

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

February 20, 2003

Greg Boulette
Sebago Technics
P.O. Box 1339
Westbrook Street 04098-1339

RE: 336 Presumpscot Street
CBL 422 B008001

Dear Greg:

Thank you for your site plan submission for the 14,000 sq. ft. industrial building at 336 Presumpscot Street. City staff has reviewed the submission and offers the following questions and comments:

Public Works Comments

1. According to the City's Transportation Policy, the applicant is required to specify bituminous sidewalk along the frontage of the development property.
2. The requirement also exists for granite curbing along the development frontage. As such the plans should be revised to reflect this requirement.
3. Sheet 5 of 7, Grading and Utility Plan, must reflect the estimated excavation limits within the Presumpscot Street right of way, associated with the proposed utility installations and site construction.
4. It appears from the plans that the proposed sanitary force main will maintain a cover of greater than 5'-0". If so, it appears that a conflict exists at the crossing of the Presumpscot Street box culvert.
5. The applicant needs to provide a construction detail specific to the proposed sanitary force main, which includes the type of pipe material and the proposed ground cover to the top of the pipe.
6. The plans need to specify a sanitary manhole detail.
7. The plans need to specify a detail for the watertight connection proposed into the existing Presumpscot Street sanitary manhole. The plans must also specify that this proposed invert be created by "core-drilling" into the existing manhole.
8. The "vertical granite curb" detail needs to be revised to specify the required depths of gravel surrounding the installed curb.
9. The applicant is advised to contact Carol Merritt at Public Works to determine and confirm the permits and associated fees required when excavating within the Public right of way.

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June 8, 2004

B. David Collins
1910 7th Avenue North
Lake Worth, FL 33461-3807

RE: 352 Presumpscot Street CBL: 422-B-8

Dear Mr. Collins:

Thank you for your recent letter requesting an extension to your minor site plan approval granted on June 6, 2003 to construct a 14,000 sq. ft. building located at 352 Presumpscot Street. I understand that your request is based on the fact that due to unforeseen scheduling conflicts, the construction start date is being pushed ahead to next spring.

In my capacity as Planning Division Director for the City of Portland, I am granting your request to extend your approval to June 6, 2005.

If you have any questions, please contact Sarah Hopkins, Development Review Services Manager at 874-8720.

Sincerely,


Alexander Jaegerman
Planning Division Director

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

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