

425-A-1

2005-0262

189 Presumpscot St.

Road Extension

Sprague Energy Corp.

add to Spreadsheet

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

2005-0262
Application I. D. Number
12/2/2005
Application Date

Sprague Energy Corp.
Applicant
92 Casidy Point Drive, Portland, ME 04102
Applicant's Mailing Address

Road Extension
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 772-3254 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

189 - 189 Presumpscot Street, Portland, Maine
Address of Proposed Site
425 A001
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) **Road Extension**

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

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 **12/5/2005**

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
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2002-0155
Application I. D. Number

Jakes Development Inc
Applicant
30 Ledgewood Dr, Falmouth, ME 04105
Applicant's Mailing Address

06/28/2002
Application Date

Warehouse/Office
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 878-2881 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

314 - 316 Presumpscot St, Portland, Maine
Address of Proposed Site
423 A033001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

8,000 sf **IL**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date **07/09/2002**

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 | _____ | <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 | |

SEBAGO TECHNICS, INC.

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

LETTER OF TRANSMITTAL

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

TO Planning Department
City of Portland
389 Congress St.
Portland, ME 04101

DATE	<u>11/14/02</u>	JOB NO.	<u>02086</u>
ATTENTION	<u>KANDI TAUBOT</u>		
RE:	<u>Jake's Development</u> <u>314-316 Presumpscot St.</u>		

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

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

COPIES	DATE	NO.	DESCRIPTION
<u>1</u>			<u>DEEDS FOR TWO PARCELS</u>
<u>1</u>			<u>PERFORMANCE GUARANTEE</u>

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 _____

COPY TO _____

SIGNED: Steve Doe

large parcel.

QUITCLAIM DEED

No 14109 BK 11318 P. 36

KNOW ALL MEN BY THESE PRESENTS, that HYRISK REALTY, INC., a Maine corporation having its principal place of business in Portland, Maine, in consideration of Fifteen Thousand Dollars (\$15,000) and other valuable consideration, paid by JAKE'S DEVELOPMENT, INC., a Maine corporation with a place of business in Portland, County of Cumberland and State of Maine, the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim unto the said JAKE'S DEVELOPMENT, INC., its successors and assigns forever, all of its right, title and interest, if any, in and to the following-described real estate:

A certain lot or parcel of land, together with the buildings and improvements situated thereon located on the westerly side of Presumpscot Street in the City of Portland, County of Cumberland and State of Maine, more particularly bounded and described as follows:

Beginning at an iron pipe at the intersection of the northerly sideline of land now or formerly of one Long, as described in a deed recorded in Cumberland County Registry of Deeds in Book 6544, Page 63, and the westerly sideline of Presumpscot Street; thence North $61^{\circ} 21' 00''$ West a distance of 100 feet, more or less, to a drill hole in ledge; thence South $24^{\circ} 33' 00''$ West a distance of 50 feet to an iron rebar to be set; thence South $57^{\circ} 56' 26''$ East a distance of 100.60 feet to an iron pipe set on the westerly sideline of Presumpscot Street, thence South $24^{\circ} 33' 00''$ West, along the westerly sideline of Presumpscot Street, a distance of 15 feet, more or less, to an iron pipe; thence North $55^{\circ} 47' 58''$ West a distance of 76.03 feet, more or less, along the northeasterly sideline of land now or formerly of one Slocum and described in a deed recorded in said Registry of Deeds

MAINE REAL ESTATE TAX PAID 14109

No 14109 Bk 11318 Pg 37

in Book 4393, Page 242, to a drill hole in ledge; thence South 45° 59' 25" West a distance of 97.57 feet, more or less, along the northeasterly side of said Slocum land to an iron pipe; thence North 61° 21' 00" West a distance of 105 feet along land now or formerly of one Shapazian as described in a deed recorded in said Registry of Deeds in Book 6711, Page 336, to an iron rebar to be set; thence continuing along the same course a distance of 115.9 feet to a point; thence in a generally north-northeasterly direction along the southeasterly sideline of land now or formerly of Pride Associates, Inc., as described in a deed recorded in said Registry of Deeds in Book 8011, Page 312, a distance of 343 feet to a point as shown on an unrecorded "Plan of Property at Portland, Maine made for Carroll C. Slocum" dated November, 1947 revised 1979 by H.I. & E.C. Jordan (the "Jordan Plan"); thence in a generally east-southeasterly direction a distance of 132.40 feet to a point, as shown on the Jordan Plan; thence in a generally south-southwesterly direction a distance of 107 feet, more or less, to an iron pipe; thence in a generally east-southeasterly direction a distance of 145 feet, more or less, to an iron pipe on the westerly sideline of Presumpscot Street; thence South 24° 33' 00" West along the westerly sideline of Presumpscot Street, a distance of 81.59 feet, more or less to the iron pipe at the place of beginning.

Reference is hereby made to an unrecorded "Plan of Outparcel at 306 Presumpscot Street, Portland, Maine" for Frederick A. Pickering prepared by Robert J. Roy, R.L.S., Windham, Maine, dated March 22, 1988. All courses are magnetic 1947.

Meaning and intending to convey and hereby conveying the same premises conveyed to HyRisk Realty, Inc. by instrument of Casco Northern Bank, NA, dated May 20, 1991, recorded in said Registry of Deeds in Book 9706, Page 154.

EXCEPTING AND RESERVING and not hereby conveying that portion of the above-described premises conveyed by the Grantor to John D. Mancini, Jr. and Mary E. Mancini by instrument of even or recent date herewith recorded or to be recorded herewith in said Registry of Deeds, more particularly described as follows:

A certain lot or parcel of land together with the buildings and improvements thereon situated on Presumpscot Street in the City of Portland, County of Cumberland and State of Maine, more particularly bounded and described as follows:

No 14109 Bk 11318 Pg 38

Beginning at an iron pipe located at the intersection of the northerly sideline of land now or formerly of one Long as described in a deed recorded in said Registry of Deeds in Book 6544, Page 63, and the westerly sideline of Presumpscot Street; thence North $61^{\circ} 21' 00''$ West a distance of 100 feet, more or less, to a drill hole in ledge; thence South $24^{\circ} 33' 00''$ West a distance of 50 feet to an iron rebar to be set; thence South $57^{\circ} 56' 26''$ East a distance of 100.60 feet to an iron pipe on the westerly sideline of Presumpscot Street; thence South $24^{\circ} 33' 00''$ West along the westerly sideline of Presumpscot Street a distance of 15 feet to an iron pipe at the easterly corner of land now or formerly of one Slocum as described in a deed recorded in said Registry of Deeds in Book 4393, Page 242; thence North $55^{\circ} 47' 58''$ West along the northeasterly sideline of land of said Slocum a distance of 76.03 feet, more or less, to a drill hole in ledge; thence South $45^{\circ} 59' 25''$ West a distance of 97.57 feet, more or less, to an iron pipe; thence North $61^{\circ} 21' 00''$ West along land now or formerly of one Shapazian as described in a deed recorded in said Registry of Deeds in Book 6711, Page 336, a distance of 105 feet to an iron rebar to be set; thence North $28^{\circ} 39' 00''$ East a distance of 115 feet to an iron rebar to be set; thence South $61^{\circ} 21' 00''$ East a distance of 65 feet to an iron rebar to be set; then South $50^{\circ} 31' 12''$ East a distance of 12.99 feet to an iron rebar to be set; thence North $24^{\circ} 33' 00''$ East a distance of 74.23 feet to an iron rebar to be set; thence South $61^{\circ} 21' 00''$ East a distance of 130.08 feet to an iron rebar to be set at the westerly sideline of Presumpscot Street; thence South $24^{\circ} 33' 00''$ West along the westerly sideline of Presumpscot Street a distance of 30.08 feet to the iron pipe at the place of beginning.

Reference is hereby made to an unrecorded "Plan of Outparcel at 306 Presumpscot Street, Portland, Maine" for Frederick A. Pickering prepared by Robert J. Roy, R.L.S., Windham, Maine, dated March 22, 1988. All courses are magnetic 1947.

TOGETHER WITH a 30.08 foot wide right of way for ingress and egress for pedestrian and vehicular passage reserved by Frederick A. Pickering, his heirs and assigns, in the above-mentioned deed of even or recent date herewith from Frederick A. Pickering to John D. Mancini and Mary E. Mancini over that portion of the premises described as follows:

No 14109 Bk 11318 Pg 39

Beginning at an iron rebar to be set on the westerly sideline of Presumpscot Street and the most easterly corner of land described above; thence South $24^{\circ} 33' 00''$ West along the easterly sideline of said Presumpscot Street a distance of 30.08 feet to an iron pipe and the easterly corner of land now or formerly of one Long as described in a deed recorded in said Registry of Deeds in Book 6544, Page 63; thence North $61^{\circ} 21' 00''$ West along the northeasterly sideline of land of said Long a distance of 100 feet, more or less, to a drill hole in ledge; thence continuing along the same course a distance of 30 feet, more or less, to a point; thence North $24^{\circ} 33' 00''$ East a distance of 30 feet to an iron rebar to be set; thence South $61^{\circ} 21' 00''$ East a distance of 130.08 feet to the iron rebar to be set at the place of beginning.

TO HAVE AND TO HOLD THE SAME, together with all the privileges and appurtenances thereunto belonging to the said JAKE'S DEVELOPMENT, INC., its successors and assigns forever.

IN WITNESS WHEREOF, HYRISK REALTY, INC., has caused this instrument to be executed and delivered in its name by G.G. MEREDITH S.S. SMITH, its President hereunto duly authorized this 4th day of the month of March, 1994.

SIGNED, SEALED AND DELIVERED
In the Presence of:

HYRISK REALTY, INC.

[Signature]

By: G.G. Meredith S.S. Smith
G.G. Meredith S.S. Smith
President

STATE OF MAINE
CUMBERLAND, ss.

March 4, 1994

Personally appeared the above-named G.G. MEREDITH S.S. SMITH, President of Hyrisk Realty, Inc., and acknowledged the foregoing

No 14109 BK 11318 Pg 40

instrument to be her free act and deed in her said capacity and the free act and deed of said Hyrisk Realty, Inc.

Before me,

Leslie C. Hallock Esq.
Notary Public Attorney At Law
Print: Leslie C. Hallock

101B.10:HYRISK-DEED
030394

Recorded
Cumberland County
Registry of Deeds
03/04/94 02:20:57PM
John B. O'Brien
Register

0000638

Smaller Parcel

BK 17164 PG 062

WARRANTY DEED
(Maine Statutory Form)

KNOW ALL PERSONS BY THESE PRESENTS that I, **TIMOTHY P. O'DONOVAN**, of 30 Ledgewood Drive, Falmouth, Maine for consideration paid, **GRANT with WARRANTY COVENANTS** to:

JAKE'S DEVELOPMENT, INC., a Maine Corporation

with its principal place of business at: 30 Ledgewood Drive
Falmouth, Maine 04105

the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land with the buildings thereon, situated in Portland, in the County of Cumberland, and State of Maine, and bounded and described as follows:

Beginning at an iron on the northwesterly side of Presumpscot Street on line of land now or formerly of Randall and McAllister, said iron being six and thirty-one hundredths (6.31) feet southwesterly by Presumpscot Street from an iron marking an angle in the sideline of said street; thence southwesterly by the northwesterly side of Presumpscot Street one hundred one and four tenths (101.4) feet; thence northwesterly one hundred fifty (150) feet to an iron; thence northeasterly at nearly right angles one hundred one and four tenths (101.4) feet to an iron on the line of land of said Randall and McAllister; thence southeasterly by said Randall and McAllister land one hundred fifty (150) feet to the point of beginning.

Being the same premises conveyed to the Grantor herein by deed of Steven S. Grady dated January 20, 1995, and recorded in the Cumberland County Registry of Deeds in Book 11796, Page 245.

WITNESS my hand and seal this 3rd day of January, 2002.

Joseph R. Marzotti
Witness

Timothy P. O'Donovan
Timothy P. O'Donovan

STATE OF MAINE
CUMBERLAND, ss

January 3, 2002

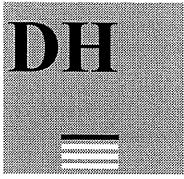
Personally appeared the above-named Timothy P. O'Donovan and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Joseph R. Marzotti
Attorney at Law
Joseph R. Marzotti

RECEIVED
RECORDED BY REGISTRY OF DEEDS
2002 JAN -3 PM 12:33
CUMBERLAND COUNTY
John B. O'Brien

MAINE REAL ESTATE TAX PAID



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

DATE: October 22, 2002

TO: Kandi Talbot, Portland Planning Authority

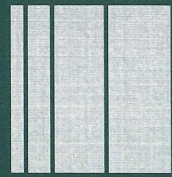
FROM: Stephen R. Bushey, P.E.

SUBJECT: Jakes Development Inc. 314-316 Presumpscot Street

I have reviewed the latest application materials prepared by Sebago Technics, dated September 17, 2002 on behalf of Jakes Deveelopment Inc. The plans and supporting materials have been revised per earlier comments from staff, Tony Lombardo and myself. Based on the revisions made it is my opinion that the plans and supporting materials satisfactorily meet the City's requirements for stormwater management and erosion and Sediment control. The following comments are offered simply as final clean up items:

1. The Site plan does not contain a baseline or other means to assist in layout. If a construction plan is generated, a copy should be provided to the City and the DRC to allow ease of monitoring during construction.
2. The applicant should be required to replace any new trees or landscaping that die within the first year of planting as confirmed by the DRC.
3. The Bituminous sidewalk along Presumpscot Street should have ADA compliant ramps at the driveway crossing.

If you have any questions regarding these comments please call.



September 18, 2002
02086

Kandi Talbot, Planner
Department of Planning & Development
City of Portland
389 Congress Street
Portland, ME 04101

Jake's Development, Inc., 314-316 Presumpscot Street – ID #2002-0155, CBL #423-A-033

Dear Kandi:

In response to the City's comments, I offer the following responses:

Letter from Kandi Talbot dated August 1, 2002

1. Stormwater Analysis

We have revisited the watershed areas on site with specific attention to the rear of the building. Our analysis of this area did note an increase to the watershed directed to the northeast corner. In order to not increase the pre-development runoff conditions in this smaller watershed, we propose to collect the roof runoff in an infiltration trench along the back side of the building. This 12" perforated pipe will be directed to a level spreader located to the front of the site. This perforated pipe will allow some infiltration of the stormwater runoff generated by the roof.

2. Parking

The proposed uses on site will consist of commercial/warehousing with associated office space. Based on this, I calculated the required parking as follows:

$$\begin{aligned} 8,000 \text{ SF New Building} + 1,380 \text{ SF Existing Building} &= 9,380 \text{ SF} \\ 6 \text{ tenants with offices of } 400 \text{ SF Each} &= 6 \text{ spaces} \\ 9,380 \text{ SF} - 2,400 \text{ office space} &= 6,980 \text{ SF Warehouse Space (2,400 SF)} \end{aligned}$$

Based on this calculation, the total required is 13 spaces. I have designated a minimum of 13 spaces on site. However, the site can accommodate in excess of this and additional vehicle parking can occur in the new building and garages on site.

3. Discussions with the owner indicate that the installation of on-site utilities should not encounter ledge. Ledge is visible at the surface along the rear property line of the site and to the west of the entrance drive. However, much of the site to the southeast is fill. The owner constructed underground utilities from Presumpscot Street to the existing building in 1994 and did not encounter ledge. The proposed on-site utilities will follow this same route. We do expect to encounter ledge with construction of the sanitary line. A blasting plan can be prepared in compliance with City requirements, please provide us with any criteria that needs to be incorporated in this Plan.
4. Limits of loam and seed have been clarified on the plan. All disturbed areas will be loamed and seeded.
5. No wetlands exist on the site.
6. A stone drip edge has been placed along the rear of the building to accommodate stormwater runoff from the roof. Also see #1 above.
7. All new pavement areas are set back in excess of 15' from lot boundaries. There are locations where existing pavement is closer than 15' from a property line. These locations were approved as part of the 1994 site plan approval for the site at which time Jake's Development coordinated with the abutter to install a 6' high stockade fence as well as a dense planting of white pine. These improvements still remain and provide an excellent screen of the site. It is the owner's understanding that the abutter is satisfied with the buffer.
8. Jake's Development owns the abutting property and will combine the lots as one parcel, so there will be no setback problems.
9. We have requested capacity letters from the Portland Water District and the Portland Sewer Division. These will be forwarded to you upon receipt.
10. The area to the west of our proposed plantings is currently heavily wooded and will be preserved with the exception of two small deciduous trees which will need to be removed as part of the leachfield removal. Dead trees in this area will also be removed. Given the presence of mature trees and shallow depths to ledge in this location, the installation of new plantings is not possible. I trust the preservation of the existing mature growth in common with the existing stockade fencing in this location addresses your concerns.
11. See item 10 above.
12. Granite curb and sidewalk will be installed along the street frontage in accordance with City standards. There is currently no sidewalk along this side of Presumpscot Street.
13. Catalog cuts of proposed fixtures are attached with photometrics. Lighting will be minimal in design and limited to cut off fixtures on the south and westerly sides of the building. A 100 watt incandescent fixture will be located at any man-doors to the rear of the building for security purposes.

14. Attached is a letter from Bath Savings Institution regarding bank financing.
15. It is our understanding that the noise generation on the property originates from a sealer tank owned and operated by Sealex who has been a tenant in the existing building since its construction in 1994. This machine is located on the north side of the existing building and is operated in the morning hours as part of Sealex' startup operations. In order to address the noise generated by this machine as it relates to the abutting neighbor, this machine will be enclosed with an insulated roof and north facing wall to reduce noise generation in that direction. The west and east elevations need to remain open to allow proper ventilation for the equipment. The incorporation of evergreen plantings in this location as suggested in the letter by Barbara C. MacDougall will provide no reduction in noise levels generated by the machine. Also see item number 10. This business and machine have been in operation since 1994, and the owner has not received any complaints from neighbors concerning this operation until your recent letter.

Response to Jeff Tarling's Comments

- A planting area will be established along the south side (front) of the building to soften the view from Presumpscot Street.
- Evergreens have been added to the east side of the building.
- There are several dead trees along the rear of the property behind the proposed building and two larger ones on the front as noted by Jeff Tarling. These will be removed. In lieu of replacing these trees elsewhere on site, we propose to plant street trees along Presumpscot Street as part of the new curbing placement. We feel this will do more to beautify the street frontage and allow the owner greater flexibility on the site for future development.
- Also see item 10 above on tree preservation areas.

Comments from Tony Lombardo

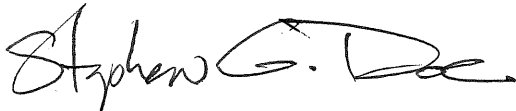
1. See item 12 above.
2. Construction details on granite curbing and sidewalks have been added.
3. Granite radius curbs are added at the site entrance drive.
4. We propose a gravity sewer connection to the public sewer. Detailed information is shown on the plans. This connection involves an extension of the public sewer approximately 100 feet down Presumpscot Street. It is anticipated that ledge will be encountered with this work.

5. The existing gravel driveway and apron area in front of the proposed building will be paved. Details and pavement limits are shown on the Plan.
6. Details and notes on trenching and pavement repair within the City right-of-way have been added to the plans. The plans do include typical trench sections with a specific detail for work within the City right-of-way.
7. We have contacted Carol Merritt to discuss permit fees and have a full understanding of these costs.
8. Additional site details have been added to address public and private site work.
9. See item 9 above.

I trust this supplemental package addresses your concerns. We would be pleased to meet with you and your staff to review this information. I will contact you later this week.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink that reads "Stephen G. Doe". The signature is written in a cursive style with a large, sweeping initial "S".

Stephen G. Doe, R.L.A.
Landscape Architect

SGD:jc/df

Enc.

cc: Tim O'Donovan



Bath Savings Institution
Since 1852

August 27, 2002

Sarah Hopkins
Development Review Services Manager
Portland City Hall
389 Congress Street
Portland, ME 04101

RE: *Jake's Development, Inc. - 314-316 Presumpscot Street*

Dear Ms. Hopkins:

We have reviewed the information regarding the submission of the 8000 sq. ft. development project located at 314-316 Presumpscot Street, Portland for Jake's Development.

Jake's Development has been a customer of Bath Savings Institution for many years and has always handled all aspects of their banking relationship in a satisfactory manner. We would welcome the opportunity to provide financing necessary to complete the above referenced project subject to the final approval of the Bath Savings Institution Board of Trustees.

If you should have any questions regarding this letter, please do not hesitate to give me a call at the number below.

Sincerely,

Geoff G. Gattis
Senior Vice President & CCO

jdm

SUNDOWNER™ 12

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 wattages from 50 to 175 watt.

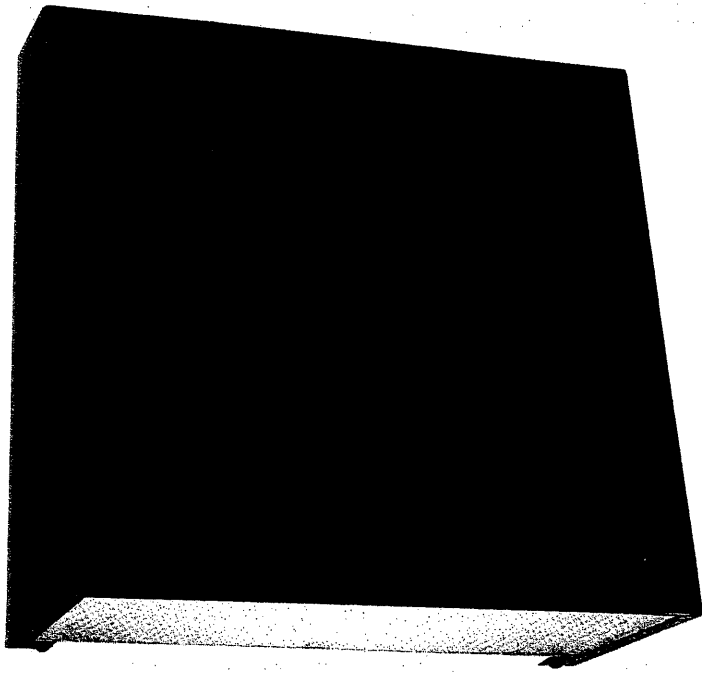
The unique optical system includes a specular aluminum reflector and canopy design that achieves a precise light cutoff and distribution pattern through an etched, 5/32" tempered diffused glass lens.

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

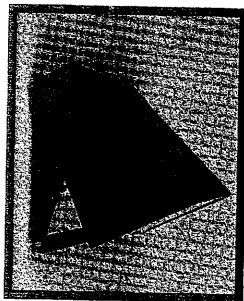
All exterior hardware is stainless steel to resist the elements, and canopy is gasketed to back plate to prevent water entry and minimize infiltration by insects.

Sundowner – a precise answer to precise outdoor lighting needs.

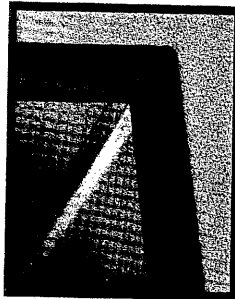
Uplight/Downlight with Minimal Light Trespass



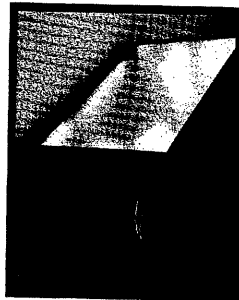
Canopy hinges for lamp or electrical maintenance and easily removes from backplate.



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 175W for best design options available.
- 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.
- Easy one man installation with cast aluminum backplate. Backplate mounts to electrical box with box strap and nipple supplied. Canopy hinged and easily removable from back plate; enhances ease of installation and maintenance.
- Specular aluminum reflectors produce front cutoff at 85 degree and S/MH 2.7:1.
- 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

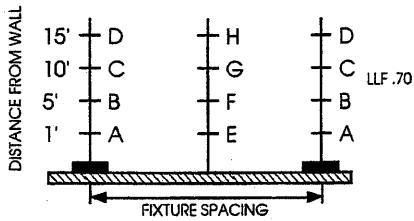
- Listed 1572 Wet location for downlight and damp location for uplight versions.

ELECTRICAL

- Standard ballasts are 120V, HPF, maximum 175W medium base HID lamp in vertical position.
- Ground wire attached to backplate 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 12-100HP-1

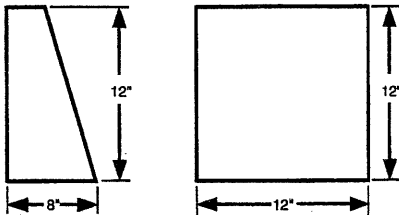
Fixture Spacing 15'

	A	B	C	D	E	F	G	H
8'	7.4	10.3	4.5	1.1	13.0	12.4	4.9	1.4
MTG. 10'	6.4	7.9	5.6	2.0	10.7	11.3	6.6	2.3
HEIGHT 12'	5.8	6.4	5.9	2.7	8.4	9.5	7.3	3.2
14'	5.2	5.4	5.7	3.3	6.6	7.7	7.3	3.9

Fixture Spacing 35'

	A	B	C	D	E	F	G	H
8'	4.9	8.5	3.1	.5	1.5	1.4	.9	.4
MTG. 10'	3.3	4.9	3.7	1.0	2.0	2.0	1.2	.8
HEIGHT 12'	2.5	3.1	3.4	1.4	2.4	2.4	1.8	1.1
14'	2.0	2.1	2.9	1.7	2.6	2.5	2.2	1.3

Dimensions



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

Sundowner™ 12 Catalog Numbers

CATALOG NUMBER	DESCRIPTION	TOTAL WATTS
SND12-50HP-1	Downlight Version, 50W HPS, 120V	66
SND12-70HP-1	Downlight Version, 70W HPS, 120V	88
SND12-100HP-1	Downlight Version, 100W HPS, 120V	138
SND12-150HP-1	Downlight Version, 150W HPS, 120V	188
SND12-70MH-1	Downlight Version, 70W MH, 120V	95
SND12-100MH-1	Downlight Version, 100W MH, 120V	125
SND12-150MH-1	Downlight Version, 150W MH, 120V	185
SND12-175MH-1	Downlight Version, 175W MH, 120V	215
SNU12-50HP-1	Uplight Version, 50W HPS, 120V	66
SNU12-70HP-1	Uplight Version, 70W HPS, 120V	88
SNU12-100HP-1	Uplight Version, 100W HPS, 120V	138
SNU12-150HP-1	Uplight Version, 150W HPS, 120V	188
SNU12-70MH-1	Uplight Version, 70W MH, 120V	95
SNU12-100MH-1	Uplight Version, 100W MH, 120V	125
SNU12-150MH-1	Uplight Version, 150W MH, 120V	185
SNU12-175MH-1	Uplight Version, 175W MH, 120V	215

Note: All include a Medium Base. 150 W MH units for use with (1) M 107 Venture Lamp only

Accessories

OPTIONS	ADD/CHANGE	EXAMPLE
Units listed for 120volt. For 277V	change last "1" to "2"	SND12-50HP-2
Tamper Resistant Screws	add "/TP"	SND12-50HP-1/TP
Button Photo-electric cell	add "/PEC"	SND12-50HP-1/PEC
Cast Aluminum Outlet Box	add "/CAB"	SND12-50HP-1/CAB
For lamps included	add "/L"	SND12-50HP-1/L
Fixture Fuse	add "/FF"	SND12-50HP-1/FF
Surface wiring collar	add "/OBC"	SND12-50HP-1/OBC
For Quartz Restrike 100 W Maximum	add "/ISL"	SDN 12-50HP-1/ISL



A DIVISION OF JJI LIGHTING GROUP, INC.

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

SEC. F1a



Portland Water District

received

9-18-02

SEBAGO TECHNICS

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

Customer Service Hotline (207) 761-8310

(207) 774-5961

FAX (207) 879-5837

September 17, 2002

Stephen G. Doe, R.L.A.
Sebago Technics
PO Box 1339
Westbrook, Me. 04098

Re: 314-316 Presumpscot St.- Portland

Steve:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed 8,000 square foot building expansion at 314-316 Presumpscot St. in Portland. Checking District records, I find there is currently a 1.5" domestic water service installed in 1994 to the property. The current water usage runs less than 7500 gallons per month and has only a 5/8" meter attached to the service. It is possible increase the capacity from currently of 15 to 18GPM to up to near 90GPM by changing the meter size to a 1.5" meter.

It is perfectly legal to supply another building on your lot from the same service as long as the new connection is after the existing water meter. Being a commercial backflow issues would need to be addressed.

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. @Nappi Distributors

Hydrant # 1246

Static pressure = 83 PSI

Flow = 1424 GPM

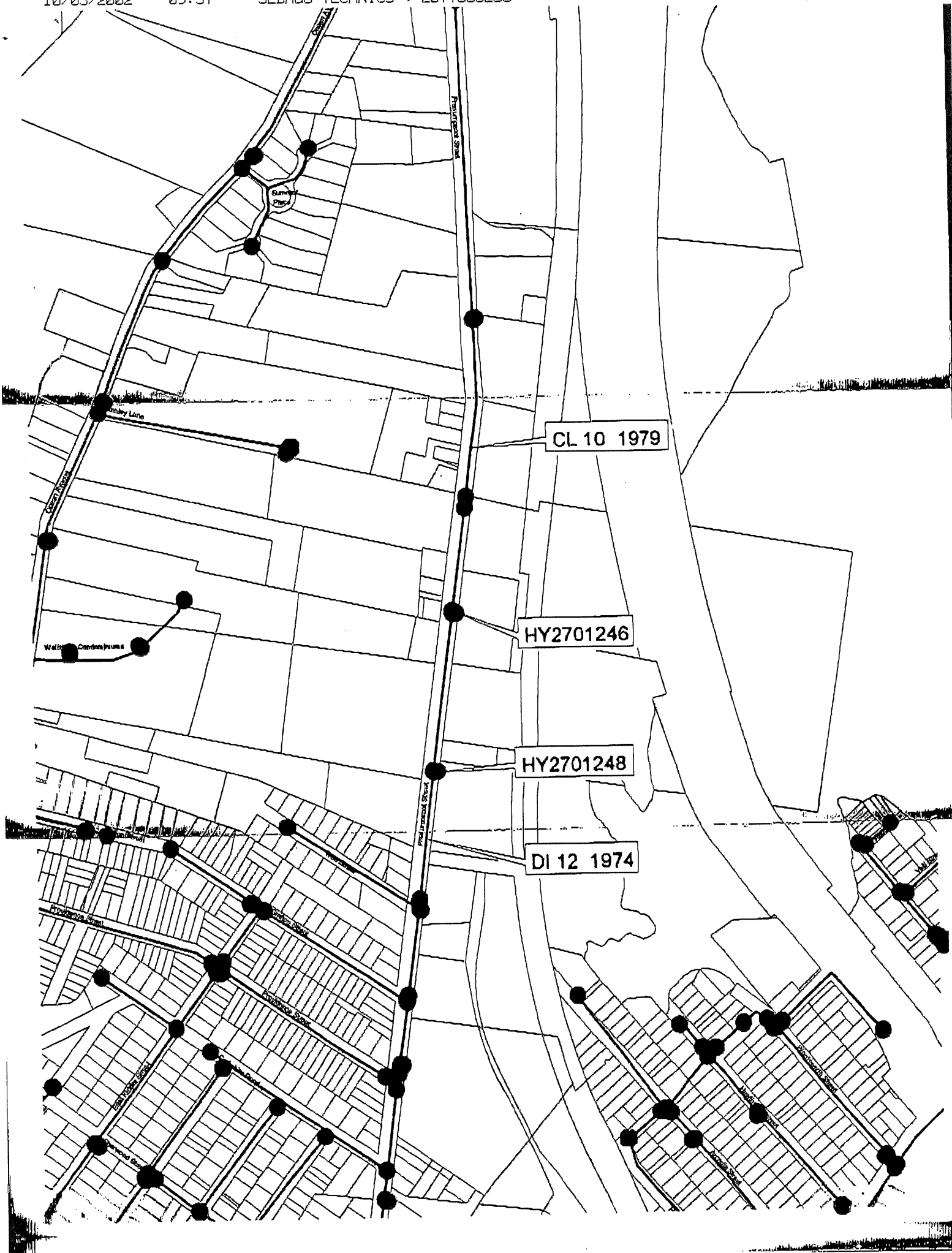
Last Tested = 8/30/88

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

Sincerely,
Portland Water District



Jim Pandiscio



S E R V I C E C A R D D I S P L A Y

Munic: D Reg #: D5491

SERVICE LOCATION:
316 PRESUMPCOT ST
PORTLAND ME 04103

ACTIVE CUSTOMER:
SEALEX INC

Pipe Size: [1 1/2]

Date Installed: [07/18/94]

Kind of Pipe: [COP]

Mat. on Private: [PLA]

Main to Stop: [45 ft.] [0 in.]

Depth of Main: [5 ft.] [6 in.]

Stop to Street: [0 ft.] [0 in.]
(-1 means unknown)

Depth of Priv.: [5 ft.] [0 in.]

Connected to: [10] [CI]

Remarks: [LEDGE ON PRIV.]

Shut at Corp. - GL #: [] [FC] Date: []

BlankForm(F11) Delete(F12) WorkOrder(F13) CustInq(F14) > :

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

2002-0155

Application I. D. Number

06/28/2002

Application Date

Warehouse/Office

Project Name/Description

Jakes Development Inc

Applicant

30 Ledgewood Dr, Falmouth, ME 04105

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 878-2881 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

314 - 316 Presumpscot St, Portland, Maine

Address of Proposed Site

423 A033001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

8,000 sf

Proposed Building square Feet or # of Units

Acreage of Site

IL

Zoning

Check Review Required:

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

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 07/09/2002

Engineering Comments

PUBLIC WORKS ENGINEERING REVIEW....8/30/02

I have reviewed the plans and application dated 6/28/02 and offer the following comments:

1. The City requires that all new development proposals specify new granite curb and sidewalk along the frontage of the respective development site. The City's Sidewalk Material Policy requires paved sidewalks on Presumpscot Street.
2. Construction details for installing granite curb and paved sidewalk are required on the plans.
3. The entrance to this site must specify radial granite curb within the Presumpscot Street right of way.
4. Before Public Works can approve this project, the applicant must decide on what method of sanitary discharge they will chose. The application letter specified either transporting sewage via force main and a private pump station or by gravity. Public Works is requesting the applicant specify a method and connection into the City sewer on the plans.
5. The plans specify several utility connections that must be excavated and trenched through the existing site access drive. It is not clear from the plans or letter whether the applicant proposes to reconstruct this driveway.
6. The plans need to specify the limits of trench excavation and corresponding pavement repair on Presumpscot Street.
7. The applicant is advised to contact Carol Merritt at Public Works to determine the specific permits and fees required to perform excavation and sewer connection within the public right of way.
8. The plan set needs to include construction details for the private site work and public right of way work.
9. The applicant needs to obtain a sewer capacity letter from Public Works for any proposed connection to the City sewer.

PUBLIC WORKS ENGINEERING REVIEW...9/20/02

I have reviewed the plans dated 9/17/02 and find that the applicant has revised the plans in conformance with our review comments dated 8/30/02.

Performance Guarantee Required* Not Required

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



Benj. F. Packard

Bath Savings Institution

Since 1852

August 27, 2002

Sarah Hopkins
Development Review Services Manager
Portland City Hall
389 Congress Street
Portland, ME 04101

RE: Jake's Development, Inc. – 314-316 Presumpscot Street

Dear Ms. Hopkins:

We have reviewed the information regarding the submission of the 8000 sq. ft. development project located at 314-316 Presumpscot Street, Portland for Jake's Development.

Jake's Development has been a customer of Bath Savings Institution for many years and has always handled all aspects of their banking relationship in a satisfactory manner. We would welcome the opportunity to provide financing necessary to complete the above referenced project subject to the final approval of the Bath Savings Institution Board of Trustees.

If you should have any questions regarding this letter, please do not hesitate to give me a call at the number below.

Sincerely,

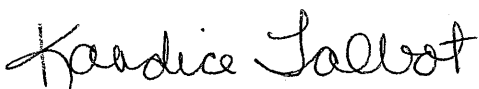
Geoff G. Gattis
Senior Vice President & CCO

:jdm

6. Some form of ground stabilization along the roof drip line at the back of the building should be provided so that erosion is prevented. This could be stone, sod or some other form of stabilization.
7. Driveways, parking lots and other paved circulation areas must be setback fifteen (15) feet from the lot boundary in the IL zone. Based on the proposed site plan, there are areas of pavement that do not appear to be setback fifteen (15) feet from the lot boundary.
8. The applicant is proposing to temporarily relocate the existing garage to an area east of the access drive. The site plan shows the garage located over the property line. The garage must be located elsewhere on the property to meet zoning requirements.
9. The applicant must submit utility capacity letters from the Portland Water District and the Portland Sewer Division.
10. The applicant is proposing twenty-three (23) White Pine, along the rear of the property for buffering purposes. Staff is recommending that the applicant continue the row of White Pine to the westerly property line.
11. A preservation plan of existing landscaping shall be submitted to staff.
12. Chapter 25 of the City Ordinance requires that sidewalk and granite curb be installed along the street frontage of the site, if there is none existing. The plans do not reflect sidewalk and granite curb. The applicant should address this requirement.
13. Catalogue cuts and a photometric plan of the proposed lighting shall be submitted to staff to determine if the City's lighting standards are being met.
14. Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.
15. Attached are the noise requirements for the IL Zone. Since there is a residential development directly abutting the site, the applicant should address noise concerns raised by the neighbors. Also attached is a letter from an abutting property owner for your review.

If there are any further comments, they will be sent to you as soon as possible. If you have any questions, please do not hesitate to contact me at 874-8901.

Sincerely,



Kandice Talbot
Planner

CC: Sarah Hopkins, Development Review Services Manager

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

2002-0155
Application I. D. Number
06/28/2002
Application Date

Jakes Development Inc
Applicant
30 Ledgewood Dr, Falmouth, ME 04105
Applicant's Mailing Address

Warehouse/Office
Project Name/Description
314 - 316 Presumpscot St, Portland, Maine

Consultant/Agent
Applicant Ph: (207) 878-2881 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Address of Proposed Site
423 A033001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

8,000 sf **IL**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date **07/09/2002**

Engineering Comments

PUBLIC WORKS ENGINEERING REVIEW...8/30/02

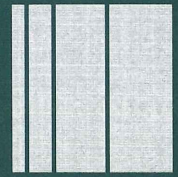
I have reviewed the plans and application dated 6/28/02 and offer the following comments:

1. The City requires that all new development proposals specify new granite curb and sidewalk along the frontage of the respective development site. The City's Sidewalk Material Policy requires paved sidewalks on Presumpscot Street.
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4. Before Public Works can approve this project, the applicant must decide on what method of sanitary discharge they will chose. The application letter specified either transporting sewage via force main and a private pump station or by gravity. Public Works is requesting the applicant specify a method and connection into the City sewer on the plans.
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8. The plan set needs to include construction details for the private site work and public right of way work.
9. The applicant needs to obtain a sewer capacity letter from Public Works for any proposed connection to the City sewer.

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	



June 27, 2002
02086

Ms. Sarah Hopkins
Planning and Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

Minor Site Plan Application
Jake's Development, Inc. 314-316 Presumpscot Street

Dear Sarah:

On behalf of Jake's Development, Inc, I am pleased to submit nine (9) copies of the attached site plan application and supporting documentation for a proposed 8,000 square foot building (50' x 160') to be constructed on their property at 314-316 Presumpscot Street (423-A-33). This is a multi-tenant, metal, high bay building with mezzanine space. Jake's Development will relocate their office from Falmouth and occupy a portion of the building. The remaining portions will be leased to various tenants unknown at this time.

The building is sited to the rear of the lot on an existing gravel parking area. This siting allows for ease of truck movement to the front, yet still provides fire protection and maintenance access to the rear. Site improvements consist of temporary relocation of an existing garage, new dumpster enclosure, paving the existing gravel areas at the top of the site, and the extension of public water and electric services to the new building. We propose a connection of the new and existing facility to the public sewer in Presumpscot Street. An available public sewer is just south of our site; however, we have not fully determined if our connection will be a gravity system or force main from a private pump station. We will be working with Public Works on the details of this connection.

The abutting residential development to the north is currently screened from the site by a stockade fence. However, we propose to add evergreen plantings behind this building to further enhance the screen. Attached for your review and consideration are the following documents:

1. Site Grading and Drainage Plan for Jake's Development, Inc. prepared by JPA Consulting Engineers showing building location and site grading.
2. Site Improvement Plan prepared by STI showing utility connections, dumpster location, site landscaping, and temporary relocation of garage.

3. Site Detail Sheet by JPA Consulting Engineers showing pavement sections and Erosion and Sedimentation Control Measures.
4. A Stormwater Management Report prepared by JPA Consulting Engineers.
5. Standard Boundary Survey of property prepared by Cullenburg Land Surveying.
6. Proposed building elevations and floor plans.
7. Any new site lighting will be building mounted and will be shielded shoebox-style fixtures.
8. Construction of this facility is expected to begin this year upon receipt of local approvals. Construction should be completed in 4 to 6 months.
9. The project will be financed by a commercial note by a local lending institution. Jake's Development is currently pursuing this with their lender.

I understand this project will be classified as a Minor Site Plan. As you review this project, please feel free to call me with comments, questions, or request for additional information.

Sincerely,

SEBAGO TECHNICS, INC.



Stephen G. Doe, R.L.A.
Landscape Architect

SGD:dlf/jc

Enc.

cc: Tim O'Donovan

City of Portland Site Plan Application

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

Location/Address of Construction: 314-316 PRESUMPSCOT STREET		
Total Square Footage of Proposed Structure 8,000 SF	Square Footage of Lot 71,874.00 (1.65AC) (2 LOTS)	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 423 A 33	Property owner, mailing address: JAKE'S DEVELOPMENT 30 LEDGEWOOD DRIVE FALMOUTH, ME 04105	Telephone: 207-878-2881
Consultant/Agent, mailing address, phone & contact person STEPHEN G. DOE SEBAGO TECHNICS, INC P.O. BOX 1339 WESTBROOK, ME 04098-1339	Applicant name, mailing address & telephone: TIM O'DONOVAN SAME ADDRESS AS ABOVE	Project name: 314-316 PRESUMPSCOT ST.
Proposed Development (check all that applies) <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input checked="" type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots _____ <input type="checkbox"/> Other: _____		
Major Development _____ \$500.00 <input checked="" type="checkbox"/> Minor Development _____ \$400.00		
Who billing will be sent to: JAKE'S DEVELOPMENT Mailing address: 30 LEDGEWOOD DRIVE State and Zip: FALMOUTH, ME 04105 Contact person: TIM O'DONOVAN Phone: 207-878-2881		

Nine (9) separate packets must include 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 check list

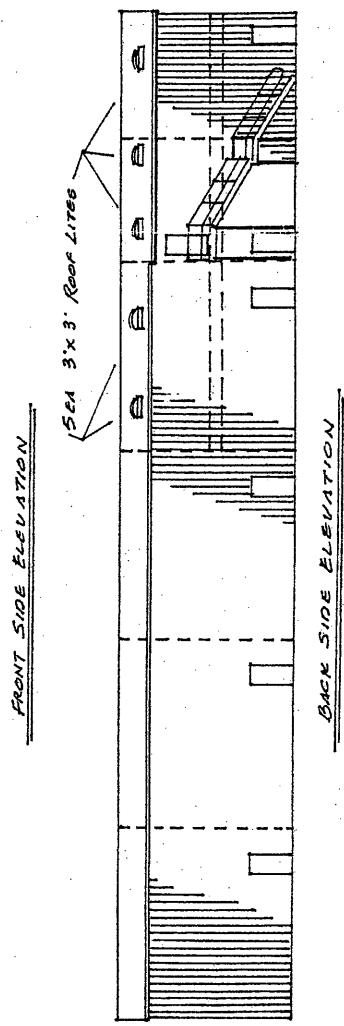
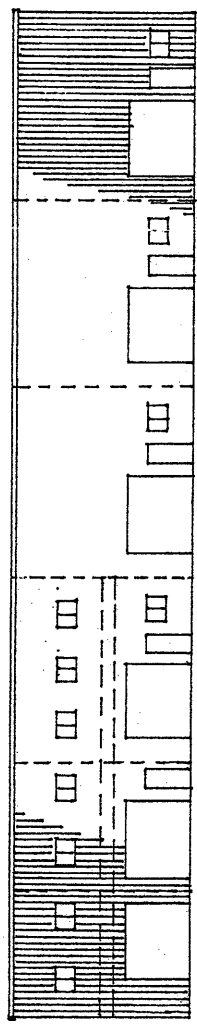
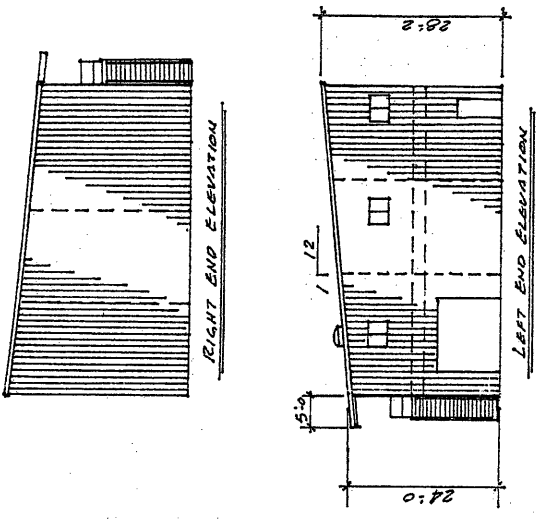
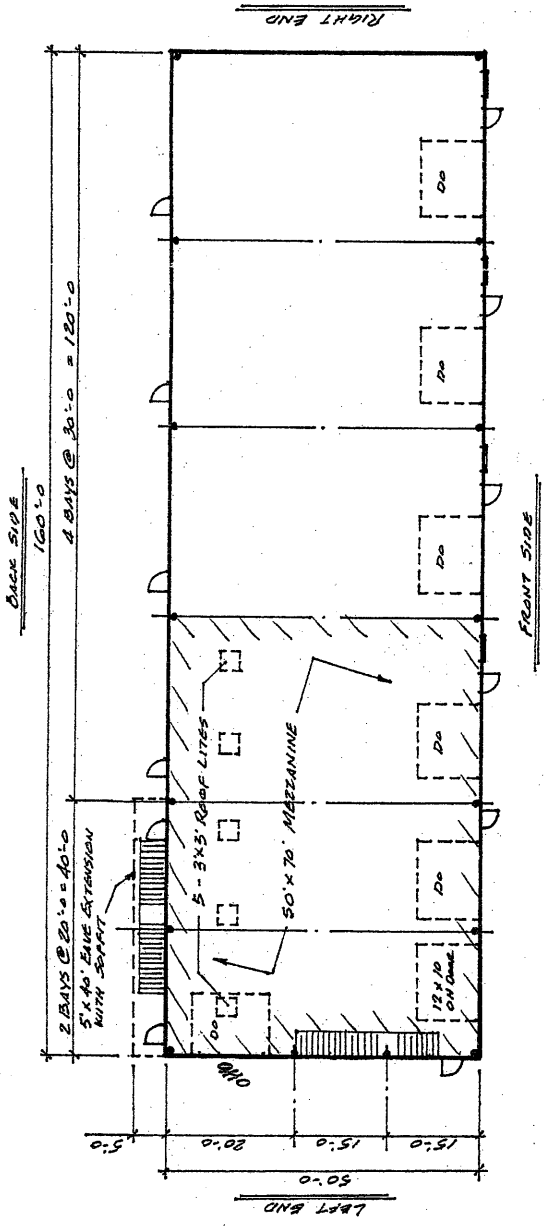
All plans must be folded neatly and in packet form

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .25 per page, you may also visit the web site: ci.portland.me.us chapter 14

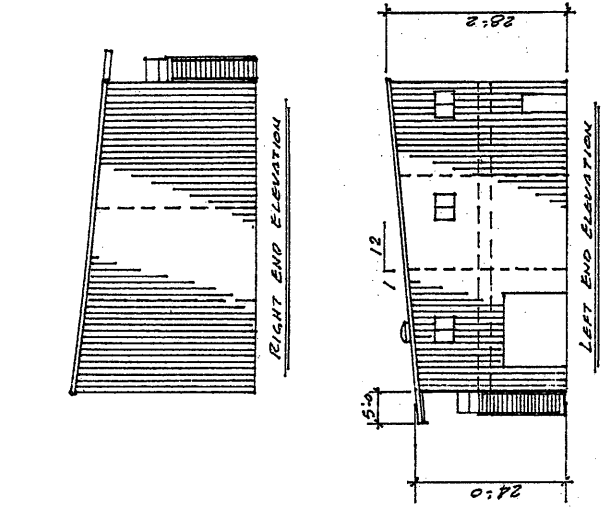
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: 6/28/02
-------------------------	----------------------

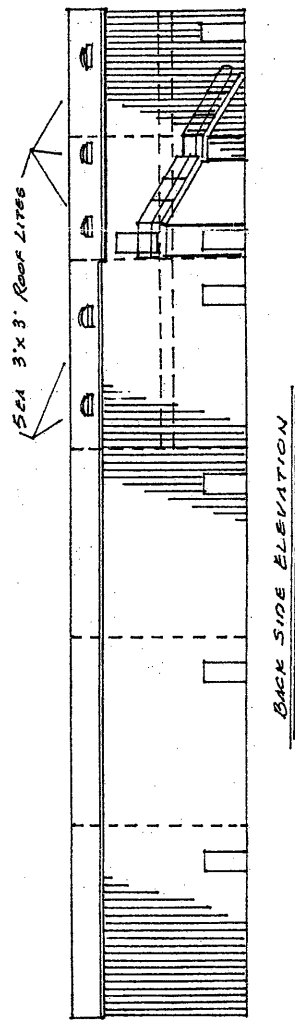
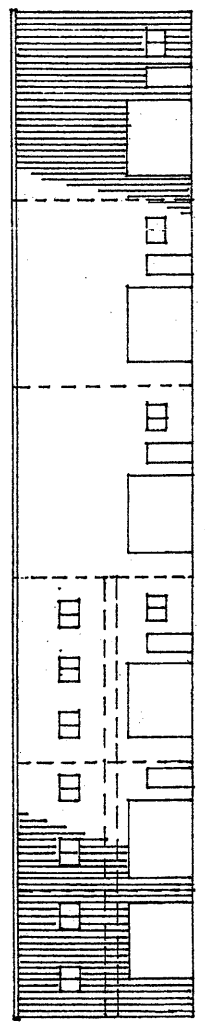
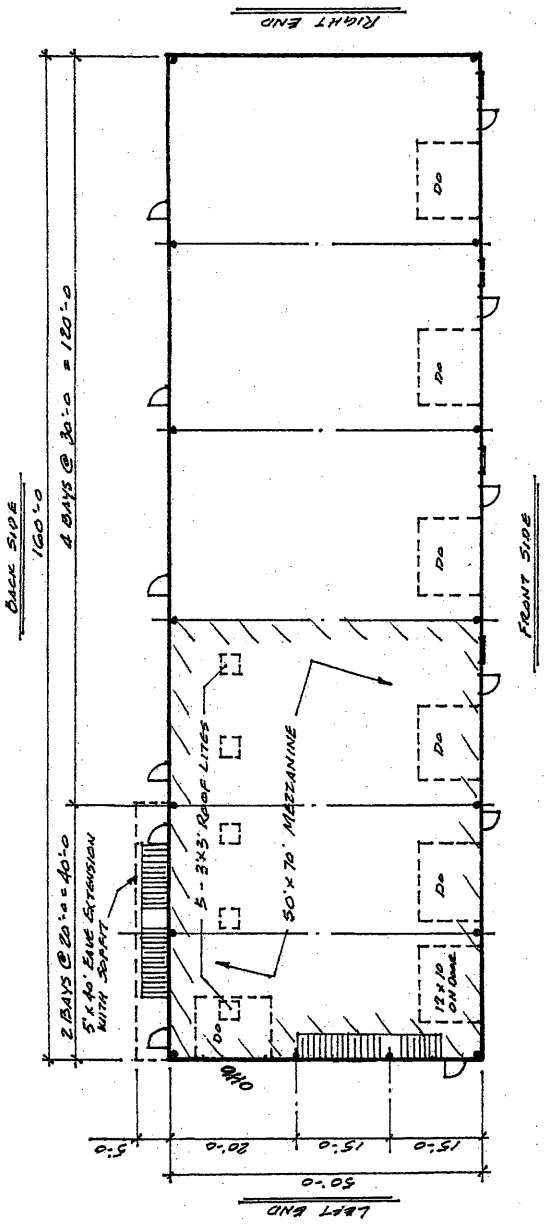
This application is for site review ONLY, a building Permit application and associated fees will be required prior to construct



PROPOSED BUILDING FOR:
 TIM O'DONOVAN
 4-14-00 PAF



PROPOSED BUILDING FOR:
 TIM O'DONOVAN
 4-14-00 PAF



STORMWATER MANAGEMENT

REPORT

- Presumpscot Property -

314-316 Presumpscot Street
Portland, Maine

Prepared for

Jake's Development, Inc.
30 Ledgewood Drive
Falmouth, Maine 04105

Prepared by: JPA Consulting Engineer
60 Maguire Road
Kennebunk, Me. 04043

February 4, 2000

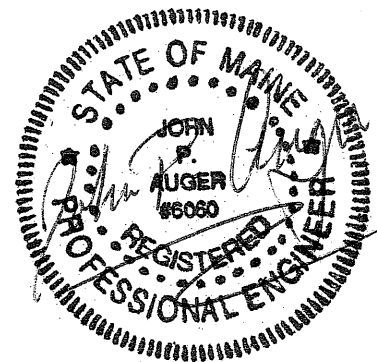


Table of Contents

<u>SECTION</u>	<u>DESCRIPTION</u>
1 _____	PROJECT DESCRIPTION & SITE ANALYSIS STORMWATER EVALUATION SEEDING GUIDELINES
2 _____	SOILS INFORMATION
3 _____	HYDROCAD RUNOFF COMPUTATIONS
4 _____	DRAINAGE STRUCTURE COMPUTATIONS
5 _____	DRAINAGE WORKSHEETS

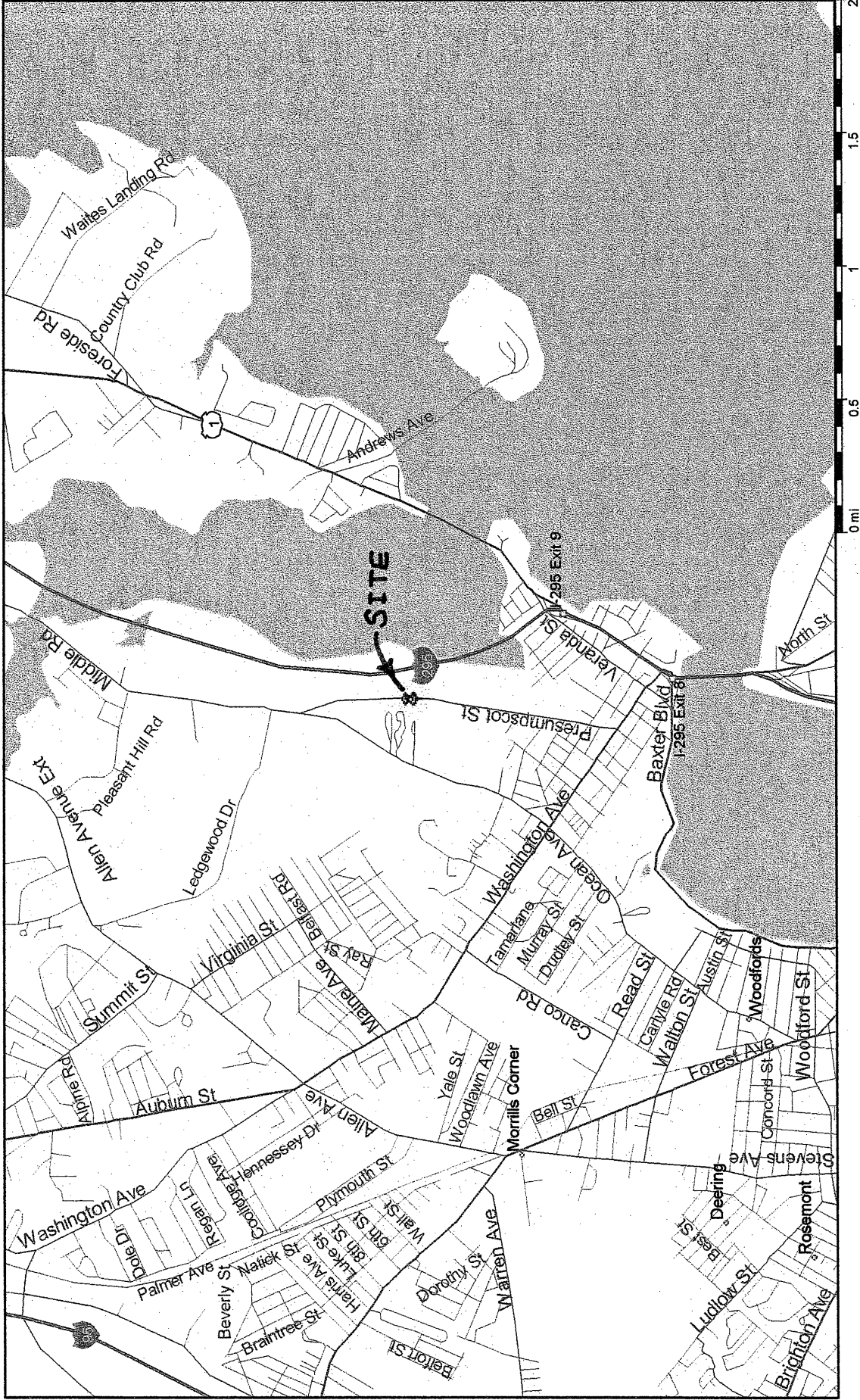
SECTION 1

PROJECT DESCRIPTION & SITE ANALYSIS

STORMWATER EVALUATION

SEEDING GUIDELINES

SITE LOCATION MAP (Not To Scale)



Microsoft Streets
Streets98

PROJECT DESCRIPTION & SITE ANALYSIS

Nature of the Project: The project involves the construction of a 50' X 160' industrial building and site grading improvements on a 1.3+/- acre industrial site located on Presumpscot Street, Portland, Maine. Specific site improvements involve paving for parking and building access, and site stabilization improvements at all site perimeter sections. The site is accessed by an existing drive, and will be served by existing overhead telephone/power/cable, public water and public sewer.

Present and post land use cover: The site is presently 10% impervious, 84% gravel, and 6% open space in good condition. After development, the site will be 52% impervious and 48% open space in good condition.

Areas on-site to be disturbed by construction: The areas on the site which will be disturbed are those only necessary for (a) the construction of the new building, parking areas, and access drive, (b) installing all required site utilities, and (c) misc. site grading and stabilization (lawns, ditches).

Critical adjacent areas: None apparent.

To minimize the impact to the on-site and adjacent areas, a stormwater management plan and erosion and sedimentation control plan has been incorporated into the project.

STORMWATER EVALUATION

A hydrologic analysis has been done on the watershed underlying the proposed site improvements for Timothy O'Donovan, of property located on Presumpscot Street, Portland, Maine, and on the applicable surrounding watershed areas. The purpose of the study is to determine the impact of the site development on the present drainage patterns, and to design a stormwater management system that mitigates the impact of the development, maintaining a post developed runoff at or below its present condition.

Hydrology:

Analysis: The HydroCad Stormwater Modeling System was utilized to determine: (1) The pre and post development peak runoff for the 2 yr., and 25 yr. storm frequencies. (2) Design/Verification of all drainage structures based on the 25 yr. storm frequency (culverts, ponds, and catchbasins).

The HydroCad computer program is based on the method employed by the "Computer Program for Project Formulation, Hydrology, Technical Release No. 20," (TR-20), developed by the Soil Conservation Service (SCS). The TR-55 Velocity Method was used to calculate the Time of Concentration (Tc) used in the HydroCad computations.

Rainfall Data:

1. Design storm: 24 hour, Type III rainfall distribution.
2. Rainfall: 24 hour precipitation from the "SOIL CONSERVATION SERVICE COUNTY RAINFALL DATA - STATE OF MAINE."

2 year storm (Q2) = 3.0 inches
25 year storm (Q25) = 5.5 inches

Watersheds: From an on-site inspection and studying the topographic map of the site and surrounding area, the watershed area was divided into a working model consisting of the following components:

Subcatchment: A relatively homogeneous area of land which produces runoff that drains into a single reach or pond.

Reach: A generally uniform stream, channel, or pipe that conveys water from one point to another reach or pond.

Pond: A pond, swamp, dam, catch basin, manhole, or other impoundment which fills with water from one or more sources and empties in a manner determined by a weir, culvert, or other outflow device.

Pre-Developed Condition: The watershed is modeled as a single subcatchment, SC 1. SC 1 drains off-site in a southeasterly direction. Refer to sections 3 and 5 of this report for additional details.

Post-Developed Condition: The watershed is modeled as a single subcatchment, SC 2. SC 2 maintains the same watershed boundary, time of concentration, and flow pattern as found in the existing site condition, with adjustments for land cover conditions. Refer to sections 3 and 5 of this report for additional details.

HydroCAD SUBCATCHMENT SUMMARY					
SC NO.	Q2(cfs)		Q25(cfs)		COMMENTS
	PRE	POST	PRE	POST	
1 (PRE)	3.30		6.82		
2 (POST)		3.06		6.60	

Pre-Developed and Post-Developed Peak Runoff/ Volume Summary		
	Q ₂	Q ₂₅
Pre-Developed Condition	3.30 cfs	6.82 cfs
Post-Developed Condition	3.06 cfs	6.60 cfs
Net Increase/Decrease	0.24 cfs (7.3%)	0.22 cfs (3.2%)

Hydraulics:

Drainage Structures:

The drainage structures on site are as follows:

No drainage structures are required for this site. All runoff will sheet flow to stabilized perimeter site areas, and then off site.

Summary and Conclusions:

The strategy of the stormwater management plan is to control runoff from the site by improving existing site surface conditions with stabilized/vegetated surfaces. By improving perimeter surface conditions, the overall peak runoff flows are reduced.

In the pre-developed condition, all runoff from the site flows across the easterly site boundary and toward Presumpscot Street, both in sheet flow and shallow concentrated flow. The majority of the site is exposed gravel surfaces with minimal vegetative cover.

In the post-developed condition, the post-developed peak runoff is reduced by 0.24 cfs (Q_2), and by 0.22 cfs (Q_{25}). The improved perimeter surface conditions limit peak runoff volumes in both storm events, maintaining off-site peak flows that are below existing off-site flows .

The proposed site improvements, combined with vegetated perimeter areas, reduces off-site peak flows and maintains water quality through infiltration, and filtration. Based on the drainage study, the proposed site improvements should not create erosion, drainage, or runoff problems either on the site or in other properties. All efforts have been taken to utilize existing drainage patterns and adequate infiltrative ground cover.

SEEDING GUIDELINES

Site Preparation

All disturbed areas shall be graded and smoothed, allowing the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance.

Four inches of loam shall be spread over ditches, slopes, and lawns, and raked smooth.

Seedbed Preparation

Apply lime and fertilizer according to the soils test for the site. If soil testing is not feasible on small or variable sites, or where timing is critical:

- a. Apply fertilizer at the rate of 18.4 lbs. per 1000 sq. ft. using 10-20-20 (N-P₂O₅-K₂O) or equivalent.
- b. Apply ground limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of 138 lbs. per 1000 sq. ft..

Work lime and fertilizer into the soil as nearly as practical to a depth of four inches. Remove from the surface all stones 2 inches or larger in any dimension. Remove all other debris such as wire, cable, tree roots, pieces of concrete, clods, lumps, or other unsuitable material.

Seeding Dates

Spring seedings usually give the best results. The recommended seeding dates are from 4/15 to 9/15.

Seeding Mixtures:

Roadside Mix: (0.97 lbs./1000 sq. ft.)
(1.07 lbs./1000 sq. ft. if hydroseeded)

Seed	Percentages
Creeping Red Fescue	47
Redtop	5
Tall Fescue	48

Lawn Mix: (1.03 lbs./1000 sq. ft.)
(1.13 lbs./1000 sq. ft. if hydroseeded)

Seed	Percentages
Kentucky Bluegrass	44
Creeping Red Fescue	44
Perennial Ryegrass	12

Lawn quality sod may be substituted for seed.

Hydroseeding

Prepare the site as stated in the above section, "Site Preparation". Remove from the surface all stones 2 inches or larger in any dimension. Remove all other debris such as wire, cable, tree roots, pieces of concrete, clods, lumps, or other unsuitable material. Slopes must be no steeper than 2 to 1 (2 feet horizontally to 1 foot vertically). Lime and fertilizer may be applied simultaneously with the seed. Mulch with straw and anchor it with a wood fiber mulch binder.

Mulching

Apply mulch to all seeded areas @ 70-90 lbs.(2 bales)/1000 sq. ft.. Use mulches of hay or straw that are free of weed seeds. Mulch anchoring will be required on all slopes greater than 5% or on concentrated flow areas such as diversions or waterway channels.

SECTION 2

SOILS INFORMATION

SOILS

The soils encountered in the site watershed area, as indicated in the "SOIL SURVEY OF CUMBERLAND COUNTY, MAINE, SHEET NO 76, are as follows:

HrB	Hollis fine sandy loam 3-8% slopes HSG - D
PbB	Paxton fine sandy loam 3-8% slopes HSG - C
BuB	Buxton silt loam 3-8% slopes HSG - D

SECTION 3

HYDROCAD RUNOFF COMPUTATIONS

Data for Tim O'Donovan - Presumpscot Prop. - Drainage Study
TYPE III 24-HOUR RAINFALL= 3.00 IN

Prepared by John Auger
 HydroCAD 5.11 000522 (c) 1986-1999 Applied Microcomputer Systems

4 Feb 00

SUBCATCHMENT 1 Existing Site Condition

PEAK= 3.30 CFS @ 11.99 HRS, VOLUME= .21 AF

ACRES	CN	
.13	98	impervious
1.15	91	gravel surface
.09	80	open space, good condition
1.37	91	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 3.00 IN
 SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW		1.2
Smooth surfaces	n=.011 L=150' P2=3 in s=.0533 '/'	
SHALLOW CONCENTRATED/UPLAND FLOW		.3
Paved	Kv=20.3282 L=87' s=.046 '/' V=4.36 fps	

-	Total Length= 237 ft	Total Tc= 1.5

SUBCATCHMENT 2 Developed Site Condition

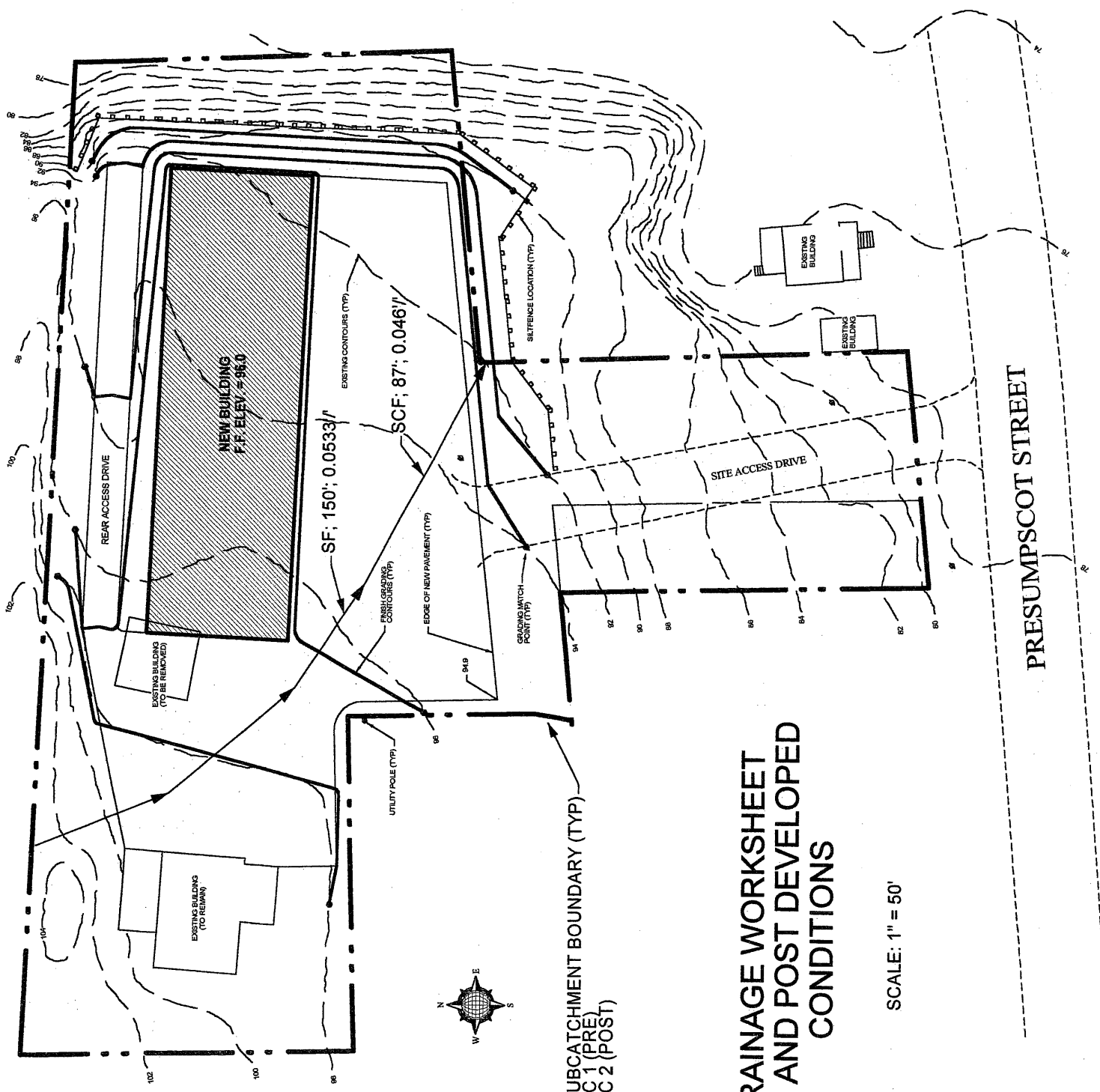
PEAK= 3.06 CFS @ 11.99 HRS, VOLUME= .20 AF

ACRES	CN	
.72	98	impervious
.65	80	open space, good condition
1.37	89	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 3.00 IN
 SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW		1.2
Smooth surfaces	n=.011 L=150' P2=3 in s=.0533 '/'	
SHALLOW CONCENTRATED/UPLAND FLOW		.3
Paved	Kv=20.3282 L=87' s=.046 '/' V=4.36 fps	

-	Total Length= 237 ft	Total Tc= 1.5



SUBCATCHMENT BOUNDARY (TYP)
 SC 1 (PRE)
 SC 2 (POST)

DRAINAGE WORKSHEET PRE AND POST DEVELOPED CONDITIONS

SCALE: 1" = 50'

Department of Planning and Urban Development
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 1.24.03

Name of Project: Presumpscot St.

Address/Location: _____

Developer: Art's Development

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				<u>173'</u>	<u>302.00</u>	<u>52328.00</u>
Granite Curbing	<u>193</u>	<u>35.00</u>	<u>6750.00</u>			
Sidewalks	<u>183</u>	<u>21.00</u>	<u>3843.00</u>			
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs	<u>111 sq yards</u>	<u>108.00</u>	<u>11988.00</u>			
Other						
2. EARTH WORK						
Cut						
Fill						
3. SANITARY SEWER						
Manholes				<u>2</u>	<u>2500.00</u>	<u>5000.00</u>
Piping				<u>360</u>	<u>25.00</u>	<u>9000.00</u>
Connections	<u>2</u>	<u>1100.00</u>	<u>2200.00</u>			
Main Line Piping						
House Sewer Service Piping						
Pump Stations						
Other						
4. WATER MAINS						
5. STORM DRAINAGE						
Manholes				<u>1</u>	<u>2100.00</u>	<u>2100.00</u>
Catchbasins				<u>140'</u>	<u>25.00</u>	<u>3500.00</u>
Piping						
Detention Basin						
Stormwater Quality Units						
Other Piping in Back				<u>150'</u>	<u>250.00</u>	<u>3750.00</u>

0. SITE LIGHTING

7. EROSION CONTROL

Silt Fence			300	2.00	600.00
Check Dams			6	50.00	300.00
Pipe Inlet/Outlet Protection					
Level Lip Spreader			1	2000.00	2000.00
Slope Stabilization					
Geotextile					
Hay Bale Barriers			2	50.00	100.00
Catch Basin Inlet Protection			1	50.00	50.00

8. RECREATION AND OPEN SPACE AMENITIES

9. LANDSCAPING	1	2640.00	1	9360.00
(Attach breakdown of plant materials, quantities, and unit costs)				

10. MISCELLANEOUS

TOTAL: \$27,421.00 \$88,078.00

GRAND TOTAL: \$115,509

Approved
1/24/03
J.R.

INSPECTION FEE (to be filled out by the City)

	PUBLIC	PRIVATE	TOTAL
A: 2.0% of totals:	<u>\$548.42</u>	<u>\$1,761.76</u>	<u>\$2,310.18</u>
OR			
B: Alternative Assessment:			
Assessed by:	<u>J.R.</u>	<u>J.R.</u>	<u>J.R.</u>
	(name)	(name)	

SEBAGO TECHNICS, INC.
1 Shabot Street
P.O. Box 1339
WESTBROOK, MAINE 04098
(207) 856-0277 FAX (207) 856-2206

JOB 02086 / JAKE'S Develop.
SHEET NO. _____ OF _____
CALCULATED BY STEVE DOE DATE 11/14/02
CHECKED BY _____ DATE _____
SCALE _____

LANDSCAPE ESTIMATE

27 WHITE PINE 6'-7' @ \$130 = \$3,510-

4 ORNAMENTAL TREES 2 1/2" CH @ \$300 = \$1,200-

ORNAMENTAL SHRUBS @ BLDG. \$ 800-

TOTAL PLANT MATERIAL \$ 5,510

INSTALLED \$ 12,000

Sebago Technics

Engineering Expertise You Can Build On



Facsimile Cover Sheet

Project No. 02086

To: Clay Reynolds

Company: City of Portland

Phone: _____

Fax: 756-8258

From: Steve Dol

Date: 1/24/03

Pages including this cover page: 3

Comments:

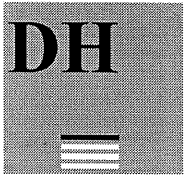
JAY - Attached is a revised cost estimate for James Doolan's permit.

Steve

Reply Requested: _____ Yes X No

Original to go out in mail: _____ Yes X No

If you have any problems receiving this FAX, please contact Julie at:
(207) 856-0277
(207) 856-2206 FAX Number



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

DATE: July 26, 2002

TO: Sarah Hopkins, Portland Planning

FROM: Stephen R. Bushey, P.E.

SUBJECT: Jake's Development Inc.

I have reviewed the site plan application materials associated with the 6/28/02 submission made by Sebago Technics Inc. and JPA Consulting Engineer. Based on my review of these materials I offer the following comments for your consideration:

1. The engineer has submitted a Stormwater evaluation that analyses pre and post development runoff for the project site. The analysis appears based on the assumption that the project site generally drains to the southeast corner of the site. Because the extent of gravel surface is being reduced a similar reduction in peak stormwater runoff is predicted by the modeling. I am concerned that the model is not entirely accurate simply because it appears that all the roof runoff will be directed towards the north side of the site where drainage will then be directed towards the northeast corner by a swale. The analysis has not looked at the increased runoff being directed to the NE corner and it does not discuss the conditions in this area. I recommend the engineer review this issue and provide some analysis regarding these possible impacts.
2. The plan is not clear as to where the designated parking areas are and how much parking is being provided.
3. The space and bulk criteria state that a 60' minimum street frontage is required. The survey plan shows only 51.35' of frontage for the lot.
4. A blasting plan will be necessary since it appears that blasting may be required for the installation of utilities.
5. The limits of new grass placement should be clearly identified on the drawings.

6. The applicant should provide a statement as to the presence of wetlands on the site. I expect that none are present, but the applicant should address this.

7. Some form of ground stabilization along the roof drip line at the back of the building should be provided so that erosion is prevented. This could be stone, sod or some other form of stabilization.

If you have any questions please call.

Steve Bushey, PE

Technical Review

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

February 25, 2003

Mr. Stephen G. Doe, R.L.A.
Landscape Architect
Sebago Technics, Inc.
One Chabot Street
P.O. Box 1339
Westbrook, Maine 04098-1339

RE: Jake's Development, Inc., 314-316 Presumpscot Street
ID #2002-0155, CBL #423-A-033

Dear Mr. Doe:

On February 19, 2003, the Portland Planning Authority granted minor site plan approval for the construction of a warehouse located at 314-316 Presumpscot Street.

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 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.

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

January 20, 2004

Mr. Stephen G. Doe, R.L.A.
Landscape Architect
Sebago Technics
One Chabot Street
P.O. Box 1339
Westbrook, ME 04098-1339

RE: 314-316 Presumpscot Street, Jakes Development, Inc.
ID # 2002-0155, CBL # 423-A-033

Dear Mr. Doe:

Thank you for your recent letter requesting an extension to your site plan approval for the construction of a warehouse located in the vicinity of 314-316 Presumpscot Street. I understand that your request is based on the fact that the owner is currently working with local contractors to bring the project within budget.

In my capacity as Planning Division Director for the City of Portland, I am granting your request to extend your approval to February 19, 2006.

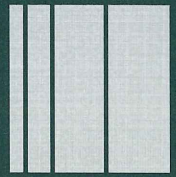
If you have any questions, please contact Kandice Talbot at 874-8901, who worked on your project.

Sincerely,

Alexander Jaegerman
Planning Division Director

O:\PLAN\DEVREVW\PRESUMP314\EXTENSIONLETTER1-20-04.DOC

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Karen Dunfey, Inspections
Michael Bobinsky, Public Works Director
Traffic Division
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



January 9, 2004
02086

Kandi Talbot, Planner
Planning & Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

314-316 Presumpscot Street, Jake's Development, Inc.

Dear Kandi:

On behalf of Jake's Development, Inc., I would like to request a two year extension of the Site Plan approval for their proposed development at 314-316 Presumpscot Street.

The owner is currently working with local contractors to bring the project within budget and coordinate a construction schedule that will not occur during winter months.

Sincerely,

SEBAGO TECHNICS, INC.

Stephen G. Doe, R.L.A.
Landscape Architect

SGD:dlf/jc

cc: Tim O'Donovan, Jake's Development, Inc.



WALTER WATSON
TERMINAL MANAGER

November 30, 2005

Planning Division
Department of Planning and Development
City Hall
389 Congress Street
Portland, Me. 04101

Sprague Energy Corp. is requesting a minor site plan review at the site of the St. Lawrence Cement facility located at 189 Presumpscot Street, Portland. The main onsite road is an oval design that allows truck traffic around the perimeter of the property line and under the silos.

Sprague is requesting to construct a road that will run perpendicular to the long straight runs of the oval. This will allow Sprague to back trailers perpendicular to the existing rail siding to transload forest products from rail car to trailers. These trailer loads will be warehoused by Sprague until distribution to the customer.

The project has been reviewed and site plans provided by Gagnon Engineering Inc. The site work required, including pavement, will be performed by Shaw Bros. Construction Inc.

Regards,

Walter E. Watson
Terminal Manager

Sprague Energy Corp. - Merrill's Marine Terminal

92 CASSIDY POINT DRIVE, PORTLAND, ME 04102 TEL: 207-772-3254 EXT. 113 WWATSON@SPRAGUEENERGY.COM

AN AXEL JOHNSON INC. COMPANY

86 Ashley Lane
Portland, ME 04103

July 16, 2002

Ms. Sarah Hopkins, Manager
Development Review Services
Portland City Hall
Portland, ME 04101

Re: Jakes's Development, Appl. #2002-0155

Dear Ms. Hopkins:

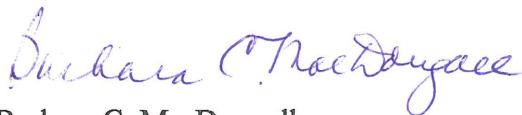
Yesterday I was in your office and reviewed the plot plan for the above new building. Since I live directly behind the building, I do have some concerns. One of them is the noise from the Sealex portion of the business.

I notice on the new plan that there are trees planned to be planted along the rear fence and behind the new building. Since the noise of Sealex is south of the new building and since the Sealex building is directly behind my bedroom and since they start their machines and other noise as early as 5 a.m., I would like to request that the row of pine trees that are proposed be extended to the area behind the Sealex building.

If you need to discuss this further with me I can be reached at the above address or at 773-9047.

Many thanks for your attention to this matter.

Sincerely,



Barbara C. MacDougall

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: <i>189 PRESUMSCOTT ST PORTLAND</i> Zone:		
Total Square Footage of Proposed Structure:		Square Footage of Lot:
Tax Assessor's Chart, Block & Lot: Chart# Block# Lot#	Property owner's mailing address: <i>ST. LAWRENCE CEMENT 3 COLUMBIA CIRCE ALBANY, NY 12203</i>	Telephone #: <i>PATRICK FLYNN 207-310-8236</i>
Consultant/Agent, mailing address, phone # & contact person:	Applicant's name, mailing address, telephone #/Fax#/Pager#: <i>SPRAGUE ENERGY CORP 92 CASIDY POINT DRIVE PORTLAND, ME 04102 207-772-3254 XT113 207-772-3156 W. WATSON</i>	Project name: <i>ROAD EXTENSION BETWEEN EXISTING SERVICE ROAD</i>
<p>Proposed Development (check all that apply)</p> <p> <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) \$ _____ <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 _____ </p> <p>Major Development (more than 10,000 sq. ft.)</p> <p> <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) </p> <p>Minor Site Plan Review</p> <p> <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee) </p> <p>Plan Amendments</p> <p> <input type="checkbox"/> Planning Staff Review (\$250.00) <input type="checkbox"/> Planning Board Review (\$500.00) </p>		
- Please see next page -		

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

SPRAGUE ENERGY CORP
92 CASIDY POINT DRIVE
PORTLAND, ME. 04102
207 772 3254 XT 113
WALTER WATSON


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 check list

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

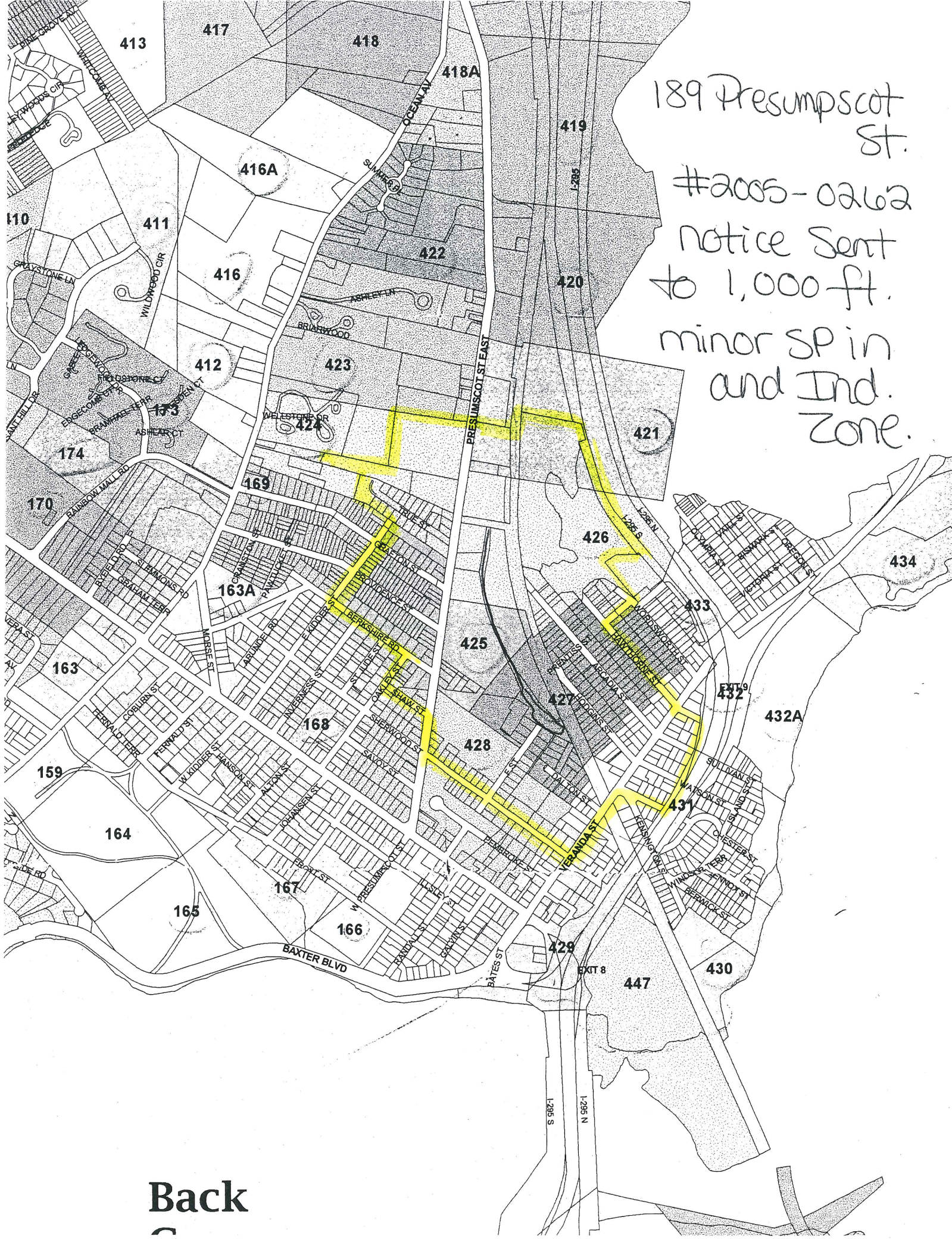
Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11)
you may also visit the web site: ci.portland.me.us chapter 14

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: 11-18-05
--	----------------

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

189 Presumpscot
St.
#2005-0262
notice sent
to 1,000 ft.
minor SP in
and Ind.
Zone.



Back

