424-A-14

1998-0091

188 Presumpscot St.

Storage/rental

Julie Drake

add to Spreadsheet

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

19980091
I. D. Number

Drake, Julie
Applicant

7/23/98
Application Date

, Portland, ME
Applicant's Mailing Address

Presumpscot St
Project Name/Description

Jim Drake
Consultant/Agent

188 Presumpscot St
Address of Proposed Site

775-1832
Applicant or Agent Daytime Telephone, Fax

424-A-014
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) storage/rental

5940
Proposed Building square Feet or # of Units

.68
Acreage of Site

Zoning

Check Review Required:

☒ Site Plan (major/minor)
☐ Subdivision # of lots ____
☐ PAD Review
☐ 14-403 Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other ____

Fees Paid: Site Plan $400.00 Subdivision ____ Engineer Review ____ Date: 7/23/98

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

☐ Performance Guarantee Accepted	date	amount	expiration date
☐ Inspection Fee Paid	date	amount	
☐ Building Permit Issued	date		
☐ Performance Guarantee Reduced	date	remaining balance	signature
☐ Temporary Certificate of Occupancy	date	☐ Conditions (See Attached)	
☐ Final Inspection	date	signature	
☐ Certificate Of Occupancy	date		
☐ Performance Guarantee Released	date	signature	
☐ Defect Guarantee Submitted	submitted date	amount	expiration date
☐ Defect Guarantee Released	date	signature	

May 13, 1998

Jim Drake
Drake Equipment
160 Presumpscot Street
P.O. Box 1378
Portland, ME 04104

RE: Drake Equipment Addition, 160 Presumpscot Street

Dear Mr. Drake:

On May 12, 1998 the Portland Planning Board voted 6-1 (Hagge opposed) to approve the site plan for a 21,231 sq. ft. addition at 160 Presumpscot Street. The approval was granted for the project with the following condition(s):

i. that the applicant submit utility letters to staff.

ii. that the applicant provide ten (10) 5 ft. - 6 ft. White Pines along the westerly property line and five (5) 2" - 2-1/2" Red Maples along the southerly property line and that the remaining area be covered with loam and seed. Also, this planting area shall be protected from the parking area by either car stops or guard rails. The two existing trees at the front of the site shall be preserved.

iii. That the applicant revise the plans in accordance with Jim Wendel's memo dated 5/7/98 regarding construction and detail of stone splash pad, details for the proposed swale and plunge pool, and submittal of an existing conditions watershed map.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #17-98, which is attached.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% 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.

2. 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.

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 preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. 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 the Planning Staff.

Sincerely,

John H. Carroll, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Director of Economic Development

O:\PLAN\DEVREVW\PRESU160\APPRVLTR.WPD

Susan Doughty, Assessor's Office
Approval Letter File

Planning & Urban Development

Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 13, 1998

Jim Drake
Drake Equipment
160 Presumpscot Street
P.O. Box 1378
Portland, ME 04104

RE: 188 Presumpscot Street

Dear Mr. Drake:

After review of the submitted site plan for the proposed 5,940 sq. ft. garage located at 188 Presumpscot Street, the following comments shall be addressed:

1. the submittal package does not include a copy of a "Standard Boundary Survey." This boundary survey shall be stamped by a register surveyor.

2. The topographical information on the plan needs to be referenced and proposed and existing contours must be shown on the site plan. More proposed spot grades must be shown on the plans to verify positive drainage into the proposed catch basins and existing ditch.

3. The proposed on-site limits of paving are not clearly delineated and limits of proposed vehicle maneuvering areas are not clear. Also, it appears that access to the truck bays is blocked by the existing house.

4. The location of on-site waste receptacle shall be shown on the plan. The waste receptacle shall be screened by a stockade fence.

5. Is water, sanitary or electrical service proposed for this building? If so, this information must be shown on the plan.

6. The existing utility information in Presumpscot Street is not completely shown on the plans.

7. Based on the existing spot grades provided, it appears that a culvert must be installed as part of the proposed exit onto True Street.

8. The proposed catch basin, near the Presumpscot Street entrance proposes an unacceptable connection into the back of an existing catch basin. The applicant should connect this proposed basin into the outlet pipe and not the existing structure.

O:\PLAN\DEVREVW\PRESU188\LETTERS\DRAKE.WPD

FACSIMILE COVER SHEET

TO: Kandi Talbot

COMPANY: Portland

PHONE:

FAX: 756-3258

FROM: Jim W.

COMPANY: DeLUCA-HOFFMAN ASSOCIATES, INC.
PHONE: 207/775-1121
FAX: 207/879-0896

DATE: 8/12/98

PAGES INCLUDING THIS COVER SHEET: 2

COMMENTS:

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

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

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

MEMORANDUM

TO: Kandi Talbot, Planner

FROM: Jim Wendel, P.E., Development Review Coordinator

DATE: August 10, 1998

RE: Site Plan Review
188 Presumpscot Street

A review of the site plan is completed. I offer the following comments:

1. The accuracy of the boundary information is unclear. A boundary survey is required.
2. The limits of the proposed vehicle maneuvering area are not clear. Also, it appears that access to the truck bays is blocked by the existing house.
3. No existing or proposed grading was provided.
4. No stormwater management and erosion control reports were provided.
5. No details of the proposed work have been provided.
6. No landscaping is provided.
7. No proposed utilities are shown such as sewer, water, power, etc..
8. Recommend that the applicant hire a consultant to appropriately prepare a complete site plan.

Should you have any questions, please call.

JN1359.16-Aug10Memo

DRAKE EQUIPMENT CO.

PORTLAND DOOR • FORE RIVER BOAT
MATERIALS HANDLING EQUIPMENT

160 PRESUMPSCOT ST. • P.O. BOX 1378
PORTLAND, MAINE 04104
TELEPHONE: 207-775-1832 • 800-789-9717 • FAX: 207-775-7139

PROJECT: 188 PRESUMPSCOT ST. 20,000 SF GARAGE

OWNER: JULIE DRAKE, PO BOX 8466, and PORTLAND, ME 04104

GENERAL CONTRACTOR: DRAKE EQUIPMENT CO., PO BOX 1378, and PORTLAND, ME 04104

ESTIMATED COST: $ 65,000

14-525-c-1 One house in existence to be occupied by owner. Development proposed will be a 5,940 SF. garage building. The building will be 36'wide x 165' long x 20' high inside clear. The building will be for storage space and for lease.

14-525-c-2 Land area: 29,525 SF. Present building: 816 SF. footprint house. New Building: 5,940 SF

14-525-c-3 None

14-525-c-4 Waste: approx. 1 cubic yard per week.

14-525-c-5 Utilities are available from Presumpscot St.

14-525-c-6 The area is relatively flat land. The slope is toward Presumpscot Street. There is a swale, which drains away from the left side of the house towards Presumpscot Street. True Street side drains to a catch basin at the corner of True Street and Presumpscot Street. No additional runoff will be generated by this development.

14-525-c-7 The project would be done starting in summer of 1998 and finishing in spring of 1999.

14-525-c-8 None

14-525-c-9 Key Bank, Leo Amato / Michael Celeste see attached letter.

14-525-c-10 Owned property since February 1998.

14-525-c-11 None

City of Portland, Maine
Planning Department

City Hall
389 Congress Street, 4th Floor
Portland, Maine 04101
Fax Number: 756-8258

FAX TRANSMISSION COVER SHEET

TO: Jim Wendel

COMPANY: DeLuca - Hoffman

FAX #: 879-0896

FROM: Kandi Talbot

OF PAGES: 2 parts = pp 1-12 & pp 13-24

DATE: 4-10-98

RE:

If you do not receive all of the pages, please call 874-8721 or 874-8719.

Drake Equipment
Drainage Study

4/7/98

2

LANDMARK SURVEYING & ENGINEERING
212 Main Street Freeport, Maine 04032

Drainage Study – Drake Equipment

Presumpscot Street-Portland, Maine

Methodology

The drainage calculations accompanying this report were done using the Soil Conservation TR-55 methodology. The stormwater modeling was done using "Hydrocad" software. The 2-yr., 10 yr., and 25-yr. peak flow calculations are shown.

Drainage Overview

Pre-Developed Condition

The proposed project site is located on westerly side of Presumpscot Street, approximately 0.4-mi. northerly from the intersection of Washington Avenue. The parcel is presently developed with a commercial type building and associated paved parking lot and gravel storage area. The soils present on the site are of the Buxton profile (BuB), easterly 2/3 of the site, and Scantic (Sn) on the westerly 1/3. The entire predeveloped site can essentially be considered impervious since it is covered in its entirety by either building, paved parking, or compacted gravel. The pre-development site sub area delineation is almost identical to the post developed site sub-area delineation. The pre-development curve numbers are almost identical to the post-development curve numbers. Therefor only post-development numbers were run to determine their impact on the existing drainage systems in the vicinity of the project area.

Landmark Surveying & Engineering asked the City of Portland Engineering Department for the calculations used in the sizing of the 36" reinforced concrete pipe installed by the City in 1990 in the unimproved Grafton Street. This was of interest since we intended to show quantitatively, that the project's proximity to the Presumpscot River would yield a double peak. That is, the peak discharge of the site-generated runoff would flow to the 36" RCP and to the river, before the peak of the drainage area draining to the 36" RCP arrived at the project site. No such analysis was found in the City archives. We can therefore say only qualitatively that the peak flows generated by the site will not cause an overburdening of the 36" RCP. Three (3) field drains that presently do, and that will in the future condition, drain the site generated runoff to the City drainage system, were analyzed for capacity.

Post-Developed Condition

The post-developed condition was delineated into 5 sub areas, on and off site, that contribute flow to the 3 points of interest mentioned above. An existing 12" CMP (218

L.F.) on the northerly side of the site was called reach #1. Post-1 and Post-2 both contribute flow to this structure. The 25-yr. peak, calculated to drain to this control point, was 3.4 cfs. Page 18 of the appendix shows the hydraulic calculations done for this pipe. A conservative Ke value of 0.8 was used in the entrance loss calculations. The headwater elevation used in these calculations (2.0 ft.) would be the water surface elevation of the parking lot at the pipe entrance. It can be seen from the calculations that the 12" CMP is capable of passing the 25-yr. peak flow.

An existing 15" PVC (12 L.F.) field inlet, located in the unimproved Grafton Street, about 280' from Presumpscot Street was called Reach #2. Post-3 is the only area contributing to this reach. The 25-yr. peak, calculated to drain to this control point, was 4.8 cfs. Page 19 of the appendix shows the hydraulic calculations done for this pipe. The existing grading around the inlet of the pipe easily allows for a headwater depth of 2.25 feet. This pipe can pass 7.5 cfs at that headwater depth. The 25-yr. peak to this reach is as mentioned only 4.8 cfs. Therefore this pipe is adequate for the anticipated flows.

An existing 12" PVC (16 L.F.) field inlet, located in the unimproved Grafton Street, about 180' from Presumpscot Street was called Reach #3. Post-4 and Post-5 both contribute flow to this structure. The 25-yr. peak, calculated to drain to this control point, was 3.9 cfs. Page 20 of the appendix shows the hydraulic calculations done for this pipe. A headwater elevation of 2 feet will allow this pipe to pass 4.6 cfs. This is well in excess of the 3.9 cfs anticipated to drain to this reach.

Assumptions

The area northerly of the proposed addition and the new swale to be loamed amd seeded. All swales to be re-graded to 6 foot top width, 1 foot deep, with 3 to 1 sideslopes. Grading on site plan by others acceptable to the City of Portland.

Conclusion

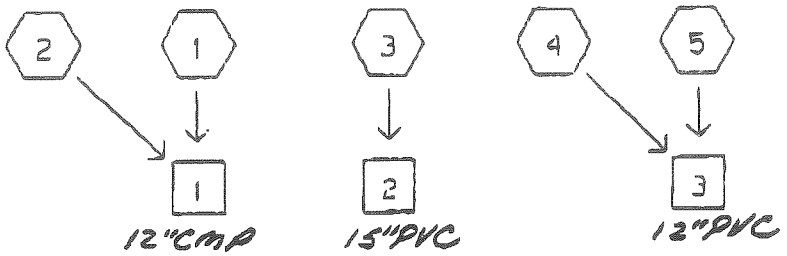
The post-developed flows will be about equal to the pre-developed flows. Any form of detention should not be necessary due to the similar pre and post numbers, as well as the double peak situation mention in the context of this report. All drainage pipes adjacent to the project site are adequate for the post-developed 25-year peak flows.

Appendix

5

ata for Drake Equipment
repared by Landmark Surveying & Engineering
ydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

ATERSHED ROUTING



SUBCATCHMENT REACH POND LINK

UBCATCHMENT 1	->	REACH 1	X,Y =	4.4	4.4	<1 1>
UBCATCHMENT 2	->	REACH 1	X,Y =	2.3	4.4	<1 1>
UBCATCHMENT 3	->	REACH 2	X,Y =	7.0	4.4	<1 1>
UBCATCHMENT 4	->	REACH 3	X,Y =	9.3	4.4	<1 1>
UBCATCHMENT 5	->	REACH 3	X,Y =	11.2	4.4	<1 1>
EACH 1	->		X,Y =	4.4	2.5	<1 2>
EACH 2	->		X,Y =	7.0	2.5	<1 2>
EACH 3	->		X,Y =	11.2	2.5	<1 2>

6

Data for Drake Equipment
Prepared by Landmark Surveying & Engineering 7 Apr 98
HydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

RUNOFF BY SCS TR-20 METHOD: TYPE III 24-HOUR RAINFALL= 3.0 IN, SCS U.H.

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

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--				WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	.84	8.0	67%80	33%74	-	-	78	-	.9	12.09	.07
2	.20	1.4	100%98	-	-	-	98	-	.6	11.98	.04
3	.90	1.6	100%98	-	-	-	98	-	2.6	11.99	.17
4	.97	11.7	26%87	74%74	-	-	77	-	.9	12.13	.08
5	.38	1.3	100%98	-	-	-	98	-	1.1	11.98	.07

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repared by Landmark Surveying & Engineering 7 Apr 98
ydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

REACH ROUTING BY STOR-IND METHOD

EACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)		n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	12.0	-	-	-	-	.026	218	.0330	4.0	.9	1.3
2	15.0	-	-	-	-	.012	12	.2300	16.5	0.0	2.6
3	12.0	-	-	-	-	.012	16	.0940	10.7	0.0	1.7

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repared by Landmark Surveying & Engineering 7 Apr 98
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UBCATCHMENT 1 Post-1

ACRES	CN	
.56	80	OPEN SP.-GOOD COND.-D SOIL-Sn
.28	74	OPEN SP.-GOOD COND.-C SOIL-BuB
.84	78	

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 3.0 IN
PEAK= .9 CFS @ 12.09 HRS
VOLUME= .07 AF
SPAN= 10-20 HRS, dt=.1 HRS

ethod	Comment	Tc (min)
R-55 SHEET FLOW	Segment ID:A	4.6
rass: Short n=.15 L=75' P2=3 in s=.08 '/'		
HALLOW CONCENTRATED/UPLAND FLOW	Segment ID:B	3.4
rassed Waterway Kv=15 L=490'	s=.025 '/' V=2.37 fps	
	Total Length= 565 ft Total Tc=	8.0

UBCATCHMENT 2 Post-2

ACRES	CN	
.20	98	IMPERVIOUS

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 3.0 IN
PEAK= .6 CFS @ 11.98 HRS
VOLUME= .04 AF
SPAN= 10-20 HRS, dt=.1 HRS

ethod	Comment	Tc (min)
R-55 SHEET FLOW	Segment ID:C	.5
mooth surfaces n=.011 L=35' P2=3 in s=.02 '/'		
HANNEL FLOW	Segment ID:D	.9
=3 sq-ft Pw=6.3' r=.476'		
=.02 '/' n=.03 V=4.27 fps L=225' Capacity=12.8 cfs		
	Total Length= 260 ft Total Tc=	1.4

9

ata for Drake Equipment
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ydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

UBCATCHMENT 3 Post-3

ACRES	CN	
.90	98	IMPERV.-MAJORITY OF DR.AREA

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 3.0 IN
PEAK= 2.6 CFS @ 11.99 HRS
VOLUME= .17 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
R-55 SHEET FLOW	Segment ID:E	.5
mooth surfaces n=.011 L=50' P2=3 in s=.05 '/'		
HALLOW CONCENTRATED/UPLAND FLOW	Segment ID:F	.8
aved Kv=20.3282 L=140' s=.02 '/' V=2.87 fps		
HANNEL FLOW	Segment ID:G	.3
=3 sq-ft Pw=6.2' r=.484'		
=.04 '/' n=.03 V=6.11 fps L=100' Capacity=18.3 cfs		
	Total Length= 290 ft	Total Tc= 1.6

UBCATCHMENT 4 Post-4

ACRES	CN	
.25	87	1/4 AC. RESID.,D-SOIL(Sn)
.72	74	OPEN SP.,GOOD COND.,C SOIL(BuB)
.97	77	

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 3.0 IN
PEAK= .9 CFS @ 12.13 HRS
VOLUME= .08 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
R-55 SHEET FLOW	Segment ID:H	9.0
rass: Short n=.15 L=75' P2=3 in s=.015 '/'		
HALLOW CONCENTRATED/UPLAND FLOW	Segment ID:I	2.6
npaved Kv=16.1345 L=305' s=.015 '/' V=1.98 fps		
HANNEL FLOW	Segment ID:J	.1
=3 sq-ft Pw=6.2' r=.484'		
=.06 '/' n=.03 V=7.48 fps L=45' Capacity=22.4 cfs		
	Total Length= 425 ft	Total Tc= 11.7

10

Data for Drake Equipment
Prepared by Landmark Surveying & Engineering
HydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

7 Apr 98

SUBCATCHMENT 5 Post-5

ACRES	CN	
.38	98	IMPERVIOUS-MAJORITY OF DR. AREA

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 3.0 IN
PEAK= 1.1 CFS @ 11.98 HRS
VOLUME= .07 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID:K	.8
Smooth surfaces n=.011 L=60' P2=3 in s=.02 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID:L	.4
Paved Kv=20.3282 L=65' s=.02 '/' V=2.87 fps		
CHANNEL FLOW	Segment ID:J	.1
a=3 sq-ft Pw=6.2' r=.484'		
s=.06 '/' n=.03 V=7.48 fps L=45' Capacity=22.4 cfs		
	Total Length= 170 ft Total Tc=	1.3

ata for Drake Equipment
repared by Landmark Surveying & Engineering 7 Apr 98
ydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

EACH 1

EPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.0
.1	0.0	.1
.2	.1	.3
.3	.2	.6
.7	.6	2.7
.8	.7	3.2
.9	.7	3.4
.9	.8	3.5
1.0	.8	3.4
1.0	.8	3.2

12" PIPE

n= .026
LENGTH= 218 FT
SLOPE= .033 FT/FT

STOR-IND METHOD
PEAK DEPTH= .42 FT
PEAK VELOCITY= 4.0 FPS
TRAVEL TIME = .9 MIN
Qin = 1.3 CFS @ 12.04 HRS
Qout= 1.3 CFS @ 12.06 HRS
ATTEN= 3 % LAG= 1.4 MIN
IN/OUT= .11 / .11 AF
SPAN= 10-20 HRS, dt=.1 HRS

EACH 2

15" PVC-FIELD INLET

EPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.0
.1	.1	.7
.3	.2	2.9
.4	.3	6.6
.9	.9	28.1
1.0	1.1	32.8
1.1	1.2	35.8
1.2	1.2	36.1
1.2	1.2	35.8
1.3	1.2	33.6

15" PIPE

n= .012
LENGTH= 12 FT
SLOPE= .23 FT/FT

STOR-IND METHOD
PEAK DEPTH= .23 FT
PEAK VELOCITY= 16.5 FPS
TRAVEL TIME = 0.0 MIN
Qin = 2.6 CFS @ 11.99 HRS
Qout= 2.6 CFS @ 11.99 HRS
ATTEN= 0 % LAG= 0.0 MIN
IN/OUT= .17 / .17 AF
SPAN= 10-20 HRS, dt=.1 HRS

EACH 3

12" PVC-FIELD DRAIN

EPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.0
.1	0.0	.2
.2	.1	1.0
.3	.2	2.3
.7	.6	9.9
.8	.7	11.6
.9	.7	12.6
.9	.8	12.7
1.0	.8	12.6
1.0	.8	11.8

12" PIPE

n= .012
LENGTH= 16 FT
SLOPE= .094 FT/FT

STOR-IND METHOD
PEAK DEPTH= .25 FT
PEAK VELOCITY= 10.7 FPS
TRAVEL TIME = 0.0 MIN
Qin = 1.7 CFS @ 12.02 HRS
Qout= 1.7 CFS @ 12.02 HRS
ATTEN= 0 % LAG= 0.0 MIN
IN/OUT= .15 / .15 AF
SPAN= 10-20 HRS, dt=.1 HRS

12

Data for Drake Equipment
Prepared by Landmark Surveying & Engineering 7 Apr 98
HydroCAD 3.20 000434 (c) 1986-1994 Applied Microcomputer Systems

SUBCATCHMENT 1 Post-1

ACRES	CN		
.56	80	OPEN SP.-GOOD COND.-D SOIL-Sn	SCS TR-20 METHOD
.28	74	OPEN SP.-GOOD COND.-C SOIL-BuB	TYPE III 24-HOUR
.84	78		RAINFALL= 4.7 IN
			PEAK= 2.1 CFS @ 12.08 HRS
			VOLUME= .16 AF
			SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID:A	4.6
Grass: Short n=.15 L=75' P2=3 in s=.08 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID:B	3.4
Grassed Waterway Kv=15 L=490'	s=.025 '/' V=2.37 fps	
	Total Length= 565 ft Total Tc=	8.0

SUBCATCHMENT 2 Post-2

ACRES	CN		
.20	98	IMPERVIOUS	SCS TR-20 METHOD
			TYPE III 24-HOUR
			RAINFALL= 4.7 IN
			PEAK= .9 CFS @ 11.98 HRS
			VOLUME= .06 AF
			SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID:C	.5
Smooth surfaces n=.011 L=35' P2=3 in s=.02 '/'		
CHANNEL FLOW	Segment ID:D	.9
a=3 sq-ft Pw=6.3' r=.476'		
s=.02 '/' n=.03 V=4.27 fps L=225' Capacity=12.8 cfs		
	Total Length= 260 ft Total Tc=	1.4

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SUBCATCHMENT 3 Post-3

ACRES	CN	
.90	98	IMPERV.-MAJORITY OF DR.AREA

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 4.7 IN
PEAK= 4.1 CFS @ 11.99 HRS
VOLUME= .27 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID:E	.5
Smooth surfaces n=.011 L=50' P2=3 in s=.05 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID:F	.8
Paved Kv=20.3282 L=140' s=.02 '/' V=2.87 fps		
CHANNEL FLOW	Segment ID:G	.3
a=3 sq-ft Pw=6.2' r=.484'		
s=.04 '/' n=.03 V=6.11 fps L=100' Capacity=18.3 cfs		
	Total Length= 290 ft	Total Tc= 1.6

SUBCATCHMENT 4 Post-4

ACRES	CN	
.25	87	1/4 AC. RESID.,D-SOIL(Sn)
.72	74	OPEN SP.,GOOD COND.,C SOIL(BuB)
.97	77	

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 4.7 IN
PEAK= 2.2 CFS @ 12.12 HRS
VOLUME= .18 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID:H	9.0
Grass: Short n=.15 L=75' P2=3 in s=.015 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID:I	2.6
Unpaved Kv=16.1345 L=305' s=.015 '/' V=1.98 fps		
CHANNEL FLOW	Segment ID:J	.1
a=3 sq-ft Pw=6.2' r=.484'		
s=.06 '/' n=.03 V=7.48 fps L=45' Capacity=22.4 cfs		
	Total Length= 425 ft	Total Tc= 11.7

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UBCATCHMENT 5 Post-5

ACRES	CN	
.38	98	IMPERVIOUS-MAJORITY OF DR. AREA

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 4.7 IN
PEAK= 1.7 CFS @ 11.98 HRS
VOLUME= .11 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID:K	.8
Smooth surfaces n=.011 L=60' P2=3 in s=.02 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID:L	.4
Paved Kv=20.3282 L=65' s=.02 '/' V=2.87 fps		
CHANNEL FLOW	Segment ID:J	.1
a=3 sq-ft Pw=6.2' r=.484'		
s=.06 '/' n=.03 V=7.48 fps L=45' Capacity=22.4 cfs		
	Total Length= 170 ft Total Tc=	1.3

15

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EACH 1

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.0
.1	0.0	.1
.2	.1	.3
.3	.2	.6
.7	.6	2.7
.8	.7	3.2
.9	.7	3.4
.9	.8	3.5
1.0	.8	3.4
1.0	.8	3.2

12" PIPE

n= .026
LENGTH= 218 FT
SLOPE= .033 FT/FT

STOR-IND METHOD
PEAK DEPTH= .68 FT
PEAK VELOCITY= 4.6 FPS
TRAVEL TIME = .8 MIN
Qin = 2.7 CFS @ 12.04 HRS
Qout= 2.7 CFS @ 12.07 HRS
ATTEN= 1 % LAG= 1.5 MIN
IN/OUT= .22 / .22 AF
SPAN= 10-20 HRS, dt=.1 HRS

REACH 2

15" PVC-FIELD INLET

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.0
.1	.1	.7
.3	.2	2.9
.4	.3	6.6
.9	.9	28.1
1.0	1.1	32.8
1.1	1.2	35.8
1.2	1.2	36.1
1.2	1.2	35.8
1.3	1.2	33.6

15" PIPE

n= .012
LENGTH= 12 FT
SLOPE= .23 FT/FT

STOR-IND METHOD
PEAK DEPTH= .29 FT
PEAK VELOCITY= 18.8 FPS
TRAVEL TIME = 0.0 MIN
Qin = 4.1 CFS @ 11.99 HRS
Qout= 4.1 CFS @ 11.99 HRS
ATTEN= 0 % LAG= 0.0 MIN
IN/OUT= .27 / .27 AF
SPAN= 10-20 HRS, dt=.1 HRS

REACH 3

12" PVC-FIELD DRAIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.0
.1	0.0	.2
.2	.1	1.0
.3	.2	2.3
.7	.6	9.9
.8	.7	11.6
.9	.7	12.6
.9	.8	12.7
1.0	.8	12.6
1.0	.8	11.8

12" PIPE

n= .012
LENGTH= 16 FT
SLOPE= .094 FT/FT

STOR-IND METHOD
PEAK DEPTH= .34 FT
PEAK VELOCITY= 13.0 FPS
TRAVEL TIME = 0.0 MIN
Qin = 3.2 CFS @ 12.04 HRS
Qout= 3.2 CFS @ 12.04 HRS
ATTEN= 0 % LAG= 0.0 MIN
IN/OUT= .29 / .29 AF
SPAN= 10-20 HRS, dt=.1 HRS

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UBCATCHMENT 1 Post-1

ACRES	CN		
.56	80	OPEN SP.-GOOD COND.-D SOIL-Sn	SCS TR-20 METHOD
.28	74	OPEN SP.-GOOD COND.-C SOIL-BuB	TYPE III 24-HOUR
.84	78		RAINFALL= 5.5 IN
			PEAK= 2.6 CFS @ 12.08 HRS
			VOLUME= .20 AF
			SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID:A	4.6
Grass: Short n=.15 L=75' P2=3 in s=.08 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID:B	3.4
Grassed Waterway Kv=15 L=490'	s=.025 '/' V=2.37 fps	
	Total Length= 565 ft Total Tc=	8.0

UBCATCHMENT 2 Post-2

ACRES	CN		
.20	98	IMPERVIOUS	SCS TR-20 METHOD
			TYPE III 24-HOUR
			RAINFALL= 5.5 IN
			PEAK= 1.1 CFS @ 11.98 HRS
			VOLUME= .07 AF
			SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID:C	.5
Smooth surfaces n=.011 L=35' P2=3 in s=.02 '/'		
CHANNEL FLOW	Segment ID:D	.9
a=3 sq-ft Pw=6.3' r=.476'		
s=.02 '/' n=.03 V=4.27 fps L=225' Capacity=12.8 cfs		
	Total Length= 260 ft Total Tc=	1.4

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UBCATCHMENT 3 Post-3

ACRES	CN	
.90	98	IMPERV.-MAJORITY OF DR.AREA

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 5.5 IN
PEAK= 4.8 CFS @ 11.99 HRS
VOLUME= .32 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID:E	.5
Smooth surfaces n=.011 L=50' P2=3 in s=.05 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID:F	.8
Paved Kv=20.3282 L=140' s=.02 '/' V=2.87 fps		
CHANNEL FLOW	Segment ID:G	.3
a=3 sq-ft Pw=6.2' r=.484'		
s=.04 '/' n=.03 V=6.11 fps L=100' Capacity=18.3 cfs		
	Total Length= 290 ft	Total Tc= 1.6

SUBCATCHMENT 4 Post-4

ACRES	CN	
.25	87	1/4 AC. RESID.,D-SOIL(Sn)
.72	74	OPEN SP.,GOOD COND.,C SOIL(BuB)
.97	77	

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 5.5 IN
PEAK= 2.8 CFS @ 12.12 HRS
VOLUME= .23 AF
SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID:H	9.0
Grass: Short n=.15 L=75' P2=3 in s=.015 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID:I	2.6
Unpaved Kv=16.1345 L=305' s=.015 '/' V=1.98 fps		
CHANNEL FLOW	Segment ID:J	.1
a=3 sq-ft Pw=6.2' r=.484'		
s=.06 '/' n=.03 V=7.48 fps L=45' Capacity=22.4 cfs		
	Total Length= 425 ft	Total Tc= 11.7

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BCATCHMENT 5 Post-5

ACRES	CN		
.38	98	IMPERVIOUS-MAJORITY OF DR. AREA	SCS TR-20 METHOD TYPE III 24-HOUR RAINFALL= 5.5 IN PEAK= 2.0 CFS @ 11.98 HRS VOLUME= .13 AF SPAN= 10-20 HRS, dt=.1 HRS

thod	Comment	Tc (min)
-55 SHEET FLOW	Segment ID:K	.8
ooth surfaces n=.011 L=60' P2=3 in s=.02 '/'		
ALLOW CONCENTRATED/UPLAND FLOW	Segment ID:L	.4
ved Kv=20.3282 L=65' s=.02 '/' V=2.87 fps		
ANNEL FLOW	Segment ID:J	.1
3 sq-ft Pw=6.2' r=.484'		
.06 '/' n=.03 V=7.48 fps L=45' Capacity=22.4 cfs		
	Total Length= 170 ft Total Tc=	1.3

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EACH 1

EPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.0
.1	0.0	.1
.2	.1	.3
.3	.2	.6
.7	.6	2.7
.8	.7	3.2
.9	.7	3.4
.9	.8	3.5
1.0	.8	3.4
1.0	.8	3.2

12" PIPE

n= .026
LENGTH= 218 FT
SLOPE= .033 FT/FT

STOR-IND METHOD
PEAK DEPTH= .84 FT
PEAK VELOCITY= 4.7 FPS
TRAVEL TIME = .8 MIN
Qin = 3.4 CFS @ 12.04 HRS
Qout= 3.3 CFS @ 12.07 HRS
ATTEN= 1 % LAG= 1.5 MIN
IN/OUT= .27 / .27 AF
SPAN= 10-20 HRS, dt=.1 HRS

ACH 2

15" PVC-FIELD INLET

PTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.0
.1	.1	.7
.3	.2	2.9
.4	.3	6.6
.9	.9	28.1
1.0	1.1	32.8
1.1	1.2	35.8
1.2	1.2	36.1
1.2	1.2	35.8
1.3	1.2	33.6

15" PIPE

n= .012
LENGTH= 12 FT
SLOPE= .23 FT/FT

STOR-IND METHOD
PEAK DEPTH= .31 FT
PEAK VELOCITY= 19.7 FPS
TRAVEL TIME = 0.0 MIN
Qin = 4.8 CFS @ 11.99 HRS
Qout= 4.8 CFS @ 11.99 HRS
ATTEN= 0 % LAG= 0.0 MIN
IN/OUT= .32 / .32 AF
SPAN= 10-20 HRS, dt=.1 HRS

ACH 3

12" PVC-FIELD DRAIN

PTH (FT)	END AREA (SQ-FT)	DISCH (CFS)
0.0	0.0	0.0
.1	0.0	.2
.2	.1	1.0
.3	.2	2.3
.7	.6	9.9
.8	.7	11.6
.9	.7	12.6
.9	.8	12.7
1.0	.8	12.6
1.0	.8	11.8

12" PIPE

n= .012
LENGTH= 16 FT
SLOPE= .094 FT/FT

STOR-IND METHOD
PEAK DEPTH= .38 FT
PEAK VELOCITY= 13.9 FPS
TRAVEL TIME = 0.0 MIN
Qin = 3.9 CFS @ 12.04 HRS
Qout= 3.9 CFS @ 12.04 HRS
ATTEN= 0 % LAG= 0.0 MIN
IN/OUT= .36 / .36 AF
SPAN= 10-20 HRS, dt=.1 HRS

20

CUMBERLAND COUNTY, MAIN

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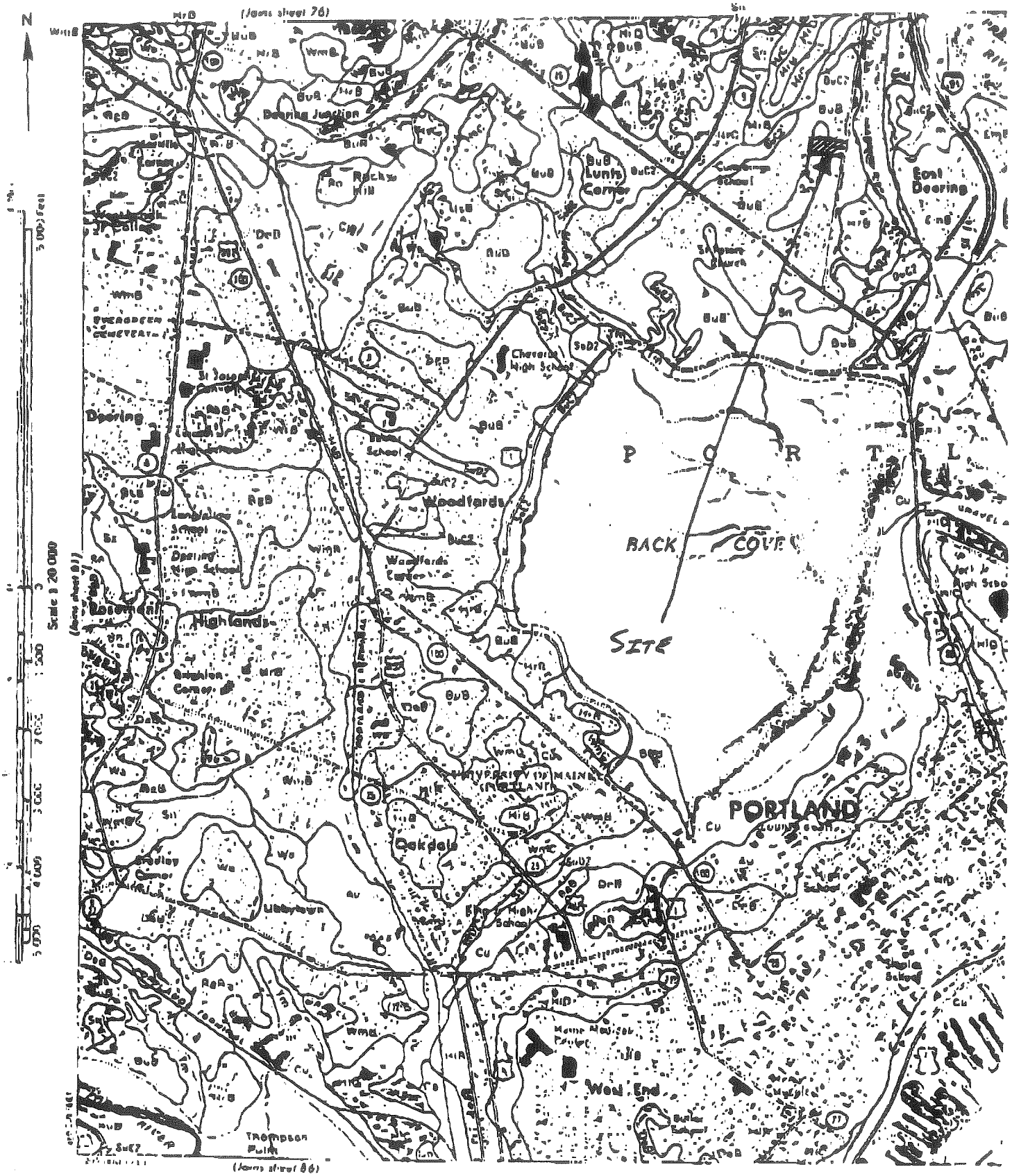

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Table 49. Runoff Curve Numbers for Selected Agricultural, Suburban and Urban Land Use. (Antecedent Moisture Condition II and Ia = 0.25)

LAND USE DESCRIPTION		HYDROLOGIC SOIL GROUP			
		A	B	C	D
Cultivated land:	without conservation treatment	72	81	88	91
	with conservation treatment	62	71	78	71
Pasture or range land:	poor condition	68	79	86	89
	good condition	39	61	74	80
Meadow: good condition		30	58	71	78
Wood or Forest land:	thin stand, poor cover, no mulch	45	66	77	83
	good cover	25	55	70	77
Open Spaces, lawns, parks, golf courses, cemeteries, etc					
good condition:	grass cover on 75% or more of the area	39	61	74	80
fair condition:	grass cover on 50% to 75% of the area	49	69	79	84
Commercial and business areas (85% impervious)		89	92	94	95
Industrial districts (72% impervious).		81	88	91	93
Residential					
Average lot size	Average % Impervious				
1/8 acre or less	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	36
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
Paved parking lots, roofs, driveways, etc.		98	98	98	98
Streets and roads:					
paved with curbs and storm sewers		98	98	98	98
gravel		76	85	89	91
dirt		72	82	87	89

from SCS, 1975

22

REACH #1 12" CMP

********** CIRCULAR CULVERT ANALYSIS FOR SMALL PROJECTS **********

LANDOWNER DRAKE EQUIP ADDRESS PRESUMPSCOT ST PORTLAND

PROJECT _____ BY AJC DATE 4/7/98

********** IMPUTS FOR CURCULAR CULVERT ANALYSIS **********

MANNINGS COEFFICIENT PVC=.009 R/C=.013 CMP<=.025		N= .025
CULVERT DIAMETER	(FT)	D= 1
HEADWATER ABOVE UPSTREAM ENTRANCE INVERT	(FT)	DE= 2
TAILWATER ABOVE OUTLET INVERT => 0	(FT)	TW= .1
LENGTH OF CULVERT PIPE	(FT)	LP= 218
DROP ALONG CULVERT LENGTH (INVERT TO INVERT)	(FT)	PD= 7.2
ENTRANCE LOSS COEFFICIENT		KE= .8

********** CULVERT OUTLET CONTROL (PRESSURE FLOW) EXISTS **********

CULVERT CAPACITY **********	(CFS)	Q= 3.52
PIPE VELOCITY	(FPS)	V= 4.49
NEUTRAL SLOPE	(FT/FT)	SN= .0362
ACTUAL SLOPE ON CULVERT PIPE	(FT/FT)	SO= .033

DO YOU WANT TO CHANGE A VARIABLE Y/N ?

23

REACH #2 15" PVC

LANDOWNER DRAKE EQUIP. ADDRESS PRESUMPSCOT ST, PORTLAND

PROJECT _____ BY AJC DATE 4/7/98

********** IMPUTS FOR CURCULAR CULVERT ANALYSIS **********

MANNINGS COEFFICIENT PVC=.009 R/C=.013 CMP<=.025		N= .012
CULVERT DIAMETER	(FT)	D= 1.25
HEADWATER ABOVE UPSTREAM ENTRANCE INVERT	(FT)	DE= 2.25
TAILWATER ABOVE OUTLET INVERT => 0	(FT)	TW= .1
LENGTH OF CULVERT PIPE	(FT)	LP= 12
DROP ALONG CULVERT LENGTH (INVERT TO INVERT)	(FT)	PD= 2.76
ENTRANCE LOSS COEFFICIENT		KE= .8

********** CULVERT INLET CONTROL (ORIFICE FLOW) EXISTS **********

CULVERT CAPACITY **********	(CFS)	Q= 7.53
ORIFICE VELOCITY	(FPS)	V= 6.14
ENTRANCE ORIFICE COEFFICIENT		C= .6
NEUTRAL SLOPE	(FT/FT)	SN= .0396
ACTUAL SLOPE OF CULVERT PIPE	(FT/FT)	SO= .23

DO YOU WANT TO CHANGE A VARIABLE Y/N ?

24

REACH #3 12" PVC

ANDOWNER DRAKE EQUP. ADDRESS RESUMPSCOT ST, PORTLAND

ROJECT _____ BY AJC DATE 4/7/98

********** IMPUTS FOR CURCULAR CULVERT ANALYSIS **********

MANNINGS COEFFICIENT PVC=.009 R/C=.013 CMP<=.025		N= .012
CULVERT DIAMETER	(FT)	D= 1
HEADWATER ABOVE UPSTREAM ENTRANCE INVERT	(FT)	DE= 2
TAILWATER ABOVE OUTLET INVERT => 0	(FT)	TW= .1
LENGTH OF CULVERT PIPE	(FT)	LP= 16
DROP ALONG CULVERT LENGTH (INVERT TO INVERT)	(FT)	PD= 1.5
ENTRANCE LOSS COEFFICIENT		KE= .8

********** CULVERT INLET CONTROL (ORIFICE FLOW) EXISTS **********

CULVERT CAPACITY **********	(CFS)	Q= 4.63
ORIFICE VELOCITY	(FPS)	V= 5.89
ENTRANCE ORIFICE COEFFICIENT		C= .6
NEUTRAL SLOPE	(FT/FT)	SN= .033
ACTUAL SLOPE OF CULVERT PIPE	(FT/FT)	SO= .0937

DO YOU WANT TO CHANGE A VARIABLE Y/N ?

DRAKE EQUIPMENT COMPANY, INC.

160 PRESUMPSCOT STREET, PORTLAND, ME 04103
P O BOX 1378, PORTLAND, MAINE 04104
(207) 775-1832 • 800-789-9717 • *FAX* (207) 775-7139

LETTER OF TRANSMITTAL

TO: KANDIE TALBOT

PRESUMPSCOT ST

ATTN:

RE: ADDITION AT 160

DATE: 11/13/98

WE ARE SENDING YOU:

☒ Attached ☐ Under Separate Cover

THE FOLLOWING:

☐ Shop Drawings ☒ Prints ☒ Plans
☐ Samples ☒ Copy of Letter ☐ Change Order
☐

SENT TO US BY:

COPIES	DRAWING #	DESCRIPTION
7		SITE PLAN
7		EXISTING CONDITIONS WATERSHED MAP

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 ☐ Released For Fabrication
☐ For Review And Comment ☐

REMARKS:

Signed: _____
Jim Drake

Copy To:

Portland
Water District

225 Douglass St. • P.O. Box 3553 • Portland, ME 04104-3553

(207) 774-5961
FAX (207) 761-8307
www.pwd.org

October 26, 1998

Mr. James Drake
Drake Equipment Company
160 Presumpscot Street
Portland, Maine 04103

Re: Building Expansion

Dear Mr. Drake:

The Portland Water District has a 12" water main in Presumpscot Street, Portland, near the proposed site. A test on a nearby hydrant produced the following results: static pressure 94psi; residual pressure 84psi; with a flow of 1363gpm. With these results in mind, the District feels we have a healthful and sufficient capacity available to serve this proposed project and meet all normal fire protection and domestic water service demands.

With certification by the developer that all required permits have been received, we look forward to serving this project.

Sincerely,

PORTLAND WATER DISTRICT

David W Coffin

David W. Coffin, PLS
Engineering Supervisor

Central Maine Power, Customer Service Center
162 Canco Road, Portland, Maine 04103
1-800-750-4000

May 13, 1998

Mr. Jim Drake
P.O. Box 1378
Portland, Maine 04104

Subject: Proposed Building Expansion AT 160 Presumpscot Street, Portland

Dear Mr. Drake:

This letter is to advise that Central Maine Power Company has sufficient three phase electrical capacity in the area to serve the subject project.

When plans are available, please forward them to me so that I can coordinate our utilities with your project. I have enclosed a load request form to be completed and return to me.

Sincerely,

Mark Kreider

Mark Kreider
Energy Services Advisor

MK/rr
Enclosure

Gero 772 1685

City of Portland, Maine
Planning Department

City Hall
389 Congress Street, 4th Floor
Portland, Maine 04101
Fax Number: 756-8258

FAX TRANSMISSION COVER SHEET

TO: Jim Wendel

COMPANY: Deluca-Hoffman

FAX #: 879-0896

FROM: Kandi Talbot

 # OF PAGES: 3

DATE: November 16, 1998

RE: Drake Equipment - I also have revised plans for you here.

If you do not receive all of the pages, please call 874-8721 or 874-8719.

Department of Planning and Urban Development
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date 11-13-98

Name of Project DRAKE EQUIPMENT ADDITION

Address/Location 160 PRESUMPSCOT ST

Developer DRAKE EQUIP. CO

Form of Performance Guarantee _____

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

TO BE FILLED OUT BY APPLICANT:

	PUBLIC			PRIVATE		
Item	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET SIDEWALK						
~~Road~~ PARKING AREA				1600 sq yds	11.50/yd	19000.-
Granite Curbing						
Sidewalks						
Esplanades						
Monuments						
Street Lighting						
Other						
SANITARY SEWER						
Manholes						
Piping				400'	10.-	4000
Connections				1		1000
Other						
STORM DRAINAGE						
Manholes						
Catchbasins						
Piping						
~~Detention Basin~~ PLUNGE POOL				1		1000
Other SWALE				200'	10.-	2000.
SITE LIGTING						
EROSION CONTROL						200
RECREATION AND OPEN SPACE AMENITIES						

Item	PUBLIC Quantity	PUBLIC Unit Cost	PUBLIC Subtotal	PRIVATE Quantity	PRIVATE Unit Cost	PRIVATE Subtotal
LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	5 - Maples 10 Pines			15	200	3000
MISCELLANEOUS						
TOTAL:						
GRAND TOTAL:						$30,200.00 ✓

INSPECTION FEE (to be filled out by City)

	PUBLIC	PRIVATE	TOTAL
A. 1.7% of totals:			$513.40
or			
B. Alternative Assessment:			
Assessed by:	(name)	(name)	

Inspection Services
Michael J. Nugent
Manager

Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND
STOP WORK NOTICE

December 7, 1999

Francis Drake
160 Presumpscot Street
Portland, ME 04102

RE: 160 Presumpscot Street
CBL: 425-K-001

Dear Mr. Drake; **HAND DELIVER**

An evaluation of the property at 160 Presumpscot Street 12/01/99 @ 4:30 p.m. revealed that the structure fails to comply with Section 111.3of the 1996 BOCA Building Code of the City of Portland.

1. Failure to comply with Site Plan submitted as part of permit #98-1407.
2. Expansion of equipment storage into South Grafton Street right of way.

This is a **STOP WORK ORDER** pursuant to Section 117.1 of the Building Code(1996 BOCA). All construction activity must Stop immediately.

1. All requirements of Site Plan as part of building permit #98-1407 must be complied with.
2. All machinery and equipment must be removed from South Grafton Street right of way.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. Ss 4452. This constitutes an appealable decision pursuant to Section 121.5 of the Code. Please feel free to contact me at 874-8708, if you wish to discuss the matter or have any questions.

Sincerely,

Kevin Carroll
Code Enforcement Officer

Cc: Central File, Joseph Gray , Steve Bushey DRC, Kandi Talbot

From: Alex Jaegerman <AQJ@ci.portland.me.us>
To: KCOTE@ci.portland.me.us <KCOTE@ci.portland.me.us>; dhai@maine.rr.com <dhai@maine.rr.com>
Cc: JEG@ci.portland.me.us <JEG@ci.portland.me.us>
Date: Thursday, April 08, 1999 1:03 PM
Subject: Drake development project

Cheryl is getting calls on setback and drainage issues on the Drake project. I mentioned this before, but now I need to go out and look at the site and see what is going on and to reassure myself that it is all according to the approved plan. Jim, are you keeping a close eye on this? Kandi, can you arrange a time for the three of us to so a site inspection together? As soon as reasonably possible.

Ale.x

DRAKE EQUIPMENT CO.

PORTLAND DOOR • FORE RIVER BOAT

MATERIALS HANDLING EQUIPMENT

160 PRESUMPSCOT ST. • P.O. BOX 1378
PORTLAND, MAINE 04104
TELEPHONE: 207 775-1832 • FAX: 207 775-7139

PROJECT: 160 PRESUMPSCOT ST. 20,000 SF ADDITION

OWNER: F.P. DRAKE, P.O. BOX 1378, PORTLAND, ME 04104

ESTIMATED COST: $ 160,000 PHASE 1 $ 130,000 PHASE 2

14-525-c-1 Development proposed will be a 20,000 sf addition to the existing 26,000 sf building. The addition will be 70' x 285' x 20' and attached to the existing 70' x 20' portion of the building. The addition will be for additional space for Drake Equipment Co. K.W.S. Machine Shop, and for lease.

14-525-c-2 Land area: 89000 sf. Present building: 14,000 sf. footprint
New addition: 20,000 sf.

14-525-c-3 None

14-525-c-4 Waste: approx. 4 cu. yds. per. week.

14-525-c-5 Utilities are available from Presumpscot St.

14-525-c-6 The area is relatively flat, filled land. The slope is toward the two long sides, which have swales sloped toward field drains. The storm sewer on Grafton St. is 36'' in diameter and was installed in 1990. It leads directly to the Presumpscot River.
At the time the sewer was installed ,the city designed and installed two 15'' field inlets, with swales to handle the runoff in this area. No additional runoff will be generated by this development.

See attached drainage study by Landmark Surveying & Engineering Co.

DRAKE EQUIPMENT CO.

PORTLAND DOOR • FORE RIVER BOAT

MATERIALS HANDLING EQUIPMENT

160 PRESUMPSCOT ST. • P.O. BOX 1378
PORTLAND, MAINE 04104
TELEPHONE: 207 775-1832 • FAX: 207 775-7139

14-525-c-7 The project would be done in two approx. equal phases starting in summer of 1998 and finishing in 1999.

14-525-c-8 None

14-525-c-9 Key Bank, Leo Amato / Michael Celeste see attached letter.

14-525-c-10 Owned property since 1984. Book 6389 page 178.

14-525-c-11 None

KeyBank
400 Forest Avenue
Portland, Maine 04101

Tel: (207) 874-7322

August 7, 1997

City of Portland
389 Congress St
Portland, ME 04101

To Whom It May Concern:

Drake Equipment Company and Francis Drake have been customers of Key Bank since June of 1974. To date they have outstanding Commercial Loan balances of $171,353.00. Payments have been handled as agreed. Drake Equipment Company also has a $50,000.00 Line of Credit with Key, paid as agreed. The present balance owed on this line is zero.

Their commercial deposit relationship maintains an average balance in the low to mid 5 figures. The business checking account was opened on June 12, 1974 and has been handled as agreed. should you have any further questions regarding this matter please feel free to call me at 207-874-7324.

Sincerely:

Michael W Celeste
Vice President
Forest Avenue Office

AUG 14 1997

ACCESSORIES FOR GE ROADWAY FIXTURES

24" ROADWAY MOUNTING BRACKET

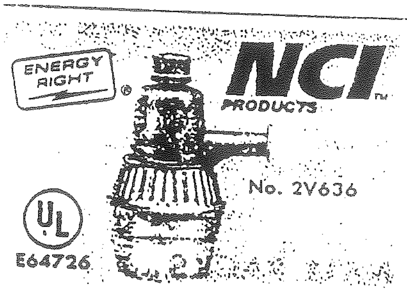
Aluminum pipe bracket for use with GE fixtures listed on page 1195. Designed for wall or pole mounting. Thru bolts and lag screws not included. 1¾" OD. GE brand (RBSCWH2X: 7GV).

No. 4V280. Shpg. wt. 3.5 lbs. List $20.98. Each........................ $20.56

HEAVY-DUTY TWIST-LOCK SWITCH

Heavy-duty photoelectric switch provides [illegible] to [illegible] own [illegible] standards for locking devices with solid [illegible] meets EEI-NE[illegible] 277V. Intermatic brand. (LC4536) [illegible] terminals.

No. 5U792. Shpg. wt. 0.2 lbs. List $17.96. Each.................. $8.[illegible]



70 & 175W AREA FIXTURES

Applications: Perimeter [illegible] areas, [illegible] homes, farm yards, [illegible] platforms and general commercial security lighting.

Factory pre-wired fixture, ready to install. Includes die cast aluminum housing, twist-lock photoelectric cell, 5" mounting arm and mounting hardware.

Plug-in twist-lock photoelectric cell. Automatically turns lights On at dusk and Off at dawn.

One piece acrylic prismatic refractor and a[illegible] [illegible] reflector [illegible] to hou[illegible] [illegible] Open at bottom [illegible] easy maintenanc[illegible]

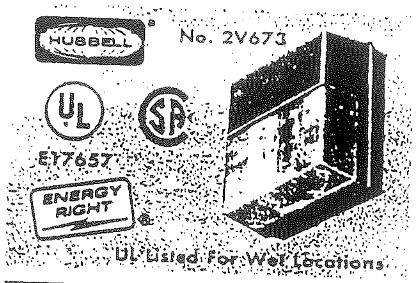
High reactance 120V, 60 Hz normal pow[illegible] [illegible] ballast starts [illegible] to -20°F.

Lamp included. [illegible] lamp list[illegible] below or see Index under Lamps, HID. N[illegible] 2V636 takes a mogul [illegible] lamp and 2V8[illegible] takes a medium base [illegible]

UL Listed (E64726).

Lamp Type	Watts	Suggested Lamp Stock No.	Max Starting Line Amps	Max Operating Line Amps	NCI Model	Stock No.	With Lamp List	With Lamp Each
Mercury Vapor	175	4V583	1.65	3.00	NH1204M	2V636	$71.7[illegible]	$32.50
HP Sodium (Med. Base)	70	2V632	2.25	1.00	[illegible]	2V866	128.0[illegible]	67.00

100 TO 175 WATT HID WALL PACKS



Applications: Parking lots and garages, shopping centers, office buildings and warehouses.

Ballast: QuadTap Class H insulated high power factor ballast.

Housing: One piece door with prismatic lens. Hinged front housing locks with two captive screws to insure proper gasket sealing. Provision for photocell use No. 6P005 for 120V or No. 5U791 for 208-277V. Finished bronze. Rear housing is one piece [illegible] aluminum for [illegible] life and coo[illegible] ballast operation. Finished with two feed-thru wiring hubs. [illegible]H x 14⅞W [illegible]

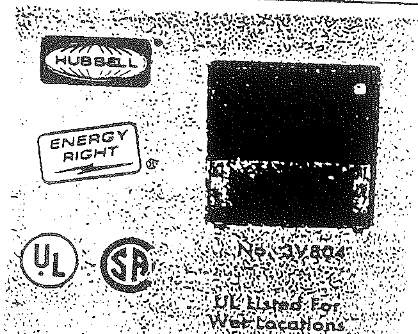
Reflector: Anodal finished, alumin[illegible] reflector. Designed optimum beam dist[illegible] ution.

Installation: Mounts flush on wall or [illegible] recessed outlet box.

Lamp not included: Use suggested lamp [illegible] ed below or see Index under Lamps, [illegible]

Mogul Base Lamp Type	Suggested Lamp Stock No.	Starting Amps 120V	Starting Amps 208V	Starting Amps 240V	Starting Amps 277V	Operating Amps 120V	Operating Amps 208V	Operating Amps 240V	Operating Amps 277V	Hubbell Model	Stock No.	Less Lamp List	Less Lamp Each
100W HPS	2V519	1.3	.8	.7	.6	1.2	.7	.6	.5	PVL-0100S-118	2V673	$337.53	$170.25
150W HPS	2V452	2.0	1.2	1.0	.9	1.7	1.0	.8	.7	PVL-0150S-118	2V674	342.81	173.25
175W Metal Halide	4V550	1.3	.8	.7	.6	1.8	1.1	.9	.8	PVL-0175H-118	2V876	239.57	170.75

70 TO 175 WATT CUTOFF WALL PACKS



Applications: Parking lots and garages, shopping centers, office buildings and warehouses. Vandal resistant wall pack with controlled cutoff light output. For security illumination without glare or light pollution.

Housing: Polycarbonate front and one piece ballast cover is resistant to rocks. Two captive screws secure door to die-cast back housing. Mounts over recessed wiring boxes or can be through wired with 1/2" conduit. Bronze finish, painted inside polycarbonate. Provision for photocell, use No. 6P005 for 120V or No. 5U791 for 208-277V.

Reflector directs light down and out w[illegible] [illegible] lamp. Medium base porce[illegible] [illegible] from 90 [illegible] cutoff. [illegible]

Ballasts: HPF QuadTap 120, 208[illegible] [illegible] Class H insulated [illegible] -10°F [illegible] ing. MH [illegible] starting.

Approvals: UL Listed for wet locations, [illegible] Certified for 120 or 277V indoor/ou[illegible] use.

Dimensions: 14⅝H x 14⅞W x 7¾"D.

Lamp not included: Use suggested lamp [illegible] ed below or see Index under Lamps, [illegible]

Medium Base Lamp Type	Suggested Lamp Stock No.	Starting Amps 120V	Starting Amps 208V	Starting Amps 240V	Starting Amps 277V	Operating Amps 120V	Operating Amps 208V	Operating Amps 240V	Operating Amps 277V	Hubbell Model	Stock No.	Less Lamp List	Less Lamp Each
70W HPS	2V632	0.9	0.5	0.45	0.40	0.8	0.5	0.4	0.40	PRS-0070S-118LL	3V804	$263.30	$177.0[illegible]
150W HPS	2V713	2.0	1.2	1.00	0.90	1.7	1.0	0.8	0.70	PRS-0150S-118LL	3V805	228.07	182.5[illegible]
100W MH	6V749	1.2	0.7	0.60	0.45	1.2	0.7	0.6	0.46	PRS-0100H-118LL	3V806	256.32	193.7[illegible]
175W MH	6V751	1.3	0.8	0.70	0.60	1.8	1.1	0.9	0.80	PRS-0175H-118LL	3V807	262.88	17[illegible]

(✓) Denotes energy efficient product.

DRAKE EQUIPMENT CO.
Materials Handling Equipment
P.O. BOX 1378
PORTLAND, MAINE 04104
207-775-1832
1-800-789-9717

AUG 14 1997

_____	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
_____	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
_____	(42)	An estimate of the time period required for completion of the development	7
_____	(43)	A list of all state and federal regulatory approvals to which the development may be subject	8
_____	(44)	The status of any pending applications	8
_____	(45)	Anticipated timeframe for obtaining such permits	h8
_____	(46)	A letter of non jurisdiction	h8
_____	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that is has reviewed the planned development and would seriously consider financing it when approved.	

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities;
- erosion and sedimentation controls to be used during construction;
- a parking and/or traffic study;
- a noise study;
- an environmental impact study;
- a sun shadow study;
- a study of particulates and any other noxious emissions; and
- a wind impact analysis.

Other comments:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST

Project Name, Address of Project _____ I.d. Number _____

Submitted () & Date	Item	Required Information	Section 14-525 (b,c)
	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
	(2)	Name and address of applicant and name of proposed development	a
	(3)	Scale and north points	b
	(4)	Boundaries of the site	c
	(5)	Total land area of site	d
	(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
	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
7/23/98	(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	c
7/23/98	(11)	Approximate location of buildings or other structures on parcels abutting the site	d
	(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 accessways	g
	(18)	Parking areas	g
	(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
	(22)	Landscape plan showing:	h
	(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
	(30)	Location and dimensions of all fencing and screening	i
	(31)	Location and intensity of outdoor lighting system	j
	(32)	Location of fire hydrants, existing and proposed	k
	(33)	Written statement	c
	(34)	Description of proposed uses to be located on site	l
	(35)	Quantity and type of residential, if any	l
	(36)	Total land area of the site	b2
	(37)	Total floor area and ground coverage of each proposed building and structure	b2
	(38)	General summery of existing and proposed easements or other burdens	c3
	(39)	Method of handling solid waste disposal	4

PUBLIC WORKS ENGINEERING MEMORANDUM

To: *Kandi Talbot, Planner*
From: *Anthony Lombardo, P.E., Project Engineer*
Date: *August 7, 1998*
Subject: *188 Presumpscot Street.....Proposed Building*

The following comments were generated during Public Works Engineering review of proposed building located at 188 Presumpscot Street. The application and plans were dated July 20, 1998.

- *The submittal package does not include copy of a "Standard Boundary Survey" nor does it include a copy of the deed indicating title and interest in the property.*
- *The topographical information on the plan needs to be referenced and proposed and existing contours must be shown on the site plan. More proposed spot grades must be shown on the plans to verify positive drainage into the proposed catch basin and existing ditch.*
- *Based on the existing spot grades provided, it appears that a culvert must be installed as part of the proposed exit onto True Street.*
- *Does the applicant propose any water, sanitary or electrical service to this building ? If so, this information must be shown on the plan.*
- *The proposed catch basin, near the Presumpscot Street entrance, proposes an unacceptable connection into the back of an existing catch basin. The applicant should connect this proposed basin into the outlet pipe and not the existing structure.*
- *The proposed on-site limits of paving are not clearly delineated.*
- *The existing utility information in Presumpscot Street is not completely shown on the plans.*
- *The submittal letter states that "no additional runoff will be generated by this development". This is clearly not an accurate statement as depicted by the site plan. Additional impervious area, specifically the 6000 s.f. building and proposed pavement, will impact and increase the amount of runoff generated from this site. The applicant must provide information comparing pre and post development runoff, as well as the impact on the downstream receiving system.*
- *The applicant must provide a written "temporary and permanent erosion and sediment control plan" and this should appear on the plans. In addition, the applicant must provide construction details.*
- *The applicant must provide a sheet of site specific "construction details" drawn to City of Portland Technical and Design Standards.*

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 9
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

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

MEMORANDUM

TO: Kandi Talbot, Planner

FROM: Jim Wendel, P.E., Development Review Coordinator

DATE: August 10, 1998

RE: Site Plan Review
188 Presumpscot Street

A review of the site plan is completed. I offer the following comments:

1. The accuracy of the boundary information is unclear. A boundary survey is required.
2. The limits of the proposed vehicle maneuvering area are not clear. Also, it appears that access to the truck bays is blocked by the existing house.
3. No existing or proposed grading was provided.
4. No stormwater management and erosion control reports were provided.
5. No details of the proposed work have been provided.
6. No landscaping is provided.
7. No proposed utilities are shown such as sewer, water, power, etc..
8. Recommend that the applicant hire a consultant to appropriately prepare a complete site plan.

Should you have any questions, please call.

JN1359.16-Aug10Memo

August 7, 1997

KeyBank
400 Forest Avenue
Portland, Maine 04101

Tel: (207) 874-7322

City of Portland
389 Congress St
Portland, ME 04101

To Whom It May Concern:

Drake Equipment Company and Francis Drake have been customers of Key Bank since June of 1974. To date they have outstanding Commercial Loan balances of $171,353.00. Payments have been handled as agreed. Drake Equipment Company also has a $50,000.00 Line of Credit with Key, paid as agreed. The present balance owed on this line is zero.

Their commercial deposit relationship maintains an average balance in the low to mid 5 figures. The business checking account was opened on June 12, 1974 and has been handled as agreed. should you have any further questions regarding this matter please feel free to call me at 207-874-7324.

Sincerely:

Michael W Celeste
Vice President
Forest Avenue Office

AUG 14 1997

CITY OF PORTLAND, MAINE

PLANNING BOARD

August 7, 1998

Malcolm R. Brewer
Morrill Street Associates
91 Bell Street
Portland, ME 04103

Re: 61 Bell Street, Sidewalk/Curb Waiver

Dear Mr. Brewer:

On Tuesday, July 28, 1998, the Portland Planning Board voted 6-0 (Malone absent) to grant the waiver of curb and sidewalk.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #34-98, which is attached.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% 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.

2. 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.

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

PUBLIC WORKS ENGINEERING MEMORANDUM

To: *Kandi Talbot, Planner*
From: *Anthony Lombardo, P.E., Project Engineer*
Date: *August 7, 1998*
Subject: *188 Presumpscot Street.....Proposed Building*

The following comments were generated during Public Works Engineering review of proposed building located at 188 Presumpscot Street. The application and plans were dated July 20, 1998.

- *The submittal package does not include copy of a "Standard Boundary Survey" nor does it include a copy of the deed indicating title and interest in the property.*
- *The topographical information on the plan needs to be referenced and proposed and existing contours must be shown on the site plan. More proposed spot grades must be shown on the plans to verify positive drainage into the proposed catch basin and existing ditch.*
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- *The existing utility information in Presumpscot Street is not completely shown on the plans.*
- *The submittal letter states that "no additional runoff will be generated by this development". This is clearly not an accurate statement as depicted by the site plan. Additional impervious area, specifically the 6000 s.f. building and proposed pavement, will impact and increase the amount of runoff generated from this site. The applicant must provide information comparing pre and post development runoff, as well as the impact on the downstream receiving system.*
- *The applicant must provide a written "temporary and permanent erosion and sediment control plan" and this should appear on the plans. In addition, the applicant must provide construction details.*
- *The applicant must provide a sheet of site specific "construction details" drawn to City of Portland Technical and Design Standards.*

Engineer Review and Site Inspection Fee Invoice Worksheet

Address: *Drake Equipment Co.....188 Presumpscot St.....DATE: 8/7/98*

Engineering Review

To be filled out by Development Review Coordinator and Public Works at time of application.

Planning	**Public Works**
# of Hours Estimated: (Private Improvements)	**# of Hours Estimated: (Public Improvements)**
Field Work _____	Field Work *1.0*
Memos/Corresp. _____	Memos/Corresp. *2.0*
Review/Analysis _____	Review/Analysis *2.0*
Meetings/phone calls _____	Meetings/phone calls *2.0*
Total Hours _____ at _____ per hour	Total Hours *7.0* at *$35* per hour
Review Fee (Private): $ _____	Review Fee (Public): $ *$245*
_____	_____
Development Review Coordinator Signature	Public Works Engineer Signature

Site Inspection

To be filled out by DRC and Public Works at time of Performance Guarantee approval.

Planning	**Public Works**
____ **Accept 1.7% of Private Improvements P.G. $ _____ (dollar amount)**	___ **Accept 1.7% of Private Improvements P.G. $ _____ (dollar amount)**
# of Hours Estimated:	**# of Hours Estimated:**
Field Work _____	Field Work *8.0*
Memos/Corresp. _____	Memos/Corresp. *1.0*
Review/Analysis _____	Review/Analysis _____
Meetings/phone calls _____	Meetings/phone calls *1.0*
Total Hours _____ at _____ per hour	Total Hours *10.0* at *$35* per hour
Alternate Inspection Fee (Private): $ _____	Alternate Inspection Fee (Public): $ *$350*
_____	_____
Development Review Coordinator Signature	Public Works Engineer Signature

Finance Department

Duane G. Kline
Director

CITY OF PORTLAND

May 17, 2002

Jim Drake
Drake Equipment Company
160 Presumpscot Street
Portland, ME 04103

Re: Performance Guarantee for 160 Presumpscot Street
Bond # LPM08540821

Dear Mr. Drake

This is to inform you that I am authorizing the release and return of the above-named bond. If you require any further information, please let me know.

Sincerely,

Duane G. Kline
Finance Director

DGK.jlb

pc: Jay Reynolds, Development Review Coordinator

DEPARTMENT DIRECTOR
Lee D. Urban

DIVISION DIRECTORS
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman
Planning

John N. Lufkin
Economic Development

DEPARTMENT OF PLANNING AND DEVELOPMENT

TO: Duane Kline, Finance Department

FROM: Alexander Jaegerman, Chief Planner

DATE: May 7, 2002

SUBJECT: Request for Release of Performance Guarantee
160 Presumpscot Street; Drake Equipment
(ID#1997-0018) (CBL# 425-K-001)

Please release the Bond account # S-6002887 for the Drake Equipment project at 160 Presumpscot Street.

Original Sum $ 30,200.00

Approved:

Alexander Jaegerman
Planning Division Director

cc: Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Todd Merkle, Public Works
Code Enforcement
File

O:\PLAN\CORRESP\DRC\PERFORM\160PRESUMPSCOT1.DOC

Planning & Urban Development

Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 16, 1999

Mr. Jim Drake
Drake Equipment Company
160 Presumpscot Street
Portland, ME 04103

RE: 160 Presumpscot Street Warehouse Expansion

Dear Mr. Drake:

Recently a site visit was done of your warehouse expansion located at 160 Presumpscot Street. It was noticed at that time, that the existing catch basin, which is located at the rear of the existing parking lot, appears to have a substantial buildup of gravel within it.

This catch basin should be cleaned out and then a geotextile fabric shall be installed within the catch basin frame. This catch basin shall be maintained on a periodic basic to make sure that it is functioning correctly.

The catch basin shall be maintained by April 30, 1999. Please notify this office when this work has been completed.

If you have any questions, please do not hesitate to contact me at 874-8901.

Sincerely,

Kandice Talbot

Kandice Talbot
Planner

cc: Alexander Jaegerman, Chief Planner
Jim Wendel, Development Review Coordinator

CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Alex Jaegerman, Chief Planner

FROM: Kandi Talbot, Planner

DATE April 16, 1999

SUBJECT: Site Visit for 160 Presumpscot Street, Drake Equipment

Following is a summary of the site visit conducted by you, Jim Wendel, and myself on April 12, 1999 at 160 Presumpscot Street.

The site appears to be in substantial conformance with the approved site plan. There also appears to be no drainage problems created from the construction of the new warehouse. However, there is an existing catch basin that should be cleaned out and then protected with fabric.

There was also a concern that landscaping would not be adequate at the rear (westerly) of the property. As part of the approval, the applicant is required to install ten (10) 5 ft - 6 ft. White Pines along this property line. The City is holding a performance bond in the amount of $30,200.00 which will expire on November 30, 1999.

We also discussed the status of South Grafton Street and any improvements. No paving was stipulated for this area on the approved plan. If it is to be utilized as a driveway to the site, you indicated that it should be paved. We will revisit this issue with the applicant prior to site paving.

cc: Jim Wendel, Development Review Coordinator

CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Dave Klenk, Planning Department

FROM: Steve Bushey, Development Review Coordinator SB (SP)

DATE: July 22, 1997

RE: 160 Presumpscot Street; F.P. Drake Site Plan Review

I have received the site plan date 5/14/97 for the proposed 19,574 sq. ft. building expansion at 160 Presumpscot Street. The plan lacks sufficient detail to make any firm review but the following comments are provided:

1. The proposed development area is currently used for the storage of automobiles, boats and miscellaneous materials. The area is a mix of gravel cover and grass. The applicant has provided no stormwater management review which is necessary given the significant land cover changes proposed.

2. The proposed development area drains to existing field drains and drainage system in Grafton Street. An existing catch basin located off the southwest rear building corner is not shown on the plan. A drainage study is required to access the impacts to these systems and potentially the City's combined sewer system if the site drainage is to discharge to it.

3. The plan does not provide any detail for zoning.requirements and any specific construction details related to the parking area etc.

4. A grading plan should be provided.

CITY OF PORTLAND, MAINE

PLANNING BOARD

May 13, 1998

Jim Drake
Drake Equipment
160 Presumpscot Street
P.O. Box 1378
Portland, ME 04104

RE: Drake Equipment Addition, 160 Presumpscot Street

Dear Mr. Drake:

On May 12, 1998 the Portland Planning Board voted 6-1 (Hagge opposed) to approve the site plan for a 21,231 sq. ft. addition at 160 Presumpscot Street. The approval was granted for the project with the following condition(s):

i. that the applicant submit utility letters to staff.

ii. that the applicant provide ten (10) 5 ft. - 6 ft. White Pines along the westerly property line and five (5) 2" - 2-1/2" Red Maples along the southerly property line and that the remaining area be covered with loam and seed. Also, this planting area shall be protected from the parking area by either car stops or guard rails. The two existing trees at the front of the site shall be preserved.

iii. That the applicant revise the plans in accordance with Jim Wendel's memo dated 5/7/98 regarding construction and detail of stone splash pad, details for the proposed swale and plunge pool, and submittal of an existing conditions watershed map.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #17-98, which is attached.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% 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.

DeLUCA-HOFFMAN ASSOCIATES, INC.
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- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Kandi Talbot, Planner

FROM: Jim Wendel, P.E., Development Review Coordinator

DATE: May 7, 1998

RE: Site Plan Review
F. P. Drake Site Plan
160 Presumpscot Street

The revised site plan has been reviewed. A meeting with the applicant was held with staff May 4 to review the site plan. I offer the following comments.

1. The applicant indicated that the roof will be pitched without a gutter; recommend a crushed stone splash pad be placed along the back of the building below the roof drip line to prevent erosion. A detail should be added to the plan.

2. The applicant needs to submit an existing conditions watershed map.

3. The plunge pool detail has insufficient dimensional detail; recommend that it be detailed in conformance with the CCS&WCS BMP manual for erosion and sediment control.

4. A detail of the geometry of the swale to be constructed along the back property line is needed.

Should you have any questions, please call.

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MEMORANDUM

TO: Kandi Talbot, Planner

FROM: Jim Wendel, P.E., Development Review Coordinator

DATE: April 21, 1998

RE: Stormwater Management Report Review
F. P. Drake Site Plan
160 Presumpscot Street

The stormwater management report dated 4/7/98 has been reviewed. I offer the following comments.

1. How will the roof drain? This can have a significant impact on the direction and quantity of the runoff.

2. Based on my site reconnaissance, some of the proposed watershed limits need to be adjusted and calculations for existing conditions need to be performed. I am not convinced that pre and post conditions are nearly the same. There is a portion of the fenced-in storage area that is not gravel as noted on the proposed watershed map but is in fact thick grass; also there is a large berm that divides the storage area; the direction of the drainage from this area should be checked. I would like to see how the proposed runoff is redistributed from existing conditions. A portion of post watershed 3 does not drain to the culvert as implied; it actually is part of post watershed 5.

3. The inlet to the culvert identified as reach 1 is essentially plugged. This inlet should have a new riprap plunge pool. Also, is Public Works interested in a drainage maintenance agreement for this pipe?

4. Recommend that the proposed swale shown within Grafton Street be constructed on the property with a short ditch connection to the 15" culvert identified as reach 2.

5. A detail of the geometry of the swale with the surface treatment should be shown.

Should you have any questions, please call.

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MEMORANDUM

TO: Kandi Talbot, Planner

FROM: Jim Wendel, Development Review Coordinator

DATE: April 14, 1998

RE: Site Plan Review
F. P. Drake
160 Presumpscot Street

The site plan dated 4/8/98 has been reviewed. I offer the following comments.

1. All of the boundary information needs to be placed on the plan; the westerly property line has no bearing and distance.

2. The westerly swale is shown draining to catch basins? noted as "FD"; where does the catch basins drain to? If they connect to the 36" storm drain pipe than the plan should show it. The proposed watershed map from the stormwater report notes some existing culverts from the 36" storm drain pipe; these culverts should be shown on the plan.

3. A detail is needed to show what the new proposed parking surface is intended to be.

4. The westerly swale shows a proposed high point but no elevation.

5. The existing "topography" is not clear on how the land slopes. Also which elevations are existing and proposed? The plan is not clear. The proposed watershed map has existing contours; this data should be added to the site plan.

6. What size is the existing waterline that the 1" domestic service connects to?

7. The size of the parking spaces should be dimensioned. Also the standard aisle width is 24'.

8. The location of the new electrical service should be shown.

9. An erosion control plan is required.

10. A full review of the stormwater analysis is needed.

9. What are the sizes of the proposed sewer services?

10. A detail of the shape and cover of the swale is needed.

11. The layout appears to not provide for appropriate semi-tractor trailer vehicles access; does the applicant expect this facility to service semi-tractor trailers on a regular basis?

Should you have any questions, please call.

JN1357.05/1350.50disk4/drake.doc

From: Kandi Talbot <KCOTE@ci.portland.me.us>
To: AQJ@ci.portland.me.us <AQJ@ci.portland.me.us>; dhai@maine.rr.com <dhai@maine.rr.com>
Cc: JEG@ci.portland.me.us <JEG@ci.portland.me.us>
Date: Thursday, April 08, 1999 2:02 PM
Subject: Re: Drake development project

Do you have anything going on after the Coastal Bank meeting on Monday morning? Maybe we can take a ride out after that meeting if you are available. Say around 10:30. Thanks.

>>> Alex Jaegerman 04/08 1:03 PM >>>
Cheryl is getting calls on setback and drainage issues on the Drake project. I mentioned this before, but now I need to go out and look at the site and see what is going on and to reassure myself that it is all according to the approved plan. Jim, are you keeping a close eye on this? Kandi, can you arrange a time for the three of us to so a site inspection together? As soon as reasonably possible.

Ale.x