



CITY OF PORTLAND

4/23/02 Chip's Subaru

Jim Thibodeau - presentation

- impervious surface - not under 80% - will have to be under 80%
- landscaped island at corner of Washington Ave & Bates Street
- electricity - wants to go overhead -

Mark - how many bays? 6 or 7?

JT - 6 bays - entire

Orlando - what is on other side?

SF - very important to get vegetation on that side

Alex - reasonable request of City

Planning Department



Kandi Talbot  
Planner

CITY OF PORTLAND

Jaimy - Can we use 14-474  
for other zones - not just B-2  
\* Elevations just a little ~~low~~ <sup>bare</sup> -

Circulation?

Show whole lot - where access  
is, circulation, where cars  
stack

\* Determination by zoning admin.  
as to whether public is allowed  
to be serviced here

Can  
the service use be expanded?

Ed Ledbetter - Galvin Street - behind  
Chips - wants adequate buffer  
zone  
Noise factor - way to eliminate  
noise  
Lighting

Planning Department



Kandi Talbot  
Planner

CITY OF PORTLAND

Cheryl Leeman - retain & maintain  
ownership of public right-of-way  
handshake on use of right-of-way

Circulation is huge issue -

Said he would install fence  
on side, which he didn't install  
first heard of license today

Jaimy - need to deal with license  
issue.

William Gorham - Bates Street -  
maintain good character,  
noise, lighting. Surface water  
increased will flow across  
our back water.

2002-0062

# City of Portland Site Plan Application

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

Address of Construction: 518 Washington Ave Portland Me 04101 Zone: R-P/B-2		
Total Square Footage of Proposed Structure 1947 sq Feet	Square Footage of Lot 8560.7 sq Feet	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# MAP # 429 J-4 & J-5	Property owner, mailing address: Russell Levine 518 Washington Ave Portland	Telephone: (207) 775-2020
Consultant/Agent, mailing address, phone & contact person: Associated Design Partners 80 Leighton Rd. Falmouth, ME JAMES THRODEAU	Applicant name, mailing address & telephone: Russell Levine SAME AS ABOVE	Project name: CHIP'S SUBARU
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots _____ <input type="checkbox"/> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot _____ <input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other _____ <input type="checkbox"/> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00 Major Development <input checked="" type="checkbox"/> \$500.00 Minor Development _____ \$400.00 Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input type="checkbox"/> Staff review \$100.00		
Who billing will be sent to: Russell Levine Mailing address: 518 Washington Avenue State and Zip: Portland 04101 Contact person: "CHIP" Russell Phone: (207) 775-2020		


Submittals shall include (9) separate folded packets of the following excluding Plan Amendments which shall include (6) separate packets of the following:

- copy of application
- cover letter stating the nature of the project
- site plan containing the information found in the attached sample plans check list

### ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: [ci.portland.me.us](http://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: 3-4-02
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This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction

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

2002-0062  
Application I. D. Number

03/04/2002  
Application Date

Chip's Subaru  
Project Name/Description

Levine Russell A  
Applicant

518 Washington Ave, Portland, ME 04103  
Applicant's Mailing Address

518 - 518 Washington Avenue, Portland, Maine  
Address of Proposed Site

429 J004001  
Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 775-2020      Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

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

1,947sqft 8,560.7 sqft R-P/B-2  
Proposed Building square Feet or # of Units      Acreage of Site      Zoning

**Check Review Required:**

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

Fees Paid:    Site Plan \$500.00    Subdivision \_\_\_\_\_    Engineer Review \_\_\_\_\_    Date 03/08/2002

**Planning Approval Status:**

Reviewer \_\_\_\_\_

- Approved       Approved w/Conditions  
See Attached       Denied

Approval Date \_\_\_\_\_      Approval Expiration \_\_\_\_\_      Extension to \_\_\_\_\_       Additional Sheets  
Attached

OK to Issue Building Permit \_\_\_\_\_  
signature      date

**Performance Guarantee**       Required\*       Not Required

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

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

# City of Portland Site Plan Application

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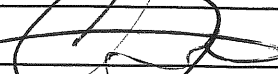
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Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>MAP # 429</u> <u>J-4 &amp; J-5</u>	Property owner, mailing address: <u>Russell Levine</u> <u>518 Washington Ave Portland</u>	Telephone: <u>(207)</u> <u>775-2020</u>
Consultant/Agent, mailing address, phone & contact person <u>Associated Design Partners</u> <u>80 Leighton Rd. Falmouth, ME</u> <u>JAMES THRODEAU</u>	Applicant name, mailing address & telephone: <u>Russell Levine</u> <u>SAME AS ABOVE</u>	Project name: <u>CHIP'S SUBARU</u>
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots _____ <input type="checkbox"/> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot _____ <input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other _____ <input type="checkbox"/> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00  Major Development <input checked="" type="checkbox"/> \$500.00                      Minor Development _____ \$400.00 Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input type="checkbox"/> Staff review \$100.00		
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Signature of applicant: 	Date: <u>3-4-02</u>
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**This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction**

## DIVISION 8. R-P RESIDENCE-PROFESSIONAL ZONE\*

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\***Editor's note**--Ord. No. 291-88, adopted Apr. 4, 1988, with an effective date of July 1, 1988, repealed §§ 14-146--14-151 of Div. 8, R-P Residence-Professional Zone, of this article and enacted similar new provisions in lieu thereof as set out in §§ 14-146--14-151. Formerly, such sections derived from §§ 602.7A, 602.7A.A and 602.7A.B of the city's 1968 Code and from Ord. No. 49-73, adopted Jan. 3, 1973; Ord. No. 499-74, § 3, adopted Aug. 19, 1974; and Ord. No. 312-85, §§ 1--3, adopted Dec. 2, 1985.  
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### **Sec. 14-146. Purposes.**

The purposes of the R-P residence-professional zone are:

(a) To provide appropriate location for the development and operation of low-intensity business uses, including professional offices on or near major arterials, that are compatible in scale, density and use with surrounding and adjacent residential neighborhoods; or

(b) To serve as a transition or buffer zone between residential and more intensive nonresidential zones.

(Ord. No. 291-88, 4-4-88)

### **Sec. 14-147. Permitted uses.**

The following uses are permitted in the R-P district:

(a) *Residential:* Any residential use is permitted in the residential zone abutting the lot. If there is no abutting residential zone, the nearest residential zone to the lot. In the case of two (2) or more abutting residential zones, the most restrictive such zone.

(b) *Business:*

1. Professional offices, as defined in section 14-47, but excluding personal services, retail establishments and veterinarians.

2. Business services, as defined in section 14-47, except copy services.

(c) *Other:*

1. Utility substations, as defined in section 14-47, subject to the requirements of article V (site plan).

2. Accessory uses as provided in section 14-404.

(Ord. No. 291-88, 4-4-88)

### **Sec. 14-147.5. Conditional uses.**

The following uses are permitted as provided in section 14-474 (conditional uses) if they meet the following requirements:

(a) Such other offices which have characteristics similar to but no more objectionable than those generally associated with professional offices. In determining appropriateness, the zoning board shall consider the quality of building design and materials, signage, and landscaping, and their general compatibility with the surrounding residential development. Such uses shall also be shown to have vehicular patterns, including parking and storage of motor vehicles, similar to those associated with professional offices. Noise levels and hours of operation shall also be considered. An approval granted under this section shall be issued to a specific user and shall not run with the land to subsequent users. A new conditional use approval shall be required when the user changes. A new conditional use approval may be issued by the zoning authority if it determines that the new user will maintain the same use as the original user and that such use will not have substantially different external effects, including, but not limited to, parking, vehicular traffic on and off the site, noise levels, hours of operation, and visual characteristics such as signage or changes to building design.

(b) Any conditional use that is allowed as a conditional use in any residential zone abutting the lot. If there is no abutting residential zone, any conditional use that is allowed as a conditional use in the nearest residential zone to the lot. Any such conditional use shall be subject to all conditions required in the residential zone.

(Ord. No. 201-92, § 1, 1-6-92; Ord. No. 133-96, § 10, 11-18-96)

**Sec. 14-148. Prohibited uses.**

Uses not enumerated in section 14-147 as permitted uses or in section 14-147.5 as conditional uses are prohibited.

(Ord. No. 291-88, 4-4-88; Ord. No. 201-92, § 2, 1-6-92)

**Sec. 14-149. Dimensional requirements.**

In addition to the provisions of division 25 (space and bulk regulations and exceptions) of this article, the following requirements shall apply. Residential uses permitted under section 14-147(a) shall meet the requirements of such abutting or nearest residential zone. Nonresidential uses in the R-P zone shall meet the following minimum requirements:

- (a) *Minimum lot size:* Six thousand (6,000) square feet.
- (b) *Minimum street frontage:* Sixty (60) feet.
- (c) *Minimum yard dimensions:*

(Yard dimensions are required setbacks for structures from property lines and setbacks of structures from one another. No structure shall occupy the minimum yard of another structure.)

- 1. *Front yard:*
  - a. Principal or accessory structures: Twenty (20) feet, except that:
    - i. The front yard need not exceed the average depth of immediately abutting front yards; and
    - ii. The front yard of a lot existing as of April 4, 1988, which lot is less than one hundred (100) feet deep, need not be deeper than ten (10) percent of the depth of the lot.



2. *Rear yard:*

- a. Principal structures: Twenty (20) feet.
- b. Accessory structures (detached): Seven (7) feet.

3. *Side yard:*

- a. Principal structures:

*Number of Stories    Required Side Yard*

1 story . . . . . 10 feet

2 stories . . . . . 12 feet

3 or more stories . . 14 feet

The width of one (1) side yard may be reduced one (1) foot for each foot that the other side yard is correspondingly increased, provided, however, no side yard shall be reduced to less than seven (7) feet in width.

- b. Accessory structures (detached): Seven (7) feet.
- c. Side yards on side streets (corner lot): For both principal or accessory structures:
  - i. One (1) or two (2) stories: Fifteen (15) feet; and
  - ii. Three (3) or more stories: Eighteen (18) feet.

(d) *Minimum lot width:* Sixty (60) feet.

(e) *Maximum structure height:* Forty-five (45) feet. Where the lot abuts an R-6 residential zone, the maximum permitted height shall be the maximum permitted height of the R-6 zone. If there is a difference in height between abutting R-6 zones, the least restrictive height limitation shall apply.

(f) *Maximum impervious surface ratio:* The maximum impervious surface ratio is established according to the abutting residential zone. If there is no abutting residential zone to the lot in question, the nearest residential zone to the lot. In the case of two (2) or more abutting residential zones, the least restrictive such zone. The ratios are as follows:

*Maximum Impervious*

Residential Zone    Surface Ratio

R-1/R-2 . . . . . 0.60

R-3 . . . . . 0.70

R-4/R-5/R-5A/R-6 . . . . 0.80

- (g) *Floor area ratio (F.A.R.):* The maximum floor area ratio is established according to the abutting residential zone. If there is no abutting residential zone to the lot in question, the nearest residential zone to the lot. In the case of two (2) or more abutting residential zones, the least restrictive such zone. The ratios are as follows:

*Residential Floor Area Ratio*

R-1/R-2 . . . . . 0.45

R-3 . . . . . 0.55

R-4/R-5/R-5A/R-6 . . 0.65

**Sec. 14-150. Other requirements.**

All nonresidential uses in the R-P zone shall meet the requirements of division 25 (space and bulk regulations and exceptions) of this article in addition to the following requirements:

- (a) *Landscaping and screening:* The site shall be suitably landscaped for parking, surrounding uses and accessory site elements, including storage and solid waste receptacles where required by article IV (subdivisions) and article V (site plan).
- (b) *Curbs and sidewalks:* Curbs and sidewalks as specified in article VI of chapter 25.
- (c) *Off-street parking and loading:* Off-street parking and loading are as required by division 20 and division 21 of this article.
- (d) *Front yard parking:* There shall be no parking in the front yard between the street line and the required minimum setback line. A maximum of ten (10) percent of the total parking provided on the site may be located between the principal structure and the front yard.
- (e) *Signs:* Signs shall be subject to the provisions of division 22 of this article.
- (f) *Exterior storage:* There shall be no exterior storage with the exception of receptacles for solid waste disposal. Such receptacles shall be shown on the approved site plan.
- (g) *Storage of vehicles:* Storage of vehicles is subject to the provisions of section 14-335.
- (h) *Shoreland and flood plain management regulations:* If the lot is located in a shoreland zone or in a flood hazard zone, the requirements of division 26 and/or division 26.5 apply.

(Ord. No. 291-88, 4-4-88)

**Sec. 14-151. External effects.**

Every use in a R-P zone shall be subject to the following requirements:

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

2002-0062

Application I. D. Number

03/04/2002

Application Date

Chip's Subaru

Project Name/Description

Levine Russell A

Applicant

518 Washington Ave, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 775-2020      Agent Fax:

Applicant or Agent Daytime Telephone, Fax

518 - 518 Washington Avenue, Portland, Maine

Address of Proposed Site

429 J004001

Assessor's Reference: Chart-Block-Lot

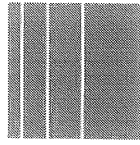
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**Engineering Comments**

PUBLIC WORKS ENGINEERING REVIEW...3/18/02

We have reviewed the application dated 3/4/02 and offer the following comments:

1. On sheet C2, the applicant proposes a storm drain connection into an existing catch basin in Bates Street. The plans don't provide an outlet elevation for this structure.
2. The storm drain system is deficient of pipe lengths and slopes.
3. It is not clear whether the development is proposing a new sanitary sewer connection. If so, the plans need to specify the associated trench excavation in Bates Street. In addition, the plans need to specify the existing sanitary sewer main in Bates Street as well as the proposed sanitary service connection.
4. The applicant should be aware that the City has several permits and corresponding fees associated with sewer connections and excavation within the public right of way. It is recommended that they contact Carol Merritt at Public Works.
5. The runoff from this site discharges into Casco Bay. Due to the nature of this development, the risk is greater for hydrocarbons associated with gasoline and engine oils to enter the City's storm sewer system. Therefore, Public Works is requesting the applicant install a oil/gas separator prior to the site's storm sewer outfall into the City system.



**Sebago Technics**  
*Engineering & Planning for the Future*

02P062

TO: Jonathon Spence - Planner  
FROM: Jim Seymour – Development Review Coordinator, Sebago Technics, Inc.  
RE: 518 Washington Avenue, Chip's Subaru Site Plan  
DATE: March 25, 2002

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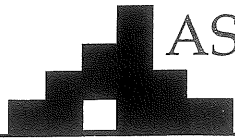
I have reviewed the Site Plan for Chip's Subaru at 518 Washington Avenue and have the following comments:

1. I have reviewed the plan set and have a concern regarding some of the grading and drainage improvements proposed. A swale within the paved area is proposed along the southwest side of the lot. The swales' sideslopes within the parking area are too steep. If the applicant wants to collect the runoff with curbing as shown, then the catch basin rim and gutter flow elevations should be raised. The current elevation will create an unnecessary and inconvenient slope at the edge of the paved section where vehicles access the bays.
2. Catch Basin #2 appears to be set too low and creates a deep sump near the lot corner. An appropriate elevation would be 97.25. The location should be relocated to eliminate a piping conflict at the telephone pole between the existing catch basin and CB #2. Also, CB#2 is required to install an oil separator device due to the uses with vehicle service over the site's surface in which runoff enters the storm drain system. A drainage maintenance agreement with the City will be required to connect the site's drainage into the City's drain system by means of piping.
3. Are there roof drains and foundation drains? If yes, they need to be shown with elevations of the pipe outlet or connections.
4. Due to the lack of field monuments and apparent pavement, and use encroachment into the City's right-of-way, a boundary survey shall be required along with the lot monuments to be installed. This survey shall require a signed seal by a licensed State of Maine Land Surveyor.

5. The electrical services shall be installed underground as shown in the detail and labeled as such on Site Plan C1.
6. The plans indicate that there will be work within the City's right-of-way limits. All work within the street or right-of-way shall require that a street opening permit be obtained. Please refer to Public Works' comments as provided by Tony Lombardo, P.E. I foresee that Portland standard details will be needed for all sidewalk, street trenches, sewer connections, etc.

Please feel free to contact me if you or the design professionals have questions with my comments or concerns. I will be available this week to address any questions.

JRS:jrs/jc



# ASSOCIATED DESIGN PARTNERS INC.

Office: 207.878.1751  
Fax: 207.878.1788  
e-mail: adp@maine.rr.com

80 Leighton Road • Falmouth, Maine 04105

March 1, 2002

01257

Sarah Hopkins, Senior Planner  
City of Portland  
Planning Department  
389 Congress Street  
Portland, ME 04101

RE: Supplemental submission documents for major site plan review Chip's Service Center Project, 518  
Washington Ave, Portland.

Dear Sarah:

We have attached plan sets (9 full size) for major site plan approval on the above referenced project. The owner of record is Russell A. Levine of Windham, ME.

1. The proposed use of the site will remain unchanged as an auto repair center but a conditional use is requested for the R-P zoned portion of the lot.
2. The total land area of the site is 0.20 acres and the total floor area of the proposed building is 1,947 square feet.
3. Solid waste management will include a recycling program. A local waste disposal company will transfer the materials that require recycling such as cardboard. Other materials such as oil will be taken offsite for proper disposal.
4. Existing street utilities are currently water, electrical, sewer & natural gas.
5. The anticipated sequence of construction is:
  - a. Parking lot and entry way subgrade installation
  - b. Installation of all erosion control measures
  - c. Installation of proposed structure foundation
  - d. Erection of proposed building structure
  - e. Paving of new parking lot and entrances
  - f. Final loam and seeding with associative landscaping

Construction is estimated to begin upon all appropriate approvals have been obtained and shall be completed within eight months from start of Construction.

6. There are no state or federal regulatory approvals required for this project.
7. Evidence of applicant's right, title or interest in the property is the deed of the property and is included as Appendix "A".
8. There are no unusual natural areas, wildlife and fisheries habitats or archaeological sites located on or near the project site.

Should you have any questions with this submittal, please do not hesitate to contact me. We look forward to any comments or suggestions from the next planning board meeting.

Sincerely,

Aaron Bennett  
Project Designer  
Associated Design Partners, Inc.

Cc Russell Levine

APPENDIX "A"

Instr 31884 Bk 9630 Pg 295

Bk 9630 Pg 295

31884

WARRANTY DEED

That, IRVINE L. RICHARDSON, JR., of Standish, County of Cumberland and State of Maine in consideration of one dollar and other good and valuable considerations paid by RUSSELL A. LEVINE, of Windham, County of Cumberland and State of Maine the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Russell A. Levine, his heirs and assigns forever:

A certain lot or parcel of land, with the buildings thereon, situated in Portland, Maine, bounded and described as follows: Commencing at the center of an elm tree standing on the southwest sideline of Washington Avenue, formerly called Main Street, Deering, on the line of land now or formerly owned by Pywel Vincent; thence along the said southwesterly sideline of said Washington Avenue in a southerly direction Forty-five (45) feet, more or less, to the intersection of said southwesterly side of Washington Avenue with the northwesterly sideline of Bates Street; thence at right angles with the line of said Washington Avenue and along said northwesterly sideline of said Bates Street on hundred fifty (150) feet to a point; thence at right angles and parallel with said Washington Avenue in a northwesterly direction toward said land now or formerly of said Vincent above mentioned, forty-five (45) feet, more or less, to a gas pipe set in the ground which marks the boundary line of said Vincent's land; thence at right angles and following the line of said Vincent's land one hundred fifty (150) feet, more or less, to said Washington Avenue and the point of beginning.

Subject to a grading rights transferred to the State of Maine pursuant to Notice of Layout and Taking dated September 4, 1979 and recorded in the Cumberland County Registry of Deeds Book 4496, Page 60.

Being the same premises conveyed to the Grantor herein by deed of the Howland Corporation dated November 27, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6998, Page 22.

TO HAVE AND TO HOLD, the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Russell A. Levine, his heirs and assigns to his use and behoof forever.

AND I do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises, that I am free of all encumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

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SEAL

**CITY OF PORTLAND, MAINE  
SITE PLAN CHECKLIST**

Chips Supermarket - Conditional Use  
Project Name, Address of Project 518 Washington Avenue

2008-0062  
Application Number

Submitted () & Date	Item	Required Information	Section 14-525 (b,c)
<u>Need</u>	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
<u>"</u>	(2)	Name and address of applicant and name of proposed development	a
<u>"</u>	(3)	Scale and north points	b
<u>"</u>	(4)	Boundaries of the site	c
<u>"</u>	(5)	Total land area of site	d
<u>"</u>	(6)	Topography - existing and proposed (2 feet intervals or less)	e
<u>"</u>	(7)	Plans based on the boundary survey including:	2
<u>Jim Seymour</u>	(8)	Existing soil conditions	a
<u>"</u>	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
<u>Need</u>	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
<u>3/4/02</u>	(11)	Approx location of buildings or other structures on parcels abutting the site	d
<u>Need</u>	(12)	Location of on-site waste receptacles	e
<u>"</u>	(13)	Public utilities	e
<u>Jonny</u>	(14)	Water and sewer mains	e
<u>"</u>	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
<u>3/4/02</u>	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
<u>"</u>	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
<u>Marge - req?</u>	(18)	Parking areas	g
<u>3/4/02</u>	(19)	Loading facilities	g
<u>3/4/02</u>	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
<u>3/4/02</u>	(21)	Curb and sidewalks	g
<u>Need</u>	(22)	Landscape plan showing:	h
<u>"</u>	(23)	Location of existing proposed vegetation	h
<u>"</u>	(24)	Type of vegetation	h
<u>"</u>	(25)	Quantity of plantings	h
<u>"</u>	(26)	Size of proposed landscaping	h
<u>"</u>	(27)	Existing areas to be preserved	h
<u>"</u>	(28)	Preservation measures to be employed	h
<u>"</u>	(29)	Details of planting and preservation specifications	h
<u>Need</u>	(30)	Location and dimensions of all fencing and screening	i
<u>"</u>	(31)	Location and intensity of outdoor lighting system	j
<u>3/4/02</u>	(32)	Location of fire hydrants, existing and proposed	k
<u>"</u>	(33)	Written statement	c
<u>"</u>	(34)	Description of proposed uses to be located on site	l
<u>"</u>	(35)	Quantity and type of residential, if any	l
<u>"</u>	(36)	Total land area of the site	b2
<u>"</u>	(37)	Total floor area and ground coverage of each proposed building and structure	b2
<u>"</u>	(38)	General summary of existing and proposed easements or other burdens	c3
<u>"</u>	(39)	Method of handling solid waste disposal	4
<u>"</u>	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
<u>"</u>	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
<u>"</u>	(42)	An estimate of the time period required for completion of the development	7

R-5 Zone = 65% impervious  
B-2 Zone = 80% impervious





**CITY OF PORTLAND, MAINE  
MEMORANDUM**

**TO:** Jaimey Caron, Chair of the Portland Planning Board

**FROM:** Kandice Talbot, Planner

**DATE:** April 23, 2002

**RE:** Chip's Subaru, 518 Washington Avenue  
Conditional Use and Site Plan Review

Russell Levine, owner of Chip's Subaru, is requesting conditional use and site plan approval for a 1,947 sq. ft. addition for auto repair associated with the existing car dealership. Chip's Subaru is located on the corner of Washington Avenue and Bates Street.

Currently existing on the site is a 1,235 sq. ft. two-story block building. An existing storage garage will be demolished to make room for the proposed addition.

The site is currently zoned B-2 Community Business and R-P Residence Professional. The site is approximately .20 acres.

Conditional Use Review

Although the applicant has stated that the addition will be used for auto repair, it is an accessory use to the car dealership and is allowed in the B-2 zone as a conditional use. Sec. 14-183 Conditional Uses require that the Planning Board review all automobile dealerships. The following standards apply for review of a conditional use in the B-2 zone.

Section 14-183(a)5

- a. Signs: Signs shall not adversely affect visibility at intersections or access drives. Such signs shall be constructed, installed and maintained so as to ensure the safety of the public. Such signs shall advertise only services of goods available on the premises.

At this time it does not appear that the applicant is proposing any new signage.

- b. Circulation: No ingress and egress driveways shall be located within thirty (30) feet from an intersection. No entrance or exit for vehicles shall be in such proximity to a playground, school, church, other places of public assembly, or any residential zone that the nearness poses a threat or potential danger to the safety of the public.

The proposed driveway is not located within thirty feet of an intersection and is not in proximity to a playground, school, church or place of public assembly. The driveway is within near proximity to a residential zone, but does not pose a threat or potential danger to the safety of the public.

The following standards apply for all conditional uses:

Section 14-474(2)

- i. There are unique or distinctive characteristics or effects associated with the proposed conditional use.
- ii. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
- iii. Such impacts differ substantially from the impact, which would normally occur from such a use in that zone.

Although it does not appear that the existing automobile dealership has an impact, the proposed auto repair associated with the dealership could possibly have an impact on the abutting residential neighborhood. The proposed addition, with bay doors, is closer to the abutting neighborhood and noise could be a factor. The Board may wish to consider this issue.

Site Plan Standards

Chip's Subaru is proposing a 1,947 sq. ft. addition for auto repair associated with the existing car dealership. The applicant's plans also show a future 3-bay 1,245 sq. ft. addition. It is not clear as to whether the applicant is requesting review of the 1,245 sq. ft. addition at this time. If not, the future addition should be removed from the plan.

1. Access/Circulation

Access to the site will be via two existing curb cuts on Bates Street. There is an existing curb cut on Washington Avenue, however due to traffic issues on Washington Avenue, the applicant has blocked off this entrance so that there is no access on Washington Avenue.

Sidewalk and granite curb is present along Bates Street and Washington Avenue. The applicant is proposing to relocate the existing bituminous sidewalk and replace it with concrete sidewalk at the southwesterly edge of the property. Bates Street has a very large right-of-way. There is approximately 17 feet from the edge of sidewalk to the applicant's property line. Currently, the applicant is parking vehicles within the City right-of-way. Staff is recommending that the applicant either request a license from the City to park vehicles within the right-of-way or relocate the vehicles onto his property.

2. Building Design

Elevations of the proposed addition have not been submitted. Staff is requesting that the applicant submit elevation drawings of the exterior facades and materials to be used for the proposed addition. The elevations will be reviewed to ensure that they comply with the B-2 site plan standards pertaining to windows, building entrances, façade character, and building design.

3. Utilities

The applicant is proposing to utilize existing utilities within Bates Street. The applicant must submit letters from Portland Water District regarding water availability and Public Works Department regarding sewer availability.

Public Works has reviewed the proposed plans. It is unclear as to whether the development is proposing a new sanitary sewer connection. If a new connection is proposed, Public Works is recommending that the plans specify the associated trench excavation in Bates Street. In addition, the plans will need to specify the existing sanitary sewer main in Bates Street as well as the proposed sanitary service connection.

The proposed plans do not show a solid waste dumpster, however, the applicant has stated that they will be revising the plans to include a dumpster. A solid stockade fence enclosure will be required to screen all sides of the dumpster.

4. Landscaping

There is very limited existing landscaping on site. The applicant is not proposing any additional landscaping. As required by ordinance, the site needs additional screening and landscaping. It appears that the applicant is trying to maximize the site to the greatest extent possible and may be proposing too much for this property. The maximum impervious surface ratio in the B-2 zone is eighty (80) percent. The applicant is very close to that or even possibly over the 80% ratio. The applicant must submit data showing the impervious surface ratio for this site.

B-2 site plan standards state that buildings and associated parking must be screened to buffer abutting properties by providing a densely planted landscaping buffer and/or fencing to protect neighboring properties from the impacts associated with the development. It also requires that where buildings are setback from the street a landscaped area must be planted along the front yard street line.

Staff is recommending that the applicant provide landscaping or screening between the proposed expansions and the residential property located at 17 Bates Street and the Alice Devine's property adjacent to the northwesterly corner of the proposed expansion. It is also recommended that the applicant provide a planter at the corner of Washington Avenue and Bates Street, similar to the planters existing at the Dunkin' Donuts and Amato's properties on Washington Avenue.

If the City allows the applicant a license to park vehicles within the City right-of-way, a possible condition of that license would be that the applicant provide a planted area along the frontage of the site, between the sidewalk and the parked vehicles. In discussions with the applicant, the applicant felt that this requirement would create a loss of space for vehicles and would be detrimental to the business.

5. Drainage

The applicant is proposing a catch basin system that drainage will flow into and then connect to an existing catch basin within Bates Street. The Development Review Coordinator and Public Works Engineer have reviewed the plans and have some technical concerns with the proposed drainage system. Memos are included as Attachments 4 and 5.

The applicant is not proposing stormwater quality at this time, however, due to the use and that this site discharges into Casco Bay, the risk is greater for hydrocarbons associated with gasoline and engine oils to enter the City's storm sewer system. Therefore, staff is recommending that the applicant install an oil/gas separator prior to the site's storm sewer outfall into the City system.

6. Lighting

It appears that the applicant is proposing three (3) wall mounted lighting fixtures to the proposed additions. Staff is recommending that the applicant submit catalogue cuts of the lighting, along with a photometric plan of the proposed light levels.

7. Fire Safety

There is an existing fire hydrant at the corner of Washington Avenue and Bates Street. The Fire Department has reviewed and approved the plan.

9. Financial Capability

The applicant must submit evidence of financial capability. This shall include a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it if approved.

Issues To Be Resolved Prior to Public Hearing

Following is a list of items that will need to be resolved prior to scheduling of a public hearing:

- Clarification of future addition
- Elevations
- Capacity of Utilities and sewer connection
- Buffers/Screening
- Public Works/DRC's comments
- Stormwater quality
- Lighting
- Financial Capability
- Right-of-way licensing

Attachments:

1. Applicant's Submittal Letter dated March 1, 2002
2. Deed
3. Staff Letter to Applicant dated March 15, 2002
4. Public Works' Memo dated March 18, 2002
5. DRC's Memo dated March 25, 2002
6. Plans

March 1, 2002

01257

Sarah Hopkins, Senior Planner  
City of Portland  
Planning Department  
389 Congress Street  
Portland, ME 04101

RE: Supplemental submission documents for major site plan review Chip's Service Center Project, 518  
Washington Ave, Portland.

Dear Sarah:

We have attached plan sets (9 full size) for major site plan approval on the above referenced project. The owner of record is Russell A. Levine of Windham, ME.

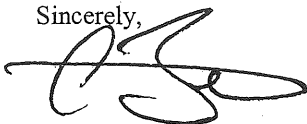
1. The proposed use of the site will remain unchanged as an auto repair center but a conditional use is requested for the R-P zoned portion of the lot.
2. The total land area of the site is 0.20 acres and the total floor area of the proposed building is 1,947 square feet.
3. Solid waste management will include a recycling program. A local waste disposal company will transfer the materials that require recycling such as cardboard. Other materials such as oil will be taken offsite for proper disposal.
4. Existing street utilities are currently water, electrical, sewer & natural gas.
5. The anticipated sequence of construction is:
  - a. Parking lot and entry way subgrade installation
  - b. Installation of all erosion control measures
  - c. Installation of proposed structure foundation
  - d. Erection of proposed building structure
  - e. Paving of new parking lot and entrances
  - f. Final loam and seeding with associative landscaping

Construction is estimated to begin upon all appropriate approvals have been obtained and shall be completed within eight months from start of Construction.

6. There are no state or federal regulatory approvals required for this project.
7. Evidence of applicant's right, title or interest in the property is the deed of the property and is included as Appendix "A".
8. There are no unusual natural areas, wildlife and fisheries habitats or archaeological sites located on or near the project site.

Should you have any questions with this submittal, please do not hesitate to contact me. We look forward to any comments or suggestions from the next planning board meeting.

Sincerely,



Aaron Bennett  
Project Designer  
Associated Design Partners, Inc.

Cc Russell Levine

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Bk 9630 Pg 294

WARRANTY DEED

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WARRANTY

That, IRVINE L. RICHARDSON, JR., of Standish, County of Cumberland and State of Maine in consideration of one dollar and other good and valuable considerations paid by RUSSELL A. LEVINE, of Windham, County of Cumberland and State of Maine the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Russell A. Levine, his heirs and assigns forever:

A certain lot or parcel of land, with the buildings thereon, situated in Portland, Maine, bounded and described as follows: Commencing at the center of an elm tree standing on the southwest sideline of Washington Avenue, formerly called Main Street, Deering, on the line of land now or formerly owned by Pywel Vincent; thence along the said southwesterly sideline of said Washington Avenue in a southerly direction Forty-five (45) feet, more or less, to the intersection of said southwesterly side of Washington Avenue with the northwesterly sideline of Bates Street; thence at right angles with the line of said Washington Avenue and along said northwesterly sideline of said Bates Street on hundred fifty (150) feet to a point; thence at right angles and parallel with said Washington Avenue in a northwesterly direction toward said land now or formerly of said Vincent above mentioned, forty-five (45) feet, more or less, to a gas pipe set in the ground which marks the boundary line of said Vincent's land; thence at right angles and following the line of said Vincent's land one hundred fifty (150) feet, more or less, to said Washington Avenue and the point of beginning.

Subject to a grading rights transferred to the State of Maine pursuant to Notice of Layout and Taking dated September 4, 1979 and recorded in the Cumberland County Registry of Deeds Book 4496, Page 60.

Being the same premises conveyed to the Grantor herein by deed of the Howland Corporation dated November 27, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6998, Page 22.

TO HAVE AND TO HOLD, the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Russell A. Levine, his heirs and assigns to his use and behoof forever.

AND I do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises, that I am free of all encumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

and

and deed,

SEAL

Att. 3

Planning & Urban Development

Alexander Jaegerman  
Planning Director



## CITY OF PORTLAND

March 15, 2002

Mr. Russell Levine  
518 Washington Avenue  
Portland, ME 04101

RE: Chip's Subaru, 518 Washington Avenue  
ID #2002-0062, CBL #429-J-004

Dear Mr. Levine:

We are in receipt of your plans and submittal regarding the proposed addition located at 518 Washington Avenue. The following comments have been generated:

1. A standard boundary survey, stamped by a registered surveyor, must be submitted.
2. Elevation drawings of the exterior facades and materials to be used for the proposed addition shall be submitted.
3. Where will solid waste be stored? Is a dumpster proposed? If so, it must be shown on the site plan.
4. Applicant must submit letters from Portland Water District regarding water availability and Public Works Department regarding sewer availability.
5. As required by ordinance, the site needs additional screening and landscaping. As mentioned previously, a landscaped planter at the corner of Washington Avenue and Bates Street would be recommended. Also, screening should be provided between the proposed expansion and 17 Bates Street and between the property and Alice Devine's property.
6. It appears that there is new lighting proposed on the building. Catalogue cuts of the lighting must be submitted along with a photometric plan of the proposed light levels. The lighting standards are included for your review.
7. Evidence of financial capability must be submitted. This shall include a letter from a responsible financial institution stating that it has reviewed the planning development and would seriously consider financing it if approved.
8. The plans show a future 1,245 sq. ft. 3-bay addition. Is the applicant requesting review of this addition at this time? If not, the future addition should be removed from the plan.



9. Existing cars are currently being parked within the City right-of-way. At this time, there is not a license that allows cars to be parked within the right-of-way. The applicant may wish to request a license from the City to allow the vehicles to remain or remove the cars from the right-of-way.
10. On Sheet 2, the applicant proposes a storm drain connection into an existing catch basin in Bates Street. The plans should provide an outlet elevation for this structure.
11. The storm drain system is deficient of pipe lengths and slopes.
12. It is not clear whether the development is proposing a new sanitary sewer connection. If so, the plans need to specify the associated trench excavation in Bates Street. In addition, the plans need to specify the existing sanitary sewer main in Bates Street as well as the proposed sanitary service connection.
13. The applicant should be aware that the City has several permits and corresponding fees associated with sewer connections and excavation within the public right-of-way. It is recommended that they contact Carol Merritt at Public Works.
14. The runoff from this site discharges into Casco Bay. Due to the nature of this development, the risk is greater for hydrocarbons associated with gasoline and engine oils to enter the City's storm sewer system. Therefore, Public Works is requesting the applicant install an oil/gas separator prior to the site's storm sewer outfall into the City system.

The Development Review Coordinator, City Arborist and Zoning Administrator are currently reviewing the site plan. If there are any comments generated by these reviews, I will forward them to you.

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

Sincerely,



✓ Kandice Talbot  
Planner

CC: Sarah Hopkins, Development Review Coordinator

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

Att. 4

Levine Russell A  
Applicant  
518 Washington Ave, Portland, ME 04103  
Applicant's Mailing Address  
Consultant/Agent  
Applicant Ph: (207) 775-2020 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

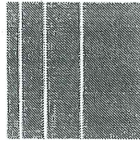
2002-0062  
Application I. D. Number  
03/04/2002  
Application Date  
Chip's Subaru  
Project Name/Description  
518 - 518 Washington Avenue, Portland, Maine  
Address of Proposed Site  
429 J004001  
Assessor's Reference: Chart-Block-Lot

**Engineering Comments**

**PUBLIC WORKS ENGINEERING REVIEW...3/18/02**

We have reviewed the application dated 3/4/02 and offer the following comments:

1. On sheet C2, the applicant proposes a storm drain connection into an existing catch basin in Bates Street. The plans don't provide an outlet elevation for this structure.
2. The storm drain system is deficient of pipe lengths and slopes.
3. It is not clear whether the development is proposing a new sanitary sewer connection. If so, the plans need to specify the associated trench excavation in Bates Street. In addition, the plans need to specify the existing sanitary sewer main in Bates Street as well as the proposed sanitary service connection.
4. The applicant should be aware that the City has several permits and corresponding fees associated with sewer connections and excavation within the public right of way. It is recommended that they contact Carol Merritt at Public Works.
5. The runoff from this site discharges into Casco Bay. Due to the nature of this development, the risk is greater for hydrocarbons associated with gasoline and engine oils to enter the City's storm sewer system. Therefore, Public Works is requesting the applicant install a oil/gas separator prior to the site's storm sewer outfall into the City system.



**Sebago Technics**  
*Engineering & Planning for the Future*

02P062

TO: Jonathon Spence - Planner  
FROM: Jim Seymour - Development Review Coordinator, Sebago Technics, Inc.  
RE: 518 Washington Avenue, Chip's Subaru Site Plan  
DATE: March 25, 2002

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I have reviewed the Site Plan for Chip's Subaru at 518 Washington Avenue and have the following comments:

1. I have reviewed the plan set and have a concern regarding some of the grading and drainage improvements proposed. A swale within the paved area is proposed along the southwest side of the lot. The swales' sideslopes within the parking area are too steep. If the applicant wants to collect the runoff with curbing as shown, then the catch basin rim and gutter flow elevations should be raised. The current elevation will create an unnecessary and inconvenient slope at the edge of the paved section where vehicles access the bays.
2. Catch Basin #2 appears to be set too low and creates a deep sump near the lot corner. An appropriate elevation would be 97.25. The location should be relocated to eliminate a piping conflict at the telephone pole between the existing catch basin and CB #2. Also, CB#2 is required to install an oil separator device due to the uses with vehicle service over the site's surface in which runoff enters the storm drain system. A drainage maintenance agreement with the City will be required to connect the site's drainage into the City's drain system by means of piping.
3. Are there roof drains and foundation drains? If yes, they need to be shown with elevations of the pipe outlet or connections.
4. Due to the lack of field monuments and apparent pavement, and use encroachment into the City's right-of-way, a boundary survey shall be required along with the lot monuments to be installed. This survey shall require a signed seal by a licensed State of Maine Land Surveyor.

5. The electrical services shall be installed underground as shown in the detail and labeled as such on Site Plan C1.
6. The plans indicate that there will be work within the City's right-of-way limits. All work within the street or right-of-way shall require that a street opening permit be obtained. Please refer to Public Works' comments as provided by Tony Lombardo, P.E. I foresee that Portland standard details will be needed for all sidewalk, street trenches, sewer connections, etc.

Please feel free to contact me if you or the design professionals have questions with my comments or concerns. I will be available this week to address any questions.

JRS:jrs/jc



**CITY OF PORTLAND**

March 15, 2002

Mr. Russell Levine  
518 Washington Avenue  
Portland, ME 04101

RE: Chip's Subaru, 518 Washington Avenue  
ID #2002-0062, CBL #429-J-004

Dear Mr. Levine:

We are in receipt of your plans and submittal regarding the proposed addition located at 518 Washington Avenue. The following comments have been generated:

1. A standard boundary survey, stamped by a registered surveyor, must be submitted.
2. Elevation drawings of the exterior facades and materials to be used for the proposed addition shall be submitted.
3. Where will solid waste be stored? Is a dumpster proposed? If so, it must be shown on the site plan.
4. Applicant must submit letters from Portland Water District regarding water availability and Public Works Department regarding sewer availability.
5. As required by ordinance, the site needs additional screening and landscaping. As mentioned previously, a landscaped planter at the corner of Washington Avenue and Bates Street would be recommended. Also, screening should be provided between the proposed expansion and 17 Bates Street and between the property and Alice Devine's property.
6. It appears that there is new lighting proposed on the building. Catalogue cuts of the lighting must be submitted along with a photometric plan of the proposed light levels. The lighting standards are included for your review.
7. Evidence of financial capability must be submitted. This shall include a letter from a responsible financial institution stating that it has reviewed the planning development and would seriously consider financing it if approved.
8. The plans show a future 1,245 sq. ft. 3-bay addition. Is the applicant requesting review of this addition at this time? If not, the future addition should be removed from the plan.



# Portland Water District

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

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

April 23, 2002

Chip's Service Center  
518 Washington Ave.  
Portland, ME 04103

Re: Proposed Addition

Dear Sir:


The Portland Water District has an 8" water main in Washington Avenue, Portland, near the proposed site. A test on a nearby hydrant produced the following results: static pressure 98 psi; residual pressure 91 psi; with a flow of 1482 gpm. With these results in mind, the District feels we have sufficient capacity available to serve this proposed addition and meet all normal fire protection and domestic water service demands. **Please notify your plumber of these results so that they can design your system to best fit the available pressure.**

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

Sincerely,

PORTLAND WATER DISTRICT

*David Coffin*  
David W. Coffin, PLS  
Engineering Supervisor

To:	<i>Jim Thibodeau</i>	Date	<i>4/23/02</i>	 Portland Water District 225 Douglass St. • Portland, ME 04102 (207) 774-5961 • Fax (207) 761-8307
Co.		# of Pgs.	<i>1</i>	
Dept.		From	<i>D Coffin</i>	
Fax No.	<i>878-1788</i>	Phone #		Fax #

2001 Governor's Award for Environmental Excellence