

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3626

PROPERTY ADDRESS

Town Or Plantation: Portland

Street Subdivision Lot #: 6 Riverside St

PROPRIETOR OWNERS NAME

Last: Porter Draywall Inc.

Applicant Name: William Carr

Mailing Address of Owner/Applicant (If Different): 368 Gray Rd Fal

Date Permit Issued: 11.7.94

FEE: 24 Double Fee Charged

Local Plumbing Inspector Signature: _____

L.P.I. # 0124

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: William Carr Date: 11/7/94

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: Dave Jordan Date Approved: 8-8-95

PERMIT INFORMATION

This Application Is for	Type Of Structure To Be Served:	Plumbing To Be Installed By:
1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input checked="" type="checkbox"/> OTHER — SPECIFY <u>Commercial Office Warehouse</u>	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D HOUSING DEALER / MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>1216321</u>

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District	2	Hosebibb / Siltcock		Bathub (and Shower)
		Floor Drain		Shower (Separate)
OR		Urinal	1	Sink
		Drinking Fountain	1	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system		Indirect Waste	1	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc		Clothes Washer
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures		Grease / Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
Number of Hook-Ups & Relocations		Bidet		Laundry Tub
		Other: _____	1	Water Heater
Hook-Up & Relocation Fee		Fixtures (Subtotal) Column 2	4	Fixtures (Subtotal) Column 1
		TRANSFER FEE: [\$6.00]		Fixtures (Subtotal) Column 2
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE				
			26	Total Fixtures
			24	Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
			24	Permit Fee (Total)

City of Portland, Maine - Building or Use Permit Application - 289 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 655 Riverside St
 Owner: To Be: Porter Drywall, Inc.
 Leases/Buyer's Name: Phone: 878-2024
 Business Name: Phone: 941-166

Contractor Name: Address: Phone:
 Proposed Use: G. use w/warehouse
 FIRE DEPT. Approved Denied
 COST OF WORK: \$ 70,000.
 PERMIT FEE: \$ 300. + 379.
 INSPECTION: Use Group: Type:
 Signature: Date:
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Denied

Proposed Project Description:
 Construct building 1,750 sq ft (50 x 35) as per plans
 Signature: Date:
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Denied

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
 2. If utility permits do not include plumbing, septic or electrical work.
 Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

Signature: Date:
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Denied

CERTIFICATION
 I, the undersigned, being the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.
 20 Oct '94
 15 Sept '94
 DATE: PHONE:
 ADDRESS: PHONE:
 SIGNATURE OF APPLICANT: Ken Porter
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH LETTER
 PERMIT ISSUED
 OCT 22 1994
 CITY OF PORTLAND
 Zoning Approval:
 Special Zone or Rev. vs:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan (major) minor mm
 Zoning Appeal:
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied
 Historic Preservation:
 Not in District or Landmark
 Does Not Require Review
 Requires Review
 Action:
 Approved
 Approved with Conditions
 Denied
 Date: 10/15/94
 CEO DISTRICT: 7

COMMENTS

- 11-1-94 Footing Insp. - Setbacks approx. OK (Footer is 20" wide) and much of a corner on floor
- 11-7-94 - Forms OK per plans (4" deep form wall 8" thick)
- 11-8-94 - 1st Plumbing sewer lines under slab. OK
- 11-21-94 - Framing started
- 11-28-94 - 2X6 heavy gr. Ext. wall studs (n.l.l.) (8' gen.) (24" OC) 2nd Floor joist 2X12 (18' gen.) 24" OC
- 12-7-94 - Metal Trusses on site 8/12 pitch 2X per plans (size, not yet installed)
- 12-21-94 - Framing Insp. (Metal Trusses 24" OC) Mess on me decked (South + West walls 2X6 24" OC w/ metal 2X6 back to back) OK per plans, (sh. sides) roofing started
- 1-11-95 - 1st Plumbing above slab - 3' dia. not through roof yet / Bathroom vented to ext.
- 1-27-95 Final AFO Insp. See Mad for E.C. exhaust size + placement and Everts heater placement - / need site elevation inspection - (2 layers 588 Type rock separating from warehouse section)

Inspection Record

Type	Date
Foundation: <u>OK</u>	<u>11-7-94</u>
Framing: <u>OK</u>	<u>11-21-94</u>
Plumbing: <u>1st OK</u>	
Final: <u>OK</u>	
Other: _____	



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 655 Riverside St

Issued to Porter Drywall

Date of Issue 07 August 1995

This is to certify that the building, premises, or part thereof, at the above location, built -- altered -- changed as to use under Building Permit No 941256, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Drywall Company Office/Comb
w/related warehouse

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or leasee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 655 Riverside St

Issued to Porter Drywall, Inc.

Date of Issue 03 Feb 95

This is to certify that the building, premises, or part thereof, at the above location, built -- altered -- changed as to use under Building Permit No 94/1166, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Warehouse

Limiting Conditions: **LIBRARY:**

See attached memo regarding above address dated 01 Feb 95.]

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or leasee for one dollar.

TO: Dave Jordan, Code Enforcement Officer
FROM: Michael O'Sullivan, Development Review Coordinator
DATE: August 3, 1995
SUBJECT: Permanent Certificate of Occupancy for 655 Riverside Street

I have reviewed the site construction at 655 Riverside Street and believe it would be acceptable to issue a permanent Certificate of Occupancy. All three (3) conditions listed in Mr. James Seymour's memo dated February 1, 1995 have been completed.

cc: Kathi Staples, City Engineer

Key Bank

CITY OF PORTLAND
MEMORANDUM

TO: Mary Gresik, Permit Secretary
FROM: James Seymour, Acting Development Review Coordinator
DATE: February 1, 1995
RE: Porter Drywall, Inc.; 655 Riverside Street

I have reviewed site construction at the Porter Drywall, Inc. site at 655 Riverside Street and would be agreeable to issuing a temporary Certificate of Occupancy. Prior to issuance of a permanent Certificate of Occupancy or release of the Performance Guarantee, the following must be completed.

1. Construction of a level lip spreader to be located east of the gravel storage area. This construction work also includes ditch grading from the easterly edge of the fenced storage area to the level lip spreader, stabilization of disturbed areas by loaming, seeding and mulching in accordance with the detail and erosion control notes as shown on the approved site plan.
2. Installation of a culvert crossing the private driveway with riprap outlet and inlet protection or construction of a depressed ponding area for drainage collection as shown on the approved site plan.

It was my understanding that Mr. Porter was intending to install a culvert. This work shall also include installation of erosion control measures to protect and stabilize down gradient slopes. Riprap aprons shall also be installed at the culvert inlet and outlet to prevent erosion and scouring.

3. All grading, seeding, and landscaping shall be completed such that all disturbed areas are 85% vegetated and conform to the Erosion Control notes as shown on the plans. All grading shall be performed in such a manner that all sideslopes are stabilized and grades blend with existing contours. Prior to final seeding, please contact the Development Review Coordinator to review the conditions described above.

Once the above conditions are met and approved by the Development Review Coordinator, the applicant may be issued a permanent Certificate of Occupancy. The Performance Guarantee may also be released at that time provided a defect Guarantee for 10% of the Performance Guarantee amount is posted. If you have any questions, please feel free to contact me.

CC: Paul Nehoff, Material Engineer

CITY OF PORTLAND
MEMORANDUM

TO: Mary Gresik, Permit Secretary
FROM: James Seymour, Acting Development Review Coordinator
DATE: February 1, 1995
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CC: Paul Niehoff, Material Engineer

Porter Drywall, Inc.

10/21/94

6. Guards shall be installed as per Chapter 10 Section 21, of the City's building code.
7. The minimum uniformly distributed live load for light storage area is 125 psf., for heavy storage area is 250 psf. as per table 1606.1 of the city's building code.
8. A portable fire extinguisher shall be installed in the following locations in accordance with NFPA #10.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


S. Samuel Hoffses
Chief of Inspection Services

/sl

cc: Mr. Owens McCullough, Planning
LT. Gaylen McDougal, Fire Prevention Bureau

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

APPLICANT: PORTER DRAY WALL, INC.

ADDRESS: 155 Avenida Street

SITE ADDRESS/LOCATION: _____

DATE: 10/3/94

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to not increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW ARE IN FORCE FOR YOUR SITE PLAN

All damage to sidewalk, curb, street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.

Two(2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now _____, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300, ext. 8722) must be notified five(5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300, ext. 8838. The Sewer Division of Parks and Public Works (Jackie Wurslin at 797-5302) must be notified five(5) working days prior to sewer connection to schedule an inspector for your site.

As-built record information for sewer and storm service connections must be submitted to Parks and Public Works engineering Division (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

A street opening permit is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8928. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvement as necessary due to field conditions.

The site contractor shall establish finish grades at the building foundation to provide positive drainage. Finish grades at front of foundation (street side) shall be set above finish street level elevation to provide positive drainage.

The Development Review Coordinator (874-8300; ext. 8722) must be notified at the time the building foundation is completed to perform an inspection.

cc: Paul Niehoff, Materials Engineer

Applicant: Porter Drywall
Address: 655 Riverside St
Assessors No.: 311-A-006

Date: 21/00T/94

CHECK LIST AGAINST ZONING ORDINANCE

Date - 21/00T/94
Zone Location - I-1
Interior or corner lot - Anterior
Use - Storage / warehouse
Sewage Disposal - ~~Public~~ Private
Rear Yards - 45' req. A 60 + shown
Side Yards - 25' required 30 shown
Front Yards - 25' req.
Projections - NA
Height - Max 4 stories
Lot Area - 115,333 sq ft
Building Area - 1,750 sq ft
Area per Family - N/A
Width of Lot - _____
Lot Frontage - 60 req.
Off-street Parking - OK.
Loading Bays -

Site Plan - yes
Shoreland Zoning - N/A
Flood Plains - N/A

Planning & Urban Development



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 3, 1994

Ken Porter
Porter Drywall
89 Auburn Street
Portland, ME 04103

Re: Porter Drywall, Inc. - 655 Riverside Street

Dear Mr. Porter:

On September 30, 1994, the Portland Planning Authority granted minor site plan approval for construction of a 1,750 sq. ft. building, parking lot and access road at 655 Riverside Street.

The approval is based on the submitted site plan dated September 15, 1994, last revised 9/23/94. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

The site plan approval is conditional upon the following:

1. The level lip spreader detail, sediment filter barrier detail and hay bale barrier detail provided in the September 28, 1994 submittal by Mohr & Seredin shall be placed on the plans for construction reference.
2. A performance bond shall be posted for the cost of providing and installing 80 l.f. of new granite curb extending from the limit of existing curb to the guardrail located at the northerly corner of the parcel. The applicant may reset existing curb that will be removed upon approval of the Development Review Coordinator prior to construction. Granite curb shall be installed in accordance with City of Portland standards. The performance bond shall also include the costs for paving within the public R.O.W., installation of erosion control measures and the level lip spreader.
3. If outdoor storage of a dumpster will occur, a 6' stockade fence shall enclose the container.
4. The proposed swale located adjacent the easterly end of the gravel storage area shall be graded with a minimum depth of 12".
5. Prior to construction, the constructor/owner shall contact the Development Review Coordinator (8300) to schedule a pre-construction meeting.
6. The entrance ramp shall be 25' instead of 35' as shown on the site plan.

**Mark Stinson Associates
CONTRACT FOR SALE OF REAL ESTATE**

7/12/94

RECEIVED OF Keith & Jack Peter, whose mailing address is 1021 Avenue St, Portland
 hereinafter called "Purchaser," the sum of (\$) 5000, Five Thousand Dollars as earnest money
 and in part payment on amount of the purchase price of the real estate at 1441-677 Auburn St
 in the town of Portland, in the County of Columbia, State of Maine, currently owned
 by Andy Schindler, hereinafter called "Seller," described as follows:
2 1/2 story vacant home w/145,323 s.f. lot for - Road Annex 323'
Map 311 Lot A6

(This Reference Book 1857, Page 31, Cumberland County Registry of Deeds)

1. FIXTURES: All fixtures are to be included in this sale, including all existing storm windows and screens, shades and/or blinds, shutters, curtain rods, and electrical fixtures, but excluding:

2. PERSONAL PROPERTY: The following items of personal property are included in this sale:

3. PURCHASE PRICE: The total purchase price is (\$) _____ dollars, with payment to be made as follows:

4. ACCEPTANCE: Seller's acceptance shall be given on or before 7/13/94

5. EARNEST MONEY: Earnest money is received and held by Robert Vackinland, who shall act as escrow agent until transfer of title. In the event of Seller's non-acceptance, this earnest money shall be promptly returned to Purchaser.

6. CLOSING DATE: A good and sufficient deed conveying marketable title shall be delivered to Purchaser, and this transaction shall be closed and Purchaser shall pay the purchase price as provided herein and execute all papers necessary for the completion of the purchase within 45 days of Effective Date of this Contract.

7. POSSESSION/OCCUPANCY: Full possession will be given immediately upon transfer of title, unless otherwise agreed to in writing by both Purchaser and Seller.

8. FINANCING: This Contract is subject to Purchaser obtaining a Commercial loan of 75 % of the purchase price, at a fixed or an adjustable (legal) interest rate of not more than 10 1/2 % and amortized over a period of 25 years. Purchaser to pay not more than 0 points. If Purchaser is unable to obtain said loan, Purchaser may declare this Contract null and void and the earnest money shall be promptly returned to Purchaser.

a. Purchaser is under a good-faith obligation to actively seek and accept financing on the above described terms and shall make application for said mortgage within 7 days of Effective Date of this Contract. Purchaser acknowledges that a breach of this good-faith obligation will be a breach of this Contract.

b. This Contract is subject to (1) a written statement from the lender within 15 days of Effective Date of this Contract indicating that Purchaser has made application and that, based upon the information given and subject to verification, is qualified for the loan requested, and (2) final loan approval within 30 days of Effective Date of this Contract.

If either of such loan approvals is not obtained within said time periods, Seller may declare this Contract null and void, and earnest money shall be promptly returned to Purchaser.

9. POINTS: Seller agrees to pay \$ 0 towards points and/or closing costs.

10. INSPECTIONS: This Contract is subject to the following inspections with results being satisfactory to Purchaser:

TYPE OF INSPECTION	YES	NO	
a. General Building	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	within _____ days from Effective Date
b. Sewage disposal <u>Upgrade for 1/2 acre design</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	within <u>14</u> days from Effective Date
c. Radon Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within _____ days from Effective Date
d. Radon Water Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within _____ days from Effective Date
e. Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within _____ days from Effective Date
f. Lead Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within _____ days from Effective Date
g. Other _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within _____ days from Effective Date

All inspections will be done by inspectors chosen and paid for by Purchaser. If the result of any inspection is unsatisfactory to Purchaser, Purchaser may, by notifying Seller in writing within the specified number of days, declare this Contract null and void and any earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that an inspection is unsatisfactory within the time period set forth above, the contingency shall be deemed to have been waived by Purchaser with respect to that inspection. In the absence of the inspections listed above, Purchaser is relying completely upon Seller's own opinion as to the condition of the premises.

11. WATER TESTS: If the water supply to the premises is private, Seller will provide, at Seller's expense, a New Water Supply test with "Satisfactory" results in accordance with the requirements of the State Bureau of Health and/or lending institution within 30 days of Effective Date of this Contract. If the water supply test results are "Unsatisfactory" or "Satisfactory" with any qualification, the water test results must be acceptable to Purchaser. If the results are unacceptable to Purchaser, Purchaser may, by notifying Seller in writing within 8 days after receiving the test results, declare this Contract null and void and earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that the water test results are unacceptable within the time period set forth above, this contingency shall be deemed to have been waived by Purchaser.

12. DISCLOSURE: Purchaser acknowledges receipt of Seller's written disclosures regarding:
 Water source yes no Sewage disposal yes no
 Insulation yes no Hazardous waste yes no

If any of the above items is marked "no," the information is not currently available and this Contract is subject to Purchaser receiving and approving that information within 8 days of Effective Date of this Contract.

MOHR & SEREDIN

Landscape Architects, Inc.

September 15, 1994

Mr. Alexander Jaegerman
Chief Planner
Portland Planning Department
City Hall
389 Congress Street
Portland, ME 04101

Re: Porter Drywall Site Plan Review

Dear Alex,

On behalf of the applicant, Porter Drywall, Inc., we submit the attached seven copies of the site plans and supporting documentation for staff review. The plans have been prepared in conformance with the Land Use ordinances of the City of Portland, and reflect our conversations with City staff.

The site for the development is a 2.25 acre lot on Riverside Street, located in the Industrial 1 Zone. The property is currently under option for purchase by Kendall Porter. There is an existing house on the site that Mr. Porter will retain as a three bedroom rental home. The applicant proposes to construct a new 1,750 s.f. structure containing 700 s.f. of office space with the balance of the building to be warehouse for the materials and equipment for the drywall operations of the company.

The site plan has been designed to reflect both the commercial character of the site and the functional needs of the tenant. Vehicular access occurs from the relocated curb cut on Riverside Street, and accesses a 4 car parking area designed to accommodate customers/ handicapped parking. Employee and owner parking will occur in the gravel lot east of the building. Required parking for the proposed use is 2 vehicles per the City ordinance, with actual parking demand anticipated to be 4 to 6 cars.

The new building will be served by a new 1" waterline service from the existing water main in Riverside Street, by new underground electrical service extending from an existing pole at the south-west corner of the site, and by a new subsurface wastewater disposal system. All the existing utilities are sufficiently sized to meet the requirements of the Porter Drywall operations.

Storm drainage and runoff will not significantly increase due to the proposed development and will continue to sheet flow off three sides of the site as it does presently. Erosion controls are detailed on the plan per Soil Conservation Service standards, and an erosion control plan has been prepared for the project and reviewed with the client.

18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

655 Riverside St

The proposed site plan includes a new access drive, parking and gravel work yard, a paved entrance with granite curbing, a paved pedestrian walkway at the new building and landscape plantings on the west side of the new structure. Site lighting will be limited to 60-watt, wall-mounted down-lights on the west and north sides, and 100-watt wall packs on the east side. A seven-foot wide easement is proposed to be deeded to the City, adjacent and parallel to the Riverside Street right-of-way, as requested by City staff.

Solid waste will be handled by a private contractor as will snow removal for the existing house and new business.

This submission includes the following:

- 1) Site Plan, Drawing L-1
- 2) Erosion and Sedimentation Control Plan
- 3) SCS Med. intensity soils map and soils information
- 4) Subsurface disposal system variance request and a new system application (HHE-200)

Respectfully submitted,


Stephen Mohr, ASLA

SBM/sd

cc: Kendall Porter

Attachments

285\jcegr

**EROSION AND SEDIMENTATION CONTROL PLAN
PORTER DRYWALL, INC.,
RIVERSIDE STREET, PORTLAND, ME.**

The following plan for controlling sedimentation and erosion from this project is based upon sound conservation practices as those outlined in the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices, (March 1991) and Recommended Practices of the USDA Soil Conservation Service. Please refer to these sources and the Erosion Control Plan and Details included within the plan set.

SITE TOPOGRAPHY AND COVER COMPLEX

The property is currently woodland and open fields, with the bulk of the property being in open field cover. The slopes vary between 3% and 35%, with the steepest grades located along the northern side of the property. With the exception of the existing house near Riverside Street, the property is undeveloped.

SITE SOILS

The site soils are marine deposited silts, silt loams and fine sandy loams. The Soil Conservation Service medium intensity mapping depicts the soils as follows:

Soil Name	Hydrologic Group
Buxton silt loam	C
Scantic silt loam	D

Soils mapping from the SCS handbook is included with the submission.

DRAINAGE

The site currently drains via sheet flow towards the north and south side of the property, with the majority of the site draining to the north. There are no culverts on site and no culverts or subsurface drainage structures are proposed for this development.

CONSTRUCTION SCHEDULE

The proposed sequence and scheduling of construction activities for the project is estimated as follows:

Place Erosion Controls	September 1994
Clear and Grub	September 1994
Earthwork & Paving	October-November 1994

Construct Utilities	October 1994
Seeding of Slope	September - October 1994
erosion control	
Install site improvements	October - November
Maintain lawns until seed catch	October - November
Remove erosion controls	May 1995

GENERAL EROSION AND SEDIMENTATION CONTROLS

The following general erosion control practices will be used to prevent erosion and sedimentation before, during and after the construction of this project. Special care shall be used at all times in an effort to:

1. Limit disturbance and hence erosion;
2. correct any erosion problems immediately;
3. regularly monitor the practices implemented and
4. re-vegetate disturbed areas as soon as possible.

Haybales and/or Silt Fence

Haybales or silt fencing shall be installed at the toe of slopes along the new drive and parking lots.

The locations requiring haybales and/or silt fence are shown on the plans. This erosion protection is not limited to only these areas and may be required elsewhere as directed by the Engineer or the Project Designer.

CONSTRUCTION PHASE

General

The following general practices will be used to prevent erosion during construction of this project.

1. Only those areas under active construction will be cleared and left in an untreated or unvegetated condition. If final grading, loaming and seeding will not occur within 15 days (see Item 4).
2. Prior to the start of construction in a specific area, silt fencing and/or haybales will be installed at the toe of slope and in areas as located on the plans to protect against any construction related erosion.
3. Topsoil will be stockpiled when necessary in areas which have minimum potential for erosion and will be kept as far as possible from existing drainage areas. All stockpiles shall be:

- a. Encircled with haybales or silt fence at the tow of the pile if it is expected to remain longer than 5 days.
 - b. Seeded with conservation mix if it is expected to remain longer than 15 days.
4. All disturbed areas expected to remain longer than 15 days shall be either:
- a. Treated with mulch immediately, or
 - b. Seeded with conservation mix of annual rye grass (0.9 lbs/1000 s.f.) and mulched immediately.
5. All grading will be held to a minimum 3:1 slope where practical. Greater slopes may be used in ledge cut. All slopes will be stabilized with permanent seeding immediately (within 5 days) after final grading is complete.

Post Construction Site-vegetation

The following general practices will be used to prevent erosion as soon as an area has undergone final grading, and is ready for loaming and seeding.

- 1. A minimum of 4" of loam will be spread over disturbed areas and graded to a uniform depth and natural appearance.
- 2. If final grading is reached during the normal growing season (4/15 to 10/15), permanent seeding will be done as specified below. Prior to seeding limestone shall be applied at a rate of 138 lbs/1000 sq. ft. and 10:20:20 fertilizer at a rate of 18.4 lbs/1000 sq. ft. will be applied. Broadcast seeding at the following rates:

Seeding Slopes Mixture	Ditches, side slopes	MDOT Seeding Method 3 Per Unit (1000 sq. ft.) Measure 1 1/2 lbs. Method 2 Seed 1/2 lbs. Crown Vetch seed with innoculent 8 lbs. fertilizer 30 lbs. lime
------------------------	----------------------	---

- 3. An area shall be mulched immediately after it has been seeded. Mulching shall consist of straw mulch, hydro-mulch or any suitable substitute deemed acceptable by the Project Designer.
 - a. Straw mulch shall be applied at a rate of 1 1/2 to 2 bales per unit. Straw mulch shall be secured by tacked photo degradable/biodegradable netting on grades greater than 5%.

b. Hydro-mulch shall consist of a mixture of either asphalt, wood fiber or paper fiber and water sprayed over a seeded area. Hydro-mulch shall not be used between 9/15 and 4/15.

4. The following slope stabilization practices shall apply:

Slopes	Stabilization
3:1 and gentler	Seed and Mulch
2:1 - 3:1	Photo degradable/biodegradable netting or hydroseeding

5. Construction shall be planned to eliminate the need for seeding between October 15th and April 15th. Should seeding be necessary between these dates, the following procedure shall be followed:

- Only unfrozen loam shall be used.
- Loaming, seeding and mulching will not be done over snow cover. If snow exists, it must be removed prior to placement of seed.
- Where permanent seeding is necessary, Annual Winter Rye (1.2 lbs./1000 s.f.) shall be added to the previously noted rates.
- Where temporary seeding is required, Annual Winter Rye (2.6 lbs./1000 s.f.) shall be sown instead of the previously noted seeding rate.
- Fertilizing, seeding and mulching shall be done on loam the day the loam is spread (at rates previously described in Section 2 and 3 above).

6. Following final seeding, the site will be inspected every 30 days until 80% cover has been established. Reseeding will be carried out by the contractor within 10 days of notification by the Project Designer that the existing catch is inadequate.

MONITORING SCHEDULE

The contractor shall be responsible for installing, monitoring, maintaining, repairing, replacing and removing all of the erosion and sedimentation controls or appointing a qualified subcontractor to do so.

Maintenance measures will be applied as needed during the entire construction cycle. After each rainfall, a visual inspection will be made of all erosion and sedimentation controls to insure their continuing function as designed.

1. Hay bale barriers and silt fence shall be inspected and repaired once a week or immediately following any significant rainfall. Sediment trapped behind these barriers shall be excavated when it reaches a depth of 6" and redistributed to areas undergoing final grading. Should the hay bale barriers prove to be ineffective, the contractor shall replace them and reinforce them with silt fencing.

EROSION CONTROL REMOVAL

1. An area is considered stable if:
 - a. It is paved
 - b. The seeded areas have 80% growth of planted seeds
2. Haybales and silt fence shall be removed once the areas upstream are stable. The haybales and silt fence shall be disposed of legally and properly off-site. All sediment trapped behind these controls shall be:
 - a. Distributed to an area undergoing final grading.
 - b. Graded in an aesthetic manner to conform to the topography, fertilized, seeded and mulched in accordance with the rates previously stated.
3. Once all the trapped sediments have been removed from the temporary sedimentation devices, the disturbed areas must be regraded in an aesthetic manner to conform to the surrounding topography. Once graded these disturbed areas must be loamed (if necessary) fertilized, seeded and mulched in accordance with the rates previously stated.

CONCLUSION

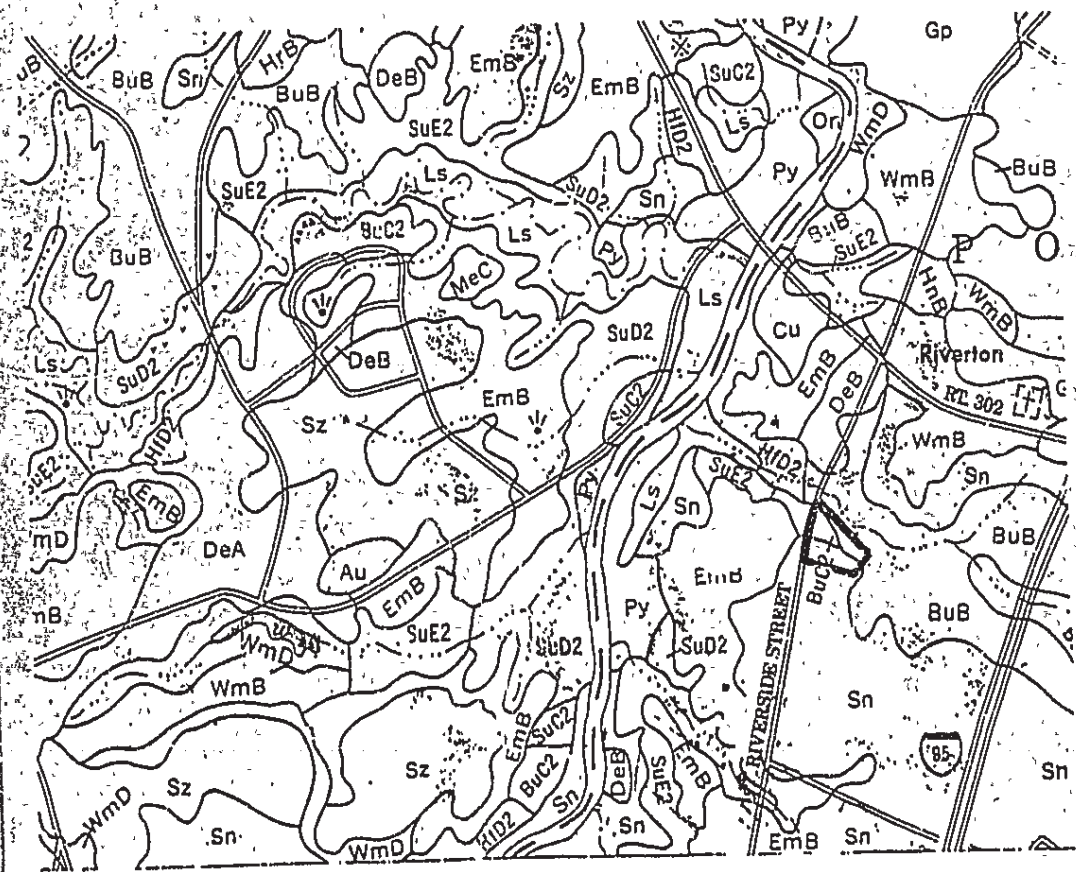
The construction of the Porter Drywall project, if implemented as detailed on these plans and according to this report, should not result in any significant erosion or sedimentation either on or off site.

Respectfully submitted,



Stephen B. Mohr, ASI.A
RLA #75

285erosion



PORTER DRUMWALL INC.
 Riverside St. Portland Me.

— SOILS MAP —
 • SCS MOD. INTENSITY
 SOILS SURVEY
 • MAP # 75
 1" = 1000' ±

SOIL LEGEND

The initial one or two letters of the soil name. A second capital letter, slope. Most symbols without a slope letter are those for land types that have a considerable range of slope. A symbol with a slope letter shows that the soil is eroded.

SYMBOL	NAME	SYMBOL	NAME
Au	Au Grass loamy sand	La	Limerick-Saco silt loam
BgB	Balgrade very fine sandy loam, 0 to 8 percent slopes	LyB	Lyman fine sandy loam, 0 to 8 percent slopes
BgC2	Balgrade very fine sandy loam, 8 to 15 percent slopes, eroded	LyC	Lyman fine sandy loam, 8 to 15 percent slopes
Ba	Biddford silt loam	LzB	Lyman very rocky fine sandy loam, 3 to 8 percent slopes
BuB	Buxton silt loam, 3 to 8 percent slopes	LzC	Lyman very rocky fine sandy loam, 8 to 20 percent slopes
BuC2	Buxton silt loam, 8 to 15 percent slopes, eroded	LzE	Lyman very rocky fine sandy loam, 20 to 45 percent slopes
Ca3	Canaan sandy loam, 3 to 8 percent slopes	Md	Made land
Ca2	Canaan sandy loam, 8 to 15 percent slopes	MeC	Melrose fine sandy loam, 8 to 13 percent slopes
Ca0	Canaan very rocky sandy loam, 3 to 8 percent slopes	MkB	Marimac fine sandy loam, 3 to 8 percent slopes
CaC	Canaan very rocky sandy loam, 8 to 20 percent slopes	MkC	Marimac fine sandy loam, 8 to 15 percent slopes
CxE	Canaan very rocky sandy loam, 20 to 60 percent slopes	On	Ondawa fine sandy loam
Ch	Coastal beaches	PdB	Paxton fine sandy loam, 3 to 8 percent slopes
Cu	Cut and fill land	PtC	Paxton fine sandy loam, 8 to 15 percent slopes
DaA	Deerfield loamy sand, 0 to 3 percent slopes	PbD	Paxton fine sandy loam, 15 to 25 percent slopes
DaB	Deerfield loamy sand, 3 to 8 percent slopes	PtB	Paxton very stony fine sandy loam, 3 to 8 percent slopes
Du	Dune land	PtC	Paxton very stony fine sandy loam, 8 to 15 percent slopes
EaB	Elmwood fine sandy loam, 0 to 8 percent slopes	PtD	Paxton very stony fine sandy loam, 15 to 25 percent slopes
Ga	Gravel pits	PaB	Peru fine sandy loam, 0 to 8 percent slopes
HfB	Harland very fine sandy loam, 3 to 8 percent slopes	PtC	Peru fine sandy loam, 8 to 15 percent slopes
HfC2	Harland very fine sandy loam, 8 to 15 percent slopes, eroded	PtB	Peru very stony fine sandy loam, 0 to 8 percent slopes
HfD2	Harland very fine sandy loam, 15 to 25 percent slopes, eroded	PtC	Peru very stony fine sandy loam, 8 to 15 percent slopes
HdB	Herman sandy loam, 3 to 8 percent slopes	Py	Podunk fine sandy loam
HfC	Herman sandy loam, 8 to 15 percent slopes	RbA	Ridgebury fine sandy loam, 0 to 3 percent slopes
HfD	Herman sandy loam, 15 to 25 percent slopes	RpA	Ridgebury very stony fine sandy loam, 0 to 3 percent slopes
HfB	Herman very stony sandy loam, 3 to 8 percent slopes	Ra	Rock land
HfC	Herman very stony sandy loam, 8 to 15 percent slopes	Ru	Runney fine sandy loam
HfD	Herman very stony sandy loam, 15 to 30 percent slopes	Sd	Saugeruck loamy sand
HfE	Herman extremely stony sandy loam, 8 to 20 percent slopes	Sn	Seneca silt loam
HfE	Herman extremely stony sandy loam, 20 to 60 percent slopes	So	Scarboro sandy loam
HfB	Hinckley gravelly sandy loam, 3 to 8 percent slopes	Sp	Selago mucky peat
HfC	Hinckley gravelly sandy loam, 8 to 15 percent slopes	SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded
HfD	Hinckley gravelly sandy loam, 15 to 25 percent slopes	SuD2	Suffield silt loam, 15 to 25 percent slopes, eroded
HfB	Hinckley-Suffield complex, 3 to 8 percent slopes	SuE2	Suffield silt loam, 25 to 45 percent slopes, eroded
HfC	Hinckley-Suffield complex, 8 to 15 percent slopes	Sw	Swanton fine sandy loam
HfD	Hinckley-Suffield complex, 15 to 25 percent slopes	Tm	Tidel marsh
HfB	Hollis fine sandy loam, 2 to 8 percent slopes	Wa	Walpole fine sandy loam
HfC	Hollis fine sandy loam, 8 to 15 percent slopes	Wg	Whately fine sandy loam
HfD	Hollis fine sandy loam, 15 to 25 percent slopes	Wh	Whitman fine sandy loam
HfB	Hollis very rocky fine sandy loam, 2 to 8 percent slopes	WnB	Windsor loamy sand, 0 to 8 percent slopes
HfC	Hollis very rocky fine sandy loam, 8 to 20 percent slopes	WnC	Windsor loamy sand, 8 to 15 percent slopes
HfD	Hollis very rocky fine sandy loam, 20 to 35 percent slopes	WnD	Windsor loamy sand, 15 to 30 percent slopes
		WtB	Woodbridge fine sandy loam, 0 to 8 percent slopes
		WtC	Woodbridge fine sandy loam, 8 to 15 percent slopes
		WtB	Woodbridge very stony fine sandy loam, 0 to 8 percent slopes
		WtC	Woodbridge very stony fine sandy loam, 8 to 15 percent slopes

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Porter Drywall, Inc.

15 Sept '94

Applicant

Date

Mailing Address
Warehouse

655 Riverside St

Address of Proposed Site

311-A-006

Proposed Use of Site
115,333 sq ft / 1,750 sq ft

Site Identifier(s) from Assessors Maps

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 1

Board of Appeals Action Required: () Yes () No

Total Floor Area 1,750 sq ft

Planning Board Action Required: () Yes () No

Other Comments:

Stephen Mohr - Contact 871-0003

Date Dept. Review Due:

PUBLIC WORKS DEPARTMENT REVIEW

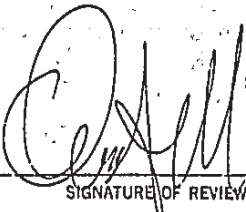
9/74

(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED:	WITH	ATTACHED	CONDITIONS	AND	PER											
APPROVED CONDITIONALLY	CONDITIONS	OF	APPROVAL	LETTER												CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS:

(Attach Separate Sheet if Necessary)

 10/3/94

SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Porter Drywall, Inc. 15 Sept '94
 Applicant Date
 Mailing Address 655 Riverside St
 Warehouse Address of Proposed Site
 Proposed Use of Site 311-A-006
115,333 sq ft / 1,750 sq ft Site Identifier(s) from Assessors Maps
 Acreage of Site / Ground Floor Coverage Zoning of Proposed Site
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 1
 Board of Appeals Action Required: () Yes () No Total Floor Area 1,750 sq ft
 Planning Board Action Required: () Yes () No
 Other Comments: Stephen Mohr - Contact 871-0003
 Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

- Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC-21)	ADJ. USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES	9/15/94	I-1	INT.	YES	ADJ. USE	PRIVATE	40x	25x	100x	N/A	25'			N/A	OK.		YES		
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: _____

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Porter Drywall, Inc. 15 Sept '94
 Applicant _____ Date _____
 Mailing Address _____ Address of Proposed Site 655 Riverside St
 Warehouse _____ 311-A-006
 Proposed Use of Site _____ Site Identifier(s) from Assessors Maps _____
115,533 sq ft / 1,750 sq ft _____
 Acreage of Site / Ground Floor Coverage _____ Zoning of Proposed Site _____
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 1
 Board of Appeals Action Required: () Yes () No Total Floor Area 1,750 sq ft
 Planning Board Action Required: () Yes () No
 Other Comments: Stephen Mohr - Contact 871-0003
 Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received) 7/74

- Major Development --- Requires Planning Board Approval. Review Initiated
 Minor Development --- Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCPEENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED												
APPROVED CONDITIONALLY	CONDITIONS SPECIFIED BELOW											
DISAPPROVED	REASONS SPECIFIED BELOW											

REASONS: _____

(Attach Separate Sheet if Necessary)

 SIGNATURE OF REVIEWING STAFF/DATE
 10/3/94

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Porter Drywall, Inc.

15 Sept '94

Applicant

Date

Mailing Address
Warehouse

505 Riverside St
Address of Proposed Site
31. 000

Proposed Use of Site
115,333 sq ft / 1,750 sq ft

Site Identifier(s) from Assessors Maps

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 1

Board of Appeals Action Required: () Yes () No

Total Floor Area 1,750 sq ft

Planning Board Action Required: () Yes () No

Other Comments: Steph Mohr - Contact 871-3003

Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW

9/19/94
(Date Received)

	ACCESS TO SITE ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	ETY HAZARDS	HYDRANTS	SIAMASE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED								
APPROVED CONDITIONALLY								CONDITIONS SPECIFIED BELOW
DISAPPROVED								REASONS SPECIFIED BELOW

REASONS: Applicant must show hydrant within 500' path of travel

(Attach Separate Sheet if Necessary)


SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

October 21, 1994

RE: 655 Riverside Street

Porter Drywall, Inc.
655 Riverside St.
Portland, Maine 04103

Dear Sir:

Your application to construct a 35' X ' building (warehouse), has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

Inspection Services	Site Plan Review Requirements	Approved	P. S. Hoffses
Public Works	Approved with conditions(see attached)	O. McCullough	
Planning Div.	Approved with conditions(see attached)		
Fire Department	Applicant must show hydrant within 500' path of travel		
LT. McDougal			

USE GROUP S2

BUILDING & FIRE CODE REQUIREMENTS

TYPE 5B

1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the city's building code. (The BOCA National Building Code/1993;
4. The wall between the warehouse and office shall have a fire resistance rating assembly of two(2) hours.
5. Your plan does not show access to the second floor. If stairs are being constructed, they shall meet the requirements of Chapter 10 section 14 of the City's building code.