426-A-4

2002-0111

179 Presumpscot St.

Warehouse / storage

Richard Waltz

add to Spreadsheet

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

2002-0111
Application I. D. Number

05/06/2002
Application Date

Waltz Richard P Jr
Applicant

72 Felicia Ln , Portland, ME 04103
Applicant's Mailing Address

Warehouse/Storage
Project Name/Description

Consultant/Agent

179 - 179 Presumpscot St, Portland, Maine
Address of Proposed Site

Applicant Ph: (207) 772-2801 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

426 A004001
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)

10,640 sq. ft.		IM
Proposed Building square Feet or # of Units	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 05/07/2002

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

☐ Performance Guarantee Accepted	date	amount	expiration date
☐ Inspection Fee Paid	date	amount	
☐ Building Permit Issue	date		
☐ Performance Guarantee Reduced	date	remaining balance	signature
☐ Temporary Certificate of Occupancy	date	☐ Conditions (See Attached)	expiration date
☐ 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	

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: August 16, 2002

RE: C. of O. for 179 Presumpscot St. / Waltz Plumbing and Heating (426-A-004) (2002-0111)

After visiting 179 Presumpscot Street, I have the following comments:

1. Final Paving incomplete.

I would estimate that this item can be completed by **October 15, 2002**. Once this item is completed and re-inspected, then a permanent Certificate of Occupancy can be issued.

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

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Michael Nugent, Inspection Services Manager

File: O:\drc\waltz1.doc

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: September 6, 2002

RE: C. of O. for 179 Presumpscot St. / Waltz Plumbing and Heating (426-A-004) (2002-0111)

After visiting 179 Presumpscot Street, I have the following comments:

Site work complete.

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

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Michael Nugent, Inspection Services Manager

File: O:\drc\waltz2.doc

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
Ecomonic Development

July 2, 2002

Mr. Richard P. Waltz Jr.
72 Felicia Lane
Portland, ME 04103

RE: 179 Presumpscot Street,

CBL: 426-A-4001

Dear Mr. Waltz:

On June 12, 2001, the Portland Planning Authority granted minor site plan approval for the renovation of the existing structure and related site work including site resurfacing with the following condition:

i. That the site plan be amended to include:

   a. The limits of the proposed resurfacing
   b. The resetting of all settled and heaved granite curb within the public right of way.
   c. Appropriate erosion control measures.
   d. The re-grading, loaming and seeding of the existing esplanade area, within the public right of way.
   e. The removal of the existing 12-inch CMP inlet and the sealing of the corresponding inlet in the City catch basin. The removal of the entire existing ditch system by re-grading the esplanade area such that runoff drains to the street gutter. The loaming and seeding of this same area.

In the interim, the Public Works Department has revised their conditions of approval to remove the requirement that the granite curb be reset. This letter serves to acknowledge this change and to remove the condition from the approval.

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

1. Seven (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.

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. 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.

3. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building

389 Congress Street • Portland, Maine 04101 • (207) 874-8721 • FAX 756-8258 • TTY 874-8936

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
Ecomonic Development

June 12, 2002

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72 Felicia Lane
Portland, ME 04103

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Department of Planning & Development
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72 Felicia Lane
Portland, ME 04103

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Sebago Technics
Engineering & Planning for the Future

02P111

TO: **Jonathan Spence - Planner**

FROM: **James Seymour P.E.**
Development Review Coordinator, Sebago Technics, Inc.

RE: **179 Presumpscot Street–Richard P. Waltz-Proposed Warehouse/Office Renovation**

DATE: **May 28, 2002**

I have reviewed the revised Site Plan Package and supporting documentation for the proposed 10,640 square foot warehouse and office renovation to be located at 179 Presumpscot Street, and have provided the following comments:

1. **General**

The development description indicates that the proposed development is for a 35,585 s.f. lot, the application indicates a 60,810 s.f. lot. It appears that the 60,810 s.f. figure is accurate.

The plans (Sheet 2) do not show the existing or proposed vegetation discussed in sections 6.6, 6.7 and 6.25 of the application document.

The plan set includes a detail of proposed pavement adjacent to existing pavement, however the development description indicates that the site will be re-paved and re-graveled in the same areas as existing pavement and gravel. Please clarify on the plans the areas of existing and proposed pavement and gravel re-surfacing. My concern here is whether the assertion made in the stormwater runoff evaluation that re-development of the site does not increase the impervious surface area post development runoff is correct.

2. **Stormwater Management**

The proposed development consists of the re-development of an existing impervious areas. It does not appear that the development will result in any significant increase the rate of runoff from the site. The drainage appears to follow existing patterns and flow rates.

The front (western half) of the site drains to existing catch basins located within Presumpscot Street. It appears that the system has capacity to handle current flows,

however no calculations are provided verifying the capacity of the exiting storm drainage system collecting runoff from the front of the site. If the existing system has sufficient capacity for the existing flows then I do not foresee a problem in this area. Is public works aware of any existing capacity problems at this location?

The rear (eastern) half of the site drains offsite to an area adjacent to the railroad right of way east of the site. Is a drainage easement for the rights to drain across the abutter's lot required prior to approval? It is unclear whether an easement is required to handle the existing runoff.

3. **Road Access/Circulation/Parking**

The applicant indicates that off street parking is not required for this site under Article II of the zoning code. Is this correct? Are handicapped spaces required?

4. **Utilities**

The application indicates that there are no proposed utility improvements and that the facility will be served by existing utilities. This appears appropriate for the site.

5. **Grading and Erosion Control.**

The development description indicates that erosion control during construction will not be required and will be placed at the discretion of the contractor. The plan set should be modified to reflect erosion control measures to be employed during the hauling and placement of the proposed gravel surfaces. My concern here is the tracking of sediment off site during asphalt and gravel pavement operations.

The proposed development involves the re-development of an existing industrial site, with little or no impact to surrounding properties. Some minor questions related to the storm drainage and parking requirements require some additional clarification, however I do not see these as significant issues.

As always, feel free to contact me if you have any questions or need further assistance.

JRS:jrs/jc

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 Dept.

Address of Construction: 179 Presumpscot Street		Zone: IM
Total Square Footage of Proposed Structure: 10,640	Square Footage of Lot: 60,810	
Tax Assessor's Chart, Block & Lot Chart# 426 Block# A Lot# 4&5	Property owner, mailing address: Richard P. Waltz Jr. 73 Felicia Lane Portland, Me	Telephone: 772-2801
Consultant/Agent, mailing address, phone & contact person: DeLuca-Hoffman Assoc. 778 Main St S. Portland, Me Steve Bushey 775-1121	Applicant name, mailing address, telephone #/Fax#/Pager#: Richard P. Waltz 73 Felicia Lane Portland, Me	**Project name:** Warehouse/Storage Renovation Project

Proposed Development (check all that apply) ___New Building ___Building Addition _X_Change of Use
___Residential ___Office ___Retail ___Manufacturing _X_Warehouse/Distribution ___Parking lot
___Subdivision, amount of lots____ $25.00 per lot $_____
___Site Location of Development $3,000, except for residential lots which are then $200 per lot_____
___Traffic Movement $1,000 ___Stormwater Quality $250.00 ___Other_____
___After the fact review - Major project $1,500.00 ____After the fact review - Minor project $1,200.00

Major Development _____ **$500.00** **Minor Development** _X_ **$400.00**
Plan Amendments: ____**Board review $200.00** ____**Staff review $100.00**

Who billing will be sent to: Richard P. Waltz
Mailing address: 73 Felicia Lane
State and Zip: Portland, Me 04103 Contact person: Richard P. Waltz, Jr Phone: 772-2901

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, and 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:** 5/6/02

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

June 6, 2002

City of Portland
Attn: Sarah Hopkins
Congress Street
Portland, Maine 04101

Dear Sarah,

In my telephones conversations with Steve Bushey and yourself, I am responding to the Public Works Engineering Review dated 5/15/02.

I hired Deluca Hoffman to see what the impact would be of my paving of the parking areas at my new building at 179 Presumpscot Street. They did not see any significant impacts from the paving of this driveway.

There were several comments from Tony Lombardo and at this point I see no reason to reset any granite curbing along the property frontage and I disagree that it has heaved significantly. Although there is misalignment, it does not look like it will interfere with anything. I am very willing to re-grade the esplinarde area and loam/seed this area. This was my intent to do so when the parking lot had been paved.

I'd be very happy to maintain and clean the existing ditch system and remove any floatables from the existing catch basin. As far as removal of an existing 12" CMP inlet I see no need, nor am I willing to install and connect a new catch basin to Presumpscot Street. I have no problems with cleaning and re-grading and revegitation of the existing ditch system.

I feel that I am being very reasonable in what I am willing to do.

In my initial conversations with you, I believe that you felt that the proposals from the Public Works Engineering Department were excessive.

Respectfully submitted,

Richard P. Waltz Jr.
Chief Executive Office and President

389 Congress Street, 4th Floor
Portland, ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258

City of Portland
Planning and Development Department
Planning Division

Fax

To: Tony Lombardo Company:

Fax: 874 8852 Date:

From: Sarah

Comments:

Richard Waltz's comments.

Did you see my previous email?

Do you feel strongly about your requirements?

Have you spoken with Steve Bushey?

Let me know if anything changes before you go on vacation!

Are you going away?

-S

You should receive ____ page(s), including ths cover sheet. If you do not receive all of the pages, please call (207)874-8721.

RICHARD P. WALTZ PLUMBING & HEATING CO. INC.

536 Washington Avenue, Portland, Maine 04103

Telephone: 207-772-2801 SINCE 1936 Fax: 207-773-3114

DATE: May 9, 2002 TIME: _____

TO: City of Portland

FAX: 756-8258

ATTN: Sarah Hopkins

FROM: Richard Waltz Jr

Total Number of Pages (Including Cover Page) 6

RE: Sara,

here is the information

Please pay specific

attention to Section 6.8

SECTION 6

REVIEW CRITERIA

City of Portland, Maine Standards
Requirements for Site Approval

6.1 Provisions for traffic and pedestrian circulation both on and off the site

Access to the site from Presumpscot Street will not aggravate or create a significant hazard to the safety of intersections in the project vicinity. Also an entrance will be provided on the eastern side of the renovated building for access by trailer trucks and larger equipment. A chain link fence will secure the site.

6.2 Construction of new structures and parking requirements

No new structures are proposed for the site. The applicant intends to renovate the building for storage and office space. The building has a total floor area of 10,596 square feet and under Article II of the Zoning Ordinance, off-street parking is not required. The parking supplied is based on foreseeable demand for the business including area for staff parking and company vehicles. The site is considered more than adequate for these purposes.

6.3 Impact of bulk, location or height of proposed buildings and structures on the neighbors

The renovated building and structures will have no adverse affects on abutting landowners. The existing building is set back from the property lines as per Article III of the Portland Code. The building appearance has been largely improved by the applicant and certainly is in keeping with the surrounding uses.

6.4 Impact on value of neighboring property due to proposed buildings

The proposed renovated building should not affect the values of abutting structures. The proposed renovated building will be constructed in a zone designated for industrial use and is considered an appropriate and beneficial development for the Presumpscot Street corridor.

6.5 Affect of proposed project on public utilities

The proposed project will not adversely affect the public utilities of the City of Portland. The existing utility services to the building will remain and are considered adequate for the modest water, sewer and power needs of the applicant.

6.6 On-site landscaping to provide a buffer with neighboring uses

The proposed development is 50 feet from the nearest building. Vegetated screening will be provided between all adjacent buildings and the proposed development. The site is within an industrial zone, therefore the need for vegetative screening is considered minimal.

6.7 **The site plan minimizes to the extent feasible, any disturbance or destruction of significant vegetation**

The proposed project site plan minimizes the disturbance of existing vegetation as shown on sheet 2 of the plan set. The site was essentially 100% developed prior to the applicant's purchase, therefore no significant increase in disturbed area has resulted from the applicant's activities.

6.8 **Site plan does not create any significant soil or drainage problems**

No changes in the current drainage patterns are proposed for the development. The site's ground surfaces have been stabilized with pavement, gravel or building area.

6.9 **Provision of appropriate exterior lighting**

No additional exterior lighting will be provided. The lighting is adequate for users of the site and will not spillover or glare onto abutting properties.

6.10 **The development will not create fire or other safety hazards and provides adequate access to the site and to the buildings on the site for emergency vehicles**

Ingress/egress access drives currently serve the site from Presumpscot Street and an adjacent R.O.W. off Presumpscot Street. These will be maintained for the proposed renovations. The current drives will provide adequate access to the site for emergency vehicles.

6.11 **The proposed development is designed so as to be consistent with off-premises infrastructure, existing or planned by the City of Portland**

The development does not interfere with any or proposed City infrastructure.

6.12 **Pertaining to industrial development**

No adverse environmental consequences are anticipated with the proposed renovation of the parcel. Surface conditions will remain the same or improved after the proposed renovation project.

6.13 **Pertaining to development in R-P Zone**

N/A

6.14 **Pertaining to planned unit developments**

N/A

6.15 **Pertaining to multi-family developments**

N/A

6.16 **Pertaining to development in B-3 Zone**

N/A

6.17 **The applicant has submitted all information required by this article and the development complies with all applicable provisions of this Code**

The application compiled addresses all provisions noted in this code to the best of our knowledge.

6.18 **Proximity to any landmark, historic district or historic landscape district**

The proposed structure is not within 100' of any landmark, historic district or historic landscape district to the best of our knowledge.

6.19 **Pertaining to view corridors**

N/A

6.20 **No adverse affect on existing natural resources**

No adverse affect on existing natural resources is anticipated from the proposed development. Stormwater runoff conditions are unchanged from the current conditions.

6.21 **Pertaining to discharge to a significant groundwater aquifer**

According to the Portland quadrangle map of the Maine Geological Survey, there is no significant aquifer in the vicinity of the project location.

6.22 **Pertaining to signs**

No signs are anticipated for the proposed project. No ingress/egress driveways are within 30 feet of an intersection.

6.23 **Pertaining to denial of sign under Section 14-369.5**

N/A

6.24 **Pertaining to major or minor businesses**

N/A

6.25 **Pertaining to development in industrial zones**

Landscaping has been provided to screen/enhance and buffer the property from all adjacent properties. The development has preserved the existing landscape to the greatest extent possible as shown on Sheet 2 of the plan set.

6.26 **Pertaining to development in B-5 and B-5b zones**
N/A

SECTION 8

SURFACE DRAINAGE AND RUNOFF

8.0 Introduction

The following stormwater runoff analysis has been prepared for Richard P. Waltz Plumbing and Heating Company Inc. for the renovation of the current warehouse/storage facility previously occupied by Maine Tank Company, Inc. The site is located at 179 Presumpscot Street.

8.1 Existing Conditions

The 1.396-acre site is located at 179 Presumpscot Street in Portland, Maine and consists of an old warehouse/storage facility previously owned by Maine Tank Company Inc. The site abuts natural drainageways to the east and west. The front of the site sheet flows runoff west towards the existing catch basin system on Presumpscot Street. This system outfalls to the east towards the tidal basin associated with the Presumpscot River. The back half of the site sheet flows runoff overland to the east and the adjacent railroad bed. Most of the runoff appears to infiltrate into the existing stone rail bed.

Based on the USDA medium intensity soil survey for Cumberland County, surficial soils across the site consist of Buxton Silt loam and cut and fill land. These soils tend to be poorly drained.

Based on the National Wetlands Inventory for Portland, Maine (north) region, there are no mapped wetlands shown in this area. Soils and wetland maps are included as Figures 6 and 8 at the end of section 1 of this application.

8.2 Proposed Conditions

The proposed renovation project consists of residing the existing building and repaving or gravelling the existing paved or gravel surfaces. Access to the site will be provided via the existing drives on the west side of the site off of Presumpscot Street and to the north of the building off of the existing access drive. The runoff from the site will continue in the same pattern as the existing conditions. Half of the site will sheet to the existing catch basins on Presumpscot Street to the west. The remainder of the site will sheet to the east and be captured by the railroad bed and its adjacent low spots. No water quality or water quantity treatment is provided for the site due to surface types remaining the same as the existing condition for the site. Vegetation will be provided as a buffer for the site as needed.

8.3 Stormwater Runoff Analysis

The SCS medium intensity survey for Cumberland County was used to delineate surficial soil conditions for onsite areas. The soils within the site were classified as hydrologic soil group D, although a substantial amount of gravel has been placed on the site over the years.

Hydrological analysis for the post development conditions have been conducted based on the methodology outlined in the Soil Conservation Service (SCS) Technical Release 20 (TR-20). The HydroCAD computer program has been used in this analysis. Only the post-development was done due to the changes in cover type remained the same.

The design storms used for this analysis were the 2, 10, and 25-year frequencies. Total 24-hour rainfall amounts for these storm events are 3.0, 4.7 and 5.5 inches, respectively. The rainfall distribution for this location is a Type III storm.

Land use cover, delineation of watershed subcatchments, hydraulic flow paths and hydrologic soil types were obtained using the flowing data sources:

1. Portland, Maine USGS 7.5 Minute Quadrangle
2. Sheet 82 of the SCS Medium Intensity Soil Survey for Cumberland County
3. On-site topographic survey with 1-foot contour intervals prepared by DeLuca-Hoffman Associates, Inc. of South Portland, Maine.
4. Field reconnaissance by DeLuca-Hoffman, Associates, Inc.

Details of these calculations can be found in Attachment 8.1 following this report.

8.4 Conclusion

Runoff rates from the site have been analyzed for the project site. A summary of the peak runoff rates is provided in Table 8.1 below.

Table 8.1
Summary of Peak Flows (CFS)

	2 year storm	10 year storm	25 year storm
POA #1	3.19	5.21	6.15
POA #2	2.39	4.02	4.77

The existing closed system in Presumpscot Street is adequate to collect and convey the site's runoff to the drainageway east of the site. Hence, runoff from the front half of the site essentially discharges directly to tidal conditions and therefore does not impact any adjacent or downstream properties. Runoff from the rear of the site is collected and infiltrated into the stone bedding within the railroad right of way.

City of Portland

Application for Minor Site Plan Review

Renovation of Warehouse/Storage Facility @ 179 Presumpscot Street for Richard P. Waltz Plumbing and Heating Co. Inc.

Prepared for:

Richard P. Waltz
Plumbing and Heating Co. Inc.
536 Washington Avenue
Portland, Maine 04103

Prepared by:

DeLuca-Hoffman Associates, Inc.
778 Main Street, Suite 8
South Portland, Maine 04106
(207) 775-1121
dhai@delucahoffman.com

MAY 2002

CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST

If a provision is not applicable, put "NA"

Section 1. Development Description

1.0 A. Narrative
1. Objectives and details
2. Total land area
3. Total floor area

1.1 B. Easements/Right-of-Way Statement
1. Location of existing
2. Location of proposed

C. Natural Resources

1.2 1. NRPA setbacks

1.3 D. Subsurface Conditions
1. USDA Medium Intensity Soils Statement
2. National Wetland Inventory Statement

1.4 E. Infrastructure
1. Sewer Availability
2. Water Availability
3. Right of Way

1.5 F. Construction Plan
1. Outline of construction sequence
2. Dates

1.6 G. Figures, Plates and Drawings

Section 2. Title, Right or Interest (copy of document)

Section 3. Financial Capacity

Att.3.1 A. Estimated costs

B. Financing

Att.3.2 1. Letter of commitment to fund

2. Self-financing

Att.3.3 a. Annual report

Att.3.4 b. Bank statement

Section 4. Technical Ability (description)

4.0 A. Prior experience (statement)

Att.4.1 B. Personnel (documents)

____ **Section 5. Unusual Natural Areas, Wildlife and Fisheries and Archaeological Sites**

Section 6. Review Criteria for Site Plan Approval

Section 7. Solid Waste

7.0 A. Narrative

7.1 B. Solid wastes during construction

7.2 C. Solid wastes during operation of development

Att.7.1 D. Computations

Section 8. Surface Drainage and Runoff

8.0 A. Introduction

8.1 1. Existing conditions

8.2 2. Proposed conditions

8.3 3. Stormwater runoff analysis

8.4 4. Conclusion

B. Maps

Sec.1.6,Fig.1 1. DeLorme location map with site boundaries
Sec.1.6,Fig.6 2. SCS soils map with site boundaries
Sec.1.6,Fig.8 3. NWI map with site boundaries
Sec.1.6,Fig.7 4. Aquifer map with site boundaries
Sec.1,Plate1 C. Drainage plan

D. Runoff analysis (predevelopment and postdevelopment)

Att.8.1 1. Curve number computations
Att.8.1 2. Time of concentration calculations
Att.8.1 3. Travel time calculations
Att.8.1 4. Peak discharge calculations
Att.8.1 5. Reservoir routing calculations

Section 9. Temporary and Permanent Erosion and Sediment Control

Section 10. Landscape Plan

SECTION 1

DEVELOPMENT DESCRIPTION

1.0 Overview

Richard P. Waltz is proposing to renovate the existing one-story warehouse/office building on the existing 35,585 square foot lot off of Presumpscot Street. The project site was formerly owned and occupied by Maine Tank Company, Inc., who fabricated and inventoried metal tanks among other things. The applicant proposes to rehabilitate the existing structure and grounds and will use the facility as an office and staging area for their plumbing and heating business. Several administrative staff will occupy the building during regular business hours while the technical staff will park company vehicles and equipment during non business hours. The site will continue to be accesses via Presumpscot Street with an additional access drive off the existing access road on the northern side of the facility. An outside storage area for vehicles will continue as part of this development.

1.1 Existing and Proposed Easements/Rights-of-Way

There is currently a 30' city of Portland sewer easement running through the central portion of the site. No buildings or other structures are proposed within the easement area. The easement extends from Presumpscot Street to the rear of the lot. Also, the Canadian National Railroad has a right of way that runs along the northern and eastern sides of the development parcel. The locations of these areas are shown on Sheet 2 of the attached plan set.

1.2 Natural Resources

The state agency that handles identification of natural areas was contacted via a letter in regards to the proposed project. The Department of Conservation determined that based on the location of the proposed project that there are no issues in regards to natural resources in the project vicinity. The site has previously been fully developed. The applicant will simply be improving the site conditions.

1.3 Subsurface Conditions

According to the Medium Intensity Soil Survey for Cumberland County, the development site consists of the following soil(s):

BuB – Buxton Silt Loam
Cu – Cut/Fill Land

According to the National Wetland Inventory (NWI) for Portland (North), Maine, there are no wetlands delineated in the development vicinity. Visual inspection of the site confirms that no wetlands are present on the site. Please see Figures 6 and 8 attached showing the soils and wetland areas with respect to the development location.

1.4 Infrastructure

The proposed development will not require any infrastructure modifications. The developer intends to renovate the current building and maintain the same drainage patterns. The developer will continue to use the utility service extending into the site including water, sewer and power supply. No known utility or infrastructure concerns exist on the site. The stormwater runoff from the site will continue to enter a ditch along Presumpscot Street or shed down onto the adjacent railroad bed. Runoff entering the ditch goes into a closed pipe system that crosses the site and ultimately discharges freely into the natural ravine and drainageway connected to the tidal basin to the east. No impacts to the drainage patterns or flow regimes on the site or adjacent properties will result from the applicants proposed reuse of the property.

1.5 Construction Plan

The applicant has commenced the completion of the site improvements to the building and yard area. A certificate of occupancy for the structure will be sought in mid May.

Table 1.1 - The proposed schedule developed for this project is as follows:

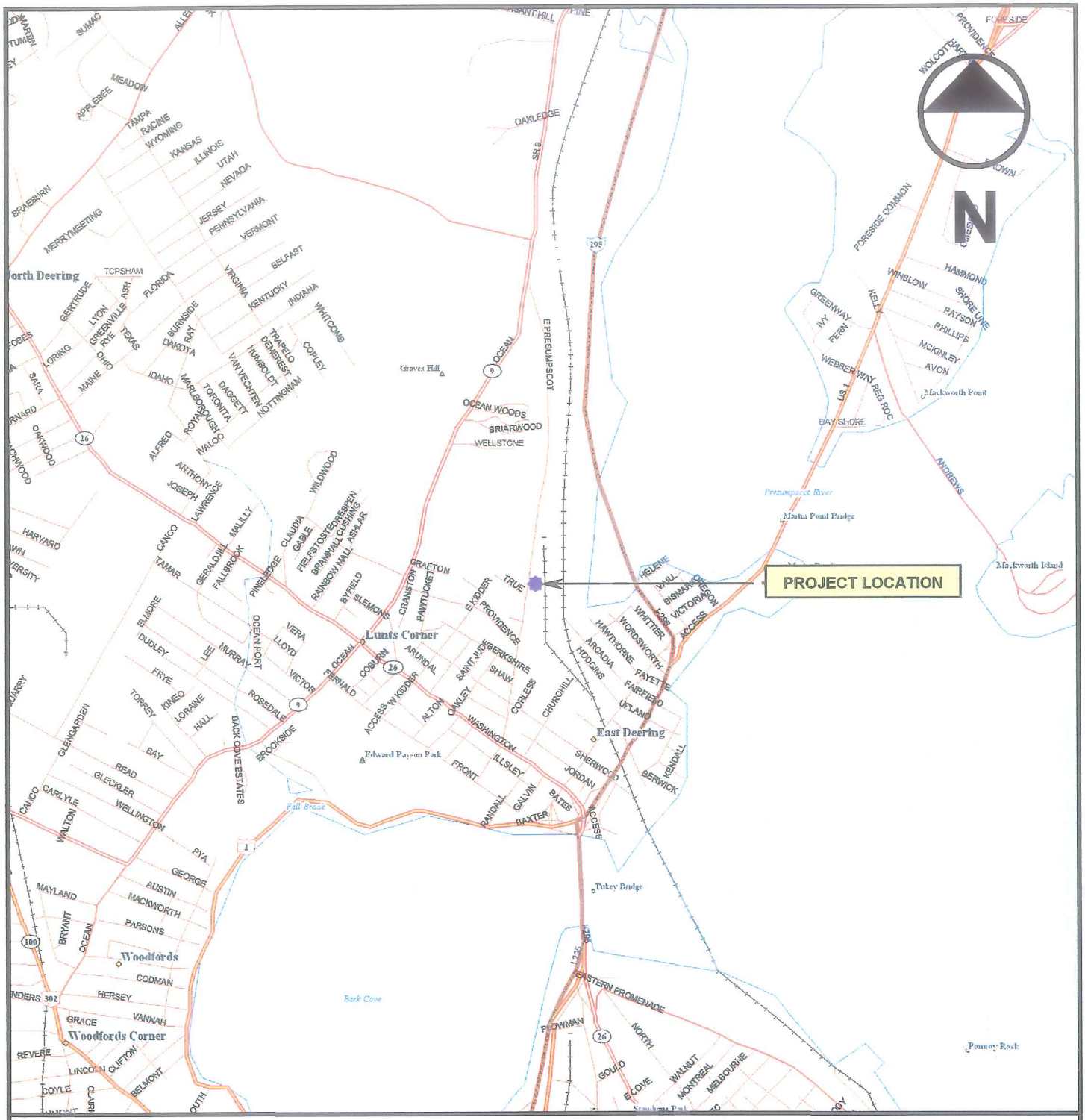
Item	Site Work	Buildings
Local Site Plan	May 2002	N/A
Start Construction	May 2002	N/A
Building Construction	N/A	N/A
Complete Site Work	May 2002	May 2002
Complete Building	May 2002	May 2002
Building Occupancy	N/A	May 2002

1.6 Figures, Plates and Drawings

Figure	Description
1	DeLorme Location Map
2	USGS Location Map
3	Tax Assessor's Map
4	Zoning Map
5	Aerial Photograph
6	USDA Medium Intensity Soils Map
7	MGS Sand and Gravel Aquifer Map
8	National Wetland Inventory Map

Plates	Description
1	Watershed Plan

Plan Sheets	Description
1	General Notes and Legend
2	Existing Conditions/Site Layout and Utilities Plan
3	Site Details



DeLORME LOCATION MAP

Presumpscot Street Warehouse/Storage – Portland, Maine

SOURCE: DeLORME MAP EXPERT; **DATED:** 1993

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207-775-1121
FAX: 207-879-0896
E-MAIL: dhai@delucahoffman.com

DESIGNED	TD	DATE	APRIL 2002	FIGURE 1
DRAWN	JDL	SCALE	1" = 2000'+-	
CHECKED	TD	JOB NO.	2268	

USGS TOPOGRAPHIC MAP

Presumpscot Street Warehouse/Storage – Portland, Maine

SOURCE: TOPOSCOUT; Coastal Maine CD-ROM, USGS Portland West Quadrangle, 7.5 Minute Series (Topographic)

DH

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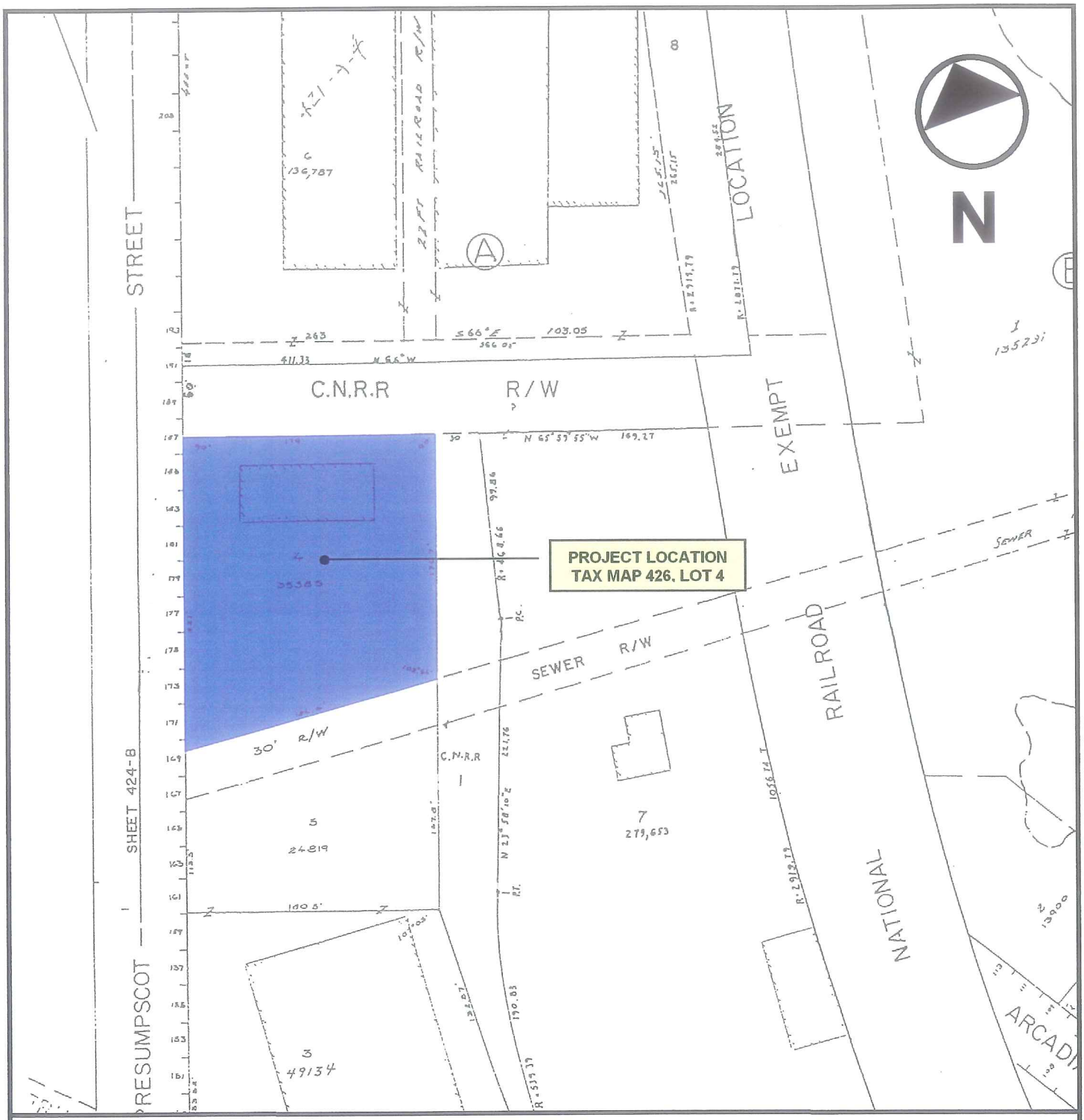
DESIGNED	TD	DATE	APRIL 2002	FIGURE
DRAWN	JDL	SCALE	1" = 2000'+-	2
CHECKED	TD	JOB NO.	2268	



PROPERTY TAX MAP

Presumpscot Street Warehouse/Storage – Portland, Maine

SOURCE: CITY OF PORTLAND ASSESSORSPLAN; **TAX MAP:** 426

DeLUCA-HOFFMAN ASSOCIATES, INC.
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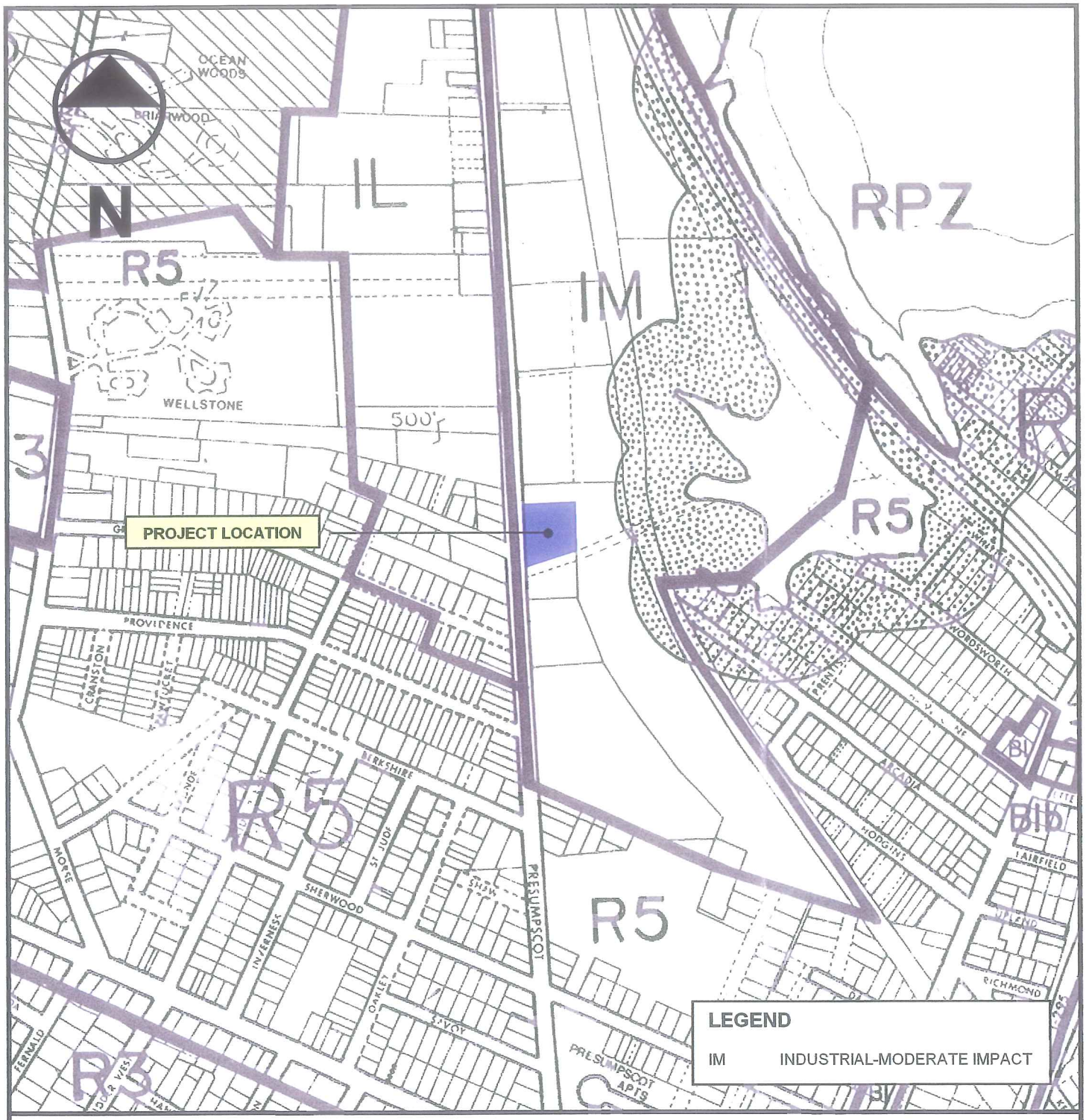
DESIGNED	TD	DATE	APRIL 2002	FIGURE
DRAWN	JDL	SCALE	1" = 100'+-	3
CHECKED	TD	JOB NO.	2268	



ZONING MAP

Presumpscot Street Warehouse/Storage – Portland, Maine

SOURCE: CITY OF PORTLAND (Northern Section); **REDRAWN:** NOVEMBER 1992; **REVISED:** MARCH 1997

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DESIGNED	TD	DATE	APRIL 2002	FIGURE
DRAWN	JDL	SCALE	1" = 500'+-	4
CHECKED	TD	JOB NO.	2268	

AERIAL PHOTOGRAPH

Presumpscot Street Warehouse/Storage – Portland, Maine

SOURCE: MICROSOFT TERRASERVER

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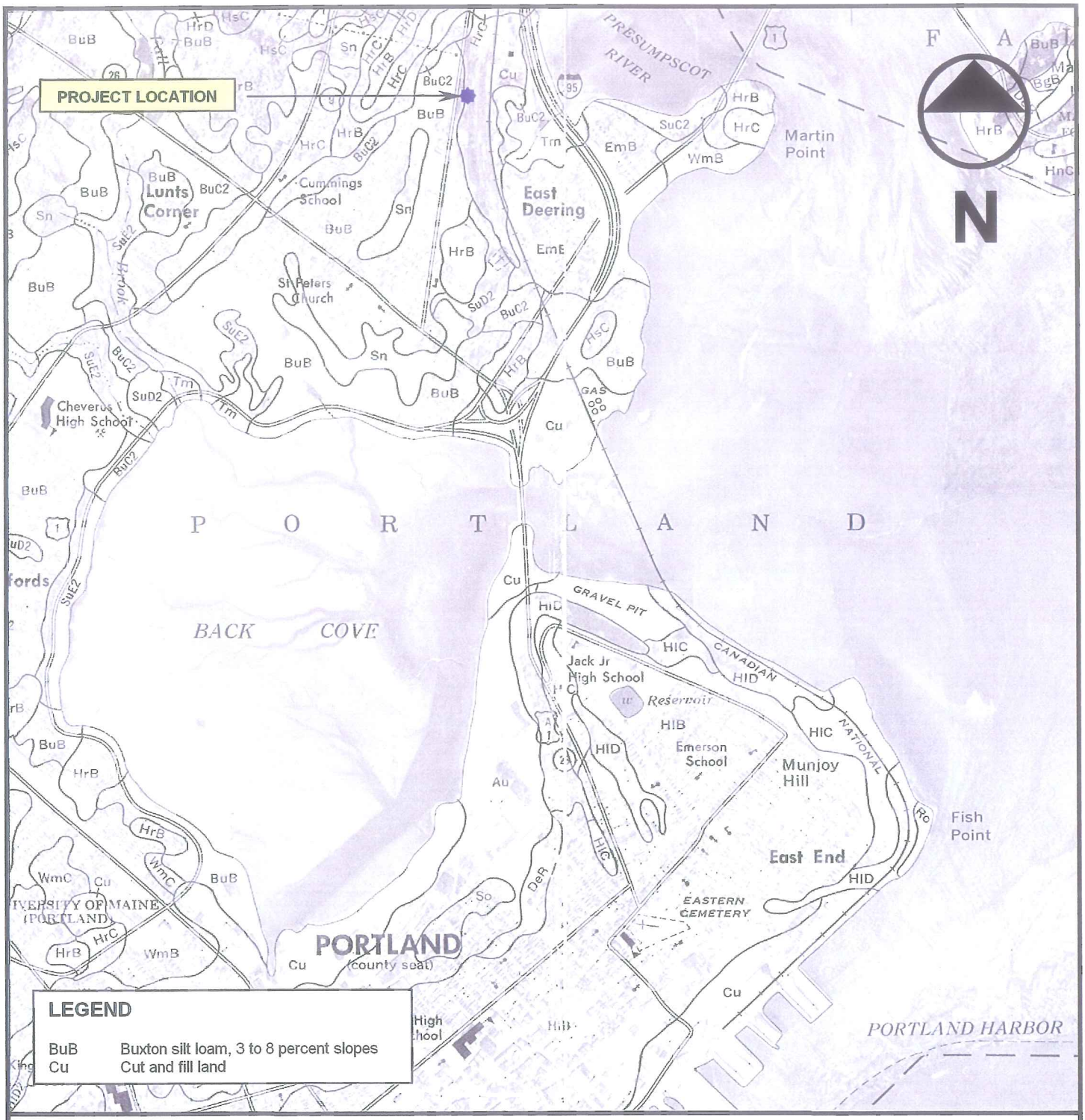
DESIGNED	TD	DATE	APRIL 2002	FIGURE
DRAWN	JDL	SCALE	N.T.S.	5
CHECKED	TD	JOB NO.	2268	



USDA SOILS MAP

Presumpscot Street Warehouse/Storage – Portland, Maine

SOURCE: SOIL SURVEY OF CUMBERLAND COUNTY, MAINE; **SHEET NUMBER:** 82

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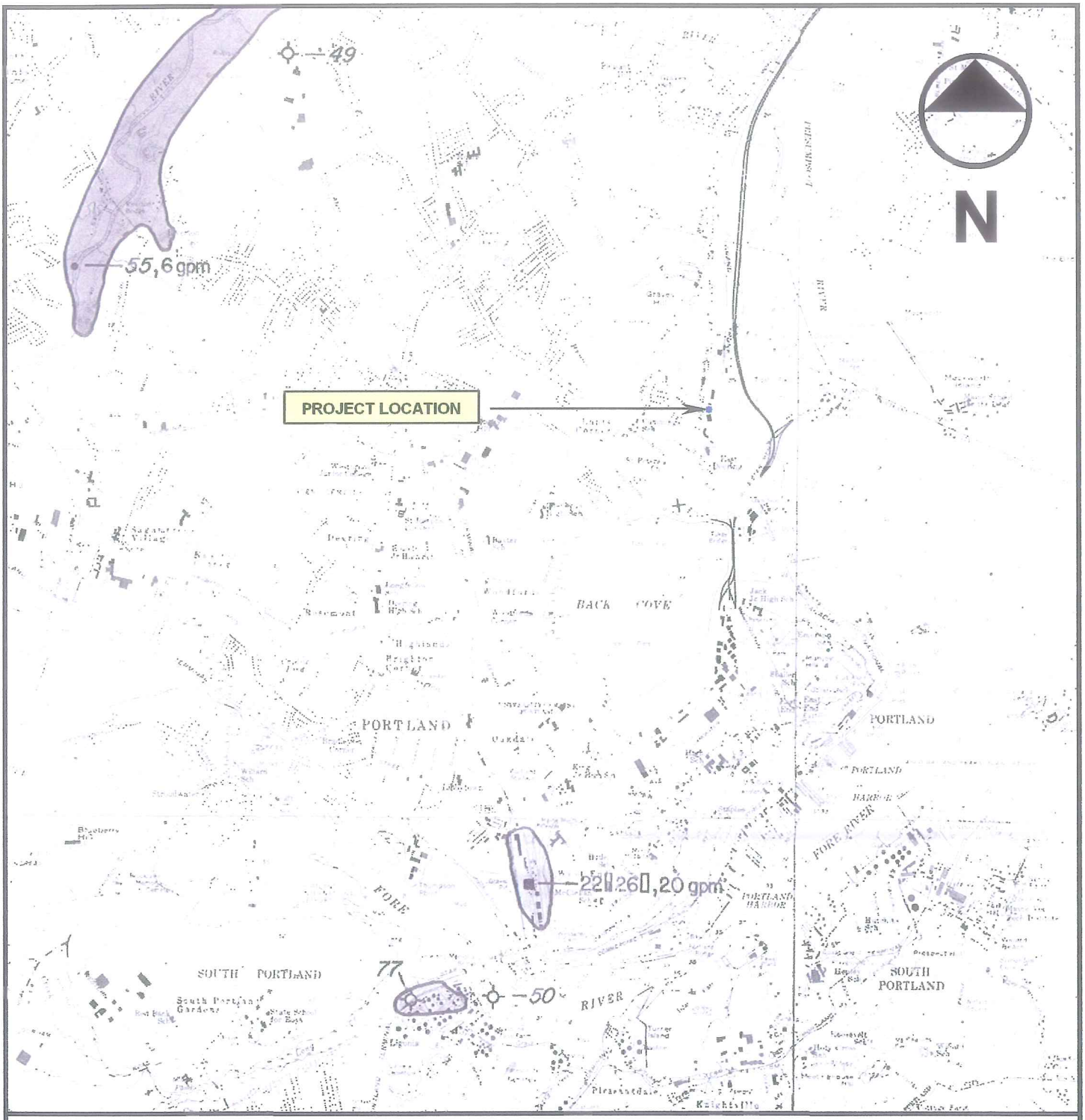
DESIGNED	TD	DATE	APRIL 2002	FIGURE 6
DRAWN	JDL	SCALE	1" = 1667'+-	
CHECKED	TD	JOB NO.	2268	



MGS SAND AND GRAVEL AQUIFER MAP

Presumpscot Street Warehouse/Storage – Portland, Maine

SOURCE: SAND AND GRAVEL AQUIFERS, MAP 5, CUMBERLAND AND YORK COUNTIES, MAINE;
DATED: 1979: **OPEN-FILE NO.** 79-6

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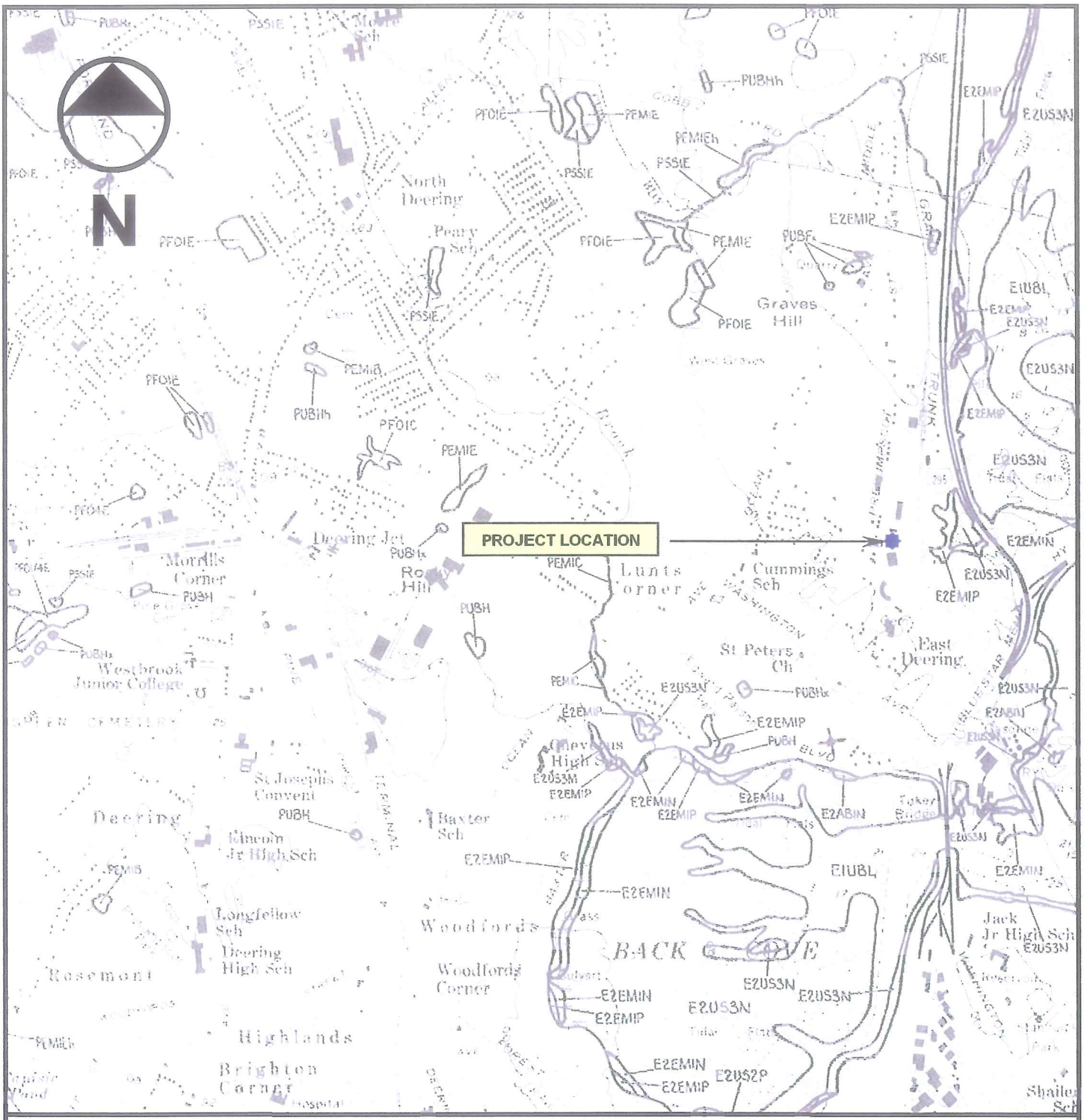
DESIGNED	TD	DATE	APRIL 2002	FIGURE
DRAWN	JDL	SCALE	1" = 4167'+-	7
CHECKED	TD	JOB NO.	2268	



NATIONAL WETLANDS INVENTORY MAP

Presumpscot Street Warehouse/Storage – Portland, Maine

SOURCE: NATIONAL WETLANDS INVENTORY; PORTLAND WEST QUADRANGLE; **DATED:** 1992

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DESIGNED	TD	DATE	APRIL 2002	FIGURE
DRAWN	JDL	SCALE	1" = 2000'+-	8
CHECKED	TD	JOB NO.	2268	

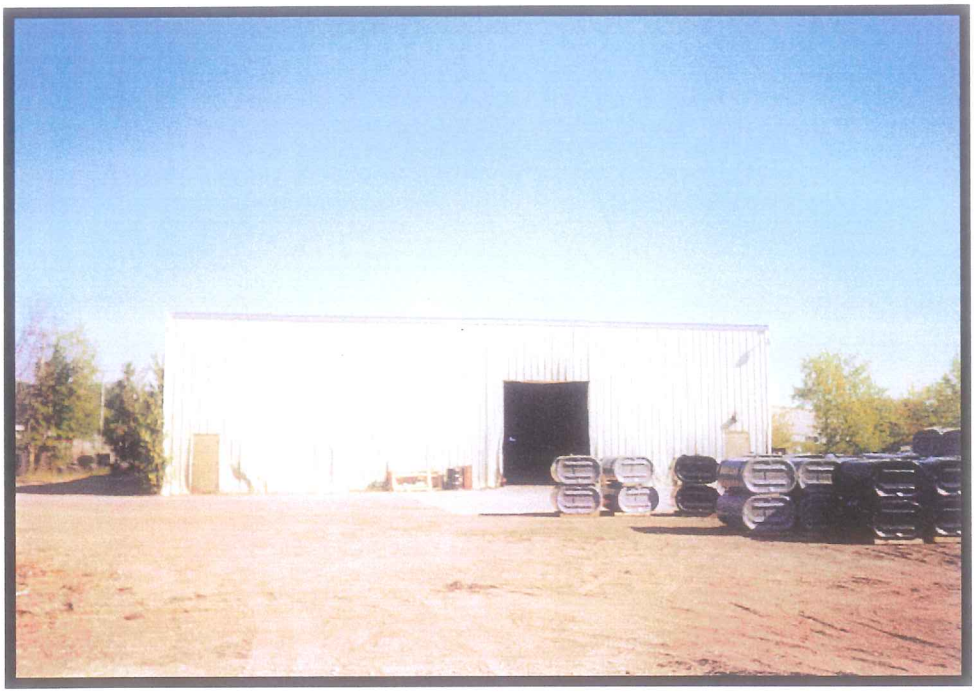

PHOTO 1A: View to north, of 1985b building addition; AST storage area in foreground.

PHOTO 1B: View to north, of current facility upgrade with new siding.

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SITE PHOTOGRAPHS
Presumpscot Street Warehouse/Storage
Portland, Maine
Photographs taken by SHEVENELL-GALLEN and Associates, Inc.

PHOTO 2A: View to south, of Lot 5 portion of site, used for scrap metal storage.

PHOTO 2B: View to south, of Lot 5 portion of site, used for vehicle parking, material stockpiling.

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SITE PHOTOGRAPHS
Presumpscot Street Warehouse/Storage
Portland, Maine
Photographs taken by SHEVENELL-GALLEN and Associates, Inc.

PHOTO 3A: View to northwest, of rear of building; septic tank located where vehicles parked.

PHOTO 3B: View to northwest, of current rear of building.

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SITE PHOTOGRAPHS
Presumpscot Street Warehouse/Storage
Portland, Maine
Photographs taken by SHEVENELL-GALLEN and Associates, Inc.

PHOTO 4A: View of painting-booth vent hood on north side of building.

PHOTO 4B: View of north side of building with new siding and windows.

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SITE PHOTOGRAPHS
Presumpscot Street Warehouse/Storage
Portland, Maine
Photographs taken by SHEVENELL-GALLEN and Associates, Inc.

PHOTO 5: View to northeast, of front of building facing Presumpscot Street.

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SITE PHOTOGRAPHS
Presumpscot Street Warehouse/Storage
Portland, Maine
Photographs taken by SHEVENELL-GALLEN and Associates, Inc.

SECTION 2

TITLE, RIGHT AND INTEREST

2.0 Overview

Richard P. Waltz owns the lot proposed for the development. Please see attached supporting documents.

0098664 BK17118PG089

QUITCLAIM DEED
(With Covenant)

KNOW ALL PERSONS BY THESE PRESENTS, that **MAINE TANK CO., INC.**, a Maine corporation organized and existing under the laws of the State of Maine, and located at Portland, in the County of Cumberland, State of Maine, in consideration of One Dollar and other valuable consideration paid by **RICHARD P. WALTZ, JR.**, of Portland, County of Cumberland, State of Maine, whose mailing address is 536 Washington Avenue, Portland, ME 04103, the receipt whereof is hereby acknowledged, it does hereby acknowledge, does hereby **REMISE, RELEASE, BARGAIN, SELL AND CONVEY,** and forever **QUITCLAIM** unto the said **RICHARD P. WALTZ, JR.**, his heirs and assigns forever, the following described real estate:

MAINE REAL ESTATE TAX PAID

See Exhibit A, attached hereto and incorporated herein.

TO HAVE AND TO HOLD, the same, together with all the privileges and appurtenances thereunto belonging, to the said RICHARD P. WALTZ, JR., his heirs and assigns forever, to their use and behoof forever.

AND it does COVENANT with the said Grantee, his heirs and assigns forever, that it will WARRANT AND FOREVER DEFEND the premises to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under this deed (except as aforesaid).

IN WITNESS WHEREOF, the said MAINE TANK CO., INC has caused this instrument to be signed and sealed in its corporate name by Mark C. Plummer, its President, thereunto duly authorized, this 21st day of December 2001.

WITNESS

Suzanne R. Scott

MAINE TANK CO., INC.

By: Mark C. Plummer
Mark C. Plummer, President

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

December 21, 2001

Then personally appeared the above-named Mark C. Plummer, the President of said Corporation, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Corporation.

Before me,

Suzanne R. Scott
~~Notary Public~~/Attorney-at-Law
Print Name: Suzanne R. Scott

BK17118PG090

EXHIBIT A

Parcel One

A piece or parcel of land of trapezoidal form, situated in East Deering, County of Cumberland, State of Maine, United States of America, and more fully described as follows:

Commencing at a point in the Easterly limit of Presumpscot Road, said point being distant one thousand, four hundred and seventy-five and twenty two hundredths (1,475.22') feet from the intersection of said Easterly limit with the Northeasterly limit of Sherwood Street; thence Northerly following said Easterly limit of Presumpscot Road, a distance of two hundred and twenty-one (221') feet to a point; thence Easterly and at right angles with said Easterly limit of Presumpscot Road, a distance of one hundred and seventy-nine (179') feet to a point; thence Southerly and at right angles with the preceding course, a distance of one hundred and seventy-six and seventy hundredths (176.70') feet to a point; thence Westerly and making an interior angle of 103° -54' 00" with the preceding course, a distance of one hundred and eighty-four and forty hundredths (184.40') feet to the point of commencement;

Said parcel of land is bounded by a sewer right-of-way, to the East and by other parts of said property of the Canadian National Railway Company, and to the West by part of Presumpscot Road; and contains an area of thirty-five thousand, five hundred and ninety-four (35,594) square feet, more or less, and is shown outlined green on Plan No. 62-226, prepared by Y. Cote, Quebec Land Surveyor, and J.R. Brayne, Civil Engineer for Canadian National Railway Company, and dated at Montreal, December 17th, 1962, and revised January 21st, 1963.

All dimensions, measurements and area being English Measure and all segments being reckoned consecutively and clockwise.

The above described premises are conveyed subject to any and all easements or agreements presently existing and entered into between the Grantor, or its predecessors in title, and any third party affecting in any way the use or enjoyment of the property.

In no way limiting the intent and purpose of the preceding paragraph, the above described premises are conveyed subject to the sewer easement extending easterly across other lands of the Grantor, the boundary of said sewer right-of-way forming the boundary of the property herein conveyed.

Being the same premises conveyed in a deed from Canadian National Railway Company to Maine Tank Company, Inc., dated March 25, 1963 and recorded in the Cumberland County Registry of Deeds in Book 2738, Page 268.

Parcel Two

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

BK17118PG091

Beginning at an iron pin set (5/8" rebar) on the easterly sideline of Presumpscot Street said pin being at the southwesterly corner of land now or formerly of Maine Tank Company, Inc. as recorded in the Cumberland County Registry of Deeds in Book 2738, Page 268. Thence by the following courses and distances:

Along land of Maine Tank Company, Inc. S 79° 18' 56" E a distance of One Hundred Eighty Four and Four Hundredths (184.04) feet to an iron pin;

Thence S 24° 02' 04" W a distance of One Hundred Thirty-Two and Sixty-Five Hundredths (132.65) feet to an iron pin set and the northeasterly corner of land now or formerly of Wyatt Garfield, Jr. and Rachel B. Garfield;

Thence along said land of Garfield N 73° 21' 31" W a distance of One Hundred Eighty and Two Hundredths (180.02) feet to an iron pin set;

Thence along said Presumpscot Street N 24° 35' 06" E a distance of One Hundred Thirteen and Five Hundredths (113.05) feet to the point of beginning.

Reference is made to an unrecorded plan prepared for Wyatt Garfield, Jr. by Cullenberg Land Surveying dated January 25, 1999, and this conveyance is made subject to all easements and restrictions of record.

Being the same premises conveyed by Warranty Deed from Wyatt Garfield, Jr. and Rachel B. Garfield to Maine Tank Company, Inc., dated March 5, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14592, Page 3.

RECEIVED
RECORDED REGISTRY OF DEEDS
2001 DEC 21 PM 3:01
CUMBERLAND COUNTY
John B O'Brien

SECTION 3

FINANCIAL CAPACITY

3.0 Overview

Richard P. Waltz is financing the proposed development. A copy of the agreement and estimate for the proposed development accompanies this report. As of this submission the applicant has nearly completed all the proposed improvements to the site. Hence a waiver of the performance guarantee requirements is requested since it will generally not be applicable to this project.

SECTION 4

TECHNICAL ABILITY

4.0 Overview

The applicant has contracted the site development design and environmental permitting work to DeLuca-Hoffman Associates, Inc., a civil engineering firm located in South Portland, Maine. DeLuca-Hoffman Associates, Inc. was founded in 1986 and has provided engineering services to private, industrial, commercial, municipal and governmental clients for the past 15 years. Richard P. Waltz Plumbing has been in business for many years and has owned and successfully operated its properties during that time.

SECTION 5

UNUSUAL NATURAL AREAS, WILDLIFE AND FISHERIES HABITATS OR ARCHAEOLOGICAL SITES

5.0 Overview

The respective Agencies have been contacted in regards to the location of the proposed development for unusual areas, wildlife and fisheries habitats, and archaeological sites. It was determined by these agencies that there are no concerns in the development vicinity for any of these criteria.

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

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SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
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2268/44

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

April 11, 2002

Mr. Fred Hurley
Deputy Commissioner
Department of Inland Fisheries & Wildlife
State House Station 41
Augusta, Maine 04333

Subject: **Renovation of old Maine Tank Company Inc. Warehouse/Storage Facility for Richard P. Waltz Plumbing and Heating Company 179 Presumpscot Street Portland, Maine 04103**

Dear Mr. Hurley:

DeLuca-Hoffman Associates, Inc. has been retained as a consultant to evaluate an approximately 1.396-acre site, owned by Richard P. Waltz Plumbing, for a project involving the renovation of the existing warehouse/storage facility previously used by Maine Tank Company, Inc. The site is located off of Presumpscot Street in Portland, Maine. The site is bounded by Presumpscot Street to the west, the Presumpscot River and Canadian National Railroad the east, Cumberland & York Distribution to the north and privately owned land to the south. A DeLorme Location Map, a USGS Topographical Map, and USDA Medium Intensity Soil Survey mapping of the site are enclosed.

Our office is contacting you to determine if your Department has information regarding possible location of any special or significant wildlife or fisheries habitats which might be impacted at the site.

If you need additional information for your determination, please contact me.

Very truly yours,

DeLUCA-HOFFMAN ASSOCIATES, INC.

Thomas Doyle, E.I.T.
Design Engineer

TD/sq/JN2268/Hurley4-11

Enclosures

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Maine Field Office
1033 South Main Street
Old Town, ME 04468-2023
(207) 827-5938

April 23, 2002

To: Thomas Doyle, E.I.T.
DeLuca-Hoffman Associates, Inc.
778 Main Street, Suite 8
South Portland, ME 04106

Thank you for your letter requesting information or recommendations from the U.S. Fish and Wildlife Service. This form provides the Service's response pursuant to Section 7 of the Endangered Species Act (ESA), as amended (16 U.S.C. 1531-1543), and the Fish and Wildlife Coordination Act, as amended (16 U.S.C. 661-667d).

Project Name/Location/County: Maine Tank Co., Inc. Warehouse / Portland / Cumberland

Date of Receipt of Incoming Letter: April 12, 2002 **Log Number:** 02-138

Based on the information currently available to us, no federally-listed species under the jurisdiction of the Service are known to occur in the project area, with the exception of occasional, transient bald eagles (*Haliaeetus leucocephalus*). Accordingly, no further action is required under Section 7 of the ESA, unless: (1) new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner not previously considered; (2) this action is subsequently modified in a manner that was not considered in this review; or (3) a new species is listed or critical habitat determined that may be affected by the identified action.

A list of federally-listed species in Maine is enclosed for your information. Please contact the Maine Department of Inland Fisheries and Wildlife and Maine Natural Areas Program for an up to date account of state-listed species in the project area.

If you have any questions, please call Ron Joseph at (207) 827-5938.

Ron Joseph 4/24/02

Biologist Date

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

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SOUTH PORTLAND, MAINE 04106
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- ROADWAY DESIGN
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- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

2268/49

April 11, 2002

Mr. Gordon Russell
U.S. Fish & Wildlife Service
Maine Field Office
1033 South Main Street
Old Town, Maine 04468

Subject: **Renovation of old Maine Tank Company Inc. Warehouse/Storage Facility for Richard P. Waltz Plumbing and Heating Company**
179 Presumpscot Street
Portland, Maine 04103

Dear Mr. Russell:

DeLuca-Hoffman Associates, Inc. has been retained as a consultant to evaluate an approximately 1.396-acre site, owned by Richard P. Waltz Plumbing, for a project involving the renovation of the existing warehouse/storage facility previously used by Maine Tank Company, Inc. The site is located off of Presumpscot Street in Portland, Maine. The site is bounded by Presumpscot Street to the west, the Presumpscot River and Canadian National Railroad the east, Cumberland & York Distribution to the north and privately owned land to the south. A DeLorme Location Map, a USGS Topographical Map, and USDA Medium Intensity Soil Survey mapping of the site are enclosed.

Our office is contacting you to determine if your Department has information regarding possible location of any federally listed or proposed to be listed endangered or threatened species that might be impacted by this project.

If you need additional information for your determination, please contact me.

Very truly yours,

DeLUCA-HOFFMAN ASSOCIATES, INC.

Thomas Doyle, E.I.T.
Design Engineer

TD/sq/JN2268/Russell4-11-USF&W

Enclosures

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

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- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

2268
44

April 11, 2002

Mr. Earle Shettleworth, Jr.
State Historic Preservation Officer
Maine Historic Preservation Commission
State House Station 65
Augusta, Maine 04333

Subject: **Renovation of old Maine Tank Company Inc. Warehouse/Storage Facility for Richard P. Waltz Plumbing and Heating Company**
179 Presumpscot Street
Portland, Maine 04103

Dear Mr. Shettleworth:

DeLuca-Hoffman Associates, Inc. has been retained as a consultant to evaluate an approximately 1.396-acre site, owned by Richard P. Waltz Plumbing, for a project involving the renovation of the existing warehouse/storage facility previously used by Maine Tank Company, Inc. The site is located off of Presumpscot Street in Portland, Maine. The site is bounded by Presumpscot Street to the west, the Presumpscot River and Canadian National Railroad the east, Cumberland & York Distribution to the north and privately owned land to the south. A DeLorme Location Map, a USGS Topographical Map, and USDA Medium Intensity Soil Survey mapping of the site are enclosed.

Our office is contacting you to determine if your Department has information regarding the presence of any structure or area at the site with historic, architectural, or archaeological significance as defined by the National Historic Preservation Act of 1966.

If you need additional information for your determination, please contact me.

Very truly yours,

DeLUCA-HOFFMAN ASSOCIATES, INC.

Thomas Doyle, E.I.T.
Design Engineer

TD/sq/JN2268/Shettleworth4-11

Enclosures

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

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

2268
44

April 11, 2002

Ms. Emily Pinkham
State of Maine Department of Conservation
159 Hospital Street
State House Station 93
Augusta, Maine 04333

Subject: **Renovation of old Maine Tank Company Inc. Warehouse/Storage Facility for Richard P. Waltz Plumbing and Heating Company**
179 Presumpscot Street
Portland, Maine 04103

Dear Ms. Pinkham:

DeLuca-Hoffman Associates, Inc. has been retained as a consultant to evaluate an approximately 1.396-acre site, owned by Richard P. Waltz Plumbing, for a project involving the renovation of the existing warehouse/storage facility previously used by Maine Tank Company, Inc. The site is located off of Presumpscot Street in Portland, Maine. The site is bounded by Presumpscot Street to the west, the Presumpscot River and Canadian National Railroad the east, Cumberland & York Distribution to the north and privately owned land to the south. A DeLorme Location Map, a USGS Topographical Map, and USDA Medium Intensity Soil Survey mapping of the site are enclosed.

Our office is contacting you to determine if your Department has information regarding the presence of rare, endangered, or registered critical areas which might be impacted at the site. DeLuca-Hoffman Associates, Inc. is aware of the fee structure used by the Natural Heritage Program and asks that you invoice our office with your response.

If you need additional information for your determination, please contact me.

Very truly yours,

DeLUCA-HOFFMAN ASSOCIATES, INC.

Thomas Doyle
Design Engineer

TD/sq/JN2268/Pinkham4-11-NatlAreas

Enclosures

ANGUS S. KING, JR.
GOVERNOR

STATE OF MAINE
DEPARTMENT OF CONSERVATION
159 HOSPITAL STREET
93 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0093

RONALD B. LOVAGLIO
COMMISSIONER

April 17, 2002

Thomas Doyle
Deluca-Hoffman Associates, Inc.
778 Main St. Suite 4
South Portland, Maine 04106

Re: Rare and exemplary botanical features, proposed warehouse renovation, Presumpscot Street, Portland

Dear Mr. Doyle:

I have searched the Natural Areas Program's Biological and Conservation Data System files in response to your request of April 11, 2002 for information on the presence of rare or unique botanical features documented from the vicinity of the project site in the town of South Portland, Maine. Rare and unique botanical features include the habitat of rare, threatened or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat

BUREAU OF GEOLOGY AND NATURAL AREAS
ROBERT G. MARVINNEY, DIRECTOR AND STATE GEOLOGIST

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exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

The Natural Areas Program is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. The Natural Areas Program welcomes coordination with individuals or organizations proposing environmental alteration, or conducting environmental assessments. If, however, data provided by the Natural Areas Program are to be published in any form, the Program should be informed at the outset and credited as the source.

The Natural Areas Program has instituted a fee structure of $75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for $75.00 for our services.

Thank you for using the Natural Areas Program in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

Michael Auger
Assistant Ecologist

Enclosures

Rare or Exemplary Botanical Features in the Project Vicinity

Documented within a four mile radius of the proposed warehouse renovation, Presumpscot Street, Portland

Scientific Name Common Name	Last Seen	State Rarity	Global Rarity	State Legal Status	Federal Legal Status	Habitat Description
ADLUMIA FUNGOSA ALLEGHENY VINE	1860	S1	G4	T		Wet or recently burned woods, rocky wooded slopes.
ALLIUM CANADENSE WILD GARLIC	1921	S2	G5	SC		Alluvial woods, thickets, and meadows.
ALLIUM TRICOCCUM WILD LEEK	1991	S3	G5	SC		Rich hardwood forests, usually alluvial.
ARABIS MISSOURIENSIS MISSOURI ROCKCRESS	1905	S1	G4G5Q	T		Circumneutral bluffs, ledges or rocky woods.
ASPLENIUM PLATYNEURON EBONY SPLEENWORT	1910	S2	G5	SC		Rich partly forested slopes, rocky ledges, and dry, circumneutral outcrops.
AUREOLARIA PEDICULARIA FERN-LEAVED FALSE FOXGLOVE	1902	S2	G5	SC		Dry deciduous woods and clearings.
CALYSTEGIA SPITHAMAEA UPRIGHT BINDWEED	2000	S1S2	G4G5	T		Sandy or rocky open soil, thin woods.
CAREX POLYMORPHA VARIABLE SEDGE	2001	S1	G3	E		In Maine, habitat is between downslope seeps (with horsetails and wetland sedges) and upslope mixed oak/huckleberry forest. Preferred soil type is Deerfield Loamy Sand. All Maine occurrences are from coastal towns where climate is moderated by the ocean.

Rare or Exemplary Botanical Features in the Project Vicinity

Documented within a four mile radius of the proposed warehouse renovation, Presumpscot Street, Portland

Scientific Name Common Name	Last Seen	State Rarity	Global Rarity	State Legal Status	Federal Legal Status	Habitat Description
CHIMAPHILA MACULATA SPOTTED WINTERGREEN	1991	S1	G5	E		Dry woods.
ELEOCHARIS ENGELMANNII ENGELMANN'S SPIKERUSH	1916	SH	G4?	PE		Wet sand, peat or mud
ELYMUS HYSTRIX BOTTLEBRUSH GRASS	1905	S2	G5	T		Rich, rocky, or alluvial deciduous forests.
HIPPURIS VULGARIS COMMON MARE'S-TAIL	1924	S2?	G5	SC		Shallow, quiet water, or seldom on mud
KALMIA LATIFOLIA MOUNTAIN-LAUREL	1985	S2	G5	SC		Rocky or gravelly woods and clearings, sometimes swamps.
LOBELIA SIPHILITICA GREAT BLUE LOBELIA	1905	SX	G5	PE		Rich low woods and swamps
LONICERA DIOICA MOUNTAIN HONEYSUCKLE	2000	S1	G5	E		Rocky banks, dry woods and thickets.
PHEGOPTERIS HEXAGONOPTERA BROAD BEECH FERN	1872	S2	G5	SC		Rich, often rocky, hardwood forests.

Rare or Exemplary Botanical Features in the Project Vicinity

Documented within a four mile radius of the proposed warehouse renovation, Presumpscot Street, Portland

Scientific Name Common Name	Last Seen	State Rarity	Global Rarity	State Legal Status	Federal Legal Status	Habitat Description
PLATANTHERA FLAVA PALE GREEN ORCHIS	1907	S2	G4T4Q	SC		Swampy woods, bottomlands, swales, and wet shores.
POLYGALA CRUCIATA MARSH MILKWORT	1903	SH	G5T4	PE		Wet pinelands, savannas, peats, and sands.
POLYGONUM TENUE SLENDER KNOTWEED	1902	SH	G5	PE		Dry open soil (chiefly acid)
POTAMOGETON VASEYI VASEY'S PONDWEED	1901	S1	G4	T		Quiet muddy or calcareous waters.
PROSERPINACA PECTINATA COMB-LEAVED MERMAID-WEED	1906	S1	G5	SC		Sandy bogs of the coastal plain
SAXIFRAGA PENSYLVANICA SWAMP SAXIFRAGE	1913	S3	G5	T		Wet meadows, swamps, boggy thickets, and seeping banks.
SOLIDAGO ALTISSIMA TALL GOLDENROD	2000	S2	G5T5	SC		Dry to damp thickets, roadsides, and clearings
SUAEDA CALCEOLIFORMIS AMERICAN SEA-BLITE	1932	S1	G5	T		Rocky or gravelly saltmarshes and sea-strands.

Rare or Exemplary Botanical Features in the Project Vicinity

Documented within a four mile radius of the proposed warehouse renovation, Presumpscot Street, Portland

Scientific Name Common Name	Last Seen	State Rarity	Global Rarity	State Legal Status	Federal Legal Status	Habitat Description
TRIOSTEUM AURANTIACUM WILD COFFEE	1910	S1	G5	E		Rich woods and thickets.
VIOLA PALMATA PALMATE-LEAVED VIOLET	1908	SH	G5	PE		Rich deciduous woods, shaded calcareous ledges, etc.
WOLFFIA COLUMBIANA COLUMBIA WATER-MEAL	1979	S2	G5	T		Ponds, and still waters.
ZANNICHELLIA PALUSTRIS HORNED PONDWEED	1913	S2	G5	SC		Fresh, brackish or alkaline waters, and stream edges.

STATE RARITY RANKS

S1 Critically imperiled in Maine because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.

S2 Imperiled in Maine because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.

S3 Rare in Maine (on the order of 20-100 occurrences).

S4 Apparently secure in Maine.

S5 Demonstrably secure in Maine.

SH Occurred historically in Maine, and could be rediscovered; not known to have been extirpated.

SU Possibly in peril in Maine, but status uncertain; need more information.

SX Apparently extirpated in Maine (historically occurring species for which habitat no longer exists in Maine).

Note: **State Ranks** determined by the Maine Natural Areas Program.

GLOBAL RARITY RANKS

G1 Critically imperiled globally because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.

G2 Globally imperiled because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.

G3 Globally rare (on the order of 20-100 occurrences).

G4 Apparently secure globally.

G5 Demonstrably secure globally.

Note: **Global Ranks** are determined by The Nature Conservancy.
T indicates subspecies rank, Q indicates questionable rank, HYB indicates hybrid species.

STATE LEGAL STATUS

Note: State legal status is according to 5 M.R.S.A. § 13076-13079, which mandates the Department of Conservation to produce and biennially update the official list of Maine's endangered and threatened plants. The list is derived by a technical advisory committee of botanists who use data in the Natural Areas Program's database to recommend status changes to the Department of Conservation.

E ENDANGERED; Rare and in danger of being lost from the state in the foreseeable future, or federally listed as Endangered.

T THREATENED; Rare and, with further decline, could become endangered; or federally listed as Threatened.

SC SPECIAL CONCERN; Rare in Maine, based on available information, but not sufficiently rare to be considered Threatened or Endangered.

PE POSSIBLY EXTIRPATED; Not known to currently exist in Maine; not field-verified (or documented) in Maine over the past 20 years.

FEDERAL STATUS

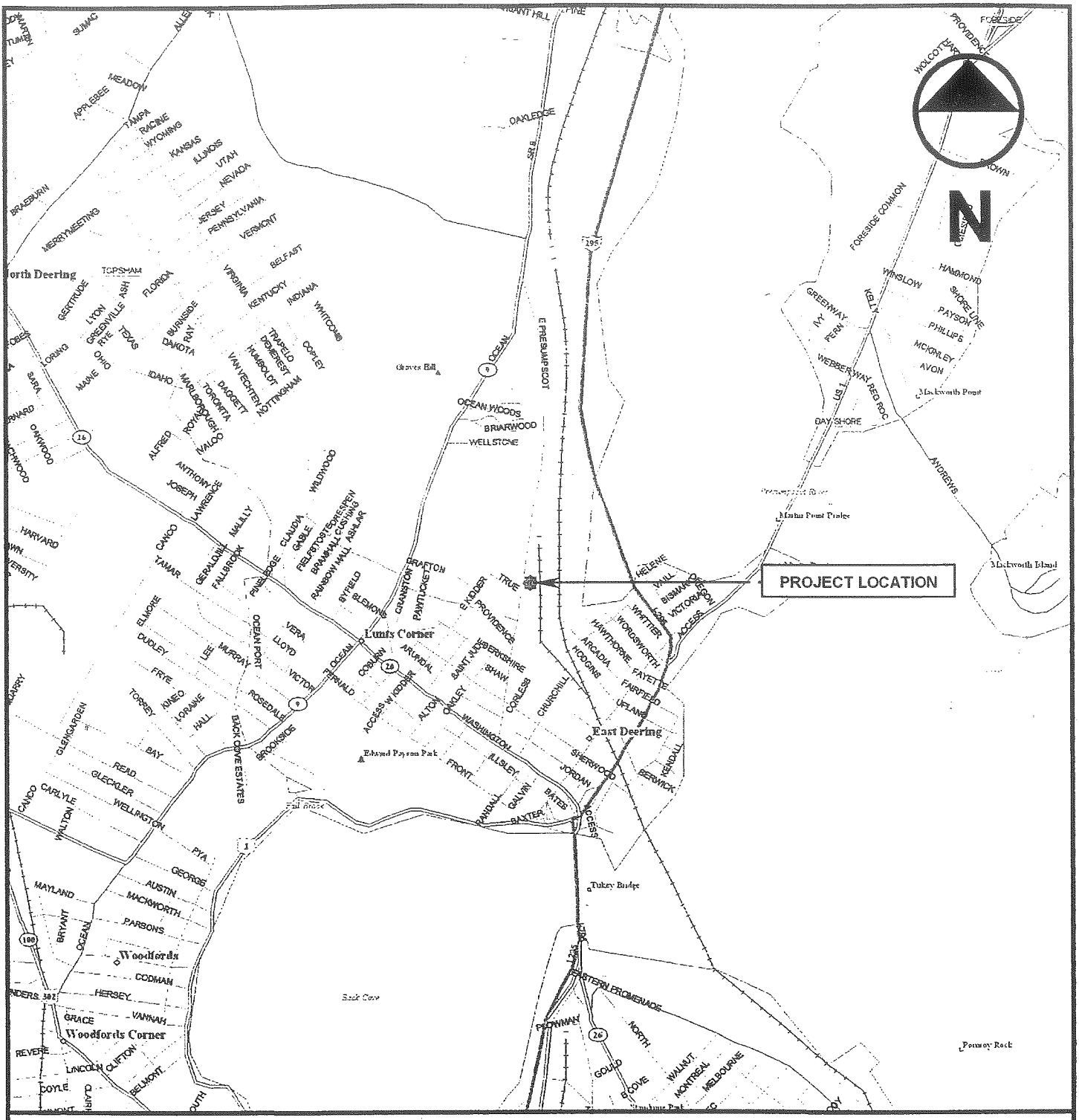
LE Listed as Endangered at the national level.

LT Listed as Threatened at the national level.

Please note that species names follow Flora of Maine: A Manual for Identification of Native and Naturalized Vascular Plants of Maine, Arthur Haines and Thomas F. Vining, 1998, V.F. Thomas Co., P.O. Box 281, Bar Harbor, Maine 04069-0281..

Where entries appear as binomials, all representatives (subspecies and varieties) of the species are rare in Maine; where names appear as trinomials, only that particular variety or subspecies is rare in Maine, not the species as a whole.

Visit our web site for more information on rare, threatened and endangered species!
http://www.state.me.us/doc/nrimc/mnap/factsheets/mnapfact.htm



DeLORME LOCATION MAP

Presumpscot Street Warehouse/Storage – Portland, Maine

SOURCE: DeLORME MAP EXPERT; **DATED:** 1993

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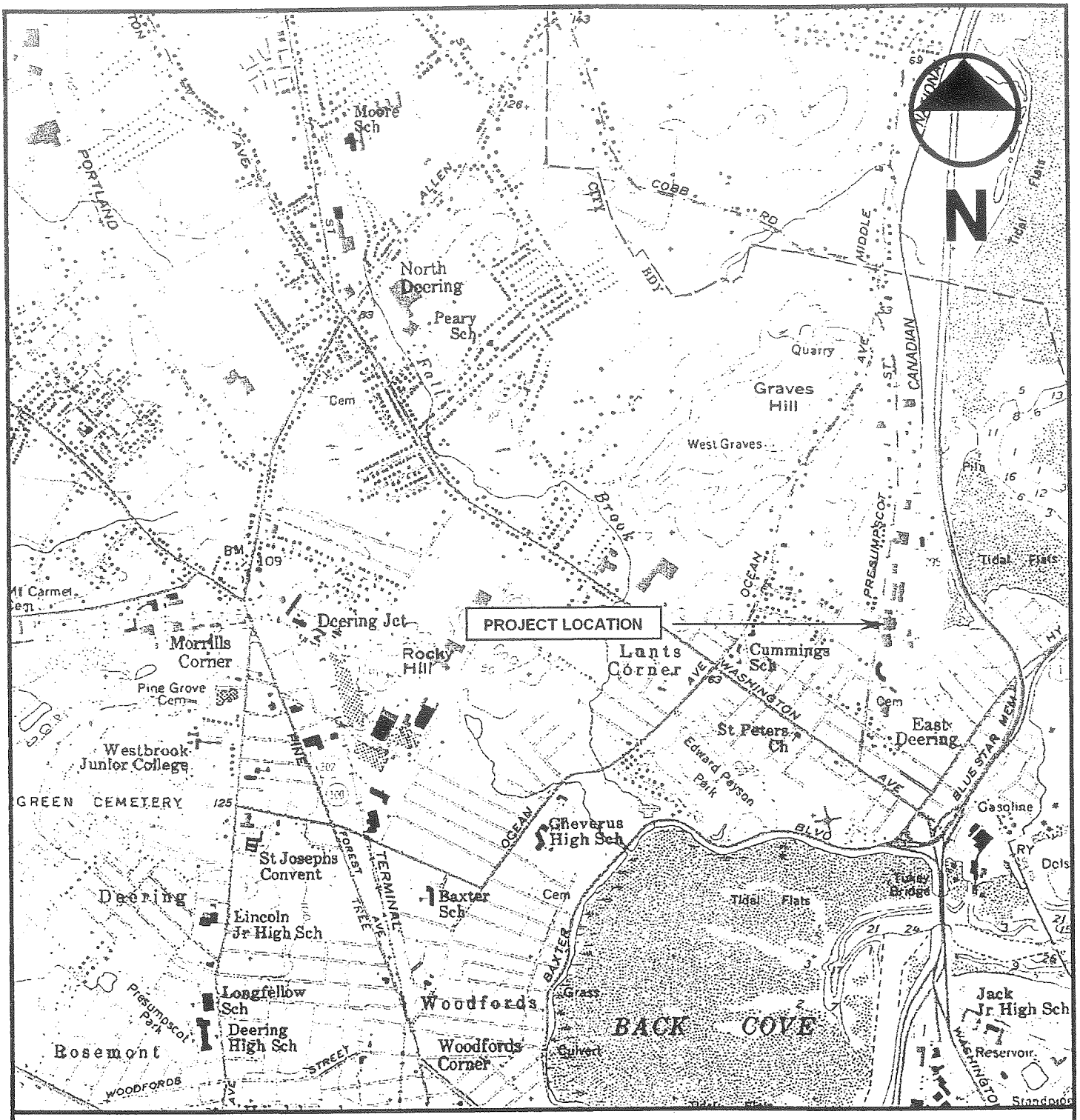
DESIGNED	TD	DATE	APRIL 2002	FIGURE
DRAWN	JDL	SCALE	1" = 2000'+-	1
CHECKED	TD	JOB NO.	2268	



USGS TOPOGRAPHIC MAP

Presumpscot Street Warehouse/Storage – Portland, Maine

SOURCE: TOPOSCOUT; Coastal Maine CD-ROM, USGS Portland West Quadrangle, 7.5 Minute Series (Topographic)

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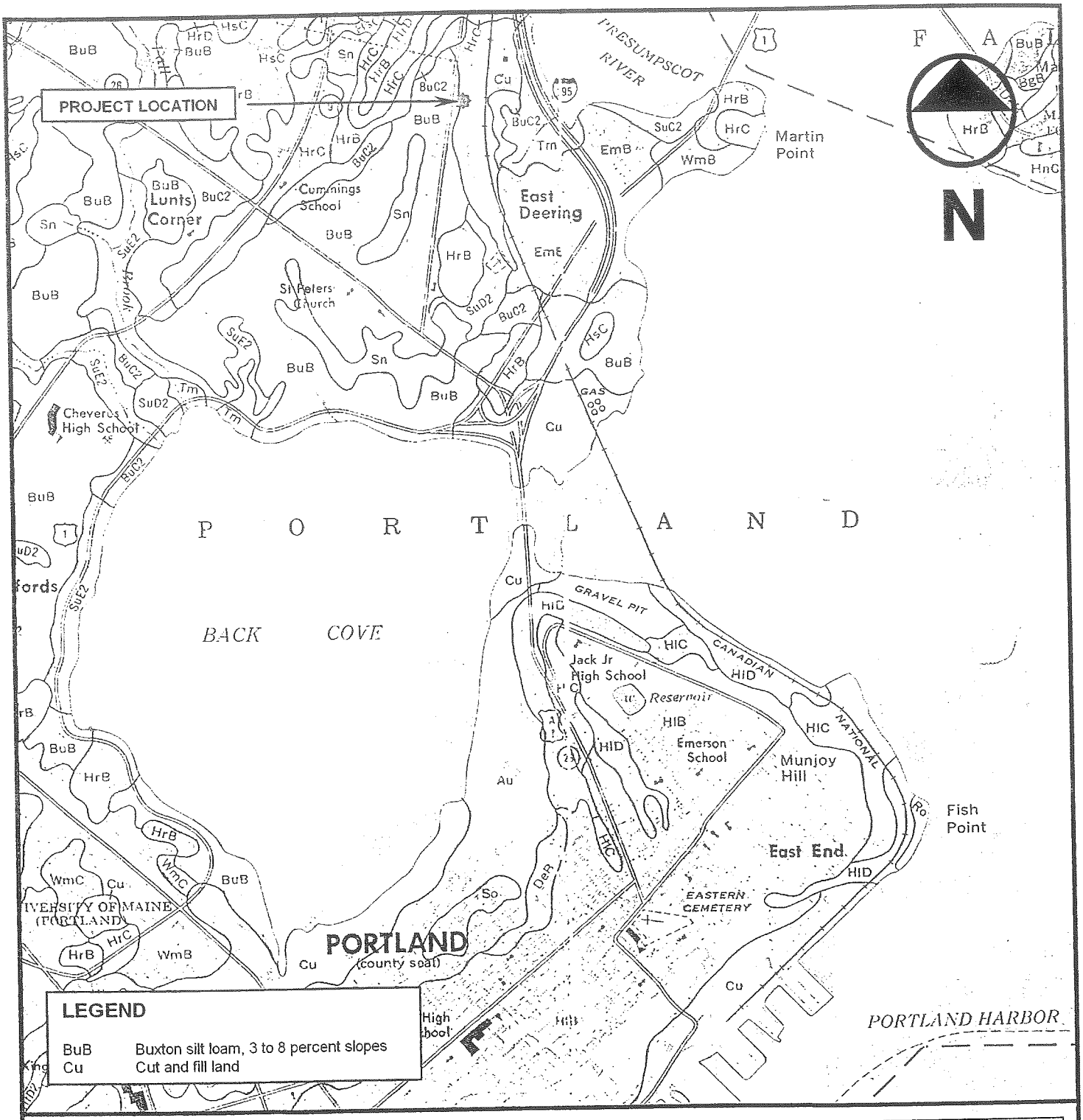
DESIGNED	TD	DATE	APRIL 2002	FIGURE
DRAWN	JDL	SCALE	1" = 2000'+-	2
CHECKED	TD	JOB NO.	2268	



USDA SOILS MAP

Presumpscot Street Warehouse/Storage – Portland, Maine

SOURCE: SOIL SURVEY OF CUMBERLAND COUNTY, MAINE; **SHEET NUMBER:** 82

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DESIGNED	TD	DATE	APRIL 2002	FIGURE 3
DRAWN	JDL	SCALE	1" = 1667'+-	
CHECKED	TD	JOB NO.	2268	

SECTION 6

REVIEW CRITERIA

City of Portland, Maine Standards
Requirements for Site Approval

6.1 Provisions for traffic and pedestrian circulation both on and off the site

Access to the site from Presumpscot Street will not aggravate or create a significant hazard to the safety of intersections in the project vicinity. Also, an entrance will be provided on the eastern side of the renovated building for access by trailer trucks and larger equipment. A chain link fence will secure the site.

6.2 Construction of new structures and parking requirements

No new structures are proposed for the site. The applicant intends to renovate the building for storage and office space. The building has a total floor area of 10,596 square feet and under Article II of the Zoning Ordinance, off-street parking is not required. The parking supplied is based on foreseeable demand for the business including area for staff parking and company vehicles. The site is considered more than adequate for these purposes.

6.3 Impact of bulk, location or height of proposed buildings and structures on the neighbors

The renovated building and structures will have no adverse affects on abutting landowners. The existing building is set back from the property lines as per Article III of the Portland Code. The building appearance has been largely improved by the applicant and certainly is in keeping with the surrounding uses.

6.4 Impact on value of neighboring property due to proposed buildings

The proposed renovated building should not affect the values of abutting structures. The proposed renovated building will be constructed in a zone designated for industrial use and is considered an appropriate and beneficial development for the Presumpscot Street corridor.

6.5 Affect of proposed project on public utilities

The proposed project will not adversely affect the public utilities of the City of Portland. The existing utility services to the building will remain and are considered adequate for the modest water, sewer and power needs of the applicant.

6.6 On-site landscaping to provide a buffer with neighboring uses

The proposed development is 50 feet from the nearest building. Vegetated screening will be provided between all adjacent buildings and the proposed development. The site is within an industrial zone, therefore the need for vegetative screening is considered minimal.

6.7 **The site plan minimizes to the extent feasible, any disturbance or destruction of significant vegetation**

The proposed project site plan minimizes the disturbance of existing vegetation as shown on sheet 2 of the plan set. The site was essentially 100% developed prior to the applicant's purchase, therefore no significant increase in disturbed area has resulted from the applicant's activities.

6.8 **Site plan does not create any significant soil or drainage problems**

No changes in the current drainage patterns are proposed for the development. The site's ground surfaces have been stabilized with pavement, gravel or building area.

6.9 **Provision of appropriate exterior lighting**

No additional exterior lighting will be provided. The lighting is adequate for users of the site and will not spillover or glare onto abutting properties.

6.10 **The development will not create fire or other safety hazards and provides adequate access to the site and to the buildings on the site for emergency vehicles**

Ingress/egress access drives currently serve the site from Presumpscot Street and an adjacent R.O.W. off Presumpscot Street. These will be maintained for the proposed renovations. The current drives will provide adequate access to the site for emergency vehicles.

6.11 **The proposed development is designed so as to be consistent with off-premises infrastructure, existing or planned by the City of Portland**

The development does not interfere with any or proposed City infrastructure.

6.12 **Pertaining to industrial development**

No adverse environmental consequences are anticipated with the proposed renovation of the parcel. Surface conditions will remain the same or improved after the proposed renovation project.

6.13 **Pertaining to development in R-P Zone**

N/A

6.14 **Pertaining to planned unit developments**

N/A

6.15 **Pertaining to multi-family developments**

N/A

6.16 Pertaining to development in B-3 Zone

N/A

6.17 The applicant has submitted all information required by this article and the development complies with all applicable provisions of this Code

The application compiled addresses all provisions noted in this code to the best of our knowledge.

6.18 Proximity to any landmark, historic district or historic landscape district

The proposed structure is not within 100' of any landmark, historic district or historic landscape district to the best of our knowledge.

6.19 Pertaining to view corridors

N/A

6.20 No adverse affect on existing natural resources

No adverse affect on existing natural resources is anticipated from the proposed development. Stormwater runoff conditions are unchanged from the current conditions.

6.21 Pertaining to discharge to a significant groundwater aquifer

According to the Portland quadrangle map of the Maine Geological Survey, there is no significant aquifer in the vicinity of the project location.

6.22 Pertaining to signs

No signs are anticipated for the proposed project. No ingress/egress driveways are within 30 feet of an intersection.

6.23 Pertaining to denial of sign under Section 14-369.5

N/A

6.24 Pertaining to major or minor businesses

N/A

6.25 Pertaining to development in industrial zones

Landscaping has been provided to screen/enhance and buffer the property from all adjacent properties. The development has preserved the existing landscape to the greatest extent possible as shown on Sheet 2 of the plan set.

6.26 Pertaining to development in B-5 and B-5b zones
N/A

SECTION 7

SOLID WASTE

7.0 Overview

This section provides the estimates, the use of recycling, the transport and disposal of solid waste, which will be generated by the construction and operation of the proposed development.

7.1 Solid wastes generated during construction of the site work

Minimal solid wastes are anticipated during construction of the proposed renovation project. The building will be resided and the paved areas on and around the site will be repaved or graveled.

The contractor will be provided the following options for waste disposal:

- Transport to Riverside Transfer Station in Portland, Maine or another licensed facility.

7.2 Solid wastes generated from the operation of the Development

Cardboard from packaging will be compressed and privately hauled off. A dumpster will be provided for miscellaneous office wastes and will be hauled off by a private contractor. The development is expected to generate less than 10 cubic yards of solid waste per week. The applicant will contract with a private waste hauler for thedisposal of the small amount of solid waste generated by the business.

SECTION 8

SURFACE DRAINAGE AND RUNOFF

8.0 Introduction

The following stormwater runoff analysis has been prepared for Richard P. Waltz Plumbing and Heating Company Inc. for the renovation of the current warehouse/storage facility previously occupied by Maine Tank Company, Inc. The site is located at 179 Presumpscot Street.

8.1 Existing Conditions

The 1.396-acre site is located at 179 Presumpscot Street in Portland, Maine and consists of an old warehouse/storage facility previously owned by Maine Tank Company Inc. The site abuts natural drainageways to the east and west. The front of the site sheet flows runoff west towards the existing catch basin system on Presumpscot Street. This system outfalls to the east towards the tidal basin associated with the Presumpscot River. The back half of the site sheet flows runoff overland to the east and the adjacent railroad bed. Most of the runoff appears to infiltrate into the existing stone rail bed.

Based on the USDA medium intensity soil survey for Cumberland County, surficial soils across the site consist of Buxton Silt loam and cut and fill land. These soils tend to be poorly drained.

Based on the National Wetlands Inventory for Portland, Maine (north) region, there are no mapped wetlands shown in this area. Soils and wetland maps are included as Figures 6 and 8 at the end of section 1 of this application.

8.2 Proposed Conditions

The proposed renovation project consists of residing the existing building and repaving or gravelling the existing paved or gravel surfaces. Access to the site will be provided via the existing drives on the west side of the site off of Presumpscot Street and to the north of the building off of the existing access drive. The runoff from the site will continue in the same pattern as the existing conditions. Half of the site will sheet to the existing catch basins on Presumpscot Street to the west. The remainder of the site will sheet to the east and be captured by the railroad bed and its adjacent low spots. No water quality or water quantity treatment is provided for the site due to surface types remaining the same as the existing condition for the site. Vegetation will be provided as a buffer for the site as needed.

8.3 Stormwater Runoff Analysis

The SCS medium intensity survey for Cumberland County was used to delineate surficial soil conditions for onsite areas. The soils within the site were classified as hydrologic soil group D, although a substantial amount of gravel has been placed on the site over the years.

Hydrological analysis for the post development conditions have been conducted based on the methodology outlined in the Soil Conservation Service (SCS) Technical Release 20 (TR-20). The HydroCAD computer program has been used in this analysis. Only the post-development was done due to the changes in cover type remained the same.

The design storms used for this analysis were the 2, 10, and 25-year frequencies. Total 24-hour rainfall amounts for these storm events are 3.0, 4.7 and 5.5 inches, respectively. The rainfall distribution for this location is a Type III storm.

Land use cover, delineation of watershed subcatchments, hydraulic flow paths and hydrologic soil types were obtained using the flowing data sources:

1. Portland, Maine USGS 7.5 Minute Quadrangle
2. Sheet 82 of the SCS Medium Intensity Soil Survey for Cumberland County
3. On-site topographic survey with 1-foot contour intervals prepared by DeLuca-Hoffman Associates, Inc. of South Portland, Maine.
4. Field reconnaissance by DeLuca-Hoffman, Associates, Inc.

Details of these calculations can be found in Attachment 8.1 following this report.

8.4 Conclusion

Runoff rates from the site have been analyzed for the project site. A summary of the peak runoff rates is provided in Table 8.1 below.

Table 8.1
Summary of Peak Flows (CFS)

	2 year storm	10 year storm	25 year storm
POA #1	3.19	5.21	6.15
POA #2	2.39	4.02	4.77

The existing closed system in Presumpscot Street is adequate to collect and convey the site's runoff to the drainageway east of the site. Hence, runoff from the front half of the site essentially discharges directly to tidal conditions and therefore does not impact any adjacent or downstream properties. Runoff from the rear of the site is collected and infiltrated into the stone bedding within the railroad right of way.

Attachment 8.1

Runoff Analysis (Watershed Plan)

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JOB 2268
SHEET NO. 1 OF 2
CALCULATED BY TDD DATE 4/02
CHECKED BY DATE
SCALE Stormwater

Task: Calculate Development Watershed Quantities

References: ① USDA Medium Intensity Soil Survey, Cumberland County Sheet 82
② Survey done by DeLuca-Hoffman Associates, Inc.
③ TR 20 - Hydrocad Computer Modeling
④ TR55 - Urban Hydrology for Small Watersheds, 1986

Assumptions: ① All CU soils assumed HSG D.

Calculations:

Step 1: Determine Watershed Area

$A_{watershed} = 2.02$ Acres

Step 2: Determine areas of individual Subcatchments

$A_{SUB1} = 1.08$ Acres

$A_{SUB2} = 0.94$ Acres

Step 3: Determine Soil Types ①

All soils classified HSG D

Step 4: Determine surface types / CN values and subsequent areas for subcatchments

Subcatchment 1: Open Space, CN = 80, A = 0.18 Acres
Impervious, CN = 98, A = 0.90 Acres

Subcatchment 2: Light Underbrush, CN = 77, A = 0.21 Acres
Impervious, CN = 98, A = 0.73 Acres

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JOB 2268
SHEET NO. 2 OF 2
CALCULATED BY TDD DATE 4/02
CHECKED BY DATE
SCALE Stormwater

Step 5: Diagram of Results from Steps 1-4

Surface	CN	A SUB 1	A SUB 2	A TOTALS
Open Space	80	0.18		0.18
Light Underbrush	77		0.21	0.21
Impervious	98	0.90	0.73	1.63
		1.08	0.94	2.02

Step 6: Determine Tc (flow paths) for subcatchments

Subcatchment 1: SF 135' S = 0.0112
SCF 15' S = 0.1517
SCF 50' S = 0.0580
CC 30' S = 0.005
CC 80' S = 0.005

Subcatchment 2: SF 165' S = 0.0204
SCF 20' S = 0.0395
SCF 230' S = 0.0060

Step 7: Define Reaches

Reach 1: Point of Analysis 1

Reach 2: Point of Analysis 2

Table 2-2a.—Runoff curve numbers for urban areas[1]

Cover description		Curve numbers for hydrologic soil group—			
Cover type and hydrologic condition	Average percent impervious area[2]	A	B	C	D
Fully developed urban areas (vegetation established)					
Open space (lawns, parks, golf courses, cemeteries, etc.)[3]:					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only)[4]		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
Developing urban areas					
Newly graded areas (pervious areas only, no vegetation)[5]		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

[1]Average runoff condition, and $I_a = 0.2S$.
[2]The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.
[3]CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.
[4]Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.
[5]Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4, based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Table 2-2c.—Runoff curve numbers for other agricultural lands[1]

Cover description		Curve numbers for hydrologic soil group—			
Cover type	Hydrologic condition	A	B	C	D
Pasture, grassland, or range—continuous forage for grazing.[2]	Poor	68	79	86	89
	Fair	49	69	79	84
	Good	39	61	74	80
Meadow—continuous grass, protected from grazing and generally mowed for hay.	—	30	58	71	78
Brush—brush-weed-grass mixture with brush the major element.[3]	Poor	48	67	77	83
	Fair	35	56	70	77
	Good	430	48	65	73
Woods—grass combination (orchard or tree farm).[5]	Poor	57	73	82	86
	Fair	43	65	76	82
	Good	32	58	72	79
Woods.[6]	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	430	55	70	77
Farmsteads—buildings, lanes, driveways, and surrounding lots.	—	59	74	82	86

[1]Average runoff condition, and $I_a = 0.2S$.

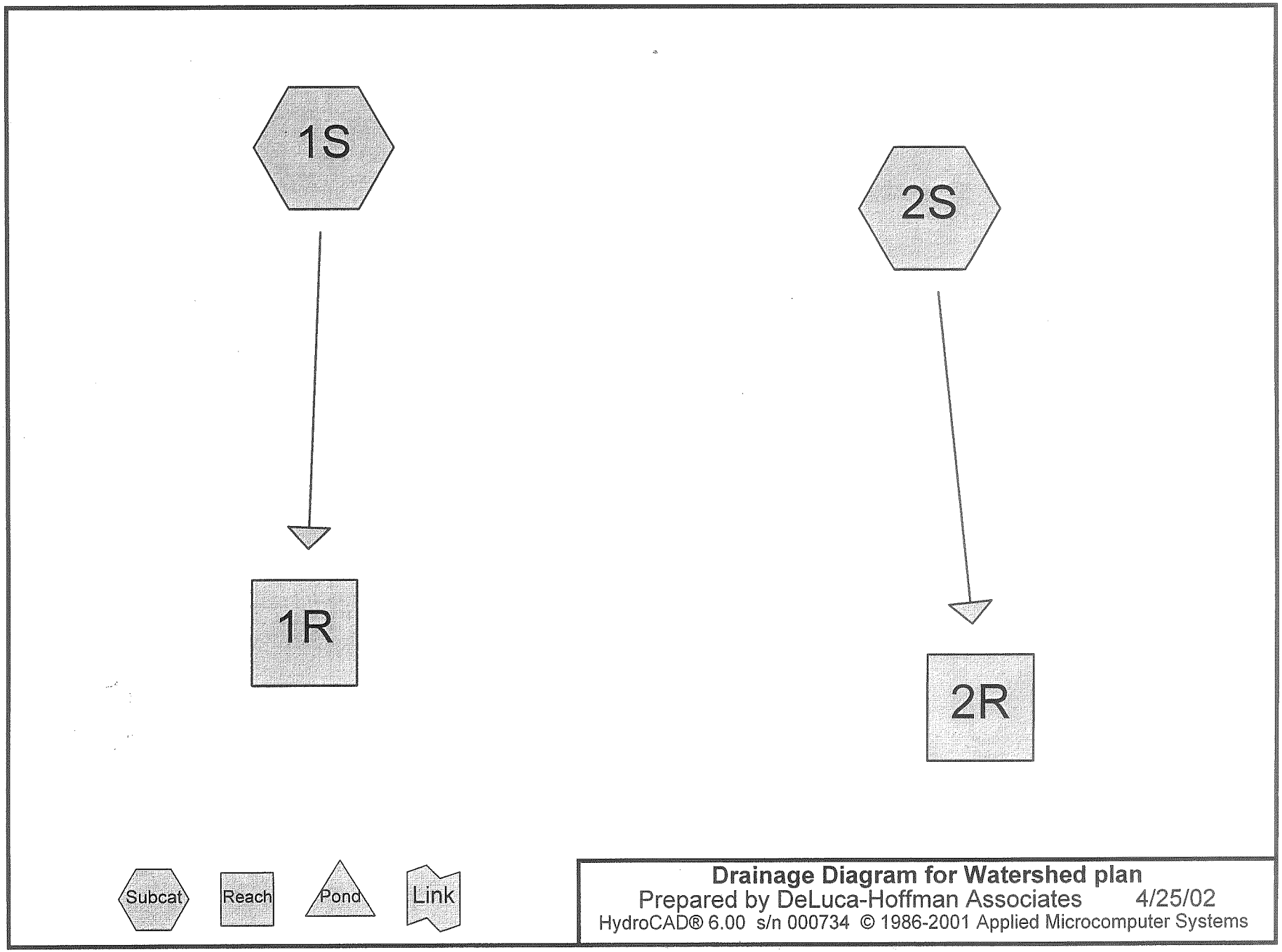
[2] *Poor:* <50% ground cover or heavily grazed with no mulch.
Fair: 50 to 75% ground cover and not heavily grazed.
Good: >75% ground cover and lightly or only occasionally grazed.

[3] *Poor:* <50% ground cover.
Fair: 50 to 75% ground cover.
Good: >75% ground cover.

[4]Actual curve number is less than 30; use CN = 30 for runoff computations.

[5]CN's shown were computed for areas with 50% woods and 50% grass (pasture) cover. Other combinations of conditions may be computed from the CN's for woods and pasture.

[6] *Poor:* Forest litter, small trees, and brush are destroyed by heavy grazing or regular burning.
Fair: Woods are grazed but not burned, and some forest litter covers the soil.
Good: Woods are protected from grazing, and litter and brush adequately cover the soil.



Drainage Diagram for Watershed plan
Prepared by DeLuca-Hoffman Associates 4/25/02

Time span=0.00-25.00 hrs, dt=0.05 hrs, 501 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=3.00"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Western Drainage Region
Tc=2.9 min CN=95 Area=1.080 ac Runoff= 3.19 cfs 0.220 af

Subcatchment 2S: Eastern Drainage Region
Tc=5.4 min CN=93 Area=0.940 ac Runoff= 2.39 cfs 0.177 af

Reach 1R: POA #1
Inflow= 3.19 cfs 0.220 af
Outflow= 3.19 cfs 0.220 af

Reach 2R: POA #2
Inflow= 2.39 cfs 0.177 af
Outflow= 2.39 cfs 0.177 af

Runoff Area = 2.020 ac Volume = 0.397 af Average Depth = 2.36"

Subcatchment 1S: Western Drainage Region

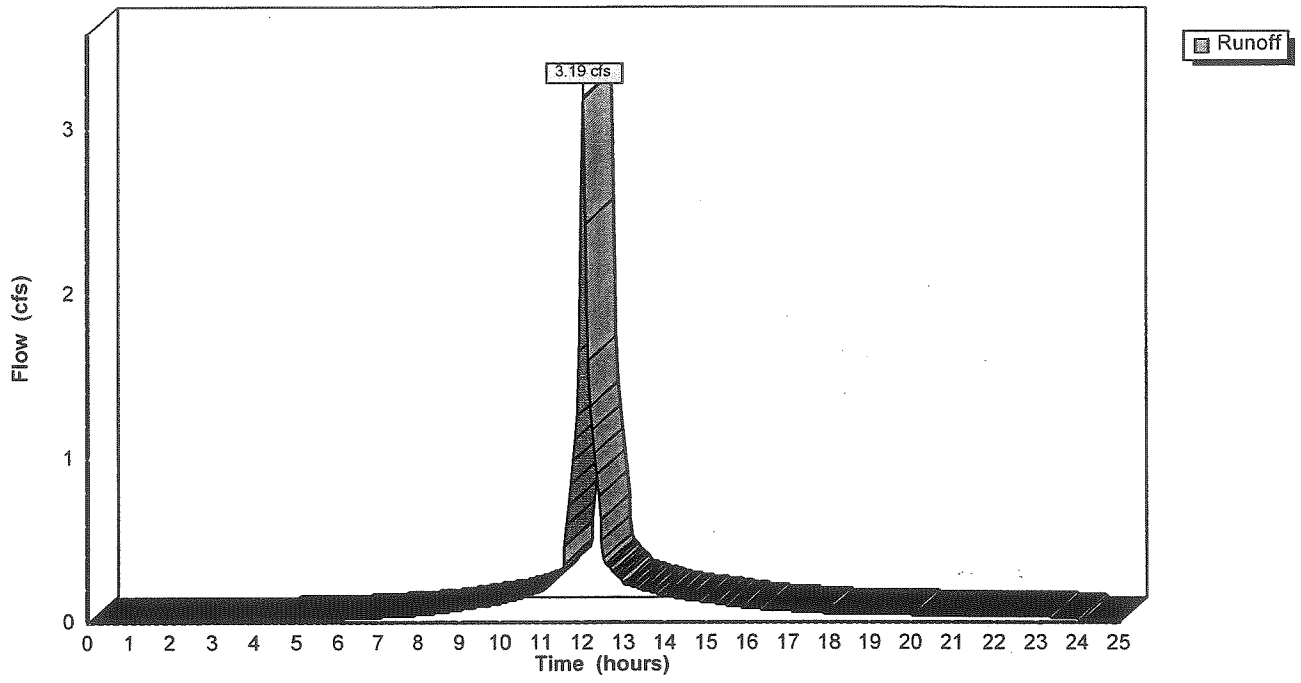
Runoff = 3.19 cfs @ 12.05 hrs, Volume= 0.220 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

Area (ac)	CN	Description
0.180	80	Open Space, Good, HSG D
0.900	98	Impervious/Rooftops
1.080	95	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0	135	0.0112	1.1		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.00"
0.1	15	0.1517	2.7		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.5	50	0.0580	1.7		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	30	0.0050	3.5	2.73	**Circular Channel (pipe),** Diam= 12.0" Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0
0.2	80	0.0050	5.5	17.33	**Circular Channel (pipe),** Diam= 24.0" Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0
2.9	310	Total			

Subcatchment 1S: Western Drainage Region



Subcatchment 2S: Eastern Drainage Region

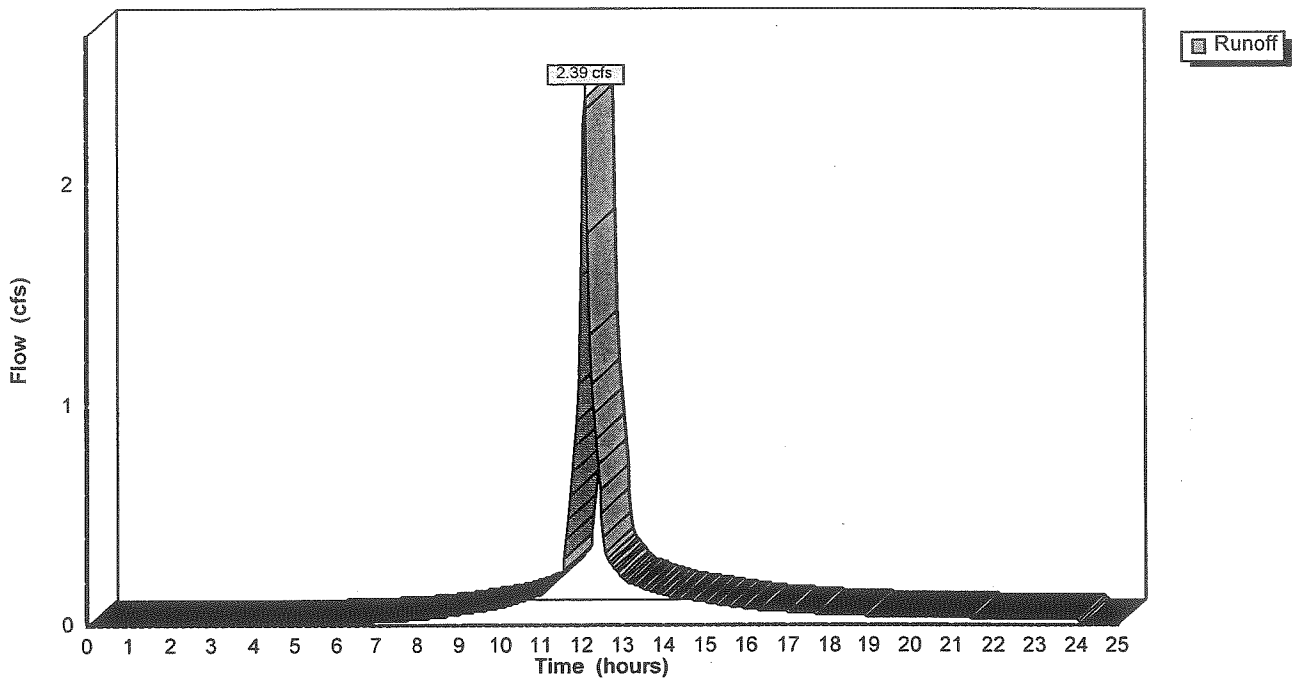
Runoff = 2.39 cfs @ 12.08 hrs, Volume= 0.177 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

Area (ac)	CN	Description
0.210	77	Light Underbrush, HSG D
0.730	98	Impervious/Rooftops
0.940	93	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.9	165	0.0204	1.5		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.00"
0.2	20	0.0395	1.4		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
3.3	230	0.0060	1.2		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
5.4	415	Total			

Subcatchment 2S: Eastern Drainage Region

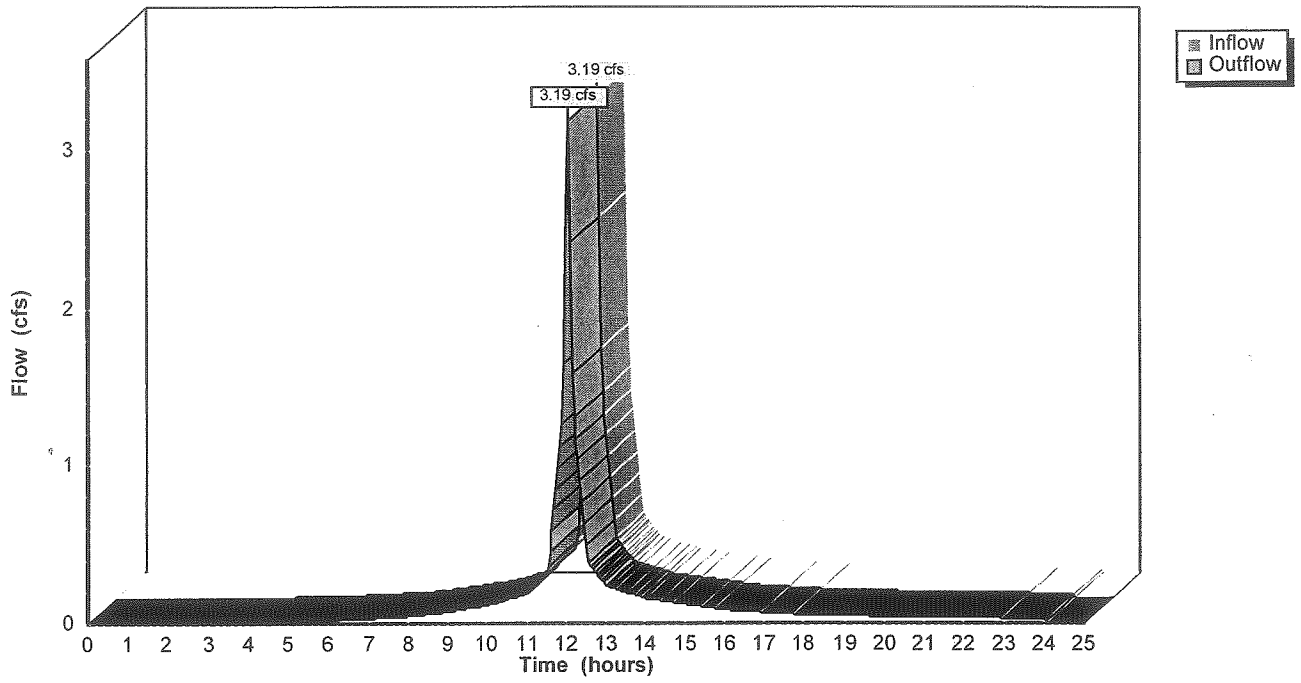


Reach 1R: POA #1

Inflow = 3.19 cfs @ 12.05 hrs, Volume= 0.220 af
Outflow = 3.19 cfs @ 12.05 hrs, Volume= 0.220 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs

Reach 1R: POA #1

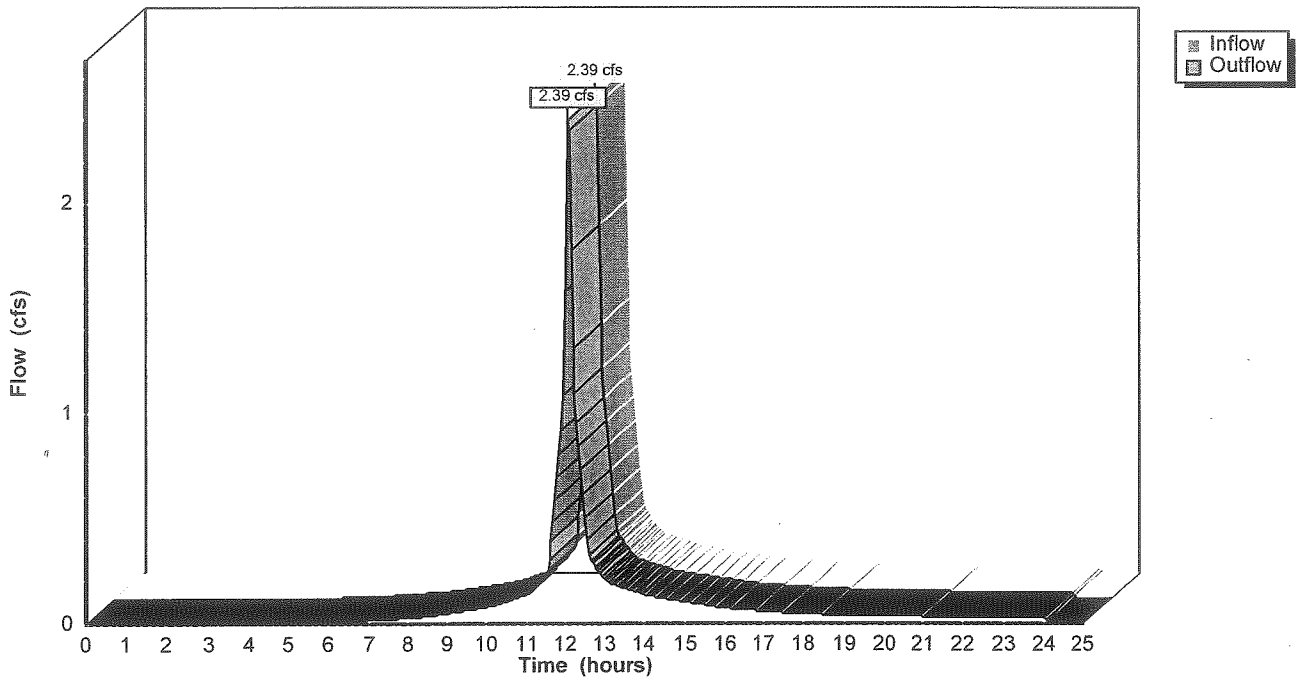


Reach 2R: POA #2

Inflow = 2.39 cfs @ 12.08 hrs, Volume= 0.177 af
Outflow = 2.39 cfs @ 12.08 hrs, Volume= 0.177 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs

Reach 2R: POA #2



Time span=0.00-25.00 hrs, dt=0.05 hrs, 501 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=4.70"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Western Drainage Region
Tc=2.9 min CN=95 Area=1.080 ac Runoff= 5.21 cfs 0.371 af

Subcatchment 2S: Eastern Drainage Region
Tc=5.4 min CN=93 Area=0.940 ac Runoff= 4.02 cfs 0.306 af

Reach 1R: POA #1
Inflow= 5.21 cfs 0.371 af
Outflow= 5.21 cfs 0.371 af

Reach 2R: POA #2
Inflow= 4.02 cfs 0.306 af
Outflow= 4.02 cfs 0.306 af

Runoff Area = 2.020 ac Volume = 0.677 af Average Depth = 4.02"

Subcatchment 1S: Western Drainage Region

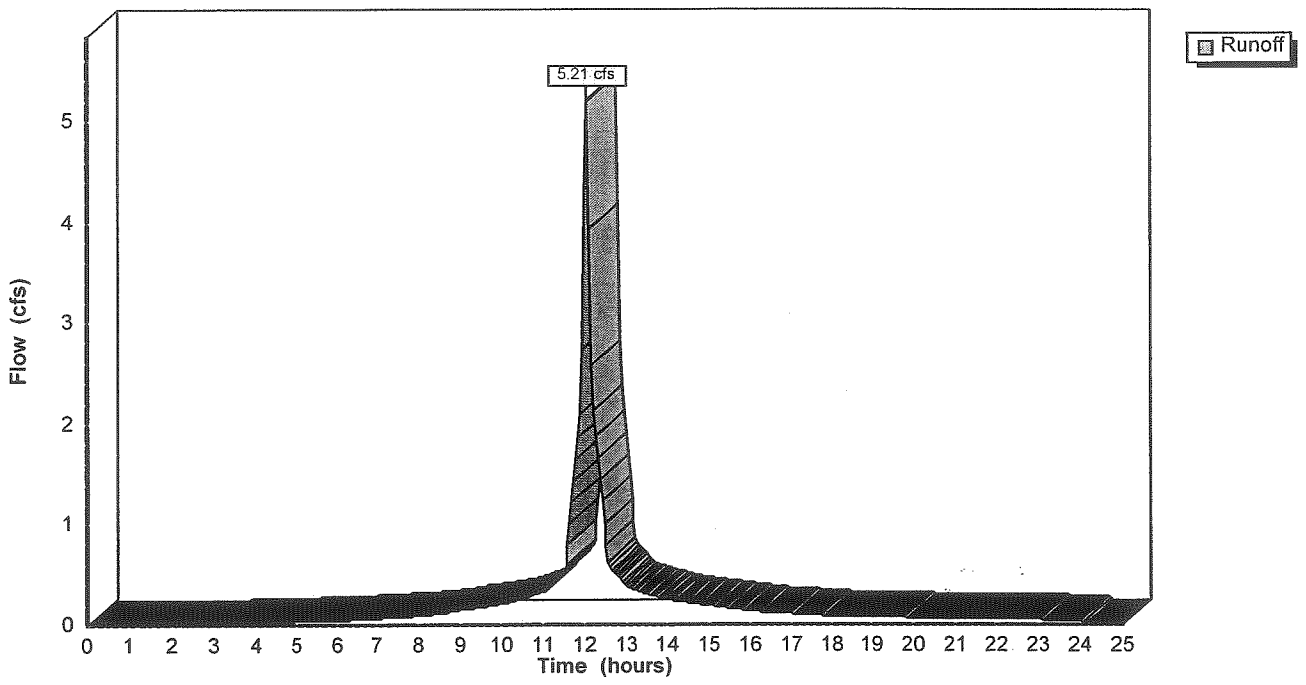
Runoff = 5.21 cfs @ 12.05 hrs, Volume= 0.371 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

Area (ac)	CN	Description
0.180	80	Open Space, Good, HSG D
0.900	98	Impervious/Rooftops
1.080	95	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0	135	0.0112	1.1		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.00"
0.1	15	0.1517	2.7		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.5	50	0.0580	1.7		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	30	0.0050	3.5	2.73	**Circular Channel (pipe),** Diam= 12.0" Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0
0.2	80	0.0050	5.5	17.33	**Circular Channel (pipe),** Diam= 24.0" Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0
2.9	310	Total			

Subcatchment 1S: Western Drainage Region



Subcatchment 2S: Eastern Drainage Region

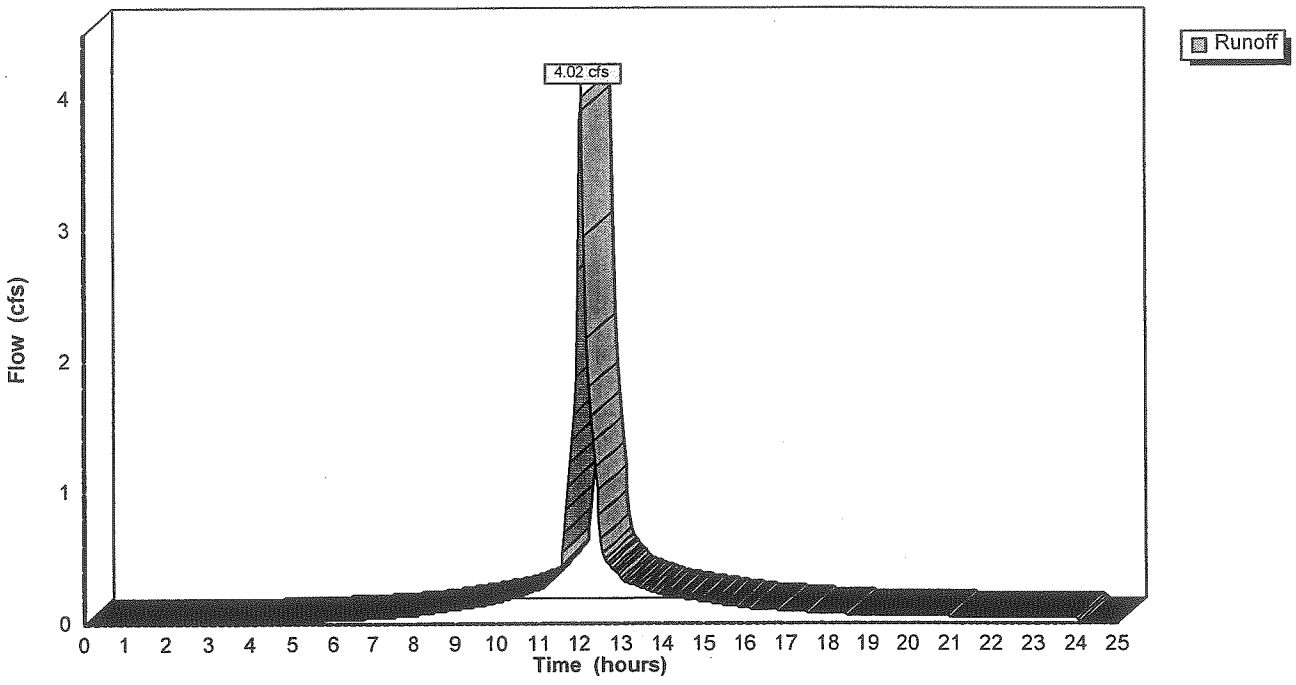
Runoff = 4.02 cfs @ 12.08 hrs, Volume= 0.306 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

Area (ac)	CN	Description
0.210	77	Light Underbrush, HSG D
0.730	98	Impervious/Rooftops
0.940	93	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.9	165	0.0204	1.5		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.00"
0.2	20	0.0395	1.4		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
3.3	230	0.0060	1.2		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
5.4	415	Total			

Subcatchment 2S: Eastern Drainage Region

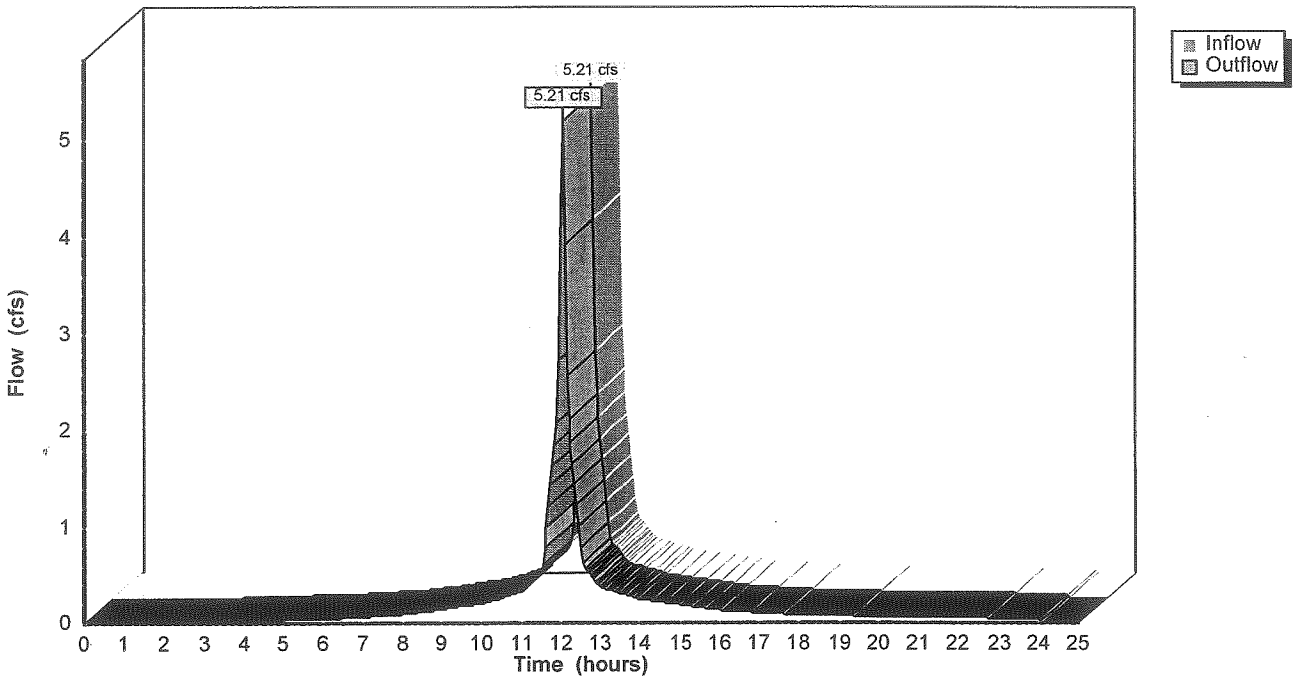


Reach 1R: POA #1

Inflow = 5.21 cfs @ 12.05 hrs, Volume= 0.371 af
Outflow = 5.21 cfs @ 12.05 hrs, Volume= 0.371 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs

Reach 1R: POA #1

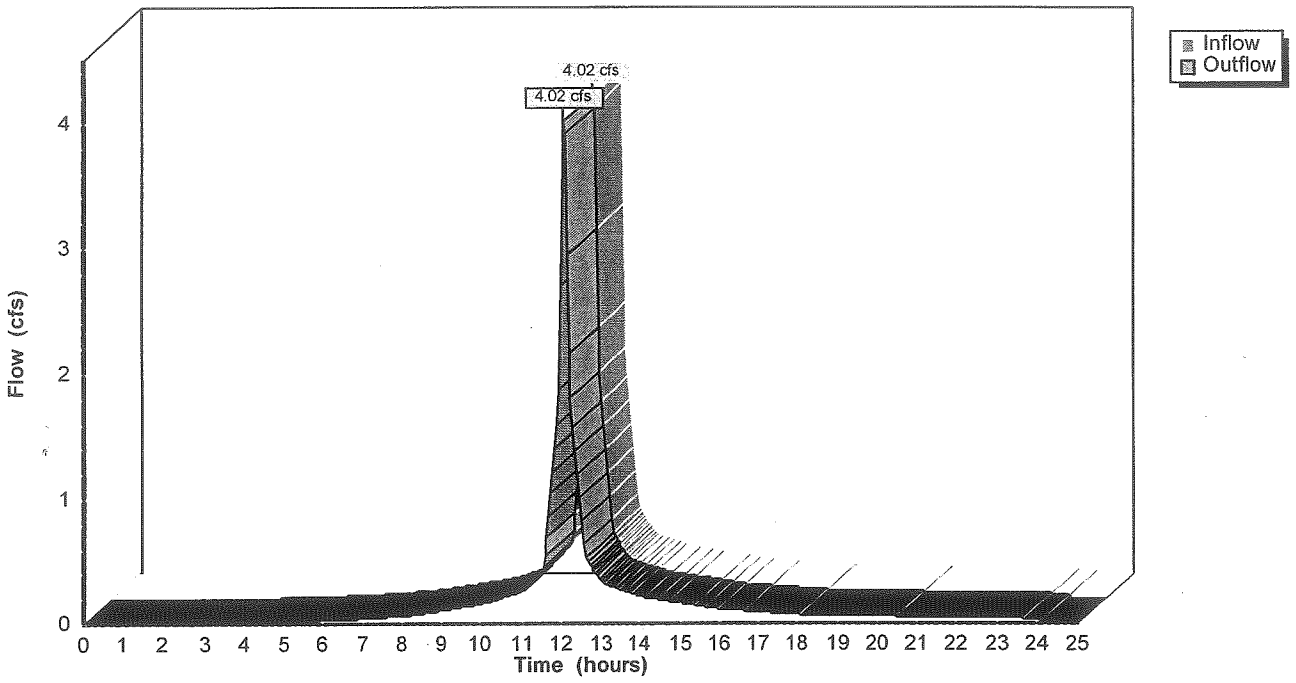


Reach 2R: POA #2

Inflow = 4.02 cfs @ 12.08 hrs, Volume= 0.306 af
Outflow = 4.02 cfs @ 12.08 hrs, Volume= 0.306 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs

Reach 2R: POA #2



Time span=0.00-25.00 hrs, dt=0.05 hrs, 501 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=5.50"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Western Drainage Region
Tc=2.9 min CN=95 Area=1.080 ac Runoff= 6.15 cfs 0.442 af

Subcatchment 2S: Eastern Drainage Region
Tc=5.4 min CN=93 Area=0.940 ac Runoff= 4.77 cfs 0.367 af

Reach 1R: POA #1
Inflow= 6.15 cfs 0.442 af
Outflow= 6.15 cfs 0.442 af

Reach 2R: POA #2
Inflow= 4.77 cfs 0.367 af
Outflow= 4.77 cfs 0.367 af

Runoff Area = 2.020 ac Volume = 0.810 af Average Depth = 4.81"

Subcatchment 1S: Western Drainage Region

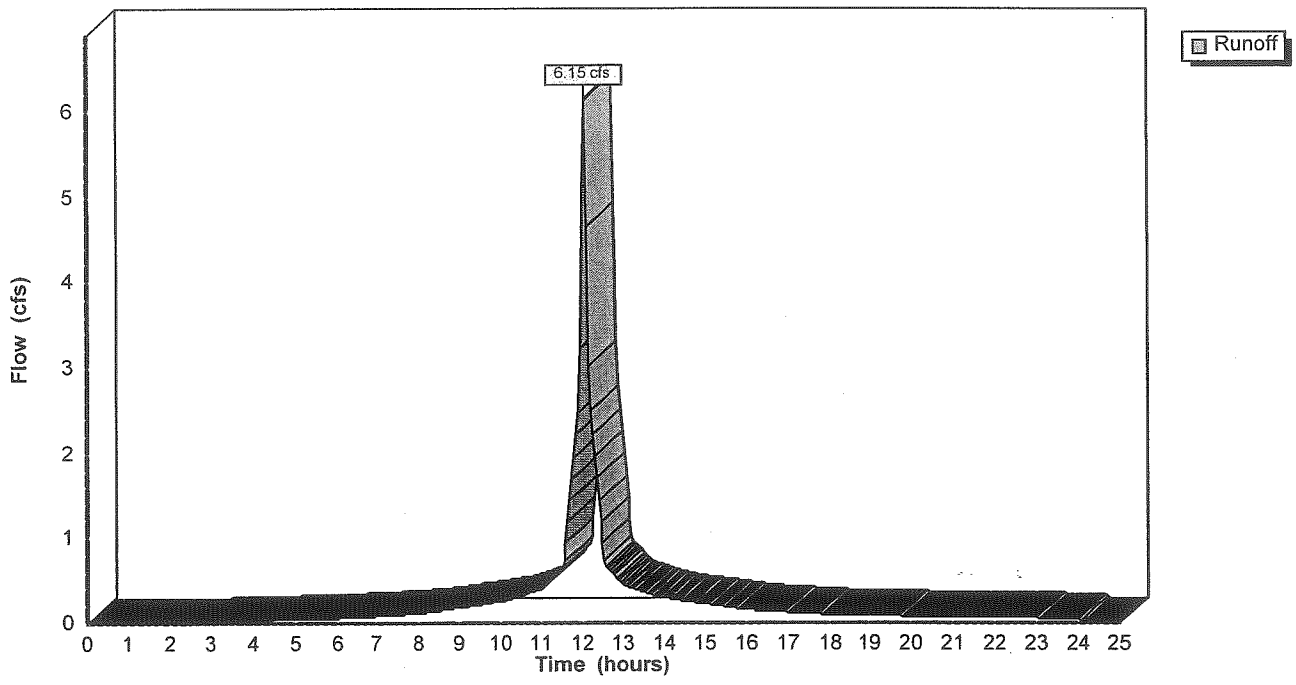
Runoff = 6.15 cfs @ 12.05 hrs, Volume= 0.442 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

Area (ac)	CN	Description
0.180	80	Open Space, Good, HSG D
0.900	98	Impervious/Rooftops
1.080	95	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0	135	0.0112	1.1		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.00"
0.1	15	0.1517	2.7		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.5	50	0.0580	1.7		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	30	0.0050	3.5	2.73	**Circular Channel (pipe),** Diam= 12.0" Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0
0.2	80	0.0050	5.5	17.33	**Circular Channel (pipe),** Diam= 24.0" Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0
2.9	310	Total			

Subcatchment 1S: Western Drainage Region



Subcatchment 2S: Eastern Drainage Region

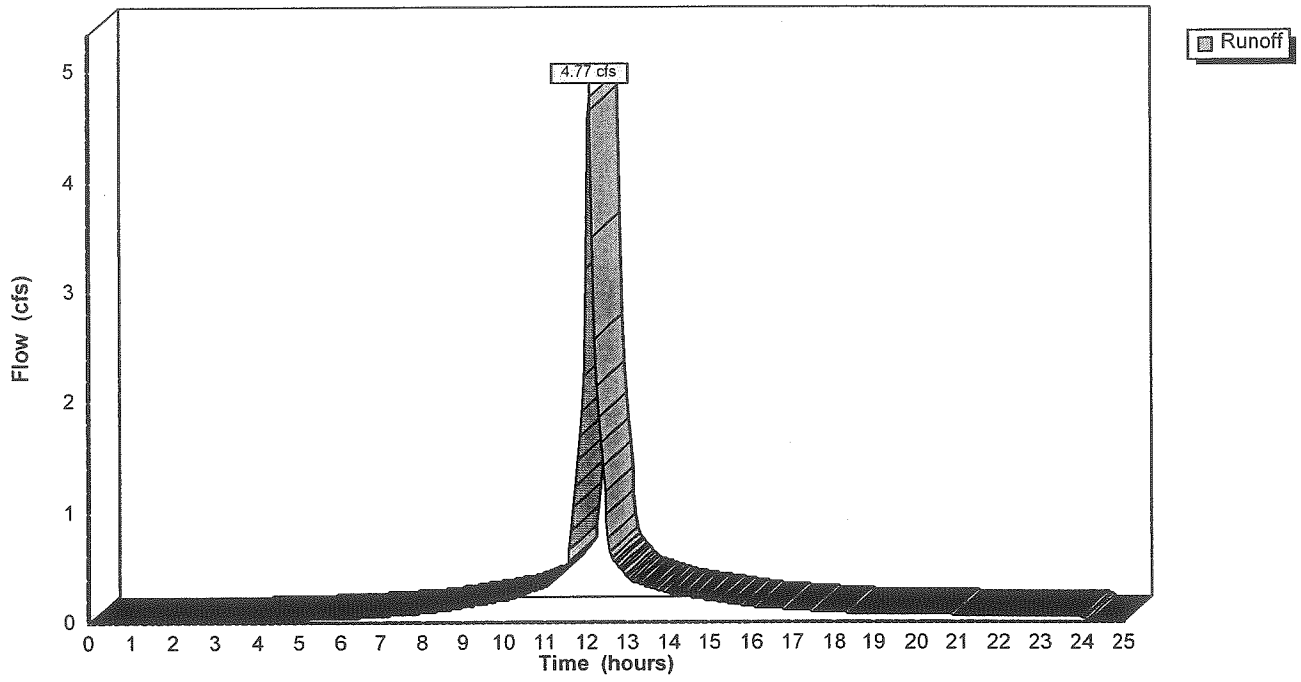
Runoff = 4.77 cfs @ 12.08 hrs, Volume= 0.367 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

Area (ac)	CN	Description
0.210	77	Light Underbrush, HSG D
0.730	98	Impervious/Rooftops
0.940	93	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.9	165	0.0204	1.5		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.00"
0.2	20	0.0395	1.4		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
3.3	230	0.0060	1.2		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
5.4	415	Total			

Subcatchment 2S: Eastern Drainage Region

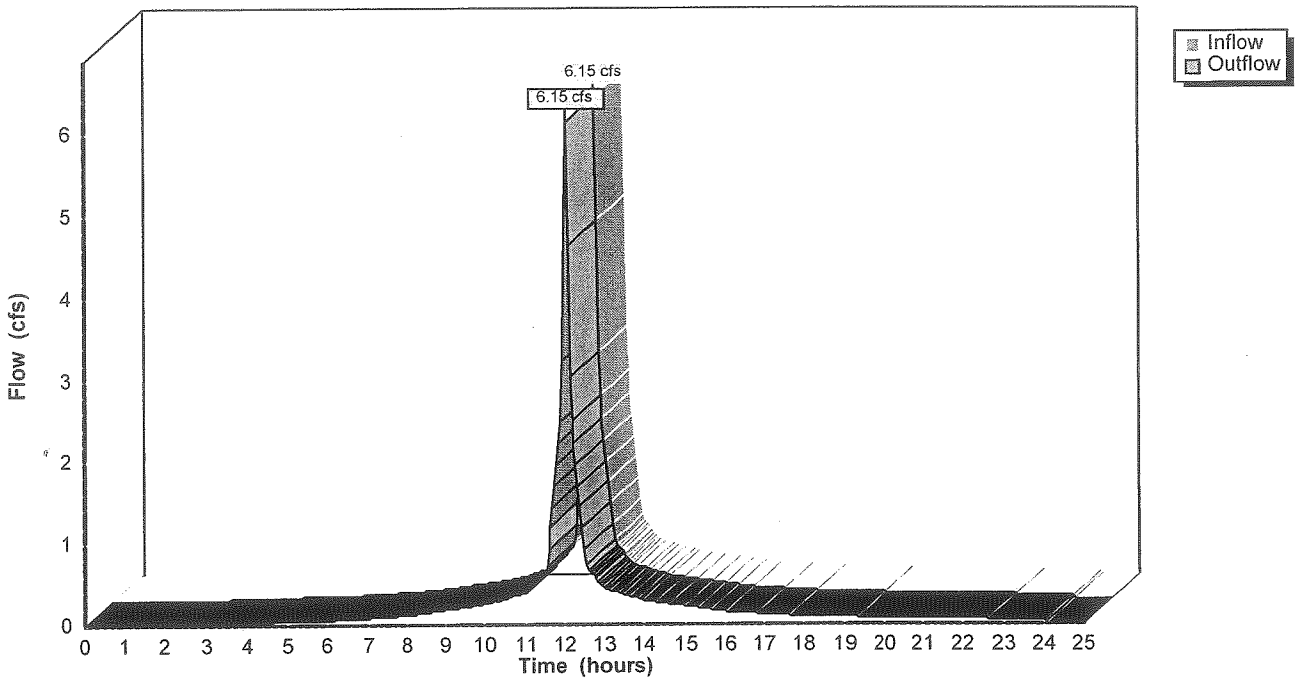


Reach 1R: POA #1

Inflow = 6.15 cfs @ 12.05 hrs, Volume= 0.442 af
Outflow = 6.15 cfs @ 12.05 hrs, Volume= 0.442 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs

Reach 1R: POA #1

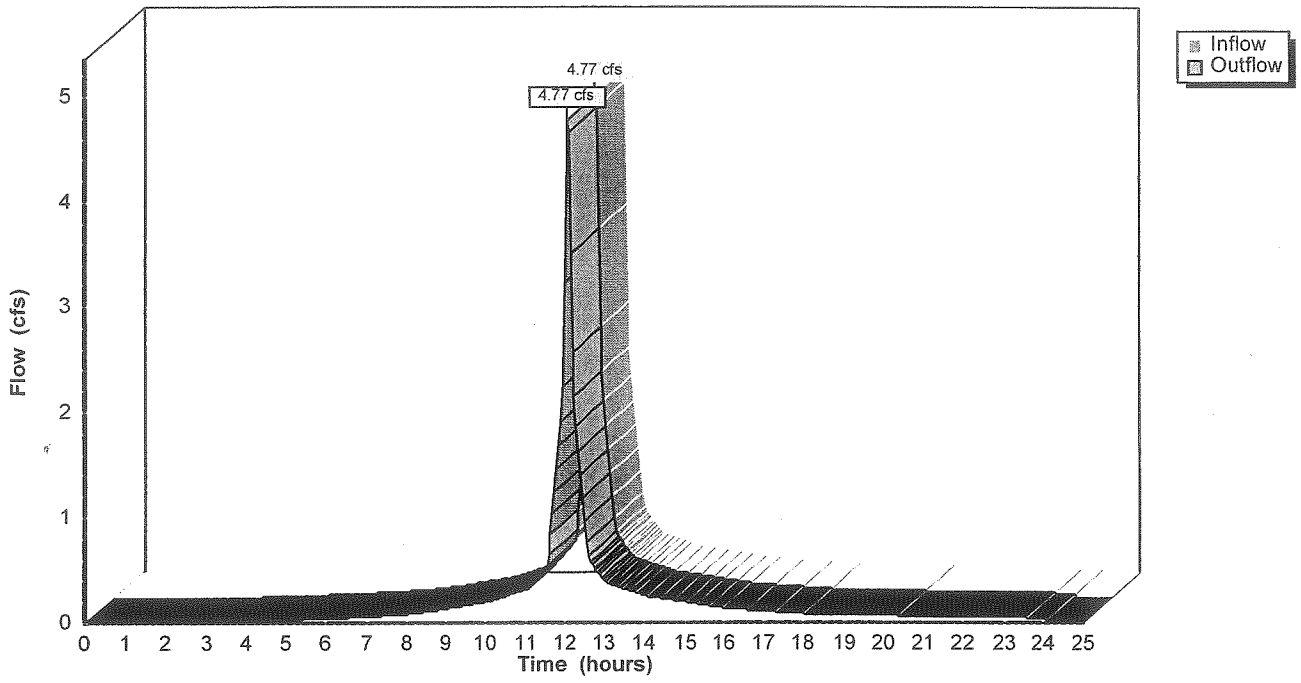


Reach 2R: POA #2

Inflow = 4.77 cfs @ 12.08 hrs, Volume= 0.367 af
Outflow = 4.77 cfs @ 12.08 hrs, Volume= 0.367 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs

Reach 2R: POA #2



SECTION 9

TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL

9.0 Overview

Temporary and permanent erosion and sediment control should not be necessary for the project. The applicant intends to place new siding over the old siding on the building and provide a new layout for the interior of the building. Erosion measures will be put in place as needed at the discretion of the contractor. The site's surfaces have been either paved or graveled, thus resulting in minimal opportunity for erosion or sediment transport to occur.

SECTION 10

LANDSCAPE PLAN

10.0 Overview

The current site consists of the existing Warehouse/Storage building with paved areas around the current facility. It is the intention of the owner to repave and renovate the exterior/interior of the current facility. Also, the owner will provide erosion control and a vegetative buffer as needed.

To attain this goal, the owner or owner's representative will be working with the site contractor to minimize impact to the surrounding vegetation.

In areas where impact to the existing vegetation cannot be avoided, replacement trees and bushes that compliment the existing surroundings may be planted.

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

May 3, 2002

Ms. Sarah Hopkins
Development Review Coordinator
City of Portland Planning Authority
City Hall
Congress Street
Portland, Maine 04103

RE: Application for Minor Site Plan Review
179 Presumpscot Street
Applicant – Richard P. Waltz Plumbing and Heating Co., Inc.

Dear Sarah:

DeLuca-Hoffman Associates, Inc. has prepared a submission package for a Minor Site Plan Review on behalf of Richard P. Waltz Plumbing. The proposed project will be located on a 1.396-acre parcel (Tax Map 426 Block A Lot 4 & 5) off Presumpscot Street. The project site is located in the Industrial zone, thus the proposal qualifies for a Minor Site Plan Review. Location and resource maps contained in the application package depict the project location. Richard P. Waltz proposes to renovate the existing approximately 10,640 SF building previously owned by Maine Tank Co. to be used for office and storage space. The existing building will remain a single-story pitched-roof structure.

The site will be accessed off Presumpscot Street via an existing access drive with an additional access drive off of the existing access road on the northern side of the building. The existing utility services to the building will remain and are considered adequate for the modest water, sewer and power needs for the site.

Stormwater runoff from the front of the site will be collected in a closed drainage system that discharges stormwater to tidal waters associated with the Presumpscot River. Stormwater runoff from the rear of the property drains towards the adjacent railroad bed where the runoff appears to infiltrate into the existing stone rail bed. A brief computation of runoff flows has been prepared, however, overall the site's runoff patterns and amounts are not expected to change.

Erosion and sediment control measures are not necessary for the project site. The project will include modifications to the building and resurfacing of current ground covers for the site, therefore no erosion and sediment control measures are needed for the proposed improvements to the current site.

From: Jonathan Spence
To: "SBushey@DelucaHoffman.com"@Portland.gwgwia
Subject: 179 Presumpscott

Good Morning Steve,

I received these comments from Tony regarding the above property.

PUBLIC WORKS ENGINEERING REVIEW..5/16/02

I have reviewed the plans and application dated 5/6/02 and offer the following comments on behalf of Public Works:

1. Existing granite curbing along the property frontage has settled and heaved significantly. As a result, Public Works is requesting the applicant reset all settled and heaved granite curb within the public right of way.

2. Public Works is requesting that the existing explanade area, within the Public right of way, be regraded, loamed and seeded.

3. An existing City catch basin, located in the midpoint of the property frontage, has a 12 inch diameter corrugated metal pipe inlet. This inlet collects site runoff and southerly abutting property runoff via a minimally vegetated ditch system. The existing ditch system is in extremely poor condition and filled with litter and debris. The sump of the existing catch basin, as a result, is full with floatables and sediment. Public Works, in regards to drainage, is recommending implementation of either one of the following alternatives:

I. Removal of the existing 12 inch CMP inlet. Installation of catch basin structure in the esplanade, within the right of way, that collects site runoff and southerly abutting runoff via the ditch. Cleaning, regrading and revegetation of the ditch system along the entire property frontage. Connecting the new catch basin to the referenced existing City catch basin in Presumpscot Street. The new catch basin must be fitted with a gas trap. Clean the sump of the existing City catch basin.

II. Remove the existing 12 inch CMP inlet and seal the coresponding inlet in the City catch basin. Remove the entire existing ditch system by regrading the esplande area such that runoff drains to the street gutter. Loam and seed this same area. Clean the existing City catch basin's sump.

4. Public Works is requesting that all of the City catch basins along the frontage of this property have their respective sumps cleaned.

CC: Sarah Hopkins

The project will include only a minor amount of lighting, primarily security lighting over the door entrances into the building. At this time it is anticipated that these lights will be no more that 100 to 200 watt fixtures over each door. If necessary, lighting catalog cuts can be provided to the Planning Authority for review.

Landscaping will be minimal, since the project is located in an Industrial area and is also located on an already fully developed site. Where necessary the owner will provide vegetation to compliment the existing surroundings.

The following statements are provided in accordance with Section 14-525 (c):

(1) The proposed use will be for office space and warehouse storage. The proposed building size is approximately 10,640 SF.

(2) The project parcel size is 1.396 acres and the building size is approximately 10,640 SF.

(3) A 30' wide sewer easement exists across Tax Map 426. Block A, Lot 4. Also, there is a 50' wide R.O.W. owned by St. Lawrence Railroad along the northern side of Tax Map 426. Block A, Lot 4. No other easements or burdens are to be placed on the project site.

(4) The project will generate a small amount of construction debris that will be disposed off at the Riverside Street Disposal facility. After completion, the building operations are expected to generate only a small amount of solid waste that will be disposed of in an onsite dumpster that will be emptied on a weekly basis by an area trash hauler.

(5) Public water, sewer, and power all of which are currently servicing the site from Presumpscot Street will continue to serve the project site. A 12 " water main and a 15" sewer main in Presumpscot Street will provide ample capacity to this project.

(6) A stormwater plan has been provided as plate one in this application. The project will maintain the existing drainage patterns that currently exist on site. A closed drainage system on Presumpscot Street collects the front portion of the site and the rear portion of the site drains to the railroad bed to the east and infiltrates into the stone rail bed. Runoff from the site ultimately discharges towards a tidal basin tributary to the Presumpscot River. The project size does not exceed the threshold requiring water quality treatment of stormwater runoff.

(7) No erosion control plan is anticipated for the completion of the project. The project includes renovating of the existing facility and resurfacing the existing groundcovers with asphalt or gravel. The work is anticipated to begin and be completed in mid May.

(8) The project is subject to a Minor Site plan review by the Portland Planning Authority and a Building Permit by the Code Enforcement Office. The building may require review by the State Fire Marshall. Richard P. Waltz will be handling the Fire Marshall review separately, if necessary. No other permits are required.

(9) Richard P. Waltz Plumbing and Heating Company, Inc. has completed most, if not all of the site improvements at the time of the filing. It is apparent the applicant has sufficient capacity to undertake the projects.

(10) A copy of the property deed is contained in the application package supporting Richard P. Waltz's ownership of the property.

(11) The site contains no unusual natural areas, wildlife or fisheries habitats or archaeological sites.

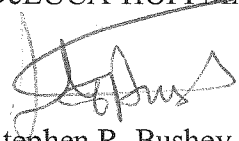
(12) DeLuca-Hoffman Associates, Inc can provide CADD.DXF files to the department upon Final approval of the plan.

(13) The proposed project will generate only a modest amount of recyclable materials. Paper and cardboard will be collected and containerized for removal by area paper and cardboard recyclers such as W. M. Goodman & Sons. This material will likely be collected inside the building in plastic containers supplied by the collection vendors. The materials will be collected on a regularly basis and removed from the site by a selected vendor.

We trust these statements and the supporting application plans and materials satisfy the City's requirements and we look forward to your review and approval of the project. The applicant is seeking a certificate of occupancy for the building and would appreciated the staff's effort to expedite the review and approval. Please contact this office with any staff questions and concerns.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Stephen R. Bushey, PE
Senior Engineer

SRB/ked/JN2268/hopkins05-3-02

Enclosures

c: Richard P. Waltz, Richard P. Waltz Plumbing and Heating

City of Portland

Application for Minor Site Plan Review

Renovation of Warehouse/Storage Facility @ 179 Presumpscot Street for Richard P. Waltz Plumbing and Heating Co. Inc.

Prepared for:

Richard P. Waltz
Plumbing and Heating Co. Inc.
536 Washington Avenue
Portland, Maine 04103

Prepared by:

DeLuca-Hoffman Associates, Inc.
778 Main Street, Suite 8
South Portland, Maine 04106
(207) 775-1121
dhai@delucahoffman.com

MAY 2002

CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST

If a provision is not applicable, put "NA"

Section 1. Development Description

1.0 A. Narrative
1. Objectives and details
2. Total land area
3. Total floor area

1.1 B. Easements/Right-of-Way Statement
1. Location of existing
2. Location of proposed

C. Natural Resources

1.2 1. NRPA setbacks

1.3 D. Subsurface Conditions
1. USDA Medium Intensity Soils Statement
2. National Wetland Inventory Statement

1.4 E. Infrastructure
1. Sewer Availability
2. Water Availability
3. Right of Way

1.5 F. Construction Plan
1. Outline of construction sequence
2. Dates

1.6 G. Figures, Plates and Drawings

Section 2. Title, Right or Interest (copy of document)

Section 3. Financial Capacity

Att.3.1 A. Estimated costs

B. Financing

Att.3.2 1. Letter of commitment to fund

2. Self-financing

Att.3.3 a. Annual report

Att.3.4 b. Bank statement

Section 4. Technical Ability (description)

4.0 A. Prior experience (statement)

Att.4.1 B. Personnel (documents)

____ **Section 5. Unusual Natural Areas, Wildlife and Fisheries and Archaeological Sites**

Section 6. Review Criteria for Site Plan Approval

Section 7. Solid Waste

7.0 A. Narrative

7.1 B. Solid wastes during construction

7.2 C. Solid wastes during operation of development

Att.7.1 D. Computations

Section 8. Surface Drainage and Runoff

8.0 A. Introduction

8.1 1. Existing conditions

8.2 2. Proposed conditions

8.3 3. Stormwater runoff analysis

8.4 4. Conclusion

B. Maps

Sec.1.6,Fig.1 1. DeLorme location map with site boundaries

Sec.1.6,Fig.6 2. SCS soils map with site boundaries

Sec.1.6,Fig.8 3. NWI map with site boundaries

Sec.1.6,Fig.7 4. Aquifer map with site boundaries

Sec.1,Plate1 C. Drainage plan

D. Runoff analysis (predevelopment and postdevelopment)

Att.8.1 1. Curve number computations

Att.8.1 2. Time of concentration calculations

Att.8.1 3. Travel time calculations

Att.8.1 4. Peak discharge calculations

Att.8.1 5. Reservoir routing calculations

Section 9. Temporary and Permanent Erosion and Sediment Control

Section 10. Landscape Plan

SECTION 1

DEVELOPMENT DESCRIPTION

1.0 Overview

Richard P. Waltz is proposing to renovate the existing one-story warehouse/office building on the existing 35,585 square foot lot off of Presumpscot Street. The project site was formerly owned and occupied by Maine Tank Company, Inc., who fabricated and inventoried metal tanks among other things. The applicant proposes to rehabilitate the existing structure and grounds and will use the facility as an office and staging area for their plumbing and heating business. Several administrative staff will occupy the building during regular business hours while the technical staff will park company vehicles and equipment during non business hours. The site will continue to be accesses via Presumpscot Street with an additional access drive off the existing access road on the northern side of the facility. An outside storage area for vehicles will continue as part of this development.

1.1 Existing and Proposed Easements/Rights-of-Way

There is currently a 30' city of Portland sewer easement running through the central portion of the site. No buildings or other structures are proposed within the easement area. The easement extends from Presumpscot Street to the rear of the lot. Also, the Canadian National Railroad has a right of way that runs along the northern and eastern sides of the development parcel. The locations of these areas are shown on Sheet 2 of the attached plan set.

1.2 Natural Resources

The state agency that handles identification of natural areas was contacted via a letter in regards to the proposed project. The Department of Conservation determined that based on the location of the proposed project that there are no issues in regards to natural resources in the project vicinity. The site has previously been fully developed. The applicant will simply be improving the site conditions.

1.3 Subsurface Conditions

According to the Medium Intensity Soil Survey for Cumberland County, the development site consists of the following soil(s):

BuB – Buxton Silt Loam
Cu – Cut/Fill Land

According to the National Wetland Inventory (NWI) for Portland (North), Maine, there are no wetlands delineated in the development vicinity. Visual inspection of the site confirms that no wetlands are present on the site. Please see Figures 6 and 8 attached showing the soils and wetland areas with respect to the development location.

1.4 Infrastructure

The proposed development will not require any infrastructure modifications. The developer intends to renovate the current building and maintain the same drainage patterns. The developer will continue to use the utility service extending into the site including water, sewer and power supply. No known utility or infrastructure concerns exist on the site. The stormwater runoff from the site will continue to enter a ditch along Presumpscot Street or shed down onto the adjacent railroad bed. Runoff entering the ditch goes into a closed pipe system that crosses the site and ultimately discharges freely into the natural ravine and drainageway connected to the tidal basin to the east. No impacts to the drainage patterns or flow regimes on the site or adjacent properties will result from the applicants proposed reuse of the property.

1.5 Construction Plan

The applicant has commenced the completion of the site improvements to the building and yard area. A certificate of occupancy for the structure will be sought in mid May.

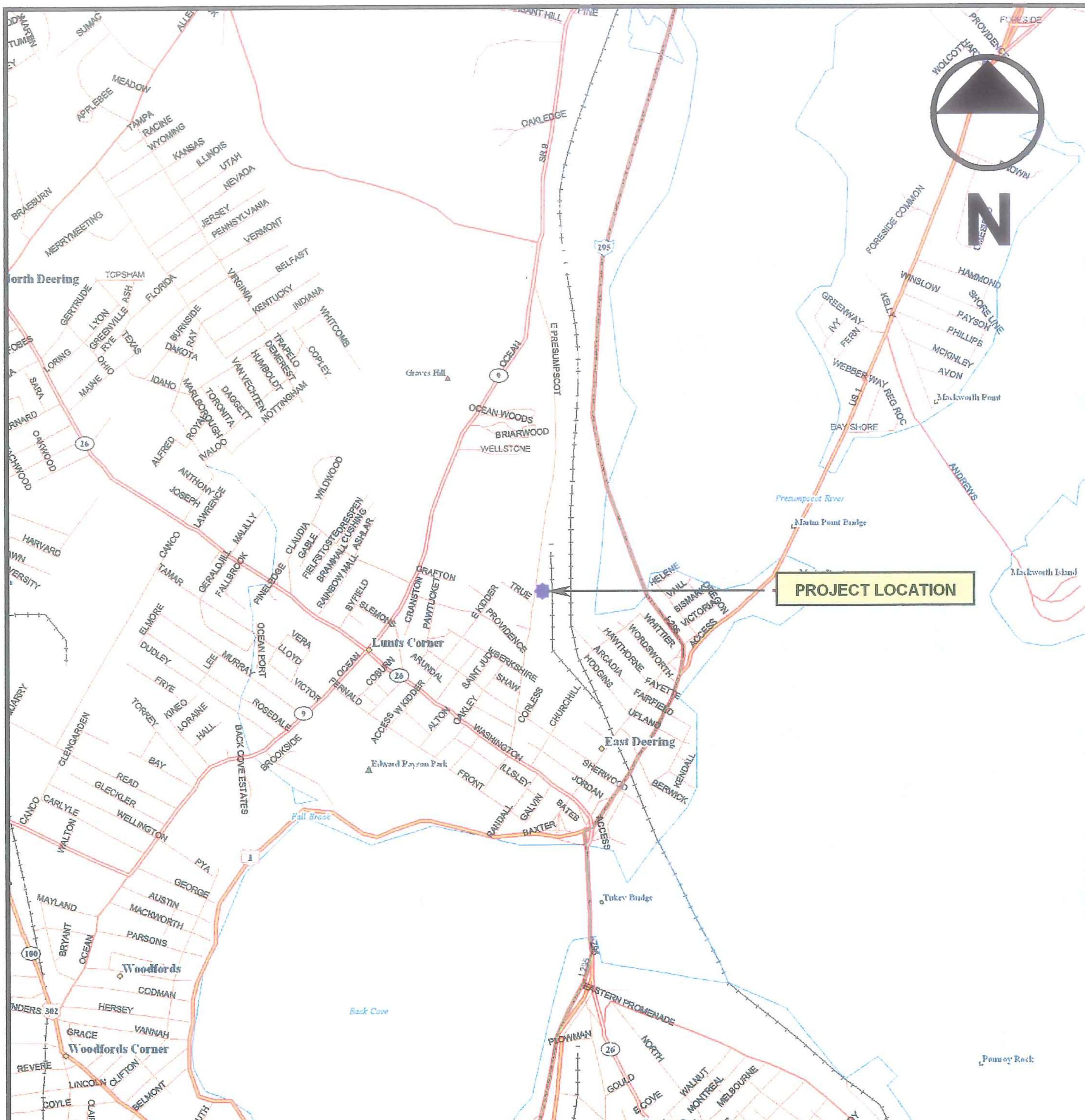
Table 1.1 - The proposed schedule developed for this project is as follows:		
Item	**Site Work**	**Buildings**
Local Site Plan	May 2002	N/A
Start Construction	May 2002	N/A
Building Construction	N/A	N/A
Complete Site Work	May 2002	May 2002
Complete Building	May 2002	May 2002
Building Occupancy	N/A	May 2002

1.6 Figures, Plates and Drawings

Figure	Description
1	DeLorme Location Map
2	USGS Location Map
3	Tax Assessor's Map
4	Zoning Map
5	Aerial Photograph
6	USDA Medium Intensity Soils Map
7	MGS Sand and Gravel Aquifer Map
8	National Wetland Inventory Map

Plates	Description
1	Watershed Plan

Plan Sheets	Description
1	General Notes and Legend
2	Existing Conditions/Site Layout and Utilities Plan
3	Site Details



DeLORME LOCATION MAP

Presumpscot Street Warehouse/Storage – Portland, Maine

SOURCE: DeLORME MAP EXPERT; **DATED:** 1993

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207-775-1121
FAX: 207-879-0896
E-MAIL: dhai@delucahoffman.com

DESIGNED	TD	DATE	APRIL 2002
DRAWN	JDL	SCALE	1" = 2000'+-
CHECKED	TD	JOB NO.	2268

FIGURE

1

USGS TOPOGRAPHIC MAP

Presumpscot Street Warehouse/Storage – Portland, Maine

SOURCE: TOPOSCOUT; Coastal Maine CD-ROM, USGS Portland West Quadrangle, 7.5 Minute Series (Topographic)

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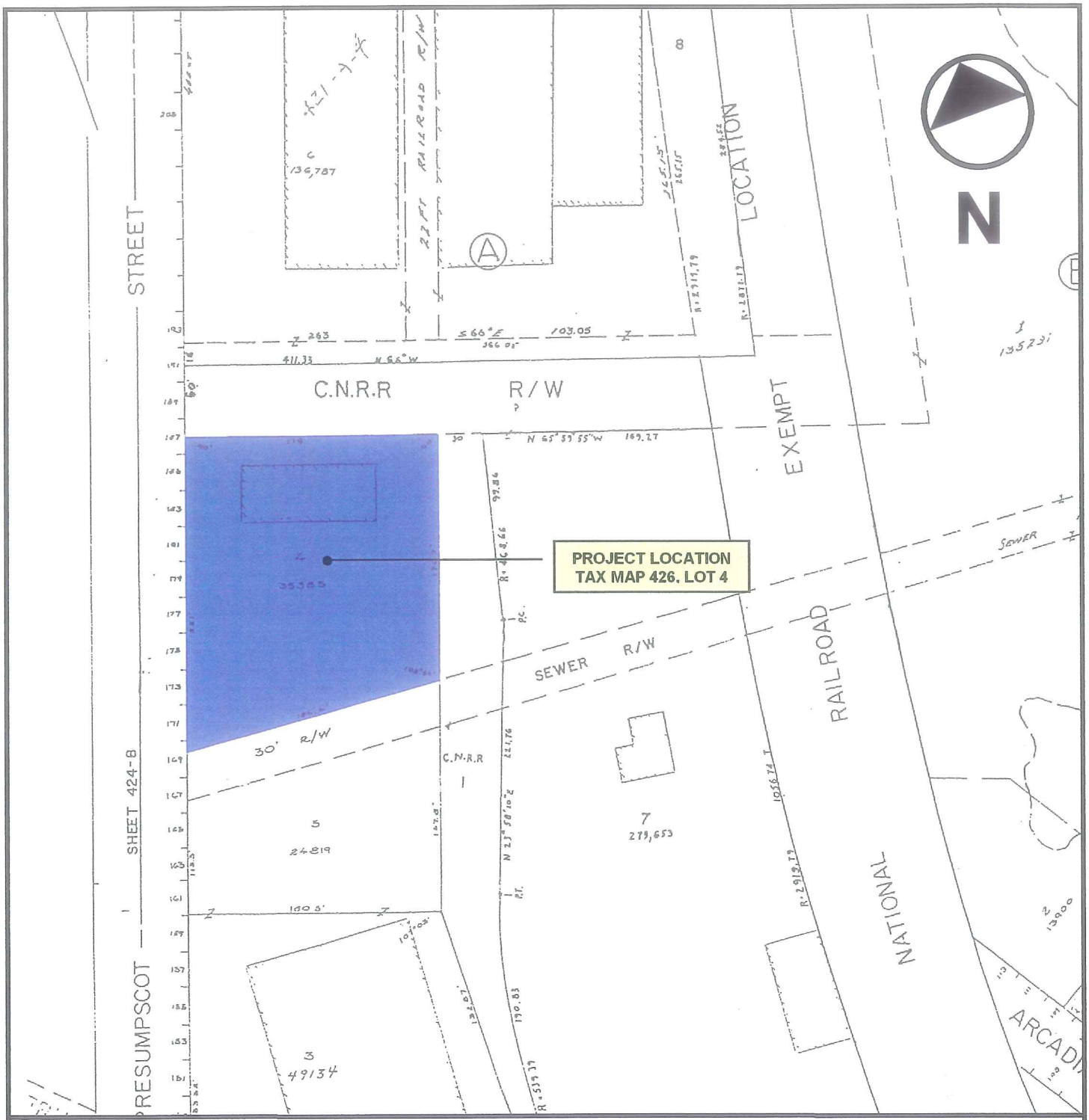
DESIGNED	TD	DATE	APRIL 2002	FIGURE
DRAWN	JDL	SCALE	1" = 2000'+-	2
CHECKED	TD	JOB NO.	2268	



PROPERTY TAX MAP

Presumpscot Street Warehouse/Storage – Portland, Maine

SOURCE: CITY OF PORTLAND ASSESSORSPLAN; **TAX MAP:** 426

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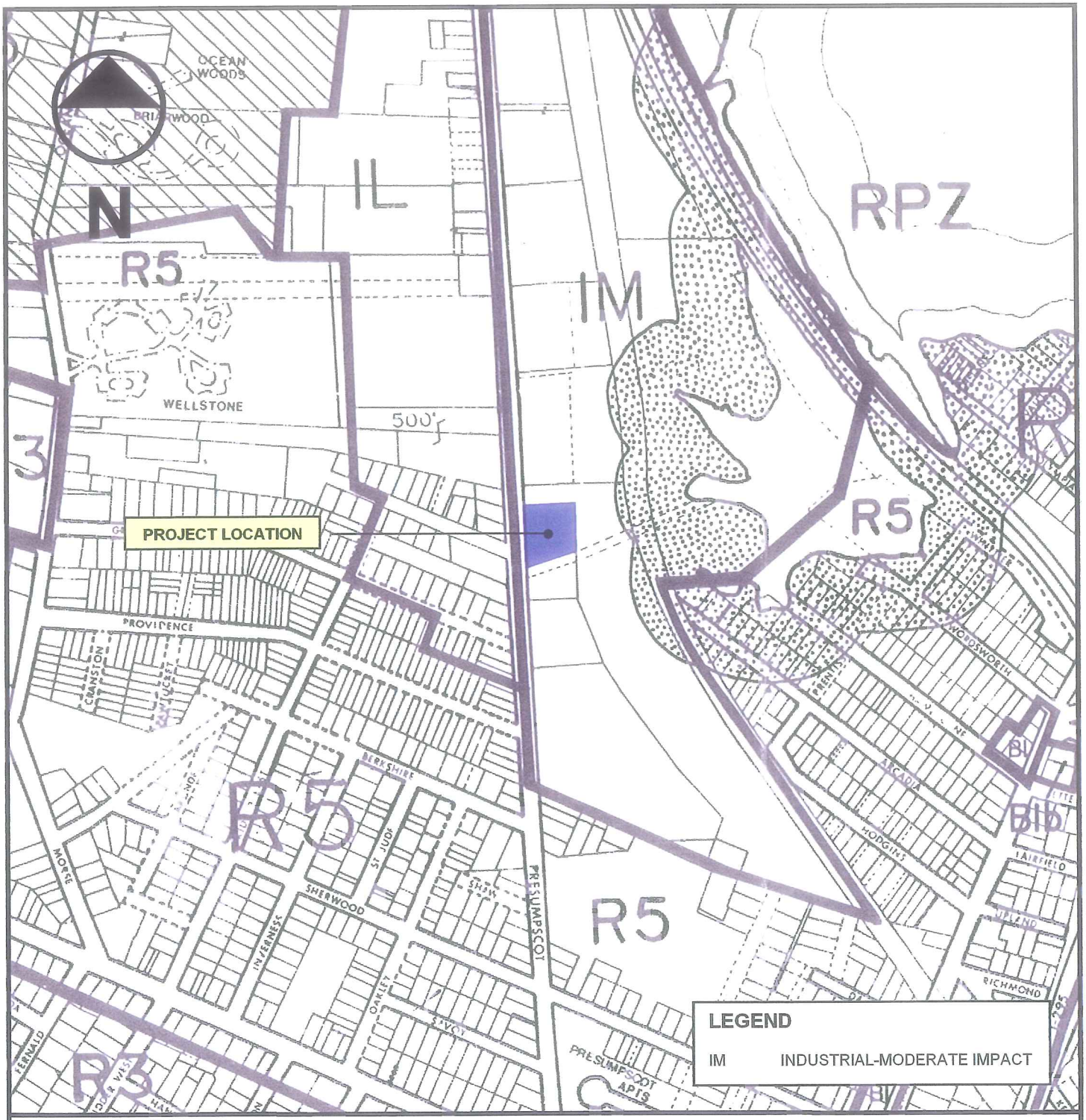
DESIGNED	TD	DATE	APRIL 2002	FIGURE
DRAWN	JDL	SCALE	1" = 100'+-	3
CHECKED	TD	JOB NO.	2268	



ZONING MAP

Presumpscot Street Warehouse/Storage – Portland, Maine

SOURCE: CITY OF PORTLAND (Northern Section); **REDRAWN:** NOVEMBER 1992; **REVISED:** MARCH 1997

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DESIGNED	TD	DATE	APRIL 2002	FIGURE
DRAWN	JDL	SCALE	1" = 500'+-	4
CHECKED	TD	JOB NO.	2268	

AERIAL PHOTOGRAPH

Presumpscot Street Warehouse/Storage – Portland, Maine

SOURCE: MICROSOFT TERRASERVER

DH

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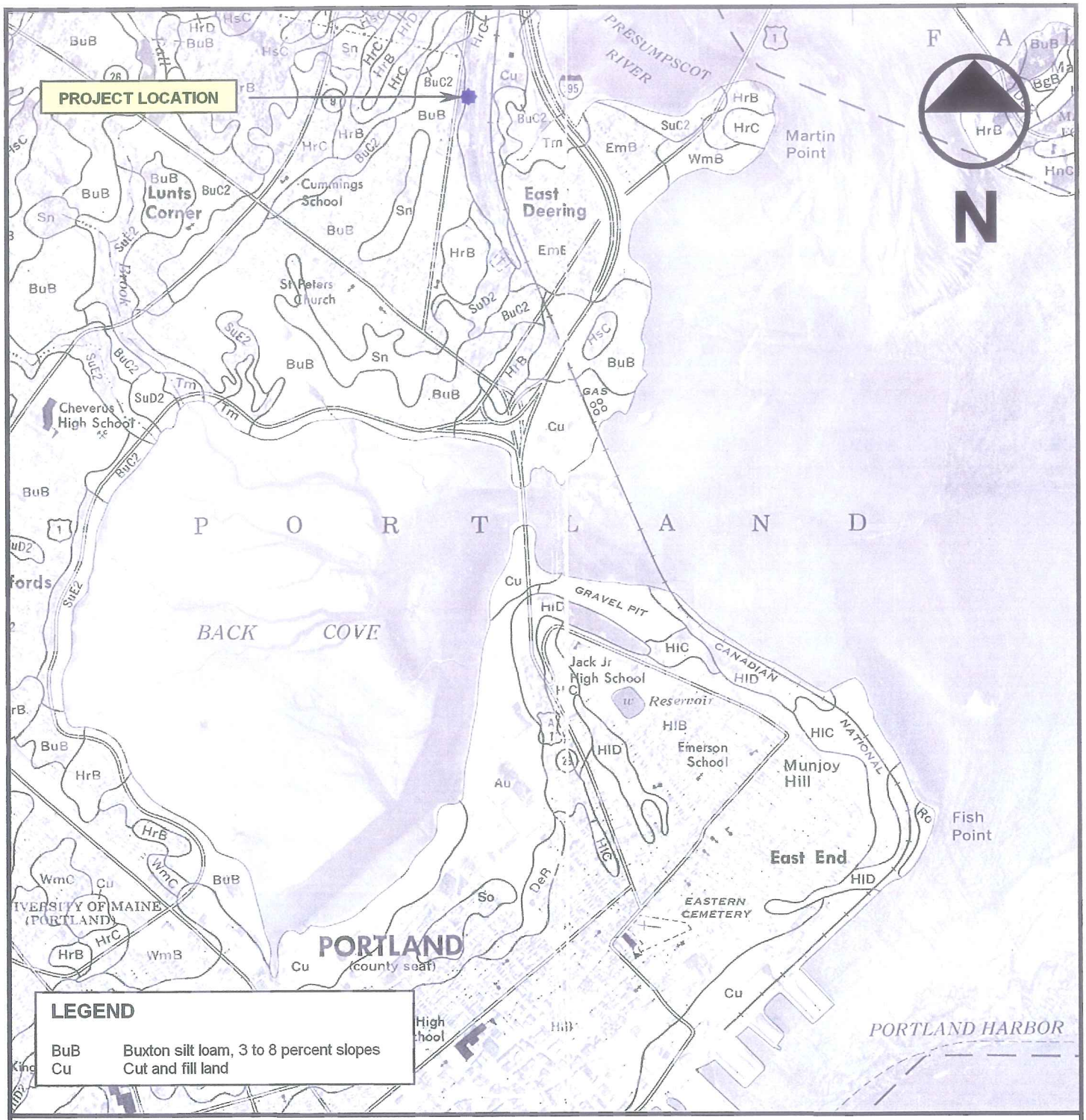
DESIGNED	TD	DATE	APRIL 2002	FIGURE
DRAWN	JDL	SCALE	N.T.S.	5
CHECKED	TD	JOB NO.	2268	



USDA SOILS MAP

Presumpscot Street Warehouse/Storage – Portland, Maine

SOURCE: SOIL SURVEY OF CUMBERLAND COUNTY, MAINE; **SHEET NUMBER:** 82

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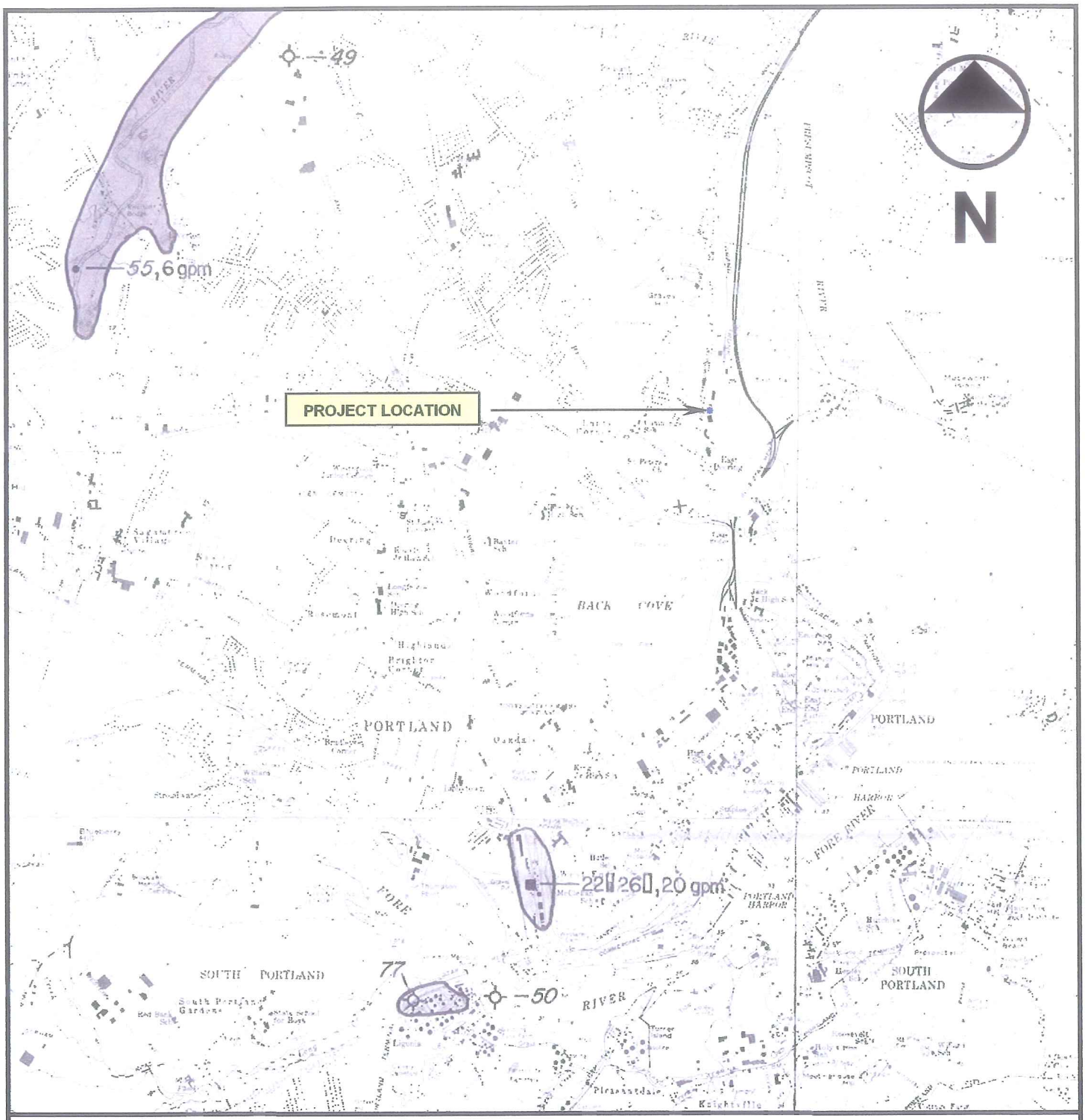
DESIGNED	TD	DATE	APRIL 2002	FIGURE 6
DRAWN	JDL	SCALE	1" = 1667'+-	
CHECKED	TD	JOB NO.	2268	



MGS SAND AND GRAVEL AQUIFER MAP

Presumpscot Street Warehouse/Storage – Portland, Maine

SOURCE: SAND AND GRAVEL AQUIFERS, MAP 5, CUMBERLAND AND YORK COUNTIES, MAINE;
DATED: 1979: **OPEN-FILE NO.** 79-6

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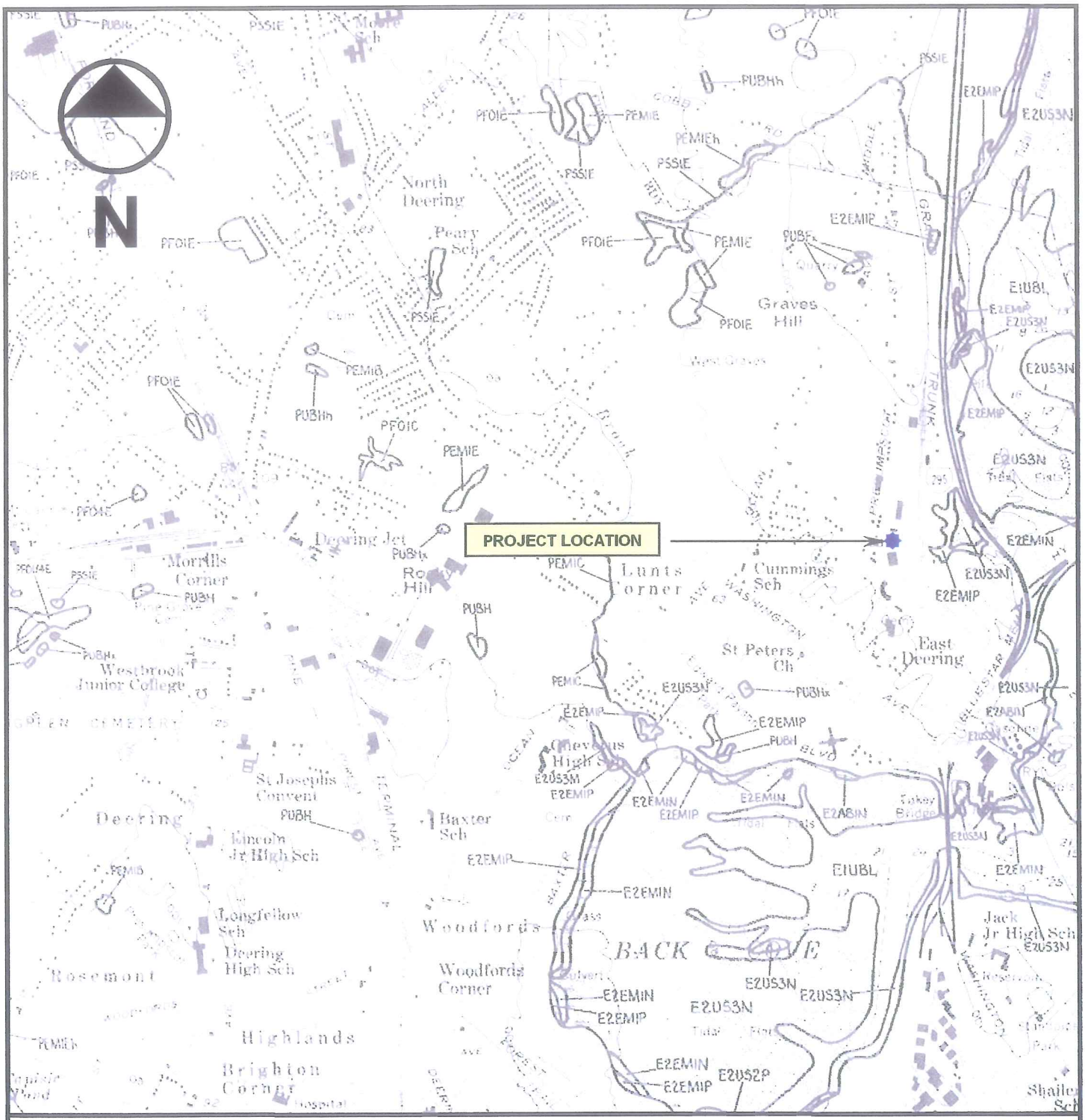
DESIGNED	TD	DATE	APRIL 2002	FIGURE
DRAWN	JDL	SCALE	1" = 4167'+-	7
CHECKED	TD	JOB NO.	2268	



NATIONAL WETLANDS INVENTORY MAP

Presumpscot Street Warehouse/Storage – Portland, Maine

SOURCE: NATIONAL WETLANDS INVENTORY; PORTLAND WEST QUADRANGLE; **DATED:** 1992

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DESIGNED	TD	DATE	APRIL 2002	FIGURE
DRAWN	JDL	SCALE	1" = 2000'+-	8
CHECKED	TD	JOB NO.	2268	

PHOTO 1A: View to north, of 1985b building addition; AST storage area in foreground.

PHOTO 1B: View to north, of current facility upgrade with new siding.

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SITE PHOTOGRAPHS
Presumpscot Street Warehouse/Storage
Portland, Maine
Photographs taken by SHEVENELL-GALLEN and Associates, Inc.

PHOTO 2A: View to south, of Lot 5 portion of site, used for scrap metal storage.

PHOTO 2B: View to south, of Lot 5 portion of site, used for vehicle parking, material stockpiling.

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SITE PHOTOGRAPHS
Presumpscot Street Warehouse/Storage
Portland, Maine
Photographs taken by SHEVENELL-GALLEN and Associates, Inc.

PHOTO 3A: View to northwest, of rear of building; septic tank located where vehicles parked.

PHOTO 3B: View to northwest, of current rear of building.

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SITE PHOTOGRAPHS
Presumpscot Street Warehouse/Storage
Portland, Maine
Photographs taken by SHEVENELL-GALLEN and Associates, Inc.

PHOTO 4A: View of painting-booth vent hood on north side of building.

PHOTO 4B: View of north side of building with new siding and windows.

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SITE PHOTOGRAPHS
Presumpscot Street Warehouse/Storage
Portland, Maine
Photographs taken by SHEVENELL-GALLEN and Associates, Inc.

PHOTO 5: View to northeast, of front of building facing Presumpscot Street.

DH

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SITE PHOTOGRAPHS
Presumpscot Street Warehouse/Storage
Portland, Maine
Photographs taken by SHEVENELL-GALLEN and Associates, Inc.

SECTION 2

TITLE, RIGHT AND INTEREST

2.0 Overview

Richard P. Waltz owns the lot proposed for the development. Please see attached supporting documents.

0098664 BK17118PG089

QUITCLAIM DEED
(With Covenant)

KNOW ALL PERSONS BY THESE PRESENTS, that **MAINE TANK CO., INC.**, a Maine corporation organized and existing under the laws of the State of Maine, and located at Portland, in the County of Cumberland, State of Maine, in consideration of One Dollar and other valuable consideration paid by **RICHARD P. WALTZ, JR.**, of Portland, County of Cumberland, State of Maine, whose mailing address is 536 Washington Avenue, Portland, ME 04103, the receipt whereof is hereby acknowledged, it does hereby acknowledge, does hereby **REMISE, RELEASE, BARGAIN, SELL AND CONVEY,** and forever **QUITCLAIM** unto the said **RICHARD P. WALTZ, JR.**, his heirs and assigns forever, the following described real estate:

See Exhibit A, attached hereto and incorporated herein.

MAINE REAL ESTATE TAX PAID

TO HAVE AND TO HOLD, the same, together with all the privileges and appurtenances thereunto belonging, to the said RICHARD P. WALTZ, JR., his heirs and assigns forever, to their use and behoof forever.

AND it does COVENANT with the said Grantee, his heirs and assigns forever, that it will WARRANT AND FOREVER DEFEND the premises to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under this deed (except as aforesaid).

IN WITNESS WHEREOF, the said MAINE TANK CO., INC has caused this instrument to be signed and sealed in its corporate name by Mark C. Plummer, its President, thereunto duly authorized, this 21st day of December 2001.

WITNESS

MAINE TANK CO., INC.

By: Mark C. Plummer
Mark C. Plummer, President

December 21, 2001

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

Then personally appeared the above-named Mark C. Plummer, the President of said Corporation, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Corporation.

Before me,

~~Notary Public~~/Attorney-at-Law
Print Name: Suzanne R. Scott

BK17118PG090

EXHIBIT A

Parcel One

A piece or parcel of land of trapezoidal form, situated in East Deering, County of Cumberland, State of Maine, United States of America, and more fully described as follows:

Commencing at a point in the Easterly limit of Presumpscot Road, said point being distant one thousand, four hundred and seventy-five and twenty two hundredths (1,475.22') feet from the intersection of said Easterly limit with the Northeasterly limit of Sherwood Street; thence Northerly following said Easterly limit of Presumpscot Road, a distance of two hundred and twenty-one (221') feet to a point; thence Easterly and at right angles with said Easterly limit of Presumpscot Road, a distance of one hundred and seventy-nine (179') feet to a point; thence Southerly and at right angles with the preceding course, a distance of one hundred and seventy-six and seventy hundredths (176.70') feet to a point; thence Westerly and making an interior angle of 103° -54' 00" with the preceding course, a distance of one hundred and eighty-four and forty hundredths (184.40') feet to the point of commencement;

Said parcel of land is bounded by a sewer right-of-way, to the East and by other parts of said property of the Canadian National Railway Company, and to the West by part of Presumpscot Road; and contains an area of thirty five thousand, five hundred and ninety-four (35,594) square feet, more or less, and is shown outlined green on Plan No. 62-226, prepared by Y. Cote, Quebec Land Surveyor, and J.R. Brayne, Civil Engineer for Canadian National Railway Company, and dated at Montreal, December 17th, 1962, and revised January 21st, 1963.

All dimensions, measurements and area being English Measure and all segments being reckoned consecutively and clockwise.

The above described premises are conveyed subject to any and all easements or agreements presently existing and entered into between the Grantor, or its predecessors in title, and any third party affecting in any way the use or enjoyment of the property.

In no way limiting the intent and purpose of the preceding paragraph, the above described premises are conveyed subject to the sewer easement extending easterly across other lands of the Grantor, the boundary of said sewer right-of-way forming the boundary of the property herein conveyed.

Being the same premises conveyed in a deed from Canadian National Railway Company to Maine Tank Company, Inc., dated March 25, 1963 and recorded in the Cumberland County Registry of Deeds in Book 2738, Page 268.

Parcel Two

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

BK17118PG091

Beginning at an iron pin set (5/8" rebar) on the easterly sideline of Presumpscot Street said pin being at the southwesterly corner of land now or formerly of Maine Tank Company, Inc. as recorded in the Cumberland County Registry of Deeds in Book 2738, Page 268. Thence by the following courses and distances:

Along land of Maine Tank Company, Inc. S 79° 18' 56" E a distance of One Hundred Eighty Four and Four Hundredths (184.04) feet to an iron pin;

Thence S 24° 02' 04" W a distance of One Hundred Thirty-Two and Sixty-Five Hundredths (132.65) feet to an iron pin set and the northeasterly corner of land now or formerly of Wyatt Garfield, Jr. and Rachel B. Garfield;

Thence along said land of Garfield N 73° 21' 31" W a distance of One Hundred Eighty and Two Hundredths (180.02) feet to an iron pin set;

Thence along said Presumpscot Street N 24° 35' 06" E a distance of One Hundred Thirteen and Five Hundredths (113.05) feet to the point of beginning.

Reference is made to an unrecorded plan prepared for Wyatt Garfield, Jr. by Cullenberg Land Surveying dated January 25, 1999, and this conveyance is made subject to all easements and restrictions of record.

Being the same premises conveyed by Warranty Deed from Wyatt Garfield, Jr. and Rachel B. Garfield to Maine Tank Company, Inc., dated March 5, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14592, Page 3.

SECTION 3

FINANCIAL CAPACITY

3.0 Overview

Richard P. Waltz is financing the proposed development. A copy of the agreement and estimate for the proposed development accompanies this report. As of this submission the applicant has nearly completed all the proposed improvements to the site. Hence a waiver of the performance guarantee requirements is requested since it will generally not be applicable to this project.

SECTION 4

TECHNICAL ABILITY

4.0 Overview

The applicant has contracted the site development design and environmental permitting work to DeLuca-Hoffman Associates, Inc., a civil engineering firm located in South Portland, Maine. DeLuca-Hoffman Associates, Inc. was founded in 1986 and has provided engineering services to private, industrial, commercial, municipal and governmental clients for the past 15 years. Richard P. Waltz Plumbing has been in business for many years and has owned and successfully operated its properties during that time.

SECTION 5

UNUSUAL NATURAL AREAS, WILDLIFE AND FISHERIES HABITATS OR ARCHAEOLOGICAL SITES

5.0 Overview

The respective Agencies have been contacted in regards to the location of the proposed development for unusual areas, wildlife and fisheries habitats, and archaeological sites. It was determined by these agencies that there are no concerns in the development vicinity for any of these criteria.

2268/44

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

April 11, 2002

Mr. Fred Hurley
Deputy Commissioner
Department of Inland Fisheries & Wildlife
State House Station 41
Augusta, Maine 04333

Subject: **Renovation of old Maine Tank Company Inc. Warehouse/Storage Facility for Richard P. Waltz Plumbing and Heating Company**
179 Presumpscot Street
Portland, Maine 04103

Dear Mr. Hurley:

DeLuca-Hoffman Associates, Inc. has been retained as a consultant to evaluate an approximately 1.396-acre site, owned by Richard P. Waltz Plumbing, for a project involving the renovation of the existing warehouse/storage facility previously used by Maine Tank Company, Inc. The site is located off of Presumpscot Street in Portland, Maine. The site is bounded by Presumpscot Street to the west, the Presumpscot River and Canadian National Railroad the east, Cumberland & York Distribution to the north and privately owned land to the south. A DeLorme Location Map, a USGS Topographical Map, and USDA Medium Intensity Soil Survey mapping of the site are enclosed.

Our office is contacting you to determine if your Department has information regarding possible location of any special or significant wildlife or fisheries habitats which might be impacted at the site.

If you need additional information for your determination, please contact me.

Very truly yours,

DeLUCA-HOFFMAN ASSOCIATES, INC.

Thomas Doyle, E.I.T.
Design Engineer

TD/sq/JN2268/Hurley4-11

Enclosures

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Maine Field Office
1033 South Main Street
Old Town, ME 04468-2023
(207) 827-5938

April 23, 2002

To: Thomas Doyle, E.I.T.
DeLuca-Hoffman Associates, Inc.
778 Main Street, Suite 8
South Portland, ME 04106

Thank you for your letter requesting information or recommendations from the U.S. Fish and Wildlife Service. This form provides the Service's response pursuant to Section 7 of the Endangered Species Act (ESA), as amended (16 U.S.C. 1531-1543), and the Fish and Wildlife Coordination Act, as amended (16 U.S.C. 661-667d).

Project Name/Location/County: Maine Tank Co., Inc. Warehouse / Portland / Cumberland

Date of Receipt of Incoming Letter: April 12, 2002 **Log Number:** 02-138

Based on the information currently available to us, no federally-listed species under the jurisdiction of the Service are known to occur in the project area, with the exception of occasional, transient bald eagles (*Haliaeetus leucocephalus*). Accordingly, no further action is required under Section 7 of the ESA, unless: (1) new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner not previously considered; (2) this action is subsequently modified in a manner that was not considered in this review; or (3) a new species is listed or critical habitat determined that may be affected by the identified action.

A list of federally-listed species in Maine is enclosed for your information. Please contact the Maine Department of Inland Fisheries and Wildlife and Maine Natural Areas Program for an up to date account of state-listed species in the project area.

If you have any questions, please call Ron Joseph at (207) 827-5938.

Ron Joseph 4/24/02
Biologist Date

2268/49

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

April 11, 2002

Mr. Gordon Russell
U.S. Fish & Wildlife Service
Maine Field Office
1033 South Main Street
Old Town, Maine 04468

Subject: **Renovation of old Maine Tank Company Inc. Warehouse/Storage Facility for Richard P. Waltz Plumbing and Heating Company**
179 Presumpscot Street
Portland, Maine 04103

Dear Mr. Russell:

DeLuca-Hoffman Associates, Inc. has been retained as a consultant to evaluate an approximately 1.396-acre site, owned by Richard P. Waltz Plumbing, for a project involving the renovation of the existing warehouse/storage facility previously used by Maine Tank Company, Inc. The site is located off of Presumpscot Street in Portland, Maine. The site is bounded by Presumpscot Street to the west, the Presumpscot River and Canadian National Railroad the east, Cumberland & York Distribution to the north and privately owned land to the south. A DeLorme Location Map, a USGS Topographical Map, and USDA Medium Intensity Soil Survey mapping of the site are enclosed.

Our office is contacting you to determine if your Department has information regarding possible location of any federally listed or proposed to be listed endangered or threatened species that might be impacted by this project.

If you need additional information for your determination, please contact me.

Very truly yours,

DeLUCA-HOFFMAN ASSOCIATES, INC.

Thomas Doyle, E.I.T.
Design Engineer

TD/sq/JN2268/Russell4-11-USF&W

Enclosures

DeLUCA-HOFFMAN ASSOCIATES, INC.
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- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

2268
44

April 11, 2002

Mr. Earle Shettleworth, Jr.
State Historic Preservation Officer
Maine Historic Preservation Commission
State House Station 65
Augusta, Maine 04333

Subject: **Renovation of old Maine Tank Company Inc. Warehouse/Storage Facility for Richard P. Waltz Plumbing and Heating Company**
179 Presumpscot Street
Portland, Maine 04103

Dear Mr. Shettleworth:

DeLuca-Hoffman Associates, Inc. has been retained as a consultant to evaluate an approximately 1.396-acre site, owned by Richard P. Waltz Plumbing, for a project involving the renovation of the existing warehouse/storage facility previously used by Maine Tank Company, Inc. The site is located off of Presumpscot Street in Portland, Maine. The site is bounded by Presumpscot Street to the west, the Presumpscot River and Canadian National Railroad the east, Cumberland & York Distribution to the north and privately owned land to the south. A DeLorme Location Map, a USGS Topographical Map, and USDA Medium Intensity Soil Survey mapping of the site are enclosed.

Our office is contacting you to determine if your Department has information regarding the presence of any structure or area at the site with historic, architectural, or archaeological significance as defined by the National Historic Preservation Act of 1966.

If you need additional information for your determination, please contact me.

Very truly yours,

DeLUCA-HOFFMAN ASSOCIATES, INC.

Thomas Doyle, E.I.T.
Design Engineer

TD/sq/JN2268/Shettleworth4-11

Enclosures

DeLUCA-HOFFMAN ASSOCIATES, INC.
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- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

2268
44

April 11, 2002

Ms. Emily Pinkham
State of Maine Department of Conservation
159 Hospital Street
State House Station 93
Augusta, Maine 04333

Subject: **Renovation of old Maine Tank Company Inc. Warehouse/Storage Facility for Richard P. Waltz Plumbing and Heating Company**
179 Presumpscot Street
Portland, Maine 04103

Dear Ms. Pinkham:

DeLuca-Hoffman Associates, Inc. has been retained as a consultant to evaluate an approximately 1.396-acre site, owned by Richard P. Waltz Plumbing, for a project involving the renovation of the existing warehouse/storage facility previously used by Maine Tank Company, Inc. The site is located off of Presumpscot Street in Portland, Maine. The site is bounded by Presumpscot Street to the west, the Presumpscot River and Canadian National Railroad the east, Cumberland & York Distribution to the north and privately owned land to the south. A DeLorme Location Map, a USGS Topographical Map, and USDA Medium Intensity Soil Survey mapping of the site are enclosed.

Our office is contacting you to determine if your Department has information regarding the presence of rare, endangered, or registered critical areas which might be impacted at the site. DeLuca-Hoffman Associates, Inc. is aware of the fee structure used by the Natural Heritage Program and asks that you invoice our office with your response.

If you need additional information for your determination, please contact me.

Very truly yours,

DeLUCA-HOFFMAN ASSOCIATES, INC.

Thomas Doyle
Design Engineer

TD/sq/JN2268/Pinkham4-11-NatlAreas

Enclosures

STATE OF MAINE
DEPARTMENT OF CONSERVATION
159 HOSPITAL STREET
93 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0093

ANGUS S. KING, JR.
GOVERNOR

RONALD B. LOVAGLIO
COMMISSIONER

April 17, 2002

Thomas Doyle
Deluca-Hoffman Associates, Inc.
778 Main St. Suite 4
South Portland, Maine 04106

Re: Rare and exemplary botanical features, proposed warehouse renovation, Presumpscot Street, Portland

Dear Mr. Doyle:

I have searched the Natural Areas Program's Biological and Conservation Data System files in response to your request of April 11, 2002 for information on the presence of rare or unique botanical features documented from the vicinity of the project site in the town of South Portland, Maine. Rare and unique botanical features include the habitat of rare, threatened or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat

BUREAU OF GEOLOGY AND NATURAL AREAS
ROBERT G. MARVINNEY, DIRECTOR AND STATE GEOLOGIST

PHONE: (207) 287-8044
FAX: (207) 287-8040
TTY: (207) 287-2213

exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

The Natural Areas Program is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. The Natural Areas Program welcomes coordination with individuals or organizations proposing environmental alteration, or conducting environmental assessments. If, however, data provided by the Natural Areas Program are to be published in any form, the Program should be informed at the outset and credited as the source.

The Natural Areas Program has instituted a fee structure of $75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for $75.00 for our services.

Thank you for using the Natural Areas Program in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

Michael Auger
Assistant Ecologist

Enclosures

Rare or Exemplary Botanical Features in the Project Vicinity

Documented within a four mile radius of the proposed warehouse renovation, Presumpscot Street, Portland

Scientific Name / Common Name	Last Seen	State Rarity	Global Rarity	State Legal Status	Federal Legal Status	Habitat Description
ADLUMIA FUNGOSA ALLEGHENY VINE	1860	S1	G4	T		Wet or recently burned woods, rocky wooded slopes.
ALLIUM CANADENSE WILD GARLIC	1921	S2	G5	SC		Alluvial woods, thickets, and meadows.
ALLIUM TRICOCCUM WILD LEEK	1991	S3	G5	SC		Rich hardwood forests, usually alluvial.
ARABIS MISSOURIENSIS MISSOURI ROCKCRESS	1905	S1	G4G5Q	T		Circumneutral bluffs, ledges or rocky woods.
ASPLENIUM PLATYNEURON EBONY SPLEENWORT	1910	S2	G5	SC		Rich partly forested slopes, rocky ledges, and dry, circumneutral outcrops.
AUREOLARIA PEDICULARIA FERN-LEAVED FALSE FOXGLOVE	1902	S2	G5	SC		Dry deciduous woods and clearings.
CALYSTEGIA SPITHAMAEA UPRIGHT BINDWEED	2000	S1S2	G4G5	T		Sandy or rocky open soil, thin woods.
CAREX POLYMORPHA VARIABLE SEDGE	2001	S1	G3	E		In Maine, habitat is between downslope seeps (with horsetails and wetland sedges) and upslope mixed oak/huckleberry forest. Preferred soil type is Deerfield Loamy Sand. All Maine occurrences are from coastal towns where climate is moderated by the ocean.

Rare or Exemplary Botanical Features in the Project Vicinity

Documented within a four mile radius of the proposed warehouse renovation, Presumpscot Street, Portland

Scientific Name Common Name	Last Seen	State Rarity	Global Rarity	State Legal Status	Federal Legal Status	Habitat Description
CHIMAPHILA MACULATA SPOTTED WINTERGREEN	1991	S1	G5	E		Dry woods.
ELEOCHARIS ENGELMANNII ENGELMANN'S SPIKERUSH	1916	SH	G4?	PE		Wet sand, peat or mud
ELYMUS HYSTRIX BOTTLEBRUSH GRASS	1905	S2	G5	T		Rich, rocky, or alluvial deciduous forests.
HIPPURIS VULGARIS COMMON MARE'S-TAIL	1924	S2?	G5	SC		Shallow, quiet water, or seldom on mud
KALMIA LATIFOLIA MOUNTAIN-LAUREL	1985	S2	G5	SC		Rocky or gravelly woods and clearings, sometimes swamps.
LOBELIA SIPHILITICA GREAT BLUE LOBELIA	1905	SX	G5	PE		Rich low woods and swamps
LONICERA DIOICA MOUNTAIN HONEYSUCKLE	2000	S1	G5	E		Rocky banks, dry woods and thickets.
PHEGOPTERIS HEXAGONOPTERA BROAD BEECH FERN	1872	S2	G5	SC		Rich, often rocky, hardwood forests.

Rare or Exemplary Botanical Features in the Project Vicinity

Documented within a four mile radius of the proposed warehouse renovation, Presumpscot Street, Portland

Scientific Name Common Name	Last Seen	State Rarity	Global Rarity	State Legal Status	Federal Legal Status	Habitat Description
PLATANTHERA FLAVA PALE GREEN ORCHIS	1907	S2	G4T4Q	SC		Swampy woods, bottomlands, swales, and wet shores.
POLYGALA CRUCIATA MARSH MILKWORT	1903	SH	G5T4	PE		Wet pinelands, savannas, peats, and sands.
POLYGONUM TENUE SLENDER KNOTWEED	1902	SH	G5	PE		Dry open soil (chiefly acid)
POTAMOGETON VASEYI VASEY'S PONDWEED	1901	S1	G4	T		Quiet muddy or calcareous waters.
PROSERPINACA PECTINATA COMB-LEAVED MERMAID-WEED	1906	S1	G5	SC		Sandy bogs of the coastal plain
SAXIFRAGA PENSYLVANICA SWAMP SAXIFRAGE	1913	S3	G5	T		Wet meadows, swamps, boggy thickets, and seeping banks.
SOLIDAGO ALTISSIMA TALL GOLDENROD	2000	S2	G5T5	SC		Dry to damp thickets, roadsides, and clearings
SUAEDA CALCEOLIFORMIS AMERICAN SEA-BLITE	1932	S1	G5	T		Rocky or gravelly saltmarshes and sea-strands.

Rare or Exemplary Botanical Features in the Project Vicinity

Documented within a four mile radius of the proposed warehouse renovation, Presumpscot Street, Portland

Scientific Name Common Name	Last Seen	State Rarity	Global Rarity	State Legal Status	Federal Legal Status	Habitat Description
TRIOSTEUM AURANTIACUM WILD COFFEE	1910	S1	G5	E		Rich woods and thickets.
VIOLA PALMATA PALMATE-LEAVED VIOLET	1908	SH	G5	PE		Rich deciduous woods, shaded calcareous ledges, etc.
WOLFFIA COLUMBIANA COLUMBIA WATER-MEAL	1979	S2	G5	T		Ponds, and still waters.
ZANNICHELLIA PALUSTRIS HORNED PONDWEED	1913	S2	G5	SC		Fresh, brackish or alkaline waters, and stream edges.

STATE RARITY RANKS

S1 Critically imperiled in Maine because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.

S2 Imperiled in Maine because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.

S3 Rare in Maine (on the order of 20-100 occurrences).

S4 Apparently secure in Maine.

S5 Demonstrably secure in Maine.

SH Occurred historically in Maine, and could be rediscovered; not known to have been extirpated.

SU Possibly in peril in Maine, but status uncertain; need more information.

SX Apparently extirpated in Maine (historically occurring species for which habitat no longer exists in Maine).

Note: **State Ranks** determined by the Maine Natural Areas Program.

GLOBAL RARITY RANKS

G1 Critically imperiled globally because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.

G2 Globally imperiled because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.

G3 Globally rare (on the order of 20-100 occurrences).

G4 Apparently secure globally.

G5 Demonstrably secure globally.

Note: **Global Ranks** are determined by The Nature Conservancy.
T indicates subspecies rank, Q indicates questionable rank, HYB indicates hybrid species.

STATE LEGAL STATUS

Note: State legal status is according to 5 M.R.S.A. § 13076-13079, which mandates the Department of Conservation to produce and biennially update the official list of Maine's endangered and threatened plants. The list is derived by a technical advisory committee of botanists who use data in the Natural Areas Program's database to recommend status changes to the Department of Conservation.

E ENDANGERED; Rare and in danger of being lost from the state in the foreseeable future, or federally listed as Endangered.

T THREATENED; Rare and, with further decline, could become endangered; or federally listed as Threatened.

SC SPECIAL CONCERN; Rare in Maine, based on available information, but not sufficiently rare to be considered Threatened or Endangered.

PE POSSIBLY EXTIRPATED; Not known to currently exist in Maine; not field-verified (or documented) in Maine over the past 20 years.

FEDERAL STATUS

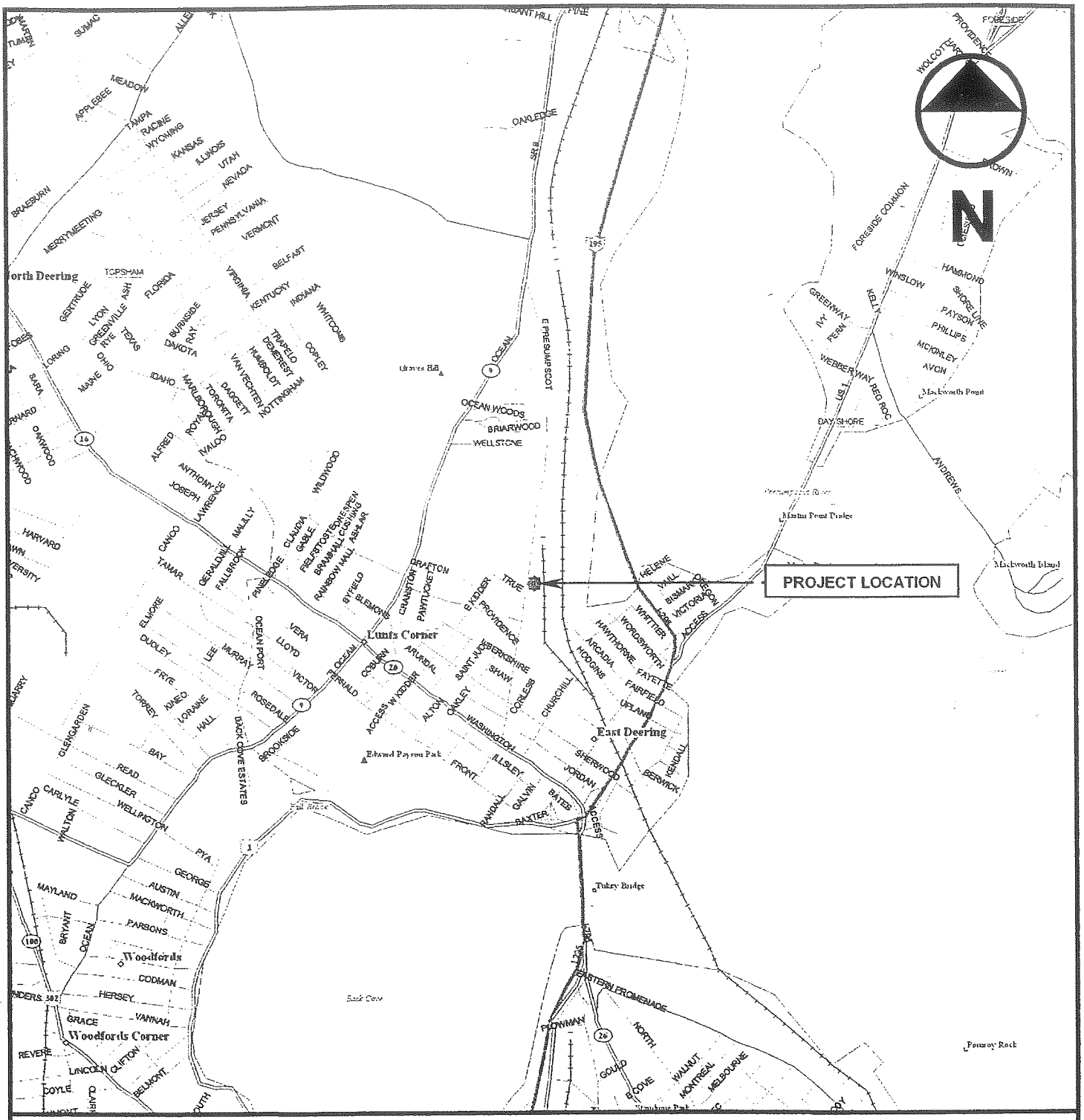
LE Listed as Endangered at the national level.

LT Listed as Threatened at the national level.

Please note that species names follow Flora of Maine: A Manual for Identification of Native and Naturalized Vascular Plants of Maine, Arthur Haines and Thomas F. Vining, 1998, V.F. Thomas Co., P.O. Box 281, Bar Harbor, Maine 04069-0281..

Where entries appear as binomials, all representatives (subspecies and varieties) of the species are rare in Maine; where names appear as trinomials, only that particular variety or subspecies is rare in Maine, not the species as a whole.

Visit our web site for more information on rare, threatened and endangered species!



DeLORME LOCATION MAP

Presumpscot Street Warehouse/Storage – Portland, Maine

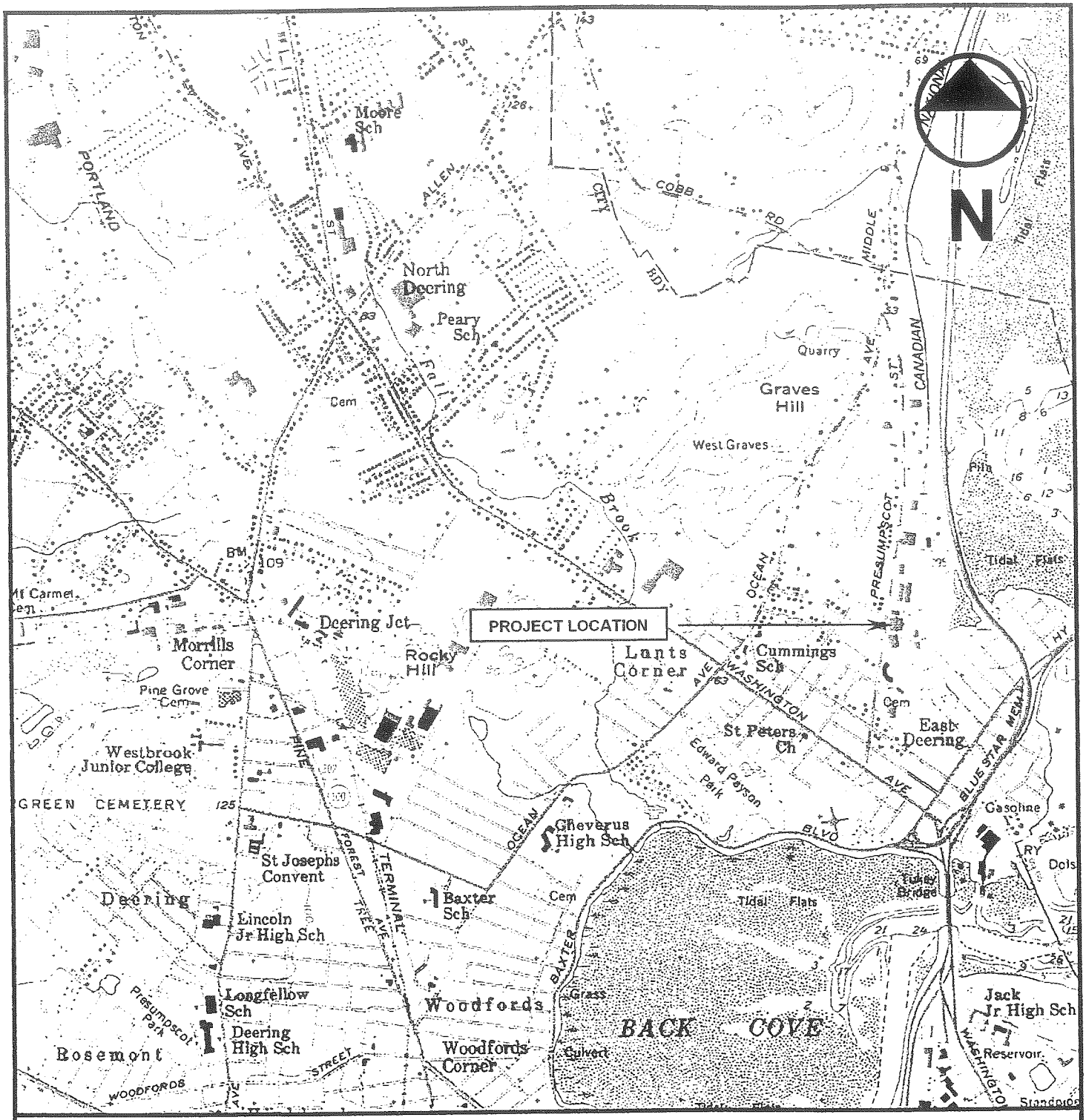
SOURCE: DeLORME MAP EXPERT; **DATED:** 1993

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207-775-1121
FAX: 207-879-0896
E-MAIL: dhai@delucahoffman.com

DESIGNED	TD	DATE	APRIL 2002
DRAWN	JDL	SCALE	1" = 2000'+-
CHECKED	TD	JOB NO.	2268

FIGURE

1



USGS TOPOGRAPHIC MAP

Presumpscot Street Warehouse/Storage – Portland, Maine

SOURCE: TOPOSCOUT; Coastal Maine CD-ROM, USGS Portland West Quadrangle, 7.5 Minute Series (Topographic)

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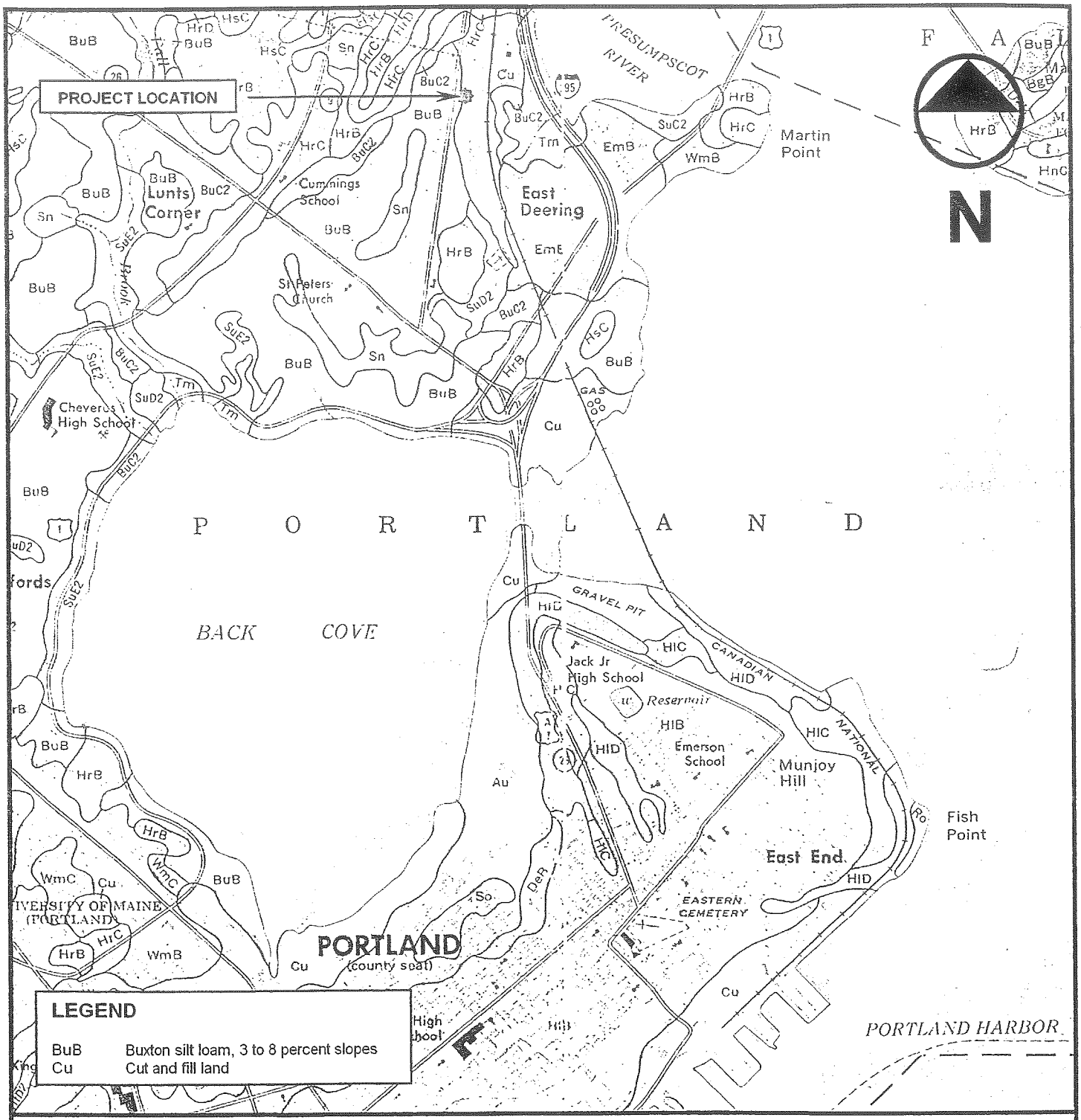
DESIGNED	TD	DATE	APRIL 2002	FIGURE
DRAWN	JDL	SCALE	1" = 2000'+-	2
CHECKED	TD	JOB NO.	2268	



USDA SOILS MAP

Presumpscot Street Warehouse/Storage – Portland, Maine

SOURCE: SOIL SURVEY OF CUMBERLAND COUNTY, MAINE; **SHEET NUMBER:** 82

DeLUCA-HOFFMAN ASSOCIATES, INC.
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DESIGNED	TD	DATE	APRIL 2002	FIGURE 3
DRAWN	JDL	SCALE	1" = 1667'+-	
CHECKED	TD	JOB NO.	2268	

SECTION 6

REVIEW CRITERIA

City of Portland, Maine Standards
Requirements for Site Approval

6.1 Provisions for traffic and pedestrian circulation both on and off the site

Access to the site from Presumpscot Street will not aggravate or create a significant hazard to the safety of intersections in the project vicinity. Also, an entrance will be provided on the eastern side of the renovated building for access by trailer trucks and larger equipment. A chain link fence will secure the site.

6.2 Construction of new structures and parking requirements

No new structures are proposed for the site. The applicant intends to renovate the building for storage and office space. The building has a total floor area of 10,596 square feet and under Article II of the Zoning Ordinance, off-street parking is not required. The parking supplied is based on foreseeable demand for the business including area for staff parking and company vehicles. The site is considered more than adequate for these purposes.

6.3 Impact of bulk, location or height of proposed buildings and structures on the neighbors

The renovated building and structures will have no adverse affects on abutting landowners. The existing building is set back from the property lines as per Article III of the Portland Code. The building appearance has been largely improved by the applicant and certainly is in keeping with the surrounding uses.

6.4 Impact on value of neighboring property due to proposed buildings

The proposed renovated building should not affect the values of abutting structures. The proposed renovated building will be constructed in a zone designated for industrial use and is considered an appropriate and beneficial development for the Presumpscot Street corridor.

6.5 Affect of proposed project on public utilities

The proposed project will not adversely affect the public utilities of the City of Portland. The existing utility services to the building will remain and are considered adequate for the modest water, sewer and power needs of the applicant.

6.6 On-site landscaping to provide a buffer with neighboring uses

The proposed development is 50 feet from the nearest building. Vegetated screening will be provided between all adjacent buildings and the proposed development. The site is within an industrial zone, therefore the need for vegetative screening is considered minimal.

6.7 **The site plan minimizes to the extent feasible, any disturbance or destruction of significant vegetation**

The proposed project site plan minimizes the disturbance of existing vegetation as shown on sheet 2 of the plan set. The site was essentially 100% developed prior to the applicant's purchase, therefore no significant increase in disturbed area has resulted from the applicant's activities.

6.8 **Site plan does not create any significant soil or drainage problems**

No changes in the current drainage patterns are proposed for the development. The site's ground surfaces have been stabilized with pavement, gravel or building area.

6.9 **Provision of appropriate exterior lighting**

No additional exterior lighting will be provided. The lighting is adequate for users of the site and will not spillover or glare onto abutting properties.

6.10 **The development will not create fire or other safety hazards and provides adequate access to the site and to the buildings on the site for emergency vehicles**

Ingress/egress access drives currently serve the site from Presumpscot Street and an adjacent R.O.W. off Presumpscot Street. These will be maintained for the proposed renovations. The current drives will provide adequate access to the site for emergency vehicles.

6.11 **The proposed development is designed so as to be consistent with off-premises infrastructure, existing or planned by the City of Portland**

The development does not interfere with any or proposed City infrastructure.

6.12 **Pertaining to industrial development**

No adverse environmental consequences are anticipated with the proposed renovation of the parcel. Surface conditions will remain the same or improved after the proposed renovation project.

6.13 **Pertaining to development in R-P Zone**

N/A

6.14 **Pertaining to planned unit developments**

N/A

6.15 **Pertaining to multi-family developments**

N/A

6.16 Pertaining to development in B-3 Zone

N/A

6.17 The applicant has submitted all information required by this article and the development complies with all applicable provisions of this Code

The application compiled addresses all provisions noted in this code to the best of our knowledge.

6.18 Proximity to any landmark, historic district or historic landscape district

The proposed structure is not within 100' of any landmark, historic district or historic landscape district to the best of our knowledge.

6.19 Pertaining to view corridors

N/A

6.20 No adverse affect on existing natural resources

No adverse affect on existing natural resources is anticipated from the proposed development. Stormwater runoff conditions are unchanged from the current conditions.

6.21 Pertaining to discharge to a significant groundwater aquifer

According to the Portland quadrangle map of the Maine Geological Survey, there is no significant aquifer in the vicinity of the project location.

6.22 Pertaining to signs

No signs are anticipated for the proposed project. No ingress/egress driveways are within 30 feet of an intersection.

6.23 Pertaining to denial of sign under Section 14-369.5

N/A

6.24 Pertaining to major or minor businesses

N/A

6.25 Pertaining to development in industrial zones

Landscaping has been provided to screen/enhance and buffer the property from all adjacent properties. The development has preserved the existing landscape to the greatest extent possible as shown on Sheet 2 of the plan set.

6.26 Pertaining to development in B-5 and B-5b zones
N/A

SECTION 7

SOLID WASTE

7.0 Overview

This section provides the estimates, the use of recycling, the transport and disposal of solid waste, which will be generated by the construction and operation of the proposed development.

7.1 Solid wastes generated during construction of the site work

Minimal solid wastes are anticipated during construction of the proposed renovation project. The building will be resided and the paved areas on and around the site will be repaved or graveled.

The contractor will be provided the following options for waste disposal:

- Transport to Riverside Transfer Station in Portland, Maine or another licensed facility.

7.2 Solid wastes generated from the operation of the Development

Cardboard from packaging will be compressed and privately hauled off. A dumpster will be provided for miscellaneous office wastes and will be hauled off by a private contractor. The development is expected to generate less than 10 cubic yards of solid waste per week. The applicant will contract with a private waste hauler for thedisposal of the small amount of solid waste generated by the business.

SECTION 8

SURFACE DRAINAGE AND RUNOFF

8.0 Introduction

The following stormwater runoff analysis has been prepared for Richard P. Waltz Plumbing and Heating Company Inc. for the renovation of the current warehouse/storage facility previously occupied by Maine Tank Company, Inc. The site is located at 179 Presumpscot Street.

8.1 Existing Conditions

The 1.396-acre site is located at 179 Presumpscot Street in Portland, Maine and consists of an old warehouse/storage facility previously owned by Maine Tank Company Inc. The site abuts natural drainageways to the east and west. The front of the site sheet flows runoff west towards the existing catch basin system on Presumpscot Street. This system outfalls to the east towards the tidal basin associated with the Presumpscot River. The back half of the site sheet flows runoff overland to the east and the adjacent railroad bed. Most of the runoff appears to infiltrate into the existing stone rail bed.

Based on the USDA medium intensity soil survey for Cumberland County, surficial soils across the site consist of Buxton Silt loam and cut and fill land. These soils tend to be poorly drained.

Based on the National Wetlands Inventory for Portland, Maine (north) region, there are no mapped wetlands shown in this area. Soils and wetland maps are included as Figures 6 and 8 at the end of section 1 of this application.

8.2 Proposed Conditions

The proposed renovation project consists of residing the existing building and repaving or gravelling the existing paved or gravel surfaces. Access to the site will be provided via the existing drives on the west side of the site off of Presumpscot Street and to the north of the building off of the existing access drive. The runoff from the site will continue in the same pattern as the existing conditions. Half of the site will sheet to the existing catch basins on Presumpscot Street to the west. The remainder of the site will sheet to the east and be captured by the railroad bed and its adjacent low spots. No water quality or water quantity treatment is provided for the site due to surface types remaining the same as the existing condition for the site. Vegetation will be provided as a buffer for the site as needed.

8.3 Stormwater Runoff Analysis

The SCS medium intensity survey for Cumberland County was used to delineate surficial soil conditions for onsite areas. The soils within the site were classified as hydrologic soil group D, although a substantial amount of gravel has been placed on the site over the years.

Hydrological analysis for the post development conditions have been conducted based on the methodology outlined in the Soil Conservation Service (SCS) Technical Release 20 (TR-20). The HydroCAD computer program has been used in this analysis. Only the post-development was done due to the changes in cover type remained the same.

The design storms used for this analysis were the 2, 10, and 25-year frequencies. Total 24-hour rainfall amounts for these storm events are 3.0, 4.7 and 5.5 inches, respectively. The rainfall distribution for this location is a Type III storm.

Land use cover, delineation of watershed subcatchments, hydraulic flow paths and hydrologic soil types were obtained using the flowing data sources:

1. Portland, Maine USGS 7.5 Minute Quadrangle
2. Sheet 82 of the SCS Medium Intensity Soil Survey for Cumberland County
3. On-site topographic survey with 1-foot contour intervals prepared by DeLuca-Hoffman Associates, Inc. of South Portland, Maine.
4. Field reconnaissance by DeLuca-Hoffman, Associates, Inc.

Details of these calculations can be found in Attachment 8.1 following this report.

8.4 Conclusion

Runoff rates from the site have been analyzed for the project site. A summaryof the peak runoff rates is provided in Table 8.1 below.

Table 8.1
Summary of Peak Flows (CFS)

	2 year storm	10 year storm	25 year storm
POA #1	3.19	5.21	6.15
POA #2	2.39	4.02	4.77

The existing closed system in Presumpscot Street is adequate to collect and convey the site's runoff to the drainageway east of the site. Hence, runoff from the front half of the site essentially discharges directly to tidal conditions and therefore does not impact any adjacent or downstream properties. Runoff from the rear of the site is collected and infiltrated into the stone bedding within the railroad right of way.

Attachment 8.1

Runoff Analysis (Watershed Plan)

DeLUCA-HOFFMAN ASSOCIATES, INC.
Consulting Engineers
778 Main Street Suite 8
SOUTH PORTLAND, MAINE 04106
(207) 775-1121
FAX (207) 879-0896

JOB 2268
SHEET NO. 1 OF 2
CALCULATED BY TDD DATE 4/02
CHECKED BY DATE
SCALE Stormwater

Task: Calculate Development Watershed Quantities

References: ① USDA Medium Intensity Soil Survey, Cumberland County Sheet 82
② Survey done by DeLuca-Hoffman Associates, Inc.
③ TR 20 - Hydrocad Computer Modeling
④ TR55 - Urban Hydrology for Small Watersheds, 1986

Assumptions: ① All CU soils assumed HSG D.

Calculations:

Step 1: Determine Watershed Area

$A_{watershed} = 2.02$ Acres

Step 2: Determine areas of individual Subcatchments

$A_{SUB1} = 1.08$ Acres

$A_{SUB2} = 0.94$ Acres

Step 3: Determine Soil Types ①

All soils Classified HSG D

Step 4: Determine surface types / CN values and subsequent areas for subcatchments

Subcatchment 1: Open Space, CN = 80, A = 0.18 Acres
Impervious, CN = 98, A = 0.90 Acres

Subcatchment 2: Light Underbrush, CN = 77, A = 0.21 Acres
Impervious, CN = 98, A = 0.73 Acres

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JOB 2268
SHEET NO. 2 OF 2
CALCULATED BY TDD DATE 4/02
CHECKED BY DATE
SCALE Stormwater

Step 5: Diagram of Results from Steps 1-4

Surface	CN	A SUB 1	A SUB 2	A TOTALS
Open Space	80	0.18		0.18
Light Underbrush	77		0.21	0.21
Impervious	98	0.90	0.73	1.63
		1.08	0.94	2.02

Step 6: Determine T_c (flow paths) for subcatchments

Subcatchment 1:
- SF 135' S = 0.0112
- SCF 15' S = 0.1517
- SCF 50' S = 0.0580
- CC 30' S = 0.005
- CC 80' S = 0.005

Subcatchment 2:
- SF 165' S = 0.0204
- SCF 20' S = 0.0395
- SCF 230' S = 0.0060

Step 7: Define Reaches

Reach 1: Point of Analysis 1

Reach 2: Point of Analysis 2

Table 2-2a.—Runoff curve numbers for urban areas[1]

Cover description		Curve numbers for hydrologic soil group—			
Cover type and hydrologic condition	Average percent impervious area[2]	A	B	C	D
Fully developed urban areas (vegetation established)					
Open space (lawns, parks, golf courses, cemeteries, etc.)[3]:					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only)[4]		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
Developing urban areas					
Newly graded areas (pervious areas only, no vegetation)[5]		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

[1]Average runoff condition, and $I_a = 0.2S$.
[2]The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.
[3]CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.
[4]Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.
[5]Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4, based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Table 2-2c.—Runoff curve numbers for other agricultural lands[1]

Cover description		Curve numbers for hydrologic soil group—			
Cover type	Hydrologic condition	A	B	C	D
Pasture, grassland, or range—continuous forage for grazing.[2]	Poor	68	79	86	89
	Fair	49	69	79	84
	Good	39	61	74	80
Meadow—continuous grass, protected from grazing and generally mowed for hay.	—	30	58	71	78
Brush—brush-weed-grass mixture with brush the major element.[3]	Poor	48	67	77	83
	Fair	35	56	70	77
	Good	[4]30	48	65	73
Woods—grass combination (orchard or tree farm).[5]	Poor	57	73	82	86
	Fair	43	65	76	82
	Good	32	58	72	79
Woods.[6]	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	[4]30	55	70	77
Farmsteads—buildings, lanes, driveways, and surrounding lots.	—	59	74	82	86

[1]Average runoff condition, and $I_a = 0.2S$.

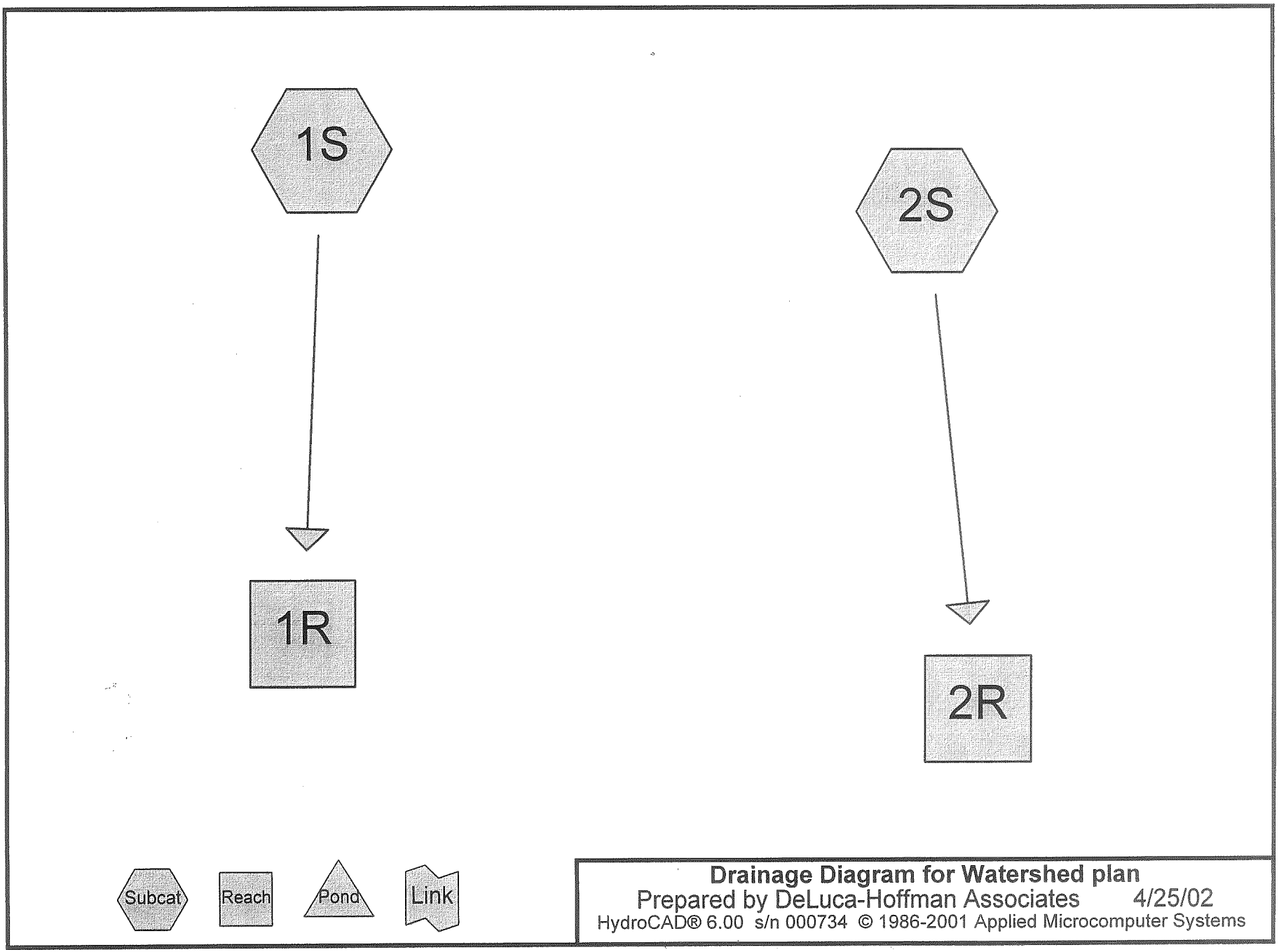
[2]*Poor:* <50% ground cover or heavily grazed with no mulch.
Fair: 50 to 75% ground cover and not heavily grazed.
Good: >75% ground cover and lightly or only occasionally grazed.

[3]*Poor:* <50% ground cover.
Fair: 50 to 75% ground cover.
Good: >75% ground cover.

[4]Actual curve number is less than 30; use CN = 30 for runoff computations.

[5]CN's shown were computed for areas with 50% woods and 50% grass (pasture) cover. Other combinations of conditions may be computed from the CN's for woods and pasture.

[6]*Poor:* Forest litter, small trees, and brush are destroyed by heavy grazing or regular burning.
Fair: Woods are grazed but not burned, and some forest litter covers the soil.
Good: Woods are protected from grazing, and litter and brush adequately cover the soil.



Drainage Diagram for Watershed plan
Prepared by DeLuca-Hoffman Associates 4/25/02

Time span=0.00-25.00 hrs, dt=0.05 hrs, 501 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=3.00"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Western Drainage Region
Tc=2.9 min CN=95 Area=1.080 ac Runoff= 3.19 cfs 0.220 af

Subcatchment 2S: Eastern Drainage Region
Tc=5.4 min CN=93 Area=0.940 ac Runoff= 2.39 cfs 0.177 af

Reach 1R: POA #1
Inflow= 3.19 cfs 0.220 af
Outflow= 3.19 cfs 0.220 af

Reach 2R: POA #2
Inflow= 2.39 cfs 0.177 af
Outflow= 2.39 cfs 0.177 af

Runoff Area = 2.020 ac Volume = 0.397 af Average Depth = 2.36"

Subcatchment 1S: Western Drainage Region

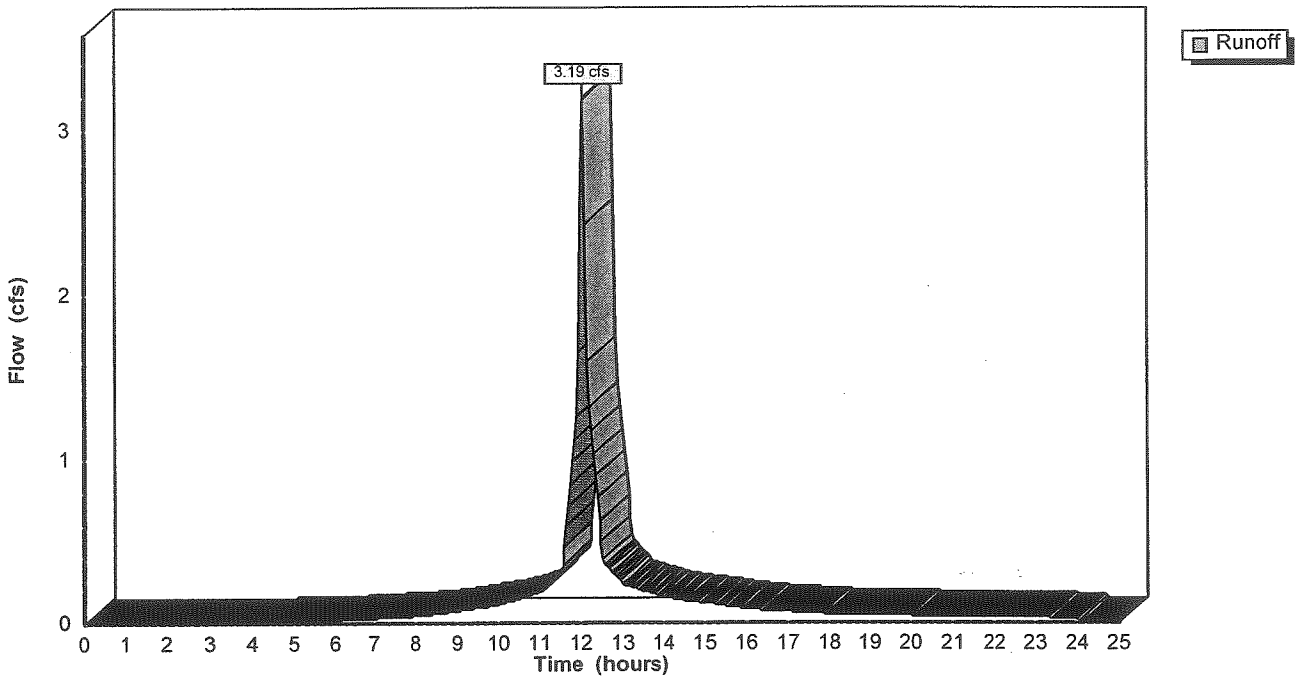
Runoff = 3.19 cfs @ 12.05 hrs, Volume= 0.220 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

Area (ac)	CN	Description
0.180	80	Open Space, Good, HSG D
0.900	98	Impervious/Rooftops
1.080	95	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0	135	0.0112	1.1		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.00"
0.1	15	0.1517	2.7		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.5	50	0.0580	1.7		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	30	0.0050	3.5	2.73	**Circular Channel (pipe),** Diam= 12.0" Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0
0.2	80	0.0050	5.5	17.33	**Circular Channel (pipe),** Diam= 24.0" Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0
2.9	310	Total			

Subcatchment 1S: Western Drainage Region



Subcatchment 2S: Eastern Drainage Region

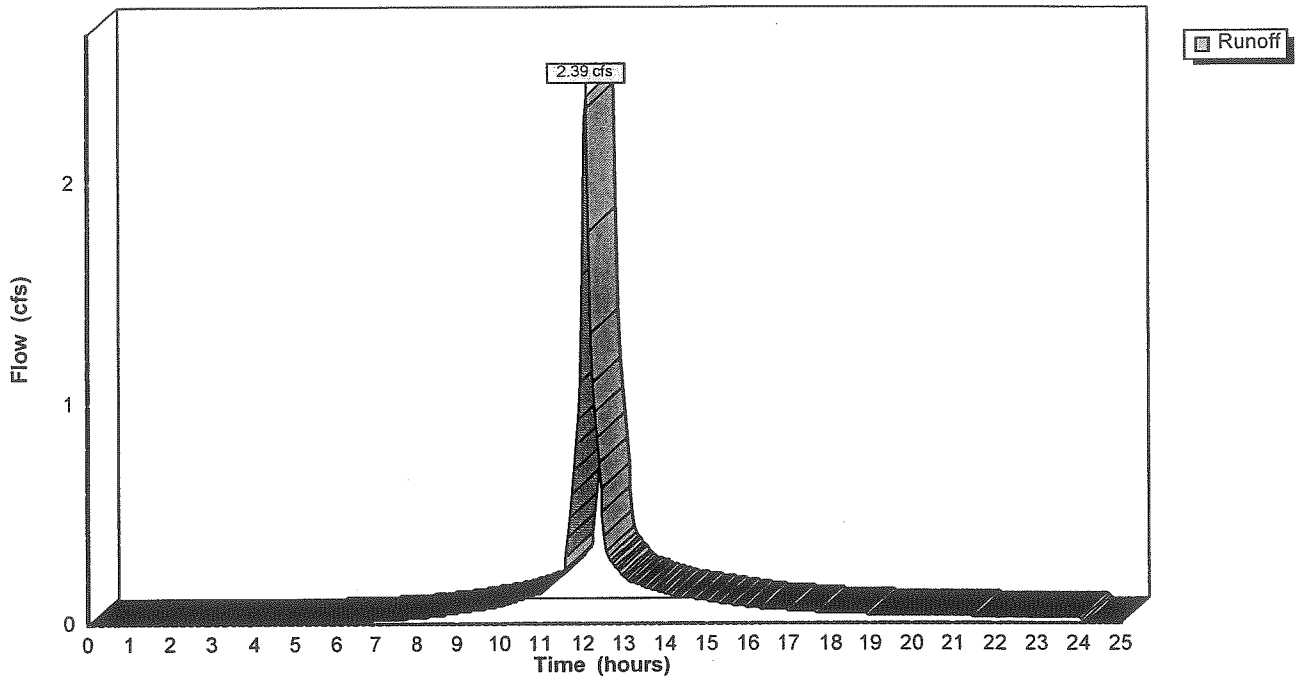
Runoff = 2.39 cfs @ 12.08 hrs, Volume= 0.177 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

Area (ac)	CN	Description
0.210	77	Light Underbrush, HSG D
0.730	98	Impervious/Rooftops
0.940	93	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.9	165	0.0204	1.5		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.00"
0.2	20	0.0395	1.4		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
3.3	230	0.0060	1.2		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
5.4	415	Total			

Subcatchment 2S: Eastern Drainage Region

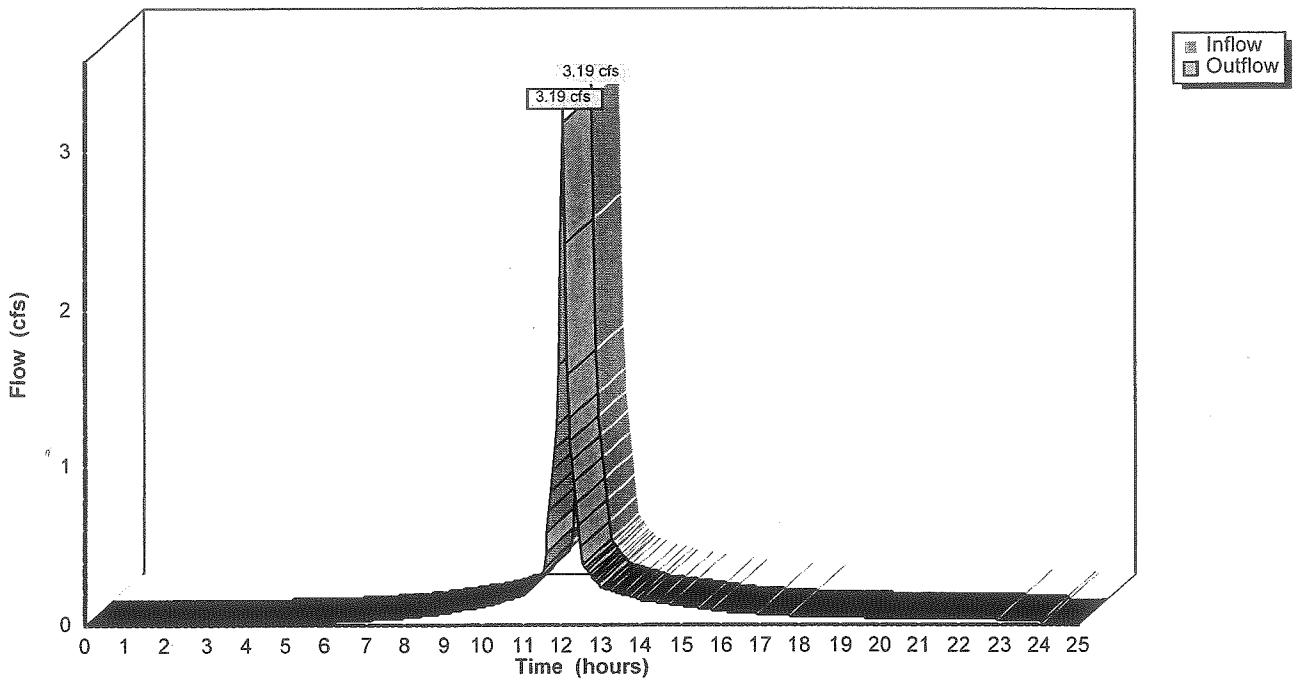


Reach 1R: POA #1

Inflow = 3.19 cfs @ 12.05 hrs, Volume= 0.220 af
Outflow = 3.19 cfs @ 12.05 hrs, Volume= 0.220 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs

Reach 1R: POA #1

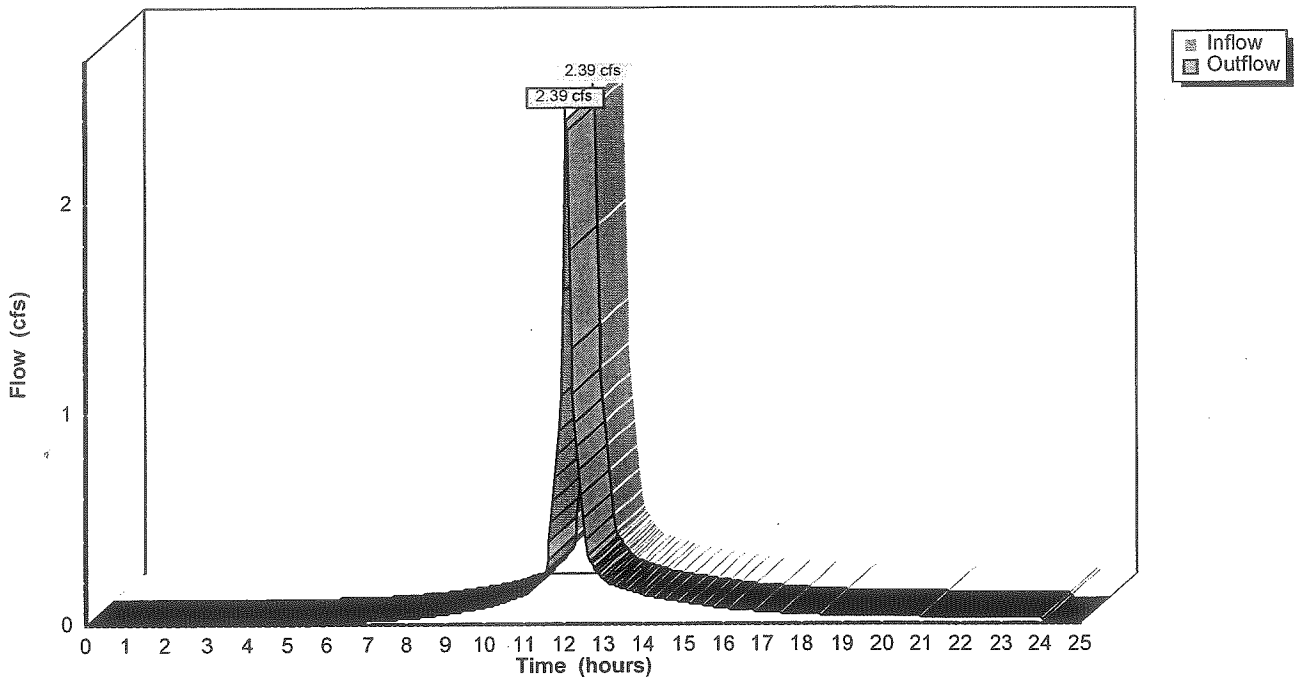


Reach 2R: POA #2

Inflow = 2.39 cfs @ 12.08 hrs, Volume= 0.177 af
Outflow = 2.39 cfs @ 12.08 hrs, Volume= 0.177 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs

Reach 2R: POA #2



Time span=0.00-25.00 hrs, dt=0.05 hrs, 501 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=4.70"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Western Drainage Region
Tc=2.9 min CN=95 Area=1.080 ac Runoff= 5.21 cfs 0.371 af

Subcatchment 2S: Eastern Drainage Region
Tc=5.4 min CN=93 Area=0.940 ac Runoff= 4.02 cfs 0.306 af

Reach 1R: POA #1
Inflow= 5.21 cfs 0.371 af
Outflow= 5.21 cfs 0.371 af

Reach 2R: POA #2
Inflow= 4.02 cfs 0.306 af
Outflow= 4.02 cfs 0.306 af

Runoff Area = 2.020 ac Volume = 0.677 af Average Depth = 4.02"

Subcatchment 1S: Western Drainage Region

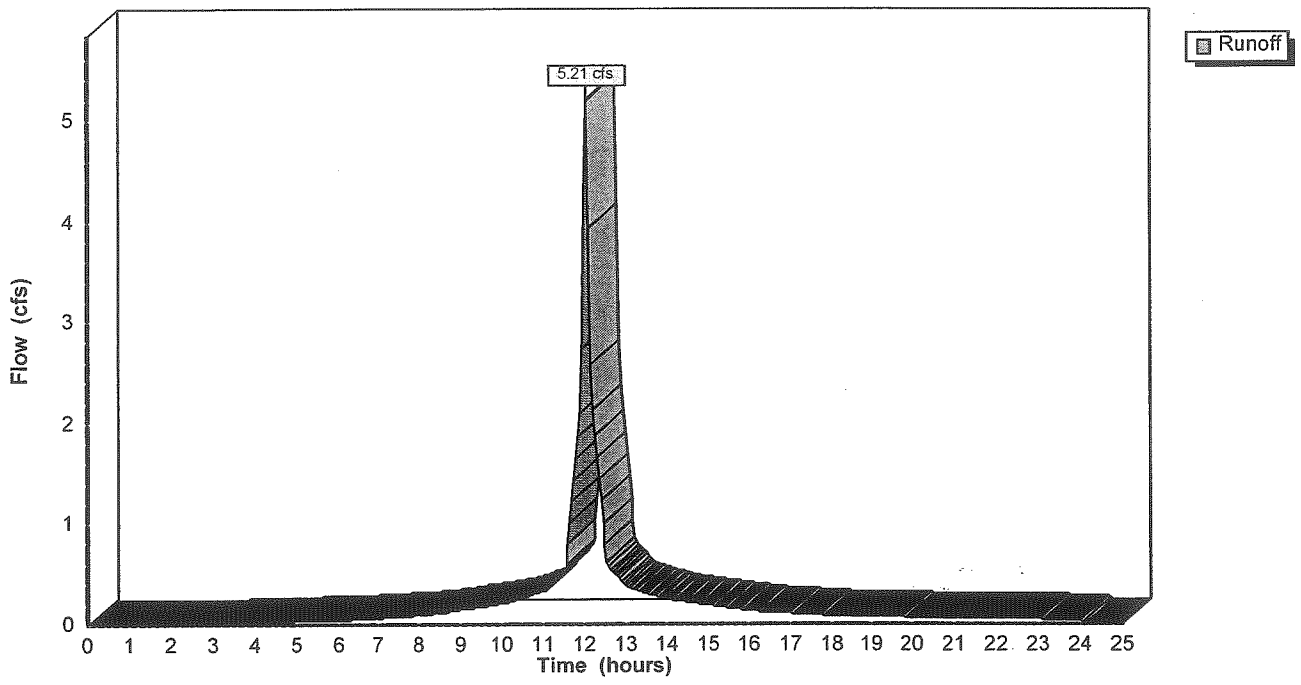
Runoff = 5.21 cfs @ 12.05 hrs, Volume= 0.371 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

Area (ac)	CN	Description
0.180	80	Open Space, Good, HSG D
0.900	98	Impervious/Rooftops
1.080	95	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0	135	0.0112	1.1		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.00"
0.1	15	0.1517	2.7		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.5	50	0.0580	1.7		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	30	0.0050	3.5	2.73	**Circular Channel (pipe),** Diam= 12.0" Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0
0.2	80	0.0050	5.5	17.33	**Circular Channel (pipe),** Diam= 24.0" Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0
2.9	310	Total			

Subcatchment 1S: Western Drainage Region



Subcatchment 2S: Eastern Drainage Region

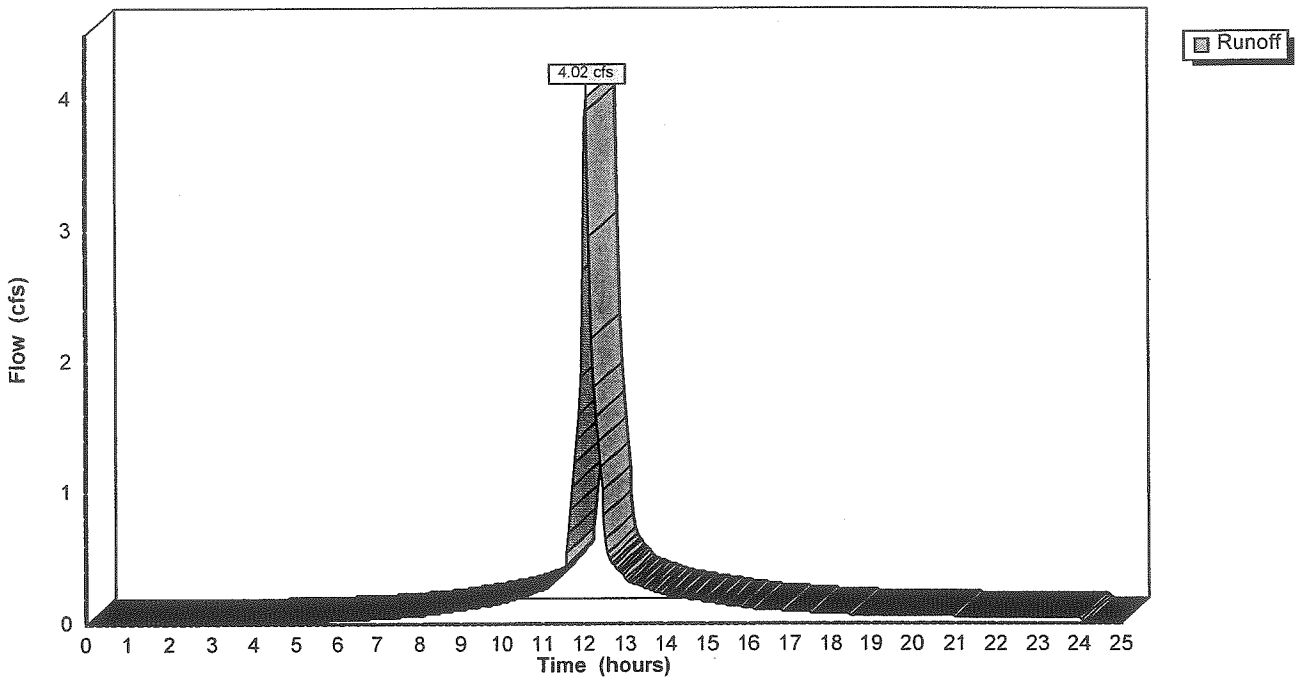
Runoff = 4.02 cfs @ 12.08 hrs, Volume= 0.306 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

Area (ac)	CN	Description
0.210	77	Light Underbrush, HSG D
0.730	98	Impervious/Rooftops
0.940	93	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.9	165	0.0204	1.5		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.00"
0.2	20	0.0395	1.4		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
3.3	230	0.0060	1.2		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
5.4	415	Total			

Subcatchment 2S: Eastern Drainage Region

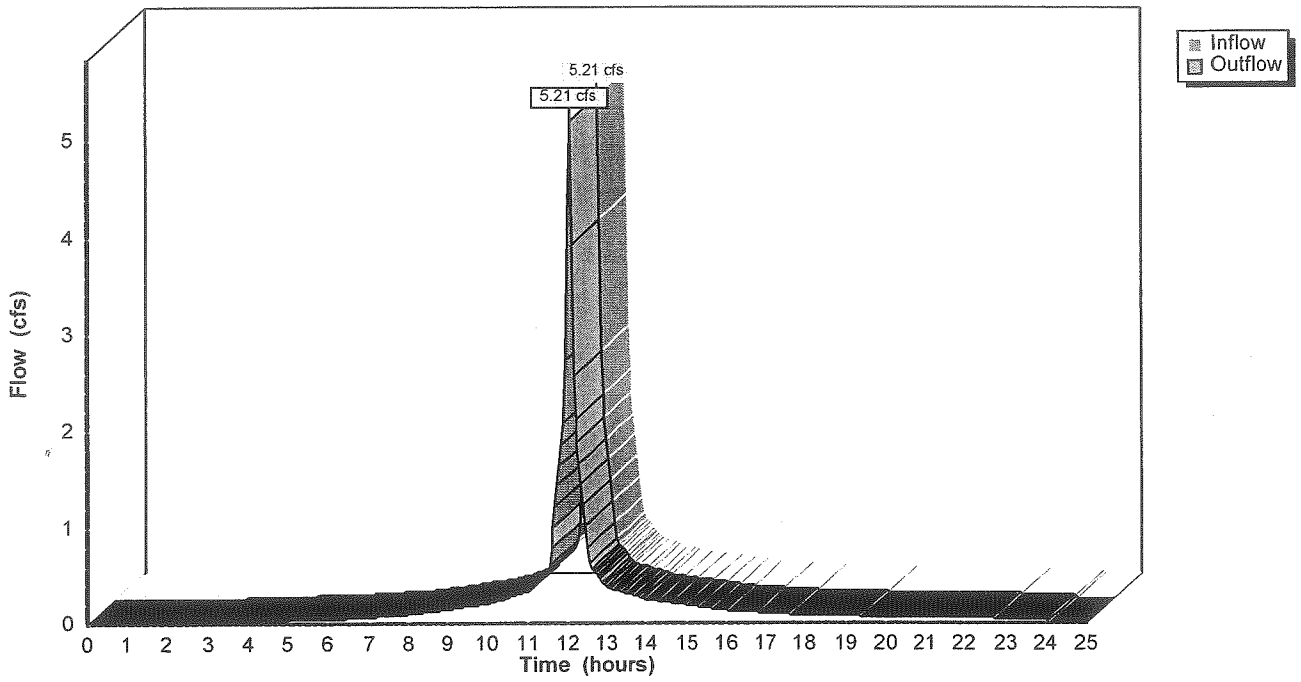


Reach 1R: POA #1

Inflow = 5.21 cfs @ 12.05 hrs, Volume= 0.371 af
Outflow = 5.21 cfs @ 12.05 hrs, Volume= 0.371 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs

Reach 1R: POA #1

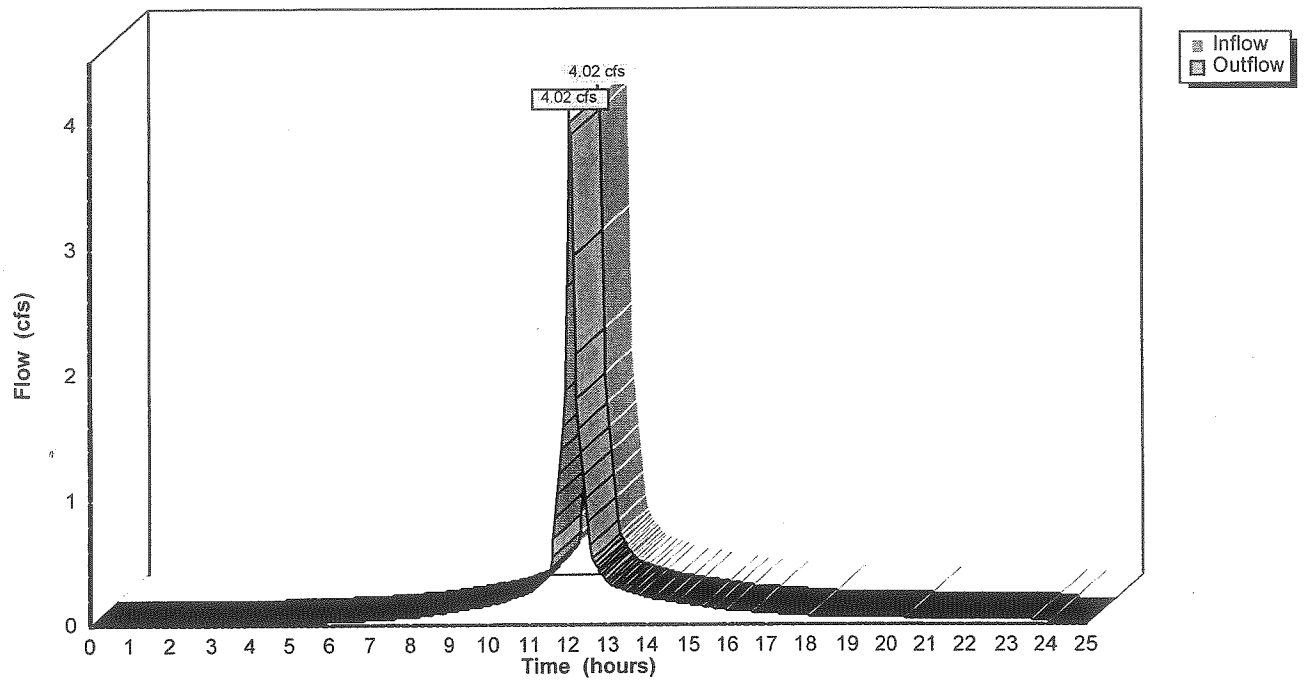


Reach 2R: POA #2

Inflow = 4.02 cfs @ 12.08 hrs, Volume= 0.306 af
Outflow = 4.02 cfs @ 12.08 hrs, Volume= 0.306 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs

Reach 2R: POA #2



Time span=0.00-25.00 hrs, dt=0.05 hrs, 501 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=5.50"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Western Drainage Region
Tc=2.9 min CN=95 Area=1.080 ac Runoff= 6.15 cfs 0.442 af

Subcatchment 2S: Eastern Drainage Region
Tc=5.4 min CN=93 Area=0.940 ac Runoff= 4.77 cfs 0.367 af

Reach 1R: POA #1
Inflow= 6.15 cfs 0.442 af
Outflow= 6.15 cfs 0.442 af

Reach 2R: POA #2
Inflow= 4.77 cfs 0.367 af
Outflow= 4.77 cfs 0.367 af

Runoff Area = 2.020 ac Volume = 0.810 af Average Depth = 4.81"

Subcatchment 1S: Western Drainage Region

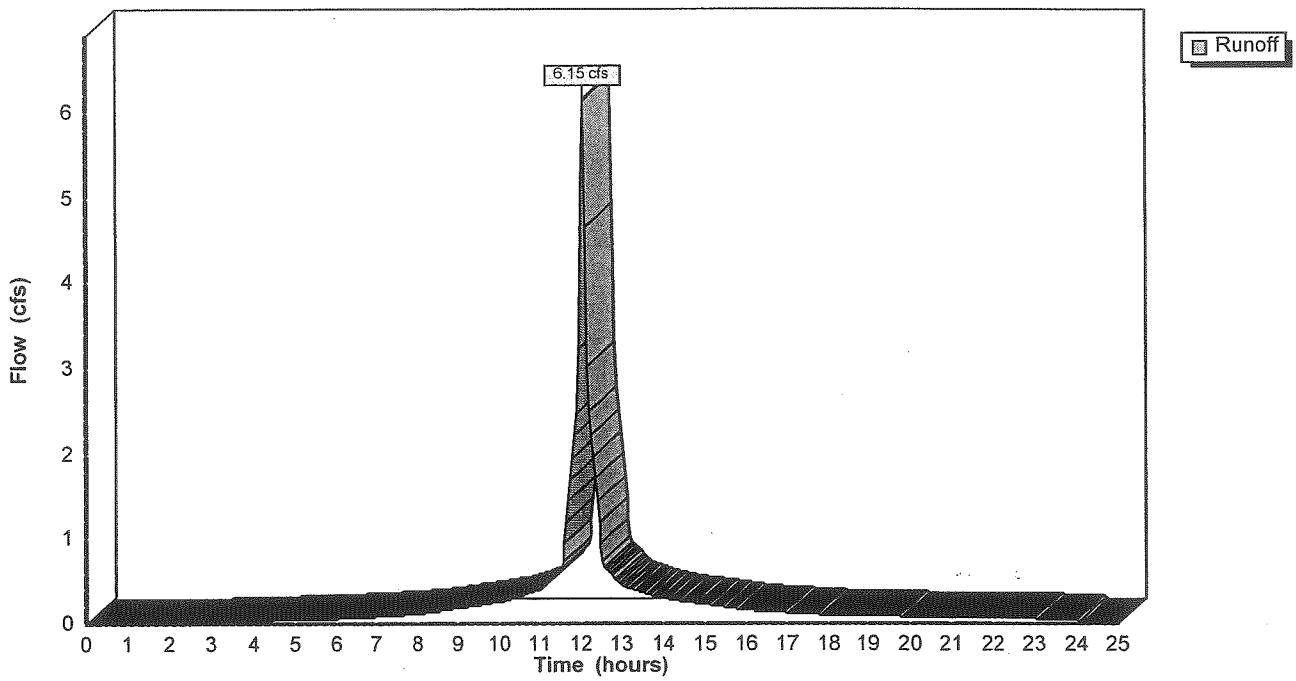
Runoff = 6.15 cfs @ 12.05 hrs, Volume= 0.442 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

Area (ac)	CN	Description
0.180	80	Open Space, Good, HSG D
0.900	98	Impervious/Rooftops
1.080	95	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0	135	0.0112	1.1		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.00"
0.1	15	0.1517	2.7		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.5	50	0.0580	1.7		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
0.1	30	0.0050	3.5	2.73	**Circular Channel (pipe),** Diam= 12.0" Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0
0.2	80	0.0050	5.5	17.33	**Circular Channel (pipe),** Diam= 24.0" Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0
2.9	310	Total			

Subcatchment 1S: Western Drainage Region



Subcatchment 2S: Eastern Drainage Region

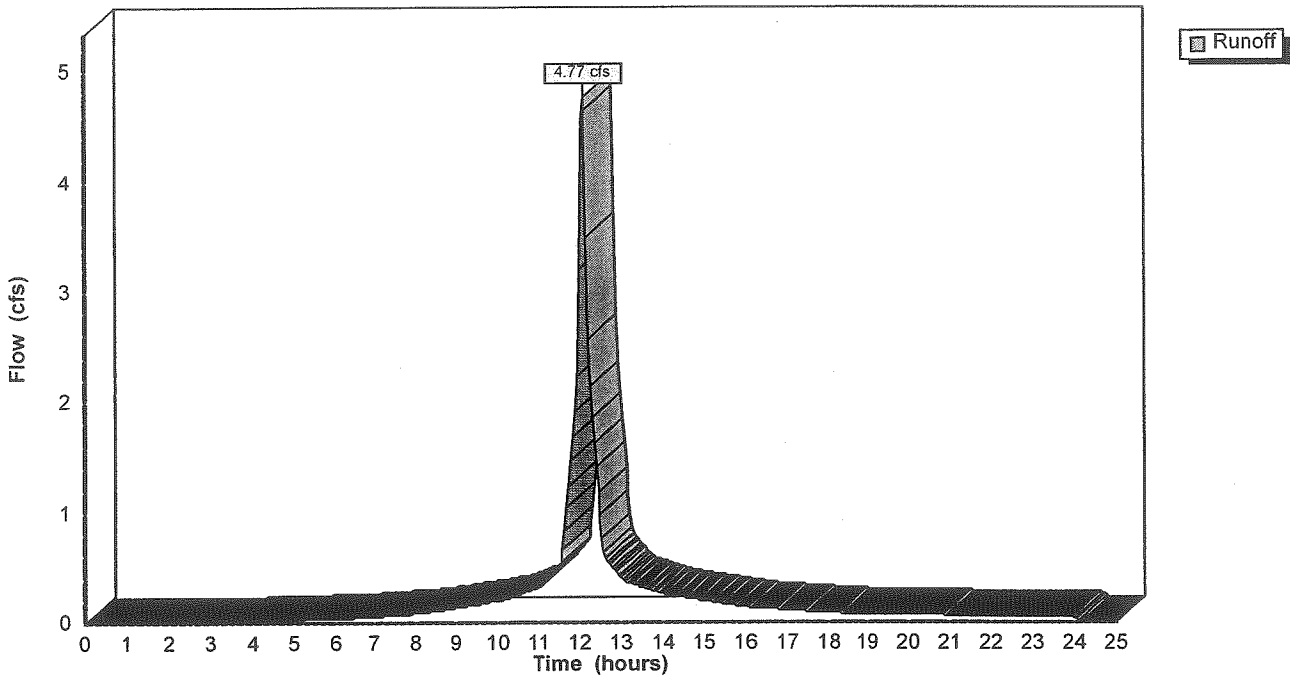
Runoff = 4.77 cfs @ 12.08 hrs, Volume= 0.367 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

Area (ac)	CN	Description
0.210	77	Light Underbrush, HSG D
0.730	98	Impervious/Rooftops
0.940	93	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.9	165	0.0204	1.5		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.00"
0.2	20	0.0395	1.4		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
3.3	230	0.0060	1.2		**Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps
5.4	415	Total			

Subcatchment 2S: Eastern Drainage Region

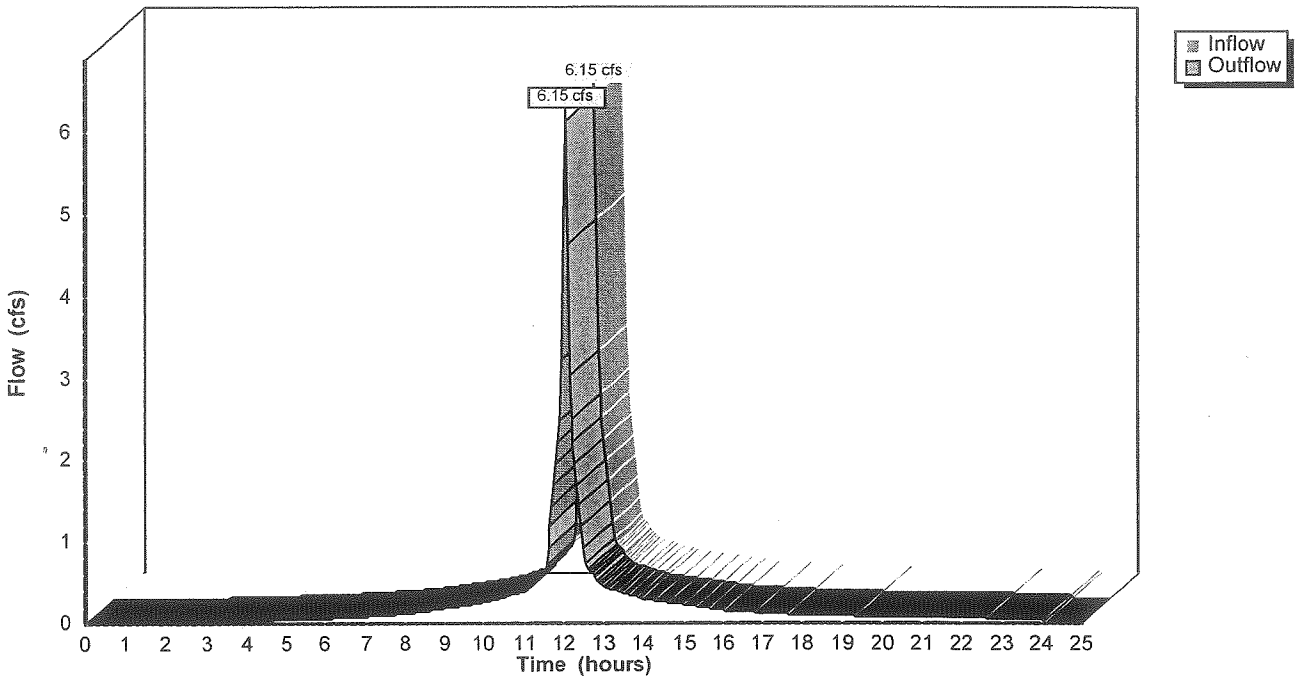


Reach 1R: POA #1

Inflow = 6.15 cfs @ 12.05 hrs, Volume= 0.442 af
Outflow = 6.15 cfs @ 12.05 hrs, Volume= 0.442 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs

Reach 1R: POA #1

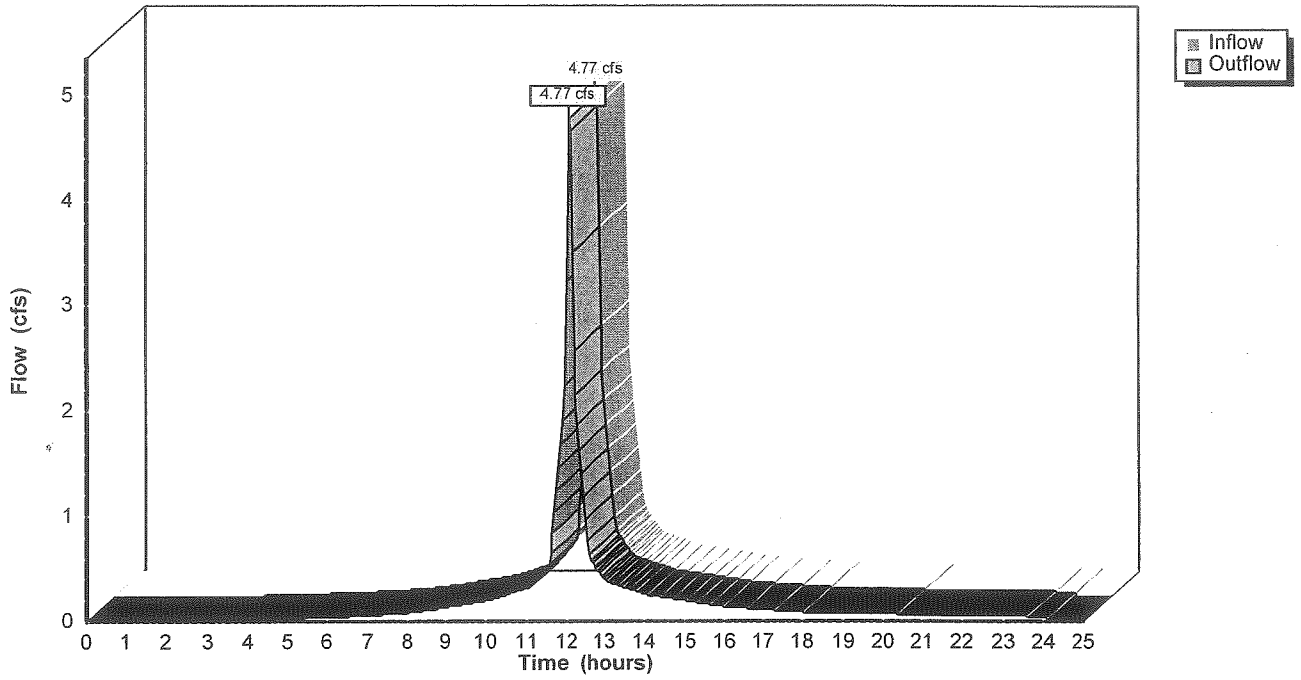


Reach 2R: POA #2

Inflow = 4.77 cfs @ 12.08 hrs, Volume= 0.367 af
Outflow = 4.77 cfs @ 12.08 hrs, Volume= 0.367 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-25.00 hrs, dt= 0.05 hrs

Reach 2R: POA #2



SECTION 9

TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL

9.0 Overview

Temporary and permanent erosion and sediment control should not be necessary for the project. The applicant intends to place new siding over the old siding on the building and provide a new layout for the interior of the building. Erosion measures will be put in place as needed at the discretion of the contractor. The site's surfaces have been either paved or graveled, thus resulting in minimal opportunity for erosion or sediment transport to occur.

SECTION 10

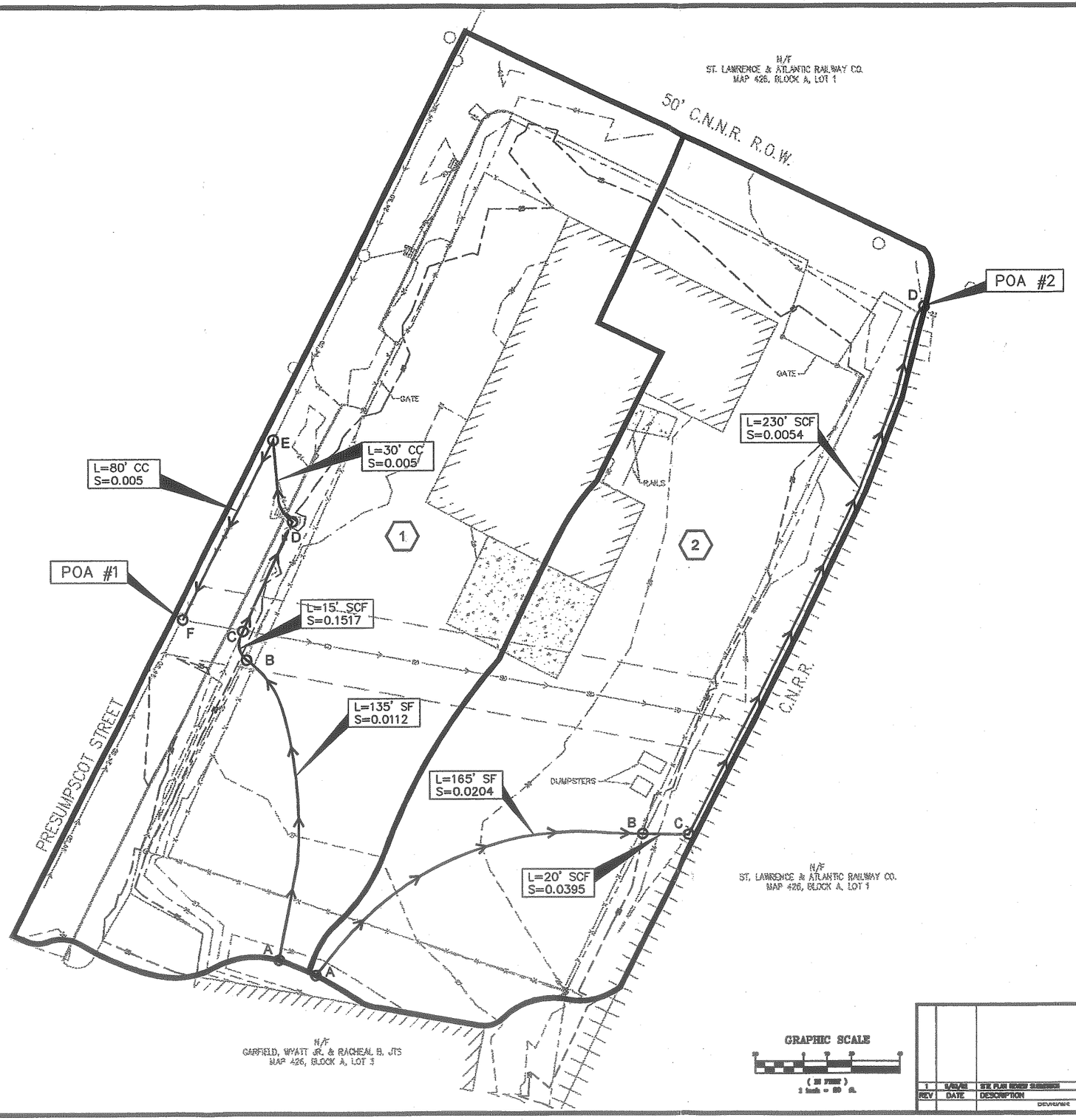
LANDSCAPE PLAN

10.0 Overview

The current site consists of the existing Warehouse/Storage building with paved areas around the current facility. It is the intention of the owner to repave and renovate the exterior/interior of the current facility. Also, the owner will provide erosion control and a vegetative buffer as needed.

To attain this goal, the owner or owner's representative will be working with the site contractor to minimize impact to the surrounding vegetation.

In areas where impact to the existing vegetation cannot be avoided, replacement trees and bushes that compliment the existing surroundings may be planted.



NORTH

WATERSHED LEGEND

	WATERSHED BOUNDARY
A → B	WATERSHED FLOW PATH
1	SUBCATCHMENT
SF	SHEET FLOW
SCF	SHALLOW CONCENTRATED FLOW
CC	CIRCULAR CHANNEL

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

REV	DATE	DESCRIPTION
1	5/15/22	SITE PLAN REVIEW SUBMISSION

DEVELOPMENT

P.E. STEPHEN R. BUSHEY
LIC. #7429

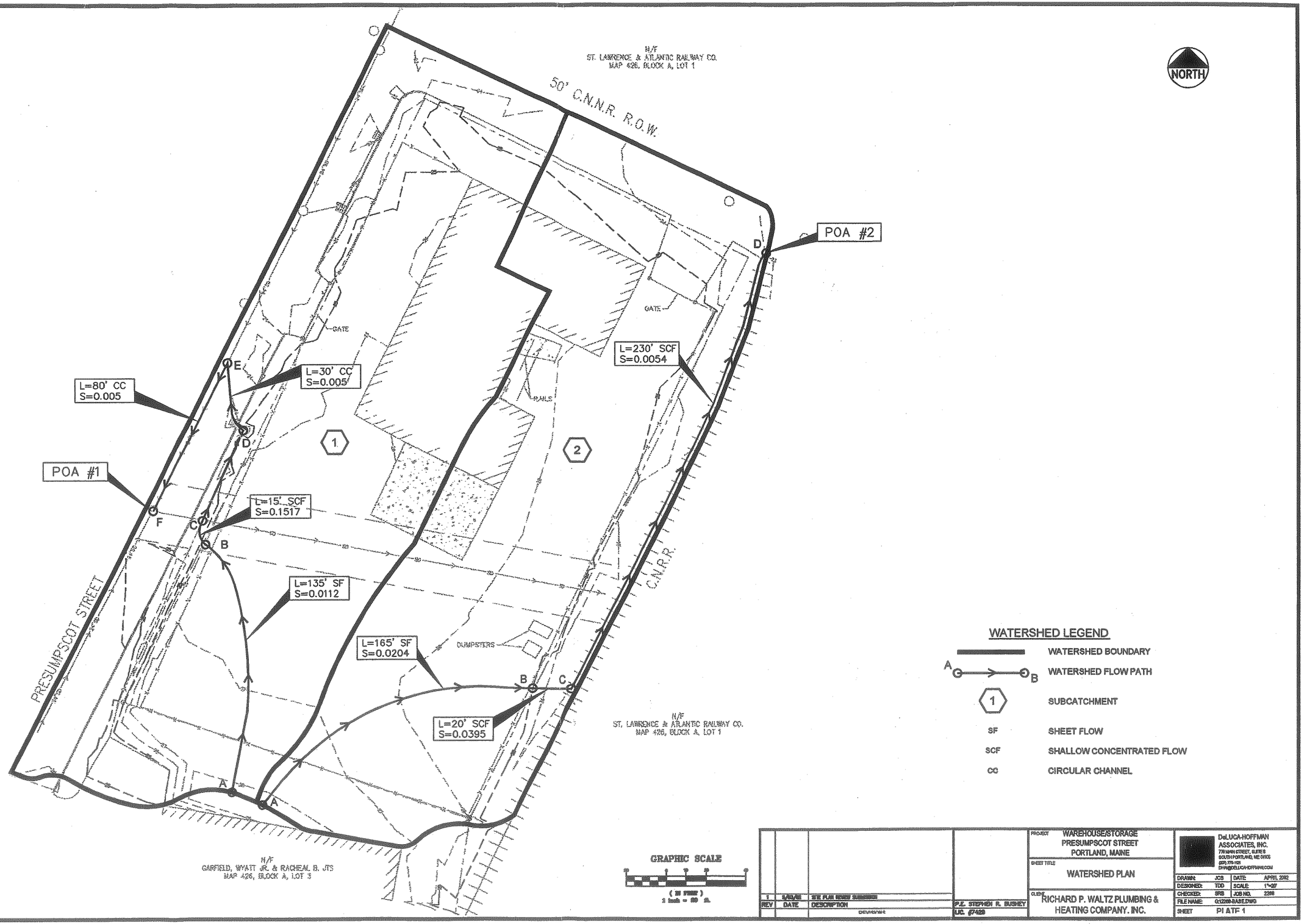
PROJECT: WAREHOUSE/STORAGE
PRESUMPSCOT STREET
PORTLAND, MAINE

SHEET TITLE: WATERSHED PLAN

CLIENT: RICHARD P. WALTZ PLUMBING & HEATING COMPANY, INC.

DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
(207) 775-1121
DHA@DELUCA-HOFFMAN.COM

DRAWN:	JCS	DATE:	APRIL 2022
DESIGNED:	TDD	SCALE:	1"=20'
CHECKED:	SRB	JOB NO.	2288
FILE NAME:	G:\2288-BASE.DWG		
SHEET	P1 ATF 1		



REV	DATE	DESCRIPTION
1	5/26/26	SITE PLAN REVIEW SUBMISSION

DEVELOPER

P.E. STEPHEN R. BUSHEY
LIC. #7429

PROJECT: WAREHOUSE/STORAGE
PRESUMPSCOT STREET
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DRAWN:	JCS	DATE:	APRIL 2026
DESIGNED:	TDD	SCALE:	1"=20'
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SHEET	PLAN 1		