 8, Washington Avenue/ME 26N; travel 0.2 mi. and turn right onto Presumpscot St; proceed 1 mi. to 352 Presumpscot St. | | | |
| 27. SUBMISSIONS ▼ | | | |
| <input type="checkbox"/> This form (signed and dated) <input type="checkbox"/> Fee | | <input type="checkbox"/> Dept. of Inland Fisheries and Wildlife Approval (if in Essential Habitat) | |
| | | <input type="checkbox"/> Photos of Area <input type="checkbox"/> ESC Plan <input type="checkbox"/> Location Map <input type="checkbox"/> Site Plan | |
| For Renewal of an individual Stormwater permit only: <input type="checkbox"/> This form (signed and dated) <input type="checkbox"/> Copy of original stormwater permit <input type="checkbox"/> Fee | | | |

CERTIFICATIONS AND SIGNATURES LOCATED ON PAGE 2

| | | | | | |
|-----------------|-------|------|-----------|-----------|--------------|
| OFFICE USE ONLY | Ck. # | Date | Staff | Staff | |
| PBR # | FP | | Acc. Date | Def. Date | After Photos |



July 12, 2006
02237

Captain Gregory Cass, Fire Prevention Officer
City of Portland Fire Department
380 Congress Street
Portland, Maine 04101

Proposed Office/Warehouse Building
352 Presumpscot Street,
Minor Site Plan Application , Fire Department Site Review

Dear Captain Cass:

This letter and the enclosed plans are provided in accordance with the Portland Fire Department Site Review Checklist regarding the proposed office and warehouse building at 352 Presumpscot Street. The parcel is shown as lot 8 on the City of Portland Tax Map 422, Block B and is located in the IL zone. The following numbered responses corresponds to the fire department site review checklist.

1. The record owner of the parcel is J&H Properties, L.L.C. in accordance with a deed dated April 1, 2002 and recorded at the Cumberland County Registry of Deeds in Book 22323, Pages 132-137. The applicant for the project is Patco Construction, Inc. of 1293 Main Street, Sanford, Maine 04073 at Telephone Number (207) 324-5574, attention Dennis Waters.
2. The Project Engineer is Shawn Frank, P.E., c/o of Sebago Technics, Inc., P.O. Box 1339, Westbrook, Maine 04098-1339 at Telephone Number (207) 856-0277.
3. The proposed use of the building is an office and warehouse facility with NFPA classification as Business/ Industrial and IBC classification as Business Group B/Factory Industrial F-2, Low Hazard.
4. The proposed building is 15,390 s.f. covering one floor
5. The proposed finish floor elevation is 39.2 ft. Elevation drawings are also enclosed of the proposed structure.
6. The proposed fire protection sprinkler system is serviced by a 6" water line tapped into an existing 10" water main located within Presumpscot Street.
7. A fire hydrant is located on the easterly side of Presumpscot Street directly across from the proposed building.

8. A ten-inch water line is located under Presumpscot Street. A two-inch and a six-inch water line connection are proposed from Presumpscot Street to the proposed building.
9. Access for fire department connections is located on the easterly side of the building adjacent to Presumpscot Street.
10. Access to the structure is on two sides with the option of a third side from Presumpscot Street.
11. The building will be constructed in conformance with NFPA 1 and all City of Portland Fire Department technical standards.

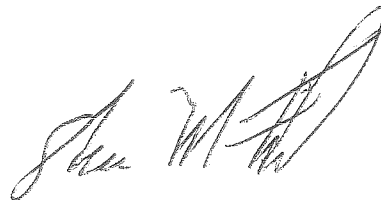
We are hopeful that we have provided the pertinent information for your approval of this project. If you should have any questions or comments while reviewing this project, please call. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.



Adam S Bliss
Design Engineer

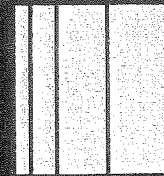


Shawn M. Frank, P.E.
Project Manager

ASB/SMF:asb/dlf

Enclosures.

cc: Patco Construction, Inc.
J & H Properties, L.L.C.



July 11, 2006
02237

Sarah Hopkins, Development Review Manager
City of Portland
389 Congress Street, 3rd Floor
Portland, ME 04101

Proposed Office/Warehouse Building
352 Presumpscot Street,
Minor Site Plan Application, Engineering Review Comments

Dear Sarah:

This letter, the enclosed plans, and associated material are in response to the review comments regarding the above referenced project as contained in a memorandum/outline from Woodard & Curran Consultants dated June 22, 2006. The following numbered responses correspond to the numbered comments within that memorandum:

1. Stormwater Management

- A. More than one acre of disturbed area and less than one acre of new impervious area but no more than 5 acres of developed area requires a Permit-By-Rule. The copy of the application form for the Permit By Rule is enclosed.
- B. The revised BMP Maintenance Plan eliminates reference to the detention basin and stormwater treatment unit.
- C. The proposed storm drain pipe sizes have been modified in accordance with stormwater runoff modeling such that SD-3 and SD-4 are designated as 15" diameter.

2. Erosion and Sedimentation Control

- A. The Erosion and Sedimentation Control plan incorporates revised inspection and maintenance requirements for the project.
- B. Catch basin protection in the form of silt sacks are now specified on the Grading and Utility Plan for protection during construction.

3. Utilities

- A. We are currently coordinating a meeting with Public Works, Engineering Division.

4. Site Layout

- A. Parking stalls lengths have been modified to 19 feet.

- B. We believe that the pavement depicted on the plan is required to allow truck maneuverability for a tractor-trailer.
- C. A five-foot landscape row is included along five parking stalls to the rear of the building.

5. **General Civil Engineering**

- A. The bituminous sidewalk details reflect city standards for MDOT Grading 'C'.
- B. The Paved Parking Lot Section, Bituminous Curb/ Sidewalk Section, and the Pavement Joint Detail agree with respect to pavement thicknesses.
- C. Lighting locations are shown on the Landscape and Lighting Plan in seven (7) locations as 100-Watt cut-off wall pack fixtures.

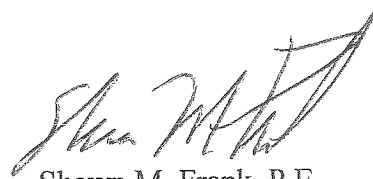
We are hopeful that we have addressed all outstanding issues such that this project may proceed through staff approval. If you should have any questions or comments while reviewing this project, please call. Thank you for your consideration.

Sincerely,

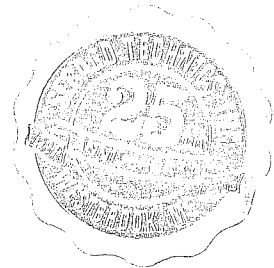
SEBAGO TECHNICS, INC.



Adam S. Bliss
Design Engineer



Shawn M. Frank, P.E.
Project Manager



ASB:SMF/kn
Enclosures

cc: Patco Construction, Inc.
J & H Properties, L.L.C.

MEMORANDUM

2006-104

TO: Sarah Hopkins, Development Review Manager
FROM: Dan Goyette, PE – Development Review Coordinator, Woodard & Curran, Inc.
DATE: June 22, 2006
RE: Pack Edge Warehouse, 352 Presumpscot Street

Woodard & Curran has reviewed the Pack Edge Warehouse Site Plan Application. The site plan outlines the improvements and development at 352 Presumpscot Street.

Documents Reviewed

- City of Portland Site Plan Application dated May 24, 2006 prepared by Sebago Technics.
- Site Development Plans, revised May 24, 2006, for City of Portland Site Plan Application, by Sebago Technics. Sheets 1 through 5 of 5.
- Watershed Maps, dated March 17, 2006, for City of Portland Site Plan Application, by Sebago Technics. Sheets 1 and 2 of 2.

1. Stormwater Management

- A. With approximately 41,750 square feet of new impervious surface, and additional disturbed area to be revegetated, the total disturbed area associated with the project will be greater than one acre. As such, the project will be subject the Maine Department of Environmental Protection (MeDEP) Stormwater Management Law. With less than one acre of new impervious surface, this will likely be a Stormwater permit by rule (PBR). The Applicant should confirm and file the application with MeDEP.
- B. In light of the Stormwater Management Law requirement, the BMP Maintenance Plan provided by the Applicant's Engineer may need to be revised. At any rate, the plan calls for measures related to a detention basin (Item 4) and a stormwater treatment unit (Item 7), neither of which is proposed as part of the project.
- C. The Grading and Utility Plan shows SD-3 as 18 inches while the upstream pipe, SD-4, is 24", albeit with a much shallower slope. The Applicant should provide design calculations justifying the smaller downstream pipe.

2. Erosion and Sedimentation Control

- A. In order to comply with MeDEP Stormwater Management Law, the Erosion and Sedimentation Control requirements for the project may need to be revised, especially with respect to inspection and maintenance.
- B. Catch basin protection should be provided during construction for all on-site catch basins during construction.

3. Utilities

- A. The Department of Public Works has requested a meeting with the applicant to discuss the location, type, and method for dealing with the sanitary sewerage.

4. Site Layout

- A. All parking stalls on the site are shown as 18 feet deep. City standards call for 19-foot deep parking stalls.
- B. The paved area at the rear of the proposed building is quite large. Clearly, additional paved area is required to enable large trucks to load and unload at the overhead doors; however, the Applicant should be encouraged to investigate whether the rear paved area could still be design to be fully functional with less pavement required.
- C. A landscaped row, perhaps 5 feet wide, should be considered between the proposed building and the 7 parking spaces along its west (rear) side. This would help minimize the amount of pavement directly adjacent to the building.

5. General Civil Engineering

- A. The Bituminous Sidewalk detail and the Bituminous Curb/Sidewalk Section call for a $\frac{3}{4}$ " pavement mix for the surface of the sidewalks. City standards call for MDOT Grading "C" for sidewalks, which would equate to a $\frac{1}{2}$ " mix.
- B. The Typ. Paved Parking Lot Section, the Bituminous Curb/Sidewalk Section, and the Typical Pavement Joint detail all call for differing pavement thicknesses. These should agree, and should be in accordance with the geotechnical report for the site.
- C. Sheet 4 of 5 is titled "Landscape and Lighting Plan", though no lighting information appears to have been submitted beyond the cut sheets in Exhibit 15. Locations of site lighting and photometrics should be provided for review by the City's lighting engineer.

Please contact our office if you have any questions.

DRG
203848.51

cc: File

MODE = MEMORY TRANSMISSION

START=JUN-28 09:21

END=JUN-28 09:22

FILE NO.=422

| STN NO. | COMM. | ABBR NO. | STATION NAME/TEL NO. | PAGES | DURATION |
|---------|-------|----------|----------------------|---------|----------|
| 001 | OK | | 98562206 | 003/003 | 00:01:00 |

-CITY OF PORTLAND -

***** -PLANNING DEPT. - ***** 2077568258- *****

City of Portland
 Department of Planning and Development
 Planning Division
 389 Congress Street, 4th Floor
 Portland ME 04101
 (207)874-8721 or (207)874-8719
 Fax: (207)756-8258



FAX

To: Shawn Frank

Company: Schnigo Technics

Fax #: 856 2206

Date: 6/28/06

From: Sarah Hopkins

You should receive _____ page(s) including this cover sheet.

Comments:

Shawn-
 Comments for our engineer.
 Also, can you check in with Eric Labelle
 at Public Works? He had some comments
 regarding the sewer.

Thanks!
 Sarah

SEBAGO TECHNICS, INC.

One Chabot Street
P.O. Box 1339
WESTBROOK, ME 04098-1339

LETTER OF TRANSMITTAL

14661

Phone (207) 856-0277 FAX (207) 856-2206

TO City of Portland, Planning Division
389 Congress Street
Portland, ME 04101

| | | | |
|-----------|---|---------|-------|
| DATE | 8-8-06 | JOB NO. | 02237 |
| ATTENTION | Sarah Hopkins, Dev. Review Services Manager | | |
| RE: | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

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

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order Disk

| COPIES | DATE | NO. | DESCRIPTION |
|--------|--------|-----|---|
| 7 | 8-4-06 | 7 | 352 Presumpscot Street: Revised Plans |
| | | 1 | AutoCad Disk - I took a plan + the disk - JAY |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

THESE ARE TRANSMITTED as checked below:

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

REMARKS Sarah, the enclosed plans have been revised per the approval letter and discussions with Eric Lebel. Rather than a manhole, the new service of 4" will connect directly to the pump station keeping the 2 lines separate. We discussed this with Eric and understand that it is an acceptable solution.
Thank you.

COPY TO Dennis Waters, Peto Construction
(Via Fax)

SIGNED: 

Table of Contents

| | |
|------------|-----------------------------|
| Exhibit 1 | Site Plan Application |
| Exhibit 2 | Site Development Chronology |
| Exhibit 3 | Project Data |
| Exhibit 4 | Location Map |
| Exhibit 5 | Existing Deed |
| Exhibit 6 | Technical Capability |
| Exhibit 7 | Financial Capability |
| Exhibit 8 | Zoning Map |
| Exhibit 9 | Property Abutters |
| Exhibit 10 | Soils Report |
| Exhibit 11 | Sewer & Water Utilities |
| Exhibit 12 | StormWater Management |
| Exhibit 13 | Signage |
| Exhibit 14 | Construction Schedule |
| Exhibit 15 | Lighting Cut-sheets |
| Exhibit 16 | Letter of Non-Jurisdiction |

Exhibit 1

Site Plan Application

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

| | | |
|---|---|--|
| Address of Proposed Development: 352 Presumpscot Street Zone: IL Zone | | |
| Total Square Footage of Proposed Structure: <u>15,379 S.F.</u> | Square Footage of Lot: <u>70,030 S.F. (1.61 Ac.)</u> | |
| Tax Assessor's Chart, Block & Lot: Chart# <u>422</u> Block# <u>B</u> Lot# <u>8</u> | Property owner's mailing address: <u>Pack Edge Inc.</u> <u>55 Washington Avenue</u> <u>Portland, Maine 04101</u> | Telephone #: <u>(207) 799-6600</u> |
| Consultant/Agent, mailing address, phone # & contact person: <u>Shawn M. Frank c/o Sebago Technics</u> <u>P.O. Box 1339</u> <u>Westbrook, Maine 04098-1339</u> | Applicant's name, mailing address, telephone #/Fax#/Pager#: <u>Patco Construction, Inc.</u> <u>1293 Main Street</u> <u>Sanford, Maine 04073</u> | Project name: <u>Proposed Warehouse Building</u> |
| Fee For Service Deposit (all applications) ___ (\$200.00) | | |
| Proposed Development (check all that apply) <input checked="" type="checkbox"/> New Building ___ Building Addition ___ Change of Use ___ Residential ___ Office ___ Retail ___ Manufacturing <input checked="" type="checkbox"/> Warehouse/Distribution <input checked="" type="checkbox"/> Parking lot ___ Subdivision (\$500.00) + amount of lots ___ (\$25.00 per lot) \$ _____ + major site plan fee if applicable ___ Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) ___ Traffic Movement (\$1,000.00) ___ Stormwater Quality (\$250.00) ___ Section 14-403 Review (\$400.00 + \$25.00 per lot) ___ Other _____ | | |
| Major Development (more than 10,000 sq. ft.) ___ Under 50,000 sq. ft. (\$500.00) ___ 50,000 - 100,000 sq. ft. (\$1,000.00) ___ Parking Lots over 100 spaces (\$1,000.00) ___ 100,000 - 200,000 sq. ft. (\$2,000.00) ___ 200,000 - 300,000 sq. ft. (\$3,000.00) ___ Over 300,000 sq. ft. (\$5,000.00) ___ After-the-fact Review (\$1,000.00 + applicable application fee) | | |
| - Please see next page - | | |

Minor Site Plan Review

- Less than 10,000 sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)
- Less than 20,000 within Industrial District (\$400.00)

Plan Amendments

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Jim Freeman
c/o Pack Edge Inc.
55 Washington Avenue
Portland, Maine 04101

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

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

| | |
|--|----------------------|
| Signature of applicant:  | Date: 5/28/06 |
|--|----------------------|

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

Exhibit 2

Site Development Chronology

Site Development Chronology

Upon review of the City of Portland Tax Assessors information, the site is undeveloped. In 2002, A division of land plan was approved creating two lots from the existing parcel found on Tax Map 422, Block B, Lot 8. The applicant proposes a building for warehouse and office use with a total area of 15,379 square feet.

Exhibit 3

Project Data

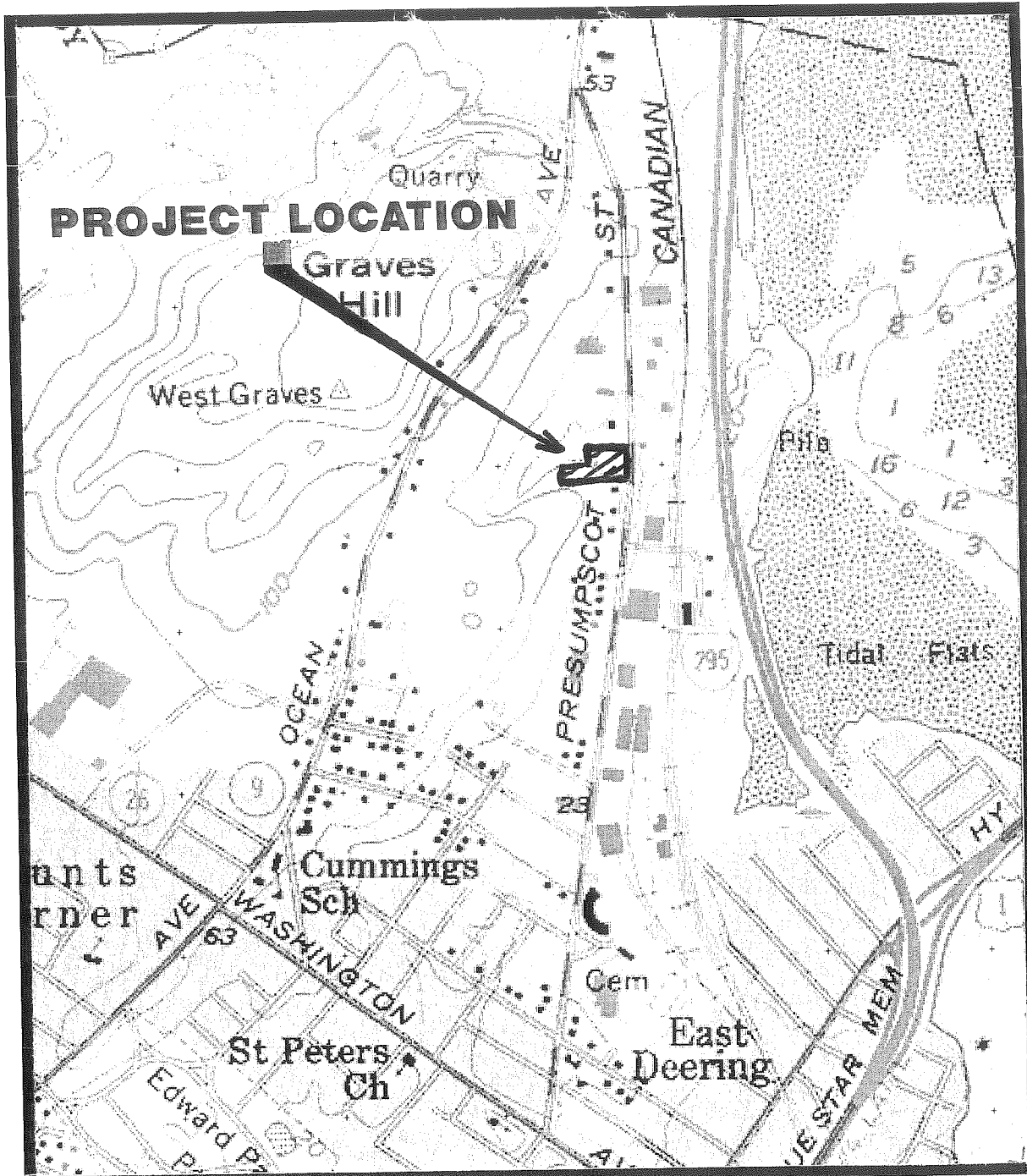
Project Data

| | |
|--------------------------------|--|
| Applicant | Patco Construction, Inc. 1293 Main Street Sanford, Maine 04073 |
| Owner | Jeff Freeman c/o Pack Edge 55 Washington Avenue Portland, Maine 04101 |
| Zoning | IL |
| Tax map | Map 422 Block B Lots 8 |
| Land Area | 1.61 Acres |
| Existing Land Uses | Undeveloped |
| Proposed Land Use | Warehousing Distribution and Office space |
| Water | Existing 10" main in Presumpscot Street |
| Sanitary Sewer | Existing 2" force main in Presumpscot Street |
| Electric, Telephone & Cable TV | Overhead Electric service is relocated to accommodate the site |
| Storm Drainage | Proposed on-site catch basin network ties into a box culvert underneath Presumpscot Street |

Exhibit 4

Location Map

FIGURE 1



SITE LOCATION MAP
USGS TOPOGRAPHIC
7.5 MIN. QUADRANGLE
PORTLAND EAST & WEST
SCALE: 1"=2,000'

Exhibit 5

Existing Deed

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS that BRUCE D. COLLINS, JR. and SONNA LYNN COLLINS of Lake Worth, Florida, for consideration paid, grant to J&H PROPERTIES, L.L.C., whose mailing address is 88 Winding Way, Portland, ME 04102, with WARRANTY COVENANTS, the property situated in Portland, Cumberland County, State of Maine, bounded and described as follows:

A certain lot or parcel of land situated on the westerly side of Presumpscot Street in the City of Portland, County of Cumberland and State of Maine, as shown on a Division of Land Plan of Proposed building for B. David Collins, Jr., by Sebago Technics, Inc. dated December 10, 2002, last revised April 15, 2003 with reference to Project Number 02237, being further bounded and described as follows;

Beginning at a 5/8" capped iron rebar on the westerly side of Presumpscot Street and the southeasterly corner of land now or formerly of Crandall Realty LLC (13938/301)

Thence S 04°-11'-40" E, by and along said Presumpscot Street, a distance of 225.36 feet to a 5/8" capped iron rebar;

Thence S 06°-34'-32" E, by and along said Presumpscot Street, a distance of 35.55 feet to a 5/8" capped iron rebar at the easterly side of Lot Two as shown on said plan;

Thence N 81°-18'-26" W, by and along said Lot Two, a distance of 320.08 feet to a 5/8" capped iron rebar;

Thence N 08°-41'-34" E, by and along said Lot Two, a distance of 106.02 feet;

Thence N 24°-02'-38" E, by and along land of Crandall Realty LLC and a drainage easement, a distance of 148.50 feet to a 5/8" rebar;

Thence S 82°-32'-30" E, by and along land of said Crandall Realty LLC, a distance of 221.20 feet to the Point of Beginning.

Meaning and intending to describe all of Lot One as shown on said plan containing approximately 1.61 acres.

Subject to a twenty (20') foot wide utility easement as shown on said plan.

Excepting and reserving to the Grantors herein, their successors, heirs and assigns, a thirty (30') foot wide utility and access easement as shown on said plan and being further bounded and described as follows;

Commencing at a 5/8" capped iron rebar on the westerly side of Presumpscot Street and at the most southeasterly corner of the above described parcel;

MAINE REAL ESTATE TAX PAID

Thence N 06°-34'-32" W, by and along Presumpscot Street, a distance of 25.68 feet to the Point of Beginning;

Thence N 81°-18'-26" W, over and through said Lot One, a distance of 154.66 feet to a point of curvature;

Thence by and along a curve to the left with a radius of 485.00 feet, a length of 74.95 feet, having a chord of N 85°-44'-04" W, 74.88 feet to a point of reverse curvature;

Thence by and along a curve to the right with a radius of 503.00 feet, a length of 77.73 feet, having a chord of N 85°-44'-04" W, 77.66 feet to a point of tangency;

Thence N 81°-18'-26" W, continuing over and through Lot One, a distance of 6.59 feet to Lot Two;

Thence N 08°-41'-34" E, by and along Lot Two, a distance of 30.00 feet;

Thence S 81°-18'-26" E, over and through Lot One, a distance of 6.59 feet to a point of curvature;

Thence by and along a curve to the left with a radius of 473.00 feet, a length of 73.10 feet and having a chord of S 85°-44'-04" E, 73.03 feet to a point of reverse curvature;

Thence by and along a curve to the right with a radius of 515.00 feet, a length of 79.59 feet and having a chord of S 85°-44'-04" E, 79.51 feet to a point of tangency;

Thence S 81°-18'-26" E, over and through Lot One, a distance of 147.37 feet to the westerly side of Presumpscot Street;

Thence S 04°-11'-40" E, by and along said Presumpscot Street, a distance of 21.00 feet;

Thence S 06°-34'-32" E, continuing along said Presumpscot Street, a distance of 9.87 feet to the Point of Beginning.

Meaning and intending to describe the 30 foot wide access and utility easement as shown on said plan, containing approximately 9,304 square feet.

Meaning and intending to convey, and hereby conveying, a portion of the premises described in a deed from Bruce D. Collins, Sr. to Bruce D. Collins, Jr. and Sonna Lynn Collins dated April 1, 2002 and recorded in the Cumberland County Registry of Deeds in Book 17504, Page 341.

This conveyance is subject to, and with the benefit of, provisions of an Agreement between the parties regarding the maintenance of a pump station and a right of first refusal that the Grantors herein are providing to the Grantee herein.

WITNESS our hands and seals this 26th day of the month of JANUARY, 2005.

[Signature]
Witness

[Signature]
Bruce D. Collins, Jr.

[Signature]
Witness

[Signature]
Sonna Lynn Collins

STATE OF FLORIDA
County of: PALM BEACH

JANUARY 26, 2005

Then personally appeared before me the above-named Bruce D. Collins, Jr. and Sonna Lynn Collins and made oath that the foregoing instrument is their free act and deed.

[Signature]
Notary Public/Attorney at Law

JAMES STARKINS
Typed or printed name



James Starkins
My Commission DD029222
Expires May 28, 2005

Received
Recorded Register of Deeds
Feb 14, 2005 03:05:39P
Cumberland County
John B O'Brien

PARTIAL RELEASE OF MORTGAGE

We, the undersigned, Bruce D. Collins, Sr. and Trena Collins, whose mailing address is 5301 Grove Manor, Lady Lake, Florida 32159, as owners and holders of the mortgage from Bruce D. Collins, Jr. and Sonna Lynn Collins, to Bruce D. Collins, Sr., dated April 1, 2002, and recorded in the Cumberland County Registry of Deeds in Book 17504, Page 343, as assigned by instrument dated February 12, 2003 and recorded in said Registry in Book 19022, Page 57, for consideration paid, release to Bruce D. Collins, Jr. and Sonna Lynn Collins all interest acquired under said mortgage in the following-described portion of the mortgaged premises:

A certain lot or parcel of land situated on the westerly side of Presumpscot Street in the City of Portland, County of Cumberland and State of Maine, as shown on a Division of Land Plan of Proposed building for B. David Collins, Jr., by Sebago Technics, Inc. dated December 10, 2002, last revised April 15, 2003 with reference to Project Number 02237, being further bounded and described as follows;

Beginning at a 5/8" capped iron rebar on the westerly side of Presumpscot Street and the southeasterly corner of land now or formerly of Crandall Realty LLC (13938/301)

Thence S 04°-11'-40" E, by and along said Presumpscot Street, a distance of 225.36 feet to a 5/8" capped iron rebar;

Thence S 06°-34'-32" E, by and along said Presumpscot Street, a distance of 35.55 feet to a 5/8" capped iron rebar at the easterly side of Lot Two as shown on said plan;

Thence N 81°-18'-26" W, by and along said Lot Two, a distance of 320.08 feet to a 5/8" capped iron rebar;

Thence N 08°-41'-34" E, by and along said Lot Two, a distance of 106.02 feet;

Thence N 24°-02'-38" E, by and along land of Crandall Realty LLC and a drainage easement, a distance of 148.50 feet to a 5/8" rebar;

Thence S 82°-32'-30" E, by and along land of said Crandall Realty LLC, a distance of 221.20 feet to the Point of Beginning.

Meaning and intending to describe all of Lot One as shown on said plan containing approximately 1.61 acres.

Subject to a 20' wide utility easement as shown on said plan.

Also releasing a 30' wide utility and access easement as shown on said plan and being further bounded and described as follows;

Commencing at a 5/8" capped iron rebar on the westerly side of Presumpscot Street and at the most southeasterly corner of the above described parcel;

Thence N 06°-34'-32" W, by and along Presumpscot Street, a distance of 25.68 feet to the Point of Beginning;

Thence N 81°-18'-26" W, over and through said Lot One, a distance of 154.66 feet to a point of curvature;

Thence by and along a curve to the left with a radius of 485.00 feet, a length of 74.95 feet, having a chord of N 85°-44'-04" W, 74.88 feet to a point of reverse curvature;

Thence by and along a curve to the right with a radius of 503.00 feet, a length of 77.73 feet, having a chord of N 85°-44'-04" W, 77.66 feet to a point of tangency;

Thence N 81°-18'-26" W, continuing over and through Lot One, a distance of 6.59 feet to Lot Two;

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Thence S 81°-18'-26" E, over and through Lot One, a distance of 6.59 feet to a point of curvature;

Thence by and along a curve to the left with a radius of 473.00 feet, a length of 73.10 feet and having a chord of S 85°-44'-04" E, 73.03 feet to a point of reverse curvature;

Thence by and along a curve to the right with a radius of 515.00 feet, a length of 79.59 feet and having a chord of S 85°-44'-04" E, 79.51 feet to a point of tangency;

Thence S 81°-18'-26" E, over and through Lot One, a distance of 147.37 feet to the westerly side of Presumpscot Street;

Thence S 04°-11'-40" E, by and along said Presumpscot Street, a distance of 21.00 feet;

Thence S 06°-34'-32" E, continuing along said Presumpscot Street, a distance of 9.87 feet to the Point of Beginning.

Meaning and intending to describe the 30 foot wide access and utility easement as shown on said plan, containing approximately 9,304 square feet.

Sandy Blocker
Witness

Bruce D. Collins, Sr.
Bruce D. Collins, Sr.

Sandy Blocker
Witness

Trenda Collins
Trenda Collins

STATE OF FLORIDA

County of Dale, ss.

January 26, 2005

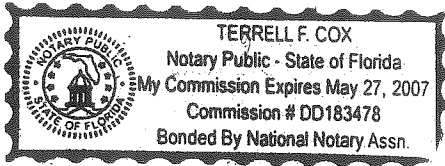
Then personally appeared before me the above named Bruce D. Collins, Sr. and Trena Collins and acknowledged the foregoing instrument to be their free act and deed.

Terrell F. Cox

Notary Public

TERRELL F. COX

Typed or printed name



Received
 Recorded Register of Deeds
 Feb 14 2005 03:04:06P
 Cumberland County
 John B O'Brien

Exhibit 6

Technical Capability

Sebago Technics, Inc. Technical Ability

Sebago Technics has been retained to perform the civil engineering, stormwater management, and sediment and erosion control design for the proposed project. The technical phase of this project includes the preparation of a detailed grading design, taking into account hydrological considerations and stormwater management. The permitting phase of this project will consist of the preparation of the local application package and coordination throughout the entire review process from initial submission to final approval.

Company Background

The firm was established in 1981. The company as a whole has grown to approximately 80 professionals. The firm consists of civil/site engineers, surveyors, landscape architects, soil scientist, and other professionals. In 1986, a computer aided design drafting (CADD) division was established to further enhance our scope of available services. Sebago Technics, Inc. provides full-range technical assistance to developers, contractors and municipalities in the areas of commercial, residential and industrial developments.

Key Personnel

Walter P. Stinson, P.E.

President and founder of Sebago Technics, is a Registered Professional Engineer with a background that includes experience with the Department of Agriculture, Soil Conservation Service. He has a strong interest in land management, experience in grading and drainage practices, and maintains a strong involvement in all significant projects of the firm.

Charles L. Brown, P.L.S.

A Registered Land Surveyor, he joined the firm in 1984. His expertise in boundary and topographic surveying provides comprehensive land planning and design services to clients.

Shawn M. Frank, P.E.

A Registered Professional Engineer, he joined the firm in 1985 as a design engineer. His 20 years of practice in consulting engineering firms provides the required experience to allow for effective project management.

Exhibit 7

Financial Capability

02237

Exhibit 7

Financial Capability

Provided under separate cover.

Exhibit 8

Zoning Map

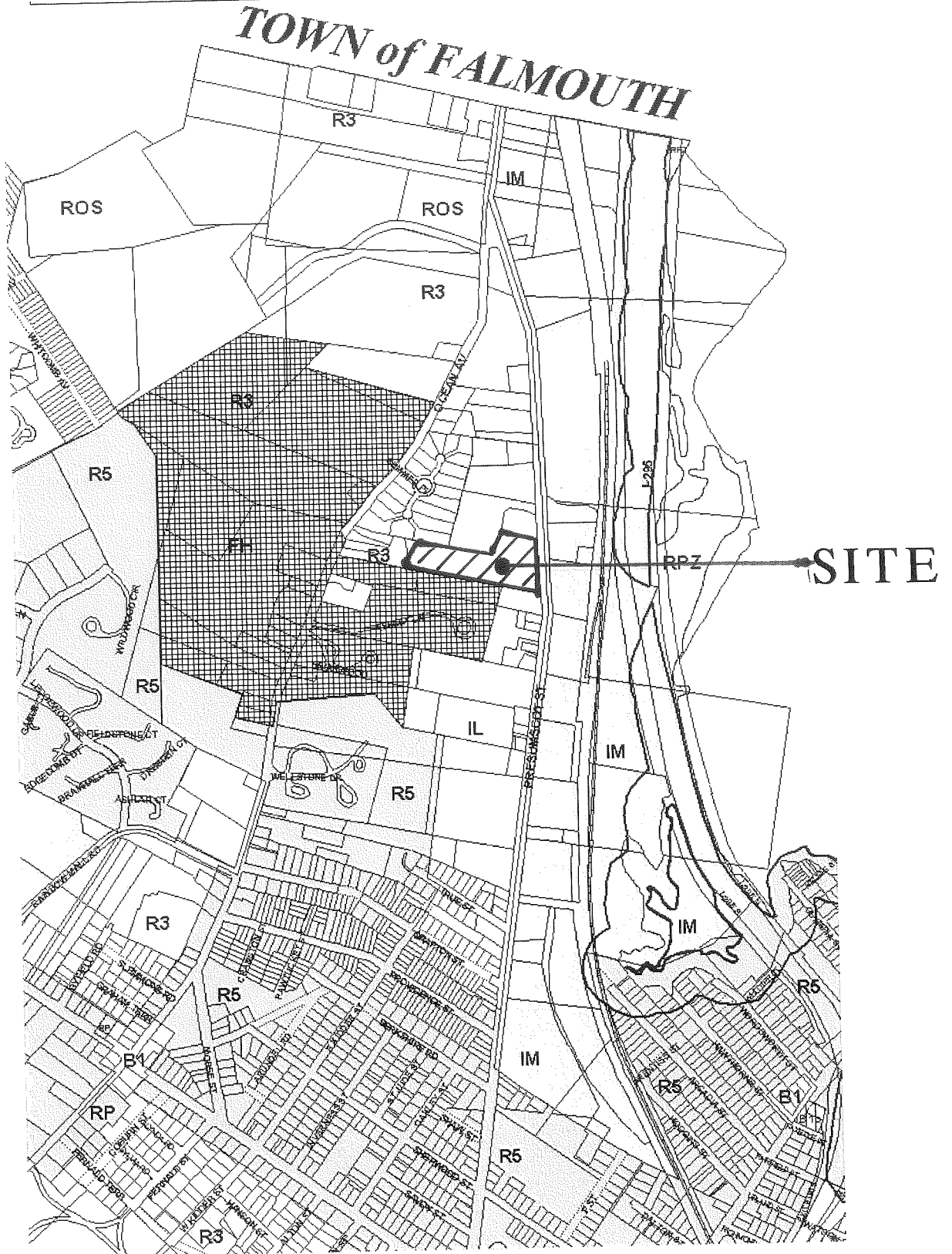


Exhibit 9

Property Abutters

Abutters List

| Map/Lot | Current Owner / Mailing Address |
|----------|--|
| 422-B8 | Bruce D. Collins, Jr. & Sonia Lynn Collins 4885 Park Ridge Blvd. Boynton Beach, FL 33426 |
| 422-B13 | Bev & Cy Thompson, LLC 372 Presumpscot Street Portland, ME 04103 |
| 422-B51 | Crandall Realty, LLC 378 Presumpscot Street Portland, ME 04103 |
| 422-B12 | Litmus, LLC P.O. Box 209 Portland, ME 04112 |
| 422-B45 | Melodie C. Decorta 51 Summer Place Portland, ME 04103 |
| 422-B46 | Dean A. Sciaraffa 45 Summer Place Portland, ME 04103 |
| 422-B47 | Shawn Boulet 37 Summer Place Portland, ME 04103 |
| 422-B48 | Edward McKersie 31 Summer Place Portland, ME 04103 |
| 422-B49 | Denise Novotny 75 B Street, #b South Portland, ME 04106 |
| 422-B009 | James Harkins 31 Bates Street Portland, ME 04103 |
| 422-B007 | Emold R. Goodwin & Nancy A. Goodwin 7 Summer Place Portland, ME 04103 |
| 420-A2 | October Corporation One Canal Plaza Portland, ME 04101 |
| 420-A1 | 383 Presumpscot Street, Inc. 474 Lafayette Street Yarmouth, ME 04096 |
| 420-A3 | Patrick & Victoria Miele 157 Foreside Road Falmouth, ME 04105 |
| 422-B16 | Susan E. & Paul H. Garand 821 Ocean Avenue Portland, ME 04103 |

Exhibit 10

Soils Report

clay. Reaction in the B_{3g} horizon ranges from neutral to mildly alkaline.

In the C_g horizon hue is 5Y, 5BG, 5G, or 5B; value is 4 or 5; and chroma is 1 or less. The C_g horizon ranges from silty clay loam to clay. In this horizon structure ranges from massive to weak, medium, platy that generally breaks into weak and very weak, very fine, blocky. The mottles range from common to many, fine to medium, and distinct to prominent. This horizon ranges from neutral to mildly alkaline in reaction.

Associated with Biddeford soils in the landscape are Buxton, Scantic, and Suffield soils. Biddeford soils are similar to these soils, but Suffield soils are well drained, Buxton soils are moderately well drained, and Scantic soils are poorly drained.

Biddeford silt loam (B₀).—This is the only Biddeford soil mapped in the county. It is in depressional areas adjacent to or surrounded by Scantic soils and in drainageways near steeper soils that are better drained. Runoff is very slow or ponded and permeability is very slow. Included in mapping are small areas of poorly drained Scantic soils and areas of soils that are sandy throughout.

This soil is too wet for most kinds of farming, but it is suitable for use as pasture if water-tolerant plants are grown. It is not suitable for the production of timber for commercial purposes. Limitations are severe on this soil for community and recreational uses because of wetness and a high water table. This soil is suitable for ponds and shallow-water impoundments for waterfowl and for use as habitat for other wildlife. Capability unit VIw-7; woodland group not suited to growing trees for commercial purposes; wildlife group 4.

Buxton Series

The Buxton series consists of deep, moderately well drained to somewhat poorly drained, gently sloping to moderately sloping, medium-textured soils. These soils formed in silty and clayey marine lacustrine sediment in the central lowland and coastal areas of the county. They are on terraces and plains.

A representative profile of a Buxton soil in a cultivated area has a layer of dark-brown silt loam, 9 inches thick, that overlies a layer of yellowish-brown, friable silt loam. The next 4 inches is light olive-gray, friable silty clay loam. Below this is 22 inches of olive-gray to gray, firm silty clay that has gray, olive, olive-brown, and light olive-brown mottles. The underlying material, at a depth of 38 inches, is olive-gray silty clay that has a few light olive-brown mottles.

The water table is at a depth of 1 to 2½ feet in spring and during periods of heavy precipitation. Depth to bedrock is 5 feet or more. These soils have high available water capacity. Permeability is moderately slow to slow above the fine-textured layer and slow to very slow within it.

Most of the acreage of Buxton soils is used for farming, but many areas are wooded. Common species are white pine, yellow birch, gray birch, ground juniper, and poplar.

Representative profile of Buxton silt loam, 3 to 8 percent slopes, 2.75 miles south-southeast of North Scarborough on macadam road connecting Holmes Road with Beech Ridge Road, 80 feet to 45° east azimuth from N.E.T.&T. Co. pole #8, 70 feet from center of road in Scarborough Township:

Ap—0 to 9 inches, dark-brown (10YR 4/3) silt loam; moderate, fine, granular structure; friable when moist; common roots; strongly acid; abrupt, smooth boundary.

B₂—9 to 12 inches, yellowish-brown (10YR 5/6) silt loam; moderate, fine, granular structure; friable when moist; common roots; strongly acid; abrupt, smooth boundary.

A'2—12 to 16 inches, light olive-gray (5Y 6/2) silty clay loam; moderate, fine, subangular blocky structure; friable when moist; some tonguing; medium acid; abrupt, wavy boundary.

B'21—16 to 21 inches, olive-gray (5Y 5/2) silty clay; a few, fine, faint, gray (5Y 5/1) and olive (5Y 5/6) mottles; moderate, medium, blocky structure; slightly firm; tops of prisms in this horizon; a few fine manganese stains on peds; medium acid; clear, smooth boundary.

B'22—21 to 28 inches, olive (5Y 4/3) silty clay; common, fine, distinct, olive-brown (2.5Y 4/4) and gray (5Y 5/1) mottles; moderate to strong, coarse, prismatic structure that parts to moderate, medium and coarse, subangular blocky structure; firm when moist, very sticky when wet; thick, continuous, olive-gray (5Y 5/2) coating on prism faces; a few, thin, black manganese coats on faces of peds; slightly acid; gradual, smooth boundary.

B'3—28 to 38 inches, olive (5Y 4/3) silty clay; common, fine, distinct, light olive-brown (2.5Y 5/6) mottles; moderate to strong, very coarse, prismatic structure; firm when moist, very sticky when wet; thick, continuous, gray (5Y 5/1) coatings on prism faces; a few, thin, black manganese films on faces of peds; slightly acid; abrupt, smooth boundary.

C—38 to 60 inches, olive-gray (5Y 4/2) silty clay; a few, fine, distinct, light olive-brown (2.5Y 5/6) mottles; weak, coarse, blocky structure becoming massive in lower part; firm when moist, very sticky when wet; thick, continuous, gray (5Y 5/1) films on ped faces and in some pores; some, thin, very dusky red (2.5YR 2/2) manganese coats; slightly acid to neutral.

The solum ranges from 24 to 50 inches in thickness. Depth to mottling ranges from 15 to 24 inches. The solum ranges from very strongly acid to neutral in reaction, and the C horizon ranges from slightly acid to neutral in reaction.

Associated with Buxton soils in the landscape are Hartland, Elmwood, Melrose, Suffield, Scantic, Biddeford, and Hollis soils. Buxton soils are similar to these soils, but Hartland and Suffield soils are well drained, Scantic soils are poorly drained, and Biddeford soils are very poorly drained. The subsoil of Buxton soil is finer textured than that of Hartland soils. Also, Hollis soils are shallow and Melrose and Elmwood soils are fine sandy loam over silty clay.

Buxton silt loam, 3 to 8 percent slopes (B₀B).—This soil has the profile described as representative of the series. It is on terraces adjacent to natural drainageways, streams and rivers, and on plains. Included in mapping are small areas of a soil that has a few large stones or boulders on the surface and areas of a soil that has a thinner surface layer. Also included are small areas of Hartland, Hollis, Scantic, and Suffield soils.

This soil is likely to become cloddy if cultivated when wet, and it is very hard when dry. During periods of heavy rainfall, this soil is subject to ponding in places. This Buxton soil can be used for hay, pasture, row crops, or woodland. White pines and white spruce are suitable for planting. Limitations are severe on this soil for community and recreational uses because of a seasonal high water table, seasonal wetness, and slow to very slow permeability. Capability unit IIw-7; woodland group 401; wildlife group 2.

Buxton silt loam, 8 to 15 percent slopes, eroded (B₀C2).—This soil is on the sides of terraces adjacent to

clay. Reaction in the B₃g horizon ranges from neutral to mildly alkaline.

In the C_g horizon hue is 5Y, 5BG, 5G, or 5B; value is 4 or 5; and chroma is 1 or less. The C_g horizon ranges from silty clay loam to clay. In this horizon structure ranges from massive to weak, medium, platy that generally breaks into weak and very weak, very fine, blocky. The mottles range from common to many, fine to medium, and distinct to prominent. This horizon ranges from neutral to mildly alkaline in reaction.

Associated with Biddeford soils in the landscape are Buxton, Scantic, and Suffield soils. Biddeford soils are similar to these soils, but Suffield soils are well drained, Buxton soils are moderately well drained, and Scantic soils are poorly drained.

Biddeford silt loam (Bc).—This is the only Biddeford soil mapped in the county. It is in depressional areas adjacent to or surrounded by Scantic soils and in drainageways near steeper soils that are better drained. Runoff is very slow or ponded and permeability is very slow. Included in mapping are small areas of poorly drained Scantic soils and areas of soils that are sandy throughout.

This soil is too wet for most kinds of farming, but it is suitable for use as pasture if water-tolerant plants are grown. It is not suitable for the production of timber for commercial purposes. Limitations are severe on this soil for community and recreational uses because of wetness and a high water table. This soil is suitable for ponds and shallow-water impoundments for waterfowl and for use as habitat for other wildlife. Capability unit VIw-7; woodland group not suited to growing trees for commercial purposes; wildlife group 4.

Buxton Series

The Buxton series consists of deep, moderately well drained to somewhat poorly drained, gently sloping to moderately sloping, medium-textured soils. These soils formed in silty and clayey marine lacustrine sediment in the central lowland and coastal areas of the county. They are on terraces and plains.

A representative profile of a Buxton soil in a cultivated area has a layer of dark-brown silt loam, 9 inches thick, that overlies a layer of yellowish-brown, friable silt loam. The next 4 inches is light olive-gray, friable silty clay loam. Below this is 22 inches of olive-gray to gray, firm silty clay that has gray, olive, olive-brown, and light olive-brown mottles. The underlying material, at a depth of 38 inches, is olive-gray silty clay that has a few light olive-brown mottles.

The water table is at a depth of 1 to 2½ feet in spring and during periods of heavy precipitation. Depth to bedrock is 5 feet or more. These soils have high available water capacity. Permeability is moderately slow to slow above the fine-textured layer and slow to very slow within it.

Most of the acreage of Buxton soils is used for farming, but many areas are wooded. Common species are white pine, yellow birch, gray birch, ground juniper, and poplar.

Representative profile of Buxton silt loam, 3 to 8 percent slopes, 2.75 miles south-southeast of North Scarborough on macadam road connecting Holmes Road with Beech Ridge Road, 80 feet to 45° east azimuth from N.E.T.&T. Co. pole #8, 70 feet from center of road in Scarborough Township:

Ap—0 to 9 inches, dark-brown (10YR 4/3) silt loam; moderate, fine, granular structure; friable when moist; common roots; strongly acid; abrupt, smooth boundary.

B₂—9 to 12 inches, yellowish-brown (10YR 5/6) silt loam; moderate, fine, granular structure; friable when moist; common roots; strongly acid; abrupt, smooth boundary.

A'2—12 to 16 inches, light olive-gray (5Y 6/2) silty clay loam; moderate, fine, subangular blocky structure; friable when moist; some tonguing; medium acid; abrupt, wavy boundary.

B'21—16 to 21 inches, olive-gray (5Y 5/2) silty clay; a few, fine, faint, gray (5Y 5/1) and olive (5Y 5/6) mottles; moderate, medium, blocky structure; slightly firm; tops of prisms in this horizon; a few fine manganese stains on peds; medium acid; clear, smooth boundary.

B'22—21 to 28 inches, olive (5Y 4/3) silty clay; common, fine, distinct, olive-brown (2.5Y 4/4) and gray (5Y 5/1) mottles; moderate to strong, coarse, prismatic structure that parts to moderate, medium and coarse, subangular blocky structure; firm when moist, very sticky when wet; thick, continuous, olive-gray (5Y 5/2) coating on prism faces; a few, thin, black manganese coats on faces of peds; slightly acid; gradual, smooth boundary.

B'3—28 to 38 inches, olive (5Y 4/3) silty clay; common, fine, distinct, light olive-brown (2.5Y 5/6) mottles; moderate to strong, very coarse, prismatic structure; firm when moist, very sticky when wet; thick, continuous, gray (5Y 5/1) coatings on prism faces; a few, thin, black manganese films on faces of peds; slightly acid; abrupt, smooth boundary.

C—38 to 60 inches, olive-gray (5Y 4/2) silty clay; a few, fine, distinct, light olive-brown (2.5Y 5/6) mottles; weak, coarse, blocky structure becoming massive in lower part; firm when moist, very sticky when wet; thick, continuous, gray (5Y 5/1) films on ped faces and in some pores; some, thin, very dusky red (2.5YR 2/2) manganese coats; slightly acid to neutral.

The solum ranges from 24 to 50 inches in thickness. Depth to mottling ranges from 15 to 24 inches. The solum ranges from very strongly acid to neutral in reaction, and the C horizon ranges from slightly acid to neutral in reaction.

Associated with Buxton soils in the landscape are Hartland, Elmwood, Melrose, Suffield, Scantic, Biddeford, and Hollis soils. Buxton soils are similar to these soils, but Hartland and Suffield soils are well drained, Scantic soils are poorly drained, and Biddeford soils are very poorly drained. The subsoil of Buxton soil is finer textured than that of Hartland soils. Also, Hollis soils are shallow and Melrose and Elmwood soils are fine sandy loam over silty clay.

Buxton silt loam, 3 to 8 percent slopes (BuB).—This soil has the profile described as representative of the series. It is on terraces adjacent to natural drainageways, streams and rivers, and on plains. Included in mapping are small areas of a soil that has a few large stones or boulders on the surface and areas of a soil that has a thinner surface layer. Also included are small areas of Hartland, Hollis, Scantic, and Suffield soils.

This soil is likely to become cloddy if cultivated when wet, and it is very hard when dry. During periods of heavy rainfall, this soil is subject to ponding in places. This Buxton soil can be used for hay, pasture, row crops, or woodland. White pines and white spruce are suitable for planting. Limitations are severe on this soil for community and recreational uses because of a seasonal high water table, seasonal wetness, and slow to very slow permeability. Capability unit IIw-7; woodland group 4o1; wildlife group 2.

Buxton silt loam, 8 to 15 percent slopes, eroded (BuC2).—This soil is on the sides of terraces adjacent to

drainageways, streams, and rivers. Above a depth of 12 inches, its layers are thinner and lighter than those in the profile described as representative of the series, but the two profiles otherwise are similar. Included in mapping are small areas of Hartland, Scantic, and Suffield soils.

This Buxton soil is likely to be cloddy if cultivated when wet, and it is very hard when dry. This soil is suited to hay, pasture, row crops, or woodland. If it is used for row crops or as woodland, the hazard of erosion is high. For woodland use white pine and white spruce are suitable for planting, but the hazard of erosion is moderate, and the equipment limitations are moderate. A seasonal high water table, seasonal wetness, and slow to very slow permeability severely limit the use of this soil for many community and recreational developments. Capability unit IIIew-7; woodland group 5c1; wildlife group 1.

Canaan Series

The Canaan series consists of shallow, somewhat excessively drained, gently sloping to very steep, moderately coarse textured soils that have few to many rock outcrops. These soils formed in granitic glacial till. They are on uplands in the western and northwestern parts of the county.

A representative profile of a Canaan soil in a wooded area has a layer of organic litter, about 3 inches thick, that overlies a surface layer of gray sandy loam 4 inches thick. The upper 8 inches of the subsoil is dark reddish-brown to strong-brown, friable sandy loam. The lower 6 inches of the subsoil is yellowish-brown, friable gravelly sandy loam. Below a depth of 18 inches is granitic bedrock.

Depth to bedrock is 12 to 18 inches. Permeability is moderately rapid in these soils. Available water capacity is low.

A few areas of Canaan soils are used for farming, but most areas are wooded. Common species are white pine, balsam fir, and northern hardwoods.

Representative profile of Canaan sandy loam, 8 to 15 percent slopes, along State Route 124 in Sebago Township:

- O1—3 inches to 2, recent accumulation of hardwood and softwood leaves.
- O2—2 inches to 0, partially decomposed leaves.
- A2—0 to 4 inches, gray (5YR 5/1) sandy loam; weak, very fine, granular structure; friable when moist; many roots; very strongly acid; abrupt, wavy boundary.
- B21h—4 to 5 inches, dark reddish-brown (2.5YR 3/4) sandy loam; weak, fine, granular structure; friable when moist; many roots; very strongly acid; abrupt, broken boundary.
- B22ir—5 to 12 inches, strong-brown (7.5YR 5/6) sandy loam; weak, very fine, granular structure; friable when moist; common roots; very strongly acid; abrupt, wavy boundary.
- B23—12 to 18 inches, yellowish-brown (10YR 5/6) gravelly sandy loam; weak, very fine, granular structure; friable when moist; common roots; 20 percent coarse fragments; strongly acid; abrupt, wavy boundary.
- R—18 inches, granitic bedrock.

The solum ranges from 9 to 18 inches in thickness. Reaction ranges from very strongly acid to medium acid throughout the profile.

The content of coarse fragments ranges from 0 to 25 percent in the B21h, B22ir, and B23 horizons. In the B21h horizon hue is 2.5YR or 5YR, value is 1 to 4, and chroma is 3 to 6. In the B22ir horizon hue is 2.5YR to 7.5YR, value is 3 to 5, and chroma is 4 to 6.

Associated with Canaan soils in the landscape are Hermon, Hollis, Peru, Ridgebury, and Whitman soils. Canaan soil has about 2 percent organic matter in the B21h horizon and has a mean annual soil temperature of less than 47° F., but Hollis soils have less than 2 percent organic matter in the B21h horizon and have a mean annual soil temperature of more than 47° F. Hermon soils are deep, and Peru soils are deep and moderately well drained. The deep Ridgebury soil is poorly drained, and Whitman soils are very poorly drained.

Canaan sandy loam, 3 to 8 percent slopes (C₀B).—This soil is on the crests of hills and ridges. Runoff is slow, and available water capacity is low. Included in mapping are small areas of Hermon and Peru soils.

This Canaan soil is suitable for hay, pasture, row crops or woodland. If it is cultivated, erosion is a hazard. This soil does not respond well to fertilizer, and it becomes droughty during dry periods. For woodland, white spruce and white pine are suitable for planting, but seedling mortality is severe, and the windthrow hazard is moderate because of shallowness to bedrock. Also, shallowness to bedrock severely limits the use of this soil for community and recreational developments. Capability unit IIIe-1; woodland group 4d1; wildlife group 6.

Canaan sandy loam, 8 to 15 percent slopes (C₀C).—This soil has the profile described as representative of the series. It is on the middle and upper parts of hills. Runoff is medium to rapid on this soil. Available water capacity is low. Included in mapping are small areas of Hermon and Peru soils. Also included are a few areas that have stones on the surface.

This soil is suitable for hay, pasture, row crops, and woodland. If it is used for row crops the hazard of erosion is high. This soil does not respond well to fertilizer and it is droughty during dry periods. For woodland use white pine and white spruce are suitable for planting, but seedling mortality is high. Also, susceptibility to windthrow is moderate because of shallowness to bedrock. Shallowness to bedrock also limits the use of this soil for most community and recreational developments. Capability unit IVe-1; woodland group 4d1; wildlife group 6.

Canaan very rocky sandy loam, 3 to 8 percent slopes (C₀B).—This soil is dominantly on the crests of wooded hills. Depth to bedrock is about 16 inches, but the profile otherwise is similar to the one described as representative of the series. Runoff is medium, and available water capacity is low. Included in mapping are small areas of Hermon and Peru soils. Also included are a few areas that have stones on the surface.

This Canaan soil is suitable for permanent pasture or woodland. For woodland use white pine and white spruce are suited, but seedling mortality is severe. Also, equipment limitations are moderate because of many rock outcrops, and susceptibility to windthrow is moderate because of shallowness to bedrock. Shallowness to bedrock and rock outcrops severely limit the use of this soil for most community and recreational purposes. Capability unit VI_s-1; woodland group 4x1; wildlife group 8.

Canaan very rocky sandy loam, 8 to 20 percent slopes (C₀C).—This soil is in steep, dominantly wooded

friable when moist; common roots; 35 percent gravel; strongly acid; clear, wavy boundary.

B3—19 to 24 inches, yellowish-brown (10YR 5/4) very gravelly sand; single grain; loose when moist; common roots; 50 percent gravel; strongly acid; abrupt, wavy boundary.

C—24 to 60 inches, light olive-brown (2.5Y 5/4) very gravelly sand consisting of stratified sands, gravel, and cobbles; single grain; loose when moist; 70 percent gravel; strongly acid.

The solum ranges from 12 to 24 inches in thickness. Reaction in the solum ranges from strongly acid to extremely acid.

The Ap, B21, and B22 horizons are gravelly loamy sand or gravelly sandy loam. The gravel content of the Ap, B21, and B22 horizons ranges from 15 to 50 percent. In the B21 horizon hue is 10YR or 7.5YR, value is 4 or 5, and chroma ranges from 4 to 8. In the B22 horizon hue is 10YR, value is 4 or 5, and chroma ranges from 4 to 8. The gravel content of the C horizon ranges from 35 to 80 percent.

Associated with Hinckley soils in the landscape are Deerfield, Scarborough, Sebago, and Walpole soils. Hinckley soils are similar to these soils, but Deerfield soils are moderately well drained, Walpole soils are somewhat poorly drained to poorly drained, and Scarborough soils are very poorly drained. Also, Sebago soils formed in organic deposits.

Hinckley gravelly sandy loam, 3 to 8 percent slopes (H1B).—This soil has the profile described as representative of the series. It is on terraces and on the tops of eskers. Runoff is slow. Included in mapping are a few small areas of Windsor soils and wet areas.

This Hinckley soil can be used for hay, pasture, and woodland but droughtiness in dry weather is a limitation. If this soil is irrigated and heavily fertilized, it can also be used for row crops. This soil does not retain fertilizer well, so large applications are needed. If it is used for woodland, white pine and red pine are suitable for planting, but seedling mortality is severe. Other limitations to woodland use are few. This soil is a good source of sand and gravel. Capability unit IIIs-5; woodland group 5s1; wildlife group 5.

Hinckley gravelly sandy loam, 8 to 15 percent slopes (H1C).—This soil is on the lower part of slopes of terraces and eskers. Its profile is similar to the one described as representative for the series, except that its surface layer is thinner. Runoff is slow. Included in mapping are small areas of Merrimac soils, small wet areas, and small areas that have a few stones on the surface.

This Hinckley soil can be used for hay, pasture, and woodland though it tends to be droughty during dry periods. If this soil is irrigated and fertilized, it is suitable for row crops. This soil does not retain fertilizer well, so large applications are needed. Moderate slopes restrict the use of machinery on this soil if it is used for row crops. For woodland use, white pine and red pine are suitable for planting, but seedling mortality is severe. Other limitations to use for woodland are few. This soil is a good source of sand and gravel. Capability unit IVs-5; woodland group 5s1; wildlife group 5.

Hinckley gravelly sandy loam, 15 to 25 percent slopes (H1D).—This soil is on the lower part of irregular slopes of eskers and terraces. It has a profile similar to the one described as representative of the series, except that its surface layer is thinner. Runoff is slow. Included in mapping are small areas of Hinckley soils that are less steep and a few small, wet areas.

This Hinckley soil can be used as permanent pasture and woodland. If it is used as woodland, white pine and red pine are suitable for planting, though seedling mor-

tality is severe, and equipment limitations are moderate. This soil is a good source of sand and gravel. Capability unit VI s-5; woodland group 5s2; wildlife group 8.

Hinckley-Suffield complex, 3 to 8 percent slopes (HnB).—This mapping unit consists of gently sloping to undulating soils on terraces in the coastal areas of the county. About 60 percent of this unit generally is Hinckley soils on knolls of terraces, and about 40 percent is Suffield soils and included soils in areas below Hinckley soils. The Hinckley and Suffield soils each has the profile described as representative of its respective series. Included in mapping are small areas of Belgrade, Buxton, and Hartland soils.

The soils in this unit can be used for hay, pasture, and woodland, though droughtiness is a limitation in dry periods. If these soils are irrigated and heavily fertilized, they are suitable for row crops. For woodland use, white pine and red pine are suitable for planting. Although seedling mortality is severe, other limitations are few. The soils in this unit are a source of gravel. Capability unit IIIes-57; woodland group 5s1; wildlife group 5.

Hinckley-Suffield complex, 8 to 15 percent slopes (HnC).—This mapping unit consists of moderately sloping soils that are on the lower part of slopes of terraces in the coastal areas of the county. Hinckley soils occupy 60 percent of the complex, and Suffield soils occupy the remaining 40 percent. Included in mapping are small areas of Belgrade, Buxton, Elmwood, Hartland, and Melrose.

The soils in this unit can be used for hay, pasture, and woodland, but droughtiness in dry periods limits the uses. If these soils are used for row crops, irrigation and fertilizer are necessary. These soils do not retain fertilizer well, so large applications are needed. Moderate slopes limit the use of machinery for row crops. For woodland, white pine and red pine are suitable for planting, but seedling mortality is high. Other limitations for woodland are few. The soils in this complex are a source of gravel. Capability unit IVs-57; woodland group 5s1; wildlife group 5.

Hinckley-Suffield complex, 15 to 25 percent slopes (HnD).—This complex consists of strongly sloping soils on the lower part of slopes of terraces in the coastal areas of the county. Hinckley soils occupy 60 percent of the complex, and Suffield soils occupy the remaining 40 percent. Included in mapping are small areas of Belgrade, Buxton, Elmwood, Hartland, and Melrose.

The soils in this unit can be used for permanent pasture or woodland. For woodland, white pine and red pine are suitable for planting, but seedling mortality is high. Use of woodland equipment is moderately limited. The soils in this complex are a source of gravel. Capability unit VI s-57; woodland group 5s2; wildlife group 8.

Hollis Series

The Hollis series consists of shallow, somewhat excessively drained, gently sloping to steep, moderately coarse-textured soils that have a few to many outcrops. These soils formed in glacial till, and they are on uplands in the northern and central parts of the county and in the coastal areas.

A representative profile of a Hollis fine sandy loam in a cultivated area has a surface layer of dark-brown fine sandy loam 6 inches thick. The upper 2 inches of the

subsoil is yellowish-brown, friable fine sandy loam, and the next 5 inches is dark yellowish-brown, friable fine sandy loam. The lower 5 inches of the subsoil is yellowish-brown, friable fine sandy loam. Schistose bedrock is at a depth of 18 inches.

Depth to bedrock ranges from 12 to 18 inches. Permeability is moderately rapid, and available water capacity is low.

Most areas of Hollis soils were formerly used for farming, but many areas are now wooded. Common species in coastal areas are spruce and balsam fir and in inland areas are oak, beech, maple, birch, eastern hemlock, white pine, and red pine.

Representative profile of Hollis fine sandy loam, 3 to 5 percent slopes, 0.25 mile west of the junction of Falmouth Road and Albion Road on north side of road in Windham Township:

- Ap—0 to 6 inches, dark-brown (10YR 4/3) fine sandy loam; weak, fine, granular structure; very friable when moist; many roots; 4 percent coarse fragments; strongly acid; abrupt, smooth boundary.
- B21—6 to 8 inches, yellowish-brown (10YR 5/6) fine sandy loam; weak, fine, granular structure; friable when moist; common roots; 7 percent coarse fragments; strongly acid; clear, wavy boundary.
- B22—8 to 13 inches, dark yellowish-brown (10YR 4/4) fine sandy loam; weak, fine, subangular blocky structure; friable when moist; common roots; 10 percent coarse fragments; strongly acid; clear, wavy boundary.
- B3—13 to 18 inches, yellowish-brown (10YR 5/4) fine sandy loam; very weak, fine, subangular blocky structure; friable when moist; common roots; 15 percent coarse fragments; strongly acid; clear, wavy boundary.
- R—18 inches, slightly weathered, micaceous schist bedrock.

The solum ranges from 12 to 18 inches in thickness. Reaction ranges from very strongly acid to strongly acid in the solum. Consistence of the solum is friable or very friable.

If heavily limed, the Ap horizon ranges from medium acid to slightly acid. The Ap, B21, B22, and B3 horizons generally are fine sandy loam or loam, but range to sandy loam in some areas. In the B21 horizon hue ranges from 10YR to 7.5YR, value is 4 or 5, and chroma ranges from 4 to 6.

Associated with Hollis soils in the landscape are Buxton, Paxton, Ridgebury, Whitman, and Woodbridge soils. Hollis soils are similar to these soils, but the moderately well drained Woodbridge soils, the poorly drained Ridgebury soils, and the very poorly drained Whitman soils are deep and have a fragipan. Paxton soils are also deep. Buxton soils formed in fine-textured sediment of marine and lacustrine origin.

Hollis fine sandy loam, 3 to 8 percent slopes (HrB).—This soil has the profile described as representative of the series. It is on the crests of ridges and has a few rock outcrops. Runoff is slow. Included in mapping are small areas of Woodbridge soils in inland areas. Also included are a few small areas of Buxton soils and wet spots near coastal areas.

This Hollis soil can be used for hay and pasture, but, because of shallowness to bedrock, droughtiness limits these uses during dry periods. If this soil is irrigated, fertilized, and limed, it is suitable for row crops. If it is cultivated, erosion is a severe hazard. This soil is also suitable for woodland, and white pine and red pine are suited, though seedling mortality is severe and the windthrow hazard is moderate because of the shallowness to bedrock. Because this soil is shallow to bedrock, limitations are severe to very severe for all community uses, and severe for recreational uses. Capability unit IIIe-1; woodland group 5d1; wildlife group 6.

Hollis fine sandy loam, 8 to 15 percent slopes (HrC).—This soil is on the lower part of ridges. Its profile is similar to the one described as representative of the series, except that its surface layer and the upper part of its subsoil are slightly thinner, and depth to bedrock is about 16 inches. This soil has a few rock outcrops. Runoff is medium to rapid. Included in mapping are small areas of Paxton and Woodbridge soils. Also included are small areas of Buxton soils and of soils that have many outcrops.

This Hollis soil can be used for hay and pasture, but because of shallowness to bedrock, droughtiness limits these uses during dry periods. If this soil is irrigated, fertilized, and limed it is suitable for row crops. If it is cultivated, the erosion hazard is severe. This soil can also be used for woodland, and white pine and red pine are suitable for planting, though seedling mortality is severe and the windthrow hazard is moderate because of the shallowness to bedrock. Limitations are severe to very severe for community use and severe for recreational use because of shallowness to bedrock. Capability unit IVe-1; woodland group 5d1; wildlife group 6.

Hollis fine sandy loam, 15 to 25 percent slopes (HrD).—This soil is on the irregular sides of slopes of ridges. Its profile is similar to the one described as representative of the series, except that its surface layer and the upper part of its subsoil are slightly thinner, and depth to bedrock is about 16 inches. This soil has a few rock outcrops. Runoff is medium to rapid. Included in mapping are small areas of Woodbridge soils.

This Hollis soil can be used as permanent pasture. Moderately steep slopes limit its use for row and hay crops. It is suitable for woodland, and white pine and red pine are suited, though seedling mortality is severe, and equipment limitations are moderate because of moderately steep slopes. Also, the windthrow hazard is moderate because of shallowness to bedrock. Limitations for community development are severe, and limitations for recreational use are severe to very severe because of steepness of slope and shallowness to bedrock. In places this soil is well suited to ski areas. Capability unit VIe-1; woodland group 5d2; wildlife group 8.

Hollis very rocky fine sandy loam, 3 to 8 percent slopes (HsB).—This soil is on the crests of wooded ridges. It has a profile similar to the one described as representative of the series, except that its surface layer and the upper part of its subsoil are slightly thinner, and depth to bedrock is about 16 inches. This soil has many rock outcrops. Included in mapping are small areas of Woodbridge soils, Hollis soils that have fewer rock outcrops, and Sebago soils. Also included are small areas that have many stones on the surface.

This Hollis soil can be used as permanent pasture and as woodland. White pine and white spruce are suitable for planting, but seedling mortality is high. Rock outcrops moderately limit the use of woodland equipment. The windthrow hazard is moderate because of shallowness to bedrock. Shallowness to bedrock very severely limits the use of this soil for community development. Recreational uses are moderately to very severely limited because of shallowness to bedrock and many rock outcrops. Capability unit VIe-1; woodland group 5x1; wildlife group 8.

Hollis very rocky fine sandy loam, 8 to 20 percent slopes (HsC).—This soil is on the lower part of the slopes

of wooded ridges. It has a profile similar to the one described as representative of the series, except that its surface layer and the upper part of its subsoil are slightly thinner, and the depth to bedrock is about 14 inches. Included in mapping are small areas of Paxton and Woodbridge soils.

This Hollis soil can be used as permanent pasture and as woodland. White pine and white spruce are suitable for planting, but seedling mortality is high. Many rock outcrops and steepness of slope moderately restrict the use of woodland equipment. The windthrow hazard is moderate because of shallowness to bedrock. Limitations are very severe for community development because of shallowness to bedrock. Limitations are moderate to very severe for recreational use because of shallowness to bedrock, many rock outcrops, and steepness of slope. Capability unit VI_s-1; woodland group 5x1; wildlife group 8.

Hollis very rocky fine sandy loam, 20 to 35 percent slopes (HsE).—This soil is on the rough and irregular sides of slopes of wooded ridges. Its profile is similar to the one described as representative of the series, except that its surface layer and the upper part of its subsoil are thinner, and depth to bedrock is about 12 to 14 inches. This soil has many rock outcrops that range from 15 to 20 feet in height. Included in mapping are small areas that have stones on the surface.

This Hollis soil can be used as woodland. White pine and red pine are suitable for planting, but seedling mortality is severe. Rock outcrops and strongly sloping to steep slopes moderately limit the use of woodland equipment. The windthrow hazard is moderate because of shallowness to bedrock. Shallowness to bedrock very severely limits the use of this soil for community development. Shallowness to bedrock, rock outcrops, and steepness of slope are moderate to severe limitations for recreational use. Capability unit VII_s-1; woodland group 5x2; wildlife group 8.

Limerick Series

The Limerick series consists of deep, poorly drained, nearly level, medium-textured soils that formed in alluvial deposits on flood plains adjacent to major streams and rivers. In Cumberland County Limerick soils are mapped only in the Limerick-Saco complex.

A representative profile of a Limerick soil in a cultivated area has a surface layer of very dark grayish-brown silt loam, 8 inches thick, over olive-gray, friable very fine sandy loam subsoil, 8 inches thick, that has olive-brown mottles. The substratum is 44 inches of dark-gray to gray, friable silt loam that has light olive-brown, yellowish-brown, and olive-gray mottles.

A water table is at a depth of 1 foot for most of the year, and the soil is susceptible to frequent flooding. Permeability is moderate, and surface runoff is slow. Depth to bedrock is 5 feet or more.

A few areas of Limerick soils are used for farming. Vegetation on these soils includes willows, black alders, elm, red maple, and water-tolerant shrubs and grasses.

Representative profile of Limerick silt loam, in Limerick-Saco complex, in a hayfield 1,000 feet east of railroad bridge, north of and adjacent to State Route 231, and east of New Gloucester village:

- Ap—0 to 8 inches, very dark grayish-brown (10YR 3/2) silt loam; moderate, medium, granular structure; friable when moist; slightly acid; clear, smooth boundary.
- B2g—8 to 16 inches, olive-gray (5Y 5/2) very fine sandy loam; many, distinct, light olive-brown (2.5Y 5/6) mottles; weak, fine, granular structure; friable when moist; strongly acid; clear, smooth boundary.
- C1g—16 to 21 inches, dark-gray (5Y 4/1) silt loam; many, medium, distinct, light olive-brown (2.5Y 5/6) mottles; weak, fine, granular structure; friable when moist; strongly acid; clear, smooth boundary.
- C2g—21 to 60 inches, gray (5Y 5/1) silt loam; many, coarse, distinct, yellowish-brown (10YR 5/8) and olive-gray (5Y 4/2) mottles; massive; friable when moist; medium acid.

The solum ranges from 10 to 18 inches in thickness. Reaction ranges from slightly acid to strongly acid throughout the profile.

The Ap, B2g, C1g, and C2g horizons range from silt loam to very fine sandy loam. The B2g horizon is absent in some areas. In the B2g and Cg horizons mottles range from a few to many and from faint to prominent. In these horizons hue is 2.5Y and 5Y, value is 4 or 5, and chroma is 1 or 2. Below a depth of 30 inches in the Cg horizon, chroma ranges from 1 to 4.

Associated with Limerick soils in the landscape are Ondawa, Podunk, Rumney, and Saco soils. Limerick soils are similar to these soils, but Saco soils are very poorly drained. Limerick soils are silt loam and very fine sandy loam but the well-drained Ondawa soils, the moderately well drained Podunk soils, and the poorly drained to somewhat poorly drained Rumney soils are principally fine sandy loam or sandy loam.

Limerick-Saco silt loams (ls).—The level and nearly level soils of this complex are on flood plains adjacent to major streams and rivers. Limerick soils make up 60 percent of the complex, and Saco soils make up the remaining 40 percent. Included in mapping are small areas of Rumney and Podunk soils.

The soils in this complex can be used as pasture, but wetness and frequent flooding are limitations. Limerick soils are severely limited by wetness and susceptibility to flooding for woodland uses, and Saco soils are not suited to this use. White pine and white spruce are suitable for planting. Flooding and a high water table severely to very severely limit the use of these soils for all community and recreational purposes. Capability unit VI_w-6; woodland group for Limerick soils, 4w1; woodland group for Saco soils, unsuited; wildlife group 9.

Lyman Series

The Lyman series consists of shallow, somewhat excessively drained, moderately coarse textured, gently sloping to steep soils that have a few to many rock outcrops. These soils formed in glacial till, and they are principally on coastal peninsulas in the northeastern and southeastern parts of the county.

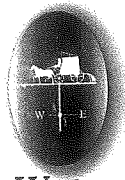
A representative profile of a Lyman soil in a wooded area has a layer of decomposed forest litter, 1 inch thick, underlain by a surface layer of black to reddish-gray fine sandy loam 3 inches thick. The upper 5 inches of the subsoil is dark reddish-brown, friable fine sandy loam, and the lower 8 inches of the subsoil is dark-red, friable sandy loam. Schistose bedrock is at a depth of 16 inches.

Depth to bedrock ranges from 12 to 18 inches. Permeability is moderate to moderately rapid, and available water capacity is low.

A few areas of Lyman soils were formerly used for farming, but many of these areas are now wooded.

Exhibit 11

Sewer and Water Utilities

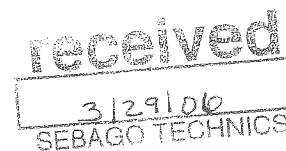


CUSTOMER SERVICE

OFFICE HOURS

8:30 A.M. - 4:30 P.M.

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY



March 28, 2006

Adam Bliss
Sebago Technics
PO Box 1339
Westbrook, Me. 04098

Re: 336 Presumpscot St.-Portland

Adam:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed warehouse at 336 Presumpscot St. in Portland. Checking District records, I find there is a 10CI water main on the east side of Presumpscot St. as well as a water hydrant located within 500' of the property.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Presumpscot St. opposite #352
Hydrant # 1247
Static pressure = 90 PSI
Flow = 1390 GPM
Last Tested = 4/11/2003

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator
jpandiscio@pwd.org

02237

Exhibit 11

Sanitary Sewer Utilities

Provided under separate cover.

Exhibit 12

Stormwater Management

STORMWATER RUNOFF EVALUATION

**Pack Edge, Inc.
352 Presumpscot Street
Portland, Maine 04103**

General

This stormwater runoff evaluation has been prepared by Sebago Technics, Inc. (STI) on behalf of Pack Edge, Inc. and Patco Construction, Inc. to evaluate the effects of site improvements on stormwater runoff, as proposed and evaluated herein.

The subject site is located at 352 Presumpscot Street in the City of Portland. Proposed site improvements consist of constructing a 15,379 square-foot warehouse building and associated parking areas. The development will be serviced by public utilities to include underground cable, electric, and telephone; and subsurface drainage infrastructure. The proposed development consists of approximately 41,750 square feet of new impervious surface area.

Site Characteristics

The subject site exists today as a commercial/industrial parcel, of approximately 1.61 acres. The existing ground cover consists primarily of woods and herbaceous growth. The topography throughout the site consists of moderate slopes draining toward a ravine along the southerly property line. Stormwater runoff for the entire site drains in a southeasterly direction to a localized low point in the site where it drains beneath Presumpscot Street via a 3' x 4' concrete culvert.

Soils

Soils information used for the stormwater evaluation was obtained from the Cumberland County Medium Intensity Soil Survey. A copy of the soils and project location maps are enclosed. The soil survey maps the predominant site soils as Hollis, which has a hydrologic soil group of "C".

Methodology

The stormwater runoff analysis was developed in accordance with methodology outlined in the "HydroCAD" stormwater modeling system. The 2-year, 10-year, and 25-year, Type III, 24-hour storm events were used for analysis.

| Storm Event | Rainfall Depth |
|-------------|----------------|
| 2-year | 3.0 |
| 10-year | 4.7 |
| 25-year | 5.5 |

Watersheds

Based upon topographical information, adjacent properties and the project site, one watershed was evaluated for the pre-development condition and three watersheds for the post-development condition. The study point analyzed during both pre-and post-development conditions is along the southeasterly property line where the stormwater enters the municipal system. The study point is labeled on the drainage plans.

The pre-developed watershed (WS-1) contains 2.06 acres of land. Topography consists of moderate slopes with woods and grass ground cover. Stormwater runoff drains southeasterly toward a ditchline along Presumpscot street before exiting the southeast corner of the site through 3' x 4' box culvert underneath Presumpscot Street.

The post-developed watersheds (WS-11 through WS-13) contain 2.06 acres of total land. Land cover has changed from woods and grass in the pre-development condition, to revegetated grass and impervious areas in the post developed condition. Stormwater runoff from Watershed 11 sheet flows across a parking area to a catch basin and is then piped to study point 1, located at the 3' x 4' box culvert. Additionally, Watershed 11 conveys runoff via a swale to study point 1. Watershed 12 accepts runoff from the front parking area and an unchanged wooded area where it flows naturally through the existing ravine to study point 1. Watershed 13 sheet flows across a parking area to a catch basin where it is then conveyed via a storm drain to study point 1.

Stormwater Management

The following table summarizes the results of stormwater calculations for the design storm events for the project area. Calculations and computer modeling data sheets are provided with this report.

| Stormwater Peak Discharge Summary Table | | | | | | | | | |
|--|--------------|------------|-------------|---------------|------------|-------------|---------------|------------|-------------|
| Study Point | 2-Year Storm | | | 10-Year Storm | | | 25-Year Storm | | |
| | Pre (cfs) | Post (cfs) | Diff. (cfs) | Pre (cfs) | Post (cfs) | Diff. (cfs) | Pre (cfs) | Post (cfs) | Diff. (cfs) |
| SP-1 | 0.94 | 2.65 | 1.71 | 2.34 | 4.91 | 2.57 | 3.07 | 5.98 | 2.91 |

Summary

The proposed development of the 15,379 S.F. warehouse facility will include the installation of two cross culverts to which the runoff from the impervious areas will be directed. The culverts will transport the runoff to the localized low spot prior to outletting to the existing municipal system within Presumpscot Street.

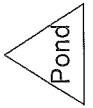
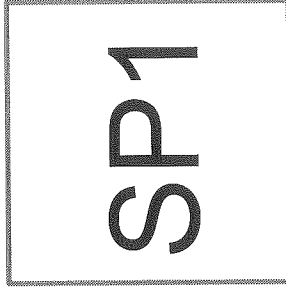
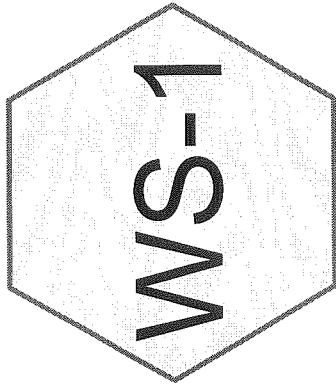
Other drainage provisions will include a specific grading plan and erosion and sedimentation control measures which will be implemented throughout the construction cycle. Incorporation of the above mentioned drainage provisions and infrastructure for the proposed development adequately addresses stormwater runoff such that no significant downstream impacts on downstream properties are anticipated.

Prepared by

SEBAGO TECHNICS, INC.

Adam S. Bliss
Design Engineer

ASB:asb/df
May 24, 2006



Drainage Diagram for 02237_PRE

Prepared by Sebago Technics, Inc. 5/25/2006

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02237_PRE

Type III 24-hr Rainfall=3.00" (Two Year Storm)

Prepared by Sebago Technics, Inc.

Page 2

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5/25/2006

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=3.00"

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment WS-1:

Tc=45.3 min CN=74 Area=2.059 ac Runoff= 0.94 cfs 0.139 af

Reach SP1: (new node)

Inflow= 0.94 cfs 0.139 af

Outflow= 0.94 cfs 0.139 af

Runoff Area = 2.059 ac Volume = 0.139 af Average Depth = 0.81"

Subcatchment WS-1:

Runoff = 0.94 cfs @ 12.68 hrs, Volume= 0.139 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

| Area (ac) | CN | Description |
|-----------|----|-------------------------------|
| 0.098 | 89 | Gravel roads, HSG C |
| 0.076 | 98 | Paved roads w/curbs & sewers |
| 1.234 | 74 | >75% Grass cover, Good, HSG C |
| 0.651 | 70 | Woods, Good, HSG C |
| 2.059 | 74 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|--|
| 32.9 | 150 | 0.0670 | 0.1 | | Sheet Flow, A to B Woods: Dense underbrush n= 0.800 P2= 3.00" |
| 1.7 | 155 | 0.0500 | 1.6 | | Shallow Concentrated Flow, B to C Short Grass Pasture Kv= 7.0 fps |
| 0.1 | 40 | 0.0100 | 6.2 | 7.63 | Circular Channel (pipe), C to D Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 |
| 10.6 | 105 | 0.0650 | 0.2 | 0.10 | Trap/Vee/Rect Channel Flow, D to E Bot.W=2.00' D=0.25' Z= 1.5 '/' n= 0.800 |
| 45.3 | 450 | Total | | | |

Reach SP1: (new node)

Inflow = 0.94 cfs @ 12.68 hrs, Volume= 0.139 af
Outflow = 0.94 cfs @ 12.68 hrs, Volume= 0.139 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

02237_PRE

Type III 24-hr Rainfall=4.70" (Ten Year Storm)

Prepared by Sebago Technics, Inc.

Page 4

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5/25/2006

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=4.70"

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment WS-1:

Tc=45.3 min CN=74 Area=2.059 ac Runoff= 2.34 cfs 0.332 af

Reach SP1: (new node)

Inflow= 2.34 cfs 0.332 af

Outflow= 2.34 cfs 0.332 af

Runoff Area = 2.059 ac Volume = 0.332 af Average Depth = 1.94"

Subcatchment WS-1:

Runoff = 2.34 cfs @ 12.64 hrs, Volume= 0.332 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=4.70"

| Area (ac) | CN | Description |
|-----------|----|-------------------------------|
| 0.098 | 89 | Gravel roads, HSG C |
| 0.076 | 98 | Paved roads w/curbs & sewers |
| 1.234 | 74 | >75% Grass cover, Good, HSG C |
| 0.651 | 70 | Woods, Good, HSG C |
| 2.059 | 74 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|--|
| 32.9 | 150 | 0.0670 | 0.1 | | Sheet Flow, A to B Woods: Dense underbrush n= 0.800 P2= 3.00" |
| 1.7 | 155 | 0.0500 | 1.6 | | Shallow Concentrated Flow, B to C Short Grass Pasture Kv= 7.0 fps |
| 0.1 | 40 | 0.0100 | 6.2 | 7.63 | Circular Channel (pipe), C to D Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 |
| 10.6 | 105 | 0.0650 | 0.2 | 0.10 | Trap/Vee/Rect Channel Flow, D to E Bot.W=2.00' D=0.25' Z= 1.5 '/' n= 0.800 |
| 45.3 | 450 | Total | | | |

Reach SP1: (new node)

Inflow = 2.34 cfs @ 12.64 hrs, Volume= 0.332 af
 Outflow = 2.34 cfs @ 12.64 hrs, Volume= 0.332 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

02237_PRE

Type III 24-hr Rainfall=5.50" (25-Year Storm)

Prepared by Sebago Technics, Inc.

Page 6

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5/25/2006

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=5.50"

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment WS-1:

Tc=45.3 min CN=74 Area=2.059 ac Runoff= 3.07 cfs 0.435 af

Reach SP1: (new node)

Inflow= 3.07 cfs 0.435 af

Outflow= 3.07 cfs 0.435 af

Runoff Area = 2.059 ac Volume = 0.435 af Average Depth = 2.54"

Subcatchment WS-1:

Runoff = 3.07 cfs @ 12.64 hrs, Volume= 0.435 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=5.50"

| Area (ac) | CN | Description |
|-----------|----|-------------------------------|
| 0.098 | 89 | Gravel roads, HSG C |
| 0.076 | 98 | Paved roads w/curbs & sewers |
| 1.234 | 74 | >75% Grass cover, Good, HSG C |
| 0.651 | 70 | Woods, Good, HSG C |
| 2.059 | 74 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|--|
| 32.9 | 150 | 0.0670 | 0.1 | | Sheet Flow, A to B Woods: Dense underbrush n= 0.800 P2= 3.00" |
| 1.7 | 155 | 0.0500 | 1.6 | | Shallow Concentrated Flow, B to C Short Grass Pasture Kv= 7.0 fps |
| 0.1 | 40 | 0.0100 | 6.2 | 7.63 | Circular Channel (pipe), C to D Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 |
| 10.6 | 105 | 0.0650 | 0.2 | 0.10 | Trap/Vee/Rect Channel Flow, D to E Bot.W=2.00' D=0.25' Z= 1.5 '/' n= 0.800 |
| 45.3 | 450 | Total | | | |

Reach SP1: (new node)

Inflow = 3.07 cfs @ 12.64 hrs, Volume= 0.435 af
 Outflow = 3.07 cfs @ 12.64 hrs, Volume= 0.435 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

02237_POST

Type III 24-hr Rainfall=4.70" (Ten Year Storm)

Prepared by Sebago Technics, Inc.

Page 5

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5/25/2006

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=4.70"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment WS-11:

Tc=20.7 min CN=86 Area=0.788 ac Runoff= 1.94 cfs 0.196 af

Subcatchment WS-12:

Tc=27.6 min CN=86 Area=0.645 ac Runoff= 1.40 cfs 0.160 af

Subcatchment WS-13:

Tc=12.4 min CN=91 Area=0.627 ac Runoff= 2.12 cfs 0.182 af

Reach SP1: (new node)

Inflow= 4.91 cfs 0.538 af
Outflow= 4.91 cfs 0.538 af

Runoff Area = 2.060 ac Volume = 0.538 af Average Depth = 3.13"

02237_POST

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Type III 24-hr Rainfall=4.70" (Ten Year Storm)

Page 6
 5/25/2006

Subcatchment WS-11:

Runoff = 1.94 cfs @ 12.28 hrs, Volume= 0.196 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=4.70"

| Area (ac) | CN | Description |
|-----------|----|-------------------------------|
| 0.405 | 98 | Paved parking & roofs |
| 0.367 | 74 | >75% Grass cover, Good, HSG C |
| 0.016 | 70 | Woods, Good, HSG C |
| 0.788 | 86 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|--|
| 18.6 | 150 | 0.0250 | 0.1 | | Sheet Flow, A to B Grass: Dense n= 0.240 P2= 3.00" |
| 1.5 | 83 | 0.0170 | 0.9 | | Shallow Concentrated Flow, B to C Short Grass Pasture Kv= 7.0 fps |
| 0.1 | 73 | 0.0270 | 10.2 | 12.54 | Circular Channel (pipe), C to D Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 |
| 0.1 | 20 | 0.0100 | 6.2 | 7.63 | Circular Channel (pipe), D to E Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 |
| 0.4 | 25 | 0.0360 | 0.9 | | Shallow Concentrated Flow, D to E Woodland Kv= 5.0 fps |
| 20.7 | 351 | Total | | | |

Subcatchment WS-12:

Runoff = 1.40 cfs @ 12.37 hrs, Volume= 0.160 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=4.70"

| Area (ac) | CN | Description |
|-----------|----|-------------------------------|
| 0.346 | 98 | Paved parking & roofs |
| 0.197 | 74 | >75% Grass cover, Good, HSG C |
| 0.102 | 70 | Woods, Good, HSG C |
| 0.645 | 86 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|---|
| 27.6 | 115 | 0.0610 | 0.1 | | Sheet Flow, A to B Woods: Dense underbrush n= 0.800 P2= 3.00" |

02237_POST

Type III 24-hr Rainfall=4.70" (Ten Year Storm)

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Page 7

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5/25/2006

Subcatchment WS-13:

Runoff = 2.12 cfs @ 12.17 hrs, Volume= 0.182 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

| Area (ac) | CN | Description |
|-----------|----|-------------------------------|
| 0.446 | 98 | Paved parking & roofs |
| 0.169 | 74 | >75% Grass cover, Good, HSG C |
| 0.012 | 70 | Woods, Good, HSG C |
| 0.627 | 91 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|--|
| 11.1 | 130 | 0.0690 | 0.2 | | Sheet Flow, A to B Grass: Dense n= 0.240 P2= 3.00" |
| 0.4 | 105 | 0.0550 | 4.8 | | Shallow Concentrated Flow, B to C Paved Kv= 20.3 fps |
| 0.4 | 201 | 0.0200 | 8.8 | 10.80 | Circular Channel (pipe), C to D Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 |
| 0.1 | 20 | 0.0100 | 6.2 | 7.63 | Circular Channel (pipe), D to E Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 |
| 0.4 | 25 | 0.0360 | 0.9 | | Shallow Concentrated Flow, E to F Woodland Kv= 5.0 fps |
| 12.4 | 481 | Total | | | |

Reach SP1: (new node)Inflow = 4.91 cfs @ 12.24 hrs, Volume= 0.538 af
Outflow = 4.91 cfs @ 12.24 hrs, Volume= 0.538 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=5.50"

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment WS-11:

Tc=20.7 min CN=86 Area=0.788 ac Runoff= 2.37 cfs 0.243 af

Subcatchment WS-12:

Tc=27.6 min CN=86 Area=0.645 ac Runoff= 1.72 cfs 0.198 af

Subcatchment WS-13:

Tc=12.4 min CN=91 Area=0.627 ac Runoff= 2.54 cfs 0.220 af

Reach SP1: (new node)

Inflow= 5.98 cfs 0.661 af

Outflow= 5.98 cfs 0.661 af

Runoff Area = 2.060 ac Volume = 0.661 af Average Depth = 3.85"

02237_POST

Prepared by Sebago Technics, Inc.
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Subcatchment WS-11:

Runoff = 2.37 cfs @ 12.28 hrs, Volume= 0.243 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

| Area (ac) | CN | Description |
|-----------|----|-------------------------------|
| 0.405 | 98 | Paved parking & roofs |
| 0.367 | 74 | >75% Grass cover, Good, HSG C |
| 0.016 | 70 | Woods, Good, HSG C |
| 0.788 | 86 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|--|
| 18.6 | 150 | 0.0250 | 0.1 | | Sheet Flow, A to B Grass: Dense n= 0.240 P2= 3.00" |
| 1.5 | 83 | 0.0170 | 0.9 | | Shallow Concentrated Flow, B to C Short Grass Pasture Kv= 7.0 fps |
| 0.1 | 73 | 0.0270 | 10.2 | 12.54 | Circular Channel (pipe), C to D Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 |
| 0.1 | 20 | 0.0100 | 6.2 | 7.63 | Circular Channel (pipe), D to E Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 |
| 0.4 | 25 | 0.0360 | 0.9 | | Shallow Concentrated Flow, D to E Woodland Kv= 5.0 fps |
| 20.7 | 351 | Total | | | |

Subcatchment WS-12:

Runoff = 1.72 cfs @ 12.37 hrs, Volume= 0.198 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

| Area (ac) | CN | Description |
|-----------|----|-------------------------------|
| 0.346 | 98 | Paved parking & roofs |
| 0.197 | 74 | >75% Grass cover, Good, HSG C |
| 0.102 | 70 | Woods, Good, HSG C |
| 0.645 | 86 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|---|
| 27.6 | 115 | 0.0610 | 0.1 | | Sheet Flow, A to B Woods: Dense underbrush n= 0.800 P2= 3.00" |

Subcatchment WS-13:

Runoff = 2.54 cfs @ 12.17 hrs, Volume= 0.220 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=5.50"

| Area (ac) | CN | Description |
|-----------|----|-------------------------------|
| 0.446 | 98 | Paved parking & roofs |
| 0.169 | 74 | >75% Grass cover, Good, HSG C |
| 0.012 | 70 | Woods, Good, HSG C |
| 0.627 | 91 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|--|
| 11.1 | 130 | 0.0690 | 0.2 | | Sheet Flow, A to B Grass: Dense n= 0.240 P2= 3.00" |
| 0.4 | 105 | 0.0550 | 4.8 | | Shallow Concentrated Flow, B to C Paved Kv= 20.3 fps |
| 0.4 | 201 | 0.0200 | 8.8 | 10.80 | Circular Channel (pipe), C to D Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 |
| 0.1 | 20 | 0.0100 | 6.2 | 7.63 | Circular Channel (pipe), D to E Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 |
| 0.4 | 25 | 0.0360 | 0.9 | | Shallow Concentrated Flow, E to F Woodland Kv= 5.0 fps |
| 12.4 | 481 | Total | | | |

Reach SP1: (new node)

Inflow = 5.98 cfs @ 12.24 hrs, Volume= 0.661 af
 Outflow = 5.98 cfs @ 12.24 hrs, Volume= 0.661 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

STORMWATER RUNOFF EVALUATION

**Pack Edge, Inc.
352 Presumpscot Street
Portland, Maine 04103**

General

This stormwater runoff evaluation has been prepared by Sebago Technics, Inc. (STI) on behalf of Pack Edge, Inc. and Patco Construction, Inc. to evaluate the effects of site improvements on stormwater runoff, as proposed and evaluated herein.

The subject site is located at 352 Presumpscot Street in the City of Portland. Proposed site improvements consist of constructing a 15,379 square-foot warehouse building and associated parking areas. The development will be serviced by public utilities to include underground cable, electric, and telephone; and subsurface drainage infrastructure. The proposed development consists of approximately 41,750 square feet of new impervious surface area.

Site Characteristics

The subject site exists today as a commercial/industrial parcel, of approximately 1.61 acres. The existing ground cover consists primarily of woods and herbaceous growth. The topography throughout the site consists of moderate slopes draining toward a ravine along the southerly property line. Stormwater runoff for the entire site drains in a southeasterly direction to a localized low point in the site where it drains beneath Presumpscot Street via a 3' x 4' concrete culvert.

Soils

Soils information used for the stormwater evaluation was obtained from the Cumberland County Medium Intensity Soil Survey. A copy of the soils and project location maps are enclosed. The soil survey maps the predominant site soils as Hollis, which has a hydrologic soil group of "C".

Methodology

The stormwater runoff analysis was developed in accordance with methodology outlined in the "HydroCAD" stormwater modeling system. The 2-year, 10-year, and 25-year, Type III, 24-hour storm events were used for analysis.

| Storm Event | Rainfall Depth |
|-------------|----------------|
| 2-year | 3.0 |
| 10-year | 4.7 |
| 25-year | 5.5 |

Watersheds

Based upon topographical information, adjacent properties and the project site, one watershed was evaluated for the pre-development condition and three watersheds for the post-development condition. The study point analyzed during both pre-and post-development conditions is along the southeasterly property line where the stormwater enters the municipal system. The study point is labeled on the drainage plans.

The pre-developed watershed (WS-1) contains 2.06 acres of land. Topography consists of moderate slopes with woods and grass ground cover. Stormwater runoff drains southeasterly toward a ditchline along Presumpscot street before exiting the southeast corner of the site through 3' x 4' box culvert underneath Presumpscot Street.

The post-developed watersheds (WS-11 through WS-13) contain 2.06 acres of total land. Land cover has changed from woods and grass in the pre-development condition, to revegetated grass and impervious areas in the post developed condition. Stormwater runoff from Watershed 11 sheet flows across a parking area to a catch basin and is then piped to study point 1, located at the 3' x 4' box culvert. Additionally, Watershed 11 conveys runoff via a swale to study point 1. Watershed 12 accepts runoff from the front parking area and an unchanged wooded area where it flows naturally through the existing ravine to study point 1. Watershed 13 sheet flows across a parking area to a catch basin where it is then conveyed via a storm drain to study point 1.

Stormwater Management

The following table summarizes the results of stormwater calculations for the design storm events for the project area. Calculations and computer modeling data sheets are provided with this report.

| Stormwater Peak Discharge Summary Table | | | | | | | | | |
|--|--------------|------------|-------------|---------------|------------|-------------|---------------|------------|-------------|
| Study Point | 2-Year Storm | | | 10-Year Storm | | | 25-Year Storm | | |
| | Pre (cfs) | Post (cfs) | Diff. (cfs) | Pre (cfs) | Post (cfs) | Diff. (cfs) | Pre (cfs) | Post (cfs) | Diff. (cfs) |
| SP-1 | 0.94 | 2.65 | 1.71 | 2.34 | 4.91 | 2.57 | 3.07 | 5.98 | 2.91 |

Summary

The proposed development of the 15,379 S.F. warehouse facility will include the installation of two cross culverts to which the runoff from the impervious areas will be directed. The culverts will transport the runoff to the localized low spot prior to outletting to the existing municipal system within Presumpscot Street.

Other drainage provisions will include a specific grading plan and erosion and sedimentation control measures which will be implemented throughout the construction cycle. Incorporation of the above mentioned drainage provisions and infrastructure for the proposed development adequately addresses stormwater runoff such that no significant downstream impacts on downstream properties are anticipated.

Prepared by

SEBAGO TECHNICS, INC.

A handwritten signature in black ink that reads "Adam S. Bliss". The signature is written in a cursive style with a horizontal line underneath the name.

Adam S. Bliss
Design Engineer

ASB:asb/df
May 24, 2006

BMP MAINTENANCE PLAN OF STORMWATER MANAGEMENT FACILITIES

The facility manager for the Proposed Warehouse Building located at 352 Presumpscot Street is Jeff Freeman. The facility manager will be responsible for the maintenance of all stormwater management structures, the establishment of any contract services required to implement the program, and the keeping of records and maintenance log book. Records of all inspections and maintenance work accomplished must be kept on file and retained for a minimum 5-year time span. At a minimum, the appropriate and relevant activities for each of the stormwater management systems will be performed on the prescribed schedule.

1. Open swales and ditches need to be inspected on a monthly basis or after a major rainfall event to assure that debris or sediments do not reduce the effectiveness of the system. Debris needs to be removed at that time. Any sign of erosion or blockage shall be immediately repaired to assure a vigorous growth of vegetation for the stability of the structure and proper functioning. Swales that show newly formed channels or gullies will be immediately repaired by reseeding/sodding of bare spots, removal of trash, leaves and/or accumulated sediments, and the control of woody or other undesirable vegetation.
2. If sediment in culverts or piped drainage systems exceeds 20% of the diameter of the pipe, it should be removed. This may be accomplished by hydraulic flushing or any mechanical means; however, care should be taken to not flush the sediments into the detention basin as it will reduce the basin's capacity and hasten the time when it must be cleaned. All pipes should be inspected on an annual basis.
3. Paved surfaces shall be swept or vacuumed at least annually in the spring to remove all winter sand and periodically during the year on as-needed basis to minimize the transportation of sediment during rainfall events.
4. After each significant rainfall event, or at least monthly, the detention basin will be visually inspected to assure that the outlet structure is not blocked and that no signs of erosion are apparent within the side slopes or riprap. If the outlet culvert is 25% inundated with sediment, the accumulated sediment shall be removed and properly disposed of. Any signs of erosion or blockage shall be immediately repaired to assure vigorous growth of vegetation, stability of the structure, and functioning of the outlet structure.
5. Embankments and swales will be maintained to preserve their integrity as impoundment and treatment structures including mowing, control of woody vegetation, erosion control and repair, and outlet control structure maintenance and repair.
6. All catch basins, and field inlets throughout the collection system, should be inspected on a monthly basis to assure that the inlet entry point is clear of debris and will allow the intended water entry. The system should be cleared, if necessary, on an annual basis or

when sediment reaches 50% of the available storage volume. Catch basins should be vacuumed and cleared of all accumulated sediment. This work can be performed by a vacuum truck under contract and the removed material must be disposed of in accordance with the Maine Solid Waste Disposal Rules.

7. The proprietary stormwater treatment unit will be maintained at intervals and by procedures recommended by the manufacturer. During the first year of operation, the unit will be inspected every six months to determine the rate of sediment and floatable accumulation. This information will be kept recorded on maintenance logs on site to document maintenance efforts and to establish a maintenance schedule. At a minimum the unit will be inspected and accumulated sediment removed annually, following pavement maintenance. A copy of the manufacturers recommended maintenance procedure is attached.

ASB

March 29, 2006

Exhibit 13

Signage

02237

Exhibit 13

Signage

Provided under separate cover.

Exhibit 14

Construction Schedule

Construction Schedule

| | |
|---------------------------------|------------------|
| Planning Approval | June 2006 |
| Erosion Control Established | July 16, 2005 |
| Site Work Begins | July 18, 2005 |
| Building(s) Starts to go up | July 12, 2005 |
| Loam and Seed site | August 10, 2005 |
| Base Coat Paving | August 10, 2005 |
| Final Coat | August 25, 2005* |
| Interior building work Complete | December 2006 |

* Paving will be completed just prior to the close of the Batching plants

Exhibit 15

Lighting Cut-sheets

SUNDOWNER™ 19

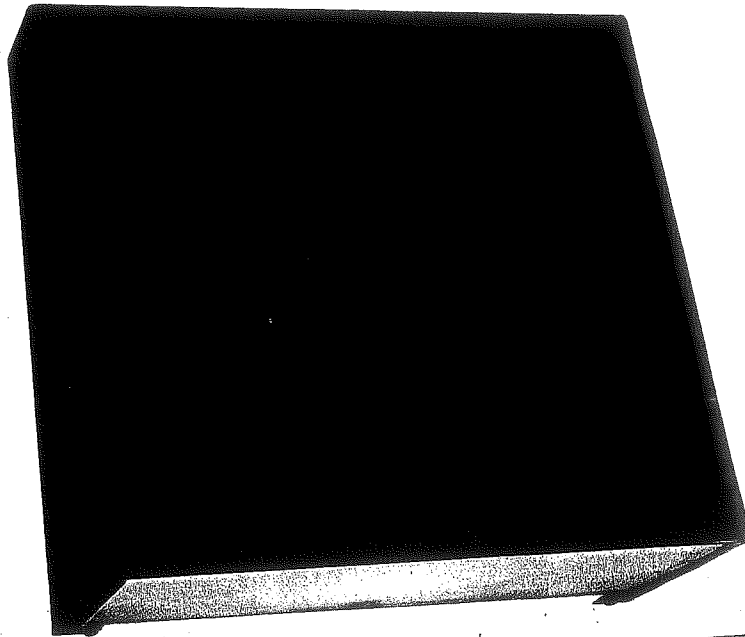
Sundowner offers light sculpturing and indirect lighting with controls that dramatizes walls, ceilings and surfaces with unparalleled uniformity... both indoor and outdoor.

Available in wattages from 150-400 watt, Sundowner's vertical lamp position and optical system develops a sharp 85-degree light cutoff and uniform light distribution that is unique for uplight applications.

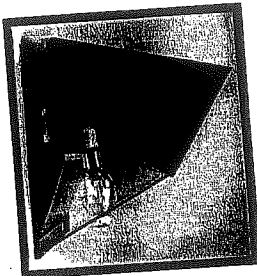
Ideal for lighting exterior walls, soffits and overhangs, tunnels, walkways, garages, stepwells and canopies. Indoor applications include shopping malls, auditoriums and convention centers. Double-up Sundowner units to create an uplight/downlight combination that is architecturally arresting.

The corrosion resistant canopy is sealed to the mounting plate, and the tempered diffused glass lens is silicone sealed in fixture canopy to prevent water and minimize insect infiltration. Units are Listed for Damp Locations for uplighting.

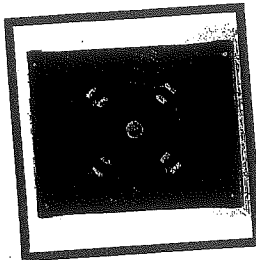
Sundowner - Another unique lighting tool for conquering demanding lighting requirements from Guth.



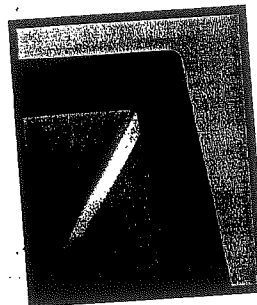
Canopy hinges for lamp or electrical maintenance and easily removes from backplate.



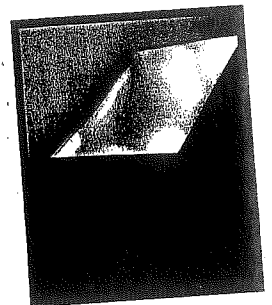
One-man hanging of SND 19 with adjustable mounting and leveling plate for conventional junction box.



Fixture canopy seals to backplate with quality silicone gasketing.



Diffusing glass lens is silicone sealed in canopy to resist moisture and insect infiltration.



Specifications/Features

GENERAL

- Sharp cutoff, wall mounted HID luminaire suitable for low glare applications and light trespass code compliance.
- Utilizes Metal Halide and High Pressure Sodium HID lamps up to 400W for best design options available.
- Wet location applications.
- Uplight mounting available. (Damp Location)

CONSTRUCTION

- Corrosion resistant .06" low copper content aluminum canopy and .09" back plate finished in baked bronze polyester powder coat.
- Easy one man installation with quick leveling, gasketed 18 ga 304 stainless steel mounting bracket; has extra holes for additional wall anchors; fixture simply attaches to 4 threaded studs on mounting plate.
- Canopy hinged and easily removable from back plate; enhances ease of installation.
- Prop rod included to hold fixture open and free hands for lamp replacement and maintenance.
- Specular aluminum reflectors produce front cutoff at 85 degree and S/MH 2.75:1.

- Canopy sealed to back plate with extruded, high temperature, silicone gasket.
- Corrosion resistant stainless steel external hardware.
- 5/32" tempered diffused glass lens silicone sealed to prevent entrance of water, and minimize insect infiltration.
- Canopy secured by two captive stainless steel screws; optional tamper resistant screws.

LISTINGS

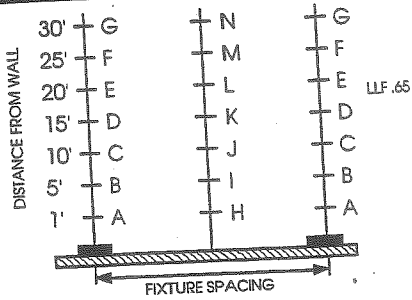
- Listed 1572 Wet location for downlight and damp location for uplight versions.

ELECTRICAL

- Standard ballasts are 120V, HPF, maximum 400W mogul base HID lamp in vertical position.
- Ballast mounted to backplate with stake-in screws for positive grounding and secure mounting.
- Ground wire attached to backplate for positive grounding and quick installation.
- Optional button type photocell mounts in top of housing.
- All fixtures are IBEW, Union made to ensure quality.

GUTH
LIGHTING

Photometrics



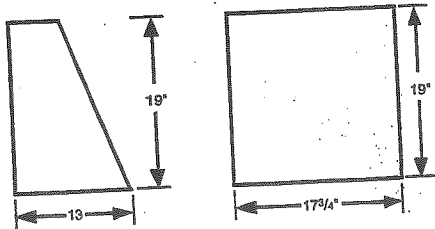
SND 19-400MH-1 Fixture Spacing 15'

| | A | B | C | D | E | F | G | H | I | J | K | L | M | N |
|------------|------|------|------|-----|-----|-----|-----|------|------|------|-----|-----|-----|-----|
| 15' | 20.2 | 17.8 | 11.9 | 4.7 | 1.9 | .7 | .2 | 34.4 | 31.6 | 16.1 | 7.2 | 2.7 | .9 | .4 |
| MTG. 20' | 13.5 | 13.8 | 9.8 | 6.5 | 3.1 | 1.6 | .7 | 18.3 | 18.7 | 12.3 | 7.6 | 4.0 | 2.0 | .8 |
| HEIGHT 25' | 9.8 | 10.5 | 8.1 | 5.7 | 3.8 | 2.1 | 1.2 | 11.1 | 10.9 | 8.1 | 6.3 | 4.2 | 2.4 | 1.4 |
| 30' | 7.2 | 7.7 | 6.3 | 4.8 | 3.6 | 2.4 | 1.5 | 7.4 | 7.2 | 5.6 | 4.7 | 3.8 | 2.6 | 1.6 |

Fixture Spacing 45'

| | A | B | C | D | E | F | G | H | I | J | K | L | M | N |
|------------|------|------|-----|-----|-----|-----|----|-----|-----|-----|-----|-----|-----|-----|
| 15' | 12.2 | 10.8 | 7.4 | 2.9 | 1.2 | .4 | .2 | 7.6 | 6.4 | 4.1 | 2.1 | .9 | .5 | .2 |
| MTG. 20' | 7.2 | 7.6 | 5.2 | 3.7 | 1.7 | .9 | .4 | 7.6 | 7.1 | 5.6 | 3.5 | 1.8 | .9 | .5 |
| HEIGHT 25' | 5.0 | 5.5 | 4.0 | 3.1 | 2.2 | 1.2 | .7 | 7.0 | 6.7 | 5.8 | 4.2 | 2.7 | 1.6 | .9 |
| 30' | 3.8 | 4.2 | 3.3 | 2.7 | 2.2 | 1.4 | .7 | 5.8 | 6.0 | 5.6 | 4.4 | 3.2 | 2.1 | 1.3 |

Dimensions



NOTE: 7" minimum clearance from hinge side of fixture for canopy removal.

Sundowner™ 19 Catalog Numbers

| CATALOG NUMBER | DESCRIPTION | TOTAL WATTS |
|----------------|------------------------------------|-------------|
| SND19-150HP-1 | Downlight Version, 150W HPS, 120V | 188 |
| SND19-250HP-1 | Downlight Version, 250W HPS, 120V | 300 |
| SND19-400HP-1 | Downlight Version, 400W HPS, 120V | 457 |
| SND19-175MH-1 | Downlight Version, 175W MH, 120V | 215 |
| SND19-250MH-1 | Downlight Version, 250W MH, 120V | 295 |
| SND19-400MH-1 | Downlight Version, 400W MH, 120V | 458 |
| SNU19-150HP-1 | Uplighting Version, 150W HPS, 120V | 188 |
| SNU19-250HP-1 | Uplighting Version, 250W HPS, 120V | 300 |
| SNU19-400HP-1 | Uplighting Version, 400W HPS, 120V | 457 |
| SNU19-175MH-1 | Uplighting Version, 175W MH, 120V | 215 |
| SNU19-250MH-1 | Uplighting Version, 250W MH, 120V | 295 |
| SNU19-400MH-1 | Uplighting Version, 400W MH, 120V | 458 |

Note: All include a Mogul Base

Accessories

| OPTIONS | ADD/CHANGE | EXAMPLE |
|---------------------------------------|------------------------|-------------------|
| Units listed for 120volt. For 277V | change last "1" to "2" | SND19-150HP-2 |
| Tamper Resistant Screws | add "/TP" | SND19-150HP-1/TP |
| Button Photo-electric cell | add "/PEC" | SND19-150HP-1/PEC |
| Cast Aluminum Outlet Box | add "/CAB" | SND19-150HP-1/CAB |
| For lamps included | add "/L" | SND19-150HP-1/L |
| Fixture Fuse | add "/FF" | SND19-150HP-1/FF |
| Surface wiring collar | add "/OBC" | SND19-150HP-1/OBC |
| For Quartz Restrike 250W Maximum | add "/ISL" | SND19-150HP-1/ISL |

Specifications and data are subject to change without notice.
Guth utilizes the services of both U.L. and ETL for listings.

GUTH
A DIVISION OF JJI LIGHTING GROUP, INC.

SEC. F1b

Uplight/Downlight with Minimal Light Trespass

SUNDOWNER™ 12 PL

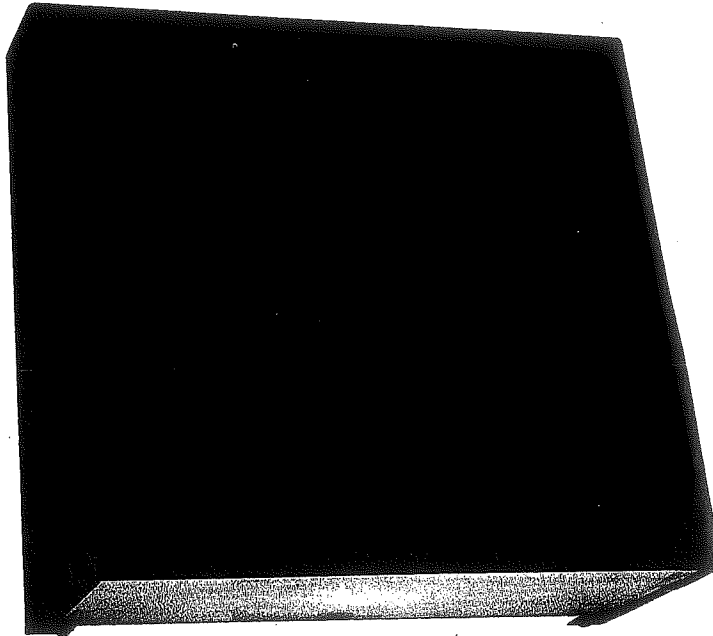
Sundowner is an environmentally friendly luminaire series that delivers a sharp 85-degree light cutoff making it ideal for accentuating a building's form and presence, without the light pollution common to most outdoor lighting.

Sundowner's light-control design meets stringent light trespass code compliances for down lighting, and is available in 13, 26 and 32 watt.

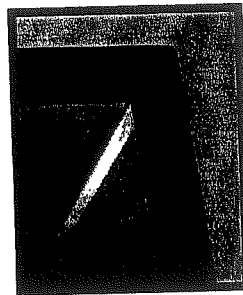
The unique optical system includes a specular aluminum reflector and canopy design that achieves a precise light cutoff and distribution pattern through an etched, 5/32" tempered diffused glass lens.

Design features include a tapered, corrosion resistant aluminum canopy which is Listed for Wet Locations for downlighting.

All exterior hardware is stainless steel to resist the elements, and canopy is gasketed to back plate to prevent water entry and minimize infiltration by insects. Sundowner - a precise answer to precise outdoor lighting needs.



Fixture canopy seals to backplate with quality silicone gasketing.



Diffusing glass lens is silicone sealed in canopy to resist moisture and insect infiltration.



Specifications/Features

GENERAL

- Sharp cutoff, wall mounted fluorescent luminaire suitable for low glare applications and light trespass code compliance.
- High output compact fluorescent lamping configurations — 2 lamp: 26W & 32W models, low temperature (-20°) electronic ballast.
- Approved for 75°C rated supply wire.
- Wet location applications.
- Uplight mounting available. (Damp location)

CONSTRUCTION

- Corrosion resistant .05" low copper content aluminum canopy and back plate finished in baked bronze polyester powder coat standard, other colors optional.
- Easy one man installation with cast aluminum back plate. Back plate mounts to electrical box with box strap and nipple supplied with fixture.
- Canopy hinged and easily removable from back plate; enhances ease of installation and maintenance.
- Specular aluminum reflectors produce front cutoff at 85 degree and up to S/MH 2.3:1.

- Canopy sealed to back plate with extruded, high temperature, silicone gasket.
- Corrosion resistant external hardware.
- 5/32" tempered diffused glass lens, silicone sealed to prevent entrance of water and minimize insect infiltration.
- Canopy secured by two captive screws; optional tamper resistant screws.

LISTINGS

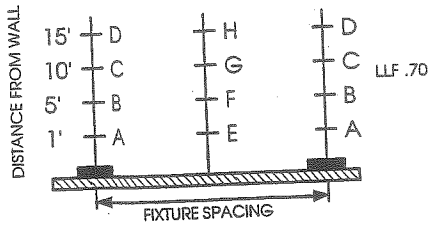
- Listed 1572 Wet location for downlight and damp location for uplight versions. Canadian listed also. (ETLC)

ELECTRICAL

- 120V 60 Hz electronic ballast are standard; 26W or 32W - -20°C starting temperature. 13W - Class P (NPF).
- Lamp base G24q-3 for 26 or 32 watt, GX23 lamp base for 13 watt.
- Ground wire provision on back plate for positive grounding and quick installation.
- Optional button type photocell mounts in top of canopy.
- All fixtures are IBEW, Union made to ensure quality.

GUTH
LIGHTING

Photometrics



SND 12-2F26PL-1 (2-26W Lamps) Fixture Spacing 15'

| | A | B | C | D | E | F | G | H |
|------------|-----|-----|-----|-----|-----|-----|-----|-----|
| 8' | 3.1 | 3.2 | 1.0 | 0.2 | 3.4 | 3.6 | 1.2 | 0.2 |
| MTG. 10' | 2.2 | 2.5 | 1.3 | 0.4 | 2.6 | 3.0 | 1.5 | 0.5 |
| HEIGHT 12' | 1.8 | 2.0 | 1.4 | 0.6 | 2.2 | 2.5 | 1.7 | 0.7 |
| 14' | 1.5 | 1.6 | 1.4 | 0.7 | 1.9 | 2.0 | 1.8 | 0.9 |

Fixture Spacing 35'

| | A | B | C | D | E | F | G | H |
|------------|-----|-----|-----|-----|-----|-----|-----|-----|
| 8' | 2.8 | 2.9 | 0.9 | 0.1 | 2.8 | 2.9 | 0.9 | 0.1 |
| MTG. 10' | 1.8 | 2.0 | 1.0 | 0.3 | 1.8 | 2.0 | 1.0 | 0.3 |
| HEIGHT 12' | 1.3 | 1.4 | 0.9 | 0.4 | 1.3 | 1.4 | 0.9 | 0.4 |
| 14' | 0.9 | 1.0 | 0.9 | 0.4 | 0.9 | 1.0 | 0.9 | 0.4 |

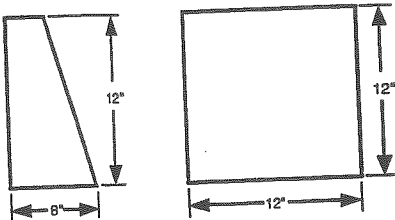
SND 12-2F32PL-1 (2-32W Lamps) Fixture Spacing 15'

| | A | B | C | D | E | F | G | H |
|------------|-----|-----|-----|-----|-----|-----|-----|-----|
| 8' | 3.7 | 3.5 | 1.5 | 0.4 | 4.1 | 4.0 | 1.7 | 0.5 |
| MTG. 10' | 2.7 | 2.6 | 1.7 | 0.7 | 3.2 | 3.1 | 2.1 | 0.8 |
| HEIGHT 12' | 2.2 | 1.9 | 1.7 | 0.7 | 2.7 | 2.5 | 2.2 | 1.1 |
| 14' | 1.8 | 1.5 | 1.6 | 1.0 | 2.4 | 2.0 | 2.0 | 1.4 |

Fixture Spacing 35'

| | A | B | C | D | E | F | G | H |
|------------|-----|-----|-----|-----|-----|-----|-----|-----|
| 8' | 3.2 | 3.0 | 1.2 | 0.3 | 3.2 | 3.1 | 1.2 | 0.3 |
| MTG. 10' | 2.1 | 1.9 | 1.2 | 0.4 | 2.1 | 2.0 | 1.3 | 0.4 |
| HEIGHT 12' | 1.5 | 1.3 | 1.1 | 0.5 | 1.5 | 1.3 | 1.1 | 0.5 |
| 14' | 1.1 | 0.9 | 1.0 | 0.6 | 1.2 | 1.1 | 1.0 | 1.6 |

Dimensions



NOTE: 4" minimum clearance from hinge side of fixture for canopy removal.

Sundowner™ 12 PL Catalog Numbers

| CATALOG NUMBER | DESCRIPTION | TOTAL WATTS |
|----------------|--------------------------------|-------------|
| SND12-3F13PL-1 | Downlight Version, 3LT 13W NPF | 54 |
| SND12-2F26PL-1 | Downlight Version, 2LT 26W | 50 |
| SND12-2F32PL-1 | Downlight Version, 2LT 32W | 66 |
| SNU12-3F13PL-1 | Downlight Version, 3LT 13W NPF | 54 |
| SNU12-2F26PL-1 | Uplight Version, 2LT 26W | 50 |
| SNU12-2F32PL-1 | Uplight Version, 2LT 32W | 66 |

Accessories

| OPTIONS | ADD/CHANGE | EXAMPLE |
|------------------------------------|------------------------|--------------------|
| Units listed for 120volt. For 277V | change last "1" to "2" | SND12-2F26PL-2 |
| Tamper Resistant Screws | add "/TP" | SND12-2F26PL-1/TP |
| Button Photo-electric cell | add "/PEC" | SND12-2F26PL-1/PEC |
| Cast Aluminum Outlet Box | add "/CAB" | SND12-2F26PL-1/CAB |
| For lamps included | add "/L" | SND12-2F26PL-1/L |
| Fixture Fuse | add "/FF" | SND12-2F26PL-1/FF |
| Surface wiring collar | add "/OBC" | SND12-2F26PL-1/OBC |

Exhibit 16

Statement of Non-Jurisdiction

Statement of Non-Jurisdiction

The proposed development does not include any filling of wetlands. An existing offsite ravine runs along the southerly property line from which the development maintains a minimum setback of 25 feet.

Presumpscot Street is not a state owned road which does not involve a street opening permit.



PORTLAND MAINE

Sarah

Strengthening a Remarkable City, Building a Community for Life

www.portlandmaine.gov

August 3, 2006

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Jim Freeman
Pack Edge, Inc.
55 Washington Ave
Portland, ME 04101

RE: Pack Edge, Inc at 352 Presumpscot St.
CBL: 422 B 2

Dear Mr. Freeman:

On August 3, 2006 the Portland Planning Authority approved the 15,379 sq. ft building to include warehousing, distribution and office space as shown on the approved plan. The plan was approved with the following conditions:

1. That site plan note #2 be modified to reflect work planned, ie. the reconstruction of the pump station.
2. That the pipe from the new manhole to the pump station be increased to 6 inch diameter.

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. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,


Alexander Jaegerman
Planning Division Director

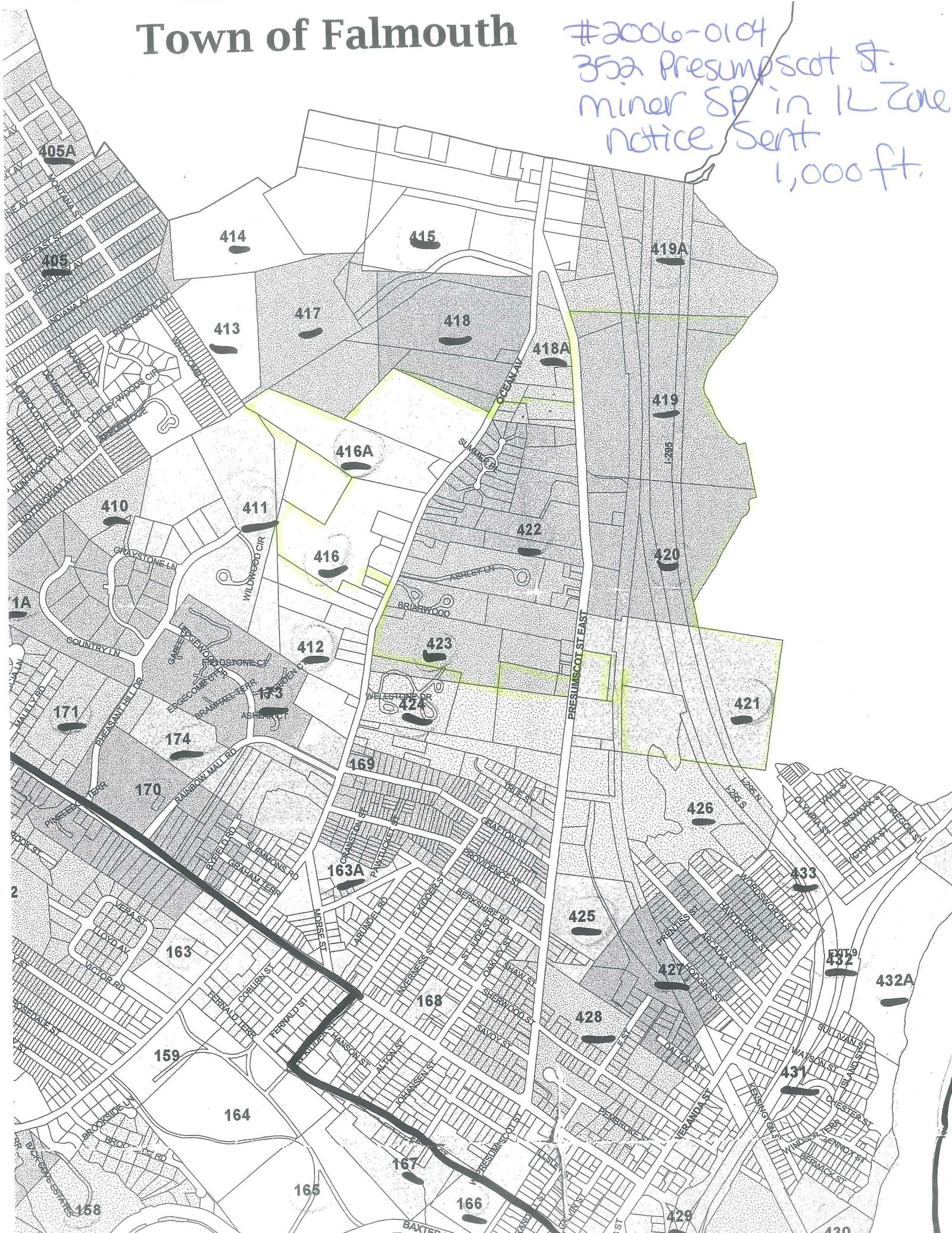
cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Bill Clark, Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File

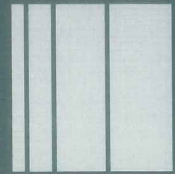
Shawn Frank
Sebago Technics
One Chabot St.
P.O. Box 1339
Westbrook, ME 04092-1339

Dennis Waters
Patco Construction, inc.
1293 Main St.
Sanford, ME 04073

Town of Falmouth

#2006-0104
352 Presumpscot St.
minor SP in IL Zone
notice sent
1,000 ft.





May 24, 2006
02237

Margaret Schmuckal, Zoning Administrator
Code Enforcement Department
City of Portland
389 Congress Street, 3rd Floor
Portland, ME 04101

Proposed Office/Warehouse Building – Tax Map 422, Block B, Lot 8
Minor Site Plan Application – 352 Presumpscot Street, Patco Construction, Inc.

Dear Marge:

On behalf of Patco Construction, Inc. and Pack Edge, Inc. we are pleased to submit (nine) 9 copies of the enclosed plans and associated information for a minor site plan application of a proposed office/warehouse building at 352 Presumpscot Street. The existing parcel is 1.61 acres in size and is located in the I-L Zoning District. On June 6, 2003, the Portland Planning Authority granted approval for a similar 14,000 s.f. building. That project was never developed and Pack Edge, Inc. has since acquired the parcel. It is the intent of Patco Construction to construct the proposed building for Pack Edge, Inc.

The development proposal consists of constructing a new 15,379 s.f. building containing approximately 1,300 s.f. of office space and approximately 14,079 s.f. of warehouse space. Five loading docks are proposed along the rear of the building with one drive-in access door along the side. Improvements to the site include new parking areas, vehicular circulation areas, landscaping, an upgrade of the existing private pump station that currently services the abutting Collins Insect Control building. Site lighting is proposed that conforms to the site lighting standards set forth in the city ordinance. No on-site detention is proposed due to the large box culvert crossing Presumpscot Street and the proximity of this site to the tidal waters. Less than ten cubic yards of solid waste is expected per week and is handled and stored internally.

A thirty foot access and utility easement currently encumbers the property to access the abutting Collins Insect Control building located at 336 Presumpscot Street. A twenty foot utility easement also encumbers the property to allow for water service to the Collins building, and use of the private pump station that provides sanitary sewer service to the two properties.

Lighting is conducted using low-level wall-paks over entrances and loading dock areas for safety and security. Cut-sheets of the proposed light are included within the site plan application. Landscaping incorporates street trees along Presumpscot Street and foundation plantings along the front of the building and abutting parking area. A sign is proposed to be installed at the project entrance as shown on the plan.

Water service will connect to the existing main within Presumpscot Street. Two connections are proposed to provide domestic and sprinkler service. A pump station currently exists on-site to collect sanitary sewage from the Collins Insect Control building and pump it into the municipal system in Presumpscot Street to the south via a 2 inch force main. This station will be upgraded as required to service both buildings. The Collins building is currently serviced by overhead electric lines. These lines will be relocated on new utility poles as shown on the plans. The proposed building will be serviced via underground lines from the first new utility poles. Access to the site will be obtained via the existing curb cut which will be upgraded to accommodate both businesses. Curbing and sidewalk are proposed along the Presumpscot Street frontage in accordance with ordinance requirements.

We are hopeful that we have provided the required information to allow this project to proceed through the permitting process. Upon your review of the enclosed material, however, please call with any questions or if you require additional information. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.



Shawn M. Frank, P.E.
Project Manager

SMF:dlf

cc: Jeff Freeman
Dennis Waters

June 10, 2003

*Approval
Letter
Sent*

Shawn Frank
Sebago Technics
One Chabot Street
P.O. Box 1339
Westbrook, ME 04098-1339

**CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: _____**

RE: Collins Building at 352 Presumpscot Street

CBL: 422 B008001

Dear Mr. Frank:

On June 6, 2003, the Portland Planning Authority granted minor site plan approval for the industrial building at 352 Presumpscot Street, as shown on the approved plan

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 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
6. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven sets of final plans.

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please note that no Certificates of Occupancy will be issued until all site improvements have been completed and inspected in the field by the Development Review Coordinator.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Program Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Michael Bobinsky, Public Works Director
Karen Dunfey, Inspections
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File
Correspondence File

Planning and Development Department
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 8/3/2006

Name of Project: 352 PRESUMSCOT STREET

Address/Location: 352 PRESUMSCOT STREET FERRISBURGH, ME

Developer: PALLO CONSTRUCTION

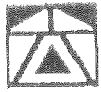
Form of Performance Guarantee: _____

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

TO BE FILLED OUT BY THE APPLICANT:

| Item | PUBLIC | | | PRIVATE | | |
|----------------------------|----------|---------------|---------------|----------|---------------|---------------|
| | Quantity | Unit Cost | Subtotal | Quantity | Unit Cost | Subtotal |
| 1. STREET/SIDEWALK | | | | | | |
| Road/Parking Areas | <u>1</u> | <u>30,000</u> | <u>30,000</u> | <u>1</u> | <u>30,000</u> | <u>30,000</u> |
| Curbing | <u>1</u> | <u>2,000</u> | <u>2,000</u> | <u>1</u> | <u>2,000</u> | <u>2,000</u> |
| Sidewalks | <u>1</u> | <u>4,500</u> | <u>4,500</u> | | | |
| Esplanades | <u>1</u> | <u>300</u> | <u>300</u> | | | |
| Monuments | | | | | | |
| Street Lighting | | | | | | |
| Street Opening Repairs | <u>2</u> | <u>2,100</u> | <u>4,200</u> | | | |
| Other | <u>1</u> | <u>20,000</u> | <u>20,000</u> | | | |
| 2. EARTH WORK | | | | | | |
| Cut | | | | <u>1</u> | <u>40,000</u> | <u>40,000</u> |
| Fill | | | | <u>1</u> | <u>10,000</u> | <u>10,000</u> |
| 3. SANITARY SEWER | | | | | | |
| Manholes | <u>2</u> | <u>1,350</u> | <u>2,700</u> | | | |
| Piping | <u>1</u> | <u>1,500</u> | <u>1,500</u> | <u>1</u> | <u>350</u> | <u>350</u> |
| Connections | <u>1</u> | <u>600</u> | <u>600</u> | | | |
| Main Line Piping | | | | | | |
| House Sewer Service Piping | | | | <u>1</u> | <u>4,000</u> | <u>4,000</u> |
| Pump Stations | | | | | | |
| Other | | | | | | |
| 4. WATER MAINS | <u>1</u> | <u>2,000</u> | <u>2,000</u> | <u>1</u> | <u>2,000</u> | <u>2,000</u> |
| 5. STORM DRAINAGE | | | | | | |
| Manholes | | | | <u>1</u> | <u>2,000</u> | <u>2,000</u> |
| Catchbasins | | | | <u>2</u> | <u>1,500</u> | <u>3,000</u> |
| Piping | | | | <u>1</u> | <u>15,000</u> | <u>15,000</u> |
| Detention Basin | | | | | | |
| Stormwater Quality Units | | | | | | |
| Other | | | | <u>1</u> | <u>4,000</u> | <u>4,000</u> |

30 651-2809



PATCO
CONSTRUCTION, INC.

Fax Transmittal

To: Planning Dept.
City of Portland

Attn: Sarah Hopkins

Date: 8/4/06

Fax: 756-8258

From: Dennis Waters

No. of pages: 3
(including cover sheet)

Message:

Sarah,

Here is the cost estimate for the performance guarantee for 352 Presumpscot St. Please call Ron Mercier (651-2809) if this is acceptable we will get the letter from the owner's bank. I am on vacation next week.

Thanks,

Dennis

Subcatchment WS-13:

Runoff = 1.22 cfs @ 12.17 hrs, Volume= 0.102 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=3.00"

| Area (ac) | CN | Description |
|-----------|----|-------------------------------|
| 0.446 | 98 | Paved parking & roofs |
| 0.169 | 74 | >75% Grass cover, Good, HSG C |
| 0.012 | 70 | Woods, Good, HSG C |
| 0.627 | 91 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|--|
| 11.1 | 130 | 0.0690 | 0.2 | | Sheet Flow, A to B Grass: Dense n= 0.240 P2= 3.00" |
| 0.4 | 105 | 0.0550 | 4.8 | | Shallow Concentrated Flow, B to C Paved Kv= 20.3 fps |
| 0.4 | 201 | 0.0200 | 8.8 | 10.80 | Circular Channel (pipe), C to D Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 |
| 0.1 | 20 | 0.0100 | 6.2 | 7.63 | Circular Channel (pipe), D to E Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 |
| 0.4 | 25 | 0.0360 | 0.9 | | Shallow Concentrated Flow, E to F Woodland Kv= 5.0 fps |
| 12.4 | 481 | Total | | | |

Reach SP1: (new node)

Inflow = 2.65 cfs @ 12.24 hrs, Volume= 0.286 af
 Outflow = 2.65 cfs @ 12.24 hrs, Volume= 0.286 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

02237_POST

Type III 24-hr Rainfall=3.00" (Two Year Storm)

Prepared by Sebago Technics, Inc.

Page 2

HydroCAD® 6.00 s/n 001856 © 1986-2001 Applied Microcomputer Systems

5/25/2006

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=3.00"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment WS-11:

Tc=20.7 min CN=86 Area=0.788 ac Runoff= 1.02 cfs 0.101 af

Subcatchment WS-12:

Tc=27.6 min CN=86 Area=0.645 ac Runoff= 0.74 cfs 0.083 af

Subcatchment WS-13:

Tc=12.4 min CN=91 Area=0.627 ac Runoff= 1.22 cfs 0.102 af

Reach SP1: (new node)

Inflow= 2.65 cfs 0.286 af
Outflow= 2.65 cfs 0.286 af

Runoff Area = 2.060 ac Volume = 0.286 af Average Depth = 1.66"

Subcatchment WS-11:

Runoff = 1.02 cfs @ 12.29 hrs, Volume= 0.101 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

| Area (ac) | CN | Description |
|-----------|----|-------------------------------|
| 0.405 | 98 | Paved parking & roofs |
| 0.367 | 74 | >75% Grass cover, Good, HSG C |
| 0.016 | 70 | Woods, Good, HSG C |
| 0.788 | 86 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|--|
| 18.6 | 150 | 0.0250 | 0.1 | | Sheet Flow, A to B Grass: Dense n= 0.240 P2= 3.00" |
| 1.5 | 83 | 0.0170 | 0.9 | | Shallow Concentrated Flow, B to C Short Grass Pasture Kv= 7.0 fps |
| 0.1 | 73 | 0.0270 | 10.2 | 12.54 | Circular Channel (pipe), C to D Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 |
| 0.1 | 20 | 0.0100 | 6.2 | 7.63 | Circular Channel (pipe), D to E Diam= 15.0" Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 |
| 0.4 | 25 | 0.0360 | 0.9 | | Shallow Concentrated Flow, D to E Woodland Kv= 5.0 fps |
| 20.7 | 351 | Total | | | |

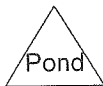
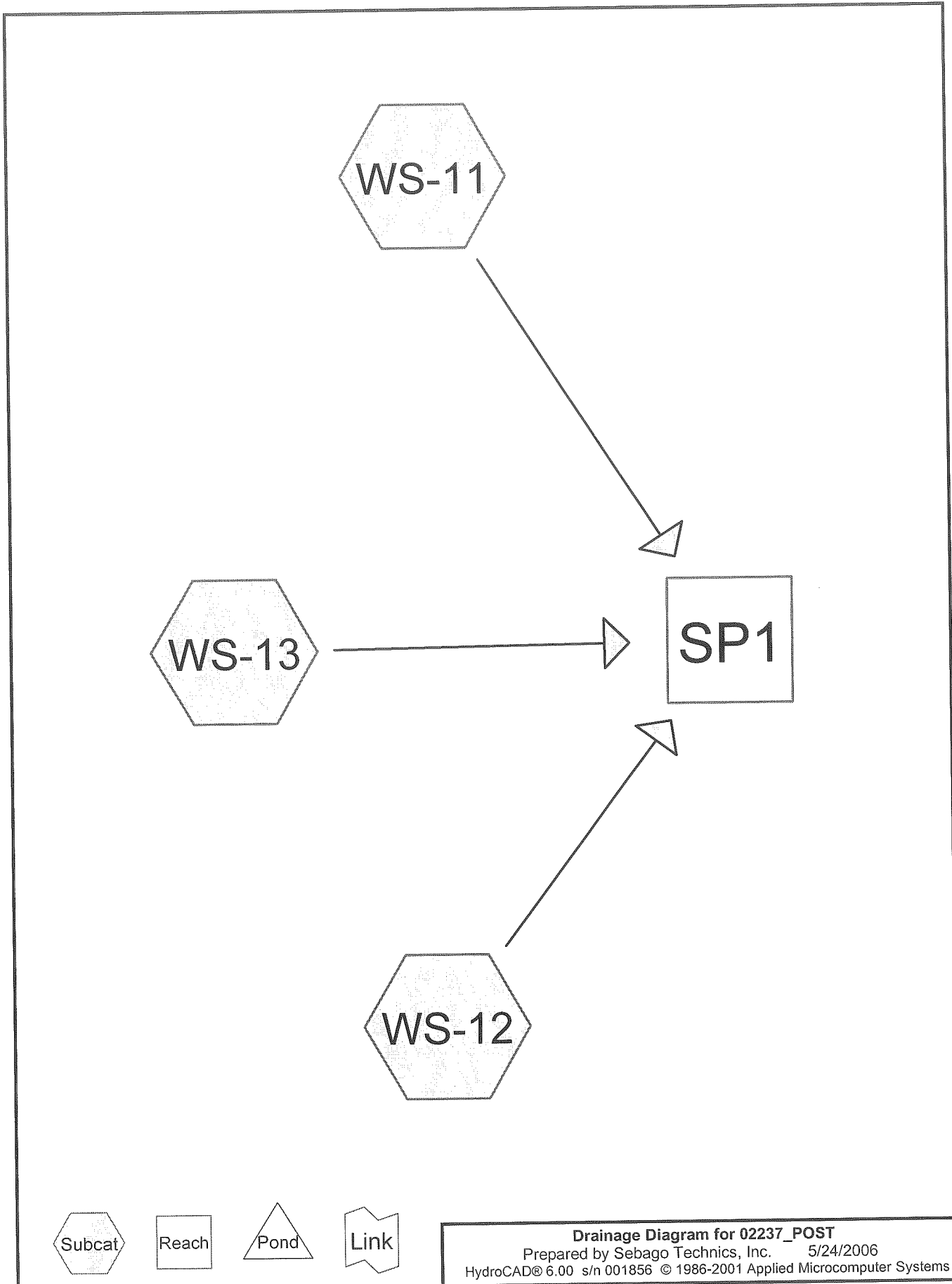
Subcatchment WS-12:

Runoff = 0.74 cfs @ 12.39 hrs, Volume= 0.083 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

| Area (ac) | CN | Description |
|-----------|----|-------------------------------|
| 0.346 | 98 | Paved parking & roofs |
| 0.197 | 74 | >75% Grass cover, Good, HSG C |
| 0.102 | 70 | Woods, Good, HSG C |
| 0.645 | 86 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|---|
| 27.6 | 115 | 0.0610 | 0.1 | | Sheet Flow, A to B Woods: Dense underbrush n= 0.800 P2= 3.00" |



Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

May 16, 2003

Greg Boulette
Sebago Technics
One Chabot Street
P.O. Box 1339
Westbrook, ME 04098-1339

RE: Collins Building at 352 Presumpscot Street
CBL: 422 B008001

Dear Greg:

Thank you for your latest submission for the Collins project at 352 Presumpscot.

We are working to wrap up our review. Below are Public Works and Planning comments. Steve Bushey's comments will be forwarded separately.

Public Works

1. Granite tipdown curbing must be specified at the property limits on Presumpscot Street. In addition, the plans must specify the required excavation limits within Presumpscot associated with the installation of proposed curbing.
2. The current submittal identifies an existing force main and lift station on the development property. The previous submittal did not represent the existence of such an on site sanitary system. This has been clarified to some degree in a conversation with the applicant's engineer. However, how or where the existing 2 inch diameter force main connects to the City's Presumpscot sanitary sewer is not clear and has not been specified. The connection of this force main to the City sewer must be specified. Further, the existing connection must not connection directly into the City gravity main or manhole. Instead, the force main must terminate into a manhole structure and then outlet by gravity into the City system. This was specified on Sheet 5 of 7 of the 1/22/03 plan submittal, as proposed.
3. Upon receipt of Planning Board Approval, Public Works is requesting a digital CADD.dwg drawing file be submitted to Jon Giles, GIS Coordinator at Public Works, for the purpose of supporting the our database.

From: "Steve Bushey" <SBushey@DelucaHoffman.com>
To: "Sarah Hopkins (E-mail)" <SH@ci.portland.me.us>
Date: Mon, Jun 2, 2003 10:06 AM
Subject: Collins Building-Presumpscot Street

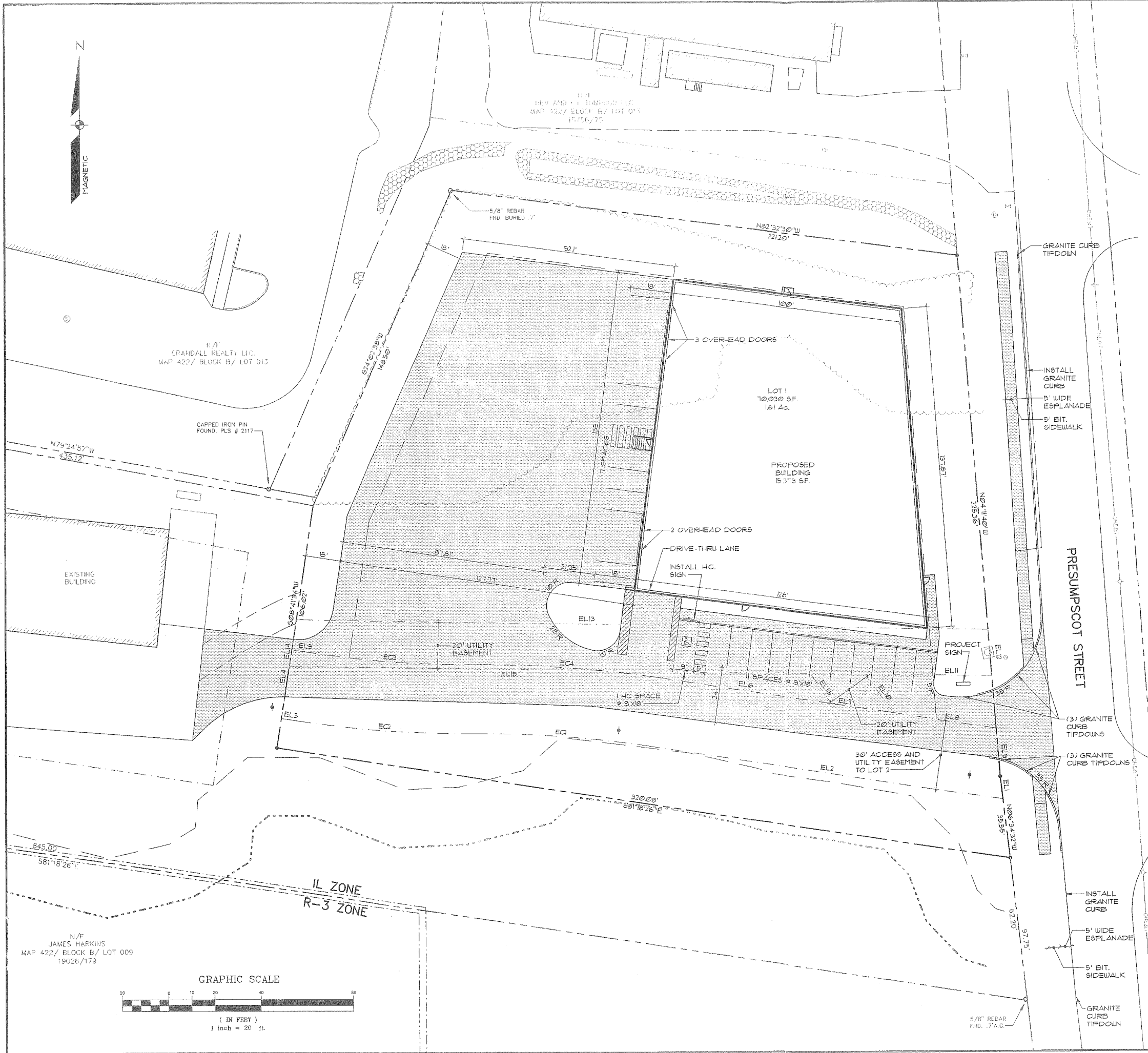
Sarah,

Just following up on the Collins Site Plan on Presumpscot Street. I have spoken with Shawn Frank at Sebago Technics and we should be all set with my review for this project. Unless you have any further questions or issues, I can recommend the project be granted site plan approval and I shouldn't have to see any further plans.

Regards,

Steve Bushey

CC: Portland.gwgwia("sfrank@sebagotechnics.com")



LEGEND

| EXISTING | DESCRIPTION | PROPOSED |
|----------|-----------------------|----------|
| --- | PROPERTY/ROW | --- |
| --- | SETBACK | --- |
| --- | EASEMENT | --- |
| ○ | IRON PIPE/ROD | ○ |
| C1/L1 | CURVE/LINE NO. | C1 / L1 |
| ▭ | BUILDING | ▭ |
| --- | SIGN | --- |
| --- | EDGE PAVEMENT | --- |
| --- | CURBLINE | --- |
| --- | GRAVEL ROAD | --- |
| --- | TREELINE | --- |
| --- | GAS | --- |
| --- | WATER | --- |
| --- | SEWER | --- |
| --- | STORM DRAIN | --- |
| --- | UNDERDRAIN | --- |
| --- | OVERHEAD ELEC. 4 TEL. | --- |
| --- | GATE VALVE | --- |
| --- | UTILITY POLE | --- |
| --- | HYDRANT | --- |
| --- | CATCH BASIN | --- |
| --- | MANHOLE | --- |
| --- | CULVERT | --- |
| --- | ZONE LINE | --- |

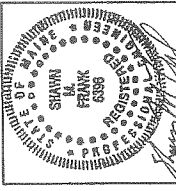
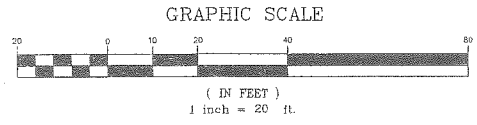
- GENERAL NOTES:**
- THE RECORD OWNER OF THE PARCEL IS J4H PROPERTIES IN ACCORDANCE WITH A DEED DATED APRIL 1, 2002 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 22,323, PAGE 135-137.
 - THE PROPERTY IS SHOWN AS LOT B-8 ON THE CITY OF PORTLAND TAX MAP 427 AND IS LOCATED IN THE IL ZONE.
 - SPACE AND BULK CRITERIA FOR THE IL ZONE ARE AS FOLLOWS:
 MAXIMUM IMPERVIOUS SURFACE RATIO: 65%.
 MIN. LOT SIZE: NONE
 MIN. STREET FRONTAGE: 60 FEET.
 MIN. FRONT YARD: 25 FEET.
 MIN. SIDE YARD: 25 FEET, 40 FEET WHERE ABUTTING A RESIDENTIAL ZONE.
 MIN. REAR YARD: 25 FEET, 40 FEET WHERE ABUTTING A RESIDENTIAL ZONE.
 MAX. BUILDING HEIGHT: 45 FEET.
 PAVEMENT SETBACK FROM LOT BOUNDARY: 15 FEET.
 - TOTAL AREA OF PARCEL 10,030 S.F. (1.61 ACRES).
 - PARKING SUMMARY: 1 SPACE REQUIRED PER 400 SF. OFFICE SPACE = (1200 / 400) SF. = 3 SPACES
 1 SPACE REQUIRED PER 1000 SF. WAREHOUSE = (14,179 / 1000) SF. = 15 SPACES
 PARKING REQUIRED: 18 SPACES
 PARKING PROVIDED: 19 SPACES (INCLUDING 1 H.C. SPACE).
 - TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHINCS, INC. IN AUGUST 4 SEPTEMBER 2002. ELEVATION DATUM = NGVD 1923. A BOUNDARY SURVEY WAS NOT PERFORMED. BOUNDARY INFORMATION SHOWN IS BASED ON PLAN REFERENCE 1A.
 - PLAN REFERENCES:
 A. TOPOGRAPHIC SURVEY PRESUMPSCOT STREET PORTLAND, MAINE MADE FOR BRUCE D. COLLINS BY ROBERT P. TITCOMB, LAND SURVEYORS.
 B. DIVISION OF LAND OF AERO HEATING & VENTILATING, INC. 312 PRESUMPSCOT ST. PORTLAND, MAINE FOR CRANDALL REALTY LLC. BY SEBAGO TECHINCS, INC. DATED 5-30-00.

EASEMENT LINE DATA

| LINE | DIRECTION | DISTANCE |
|------|-------------|----------|
| EL1 | S06°34'32"E | 9.81' |
| EL2 | S81°18'26"E | 154.66' |
| EL3 | S81°18'26"E | 6.59' |
| EL4 | S08°41'34"W | 30.00' |
| EL5 | S81°18'26"E | 6.59' |
| EL6 | S81°18'26"E | 15.31' |
| EL7 | S81°18'26"E | 27.23' |
| EL8 | S81°18'26"E | 44.11' |
| EL9 | S04°11'40"E | 21.00' |
| EL10 | N34°03'01"W | 20.22' |
| EL11 | N89°03'25"W | 53.92' |
| EL12 | S04°11'40"E | 20.00' |
| EL13 | N89°03'25"W | 293.23' |
| EL14 | N08°41'34"E | 20.18' |
| EL15 | N89°03'25"W | 225.41' |
| EL16 | N34°03'01"W | 15.74' |

EASEMENT LINE CURVE DATA

| CURVE | LENGTH | RADIUS | CRD. BEARING | CRD. DIST. |
|-------|--------|---------|--------------|------------|
| EC1 | 74.95' | 485.00' | N85°44'04"W | 74.88 |
| EC2 | 77.73' | 503.00' | S85°44'04"E | 77.66 |
| EC3 | 73.10' | 473.00' | S85°44'04"E | 73.03 |
| EC4 | 79.59' | 515.00' | N85°44'04"W | 79.51 |



PROJECT NO. 02237

| REV. | BY: | DATE: | STATUS: |
|------|-----|---------|---------------------------|
| A | SNF | 5-24-06 | FOR PLANNING STAFF REVIEW |

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC.

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 Engineering Expertise You Can Build On
 One Coburn Street
 Westbrook, Me 04092-1339
 Tel (207) 856-0277

PROJECT NO. 02237

| DESIGN | CHKD | DRAWN |
|--------|------|-------|
| SNF | SNF | ASB |

SITE PLAN
 OF
PROPOSED WAREHOUSE BUILDING
 352 PRESUMPSCOT STREET
 PORTLAND, MAINE

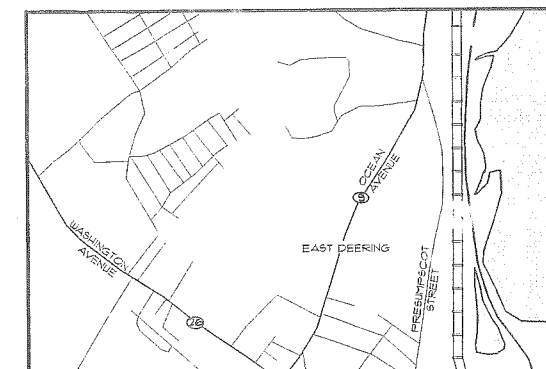
FOR:
PATCO CONSTRUCTION, INC.
 1293 MAIN STREET
 SANFORD, ME. 04073

DATE: 2.15.06 SCALE: 1"=20'

SHEET 2 OF 5

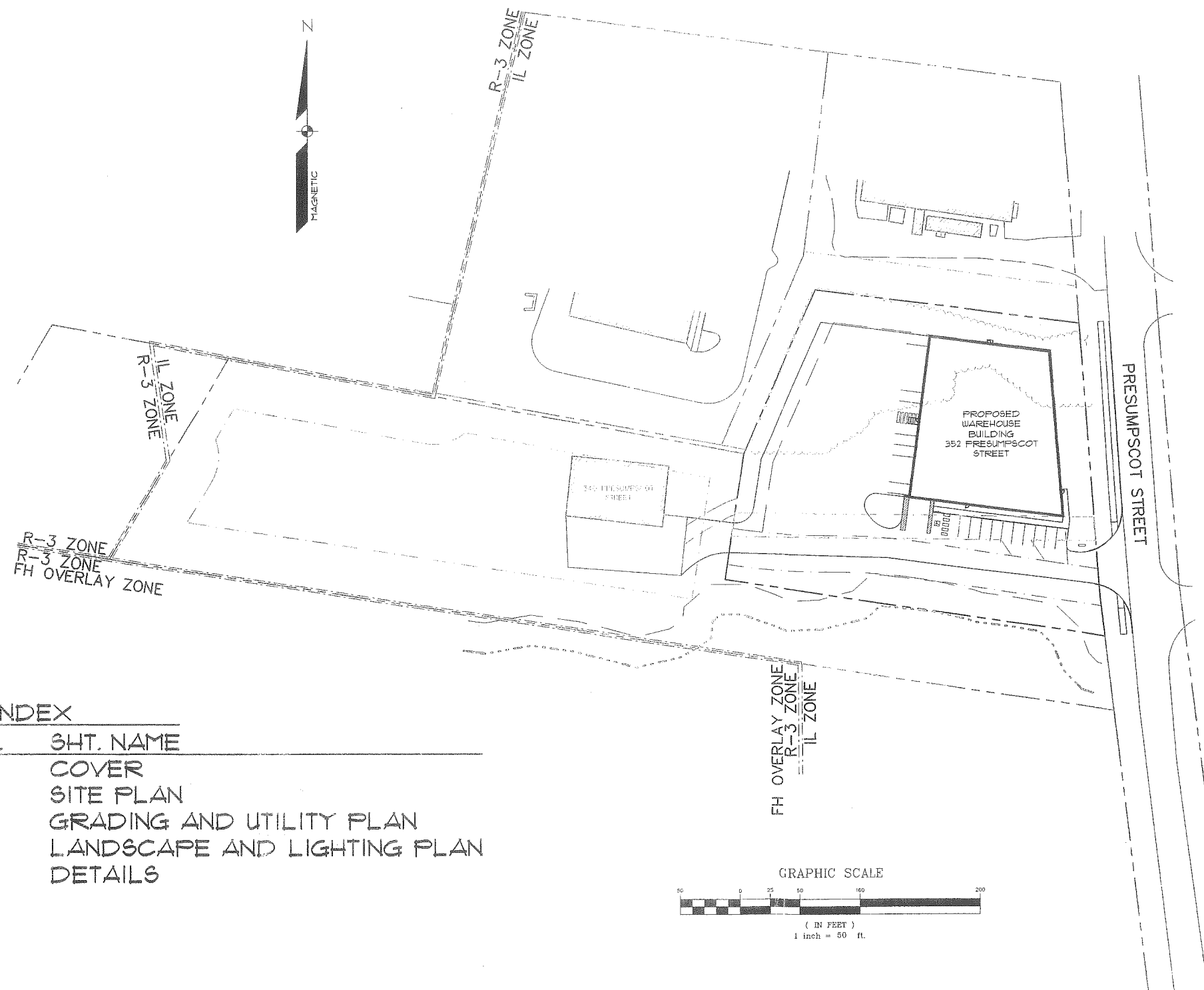
PROPOSED WAREHOUSE BUILDING

352 PRESUMPCOT STREET
PORTLAND, MAINE



LOCATION MAP

N.T.S.



OWNER/APPLICANT:
PATCO CONSTRUCTION, INC.
1293 MAIN STREET
SANFORD, ME. 04073

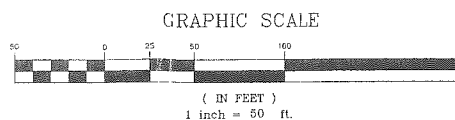
ENGINEER/SURVEYOR:

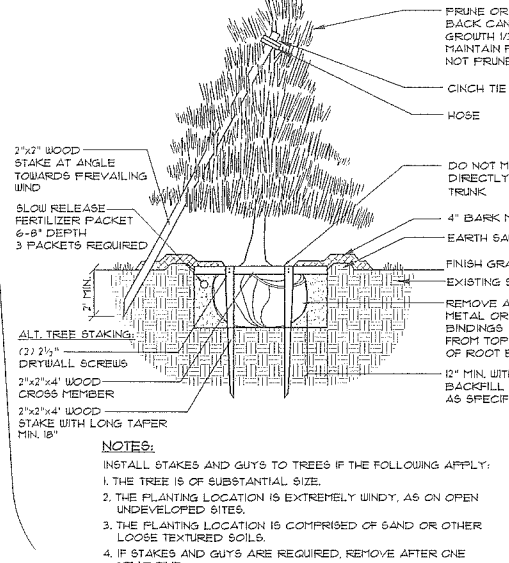
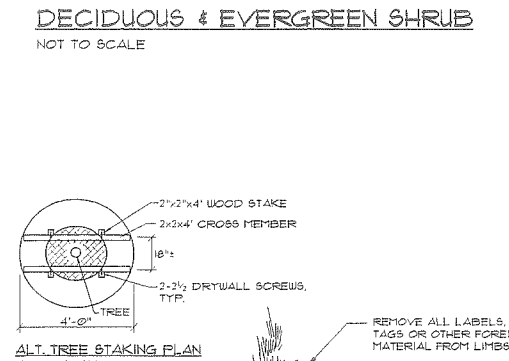
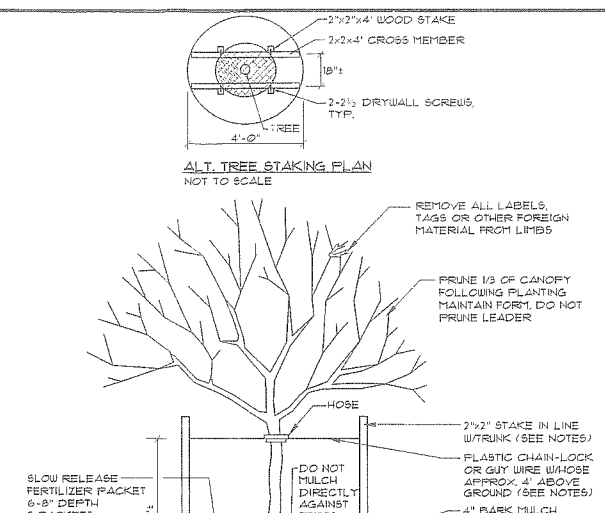
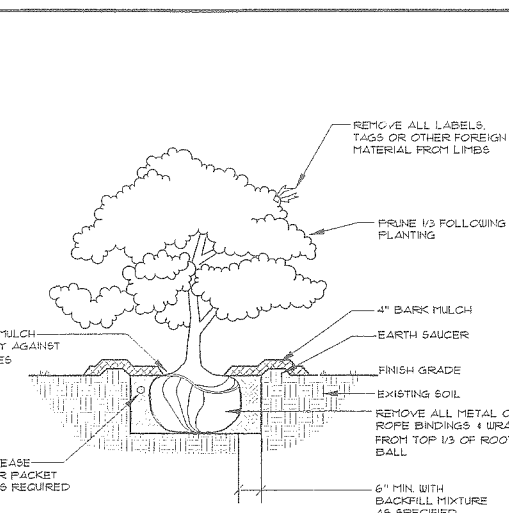
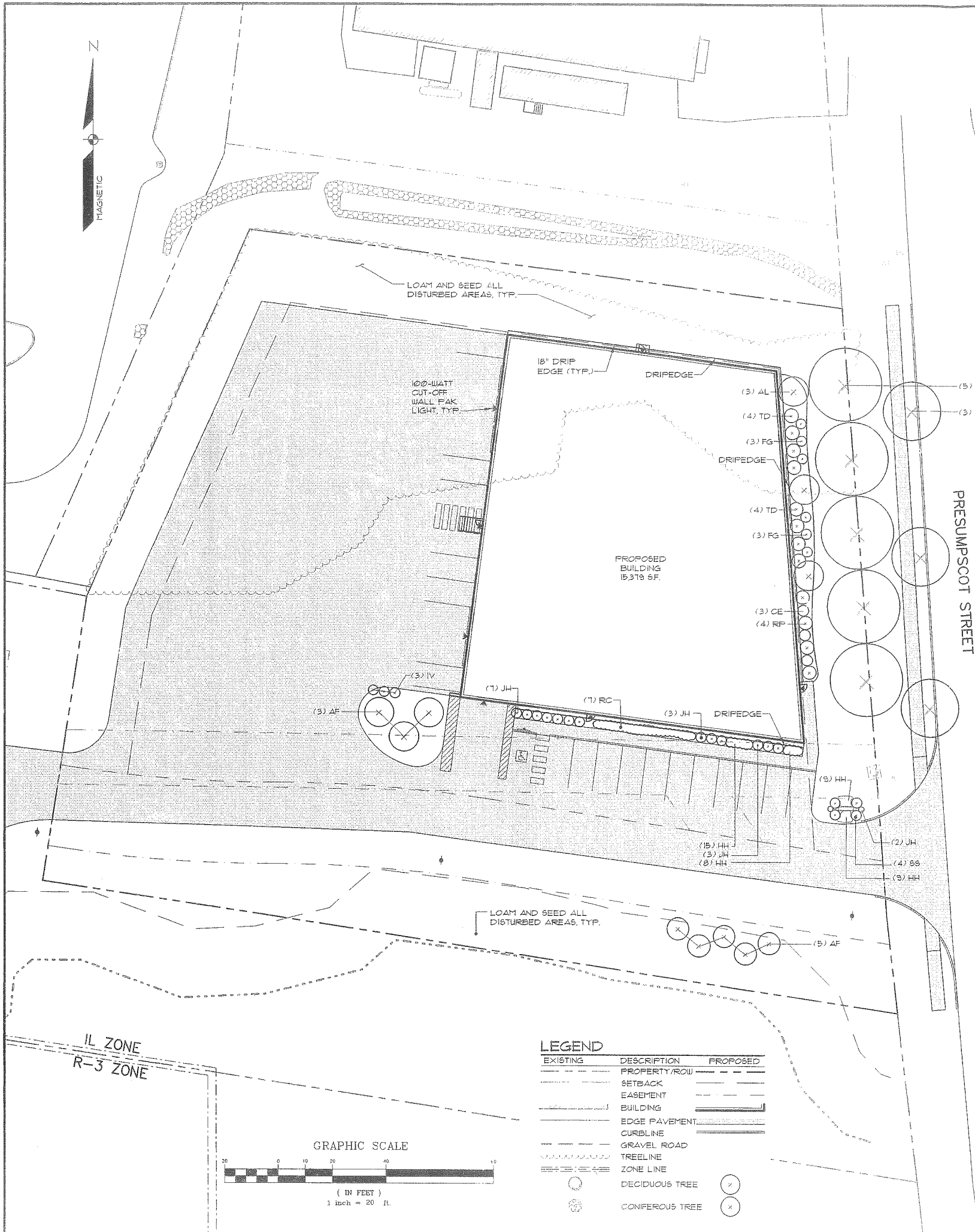
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Tel (207) 856-0277

SHEET INDEX

| SHT. NO. | SHT. NAME |
|----------|-----------------------------|
| 1 | COVER |
| 2 | SITE PLAN |
| 3 | GRADING AND UTILITY PLAN |
| 4 | LANDSCAPE AND LIGHTING PLAN |
| 5 | DETAILS |





NOTES:
INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
1. THE TREE IS OF SUBSTANTIAL SIZE.
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

LANDSCAPE NOTES:
1. PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
5. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
6. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
7. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBS, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
9. ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
10. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDER OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
11. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
12. WHERE INDICATED ON PLAN PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
13. BEFORE CONSTRUCTION OF DEVELOPMENT BEGINS, THE APPLICANT WILL FLAG TREE SAVE AREAS AND NOTIFY THE CITY ARBORIST. AT THAT TIME, THE CITY ARBORIST WILL DETERMINE WHETHER THESE TREES MAY BE SAVED. PROTECTIVE BARRIERS SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF THE INDIVIDUAL GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION.

PLANT LIST

| KEY | BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY |
|-----|--|------------------------------------|------------------------------|-------------|
| AF | ABIES FRASERI | FRASER FIR | 6'-1' HGT. | 8 |
| AL | AMELANCHIER CANADENSIS 'L'AMARKII' | L'AMARKI SERVICEBERRY | 8'-10' CLUMP (LIMB UP) | 3 |
| CA | CALAMAGROSTIS x ACUTIFOLIA 'KARL FOERSTER' | KARL FOERSTER'S FEATHER REED GRASS | NO. 1 CONT. | NO. 1 CONT. |
| CD | CLADRASTIS KENTUCKEA | YELLOW WOOD | 2 1/2" CAL. (MATCH SPECIMEN) | 3 |
| CE | CORNUS ALBA 'IVORY HALO' | 'IVORY HALO' DOGWOOD | 2'-3" HGT. | 3 |
| FA | FRAXINUS AMERICANA 'AUTUMN PURPLE' | WHITE ASH | 2 1/2" CAL. (MATCH SPECIMEN) | 3 |
| FG | FOTHERGILLA 'GARDENII' | DWARF BOTTLEBRUSH | 2'-3" HGT. | 6 |
| HH | HEMEROCALLIS STELLA D'ORA | STELLA D'ORA DAYLILY | NO. 1 CONT. | 41 |
| IV | ILEX VERTICILLATA 'RED SPRITE' | RED SPRITE WINTERBERRY | 2'-3" HGT. | 3 |
| JH | JUNIPERUS HOR 'HUGHES' | HUGHES JUNIPER | 18"-24" | 15 |
| RC | ROSA 'CAREFREE WONDER' | CAREFREE WONDER ROSE | NO. 2 CONT. | 1 |
| RP | RHODODENDRON 'BOULE DE NEIGE' | 'BOULE DE NEIGE' RHODODENDRON | 24"-30" | 4 |
| SS | SPIRAEA NIPP 'SNOWWHITE' | SNOWWHITE SPIREA | 24"-30" | 4 |
| TD | TAXUS MEDIA 'DENSIFORMIS' | DENSE YEW | 24"-30" | 8 |

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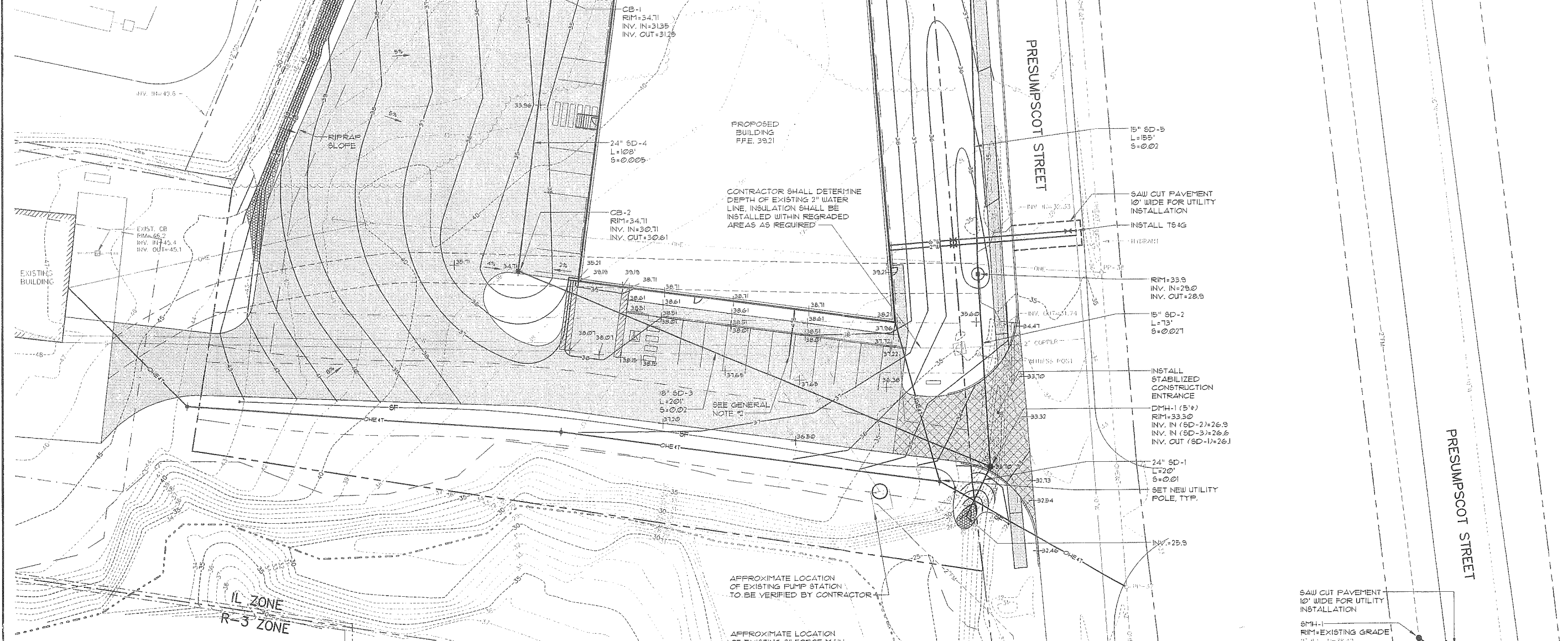
LANDSCAPE AND LIGHTING PLAN
OF:
PROPOSED WAREHOUSE BUILDING
352 PRESUMPSCOT STREET
PORTLAND, MAINE
FOR:
PATCO CONSTRUCTION, INC.
1283 MAIN STREET
SANFORD, ME 04073

PROJECT NO: 02237
FIELD BOOK: 772
DESIGN: D.B.
CHECK: S.M.F.
DRAWN: D.B.
DATE: 4-24-06
STATUS: SUBMIT FOR PLANNING STAFF REVIEW

DATE: 03/14/06
SCALE: 1"=20'

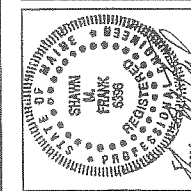
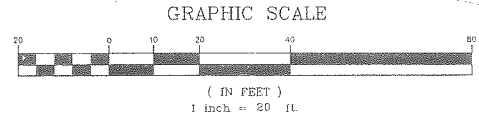
SHEET 4 OF 5

| EXISTING | DESCRIPTION | PROPOSED |
|----------|--------------------------|----------|
| --- | PROPERTY/ROW | --- |
| --- | SETBACK | --- |
| --- | EASEMENT | --- |
| ○ | IRON PIPE/ROD | ○ |
| C1/L1 | CURVE/LINE NO. | C1/L1 |
| ▬ | BUILDING | ▬ |
| ▬ | SIGN | ▬ |
| ▬ | EDGE PAVEMENT | ▬ |
| ▬ | CURBLINE | ▬ |
| ▬ | GRAVEL ROAD | ▬ |
| ▬ | TREELINE | ▬ |
| ▬ | GAS | ▬ |
| ▬ | WATER | ▬ |
| ▬ | SEWER | ▬ |
| ▬ | STORM DRAIN | ▬ |
| ▬ | UNDERDRAIN | ▬ |
| ▬ | FORCE MAIN | ▬ |
| ▬ | OVERHEAD ELEC. & TEL. | ▬ |
| ▬ | UNDERGROUND ELEC. & TEL. | ▬ |
| ▬ | GATE VALVE | ▬ |
| ▬ | UTILITY POLE | ▬ |
| ▬ | HYDRANT | ▬ |
| ▬ | CATCH BASIN | ▬ |
| ▬ | MANHOLE | ▬ |
| ▬ | CULVERT | ▬ |
| ▬ | ZONE LINE | ▬ |
| ▬ | SILT FENCE | ▬ |
| ▬ | RIPRAP | ▬ |



GENERAL NOTES:

- EXISTING UTILITY INFORMATION IS APPROXIMATE BASED UPON UTILITY COMPANY RECORDS, ORIGINAL SITE DRAWINGS, AND FIELD INFORMATION. THE SITE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND CONTACT THE DESIGN ENGINEER WITH ALL DEVIATIONS FROM THE PLANS.
- THE EXISTING PUMP STATION SERVING THE COLLINS INSECT CONTROL BUILDING SHALL BE RELOCATED AS SHOWN AND THE EXISTING 2" FORCE MAIN EXTENDED. THE EXISTING PUMPS WITHIN THE STATION SHALL BE INSPECTED AT THAT TIME AND UPGRADED AS REQUIRED TO PROVIDE ADEQUATE SANITARY SEWER SERVICE TO BOTH BUILDINGS. THE UPGRADE AND MAINTENANCE OF THIS STATION SHALL BE THE RESPONSIBILITY OF THE APPLICANT.
- CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGE TO EXISTING UTILITIES AND KEEP IN SERVICE DURING CONSTRUCTION.



| | | | |
|------|---------|-----|----------------------------------|
| REV. | DATE | BY | DESCRIPTION |
| A | 5-24-06 | SMF | SUBMIT FOR PLANNING STAFF REVIEW |

STATUS: **REVISIONS**

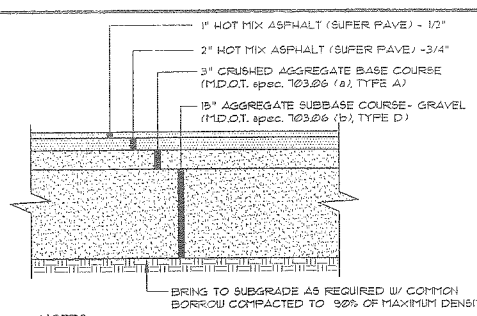
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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PROJECT NO. 02237
 FIELD BOOK 772
 DESIGN ASG
 CHECK ASG
 DRAWN SMF
 DATE 5/25/06

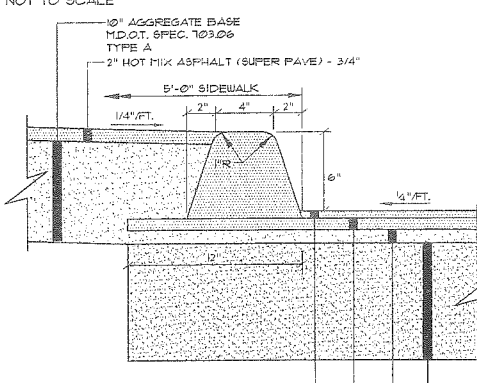
GRADING AND UTILITY PLAN
 OF
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 PORTLAND, MAINE

FOR:
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 SANFORD, ME 04073



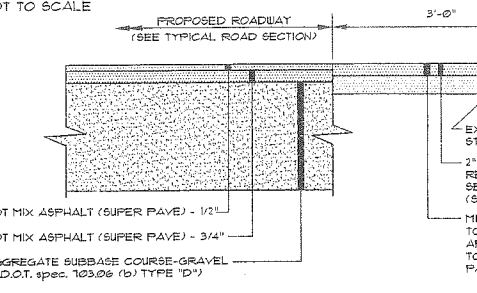
NOTES:
 1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
 2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

TYP. PAVED PARKING LOT SECTION NOT TO SCALE

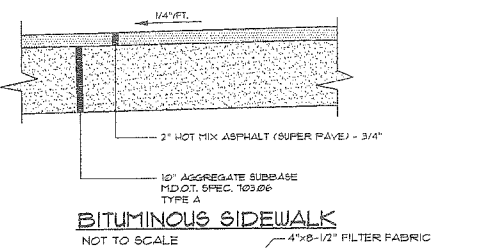


NOTES:
 1. MILL EXISTING PAVEMENT TO A DEPTH OF 2" AND APPLY TACK COAT PRIOR TO PLACEMENT OF PAVEMENT OVERLAY.
 2. SUBBASE SHALL BE COMPACTED TO A FIRM EVEN SURFACE PRIOR TO SETTING OF CURB

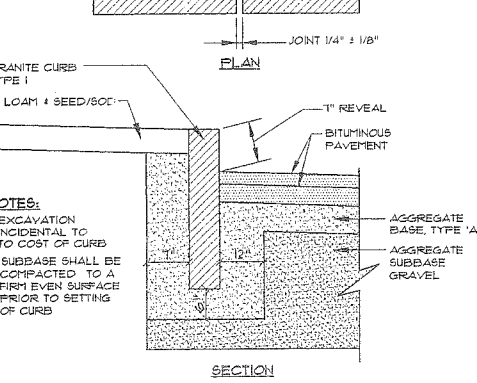
BITUMINOUS CURB / SIDEWALK SECTION NOT TO SCALE



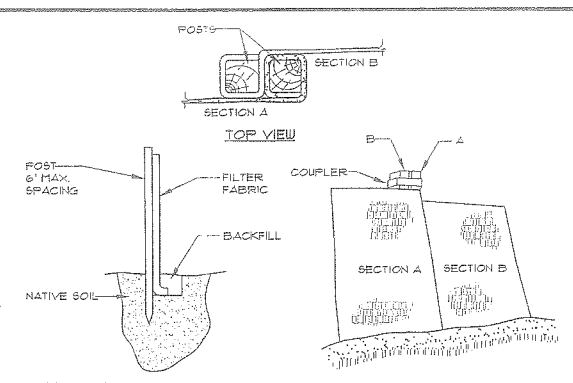
TYPICAL PAVEMENT JOINT NOT TO SCALE



BITUMINOUS SIDEWALK NOT TO SCALE

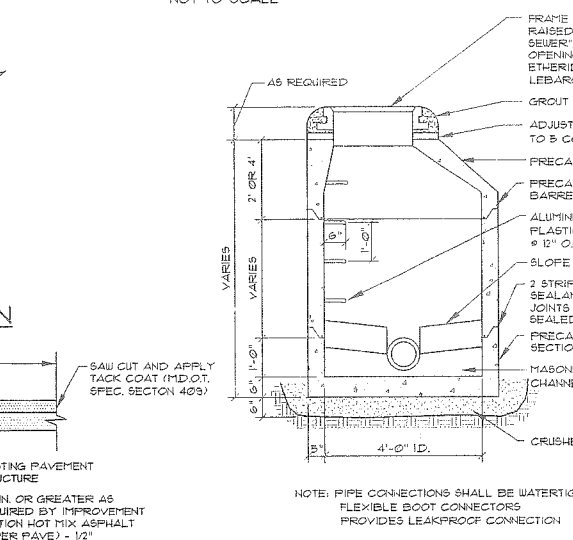


VERTICAL GRANITE CURB/ ENTRANCE SECTION NOT TO SCALE

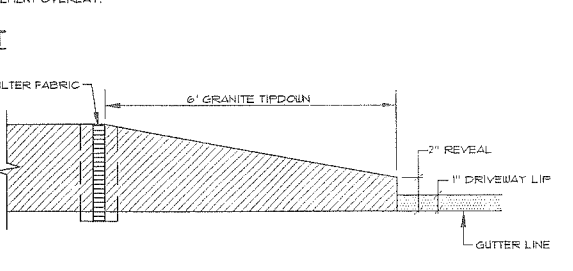


INSTALLATION:
 1. EXCAVATE A 6" X 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
 2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
 3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
 4. LAY THE 10" IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
 5. JOIN SECTION AS SHOWN ABOVE.
 6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

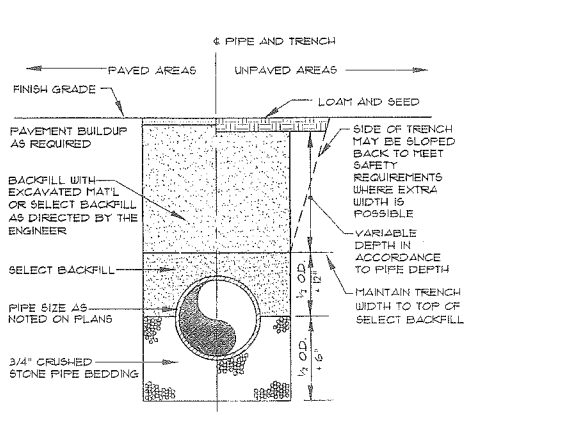
FILTER BARRIER NOT TO SCALE



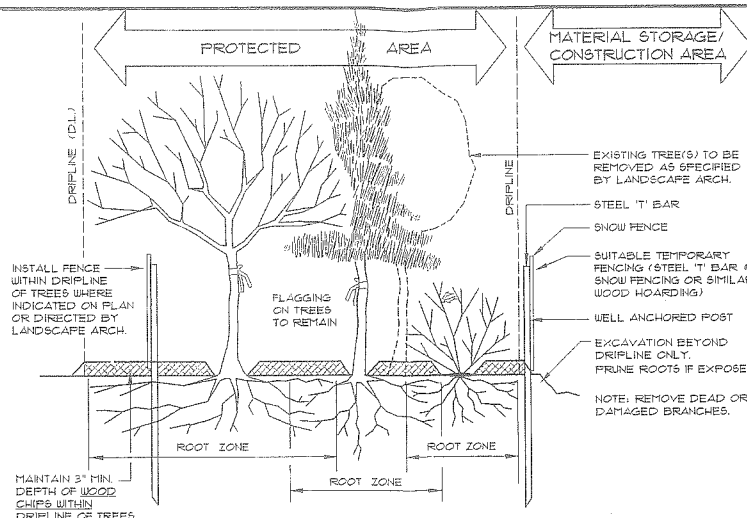
PRECAST MANHOLE NOT TO SCALE



TYPICAL TIPDOWN CURB INSTALLATION NOT TO SCALE

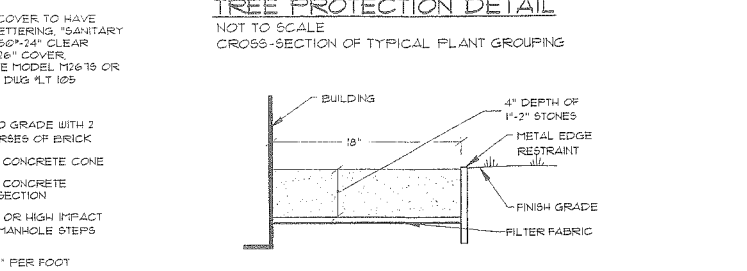


TYPICAL TRENCH SECTION NOT TO SCALE

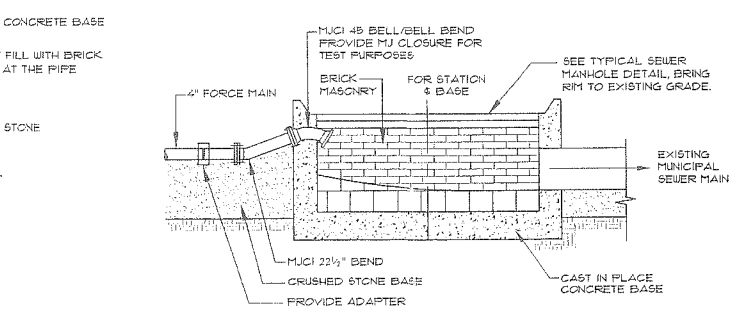


NOTE: AS THE MAJOR PORTION OF THE ROOT SYSTEMS OF THE PLANT(S) TO BE PROTECTED ARE WITHIN THE DRIPLINE ZONE, THIS ENTIRE AREA SHOULD BE FENCED OFF TO A MINIMUM HEIGHT OF 4' PRIOR TO CONSTRUCTION AND REMOVED THEREAFTER FOR MAXIMUM PROTECTION. NO VEHICLE TRAFFIC, EXCAVATION, FILL, WASTE DISCHARGE OR MATERIAL STORAGE SHOULD BE ALLOWED IN THIS ZONE.

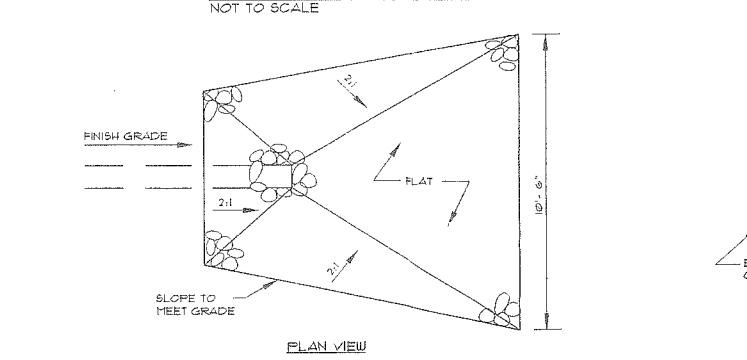
TREE PROTECTION DETAIL NOT TO SCALE



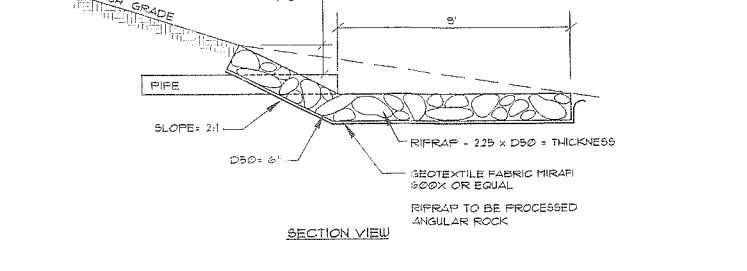
STONE DRIP EDGE NOT TO SCALE



FORCE MAIN TERMINUS MANHOLE NOT TO SCALE



RIPRAP APRON NOT TO SCALE

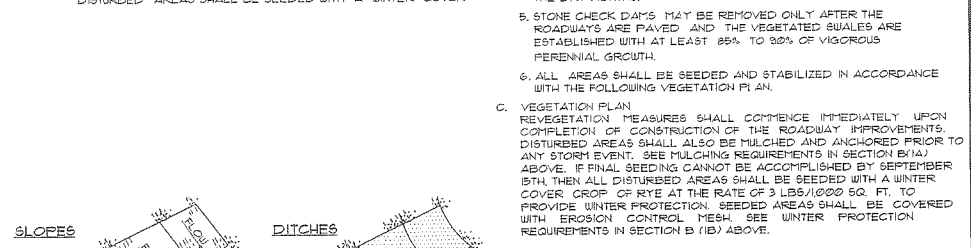


STABILIZED CONSTRUCTION ENTRANCE NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL PLAN

A. PRE-CONSTRUCTION PHASE
 PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, FILTER FABRIC FENCING WILL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SILT FENCES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN DETAILS IN THE PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

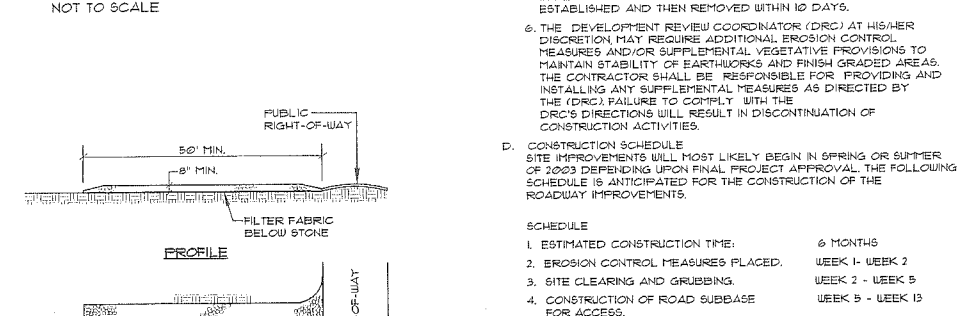
B. CONSTRUCTION AND POST-CONSTRUCTION PHASE
 1. AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION AND SHALL NOT EXCEED 14 DAYS. AREAS THAT WILL NOT BE COMPLETED (COVERED AND/OR FINISH GRADED) WITHIN FOURTEEN (14) DAYS OF DISTURBANCE SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL MEASURES WITHIN FOURTEEN (14) DAYS OF DISTURBANCE. TEMPORARY EROSION CONTROL SHALL INCLUDE EROSION CONTROL MESH NETTING OR MULCH AS DIRECTED BY THE INSPECTING ENGINEER AND AS SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, HAY OR STRAW MULCH SHALL BE APPLIED AT THE RATE OF 2 BALES PER 1000 SQUARE FEET. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND. MULCH AND NETTING SHALL BE APPLIED IN THE BASE OF ALL GRASSED WATERWAYS (IE, ROADWAY DITCHES) AND IN SLOPES WHICH EXCEED 15% AND ANY DISTURBED AREAS WITHIN 100' OF WETLANDS OR STREAMS.
 2. IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY SEPTEMBER 15TH OF THE YEAR OF CONSTRUCTION, THEN ALL DISTURBED AREAS SHALL BE SEEDING WITH A WINTER COVER



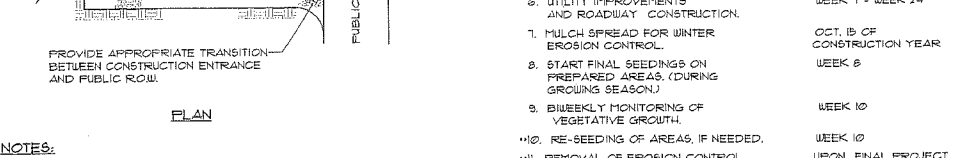
EROSION CONTROL BLANKET NOT TO SCALE

NOTES:
 1. BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
 2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED, OVERLAP B OVER A.
 3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS, STAPLE 18" ON CENTER.
 4. STAPLE OUTSIDE LATERAL EDGE 2" ON CENTER.
 5. WIRE STAPLES TO BE MIN. OF #12 WIRE 6" LONG AND 1-1/2" WIDE.
 6. USE NORTH AMERICAN GREEN D5 150 OR APPROVED EQUAL.

EROSION CONTROL BLANKET NOT TO SCALE



PROFILE



PLAN

NOTES:
 1. STONE SIZE - AASHTO DESIGNATION M43, SIZE NO. 2 (1 1/2" TO 1 1/2") USE CRUSHED STONE.
 2. LENGTH - AS SHOWN ON PLANS, MIN. 50 FEET.
 3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
 4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
 5. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE NOT TO SCALE

C. DURING WINTER CONDITIONS, AREAS THAT WILL NOT BE COMPLETED (COVERED AND/OR FINISH GRADED) WITHIN SEVEN (7) DAYS OF DISTURBANCE SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL MEASURES WITHIN SEVEN (7) DAYS OF DISTURBANCE. TEMPORARY EROSION CONTROL SHALL INCLUDE EROSION CONTROL MESH NETTING OR MULCH AS DIRECTED BY THE INSPECTING ENGINEER AND AS SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, HAY OR STRAW MULCH SHALL BE APPLIED TO PROVIDE A MINIMUM UNIFORM MULCH DEPTH OF 4". THE APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE.

D. CONSTRUCTION SCHEDULE
 SITE IMPROVEMENTS WILL MOST LIKELY BEGIN IN SPRING OR SUMMER OF 2003 DEPENDING UPON FINAL PROJECT APPROVAL. THE FOLLOWING SCHEDULE IS ANTICIPATED FOR THE CONSTRUCTION OF THE ROADWAY IMPROVEMENTS.

| SCHEDULE | 6 MONTHS |
|--|-------------------------------|
| 1. ESTIMATED CONSTRUCTION TIME: | WEEK 1 - WEEK 2 |
| 2. EROSION CONTROL MEASURES PLACED: | WEEK 2 - WEEK 5 |
| 3. SITE CLEARING AND GRUBBING: | WEEK 5 - WEEK 13 |
| 4. CONSTRUCTION OF ROAD SUBBASE FOR ACCESS: | WEEK 1 - WEEK 9 |
| 5. STORMWATER MANAGEMENT AREA CONSTRUCTION: | WEEK 7 - WEEK 24 |
| 6. UTILITY IMPROVEMENTS AND ROADWAY CONSTRUCTION: | OCT. 15 OF CONSTRUCTION YEAR |
| 7. MULCH SPREAD FOR WINTER EROSION CONTROL: | WEEK 8 |
| 8. START FINAL SEEDINGS ON PREPARED AREAS (DURING GROWING SEASON): | WEEK 10 |
| 9. BIWEEKLY MONITORING OF VEGETATIVE GROWTH: | WEEK 10 |
| 10. RE-SEEDING OF AREAS, IF NEEDED: | UPON FINAL PROJECT COMPLETION |
| 11. REMOVAL OF EROSION CONTROL DEVICES: | |

EROSION CONTROL MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS AS NEEDED TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE MUNICIPALITY WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN.

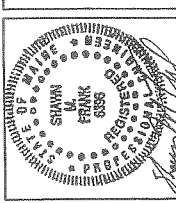
| ITEM | APPLICATION RATE |
|---|------------------|
| 10-20-10 FERTILIZER (N-P-K) OR EQUAL | 84 LB./1000 SF |
| BRIND LIMESTONE (50% CALCIUM + MAGNESIUM OXIDE) | 136 LB./1000 SF |

VEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION OF THE ROADWAY IMPROVEMENTS. DISTURBED AREAS SHALL ALSO BE MULCHED AND ANCHORED PRIOR TO ANY STORM EVENT. SEE MULCHING REQUIREMENTS IN SECTION B(1A) ABOVE. IF FINAL SEEDING CANNOT BE ACCOMPLISHED BY SEPTEMBER 15TH, THEN ALL DISTURBED AREAS SHALL BE SEEDING WITH A WINTER COVER. COVER OF RYE AT THE RATE OF 3 LBS./1000 SQ. FT. TO PROVIDE WINTER PROTECTION. SEEDING AREAS SHALL BE COVERED WITH EROSION CONTROL MESH. SEE WINTER PROTECTION REQUIREMENTS IN SECTION B(1B) ABOVE.

FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SHOOTHOLES TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 1" IN DIAMETER, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

SOILS TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TEST SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14 DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LEU SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMI-MONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 85%-90% OF AREAS VEGETATED WITH VIGOROUS GROWTH RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.



| | | | |
|------|---------|--------|----------------------------------|
| DATE | 5-24-06 | STATUS | SUBMIT FOR PLANNING STAFF REVIEW |
| BY | SMF | DATE | 5-24-06 |
| REV | A | DATE | 5-24-06 |

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 Engineers, Planners, You Can Build On
 One Chestnut Street
 Westbrook, Me 04098-1339
 Tel: (207) 856-0277

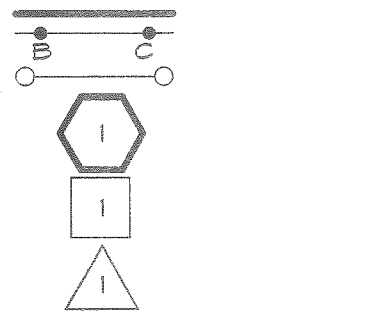
PATCO CONSTRUCTION, INC.
 1293 MAIN STREET
 SANFORD, ME 04073

PROPOSED WAREHOUSE BUILDING
 352 PRESUMPTCOT STREET
 FORT LAND, MAINE

DATE: 6/17/06 SCALE: N.T.S.

SHEET 5 OF 5

LEGEND



LEGEND

| EXISTING | DESCRIPTION | PROPOSED |
|----------|---------------|----------|
| --- | PROPERTY ROW | --- |
| --- | BUILDING | --- |
| --- | EDGE PAVEMENT | --- |
| --- | CURBLINE | --- |
| --- | GRAVEL ROAD | --- |
| --- | TREELINE | --- |
| --- | STORM DRAIN | --- |
| --- | UNDERDRAIN | --- |
| --- | CATCH BASIN | --- |
| --- | MANHOLE | --- |
| --- | CULVERT | --- |

TIME OF CONCENTRATION

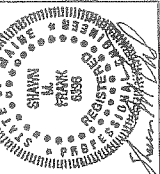
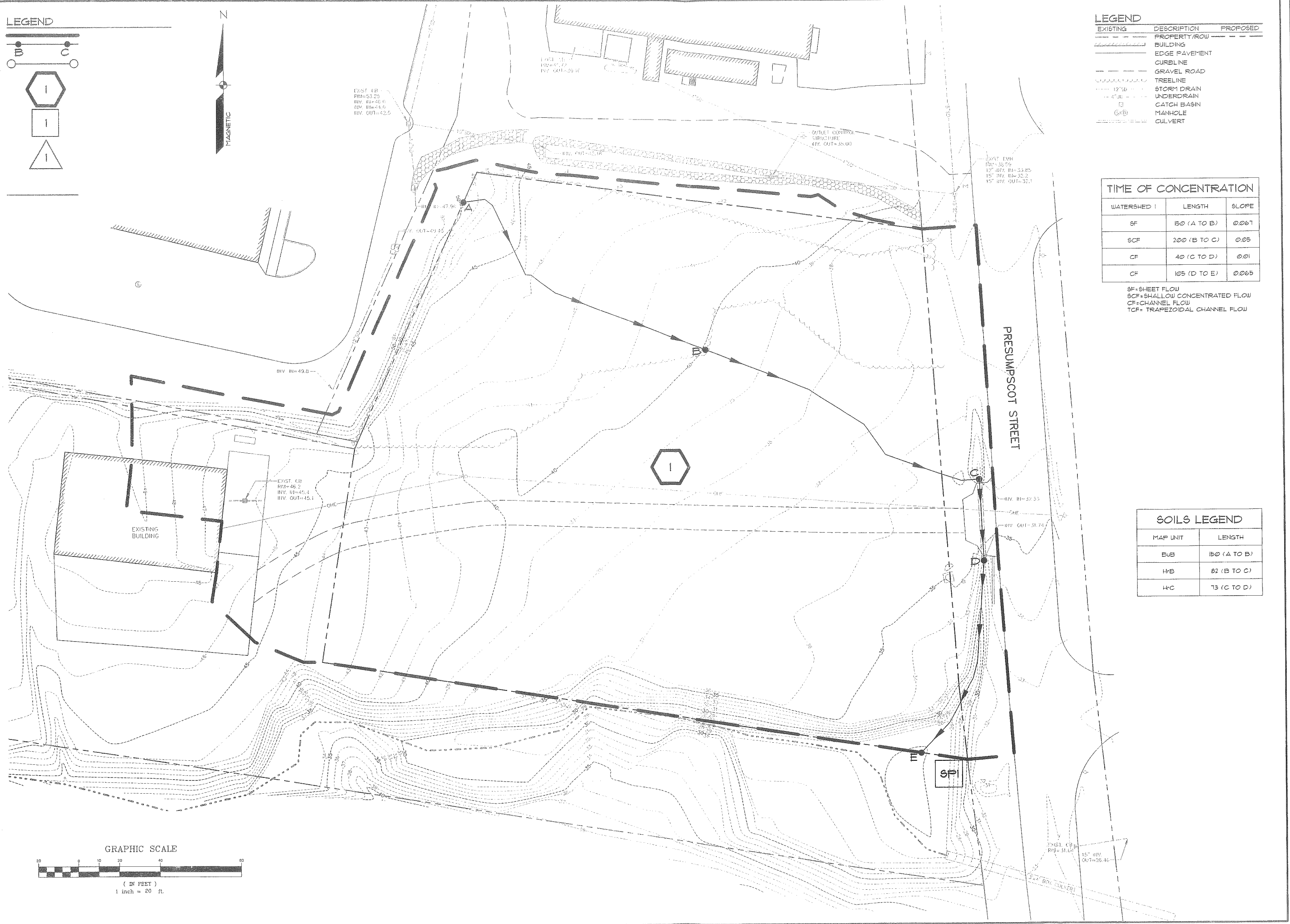
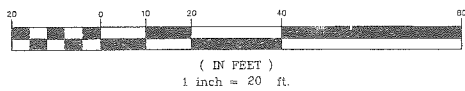
| WATERSHED | LENGTH | SLOPE |
|-----------|--------------|-------|
| SF | 150 (A TO B) | 0.067 |
| SCF | 200 (B TO C) | 0.05 |
| CF | 40 (C TO D) | 0.01 |
| CF | 125 (D TO E) | 0.065 |

SF= SHEET FLOW
 SCF= SHALLOW CONCENTRATED FLOW
 CF= CHANNEL FLOW
 TCF= TRAPEZOIDAL CHANNEL FLOW

SOILS LEGEND

| MAP UNIT | LENGTH |
|----------|--------------|
| BuB | 150 (A TO B) |
| H+B | 82 (B TO C) |
| H+C | 73 (C TO D) |

GRAPHIC SCALE



SEBAGO TECHNICS, INC.
 150 PRESUMPSCOT STREET
 PORTLAND, MAINE
 TEL: (207) 838-0277

| REV. | BY: | DATE: | STATUS: |
|------|-----|-------|---------|
| | | | |

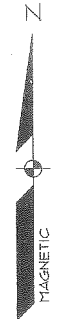
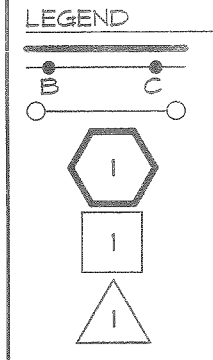
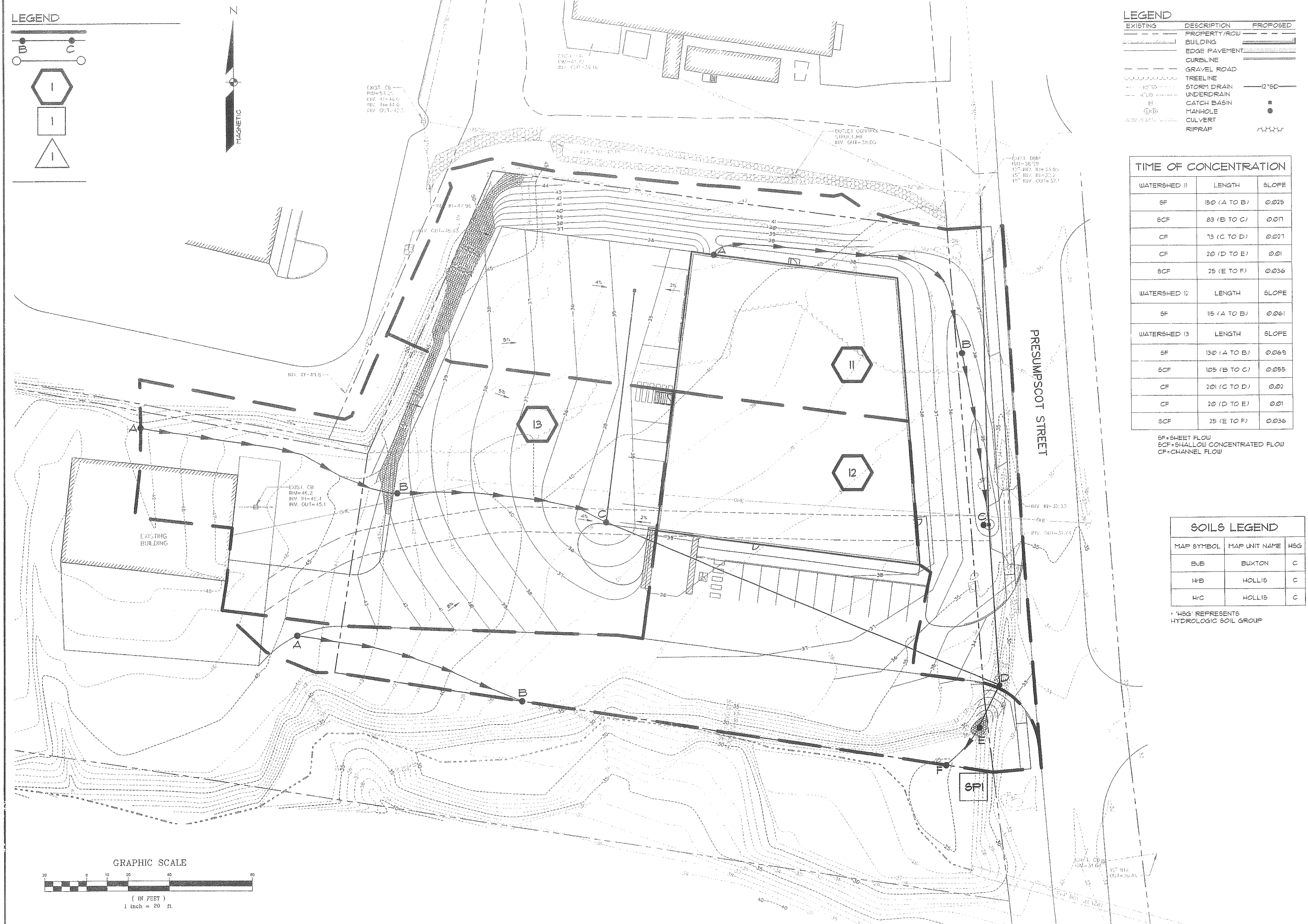
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 Tel: (207) 838-0277

PROJECT NO. FIELD BOOK DESIGN CHAD DRAWN
 02237 772 ASB SMF ASB

PRE-DEVELOPMENT WATERSHED MAP
 OF:
 PROPOSED WAREHOUSE BUILDING
 150 PRESUMPSCOT STREET
 PORTLAND, MAINE
 FOR:
 PATCO CONSTRUCTION, INC.
 1293 MAIN STREET
 SANFORD, ME 04073

DATE: 03/17/06 SCALE: 1"=20'
 SHEET 1 OF 2



LEGEND

| EXISTING | DESCRIPTION | PROPOSED |
|----------|---------------|----------|
| --- | PROPERTY ROW | --- |
| --- | BUILDING | --- |
| --- | EDGE PAVEMENT | --- |
| --- | CURBLINE | --- |
| --- | GRAVEL ROAD | --- |
| --- | TREELINE | --- |
| --- | STORM DRAIN | --- |
| --- | UNDERDRAIN | --- |
| --- | CATCH BASIN | --- |
| --- | MANHOLE | --- |
| --- | CULVERT | --- |
| --- | RIPRAP | --- |

TIME OF CONCENTRATION

| WATERSHED 11 | LENGTH | SLOPE |
|--------------|--------------|-------|
| SF | 150 (A TO B) | 0.025 |
| SCF | 83 (B TO C) | 0.017 |
| CF | 73 (C TO D) | 0.021 |
| CF | 20 (D TO E) | 0.01 |
| SCF | 25 (E TO F) | 0.036 |
| WATERSHED 12 | LENGTH | SLOPE |
| SF | 115 (A TO B) | 0.061 |
| WATERSHED 13 | LENGTH | SLOPE |
| SF | 130 (A TO B) | 0.069 |
| SCF | 105 (B TO C) | 0.055 |
| CF | 201 (C TO D) | 0.02 |
| CF | 20 (D TO E) | 0.01 |
| SCF | 25 (E TO F) | 0.036 |

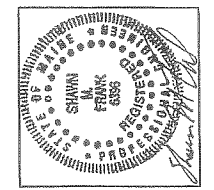
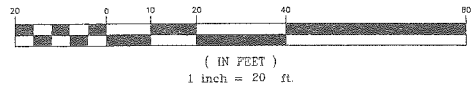
SF = SHEET FLOW
 SCF = SHALLOW CONCENTRATED FLOW
 CF = CHANNEL FLOW

SOILS LEGEND

| MAP SYMBOL | MAP UNIT NAME | H&G |
|------------|---------------|-----|
| BuB | BUXTON | C |
| HcB | HOLLIS | C |
| HcC | HOLLIS | C |

* H&G REPRESENTS HYDROLOGIC SOIL GROUP

GRAPHIC SCALE



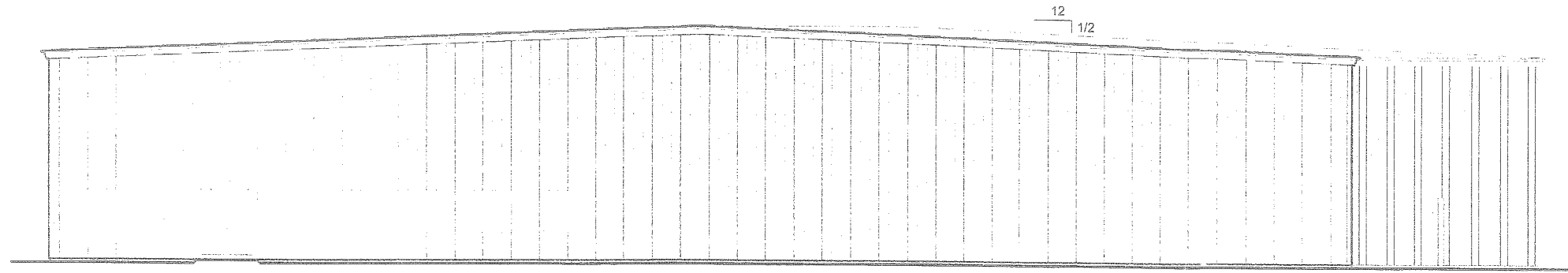
| REV. | BY: | DATE: | STATUS: |
|------|-----|-------|---------|
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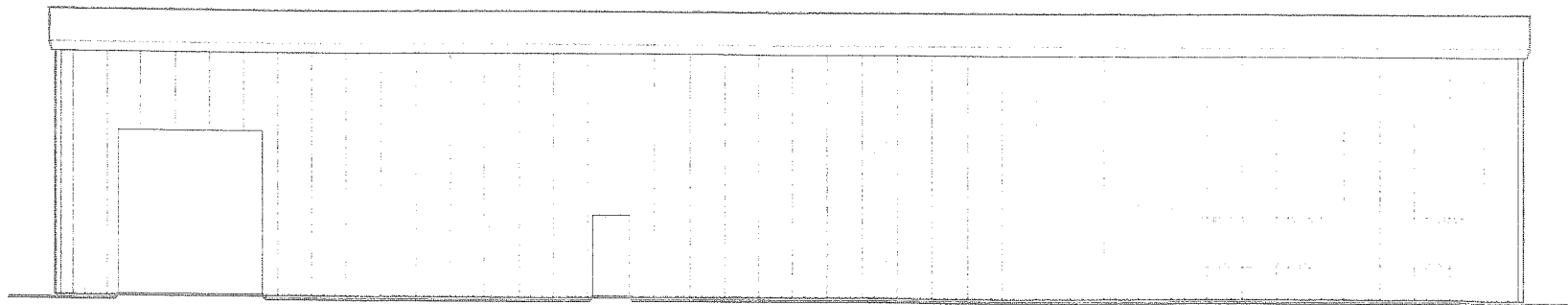
| | |
|-------------|-------|
| PROJECT NO. | 02237 |
| FIELD BOOK | 772 |
| DESIGN | ASB |
| CHKD | SMF |
| DRAWN | ASB |

POST-DEVELOPMENT WATERSHED MAP
 OF:
 PROPOSED WAREHOUSE BUILDING
 532 PRESUMPSCOT STREET
 PORTLAND, MAINE
 FOR:
PATCO CONSTRUCTION, INC.
 1293 MAIN STREET
 SANFORD, ME 04073



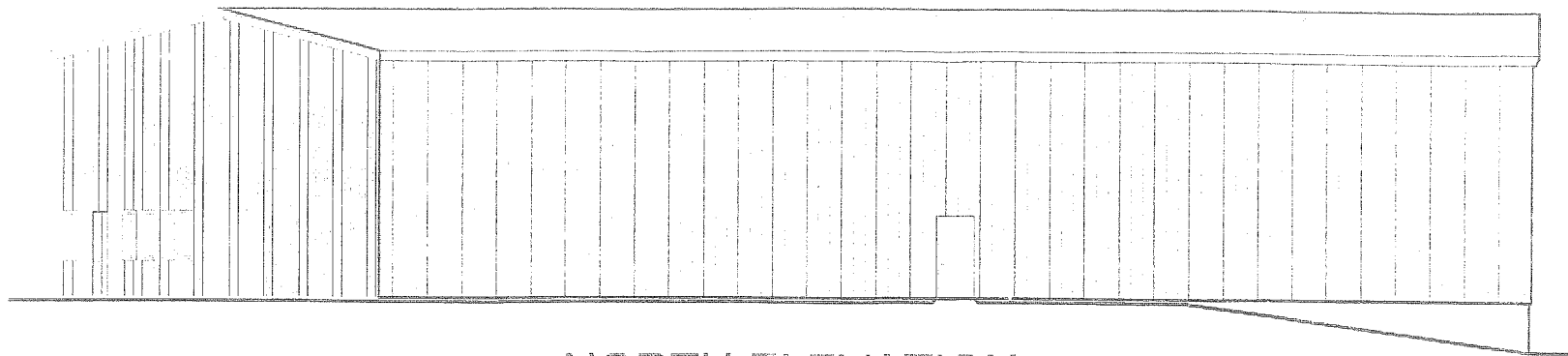
EAST ELEVATION

SCALE: 1/16" = 1'-0"



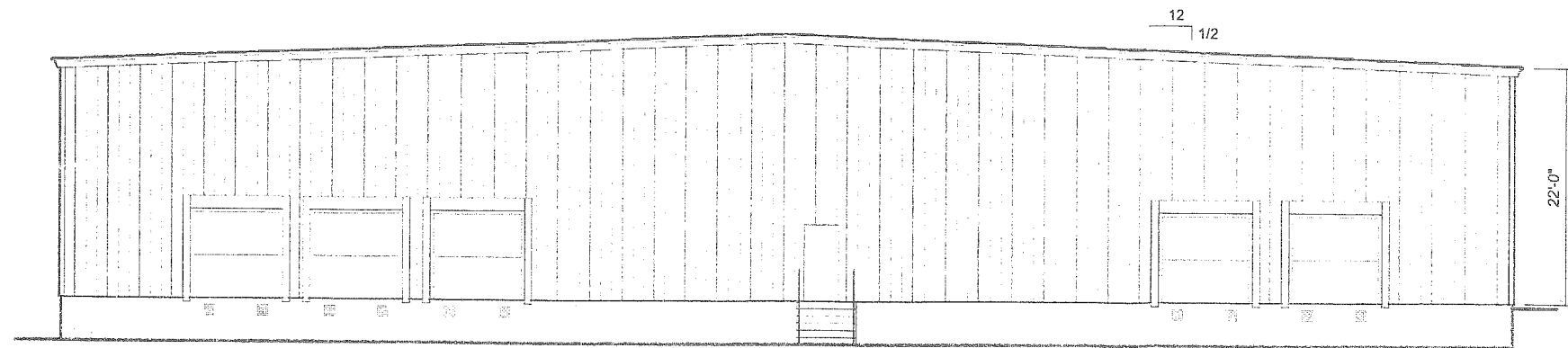
SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"

AS SHOWN

FEB 13, 2006

JLG

00013



PATCO
CONSTRUCTION, INC.

1234 MAIN STREET SANFORD ME 04073
TEL: (207) 824-5574 FAX: (207) 824-1613
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PACK EDGE

ELEVATIONS