

CITY OF PORTLAND, MAINE

PLANNING BOARD



Maggie Stanley, Chair
Brandon Mazer, Vice Chair
Justin Barker
Marpheen Chann
Sean Murphy
David Silk
Austin Smith

AGENDA PORTLAND PLANNING BOARD MEETING

The Planning Board will hold a remote meeting on Tuesday, November 8, 2022, 5:30 PM. This meeting will take place remotely using Zoom pursuant to the Remote Meeting Policy adopted by the Planning Board and as authorized under 1 M.R.S. 403-B because of the existence of an emergency or urgent issue that requires the committee to meet by remote methods. Allow your computer to install the free Zoom app to get the best meeting experience.

If you are not able to attend live, a recording will be available following the meeting. For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

For more information on submitting written public comments and participating in the remote meeting, please refer to the document, A Guide to Public Comment, Remote Mtg. and Public Participation, which can be found at <https://www.portlandmaine.gov/485/Development-Review>. Public comments will be taken for each item on the agenda during the estimated allotted time.

Written Public Comment

Written comments received by email by 12:00 p.m. the day before the scheduled meeting date will be included in the agenda backup materials ("agenda packet").

Written comments received by the aforementioned deadline will be published in the agenda packet no later than 12:00 p.m. the day of the meeting. Written comments must be submitted to planningboard@portlandmaine.gov. If you have any questions or feedback regarding this process, please email citymanager@portlandmaine.gov.

Please note that the placement of each item on the agenda is subject to change. Please check the Agenda & Minutes Center prior to the meeting for the item start time here: <https://www.portlandmaine.gov/602/Agendas-Minutes>.

You are invited to a Zoom webinar.

When: Nov 8, 2022 05:30 PM Eastern Time (US and Canada)

Topic: Planning Board Public Hearing 11/8/2022

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/84674189111>

Or One tap mobile: US: +19292056099,,84674189111# or +13017158592,,84674189111#

Or Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 929 205 6099 or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 346 248 7799 or +1 360 209 5623 or +1 386 347 5053 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 215 8782

Webinar ID: 846 7418 9111

International numbers available: <https://portlandmaine-gov.zoom.us/j/84674189111>

WORKSHOP - THERE ARE NO WORKSHOP ITEMS SCHEDULED

PUBLIC HEARING - 5:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON OCTOBER 25, 2022

Afternoon Workshop

1 Bean Pot Circle: Barker, Mazer, Murphy, Silk, Smith, and Stanley present; Chann absent.

385 Congress Street: Barker, Mazer, Murphy, Silk, Smith, and Stanley present; Chann absent.

4. REPORT OF DECISIONS AT THE MEETING HELD ON OCTOBER 25, 2022

- i. There were no Public Hearing items on the agenda.

5. NEW BUSINESS

- i. Traffic Movement Permit; 170 Anderson Street; Castine 170, LLC, Applicant (estimated time 5:30 – 6:30 PM) The Planning Board will hold a remote public hearing to consider a Traffic Movement Permit application in connection with a proposed brewery and distillery use to be housed within a building addition at 170 Anderson Street. A related Minor Site Plan application, PL-001950-2022, is also under review by the Portland Planning Authority. The subject property is 62,950 square feet in size and is zoned I-Lb Low Impact Industrial. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002213-2022.
- ii. Conditional Use; 134 Park Street; Cathedral Church of St. Luke, Applicant. (estimated time 6:30 PM) The Planning Board will hold a remote public hearing to consider a Conditional Use application to allow the siting of a 390 square foot commercial kitchen space at the St. Luke's Cathedral, located at 134 Park Street. The subject property is 33,479 square feet in size and is zoned B-3 Downtown Business. A project and plan summary is available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number CU-002221-2022.

PLANNING BOARD REPORT PORTLAND, MAINE

Traffic Movement Permit
170 Anderson Street
PL-002213-2022
Castine 170, LLC, Applicant

Submitted to:	Portland Planning Board	Prepared By:	Charles Tetelman
Public Hearing Date:	November 8, 2022	Date:	November 4, 2022

I. INTRODUCTION

Castine 170, LLC submitted a Minor Site Plan application (PL-001950-2022) for a 3,000 sq. ft. addition to the existing 31,226 sq. ft. mixed-use building as well as site work to facilitate the development of two mixed-use storage container units at 170 Anderson Street. A Traffic Movement Permit (TMP) is required for any project that is projected to generate 100 or more passenger car equivalents (PCE) trips during peak hours of traffic generation. Prior to this Minor Site Plan application, the site did not generate 100 or more PCEs during peak hours of traffic generation. With the newly proposed development, the site is projected to generate over 100 PCEs at peak hour, which requires a TMP.



Figure 1: 170 Anderson Street

The City of Portland is the delegated reviewing authority for TMP applications and requires Planning Board approval. Pursuant to site plan review thresholds, the Minor Site Plan application (PL-001950-2022) is under review by the Planning staff.

The Planning and Urban Development Department mailed 126 notices advertising this meeting to property owners within 500 feet of the site. A legal advertisement ran in the October 28, 2022 and October 29, 2022 editions of the *Portland Press Herald*.

Applicant: Marshall Goldman (Castine 170, LLC)
Applicant: Bob Metcalf (Mitchell & Associates)
Representatives: Bill Bray (Traffic Solutions / Barton & Loguidice, LLC)

II. REQUIRED REVIEWS

<i>Review</i>	<i>Applicable Standards</i>
MaineDOT Traffic Movement Permit (TMP)	City of Portland Delegated Review (23 M.R.S. §704-A)

III. PROJECT DATA

Existing Zoning	I-Lb (Industrial Low-Impact)
Property Size	62,950 sq. ft.
Existing Use	Mixed-Use
Proposed Use	Mixed-Use

	<i>Existing</i>	<i>Proposed</i>	<i>Net Change</i>
Building Floor Area	31,226 sq. ft.	35,240 sq. ft.	+4,014 sq. ft.
Impervious Surface Area	54,937 sq. ft.	57,806 sq. ft.	+2,869 sq. ft.
Parking Spaces	34	41	+7
Bicycle Parking Spaces	18	22	+4

IV. EXISTING CONDITIONS AND SURROUNDING AREA

170 Anderson Street is located in the I-Lb Low-Impact Industrial zone near the intersection of Anderson Street and Cove Street in the East Bayside neighborhood. The western portion of Cove Street connects to Marginal Way and the southern portion of Anderson Street connects to Fox Street. A variety of uses can be found in East Bayside including retail, bicycle repair, breweries, and businesses.



Figure 2: Street View (from Cove St.)

There is currently one large building on site containing multiple businesses including CycleMania (bicycle store), Angela Adams (home good store), and Cove Street Arts (art gallery). The existing floor area of the building is 31,226 sq. ft. The site includes two curb cuts along Anderson Street and two curb cuts along Cove Street. There are three total loading bays on site – two off of Cove St. and one off of Anderson St.. The site consists of 34 vehicle parking spaces for employees and customers as well as 18 bicycle parking spaces. Anderson Street has a brick sidewalk along the frontage with on-street parking across the street. As shown in Figure 2, Cove Street has no sidewalk along the frontage with on-street parking. A recent development at 60 Cove Street installed a new cement sidewalk connecting to Anderson Street. Recent site plan approvals near the proposed development include 122 Anderson Street (PL-001738-2021) and 50 Cove Street (PL#2017-116).

The Bayside Trail runs parallel to Marginal Way and is west of 170 Anderson Street. The Bayside Trail Connector, which connects the Bayside Trail to Jack Path, is located directly behind the proposed development lot and crosses Anderson Street into Gould Street.

V. TRAFFIC MOVEMENT PERMIT REVIEW

The proposed development associated with the related Minor Site Plan application #PL-001950-2022 includes a 3,000 sq. ft. addition to the existing 31,226 sq. ft. mixed-use building as well as site work to

facilitate the development of two mixed-use storage container units at 170 Anderson Street. Upon initial review, City Staff determined that the proposed development would require a Traffic Movement Permit (TMP). According to Maine Statute, a TMP is required for any project that is projected to generate 100 or more passenger car equivalents (PCE) trips during peak hours of traffic generation (23 M.R.S. §704-A and Chapter 305 Rules and Regulations pertaining to Traffic Movement Permits). The applicants provided a Traffic Movement Permit Application (Attachment A) which includes a trip generation analysis, a traffic accident summary, and summary of site entrances and exits.

A. TMP Review Process

If a proposed development is estimated to generate 100 or more Passenger Car Equivalent (PCE) trips during its peak hour of traffic generation, a TMP is required before construction or operation of site can commence. As a Delegated Review Authority, the City of Portland initiates a TMP review process. Applicants are required to attend a Scoping Meeting with City Staff (Planning + DPW) and the Consulting Traffic Engineer. The Scoping Meeting is used to discuss the scope of potential traffic impacts to be studied by the applicant and identifies areas of concern, define appropriate trip generation rates, define trip distribution, define trip composition, define the study area, and determine the need for a traffic study.

For developments generating 200 or more PCE Trips, a traffic study is typically required. For developments generating between 100 to 200 PCE Trips, City staff and the Consulting Traffic Engineer can recommend either: 1) the applicant be issued a TMP with no further study and no off-site mitigation because the development will not have a significant impact on roads or intersections in the Study Area of the proposed development; or 2) the application requires further review and a traffic study if it appears that there are traffic safety or capacity deficiencies such as proximity to high-crash locations, near an intersection in need of a traffic signal, inadequate storage lane capacity for turning vehicles, deficiency of any roadway system adjacent to development, or potential safety or congestion problems.

B. Trip Generation Analysis

For the trip generation analysis, the applicant utilized the Institute of Transportation Engineers *Trip Generation Handbook Third Edition*. Figure 3 shows the changes to trip generation accounting for the proposed development (brewery tap room + retrofitted container units).

<u>Total Peak Hour Trip Generation Summary</u> <u>(170 Anderson Street Mixed-Use Building)</u>				
Peak Hour Time Period	Existing Building Tenants	Brewery Tap Room	Retrofitted Container Units	Total Trips
AM Peak Hour (Street)	0 (1)	3	0	3
PM Peak Hour (Street)	87	39	10	136
AM Peak Hour (Site)	0 (1)	4	10	14
PM Peak Hour (Site)	87	44	10	141
Saturday Peak Hour	87 (2)	92	10	189

Figure 3: Trip Generation Analysis

The applicant determined that during Saturday Peak hours for a brewery tap room would generate 92 trips. Although the final use for the two retrofitted containers are currently unknown, the applicant estimated

that the peak PCE trip at any time would be 10. In total, the applicant determined that the peak PCE trips generated (on Saturday Peak Hours) would be 189.

C. Traffic Accidents

As the site falls within the 100-200 PCE trips category, the applicant needed to provide City Staff and the Consulting Traffic Engineer with traffic accident data within the study area. Figure 4 shows the study area determined at the Scoping Meeting. The study area included Marginal Way (from Diamond Street to Cove Street), Cove Street (from Marginal Way to Anderson Street), Anderson Street (from Gould Street to Fox Street), and Fox Street (from Anderson Street to N. Boyd Street).

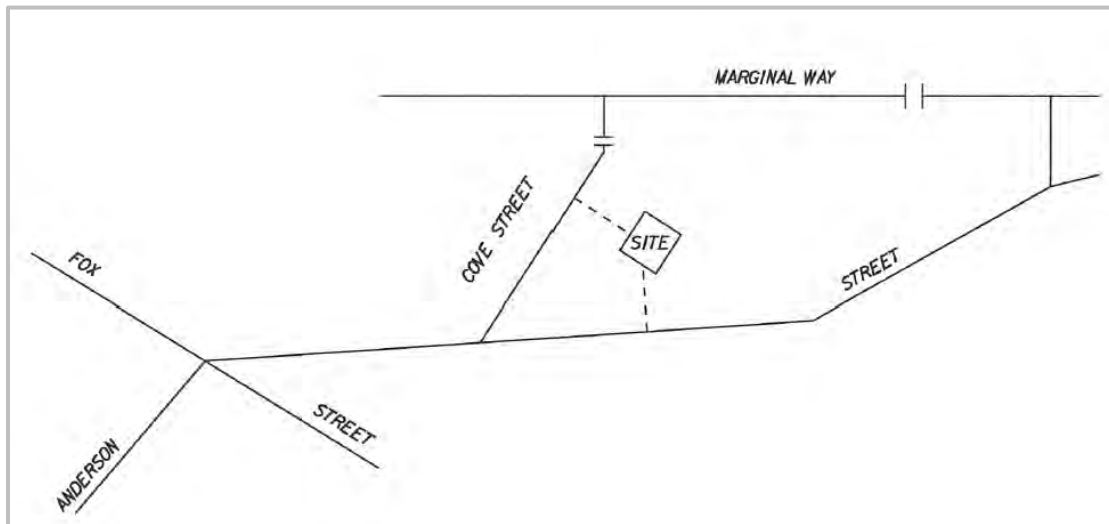


Figure 4: Study Area

The Maine Department of Transportation considers any roadway, intersection, or segment a high crash location if there are 8 or more accidents and has a critical rate factor greater than 1.00 (both are required to be met in order to be deemed a high crash location). A critical rate factor is the ratio of the actual crash rate at an intersection or road to the statistically calculated critical rate. Based off of the crash data provided, there are no reported high crash locations within the study area. City Staff and the Consulting Traffic Engineer determined that a Traffic Study would not be required as part of this TMP application.

D. City Review

At the Scoping Meeting, City Staff and the Consulting Traffic Engineer reviewed the submitted Site Plan. Although a Traffic Study was not required, the City looked at the project as it relates to pedestrian safety because the proposed uses would certainly increase pedestrian traffic in the study area. Looking at the existing conditions, the City found Anderson Street to be pedestrian friendly with sidewalks on both sides of the street with appropriate crosswalks. However, City Staff asked the applicant to improve the site's frontage along Cove Street prior to approval of the TMP and Minor Site Plan. Recommendations included a defined sidewalk space with curbing (wherever possible) and clear delineation of on-street parking along the street. Additionally, the City wanted to make sure that the frontage moving west along Cove Street provided adequate pedestrian space as it approaches the Bayside Trail. As part of this update, the applicant also widened the Bayside Connector Trail to five feet and provided a new transition to align with Portland Trails. The updated site plan (Plan 1) includes recommendations from City Staff and the Consulting Traffic Engineer.

VI. STAFF RECOMMENDATION

Subject to the proposed motions and conditions of approval listed below, Planning Department staff recommends to the Planning Board that the proposed project, PL-002213-2022, for a Traffic Movement Permit for the proposed development at 170 Anderson Street meets the applicable standards of Portland's Traffic Movement Permit Delegated Review.

VII. PROPOSED MOTIONS

A. Traffic Movement Permit

On the basis of the application, plans, reports, and other information submitted by the applicant; findings and recommendations contained in the Planning Board report for the public hearing on November 8, 2022 for application PL-002213-2022 relevant to Portland's Technical Standards and other regulations; and the testimony presented at the Planning Board hearing, the Planning Board **[finds / does not find]** that the plan is in conformance with 23 M.R.S. §704-A and Chapter 305 Rules and Regulations pertaining to Traffic Movement Permits.

VIII. ATTACHMENTS

APPLICANT SUBMITTAL

- A. Traffic Movement Permit Application
- B. Letter of Authorization
- C. Right, Title, and Interest
- D. Boundary Survey
- E. Stormwater Management Report
- F. Scoping Meeting Response (10.28.22)

PLANS

- Plan 1. Site Plan
- Plan 2. Cove St. Brewery
- Plan 3. Grading Drainage Utility Plan
- Plan 4. Erosion Control
- Plan 5. EC & Demo Plan
- Plan 6. Details
- Plan 7. Details
- Plan 8. Details

TRAFFIC MOVEMENT PERMIT APPLICATION

FOR PROPOSED

“170 Anderson Street”

Brewery or Distillery

PREPARED FOR: Castine 170, LLC

PREPARED BY: Barton and Loguidice, LLC

September 16, 2022

NOTICE OF INTENT TO FILE

Please take notice that:

Castine 170, LLC

Is intending to file a Maine Department of Transportation Traffic Movement Permit application with the City of Portland under their delegated review authority pursuant to the provisions of 23 M.R.S.A. § 704–A on or about

September 16, 2022

The application is for:

A proposed brewery or distillery, for which a potential tenant has yet to be secured, in a proposed building addition to the existing 31,226sf mixed-use building located at 170 Anderson Street in the City of Portland, Maine. The proposed building addition will have a gross floor area of 4,014sf; first-floor 2,999sf, 812sf mezzanine and 203sf roof top stair well.

The proposed project will generate a total of 141 trips during the weekday PM site peak hour and 189 trips during a Saturday peak hour.

At the following location: **170 Anderson Street, Portland, Maine**

A request for a public hearing must be received by the City, in writing, no later than 20 days after the application is found by the City to be complete and is accepted for processing. Public comment on the application will be accepted throughout the processing of the application.

The application will be filed for public inspection at the City of Portland's Planning and Urban Development office, during normal working hours.

Written public comments may be sent to the Department of Transportation, Traffic Engineering Division, 16 State House Station, Augusta, Maine 04333.

1/2000

CERTIFICATION

The traffic engineer responsible for preparing this application and/or attaching pertinent site and traffic information hereto, by signing below, certifies that the application for traffic approval is complete and accurate to the best of his/her knowledge.

Signature: William Bray Re/Cert/Lic No.: 4907

Name (print): William Bray

Date: 9-11-2022



If the signature below is not the applicant's signature, attach letter of agent authorization signed by applicant.

"I certify under penalty of law that I have personally examined the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment."

M. Lee G. H.

Signature of applicant

9-13-2022

Date

THE KEY TO DOCUMENT SECURITY • HEAT ACTIVATED THUMB PRINT • ADDITIONAL SECURITY FEATURES INCLUDED • SEE BACK FOR DETAILS

CASTINE 170, LLC.

152 COMMERCIAL STREET
SUNNYVALE, CALIFORNIA 94086
408.738.8600

AndroscogginBank

130 MIDDLE ST.
PORTLAND, ME 04101
52-7252/2112

010325

DATE

09/09/22

CHECK NO.

10325

AMOUNT

\$1,500.00

One thousand five hundred and xx / 100 Dollars

TMP Fee PL-001950-2022

City of Portland
Planning & Urban Development Dept.
389 Congress Street
Portland ME 04101

GENERAL ACCOUNT

Jennifer Stanbury

MP

AUTHORIZED SIGNATURE

MP

ABUTTING PROPERTY OWNERS

Name and Mailing Address

Map & Lot Numbers

Trophy Building, LLC
PO Box 1080
Yarmouth, ME 04096

Parcel ID: 012 N003001
(132 Anderson Street)

Portland Housing Authority Corp.
14 Baxter Boulevard
Portland, ME 04101

Parcel ID: 012 A003001
(155 Anderson Street Property)

EB 175 LLC
30 Danforth Street, #105
Portland, ME 04101

Parcel ID: 010 G005001
(175 Anderson Street Property)

184 Anderson LLC
200 Anderson Street
Portland, ME 04101

Parcel ID: 010E001001
(200 Anderson Street)

Random Orbit, Inc.
29 Waterville Street, #2
Portland, ME 04101

Parcel ID: 010- H004001
(50 Cove Street)

Sleepy Hollow Development, Inc.
PO Box 2198
Windham, ME 04062

Parcel ID: 010 H006001
(66 Cove Street) &
Parcel ID: 010 H007002
(72 Cove Street)

AAA Northern New England
3333 Fairview Rd (A-379)
Costa Mesa, CA 92626

Parcel ID: 009-A002001
89 Cove Street

Section 1

SECTION 1

A. SITE PLAN

Castine 170, LLC is proposing a modest building addition of 2,999sf to the existing 31,226sf mixed-use building located at 170 Anderson Street in the City of Portland. The proposed building addition will have a gross floor area of 4,014sf with 2,999sf located on the first floor, 812sf mezzanine and 203sf roof top stair well. The proposed building addition will include a proposed brewery or distillery located on the first floor and a tasting area on the mezzanine building level. This TMP Application is prepared based upon a brewery land-use, which is considered representative of either a distillery or brewery land-use. Additionally, site modifications will incorporate a redesign of the south-end parking lot to create a small pocket park with two retrofitted container units (640sf total) for uses to be determined.

Presently there are four building tenants located within the existing 31,226sf mixed-use building: Cycle Mania – 6,648sf, Zack Bowen – 7,865sf, Angela Adams – 4,069sf and Cove Street Arts – 12,691sf.

The proposed project provides a total of 41 parking spaces with 22 spaces located on the south end of the building and 19 spaces on the north end of the site.

Access to the site is provided through three (3) strategically located site driveways; two separate full access driveways are proposed along the Anderson Street frontage of the property and an existing driveway that connects to the off-street parking lot located on the north end of the building is re-configured to improve access to both existing and proposed building loading docks and off-street parking spaces located on the north end of the 170 Anderson Street building.

SECTION 1

B. EXISTING AND PROPOSED SITE USES

Castine 170, LLC is proposing a modest building addition of 2,999sf to the existing 31,226sf mixed-use building located at 170 Anderson Street in the City of Portland. The proposed building addition will have a gross floor area of 4,014sf with 2,999sf located on the first floor, 812sf mezzanine and 203sf roof top stair well. The proposed building addition will include a proposed brewery or distillery located on the first floor and a tasting area on the mezzanine building level. This TMP Application is prepared based upon a brewery land-use, which is considered representative of either a distillery or brewery land-use. Additionally, site modifications will incorporate a redesign of the south-end parking lot to create a small pocket park with two retrofitted container units (640sf total) for uses to be determined.

Presently there are four building tenants located within the existing 31,226sf mixed-use building: Cycle Mania – 6,648sf, Zack Bowen – 7,865sf, Angela Adams – 4,069sf and Cove Street Arts – 12,691sf.

Each of the existing four building tenants with initial occupancy dates post-2012 are subject to MaineDOT's Chapter 305 Rules and Regulations pertaining to Traffic Movement Permits as "Common Scheme of Development" uses; thereby, their trip generation must be included in this Traffic Movement Permit application.

The proposed project will provide a total of 41 parking spaces with 22 spaces located on the south end of the building and 19 spaces on the north end of the site.

Access to the site is provided through three (3) strategically located site driveways; two separate full access driveways are proposed along the Anderson Street frontage of the property and an existing driveway that connects to the off-street parking lot located on the north end of the building is re-configured to improve access to both existing and proposed building loading docks and off-street parking spaces located on the north end of the 170 Anderson Street building.

SECTION 1

C. SITE AND VICINITY BOUNDARIES

The attached map shows the existing 170 Anderson Street site located in the City of Portland.



SECTION 1

D. PROPOSED USES IN THE GENERAL VICINITY OF THE PROPOSED DEVELOPMENT

Performance of the required traffic assessment will account for all projects whose trips potentially impact the roadway system adjacent to the proposed project site.

SECTION 1

E. TRIP GENERATION

Site Trip Generation: Existing Building Tenant Space(s)

There are four existing building tenants whose building occupancy commenced post 2012; thus, peak hour trips generated by each tenant space must be included in the forecast of total site generated traffic. The existing building tenants are: Cycle Mania – 6,648sf, Zack Bowen – 7,865sf, Angela Adams – 4,069sf and Cove Street Arts – 12,691sf.

Hours of operation for each building tenant is outside of the typical morning peak commuter hours of 7:00 to 9:00 a.m., as a result, trip generation is developed exclusively for the PM peak hour time period. Further, the current building tenant uses are atypical land-uses, as a result, evening peak hour trip generation is based upon actual on-site traffic data.

Manual turning movement counts were conducted on Wednesday, June 22, 2022 between the hours of 3:00 and 6:00 p.m. Technicians were stationed on the north and south faces of the existing mixed-use building and were charged to record vehicles entering or leaving both on-site parking areas, on-street parking spaces, with drivers either entering or exiting one of the building tenant spaces (Copies of the field survey forms are attached for reference). Table 1, which follows, provides a summary of the total collected traffic data for each 15-minute increment between 3:00 and 6:00 p.m.

**170 Anderson Street
Building Tenant Space - PM Peak Hour
Traffic Survey Summary**

Time Period	West Façade Station Traffic	East Façade Station Traffic	Total Traffic
3:00 to 3:15 p.m.	7	4	11
3:15 to 3:30 p.m.	7	7	14
3:30 to 3:45 p.m.	13	7	20
3:45 to 4:00 p.m.	10	12	22
4:00 to 4:15 p.m.	10	8	18
4:15 to 4:30 p.m.	13	3	16
4:30 to 4:45 p.m.	2	4	6
4:45 to 5:00 p.m.	13	11	24
5:00 to 5:15 p.m.	7	7	14
5:15 to 5:30 p.m.	10	14	24
5:30 to 5:45 p.m.	15	10	25
5:45 to 6:00 p.m.	5	9	14
Peak Hour Time Period	45	42	87

The existing building tenants located in the existing mixed-use building at 170 Anderson Street generate 87 total vehicle trips during the evening peak hour (4:45 to 5:45 p.m.) of the site.

170 Anderson Road Portland, ME

Location	West		Sunny	Count by: Jen	6/22/22 PM
	A Front		B Back		
TIME	In	Out	In	Out	
3:00-3:15	I		II	III	7
3:15-3:30	I	III	I	I	7
3:30-3:45	IIII	III	II	II	13
3:45-4:00	IIII	III		II	10
4:00-4:15	II	III	II	III	10
4:15-4:30	IIII	IIII	I	II	13
4:30-4:45		I	I		2
4:45-5:00	IIII	IIII	I	IIII	13
5:00-5:15		II		IIII	7
5:15-5:30	I	IIII	II	III	10
5:30-5:45	II	IIII	IIII III	II	15
5:45-6:00	I	I	I	II	5

"A" Front- bike shop

"B" Back- other business connected to the building

170 Anderson Road Portland, ME

Location EAST

Sunny

ROAD

Count by: DCS

6/22/22 PM

	A		B		
TIME	In	Out	In	Out	
3:00-3:15				Ø	4
	_____	_____	_____	_____	
3:15-3:30					7
	_____	_____	_____	_____	
3:30-3:45					7
3:45-4:00	Ø				12
4:00-4:15					8
	_____	_____	_____	_____	
4:15-4:30		Ø	Ø		3
	_____	_____	_____	_____	
4:30-4:45	Ø			Ø	4
	_____	_____	_____	_____	
4:45-5:00		Ø		Ø	11
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5:00-5:15	Ø				7
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5:15-5:30					14
	_____	_____	_____	_____	
5:30-5:45					10
	_____	_____	_____	_____	
5:45-6:00					9

ANDERSON ST

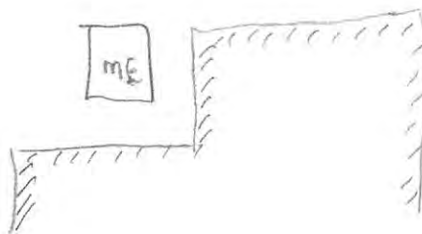
ESP
SW

A

ESP
SW

B

ESP
SW



SECTION 1

E: TRIP GENERATION (Continued)

Site Trip Generation – Proposed Brewery or Distillery (4,014sf)

Trip generation is prepared based upon trip tables presented in the 11th edition of the Institute of Transportation Engineers “**TRIP GENERATION**” publication for a brewery tap room facility, which for this Traffic Movement Permit application is representative of either a brewery tap room or distillery land-use. The following trip rates were applied in that effort:

Land-Use #971: Brewery Tap Room

Weekday AM Peak Hour (Street)	= 0.68 trips/1,000sf GFA
Weekday PM Peak Hour (Street)	= 9.83 trips/1,000sf GFA
Weekday AM Peak Hour (Generator)	= 0.93 trips/1,000sf GFA
Weekday PM Peak Hour (Generator)	= 10.93 trips/1,000sf GFA
Saturday Peak Hour (Generator)	= 22.97 trips/1,000sf GFA

Table 1, below, provides a summary of the trip generation for the proposed 170 Anderson Street - Brewery or Distillery with tasting room project.

Table 1
Peak Hour Trip Generation Summary
(Brewery or Distillery)

<u>Peak Hour Time Period</u>	<u>Peak Hour Trip Generation</u>
AM Peak Hour (Street)	3 trips
PM Peak Hour (Street)	39 trips
AM Peak Hour (Generator)	4 trips
PM Peak Hour (Generator)	44 trips
Saturday Peak Hour (Generator)	92 trips

During the weekday evening peak hour of the adjacent street, the proposed brewery or distillery project is estimated to produce 39 trips and a slightly higher volume of 44 trips in the evening peak hour of the proposed brewery site. The volume of trips generated in a typical Saturday peak hour are far greater than the weekly evening peak hour estimate at 92 total trips.

Site Trip Generation – Proposed Retrofitted Container Units (2 units)

Actual use of these two retrofitted container units is presently undetermined. Accordingly, this Traffic Movement Permit application has assumed a total of 10 vehicle trips will be generated by the end-users of both container units during each weekday PM and Saturday peak hour time periods.

Total Site Trip Generation

Table 2 presents the projected peak hour total trip generation of the combined existing site uses and both proposed site uses located at the 170 Anderson Street mixed-use building site, as follows:

SECTION 1

E: TRIP GENERATION (Continued)

Table 2

Total Peak Hour Trip Generation Summary
(170 Anderson Street Mixed-Use Building)

Peak Hour Time Period	Existing Building Tenants	Brewery Tap Room	Retrofitted Container Units	Total Trips
AM Peak Hour (Street)	0 (1)	3	0	3
PM Peak Hour (Street)	87	39	10	136
AM Peak Hour (Site)	0 (1)	4	10	14
PM Peak Hour (Site)	87	44	10	141
Saturday Peak Hour	87 (2)	92	10	189

NOTES:

- (1) Existing on-site traffic data was not recorded for either AM peak time periods. The building tenant's normal business hours are 10:00 a.m. or later.
- (2) Trip generation of the existing building tenants during a typical Saturday peak hour are estimated applying the trip information collected for the weekday evening peak hour.

This Traffic Movement Permit application estimates the combined existing and proposed building tenant spaces will generate a low volume of three (3) trips in the weekday AM peak hour of the street and a high volume of 189 trips during a typical Saturday peak hour.

SECTION 1

F. TRIP COMPOSITION

The Traffic Movement Permit application is prepared assuming that all trips, both existing and proposed, are primary trips. Although, a compelling case can be made that a certain percentage of the vehicle trips generated by the proposed brewery tap room or alternatively distillery facility will, in fact, be “pass-by” trips.

It is critical to note that all trips generated by the existing building tenants located in the 170 Anderson Street mixed-use building are existing trips presently circulating through the roadway system serving the project site area. These trips are included in the total trip projections for the 170 Anderson Street site because they fall under MaineDOT’s Common Scheme of Development “*umbrella*” requirements.

SECTION 1

G. SITE TRIP DISTRIBUTION

Site Trip Distribution: The 11th edition of the Institute of Transportation Engineers “**TRIP GENERATION**” publication provides the following trip distributions rates for a proposed brewery tap room facility, which for this Traffic Movement Permit application is representative of either a brewery tap room or distillery land-use. Furthermore, trip distribution patterns generated by the existing building tenants are assumed to have similar distribution patterns as the proposed brewery tap room facility.

Accordingly, the following vehicle distribution rates were applied in projecting the travel patterns of both the 170 Anderson Street existing and proposed site uses:

AM Peak Hour of the Street – 88% enter/12% exit
PM Peak Hour of the Street – 59% enter/41% exit
AM Peak Hour of the Site – 82% enter/18% exit
PM Peak Hour of the Site – 50% enter/50% exit
Saturday Peak Hour – 56% enter/44% exit

Table 3 presents the expected distribution patterns of both the existing and proposed site uses:

Table 3

Peak Hour Site Trip Distribution Summary

Peak Hour Time Period	Total Trips	Entering Trips	Exiting Trips
AM Peak Hour Street	3	3	0
PM Peak Hour Street	136	80	56
AM Peak Hour Site	14	11	4
PM Peak Hour Site	141	71	70
Saturday Peak Hour	189 (87)	106 (49)	83 (38)

Saturday, with the heaviest volume of peak hour generated trips (189) shows approximately 106 of those trips will enter the 170 Anderson Street property and about 83 trips will exit.

It is important to consider that approximately 46% of the total trips generated by the 170 Anderson Street on a typical Saturday peak hour are, in fact, exiting trips circulating on the adjacent roadway system. Highlighted in red in the preceding Table 3 are the estimated volume of existing site generated trips either entering or departing the site in the Saturday peak hour.

SECTION 1

H. TRIP ASSIGNMENT

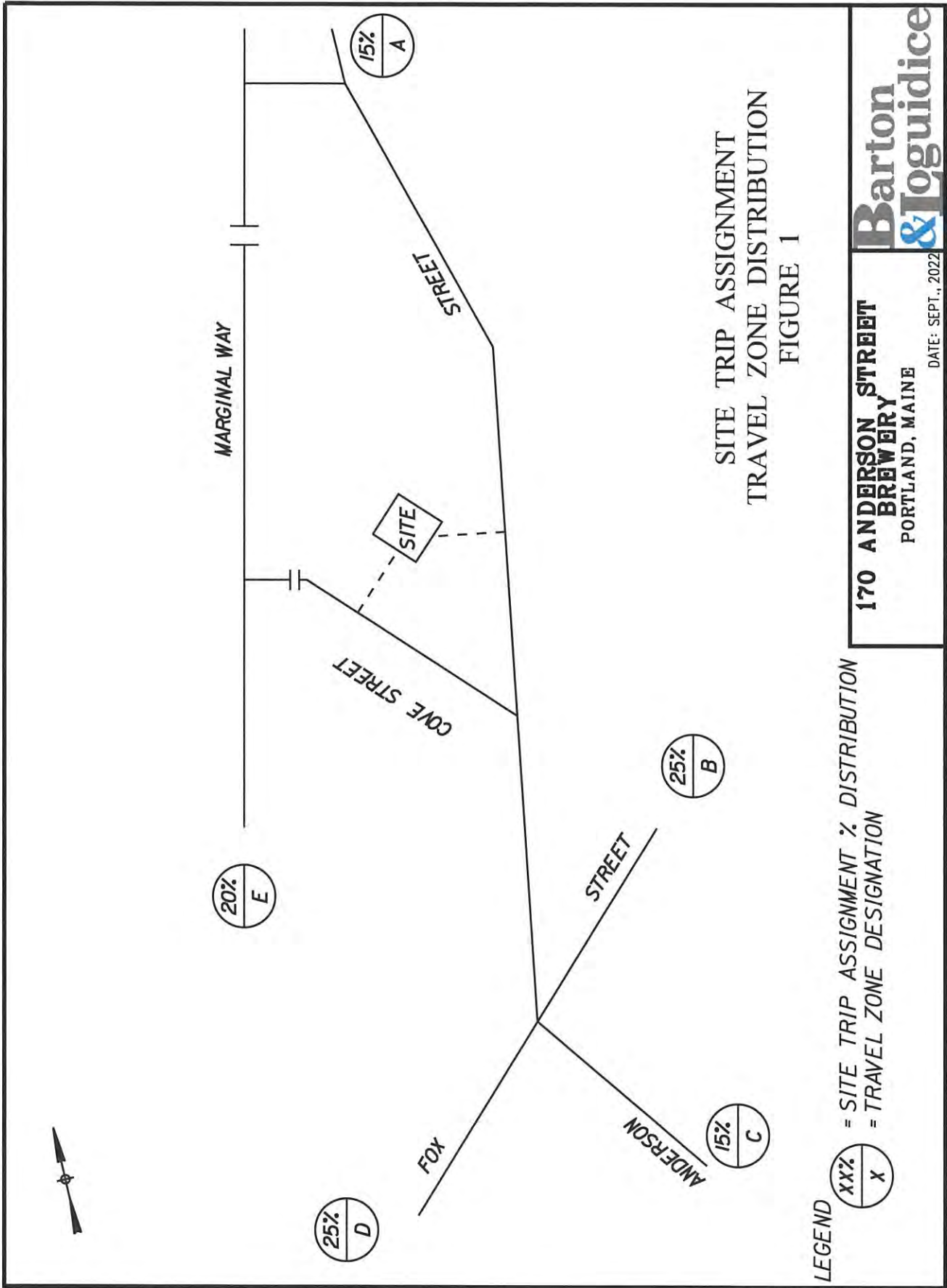
A preliminary vehicle trip assignment model prepared for the proposed brewery or distillery development represents expected travel desires of the proposed project. Figure 1 illustratively identifies a total of five travel distribution zones; whereby, all trips generated by the proposed brewery or distillery site will travel through one of the defined travel zones to access the proposed brewery or distillery project site.

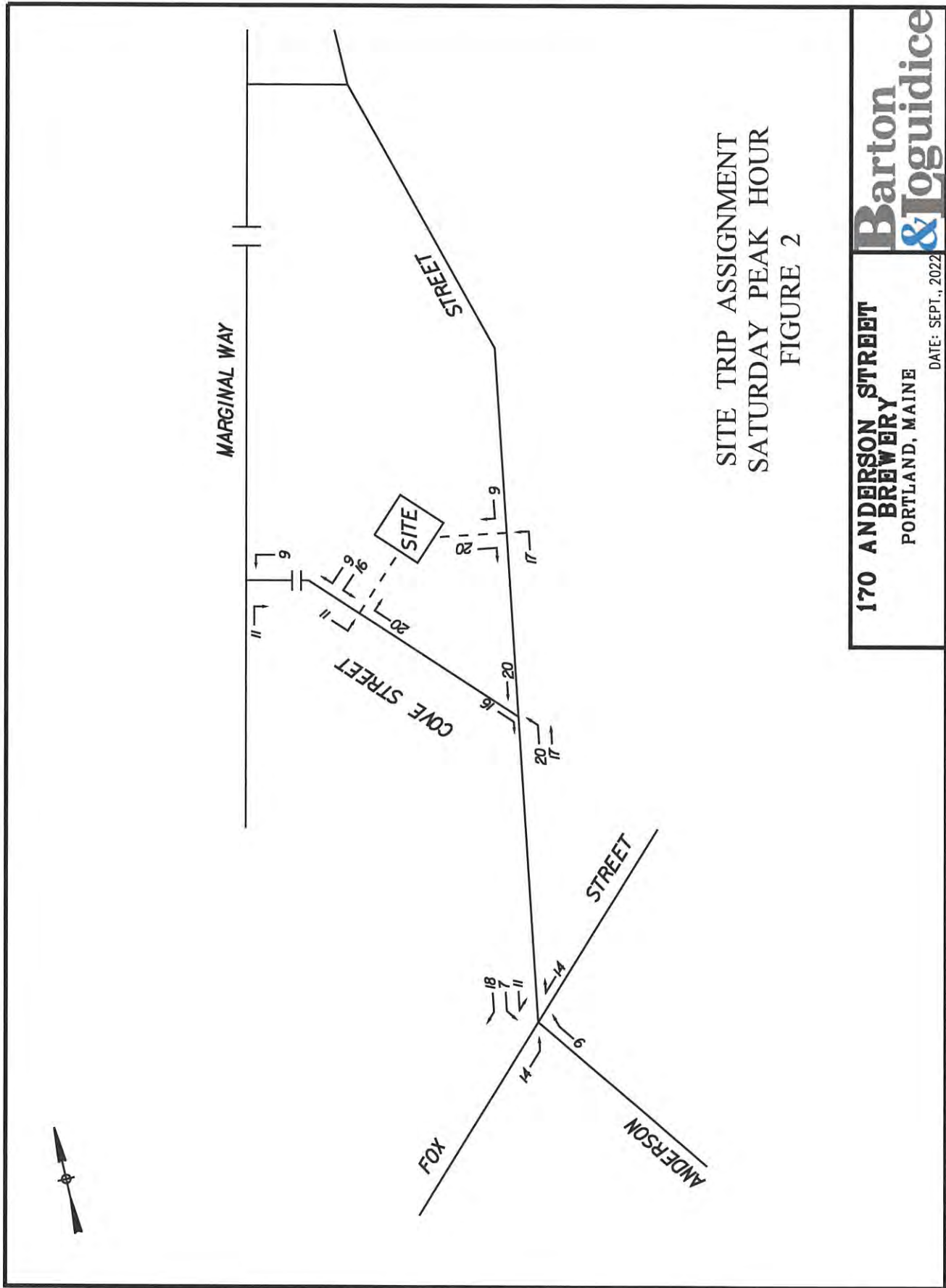
The percentage of trips assigned to each of the five travel zones are preliminary and generally based upon the Consultant's knowledge of travel desires in the East End section of the City of Portland.

Trip Assignment Assumptions

1. All entry trips from Zone A will travel Anderson Street to site parking lot located on Anderson Street. All trips leaving the 170 Anderson Street site will use Fox Street West to Franklin Arterial to return to their original origin.
2. Arrival trips generated through Zone B will use Anderson Street from Fox Street East; then equally split, with 50% using Cove Street and the remaining trips assigned along Anderson Street. Trips leaving the site will travel in a reverse direction as the arrival trips; with half of the trips using Cove Street to Anderson Street and the other half using Anderson Street then turning left onto Fox Street East.
3. Trips with either an origin or destination through Zone 3; are split, with 50% arriving/leaving the site on Cove Street and the other half using Anderson Street.
4. Trips assigned through Zone D are either assigned with 50% using Cove Street and the remainder using Anderson Street. All trips, both arrival and departure trips; alike, travel through the four-way stop intersection of Fox Street and Anderson Street.
5. Zone E trips, both arrival and departure trips, exclusively use Cove Street.

Figure 2 depicts the expected travel patterns during a typical Saturday peak hour for the proposed brewery or distillery project through the identified study intersections.





SITE TRIP ASSIGNMENT
SATURDAY PEAK HOUR
FIGURE 2

170 ANDERSON STREET
BREWERY
PORTLAND, MAINE

Barton
& Loguidice

DATE: SEPT., 2022

Section 2

SECTION 2

TRAFFIC ACCIDENTS

2019 -2021 Traffic Accident Summary

[Marginal Way – Diamond Street & Cove Street
Cove Street – Marginal Way to Anderson Street
Anderson Street – Gould Street to Fox Street
Fox Street – Anderson Street to N. Boyd Street]

<u>Location</u>	<u>Total Crashes</u>	<u>Critical Rate Factor</u>
1. Marginal Way @ Diamond Street	1	0.50
2. Anderson Street @ Fox Street	5	1.58
3. Fox Street @ Diamond Street	1	0.38
4. Fox Street @ N. Boyd Street	1	0.37
5. Marginal Way btw. Diamond Street and Cove Street	1	0.29
6. Cove Street btw. Marginal Way and Anderson Street	1	0.44
7. Anderson Street btw. Cove Street and Fox Street	3	0.97
8. Fox Street btw. Anderson Street and Diamond Street	1	0.30
9. Fox Street btw. Diamond Street and N. Boyd Street	1	0.19

The MDOT considers any roadway intersection or segment a high crash location if both of the following criteria are met:

- *8 or more accidents and,*
- *A Critical Rate Factor greater than 1.00*

As the data presented in the chart shows, there are no reported high crash locations within the defined study area.



Crash Summary Report

Report Selections and Input Parameters

REPORT SELECTIONS

☒ Crash Summary I ☐ Section Detail ☒ Crash Summary II ☐ 1320 Public ☐ 1320 Private ☐ 1320 Summary

REPORT DESCRIPTION

Portland
Cove, Anderson, Fox St. Area

REPORT PARAMETERS

Year 2019, Start Month 1 through Year 2021 End Month: 12

Route: 0560232

Start Node: 18950
End Node: 18951

Start Offset: 0
End Offset: 0

☐ Exclude First Node
☐ Exclude Last Node

Route: 0560167

Start Node: 18928
End Node: 18950

Start Offset: 0
End Offset: 0

☐ Exclude First Node
☒ Exclude Last Node

Route: 0560847

Start Node: 18928
End Node: 18929

Start Offset: 0
End Offset: 0

☒ Exclude First Node
☐ Exclude Last Node

Route: 0560293

Start Node: 18953
End Node: 18929

Start Offset: 0
End Offset: 0

☐ Exclude First Node
☒ Exclude Last Node

Crash Summary I

Nodes

Node	Route - MP	Node Description	U/R	Total Crashes	K	A	B	C	PD	Injury	Percent Annual M Ent-Veh	Crash Rate	Critical Rate	CRF
18950	0560232 - 0.40	Int of COVE ST MARGINAL WAY	2	0	0	0	0	0	0	0.0	0.856	0.00	0.48	0.00
18951	0560232 - 0.53	Int of DIAMOND ST MARGINAL WAY	2	1	0	0	0	0	1	0.0	1.625	0.21	0.42	0.00
18928	0560167 - 0	Int of ANDERSON ST COVE ST	2	0	0	0	0	0	0	0.0	0.827	0.00	0.48	0.00
18929	0560847 - 0.47	0509349 POR,ANDERSON,FOX ST.	2	5	0	0	0	0	5	0.0	2.885	0.58	0.37	1.58
18953	0560293 - 0.05	Int of FOX ST N BOYD ST	2	1	0	0	0	0	1	0.0	2.287	0.15	0.39	0.00
18952	0560293 - 0.14	Int of DIAMOND ST FOX ST	2	1	0	0	0	0	1	0.0	2.381	0.14	0.38	0.00
Study Years: 3.00			NODE TOTALS:											
				8	0	0	0	0	8	0.0	10.861	0.25	0.26	0.94

Crash Summary I

Sections																	
Start Node	End Node	Element	Offset Begin - End	Route - MP	Section Length	Section U/R	Total Crashes	K	A	B	C	PD	Percent Injury	Annual HMVM	Crash Rate	Critical Rate	CRF
18950	18951	194633 Int of COVE ST MARGINAL WAY	0 - 0.13	0560232 - 0.40 RD INV 05 60232	0.13	2	1	0	0	0	0	1	0.0	0.00111	299.19	1036.89	0.00
18928	18950	5080194 Int of ANDERSON ST COVE ST	0 - 0.16	0560167 - 0 RD INV 05 60167	0.16	2	1	0	0	0	0	1	0.0	0.00063	529.97	1197.87	0.00
18928	18929	194599 Int of ANDERSON ST COVE ST	0 - 0.13	0560847 - 0.34 RD INV 05 60847	0.13	2	3	0	0	0	0	2	0.0	0.00095	1052.69	1080.33	0.00
18952	18953	5080207 Int of DIAMOND ST FOX ST	0 - 0.09	0560293 - 0.05 RD INV 05 60293	0.09	2	1	0	0	0	0	0	0.0	0.00199	167.56	892.54	0.00
18929	18952	194603 0509349 POR,ANDERSON,FOX ST.	0 - 0.05	0560293 - 0.14 RD INV 05 60293	0.05	2	1	0	0	0	0	1	0.0	0.00107	312.65	1048.73	0.00

Study Years:	3.00	Section Totals:	0.56	7	0	0	0	0	0	0	0	5	0.0	0.00575	405.90	690.00	0.59
Grand Totals:			0.56	15	0	0	0	0	0	0	0	13	0.0	0.00575	869.78	823.44	1.06

Crash Summary

Section Details														
Start Node	End Node	Element	Offset Begin - End	Route - MP	Total Crashes	K	A	B	C	PD	Crash Report	Crash Date	Crash Mile Point	Injury Degree
18950	18951	194633	0 - 0.13	0560232 - 0.40	1	0	0	0	0	1	2020-4908	02/11/2020	0.52	PD
18928	18950	5080194	0 - 0.16	0560167 - 0	1	0	0	0	0	1	2021-33775	12/02/2021	0.05	PD
18928	18929	194599	0 - 0.13	0560847 - 0.34	3	0	0	0	0	2	2019-48615	04/07/2019	0.40	
											2021-4084	02/15/2021	0.40	PD
18952	18953	5080207	0 - 0.09	0560293 - 0.05	1	0	0	0	0	0	2019-702	01/07/2019	0.41	PD
18929	18952	194603	0 - 0.05	0560293 - 0.14	1	0	0	0	0	1	2021-879	01/09/2021	0.07	
											2021-17133	07/07/2021	0.18	PD
Totals:					7	0	0	0	0	5				

Crash Summary II - Characteristics

Crashes by Day and Hour

Day Of Week	Hour of Day												PM												Un	Tot
	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11		
SUNDAY	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	2
MONDAY	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2
TUESDAY	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
WEDNESDAY	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	1	0	0	0	0	0	0	3
THURSDAY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	2
FRIDAY	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0	0	3
SATURDAY	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Totals	0	0	0	0	0	1	0	1	0	0	2	2	1	2	0	2	2	0	1	0	1	0	0	0	0	15

Vehicle Counts by Type

Unit Type	Total	Unit Type	Total
1-Passenger Car	17	23-Bicyclist	0
2-(Sport) Utility Vehicle	6	24-Witness	0
3-Passenger Van	0	25-Other	3
4-Cargo Van (10K lbs or Less)	0	26-Construction	0
5-Pickup	1	27-Farm Vehicle	0
6-Motor Home	0	Total	29
7-School Bus	0		
8-Transit Bus	0		
9-Motor Coach	0		
10-Other Bus	0		
11-Motorcycle	0		
12-Moped	0		
13-Low Speed Vehicle	0		
14-Autocycle	0		
15-Experimental	0		
16-Other Light Trucks (10,000 lbs or Less)	0		
17-Medium/Heavy Trucks (More than 10,000 lbs)	2		
18-ATV - (4 wheel)	0		
20-ATV - (2 wheel)	0		
21-Snowmobile	0		
22-Pedestrian	0		

Crash Summary II - Characteristics

Crashes by Driver Action at Time of Crash

Driver Action at Time of Crash	Dr 1	Dr 2	Dr 3	Dr 4	Dr 5	Other	Total
No Contributing Action	2	10	0	0	0	0	12
Ran Off Roadway	0	0	0	0	0	0	0
Failed to Yield Right-of-Way	4	1	0	0	0	0	5
Ran Red Light	0	0	0	0	0	0	0
Ran Stop Sign	0	0	0	0	0	0	0
Disregarded Other Traffic Sign	0	0	0	0	0	0	0
Disregarded Other Road Markings	0	0	0	0	0	0	0
Exceeded Posted Speed Limit	0	0	0	0	0	0	0
Drove Too Fast For Conditions	0	0	0	0	0	0	0
Improper Turn	0	0	0	0	0	0	0
Improper Backing	1	1	0	0	0	0	2
Improper Passing	0	0	0	0	0	0	0
Wrong Way	0	0	0	0	0	0	0
Followed Too Closely	2	0	0	0	0	0	2
Failed to Keep in Proper Lane	2	0	0	0	0	0	2
Operated Motor Vehicle in Erratic, Reckless, Careless, Negligent or Aggressive Manner	0	0	0	0	0	0	0
Swerved or Avoided Due to Wind, Slippery Surface, Motor Vehicle, Object, Non-Motorist in Roadway	0	0	0	0	0	0	0
Over-Correcting/Over-Steering	0	0	0	0	0	0	0
Other Contributing Action	1	1	0	0	0	0	2
Unknown	0	0	0	0	0	0	0
Total	12	13	0	0	0	0	25

Crashes by Apparent Physical Condition And Driver

Apparent Physical Condition	Dr 1	Dr 2	Dr 3	Dr 4	Dr 5	Other	Total
Apparently Normal	12	13	0	0	0	0	25
Physically Impaired	0	0	0	0	0	0	0
Emotional(Depressed, Angry, Disturbed, etc.)	0	0	0	0	0	0	0
Ill (Sick)	0	0	0	0	0	0	0
Asleep or Fatigued	0	0	0	0	0	0	0
Under the Influence of Medications/Drugs/Alcohol	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Total	12	13	0	0	0	0	25

Driver Age by Unit Type

Age	Driver	Bicycle	SnowMobile	Pedestrian	ATV	Total
09-Under	0	0	0	0	0	0
10-14	0	0	0	0	0	0
15-19	0	0	0	0	0	0
20-24	5	0	0	0	0	5
25-29	2	0	0	0	0	2
30-39	7	0	0	0	0	7
40-49	3	0	0	0	0	3
50-59	3	0	0	0	0	3
60-69	5	0	0	0	0	5
70-79	1	0	0	0	0	1
80-Over	0	0	0	0	0	0
Unknown	3	0	0	0	0	3
Total	29	0	0	0	0	29

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Crash Summary II - Characteristics

Crashes by Year and Month

Month	2019	2020	2021	Total
JANUARY	3	1	1	5
FEBRUARY	0	1	2	3
MARCH	0	0	0	0
APRIL	1	0	1	2
MAY	0	0	1	1
JUNE	1	0	0	1
JULY	0	0	1	1
AUGUST	0	0	0	0
SEPTEMBER	0	0	0	0
OCTOBER	0	0	0	0
NOVEMBER	0	0	1	1
DECEMBER	0	0	1	1
Total	5	2	8	15

Report is limited to the last 10 years of data.

Crash Summary II - Characteristics**Crashes by Crash Type and Type of Location**

Crash Type	Straight Curved Road	Three Leg Intersection	Four Leg Intersection	Five or More Leg Intersection	Driveways	Bridges	Interchanges	Other	Parking Lot	Private Way	Cross Over	Railroad Crossing	Traffic Circle- Roundabout	Total
Object in Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rear End - Sideswipe	4	0	2	0	1	0	0	0	0	0	0	0	0	9
Head-on - Sideswipe	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Intersection Movement	0	0	1	3	1	0	0	0	0	0	0	0	0	5
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Train	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Went Off Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All Other Animal	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Page 4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Backknife	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roller	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Submersion	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Thrown or Falling Object	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bear	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deer	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Moose	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Turkey	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	4	0	3	5	3	0	0	0	0	0	0	0	0	15

Crash Summary II - Characteristics

Crashes by Weather, Light Condition and Road Surface

Weather
Light

Blowing Sand, Soil, Dirt

Dry	Ice/Frost	Mud, Dirt, Gravel	Oil	Other	Sand	Slush	Snow	Unknown	Water (Standing, Moving)	Wet	Total
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0

Blowing Snow

0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0

Clear

0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
5	1	0	0	0	0	0	0	0	0	0	6
1	0	0	0	0	0	0	0	0	0	0	1
1	0	0	0	0	0	0	0	0	0	0	1

Cloudy

0	0	0	0	0	0	0	0	0	0	1	1
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	1	1
3	0	0	0	0	0	0	0	0	0	0	3
0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0

Crash Summary II - Characteristics**Crashes by Weather, Light Condition and Road Surface****Weather
Light****Fog, Smog, Smoke**

	Dry	Ice/Frost	Mud, Dirt, Gravel	Oil	Other	Sand	Slush	Snow	Unknown	Water (Standing, Moving)	Wet	Total
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Other												

Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Rain												

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Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	1	1
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	1	1
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Severe Crosswinds												

Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0

Crash Summary II - Characteristics**Crashes by Weather, Light Condition and Road Surface****Weather
Light**

	Dry	Ice/Frost	Mud, Dirt, Gravel	Oil	Other	Sand	Slush	Snow	Unknown	Water (Standing, Moving)	Wet	Total
Sleet, Hail (Freezing Rain or Drizzle)												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
Snow												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	10	1	0	0	0	0	0	0	0	0	4	15

Section 3

SECTION 3

A. ENTRANCE/EXIT LOCATION

The Applicant proposes extensive sidewalk improvements around the full perimeter of the 170 Anderson Street property. A six-foot concrete sidewalk is constructed along the full Cove Street frontage with terminal tip-down curb transitioning to driveway openings and/or existing or planned sidewalk connections to the 170 Anderson Street property. A six-foot wide asphalt sidewalk is proposed on the Anderson Street frontage that provides connections to the existing Portland Trails path and existing crosswalk connection crossing Anderson Street.

Access to the site is provided through three (3) strategically located site driveways; two full access driveways are proposed along the Anderson Street frontage of the property and an existing driveway that connects to the off-street parking lot located on the north end of the building is re-configured to improve access to both existing and proposed building loading docks and off-street parking spaces located on the north end of the 170 Anderson Street building. The proposed site design closes an existing site driveway that exists on the west side of the property directly aligned with a second driveway on the Anderson Street frontage. This internal site “through” connection creates highly unsafe pedestrian conflicts within the site with crossing motor vehicles.

B. ENTRANCE AND EXIT PLAN VIEW

The City of Portland’s Technical Standards require the following sight distance standards for a non-mobility roadway:

Sight Distance Standards

Speed Limit	Sight Distance
25 mph	200 feet
30	250
35	305
40	360
45	425
50	495
55	570

Cove Street is presently not posted; the assumed speed limit is 25mph. Sight distance observations from the center of the existing north end parking lot suggests ample sight distance supporting a travel speed of 25mph exists; directionally, both left and right from the proposed parking lot entrance. It is recommended that on-street parking be restricted within 20-feet of the driveway entrance to provide a clear sight line left onto Cove Street.

Anderson Street is presently posted at 25mph at the existing site driveways to the Anderson Street property frontage. Sight distance observations conducted at both site driveways meet acceptable urban sight distance conditions. It is recommended vegetation within the storm water drainage treatment feature be cut-back to improve sight distance looking left from both site driveways.

C. ENTRANCE/EXIT DESIGN

The proposed project, including all required off-site improvements (if applicable), will be designed and constructed as directed by the City of Portland.

Section 4

SECTION 4

TITLE, RIGHT OR INTEREST

A QUITCLAIM DEED, signed and dated December 21, 2018 provides documentation of Castine 170, LLC's ownership in the property located at 170 Anderson Street in Portland, Maine.

DLN # 1001840047101
QUITCLAIM DEED WITH COVENANT

KNOW ALL BY THESE PRESENTS, that **EAST BAYSIDE STUDIOS, LLC**, a Delaware limited liability company of Portland, Maine ("Grantor"), for consideration paid, grants to **CASTINE 170, LLC**, a Maine limited liability company, having a mailing address 152 Commercial Street, Sunnyvale, California 94086 ("Grantee"), with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows (the "Premises"):

See EXHIBIT A attached hereto and made a part hereof.

Meaning and intending to convey the property conveyed to East Bayside Studios, LLC by virtue of a deed from Bay Cove, LLC dated May 9, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31493, Page 152.

IN WITNESS WHEREOF, the said East Bayside Studios, LLC has caused this instrument to be executed and delivered in its name by Sherwood Hamill, a Manager, duly authorized, as of this 21 day of December, 2018.

[Signature Page Follows]

MAINE REAL ESTATE TAX PAID

WITNESS:



EAST BAYSIDE STUDIOS, LLC,
a Delaware limited liability company

By: 
Sherwood Hamill, a Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.:

On December 21, 2018, personally appeared the above-named Sherwood Hamill, a Manager of EAST BAYSIDE STUDIOS, LLC, a Delaware limited liability company, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said EAST BAYSIDE STUDIOS, LLC.

Before me,


Notary Public ~~Attorney~~
Printed Name: Rebecca Carriac
My Commission Expires: _____

Exhibit A

A certain lot or parcel of land together with any buildings and improvements located thereon situated at the intersection of Anderson Street and Cove Street in the City of Portland, Cumberland County, Maine, bounded and described as follows:

BEGINNING at the intersection of the westerly side of Anderson Street with the Southwesterly line of land conveyed by Industries, Inc., to Pine Tree Beverage Co. by deed dated October 13, 1951;

Thence Southerly by Anderson Street two hundred fifty-six and forty-two hundredths (256.42) feet to a point in the westerly side line of Anderson Street, said point being forty and twenty-one hundredths (40.21) feet distant along said line from the intersection of said line with the Northeasterly side line of Cove Street as delineated on a plan of land of Industries, Inc.;

Thence Southerly and Westerly on a curve with a radius of twenty-five (25.00) feet and tangent to said Westerly side line of Anderson Street a distance of nineteen and fifty-seven hundredths (19.57) feet to a point of compound curve;

Thence Westerly on a curve tangent to the last described curve and having a radius of eight (8.00) feet a distance of thirteen and thirty-four hundredths (13.34) feet to a point in, and tangent to, the Northeasterly side line of Cove Street as shown on plans of Industries, Inc., on file with the Public Works Department of the City of Portland, Maine;

Thence Northwesterly by said Cove Street four hundred twenty (420.00) feet to an iron rod;

Thence Northeasterly at right angles with said Cove Street one hundred eighty-eight and ninety-five hundredths (188.95) feet to land now or formerly of Pine Tree Beverage Co.;

Thence Southeasterly by said Pine Tree Beverage Co. land, with an included angle of 90 degrees, two hundred twenty-one and thirty-three hundredths (221.33) feet more or less to said Anderson Street at the point of beginning; containing approximately 63,192 square feet.

Together with a right of way, in common with others, over and upon the entire length of a certain strip of land fifty (50) feet in width appurtenant to the premises above described and extending from Marginal Way easterly and southeasterly to Anderson Street, but subject to the location of the Portland Terminal Co. and the rights of the Portland Water District. Said strip of land has been reserved by Industries, Inc., as a proposed street and is shown as such upon plans now on file in the office of the Public Works Department of the City of Portland.

Also the right to construct, maintain and operate in common with Industries, Inc., its successors and assigns, a railroad spur track extending from the land first above described Northwesterly over land of Industries, Inc., along the line of said Pine Tree Beverage Co. land and across the most Westerly corner of land of Pine Tree Beverage Co. to the land of the Portland Terminal Co.

The Premises are conveyed SUBJECT TO the following:

1. Rights and easements, and the terms and provisions related thereto, set forth in a deed from General Electric Realty Corporation to Old Colony Trust Company, Trustee under Agreement and Declaration of Trust dated April 1, 1940, known as United Fruit Company Retirement Trust, dated May 29, 1952 and recorded in the Cumberland County Registry of Deeds in Book 2106, Page 1.
2. Voluntary Response Action Plan Letter from the State of Maine Department of Environmental Protection dated April 5, 2001 and recorded in the Cumberland County Registry of Deeds in Book 28658, Page 270.
3. Declaration of Environmental Covenant by JEFAL, LLC to the Maine Department of Environmental Protection dated April 22, 2011 and recorded in the Cumberland County Registry of Deeds in Book 28658, Page 275.
4. Trail Easement by and between East Bayside Studios, LLC and Portland Trails dated December 10, 2014 and recorded in the Cumberland County Registry of Deeds in Book 32994, Page 56.

Received
Recorded Register of Deeds
Dec 21, 2018 12:50:52P
Cumberland County
Nancy A. Lane

Section 5

SECTION 5

PUBLIC OR PRIVATE RIGHTS-OF-WAY

An existing trail easement between East Bayside Studios, LLC (Grantor) and Portland Trails (Grantee) grants an easement to construct, maintain, repair, use and replace a foot path (7-feet nine inches in width) on a portion of the Anderson Street frontage of the 170 Anderson Street property. A copy of said Trail Easement follows:

TRAIL EASEMENT

THIS TRAIL EASEMENT is made as of the 10th day of December 2014, by and between **EAST BAYSIDE STUDIOS, LLC**, a Delaware corporation, with an office in Portland, Maine (hereinafter referred to as "Grantor"), and **PORTLAND TRAILS**, a Maine non-profit corporation with a place of business in Portland, Maine and a mailing address of 305 Commercial Street, Portland, Maine 04101 (hereinafter referred to as "Grantee").

WITNESSETH

WHEREAS, Grantor is the owner of property on 170 Anderson Street Portland, Maine, identified on City of Portland Tax Map 10, Block E, Lot 2-1 and more specifically described in that certain deed to Grantor, dated May 9, 2014 and recorded in Book 31493, Page 152 in the Cumberland County Registry of Deeds (hereinafter referred to as the "Premises"); and

WHEREAS, Grantor has agreed to grant to Grantee, a trail easement over a portion of the Premises as more particularly described herein.

NOW, THEREFORE, in consideration of the foregoing and upon the terms, conditions and limitations set forth herein, the parties hereto agree as follows:

1. Grant of Easement.

(a) Grantor hereby grants to Grantee a non-exclusive easement for the purpose of constructing, maintaining, repairing, using and replacing, all at Grantee's sole cost and expense, a foot path or walking trail for use by the general public for recreational purposes as specified herein (the "Trail"), over and across a portion of the Premises, which portion shall be a strip of land seven (7) feet nine (9) inches in width, more or less, measured from the northeasterly boundary of the Premises, and which strip of land runs northwesterly from Anderson Street, all as more particularly depicted on Exhibit A, attached hereto and made a part hereof (the "Easement Area"), together with such other improvements or appurtenances deemed to be reasonably necessary to establish and operate a trail for such purposes to be constructed within the Easement Area, including footbridges and directional signs (the "Trail Easement").

(b) Grantor also reserves the following rights with respect to the Easement Area:

(i) The right to install, maintain, replace, repair and upgrade any and all utilities as contemplated by 33 MRS §458 over or under the Easement Area in connection with the use, operation and development of the Premises, so long as Grantor repairs any damage to the Trail resulting from the exercise of such rights;

(ii) The right to access and utilize the Easement Area to allow for any required maintenance and repair of the Premises or any of the improvements thereon; and

(iii) The right to access and use the Easement Area for any other purpose that does not materially interfere with the purposes of the Easement.

(c) Notwithstanding anything to the contrary contained herein, Grantor reserves the right to relocate all or any portions of the Easement Area and the Trail and associated improvements provided that all costs and expenses associated with such relocation shall be borne by Grantor so long as such new location reasonably provides connections with the trail destinations.

3. Conditions.

(a) Both the design of the Trail and all improvements associated therewith and all plans for construction, including without limitation time line for such construction, shall be subject to the prior review and approval of Grantor, which approval shall not be unreasonably withheld. Grantee shall afford Grantor at least fifteen (15) days prior written notice before commencing any construction of the Trail and all construction associated with initial installation of the Trail shall be completed within one (1) year from the commencement of construction. Grantee hereby agrees to use good faith efforts to minimize the impact of construction of the Trail on the Grantor's use and operation of the Premises and in furtherance of this agreement during construction of the Trail Grantee agrees to keep the Easement Area in a neat and orderly fashion. Grantee shall not cause or permit the filing of any contractor's, mechanic's or material men's liens on the Premises in connection with construction of the Trail or the exercise of any of the rights granted hereunder. In the event any such lien is filed, Grantee agrees to arrange for a discharge of the line within fifteen (15) business days from the date the lien is filed.

(b) Grantee shall obtain any necessary federal, State or local permits and approvals required in connection with the construction and maintenance of the Trail at its sole cost and expense. Grantor shall cooperate as may be reasonably necessary by executing any application or other forms required for permits so long as the content of the same is acceptable to Grantor.

(c) No public access to the Easement Area shall be permitted under any circumstances until construction of the Trail is completed.

4. Use. The Trail shall be used solely for passive recreational uses during daylight hours limited to pedestrian and non-motorized bicycle traffic and shall exclude any and all motorized/mechanized wheeled/track recreational vehicles of any kind. Wheelchairs or other similar non-recreational vehicles shall be permitted. Grantee, at its sole costs and expense, shall have an affirmative obligation to maintain and repair the Trail so that it remains safe, clean and otherwise in good condition. Grantor shall have no obligation whatsoever to repair or maintain the Trail, although Grantor shall have the right to do so if Grantee fails to do so in accordance with the terms hereof, and Grantee shall reimburse Grantor for any costs expended by Grantor in connection with such maintenance or repair. Notwithstanding the foregoing, use of the Trail may be expanded to include the hours between dusk and 10 p.m. if Grantee, at its sole cost and expense, installs and regularly maintains a lighting system within the Easement Area, which lighting system shall adequately light up the entire Easement Area during evening hours. All plans and specifications for the installation of a lighting system within the Easement Area shall be subject to the prior review and approval of Grantor, and Grantee shall give Grantor at least thirty (30) days notice, prior to the installation of any such lighting system. Grantee's failure to maintain the lighting system to standard acceptable to Grantor shall be automatic grounds for restricting use of the Trail to daylight hours,

{W4553719.5}

which right Grantor may exercise in its sole discretion.

5. Signs. Grantee hereby agrees to install and maintain at its sole cost and expense signs for the Trail which will, at minimum, indicate that public access is limited to the area improved with the Trail and that are otherwise reasonably acceptable to Grantor.

6. Duration. This Easement shall terminate and be of no further force and effect in the event that it shall pass from Grantee to any third party by grant, operation of law or otherwise without the prior written consent of Grantor, its successors or assigns, except that Grantee may assign this Easement as follows, provided that any such permitted assignee shall be required to expressly agree in writing to accept all conditions and assume all obligations imposed upon Grantee hereunder:

(a) to a successor non-profit entity with a similar mission to that of Grantee, provided that Grantor is given at least thirty (30) days prior notice of any such proposed assignment and contemporaneously provided with enough information about such proposed assignee so as to make a determination as to whether such assignee is acceptable in accordance with the terms of this subsection (a); or

(b) to the City of Portland.

7. Indemnification & Insurance.

(a) Grantee agrees to indemnify and hold harmless Grantor, its successors and assigns, from and against any loss, claim, damage, liability, expense or damage (including reasonable attorney fees) which may be brought against, suffered or incurred by Grantor resulting from, arising out of, or in connection with the exercise of rights granted in this Easement by both Grantee and the public. Liability under this paragraph shall not apply personally to any director, officer, trustee, member or employee of Grantee. This indemnification and hold harmless agreement shall survive any termination of this Easement but shall apply solely to loss, claim, damage, liability, expense or damage arising out of acts or omissions occurring prior to the termination of this Easement.

(b) At all times while this Easement is in force and of effect, including during construction, Grantee shall carry and maintain, and shall cause any agents or contractors permitted access to the Easement Area to carry and maintain the following: (a) comprehensive general liability insurance, including all contractual liability hereunder, with limits not less than \$1,000,000 bodily injury liability and \$1,000,000 property damage liability for each occurrence; (b) worker's compensation insurance and employer's liability insurance fully covering Grantee's, or its agents and contractors, activities and operations hereunder, and (c) commercial automobile insurance or other such applicable insurance, with limits not less than \$1,000,000 bodily injury liability and \$1,000,000 property damage liability for each occurrence, for all vehicles or other equipment entering upon the Easement Area or Premises, if permitted. Grantor reserves the right to modify and increase the insurance coverage requirements cited above to reflect market coverage for similar activities.

8. Governing Law. This Easement shall be governed by the laws of the State of Maine. This Easement is intended to be a trail easement as defined under 33 M.R.S.A. § 1581, et seq., and

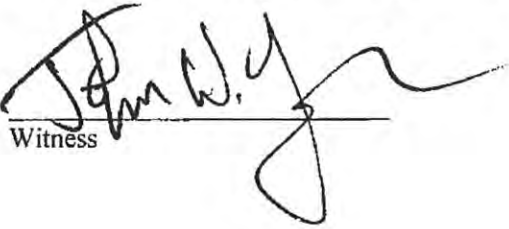
{W4553719.5}

Grantor, by its delivery of this Easement, and Grantee, by its acceptance hereof, acknowledge and agree that this Easement is being granted to Grantee without charge for the purpose of recreational activities by the general public pursuant to and in accordance with 14 M.R.S.A. § 159-A, as the same may be amended or supplemented, and that Grantor shall have the benefit of all of the terms and provisions thereof, including all rights and immunities against liability for injury to the public afforded there under.

9. Amendment. No amendment to this Easement shall be effective unless it is in writing and signed by both parties and duly recorded in the Cumberland County Registry of Deeds. The rights and easements granted and obligations created by this Easement shall run with the land and shall be binding upon the parties and their respective successors and permitted assigns.

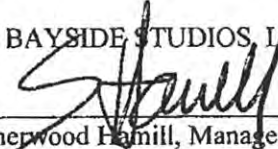
[Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their officers, thereunto duly authorized, as of the date first set forth above.


Witness

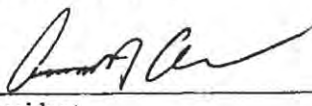
EAST BAYSIDE STUDIOS, LLC

By:


Sherwood Hamill, Manager

PORTLAND TRAILS

By:


Its: President

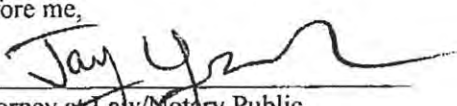
Print name: Andy Abrams, President

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

December 10, 2014

Then personally appeared the above-named Sherwood Hamill, Manager of East Bayside Studios, LLC, and acknowledged the foregoing instrument to be his free act and deed, in his said capacity and the free act and deed of said limited liability company.

Before me,


Attorney at Law/Notary Public

Jay York
Printed Name of Attorney/Notary

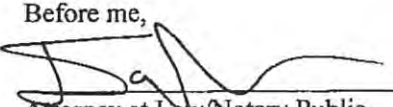
Notary Public, State of Maine
March 30, 2021

December 10, 2014

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

Then personally appeared the above-named Andy Abrams, President of Portland Trails and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

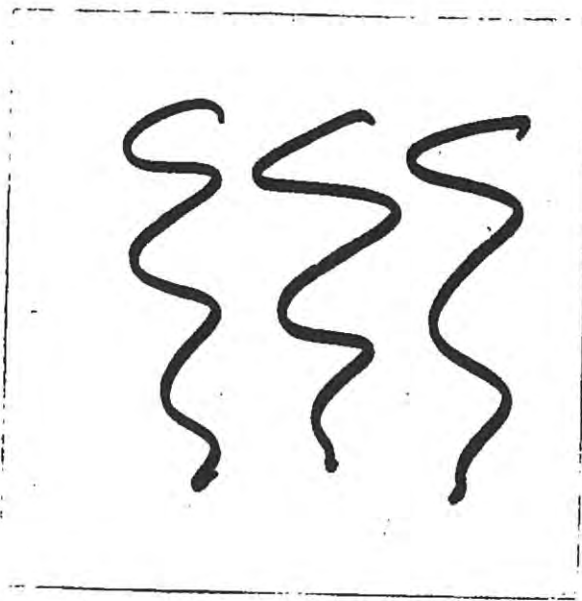
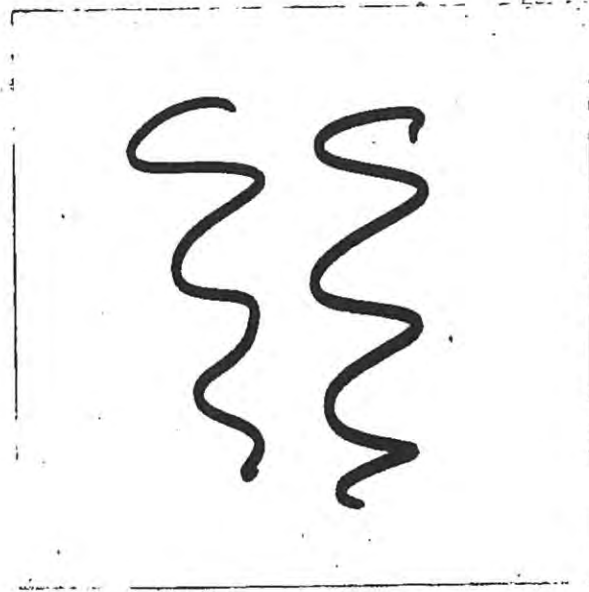
Before me,


Attorney at Law/Notary Public

Denny R. Wyne
Printed Name of Attorney/Notary

Maine Bar Number 10003

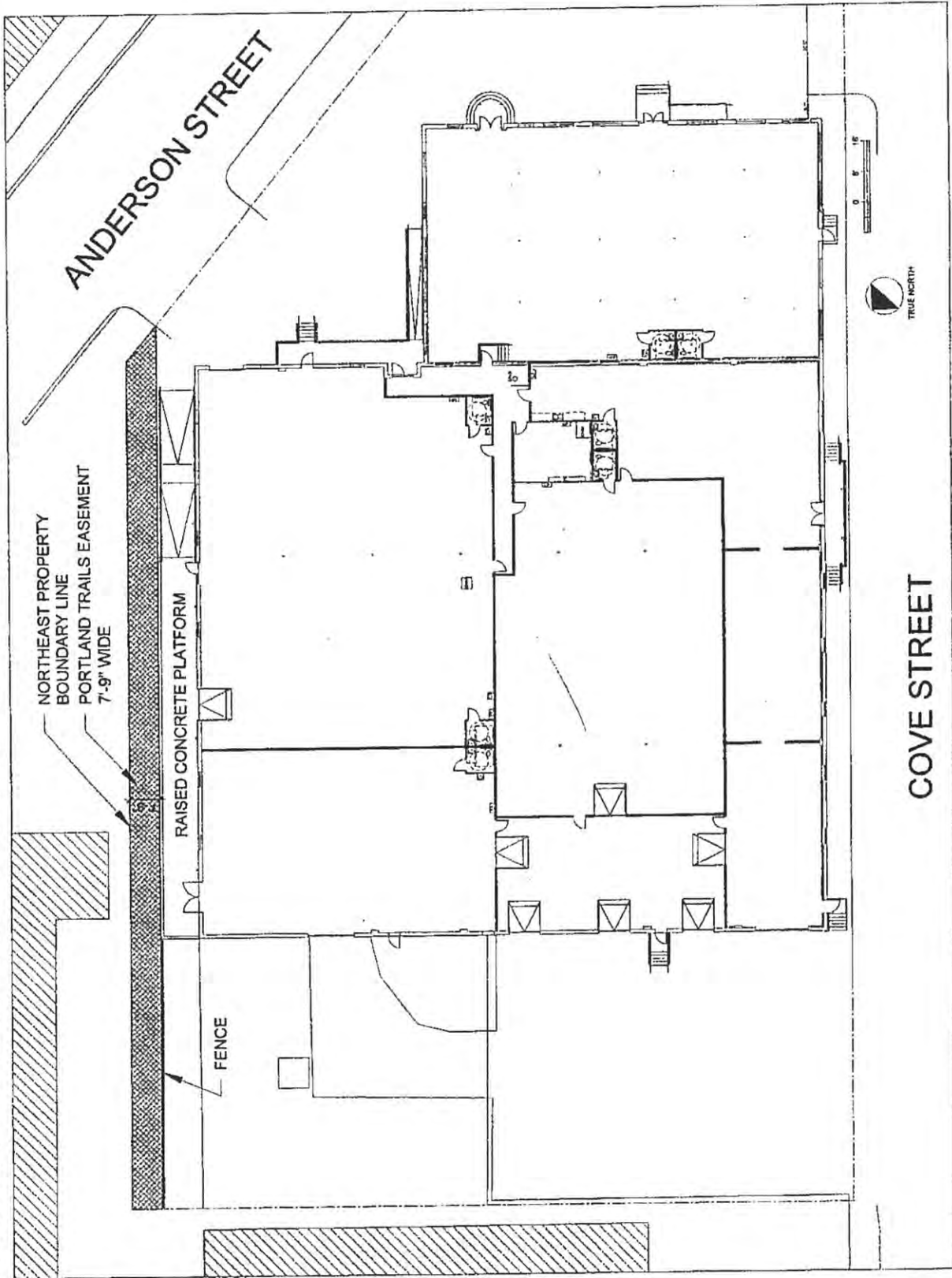
EXHIBIT A
(Plan of Easement)



{W4553719.5}

11/17/14

EXHIBIT A - 170 ANDERSON STREET TRAIL EASEMENT



EASEMENT SITE PLAN

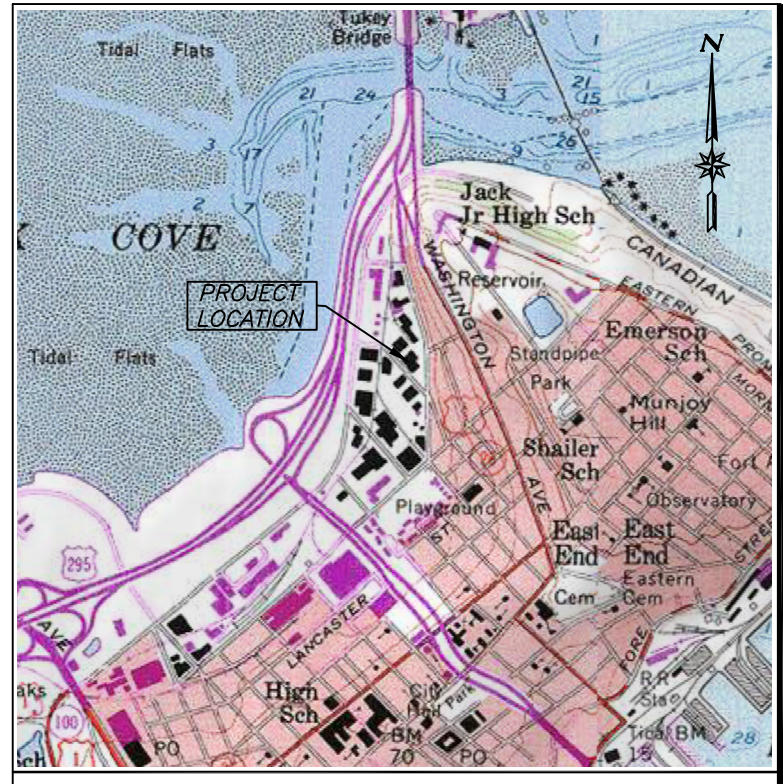
Received
Recorded Register of Deeds
Mar 24, 2016 09:26:59A
Cumberland County
Nancy A. Lane

Section 6

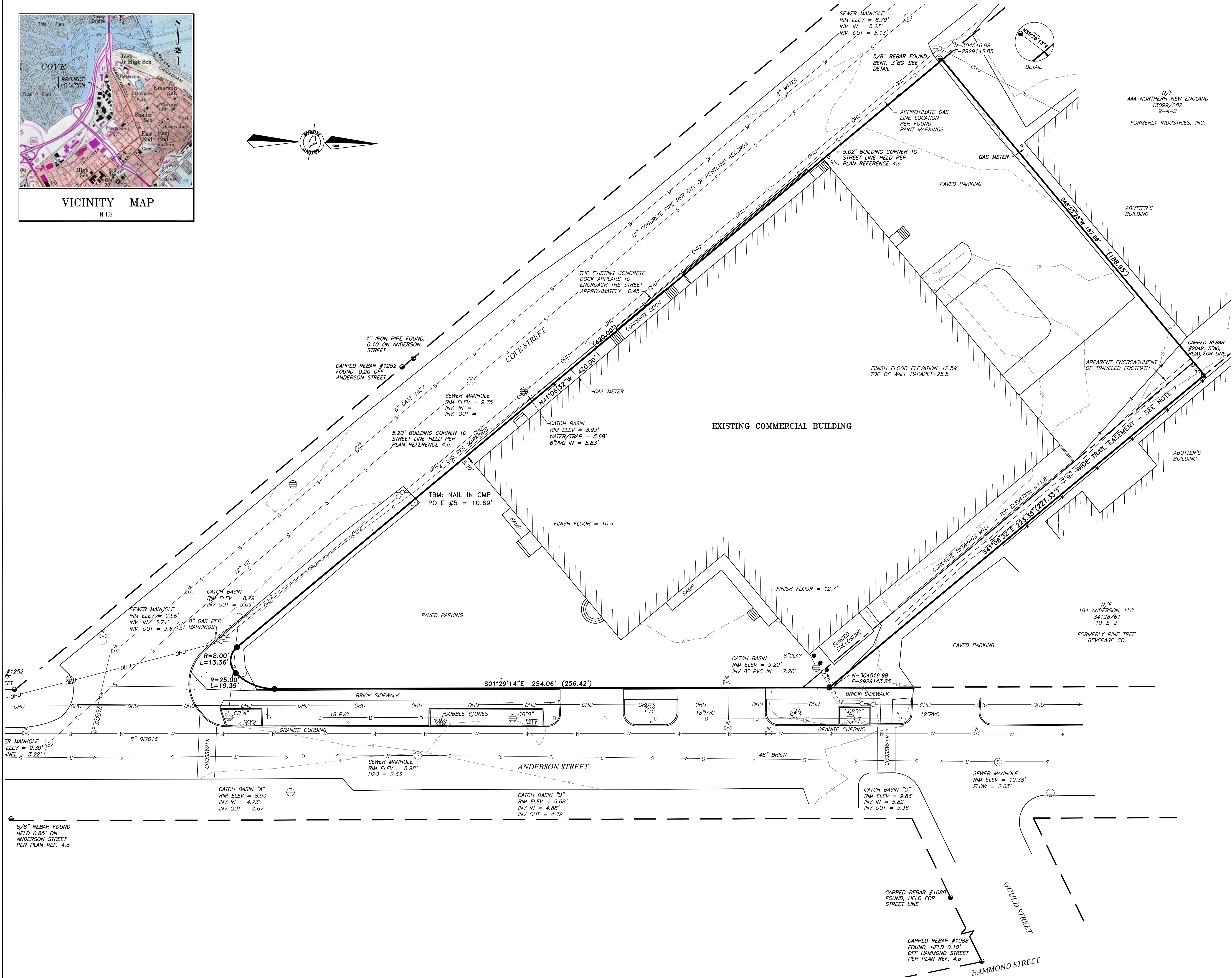
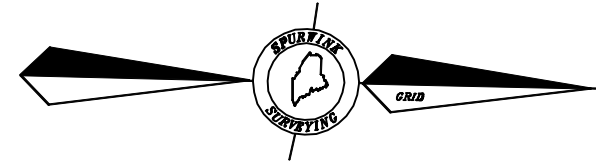
SECTION 6

SCHEDULE

Castine 170, LLC is anticipating start of construction during early to mid-spring 2023 with a fall 2023 completion.



VICINITY MAP
N.T.S.



LEGEND

- #5 REBAR WITH PLASTIC CAP STAMPED #2028
- FOUND IRON PIPE (SIZE & TYPE AS NOTED)
- FOUND PINCHED IRON PIPE
- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- FOUND IRON ROD
- FOUND CAPPED IRON ROD (NUMBER AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- FIRE HYDRANT
- FOUND TREE
- SEWER MANHOLE
- CATCH BASIN

- BOUNDARY LINE
- ABUTTER LINE
- INTERIOR LOT LINES
- EASEMENT LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- CHAIN LINK FENCE
- OVERHEAD UTILITY
- N/F
- 1234/567
- 12-E-4
- (123.45)

NOTES

- THE BASIS OF BEARING FOR THIS SURVEY IS MAINE STATE GRID, WEST ZONE. CONTOURS AND ELEVATIONS ARE REFERENCED TO NGVD1929.
- DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED EAST BAY STUDIOS, LLC TO CASTINE 170, LLC DATED DECEMBER 21, 2018 AND RECORDED IN DEED BOOK 35370, PAGE 69.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. "CITY OF PORTLAND, PUBLIC SERVICES DEPARTMENT, ENGINEERING DIVISION, ANDERSON ST./FOX ST./GOULD ST./PLOWMAN ST., STREET LINE RETRACEMENT AND EXISTING MONUMENTATION PLAN". SHEETS 1 & 2 OF 2. DATED FEBRUARY 2, 2015. FILE # 1017/29.
 - b. "CITY OF PORTLAND, CITY PROPERTY" SHEETS 184 & 222. ON FILE AT CITY OF PORTLAND ENGINEERING OFFICE.
 - c. "PLAN OF LAND OWNED BY THE PINE TREE BEVERAGE CO., ANDERSON STREET, PORTLAND, MAINE" BY CHANDLER BARUM C.E., DATED FEBRUARY 1948 AND RECORDED AT CORD IN PLAN BOOK 33, PAGE 32.
 - d. "CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS, COVE STREET SEWER EXT." DATED MAY 4, 1953. REFERENCE TO FILE #647/1.
 - e. BOUNDARY SURVEY OF PROPERTY AT COVE STREET, PORTLAND, MAINE FOR WESCO" BY MICHAEL HASKELL ASSOCIATES DATED MARCH 8, 1985. UNRECORDED.
 - f. "CITY OF PORTLAND, PUBLIC SERVICES DEPARTMENT, ENGINEERING DIVISION, ANDERSON STREET NEIGHBORHOOD BYWAY PROJECT, PHASE 2 OF 2, SEWER/RAIN & PROFILE3 ASBLT PLAN" DATED 9/21/2015.
- THE SURVEYED PARCEL IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 10, BLOCK E, PARCEL 2.
- THE SURVEYED PARCEL CONTAINS 62,950 SQUARE FEET OR 1.45 ACRES.
- REFERENCE IS MADE TO "THE RIGHT TO CONSTRUCT, MAINTAIN, AND OPERATE WITH INDUSTRIES, INC., ITS SUCCESSORS AND ASSIGNS, A RAILROAD SPUR TRACK EXTENDING FROM THE LAND FIRST DESCRIBED ABOVE (THE LOCUS PARCEL) NORTHWESTERLY OVER LAND OF INDUSTRIES, INC., ALONG THE LINE OF SAID PINE TREE BEVERAGE CO. LAND AND ACROSS THE MOST WESTERLY CORNER OF LAND OF LOCUS DEED.
- REFERENCE IS MADE TO TRAIL EASEMENT BY AND BETWEEN EAST BAYSIDE STUDIOS, LLC AND PORTLAND TRAILS DATED DECEMBER 10, 2014 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32994, PAGE 56.
- THE WIDTHS AND LAYOUTS OF ANDERSON STREET AND COVE STREET ARE PER PLAN REFERENCE 4.e. AND ARE ACCEPTED CITY STREETS. COVE STREET IS REFERRED TO IN THE LOCUS DEED AS A PROPOSED STREET.
- THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION, CITY OF PORTLAND RECORDS, AND FOUND PAINT MARKINGS ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.

Revised:	By:	Date:	Change:
A	J.A.M.	11-22-2021	ADDED TOPOGRAPHY FOR SOUTHERN HALF OF PROPERTY
PROJECT: 201841		DRAWING NAME: ANDERSON ST SITE PLAN.DWG	
DATE: JUNE 24, 2019		SCALE: 1"=20'	FB # 14 E. FB Y
FIELD BY: J.A.M. & J.B.P.		FIELD DATE: JUNE 2018	DRAWN BY: J.A.M.

Drawing Name and Location:
BOUNDARY/EXISTING CONDITIONS SURVEY
170 ANDERSON STREET, PORTLAND, MAINE 04101

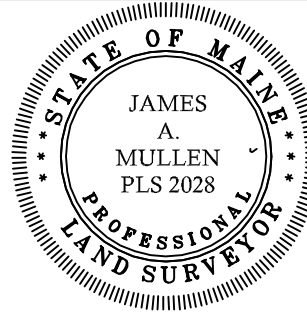
Owner:
THE CASTINE GROUP, CASTINE 170, LLC
152 COMMERCIAL STREET, SUNNYVALE, CALIFORNIA 94086

Prepared for:
THE CASTINE GROUP, CASTINE 170, LLC
152 COMMERCIAL STREET, SUNNYVALE, CALIFORNIA 94086

SURVEYING LAND PLANNING
Spurwink Surveying
23 TURNER STREET #2, PORTLAND, MAINE 04101
cell 207.321.8966 e-mail spurwinksurveying@gmail.com

STAMP AND SIGNATURE

James A. Mullen FEBRUARY 28, 2022
JAMES A. MULLEN
MAINE P.L.S. No. 2028
DATE



GENERAL NOTES

1. SITE AREA: 62,950 SF OR 1.45 ACRES
2. APPLICANT: THE CASTINE GROUP
170, LLC
152 COMMERCIAL STREET
SUNNYVALE, CA 94086
3. OWNERS: EAST BAYSIDE STUDIOS, LLC
170 ANDERSON STREET
PORTLAND, ME 04102
4. ZONING DISTRICT: ILB INDUSTRIAL
5. PARCEL: SHOWN AS LOT 2, BLOCK E, ON CITY OF
PORTLAND ASSESSOR'S MAP
6. DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS:
BOOK 35370, PAGE 69
7. SPACE AND BULK STANDARDS:
- | | REQUIRED/EXISTING | PROPOSED/EXISTING |
|--|-------------------|------------------------------------|
| MINIMUM LOT SIZE | 20,000SF | 62,950 SF OR 1.45 AC |
| MINIMUM LOT WIDTH | 50' | 420 LF COVE STREET |
| MINIMUM STREET FRONTAGE | 60' | 420 FT COVE STREET |
| FRONT YARD SETBACK
ANDERSON STREET
COVE STREET | NONE
NONE | 15 FT
5 FT |
| REAR YARD SETBACK | NONE | |
| SIDE YARD SETBACK | NONE | NONE (ADDITION) |
| MAXIMUM LOT COVERAGE | 100% | 54% |
| MAXIMUM HEIGHT OF STRUCTURES | 45 FT | EXISTING 22'-6"
PROPOSED 21'-2" |
8. EXISTING CONDITIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED
'BOUNDARY SURVEY & EXISTING CONDITIONS SURVEY ON 170 ANDERSON STREET, PORTLAND,
MAINE, MADE FOR THE CASTINE GROUP, 170, LLC, DATED JANUARY #, 2014, PREPARED BY OWEN
HASKELL, INC, FALMOUTH, MAINE.
9. BASIS OF BEARING FOR SURVEY IS MAINE STATE GRID, WEST ZONE. CONTOURS AND
ELEVATIONS ARE REFERENCED TO NGVD 1929.
10. PROPOSED 2,899 SF ADDITION LOCATED ON NORTH WESTERLY SIDE OF EXISTING 31,220 SF
INDUSTRIAL BUILDING.
ACCESSORY USE-TASTING ROOM MAXIMUM OF 25% OF TENANT FLOOR AREA:
FIRST FLOOR 2,999 SQUARE FEET
MEZZANINE 812 SQUARE FEET
STAIR TOWER 203 SQUARE FEET
TOTAL 4,014 SQUARE FEET
25% 1,003 SQUARE FEET
PROPOSED FIRST FLOOR (873 SQ. FT.), MEZZANINE (130 SQ. FT.),
TOTAL TASTING ROOM (1,003 SQ. FT.)

11. OFF-STREET PARKING REQUIREMENTS: 1 SPACE PER 1,000 SF - 35,970 SF OR 36 SPACES.

EXISTING SPACES PROPOSED

NORTH SIDE	10	19
SOUTH SIDE	23	22
TOTAL	34	41 (INCLUDES 2 HANDICAP SPACES)

EXISTING ONSTREET (COVE STREET): PARKING SPACES 10+/-
EXISTING LOADING BAYS: 5

12. BICYCLE PARKING:

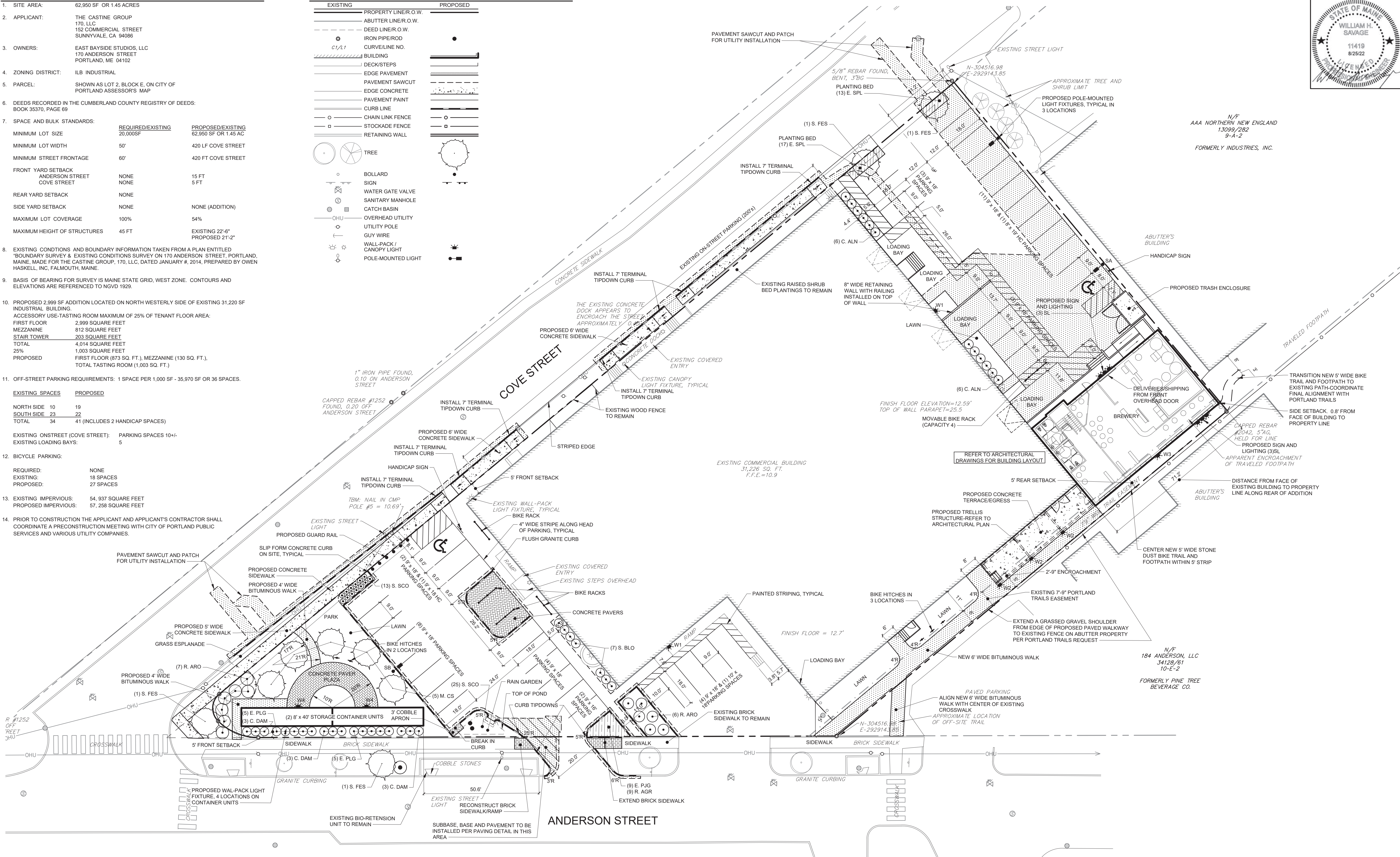
REQUIRED:	NONE
EXISTING:	18 SPACES
PROPOSED:	27 SPACES

13. EXISTING IMPERVIOUS: 54,937 SQUARE FEET
PROPOSED IMPERVIOUS: 57,236 SQUARE FEET

14. PRIOR TO CONSTRUCTION THE APPLICANT AND APPLICANT'S CONTRACTOR SHALL
COORDINATE A PRECONSTRUCTION MEETING WITH CITY OF PORTLAND PUBLIC
SERVICES AND VARIOUS UTILITY COMPANIES.

LEGEND

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	PROPERTY LINE/R.O.W.
ABUTTER LINE/R.O.W.	ABUTTER LINE/R.O.W.
DEED LINE/R.O.W.	DEED LINE/R.O.W.
IRON PIPE/ROD	IRON PIPE/ROD
CURVE/LINE NO.	CURVE/LINE NO.
BUILDING	BUILDING
DECK/STEPS	DECK/STEPS
EDGE PAVEMENT	EDGE PAVEMENT
PAVEMENT SAWCUT	PAVEMENT SAWCUT
EDGE CONCRETE	EDGE CONCRETE
PAVEMENT PAINT	PAVEMENT PAINT
CURB LINE	CURB LINE
CHAIN LINK FENCE	CHAIN LINK FENCE
STOCKADE FENCE	STOCKADE FENCE
RETAINING WALL	RETAINING WALL
TREE	TREE
BOLLARD	BOLLARD
SIGN	SIGN
WATER GATE VALVE	WATER GATE VALVE
SANITARY MANHOLE	SANITARY MANHOLE
CATCH BASIN	CATCH BASIN
OVERHEAD UTILITY	OVERHEAD UTILITY
UTILITY POLE	UTILITY POLE
GUY WIRE	GUY WIRE
WALL-PACK / CANOPY LIGHT	WALL-PACK / CANOPY LIGHT
POLE-MOUNTED LIGHT	POLE-MOUNTED LIGHT



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ORNAMENTAL TREES					
M. CS	5	MALUS SARGENTII	CANDY MINT SARGENT	1.75" CAL.	
S. FES	4	SYRINGA RETICULATA	FIRST ADDITIONS SNOW DANCE	2" CAL.	
SHRUBS / GROUND COVERS					
C. DM	6	COTONEASTER PAMERI	STIEB'S FINDLING	#3	
C. ALN	12	CLETHRA ALNIFOLIA	SUGARTINA - CRYSTALINA	#3	
R. ARO	13	RHUS AROMATICA	GRO-LOW - FRAGRANT SUMAC	#3	
S. BLO	7	SYRINGA BLOOMERANG	BLOOMERANG LILAC	#3	
PERENNIALS / GRASSES					
E. PGJ	9	ECHINACEA - GREEN JEWEL	GREEN JEWEL CONEFLOWER	6" POT	
E. SPL	30	ERAGROIS SPECTABILIS	PURPLE LOVE GRASS	6" POT	
R. AGR	9	RUDEBECKIA x AMERICAN GOLD RUSH	BLACK-EYED SUSAN	6" POT	
S. SCO	13	SCHIZACHYRIUM SCOPARIUM	SMOKE SIGNAL	6" POT	

LUMINAIRE SCHEDULE

Tag	Qty	Watts	Lumens	LLF	Mounting Height	Description
SA	2	54.88	4158	0.900	16	VP-S-24L-65-3K7-4-BC
SB	1	65	6696	0.900	18	VPS-38L-65-3K7-4W
SL	6	6.8	462	0.800	20.5, 21	SN-LED-e66-WFL-12 prorated for 3K
W1	2	29	3267	0.900	12	WDS-D-24L-30-3K7-4W
W2	3	13	968	0.900	10	GL-6541-B-CC-R5-TBL-A
W3	1	10.1	1303	0.900	12	RWL1-48L-10-3K7-3-U
W4	2	10.1	1285	0.900	8	RWL1-48L-10-3K7-4W-U



N/F
AAA NORTHERN NEW ENGLAND
13099/282
9-A-2
FORMERLY INDUSTRIES, INC.

Owner:
EAST BAYSIDE STUDIOS, LLC
170 ANDERSON STREET, PORTLAND, MAINE 04101

Prepared For:
THE CASTINE GROUP, CASTINE 170, LLC
152 COMMERCIAL STREET, SUNNYVALE, CALIFORNIA 94086

Prepared By:
Mitchell & Associates
LANDSCAPE ARCHITECTS
70 Center Street P. 207.774.4427
Portland, Maine 04101 F. 207.874-2460

170 Anderson Street

Portland, Maine

170 Anderson Street

Date: February 22, 2022

Issued For: PERMITTING REVIEW
NOT ISSUED FOR CONSTRUCTION

Revisions:
5/24/22 REVISED PER
PLANNING STAFF REVIEW
COMMENTS

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Title:
**LAYOUT, LIGHTING
AND PLANTING PLAN**

Scale: 1" = 20'-0"

North:

Sheet No.: **L2**

Castine 170, LLC
152 Commercial Street
Sunnyvale, CA 94086
(408) 738-8600

November 24, 2021

Mitchell & Associates
John D. Mitchell
The Staples School
70 Center Street
Portland, ME 04101

Re: Letter of Authorization
170 Anderson Street

Dear John:

On behalf of Castine 170, LLC, owner of the above referenced location, we hereby grant Mitchell & Associates Landscape Architects permission to act on our behalf as it relates to matters pertaining to the Amended Site Plan Review application submission process.

Sincerely,

A handwritten signature in black ink, appearing to read "Marshall Goldman", written over the word "Sincerely,".

Marshall Goldman

EXHIBIT 2

RIGHT, TITLE AND INTEREST

The subject property is identified by the City of Portland Assessor's office as Map 10, Block E, Parcel 2. The record owner is Castine 170, LLC, whose mailing address is 152 Commercial Street, Sunnyvale, CA 94806. A copy of the current deed for the property is attached.

DLN # 1001840047101
QUITCLAIM DEED WITH COVENANT

KNOW ALL BY THESE PRESENTS, that **EAST BAYSIDE STUDIOS, LLC**, a Delaware limited liability company of Portland, Maine ("Grantor"), for consideration paid, grants to **CASTINE 170, LLC**, a Maine limited liability company, having a mailing address 152 Commercial Street, Sunnyvale, California 94086 ("Grantee"), with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows (the "Premises"):

See EXHIBIT A attached hereto and made a part hereof.

Meaning and intending to convey the property conveyed to East Bayside Studios, LLC by virtue of a deed from Bay Cove, LLC dated May 9, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31493, Page 152.

IN WITNESS WHEREOF, the said East Bayside Studios, LLC has caused this instrument to be executed and delivered in its name by Sherwood Hamill, a Manager, duly authorized, as of this 21 day of December, 2018.

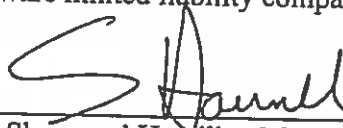
[Signature Page Follows]

MAINE REAL ESTATE TAX PAID

WITNESS:



EAST BAYSIDE STUDIOS, LLC,
a Delaware limited liability company

By: 
Sherwood Hamill, a Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.:

On December 21, 2018, personally appeared the above-named Sherwood Hamill, a Manager of EAST BAYSIDE STUDIOS, LLC, a Delaware limited liability company, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said EAST BAYSIDE STUDIOS, LLC.

Before me,

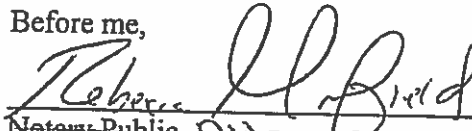

Notary Public 
Printed Name: Rebecca Greenfield
My Commission Expires: _____

Exhibit A

A certain lot or parcel of land together with any buildings and improvements located thereon situated at the intersection of Anderson Street and Cove Street in the City of Portland, Cumberland County, Maine, bounded and described as follows:

BEGINNING at the intersection of the westerly side of Anderson Street with the Southwesterly line of land conveyed by Industries, Inc., to Pine Tree Beverage Co. by deed dated October 13, 1951;

Thence Southerly by Anderson Street two hundred fifty-six and forty-two hundredths (256.42) feet to a point in the westerly side line of Anderson Street, said point being forty and twenty-one hundredths (40.21) feet distant along said line from the intersection of said line with the Northeasterly side line of Cove Street as delineated on a plan of land of Industries, Inc.;

Thence Southerly and Westerly on a curve with a radius of twenty-five (25.00) feet and tangent to said Westerly side line of Anderson Street a distance of nineteen and fifty-seven hundredths (19.57) feet to a point of compound curve;

Thence Westerly on a curve tangent to the last described curve and having a radius of eight (8.00) feet a distance of thirteen and thirty-four hundredths (13.34) feet to a point in, and tangent to, the Northeasterly side line of Cove Street as shown on plans of Industries, Inc., on file with the Public Works Department of the City of Portland, Maine;

Thence Northwesterly by said Cove Street four hundred twenty (420.00) feet to an iron rod;

Thence Northeasterly at right angles with said Cove Street one hundred eighty-eight and ninety-five hundredths (188.95) feet to land now or formerly of Pine Tree Beverage Co.;

Thence Southeasterly by said Pine Tree Beverage Co. land, with an included angle of 90 degrees, two hundred twenty-one and thirty-three hundredths (221.33) feet more or less to said Anderson Street at the point of beginning; containing approximately 63,192 square feet.

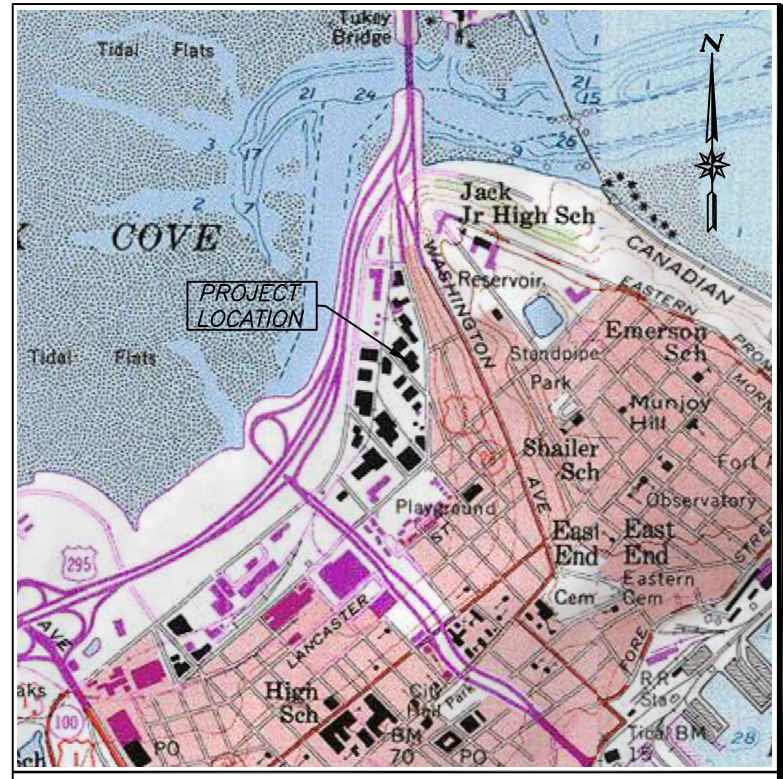
Together with a right of way, in common with others, over and upon the entire length of a certain strip of land fifty (50) feet in width appurtenant to the premises above described and extending from Marginal Way easterly and southeasterly to Anderson Street, but subject to the location of the Portland Terminal Co. and the rights of the Portland Water District. Said strip of land has been reserved by Industries, Inc., as a proposed street and is shown as such upon plans now on file in the office of the Public Works Department of the City of Portland.

Also the right to construct, maintain and operate in common with Industries, Inc., its successors and assigns, a railroad spur track extending from the land first above described Northwesterly over land of Industries, Inc., along the line of said Pine Tree Beverage Co. land and across the most Westerly corner of land of Pine Tree Beverage Co. to the land of the Portland Terminal Co.

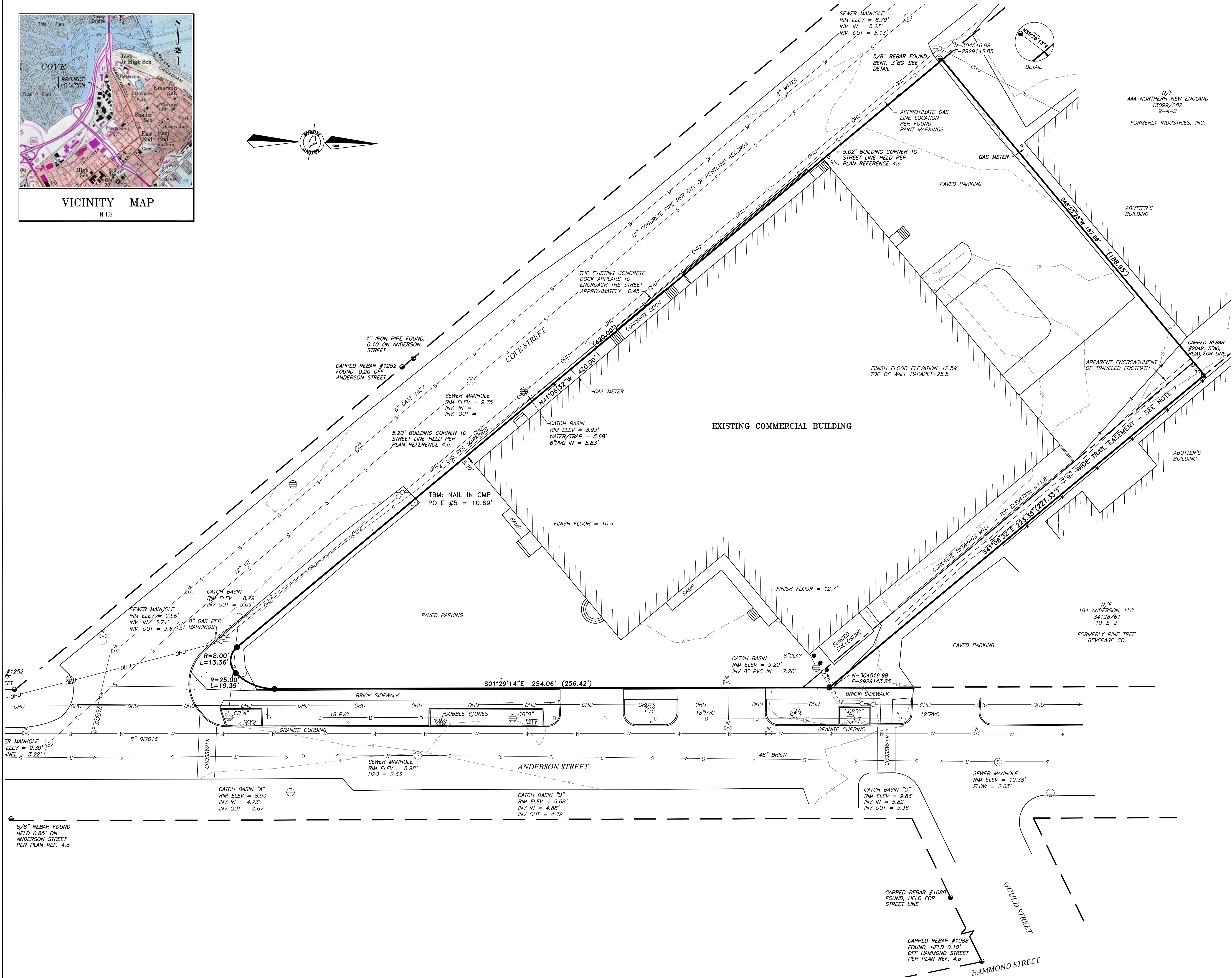
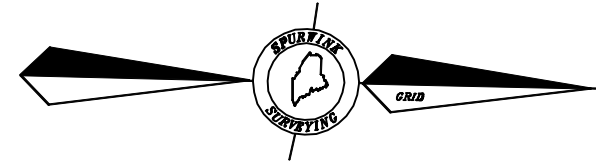
The Premises are conveyed SUBJECT TO the following:

1. Rights and easements, and the terms and provisions related thereto, set forth in a deed from General Electric Realty Corporation to Old Colony Trust Company, Trustee under Agreement and Declaration of Trust dated April 1, 1940, known as United Fruit Company Retirement Trust, dated May 29, 1952 and recorded in the Cumberland County Registry of Deeds in Book 2106, Page 1.
2. Voluntary Response Action Plan Letter from the State of Maine Department of Environmental Protection dated April 5, 2001 and recorded in the Cumberland County Registry of Deeds in Book 28658, Page 270.
3. Declaration of Environmental Covenant by JEFAL, LLC to the Maine Department of Environmental Protection dated April 22, 2011 and recorded in the Cumberland County Registry of Deeds in Book 28658, Page 275.
4. Trail Easement by and between East Bayside Studios, LLC and Portland Trails dated December 10, 2014 and recorded in the Cumberland County Registry of Deeds in Book 32994, Page 56.

Received
Recorded Register of Deeds
Dec 21, 2018 12:50:52P
Cumberland County
Nancy A. Lane



VICINITY MAP
N.T.S.



LEGEND

- #5 REBAR WITH PLASTIC CAP STAMPED #2028
- FOUND IRON PIPE (SIZE & TYPE AS NOTED)
- FOUND PINCHED IRON PIPE
- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- FOUND IRON ROD
- FOUND CAPPED IRON ROD (NUMBER AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- FIRE HYDRANT
- FOUND TREE
- SEWER MANHOLE
- CATCH BASIN
- BOUNDARY LINE
- ABUTTER LINE
- INTERIOR LOT LINES
- EASEMENT LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- CHAIN LINK FENCE
- OVERHEAD UTILITY
- NOW OR FORMERLY OWNED BY
- DEED BOOK AND PAGE (CCRD)
- TAX MAP-BLOCK-LOT
- PARENTHESIS DENOTE RECORD DATA

NOTES

- THE BASIS OF BEARING FOR THIS SURVEY IS MAINE STATE GRID, WEST ZONE. CONTOURS AND ELEVATIONS ARE REFERENCED TO NGVD1929.
- DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED EAST BAY STUDIOS, LLC TO CASTINE 170, LLC DATED DECEMBER 21, 2018 AND RECORDED IN DEED BOOK 35370, PAGE 69.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. "CITY OF PORTLAND, PUBLIC SERVICES DEPARTMENT, ENGINEERING DIVISION, ANDERSON ST./FOX ST./GOULD ST./PLOWMAN ST., STREET LINE RETRACEMENT AND EXISTING MONUMENTATION PLAN". SHEETS 1 & 2 OF 2. DATED FEBRUARY 2, 2015. FILE # 1017/29.
 - b. "CITY OF PORTLAND, CITY PROPERTY" SHEETS 184 & 222. ON FILE AT CITY OF PORTLAND ENGINEERING OFFICE.
 - c. "PLAN OF LAND OWNED BY THE PINE TREE BEVERAGE CO., ANDERSON STREET, PORTLAND, MAINE" BY CHANDLER BARUM C.E., DATED FEBRUARY 1948 AND RECORDED AT CCRD IN PLAN BOOK 33, PAGE 32.
 - d. "CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS, COVE STREET SEWER EXT." DATED MAY 4, 1953. REFERENCE TO FILE #647/1.
 - e. BOUNDARY SURVEY OF PROPERTY AT COVE STREET, PORTLAND, MAINE FOR WESCO" BY MICHAEL HASKELL ASSOCIATES DATED MARCH 8, 1985. UNRECORDED.
 - f. "CITY OF PORTLAND, PUBLIC SERVICES DEPARTMENT, ENGINEERING DIVISION, ANDERSON STREET NEIGHBORHOOD BYWAY PROJECT, PHASE 2 OF 2, SEWER/RAIN & PROFILE3 ASBLT PLAN" DATED 9/21/2015.
- THE SURVEYED PARCEL IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 10, BLOCK E, PARCEL 2.
- THE SURVEYED PARCEL CONTAINS 62,950 SQUARE FEET OR 1.45 ACRES.
- REFERENCE IS MADE TO "THE RIGHT TO CONSTRUCT, MAINTAIN, AND OPERATE WITH INDUSTRIES, INC., ITS SUCCESSORS AND ASSIGNS, A RAILROAD SPUR TRACK EXTENDING FROM THE LAND FIRST DESCRIBED ABOVE (THE LOCUS PARCEL) NORTHWESTERLY OVER LAND OF INDUSTRIES, INC., ALONG THE LINE OF SAID PINE TREE BEVERAGE CO. LAND AND ACROSS THE MOST WESTERLY CORNER OF LAND OF LOCUS DEED.
- THE WIDTHS AND LAYOUTS OF ANDERSON STREET AND COVE STREET ARE PER PLAN REFERENCE 4.e. AND ARE ACCEPTED CITY STREETS. COVE STREET IS REFERRED TO IN THE LOCUS DEED AS A PROPOSED STREET.
- THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION, CITY OF PORTLAND RECORDS, AND FOUND PAINT MARKINGS ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.

Revised:	By:	Date:	Change:
A	J.A.M.	11-22-2021	ADDED TOPOGRAPHY FOR SOUTHERN HALF OF PROPERTY
PROJECT: 201841		DRAWING NAME: ANDERSON ST SITE PLAN.DWG	
DATE: JUNE 24, 2019		SCALE: 1"=20'	FB # 14 E. FB Y
FIELD BY: J.A.M. & J.B.P.		FIELD DATE: JUNE 2018	DRAWN BY: J.A.M.

Drawing Name and Location:
BOUNDARY/EXISTING CONDITIONS SURVEY
170 ANDERSON STREET, PORTLAND, MAINE 04101

Owner:
THE CASTINE GROUP, CASTINE 170, LLC
152 COMMERCIAL STREET, SUNNYVALE, CALIFORNIA 94086

Prepared for:
THE CASTINE GROUP, CASTINE 170, LLC
152 COMMERCIAL STREET, SUNNYVALE, CALIFORNIA 94086

SURVEYING LAND PLANNING

Spurwink Surveying

23 TURNER STREET #2, PORTLAND, MAINE 04101

cell 207.321.8966 e-mail spurwinksurveying@gmail.com

0 10' 20' 40'

STAMP AND SIGNATURE

James A. Mullen FEBRUARY 28, 2022

JAMES A. MULLEN
MAINE P.L.S. No. 2028

DATE

STATE OF MAINE
JAMES A. MULLEN
PLS 2028
PROFESSIONAL
LAND SURVEYOR

IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID. EMBOSSED SEAL ABOVE

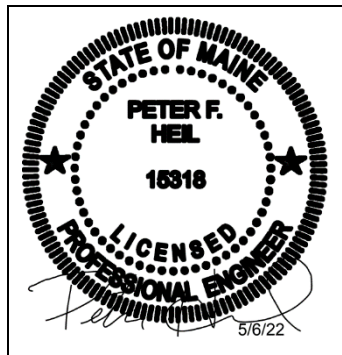
STORMWATER MANAGEMENT **REPORT**

Prepared For:

**Mitchell & Associates
Portland, Maine 04101**

Prepared By:

**Acorn Engineering, Inc.-
65 Hanover Street
Portland, Maine 04101**



March 2022

Rev. May 2022



INTRODUCTION

Acorn Engineering, Inc. has been retained by Mitchell & Associates, to provide civil engineering services for the proposed development at 170 Anderson Street, Portland, Maine. The property consists of approximately 1.4 acres of land located in the Industrial Low Impact (ILb) zoning district.

A stormwater analysis was prepared to demonstrate that the project will meet the requirements set forth by Maine DEP Chapter 500 Basic and General Standards and the following requirements from the City of Portland (the City):

- City of Portland Land Use Ordinance Article 14.6.2.D.
- City of Portland Technical Manual – Section 5 – Portland Stormwater Management Standards and Maine DEP Chapter 500 Stormwater Management.

EXISTING CONDITIONS

A plan of the existing conditions titled “Boundary / Existing Conditions Survey” has been prepared by Spurwink Surveying, dated June 24, 2019, last revised November 22, 2021. The parcel consists of an existing 31,226 sf Commercial Building with associated parking and landscaped area.

PROPOSED DEVELOPMENT

The proposed development includes the construction of a 3,000-square foot commercial space (potentially a brewery) & (2) 320-square foot storage container units. The project will also include reconfiguring two existing parking lots and implementing a plaza space associated with the storage container units.

Per City of Portland Technical Manual Section 5.II.D. the proposed site will be required to provide treatment of 50% redeveloped impervious area. To meet the requirement, it is proposed to implement a proprietary high-flow media rain garden within the southeastern parking lot. The footprint of the filter media is 18 square feet and has an infiltration rate of 100 inches per hour. Below the media, 48 R-tank modules will sit above crushed stone to provide storage of the filtered water before being collected by the underdrain and piped to the storm drain system within Anderson Street. Above the media, the garden will allow for ponding before overflowing into an overflow beehive grate which bypasses the filter media. The runoff generated by the rest of the parking lot will maintain the existing flow patterns and ultimately route to the existing catch basins within Cove Street and Anderson Street.

The development will be served by the Portland Water District, underground power/cable/communications, natural gas and the municipal sewer system. The project anticipates incorporating Maine DEP approved stormwater Best Management Practices (BMP) to meet the General and Flooding Standards.



GENERAL STANDARDS – WATER QUALITY

The development shall provide water quality treatment for no less than 50% of the redeveloped impervious area. Water quality treatment shall be provided through the use of a proprietary high-flow filter media rain garden. The proposed system is a FocalPoint rain garden with maintenance modules. This system is manufactured by ACF Environmental. There is flexibility within the plans for an approved equal to be used granted it provides the same water quality and quantity benefits.

The system was sized to meet or exceed the requirements set forth within the MDEP Volume III: BMPs Technical Design Manual Section 7. Filtration BMPs have been shown to be very effective at removing a wide range of pollutants from stormwater runoff.

The treatment of the impervious surface is as follows:

Table 1 – Redeveloped Impervious Treatment Area Table			
Redeveloped Impervious Area (SF)	50% Redeveloped Impervious Area (SF) Required	Proposed Impervious Area with Treatment (SF)	Impervious Area Treated
7,251	3,626	3,936	54.3%

As shown above, the project anticipates meeting and exceeding the required treatment for redeveloped impervious area.

Regarding the water quality volume, this requirement is met by sizing the system to store 1 inch of runoff from the impervious tributary area and 0.4 inches of runoff from the landscaped tributary area.

Table 2 – Water Quality Volume			
Tributary Impervious Area (SF)	Tributary Pervious Area (SF)	Water Quality Volume Required (CF)	System Storage Volume Provided (CF)
3,936	434	341	344

Furthermore, the system is able to pass a 0.95” rainfall without overflowing into the beehive bypass drain as required by Chapter 7 Appendix B.



FLOODING STANDARD – WATER QUANTITY

The proposed project was modeled using HydroCAD to verify that the post-development conditions do not exceed the pre-development conditions. A 24-hour SCS Type III storm distribution for the 2, 10, and 25-year storm events were used. The corresponding rainfall amounts for these storms are 3.10", 4.60", and 5.80" respectively.

Due to the numerous variables, and inherent inaccuracies with the modeling program used to calculate stormwater runoff it is custom at Acorn Engineering, Inc. to round to the nearest whole number. However due to the small size of the project and the minimal existing flows, the stormwater runoff shall be rounded to the nearest tenth of a cubic feet per second (cfs).

Time of Concentration (T_c)

Time of concentration values were derived by calculating a combined T_c from the flow segments within subcatchment 3 in the pre-condition. Associated with these flow segments is the classification of stormwater flow and the corresponding surface. Refer to the attached HydroCAD calculations for a break-down of the T_c calculations.

Given the urban environment and the short flow paths for the rest of the subcatchments, a minimum T_c of 6 minutes was used.

Curve Number

The stormwater calculations used the following Curve Number (CN) values in the pre- and post- development conditions as follows:

Pre-Development

- Pavement, Roofs – CN 98
- >75% Grass Cover – Good, HSG D – CN 80

Post-Development

- Pavement, Roofs – CN 98
- >75% Grass Cover – Good, HSG D – CN 80

Pre-development Calculations

The pre-development model was broken into five separate subcatchments.

- Subcatchment 1 – This tributary area includes a large portion of the southeastern parking lot that drains toward Anderson Street. It also includes a small amount of green space on Cove Street frontage.
- Subcatchment 2 – This tributary area includes a small portion of the southeastern parking lot and area located northeast of the existing building onsite. This subcatchment drains toward Anderson Street
- Subcatchment 3 – This tributary area includes the greenspace located to the northeast of the northern parking lot onsite and area located northeast of the existing building onsite.
- Subcatchment 4 – This tributary area includes the roof of the existing building onsite.



- Subcatchment 5 – This tributary area includes the northern parking lot and the area located southwest of the existing building onsite. This section extends southeast and connects to a small portion of the southeastern parking lot.

A pre-development watershed map developed for this project can be viewed in Attachment A and a copy of the HydroCAD calculations is included within Attachment C, of this report.

Peak flow rates for the storm events are as follows:

Table 3 – Pre-Development Peak Stormwater Flows			
Drainage Area	2 – Year Storm Event (cfs)	10 – Year Storm Event (cfs)	25 – Year Storm Event (cfs)
Total Runoff	4.1	6.2	8.0

Post-development Calculations:

The post-development model was broken into two separate subcatchments.

- Subcatchment 1.1 – This tributary area includes the roof of the two storage containers.
- Subcatchment 1.2 – This tributary area includes some greenspace and the portion of the reconfigured southeastern parking lot that will be treated by the FocalPoint.
- Subcatchment 1.3 – This tributary area includes some greenspace and a section of the southern parking lot that will maintain its drainage patterns toward Anderson Street.
- Subcatchment 1.4 – This tributary includes greenspace and the concrete paver plaza on the southern section of the site. This area includes a field inlet that will route to the Anderson Street stormwater system.
- Subcatchment 2 – This tributary area includes a small portion of the southern parking lot and area located northeast of the existing building onsite. This subcatchment drains toward Anderson Street
- Subcatchment 3.1 – This tributary area includes the greenspace located to the northeast of the existing building onsite and a new concrete terrace egress.
- Subcatchment 3.2 – This tributary area includes the roof of the proposed building onsite.
- Subcatchment 4 – This tributary area includes the roof of the existing building onsite.
- Subcatchment 5 - This tributary area includes the northern parking lot and the area located southwest of the existing building onsite. This section extends southeast and connects to a small portion of the southeastern parking lot.

A post-development Watershed Map developed for this project can be viewed in Attachment B and a copy of the HydroCAD calculations is included within Attachment C, of this report.

The post-development calculations include changes to the land use, and the compensation provided by the stormwater BMP. The following table represents comparison of pre-development and post-development condition peak runoff rates for the proposed development and tributary area.



Table 4 – Comparison of Peak Flows						
Drainage Area	2 – Year Storm Event (cfs)		10 – Year Storm Event (cfs)		25 – Year Storm Event (cfs)	
Total Runoff	Pre	Post	Pre	Post	Pre	Post
	4.1	4.0	6.2	6.0	8.0	7.7

As shown in Table 4, the net impact of the post development peak flows will result in a decrease from the predevelopment. The Medium Intensity Web Soil Survey shows the existing site containing 100% HSG A/D soils can be viewed in the Erosion and Sediment Control Report. A copy of the HydroCAD calculations is included within Attachment C of this report.

SOILS

Onsite soil information includes the following:

- Soil Conservation Service Medium Intensity Soil Survey for Cumberland County

As the site is served by municipal sewer, no onsite wastewater is proposed; the applicant does not intend to perform a more intense hydric soil boundary delineation because the waiver requirements set forth in the City of Portland Technical Manual – Section 7 – Soil Survey, Rev. 6/17/11 are met.

The area within and surrounding the project includes soil types listed in the table below. The susceptibility of soils to erosion is indicated on a relative “K” scale of values over a range of 0.02 to 0.69. Higher “K” values indicate more erodible soils.

Table 5 - “K” Value		
Soils Type	Subsurface	Substratum
Au Gres loamy sand	.15	.15

The soil “K” value for the soil, listed above, shows a low to medium susceptibility to erosion. The site’s susceptibility to erosion is sourced from the Soil Conservation Service Medium Intensity Soil Survey for Cumberland County. Although the soil “K” value shows a low to medium susceptibility to erosion, implementation of the proposed Erosion & Sedimentation Measures by the contractor will be of the utmost importance given the sustained slope throughout the site.



CONCLUSION

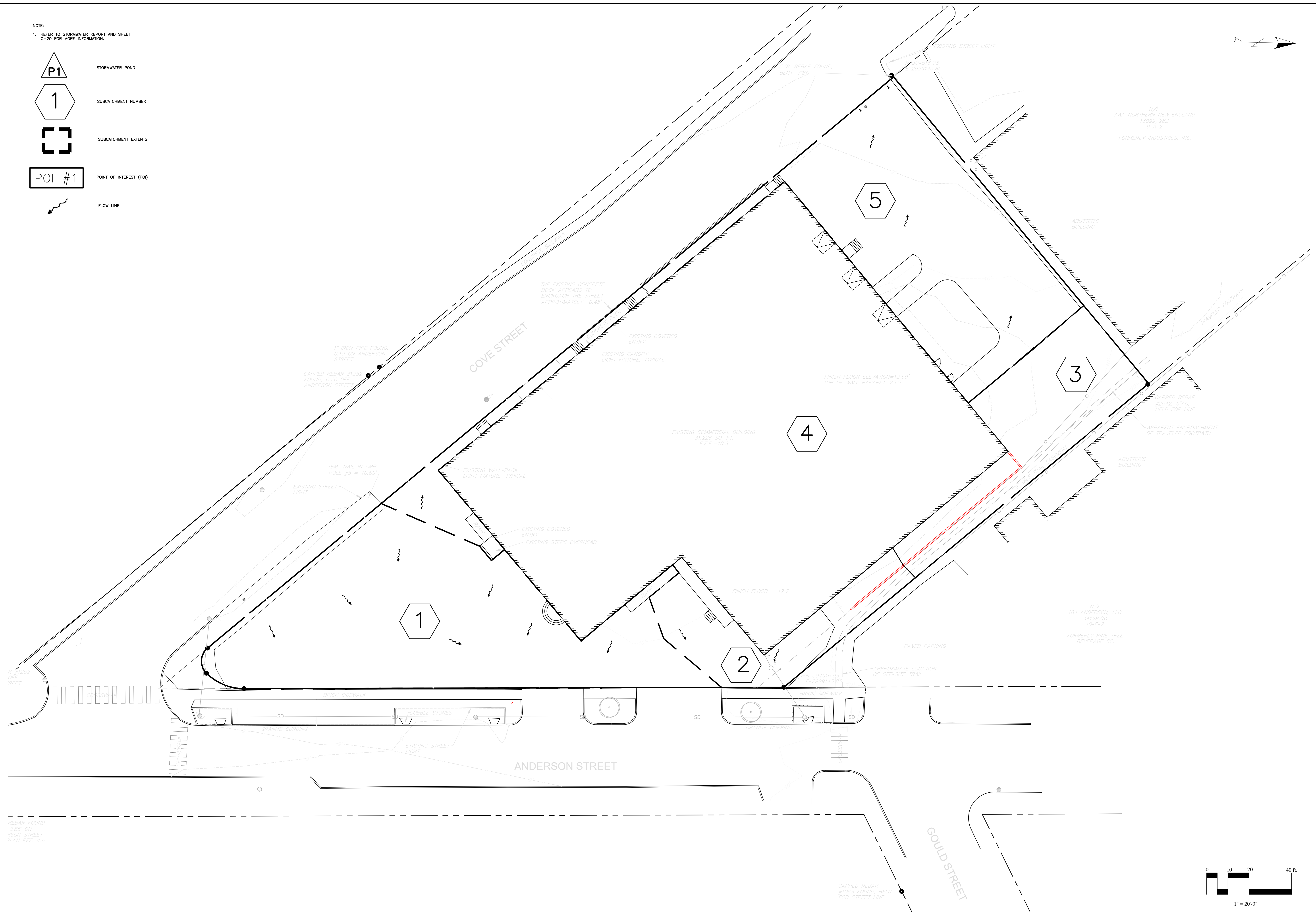
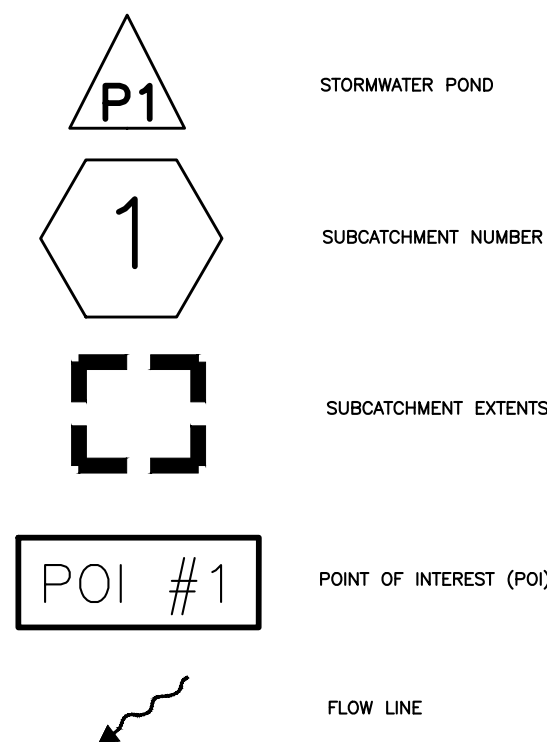
The proposed development was designed to meet the requirements implemented by the MDEP under the Stormwater Management Statute (38 M.R.S.A. § 420-D) as well as the City of Portland Technical Manual – Section 5 – Portland Stormwater Management Standards. The proposed project as designed is not anticipated to cause flooding or erosion problems within the subject site, abutters' sites, nor within the right-of-way. Overall, the project will provide an improvement to stormwater runoff and overall management from several perspective as outlined above.

ATTACHMENTS

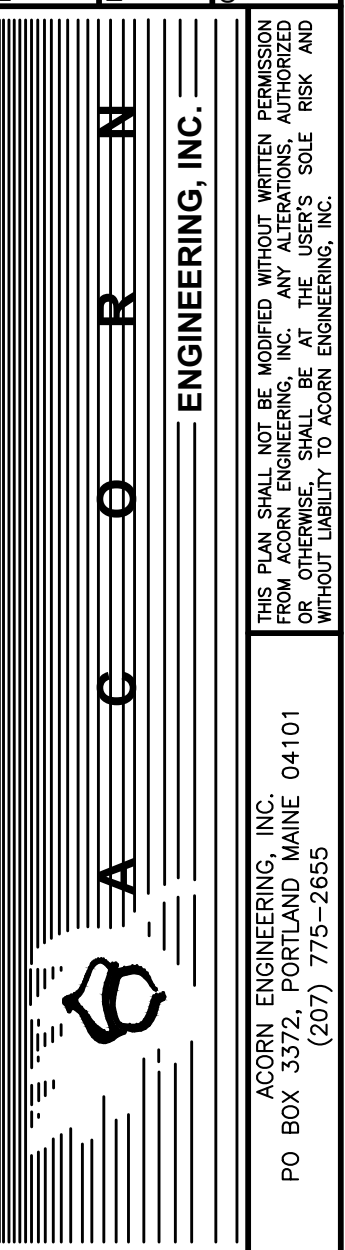
Attachment A: Pre-Development Watershed Map
Attachment B: Post-Development Watershed Map
Attachment C: HydroCAD Calculations



1. REFER TO STORMWATER REPORT AND SHEET C-20 FOR MORE INFORMATION.

[illegible]

DRAWING NAME:	PRE REDEVELOPMENT WATERSHED PLAN
PROJECT NAME/ADDRESS:	170 ANDERSON STREET REDEVELOPMENT
CLIENT/OWNER OF RECORD:	THE CASTINE GROUP, CASTINE 170, LLC 152 COMMERCIAL STREET, SUNNYVALE, CALIFORNIA 94066



FILE:	1169_CIVIL
WIN:	1169
SCALE:	AS NOTED
DESIGNED BY:	ZMS
DRAWN BY:	ZMS
CHECKED BY:	PFH/WS

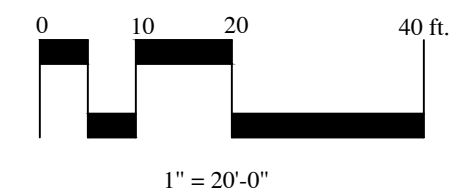
DRAWING NO.

PRE

LAND USE	COLOR	AREA
PR. ROOF IMPERVIOUS		3,641 SF
PR. NON-ROOF IMPERVIOUS		3,610 SF
PR. GREEN SPACE		5,732 SF
IMPERVIOUS AREA TO BE RE-USED (NOT INCLUDED IN TREATMENT CALCULATION)		49,967 SF
TOTAL TREATMENT REQUIRED (50% TREATMENT)	—	3,626* SF

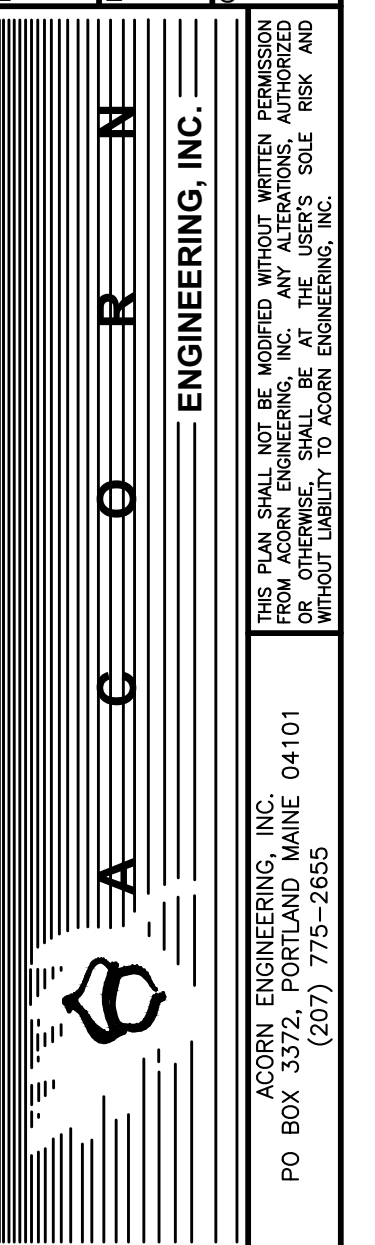
* PORTLAND TECHNICAL MANUAL CHAPTER 5 STATES THAT "REDEVELOPMENT OF NON-ROOF IMPERVIOUS AREA GREATER THAN 5,000 SQUARE-FEET AND ARE SUBJECT TO CITY OF PORTLAND REVIEW SHALL PROVIDE STORMWATER QUALITY TREATMENT IN ACCORDANCE WITH THE GENERAL STANDARDS FOR NO LESS THAN 50% OF THE REDEVELOPED IMPERVIOUS AREA."

1. REFER TO STORMWATER REPORT AND SHEET C-20 FOR MORE INFORMATION.

[illegible]

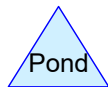
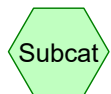
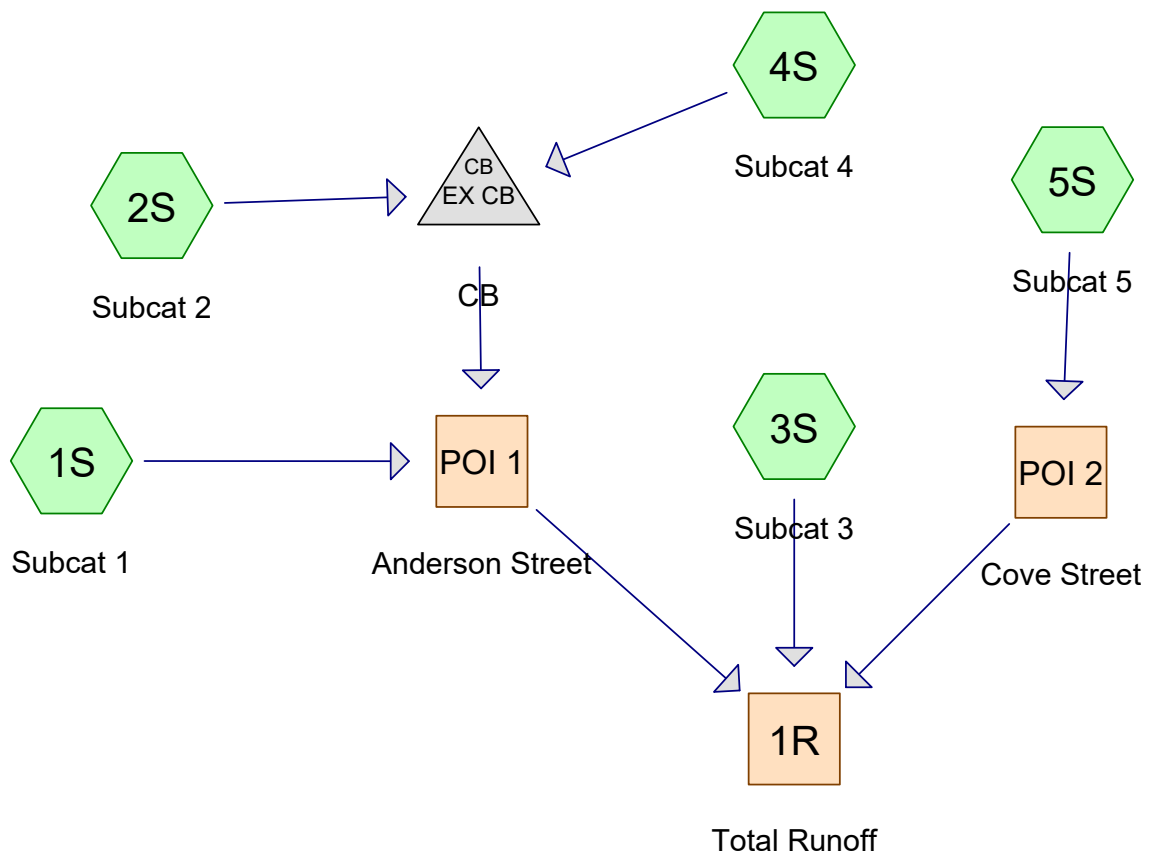
170 ANDERSON STREET REDEVELOPMENT

THE CASIENE GROUP, CASIENE 170, LLC
552 COMMERCIAL STREET, SUNNYVALE, CALIFORNIA 94088



FILE:	1169_CIVIL
UN:	1169
SCALE:	AS NOTED
DESIGNED BY:	PFH
DRAWN BY:	ZMS
CHECKED BY:	WHS

POST



Routing Diagram for AE_PRE
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Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
8,006	80	>75% Grass cover, Good, HSG D (1S, 2S, 3S, 5S)
31,221	98	Existing Roof (4S)
23,723	98	pavement, HSG A (1S, 2S, 5S)
62,950	96	TOTAL AREA

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Page 3

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
23,723	HSG A	1S, 2S, 5S
0	HSG B	
0	HSG C	
8,006	HSG D	1S, 2S, 3S, 5S
31,221	Other	4S
62,950		TOTAL AREA

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Page 4

Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Num
0	0	0	8,006	0	8,006	>75% Grass cover, Good	
0	0	0	0	31,221	31,221	Existing Roof	
23,723	0	0	0	0	23,723	pavement	
23,723	0	0	8,006	31,221	62,950	TOTAL AREA	

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Page 5

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	EX CB	7.20	7.00	25.0	0.0080	0.012	15.0	0.0	0.0

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Type III 24-hr 2-yr Rainfall=3.10"

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Subcat 1	Runoff Area=11,958 sf 97.05% Impervious Runoff Depth=2.76" Tc=6.0 min CN=97 Runoff=0.8 cfs 2,748 cf
Subcatchment2S: Subcat 2	Runoff Area=3,171 sf 73.92% Impervious Runoff Depth=2.35" Tc=6.0 min CN=93 Runoff=0.2 cfs 621 cf
Subcatchment3S: Subcat 3	Runoff Area=4,646 sf 0.00% Impervious Runoff Depth=1.33" Flow Length=86' Slope=0.0310 '/' Tc=7.4 min CN=80 Runoff=0.2 cfs 513 cf
Subcatchment4S: Subcat 4	Runoff Area=31,221 sf 100.00% Impervious Runoff Depth=2.87" Tc=6.0 min CN=98 Runoff=2.2 cfs 7,461 cf
Subcatchment5S: Subcat 5	Runoff Area=11,954 sf 81.76% Impervious Runoff Depth=2.55" Tc=6.0 min CN=95 Runoff=0.8 cfs 2,537 cf
Reach 1R: Total Runoff	Inflow=4.1 cfs 13,881 cf Outflow=4.1 cfs 13,881 cf
Reach POI 1: Anderson Street	Inflow=3.2 cfs 10,830 cf Outflow=3.2 cfs 10,830 cf
Reach POI 2: Cove Street	Inflow=0.8 cfs 2,537 cf Outflow=0.8 cfs 2,537 cf
Pond EX CB: CB	Peak Elev=8.07' Inflow=2.3 cfs 8,082 cf 15.0" Round Culvert n=0.012 L=25.0' S=0.0080 '/' Outflow=2.3 cfs 8,082 cf

Total Runoff Area = 62,950 sf Runoff Volume = 13,881 cf Average Runoff Depth = 2.65"
12.72% Pervious = 8,006 sf 87.28% Impervious = 54,944 sf

Summary for Subcatchment 1S: Subcat 1

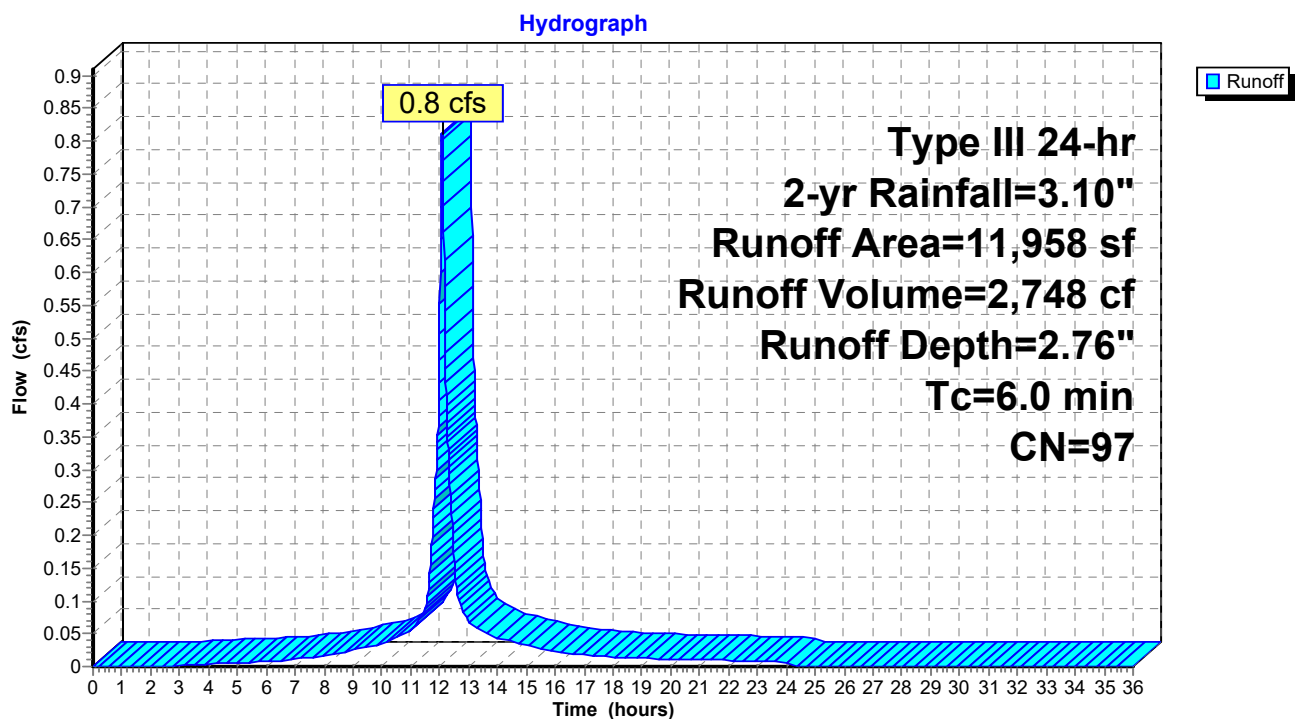
Runoff = 0.8 cfs @ 12.08 hrs, Volume= 2,748 cf, Depth= 2.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-yr Rainfall=3.10"

	Area (sf)	CN	Description
*	11,605	98	pavement, HSG A
	353	80	>75% Grass cover, Good, HSG D
	11,958	97	Weighted Average
	353		2.95% Pervious Area
	11,605		97.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1S: Subcat 1



Summary for Subcatchment 2S: Subcat 2

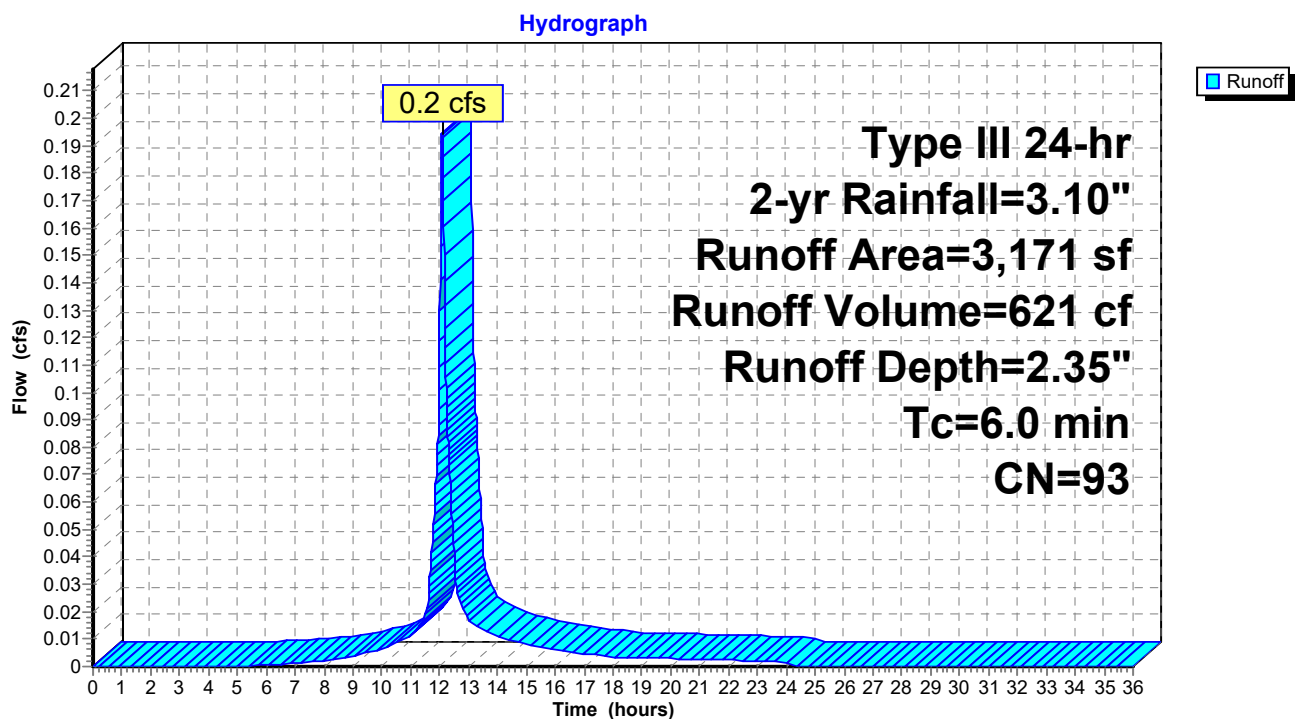
Runoff = 0.2 cfs @ 12.09 hrs, Volume= 621 cf, Depth= 2.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-yr Rainfall=3.10"

	Area (sf)	CN	Description
*	2,344	98	pavement, HSG A
	827	80	>75% Grass cover, Good, HSG D
	3,171	93	Weighted Average
	827		26.08% Pervious Area
	2,344		73.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Subcat 2



Summary for Subcatchment 3S: Subcat 3

Runoff = 0.2 cfs @ 12.11 hrs, Volume= 513 cf, Depth= 1.33"

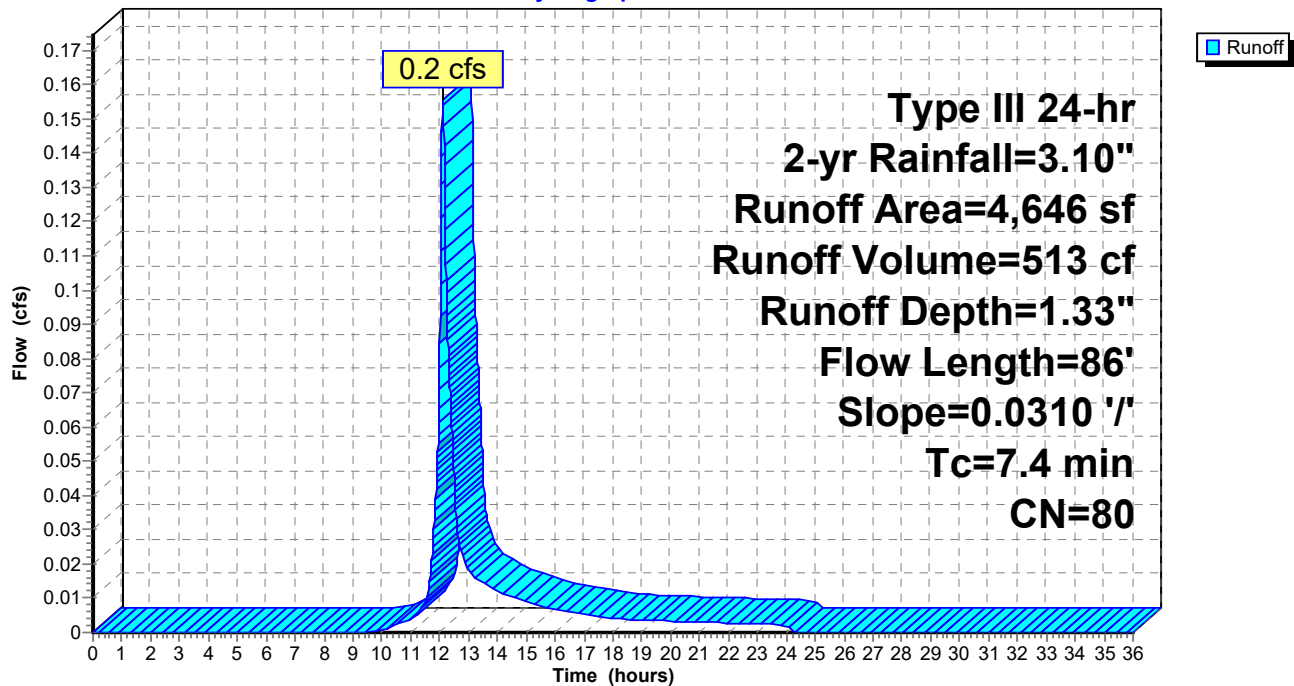
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-yr Rainfall=3.10"

Area (sf)	CN	Description
4,646	80	>75% Grass cover, Good, HSG D
4,646		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	86	0.0310	0.19		Sheet Flow, A-B
Grass: Short n= 0.150 P2= 3.10"					

Subcatchment 3S: Subcat 3

Hydrograph



Summary for Subcatchment 4S: Subcat 4

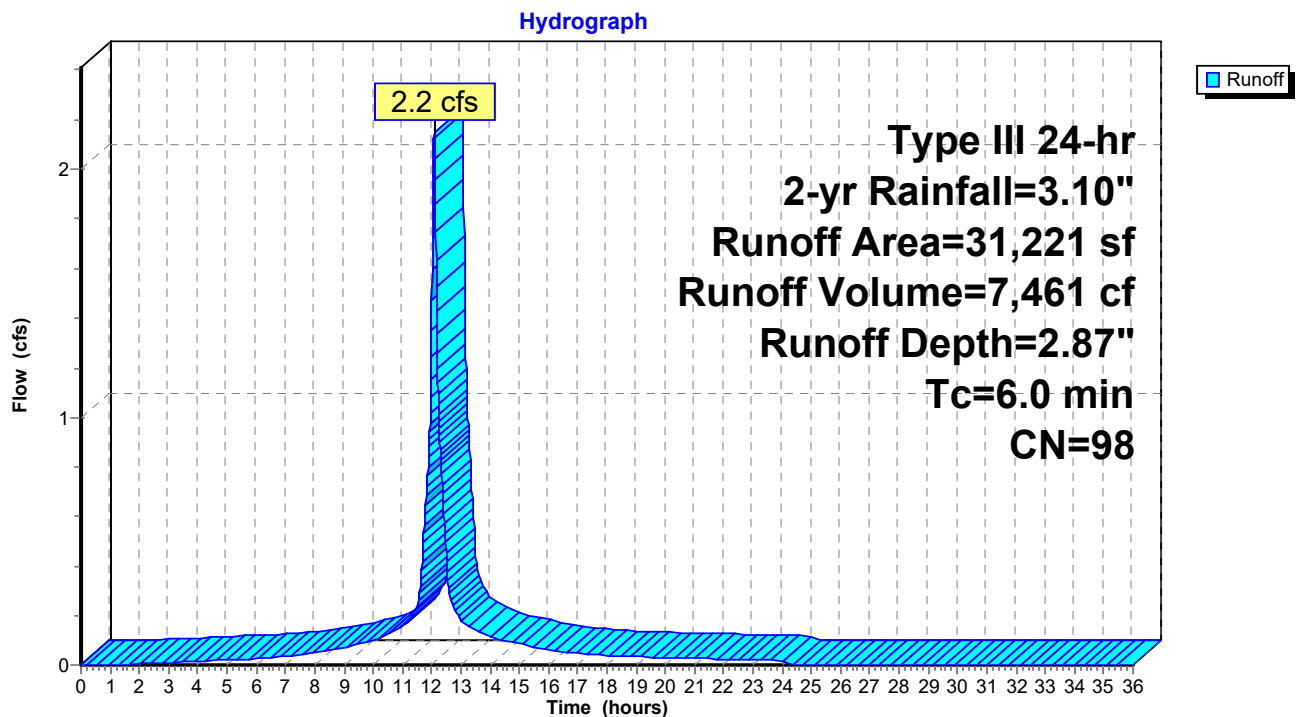
Runoff = 2.2 cfs @ 12.08 hrs, Volume= 7,461 cf, Depth= 2.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-yr Rainfall=3.10"

Area (sf)	CN	Description
* 31,221	98	Existing Roof
31,221		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 4S: Subcat 4



Summary for Subcatchment 5S: Subcat 5

Runoff = 0.8 cfs @ 12.08 hrs, Volume= 2,537 cf, Depth= 2.55"

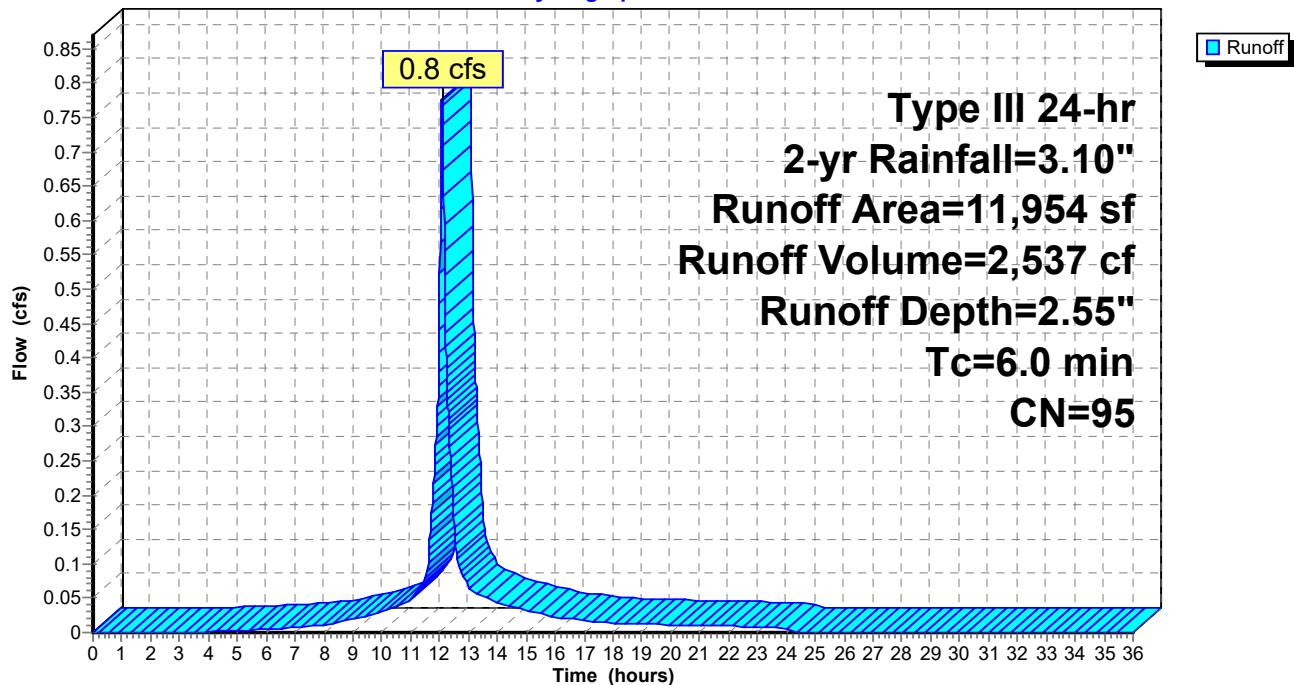
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-yr Rainfall=3.10"

	Area (sf)	CN	Description
*	9,774	98	pavement, HSG A
	2,180	80	>75% Grass cover, Good, HSG D
	11,954	95	Weighted Average
	2,180		18.24% Pervious Area
	9,774		81.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 5S: Subcat 5

Hydrograph

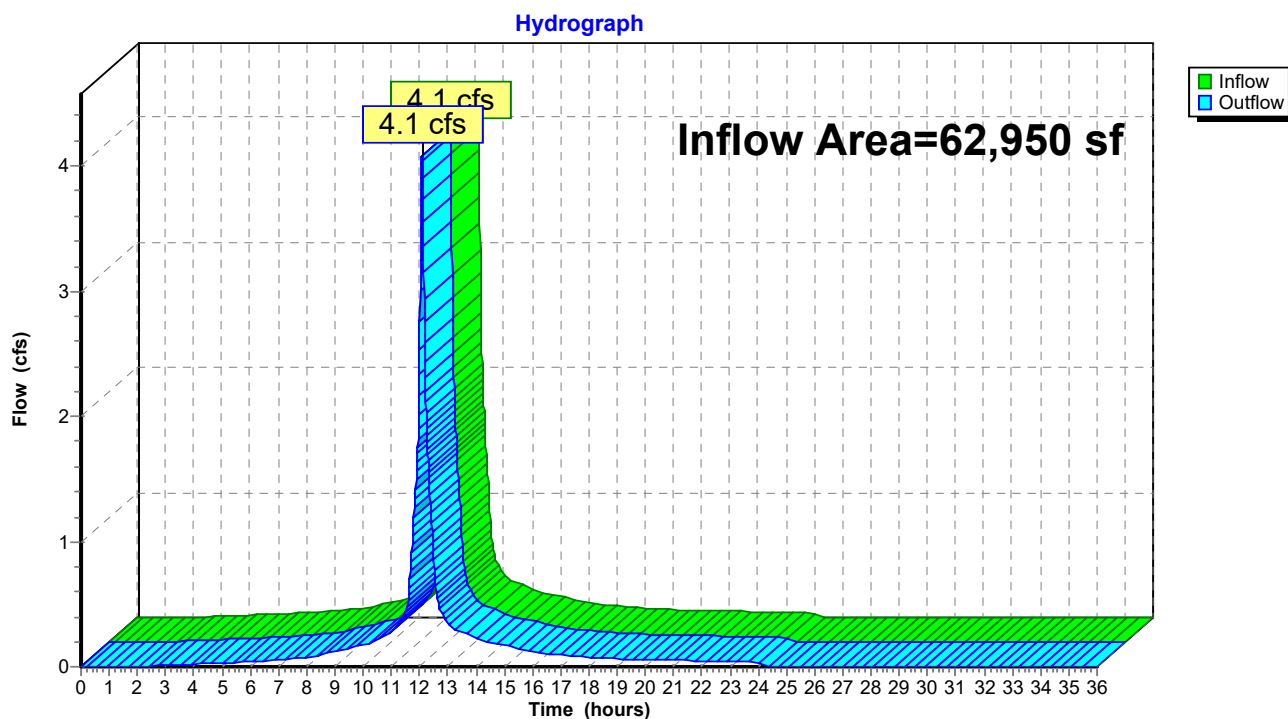


Summary for Reach 1R: Total Runoff

Inflow Area = 62,950 sf, 87.28% Impervious, Inflow Depth = 2.65" for 2-yr event
 Inflow = 4.1 cfs @ 12.08 hrs, Volume= 13,881 cf
 Outflow = 4.1 cfs @ 12.08 hrs, Volume= 13,881 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Reach 1R: Total Runoff

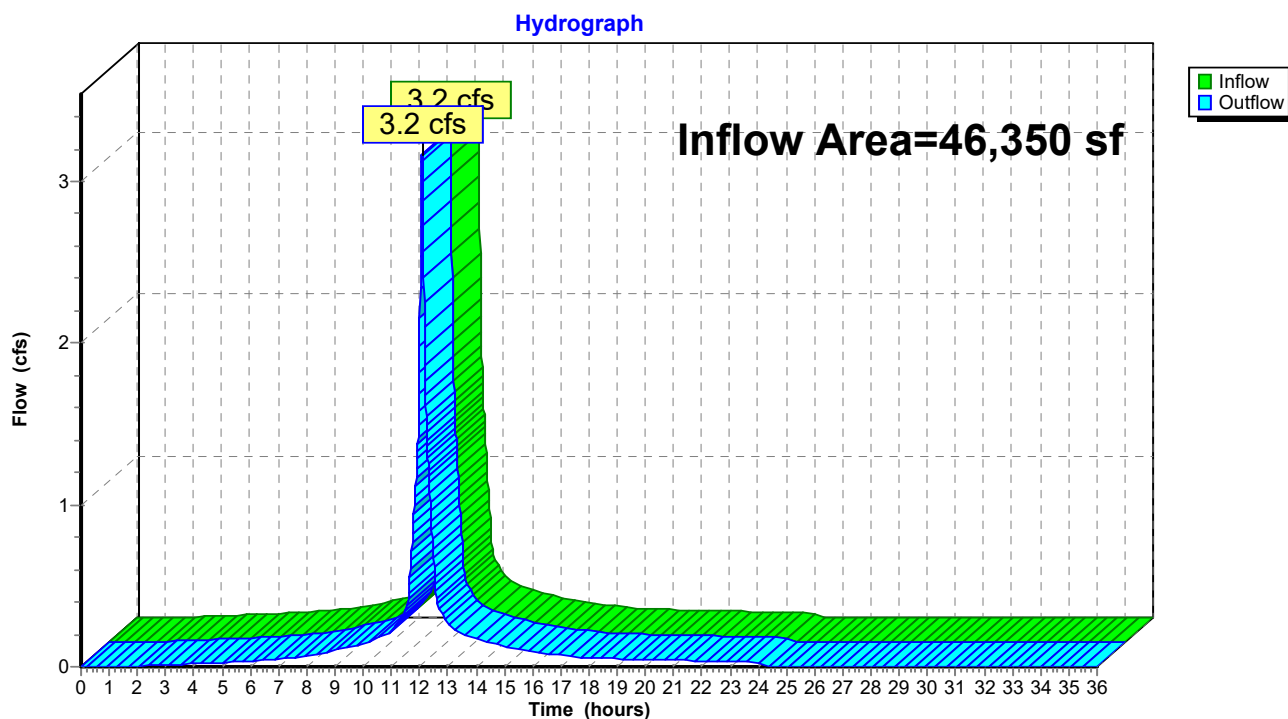


Summary for Reach POI 1: Anderson Street

Inflow Area = 46,350 sf, 97.45% Impervious, Inflow Depth = 2.80" for 2-yr event
 Inflow = 3.2 cfs @ 12.08 hrs, Volume= 10,830 cf
 Outflow = 3.2 cfs @ 12.08 hrs, Volume= 10,830 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Reach POI 1: Anderson Street

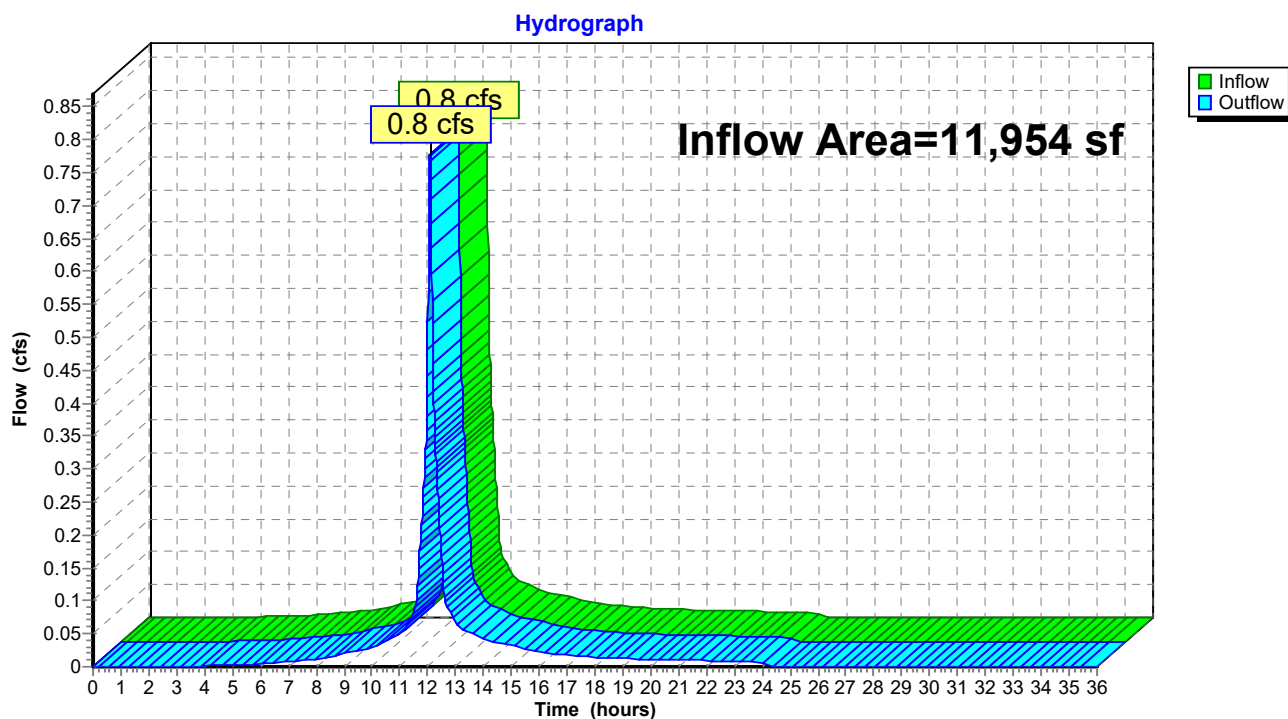


Summary for Reach POI 2: Cove Street

Inflow Area = 11,954 sf, 81.76% Impervious, Inflow Depth = 2.55" for 2-yr event
 Inflow = 0.8 cfs @ 12.08 hrs, Volume= 2,537 cf
 Outflow = 0.8 cfs @ 12.08 hrs, Volume= 2,537 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Reach POI 2: Cove Street



Summary for Pond EX CB: CB

Inflow Area = 34,392 sf, 97.60% Impervious, Inflow Depth = 2.82" for 2-yr event
 Inflow = 2.3 cfs @ 12.08 hrs, Volume= 8,082 cf
 Outflow = 2.3 cfs @ 12.08 hrs, Volume= 8,082 cf, Atten= 0%, Lag= 0.0 min
 Primary = 2.3 cfs @ 12.08 hrs, Volume= 8,082 cf

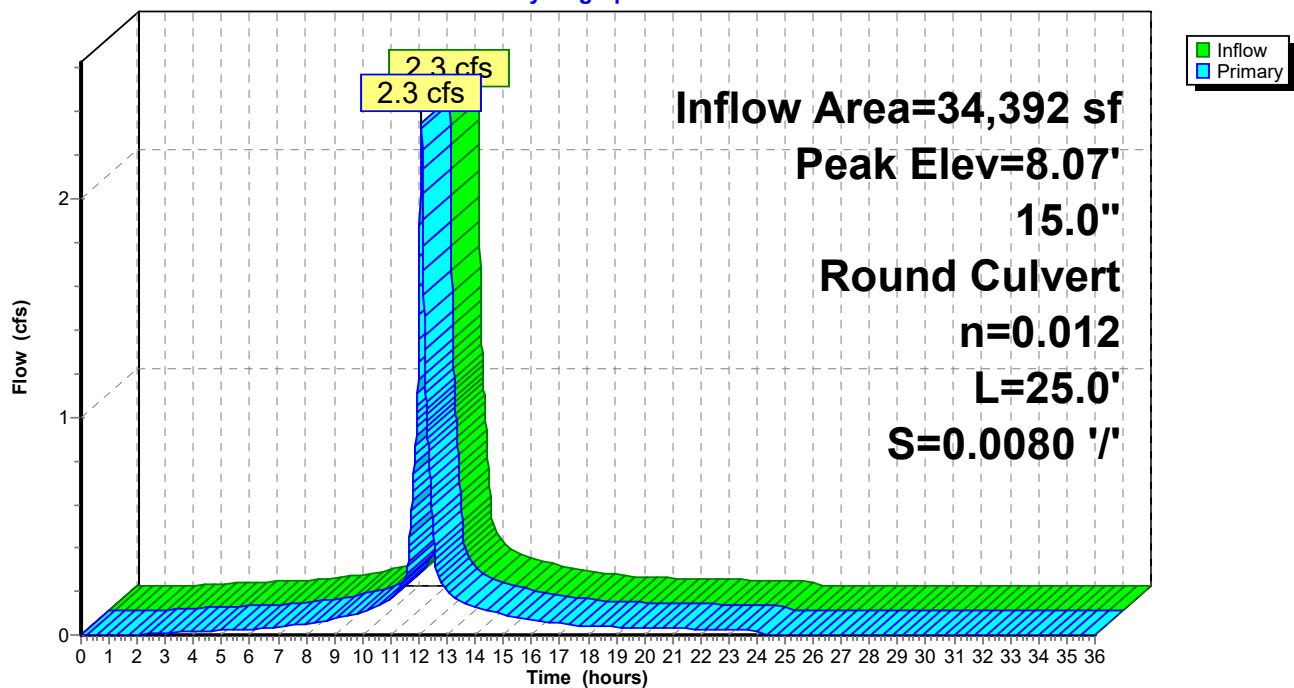
Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Peak Elev= 8.07' @ 12.08 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	7.20'	15.0" Round Culvert L= 25.0' Ke= 0.600 Inlet / Outlet Invert= 7.20' / 7.00' S= 0.0080 '/ Cc= 0.900 n= 0.012, Flow Area= 1.23 sf

Primary OutFlow Max=2.3 cfs @ 12.08 hrs HW=8.07' (Free Discharge)
 ↑1=Culvert (Barrel Controls 2.3 cfs @ 3.60 fps)

Pond EX CB: CB

Hydrograph



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Type III 24-hr 10-yr Rainfall=4.60"

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Subcat 1	Runoff Area=11,958 sf 97.05% Impervious Runoff Depth=4.25" Tc=6.0 min CN=97 Runoff=1.2 cfs 4,234 cf
Subcatchment2S: Subcat 2	Runoff Area=3,171 sf 73.92% Impervious Runoff Depth=3.81" Tc=6.0 min CN=93 Runoff=0.3 cfs 1,006 cf
Subcatchment3S: Subcat 3	Runoff Area=4,646 sf 0.00% Impervious Runoff Depth=2.55" Flow Length=86' Slope=0.0310 '/' Tc=7.4 min CN=80 Runoff=0.3 cfs 986 cf
Subcatchment4S: Subcat 4	Runoff Area=31,221 sf 100.00% Impervious Runoff Depth=4.36" Tc=6.0 min CN=98 Runoff=3.2 cfs 11,354 cf
Subcatchment5S: Subcat 5	Runoff Area=11,954 sf 81.76% Impervious Runoff Depth=4.02" Tc=6.0 min CN=95 Runoff=1.2 cfs 4,008 cf
Reach 1R: Total Runoff	Inflow=6.2 cfs 21,587 cf Outflow=6.2 cfs 21,587 cf
Reach POI 1: Anderson Street	Inflow=4.8 cfs 16,593 cf Outflow=4.8 cfs 16,593 cf
Reach POI 2: Cove Street	Inflow=1.2 cfs 4,008 cf Outflow=1.2 cfs 4,008 cf
Pond EX CB: CB	Peak Elev=8.34' Inflow=3.5 cfs 12,359 cf 15.0" Round Culvert n=0.012 L=25.0' S=0.0080 '/' Outflow=3.5 cfs 12,359 cf

Total Runoff Area = 62,950 sf Runoff Volume = 21,587 cf Average Runoff Depth = 4.12"
12.72% Pervious = 8,006 sf 87.28% Impervious = 54,944 sf

Summary for Subcatchment 1S: Subcat 1

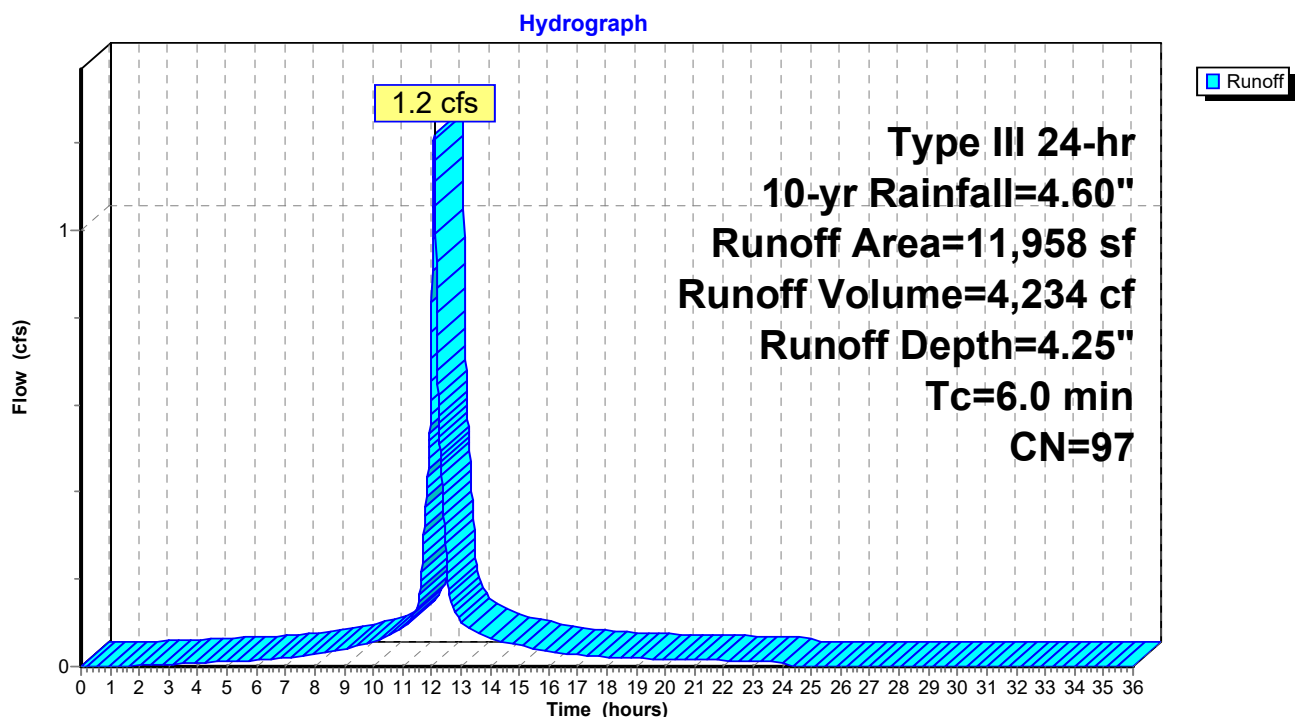
Runoff = 1.2 cfs @ 12.08 hrs, Volume= 4,234 cf, Depth= 4.25"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=4.60"

	Area (sf)	CN	Description
*	11,605	98	pavement, HSG A
	353	80	>75% Grass cover, Good, HSG D
	11,958	97	Weighted Average
	353		2.95% Pervious Area
	11,605		97.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1S: Subcat 1



Summary for Subcatchment 2S: Subcat 2

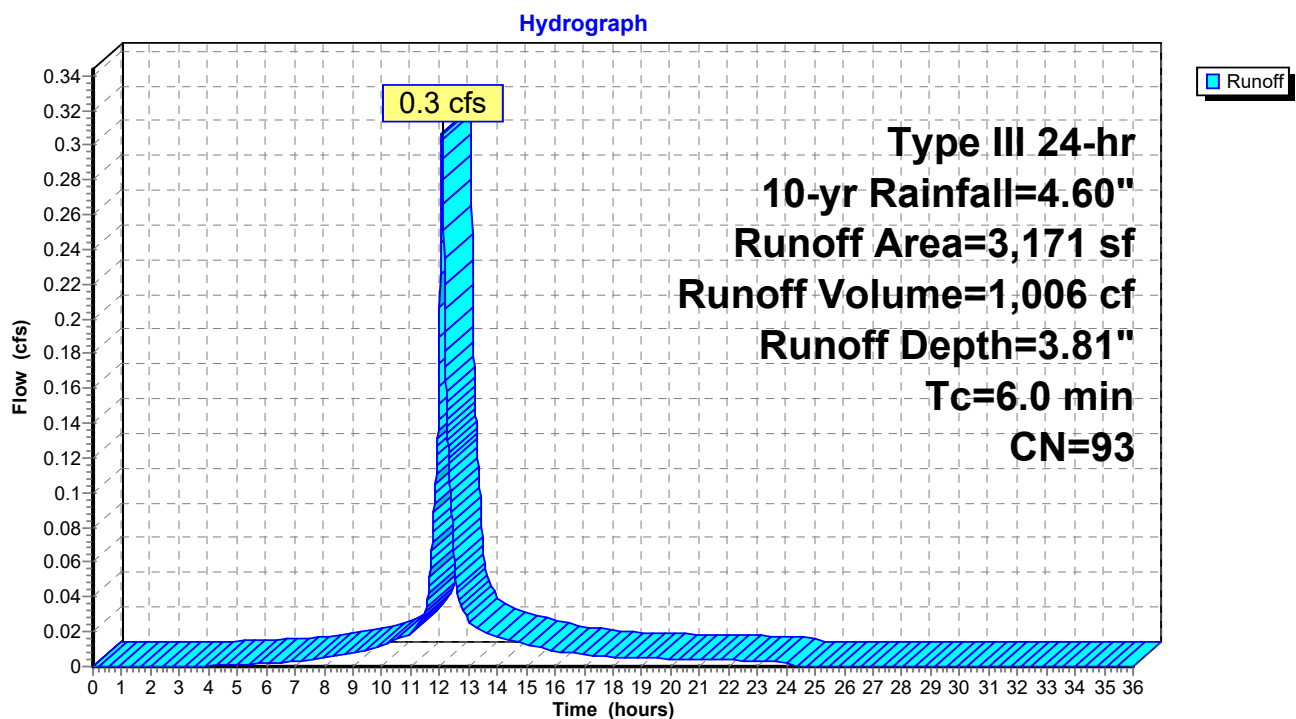
Runoff = 0.3 cfs @ 12.08 hrs, Volume= 1,006 cf, Depth= 3.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=4.60"

	Area (sf)	CN	Description
*	2,344	98	pavement, HSG A
	827	80	>75% Grass cover, Good, HSG D
	3,171	93	Weighted Average
	827		26.08% Pervious Area
	2,344		73.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Subcat 2



Summary for Subcatchment 3S: Subcat 3

Runoff = 0.3 cfs @ 12.11 hrs, Volume= 986 cf, Depth= 2.55"

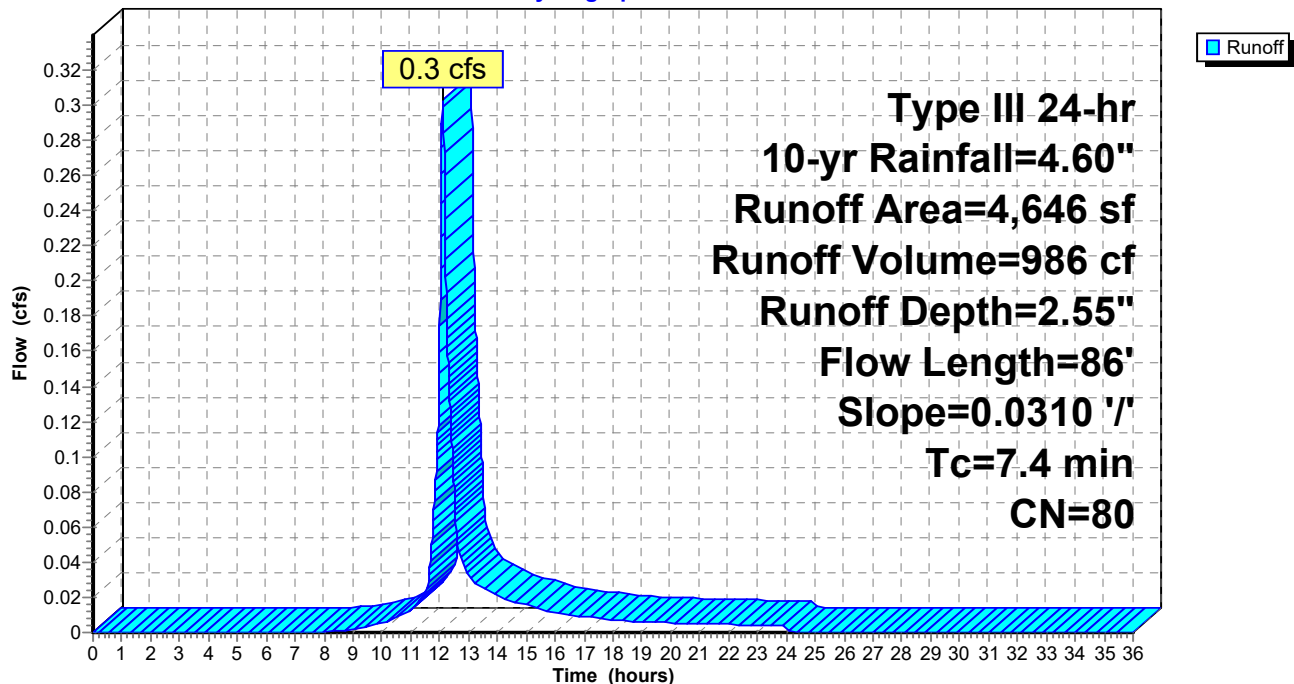
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=4.60"

Area (sf)	CN	Description
4,646	80	>75% Grass cover, Good, HSG D
4,646		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	86	0.0310	0.19		Sheet Flow, A-B
Grass: Short n= 0.150 P2= 3.10"					

Subcatchment 3S: Subcat 3

Hydrograph



Summary for Subcatchment 4S: Subcat 4

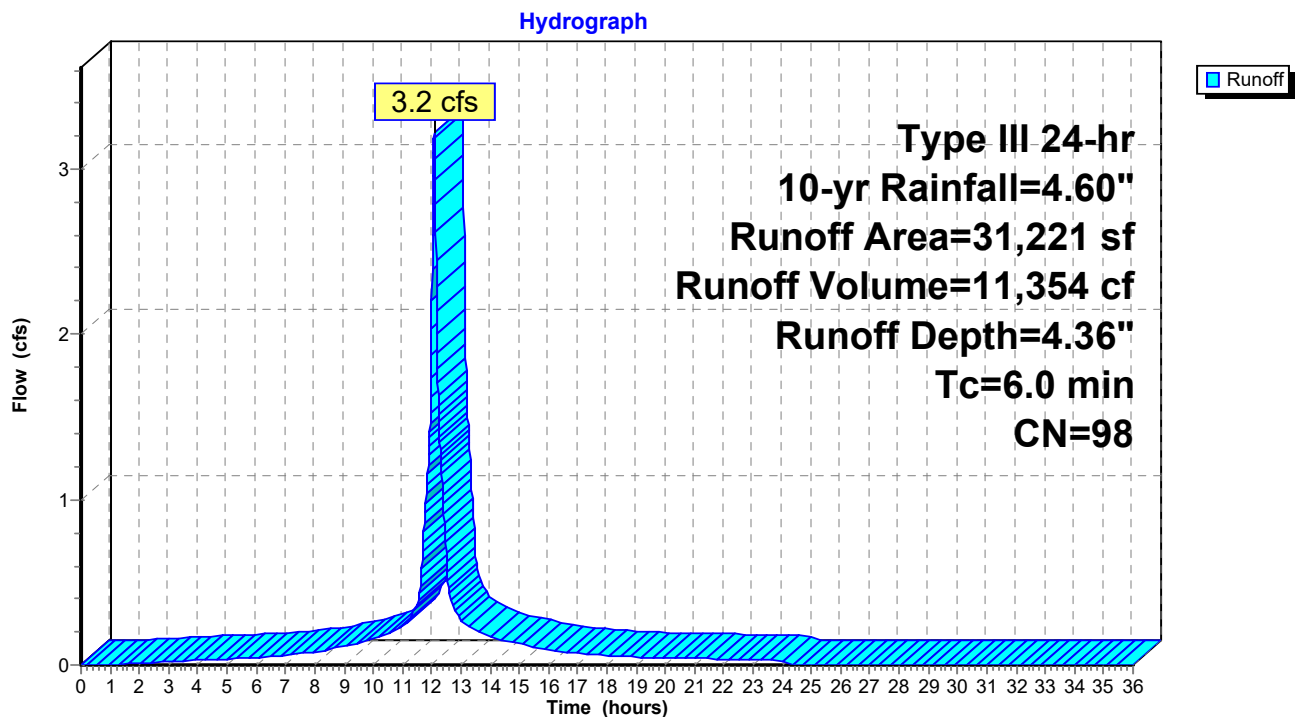
Runoff = 3.2 cfs @ 12.08 hrs, Volume= 11,354 cf, Depth= 4.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=4.60"

	Area (sf)	CN	Description
*	31,221	98	Existing Roof
	31,221		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 4S: Subcat 4



Summary for Subcatchment 5S: Subcat 5

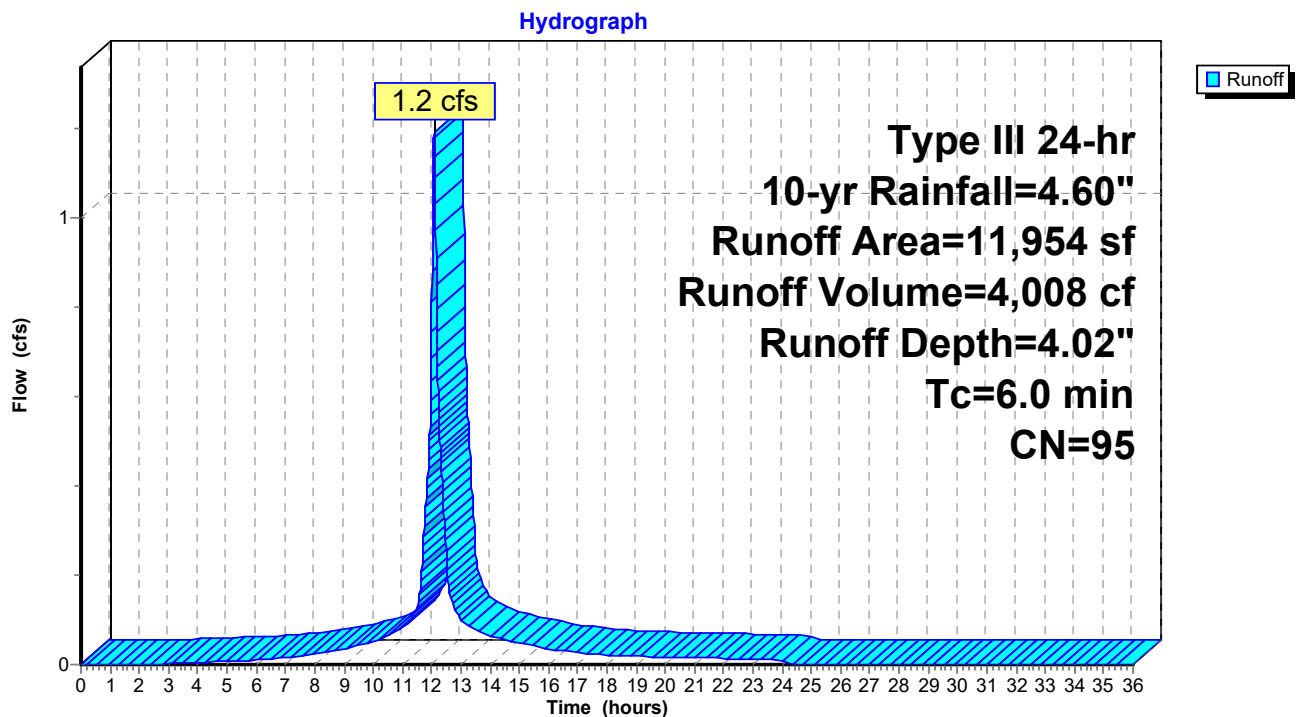
Runoff = 1.2 cfs @ 12.08 hrs, Volume= 4,008 cf, Depth= 4.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-yr Rainfall=4.60"

	Area (sf)	CN	Description
*	9,774	98	pavement, HSG A
	2,180	80	>75% Grass cover, Good, HSG D
	11,954	95	Weighted Average
	2,180		18.24% Pervious Area
	9,774		81.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 5S: Subcat 5

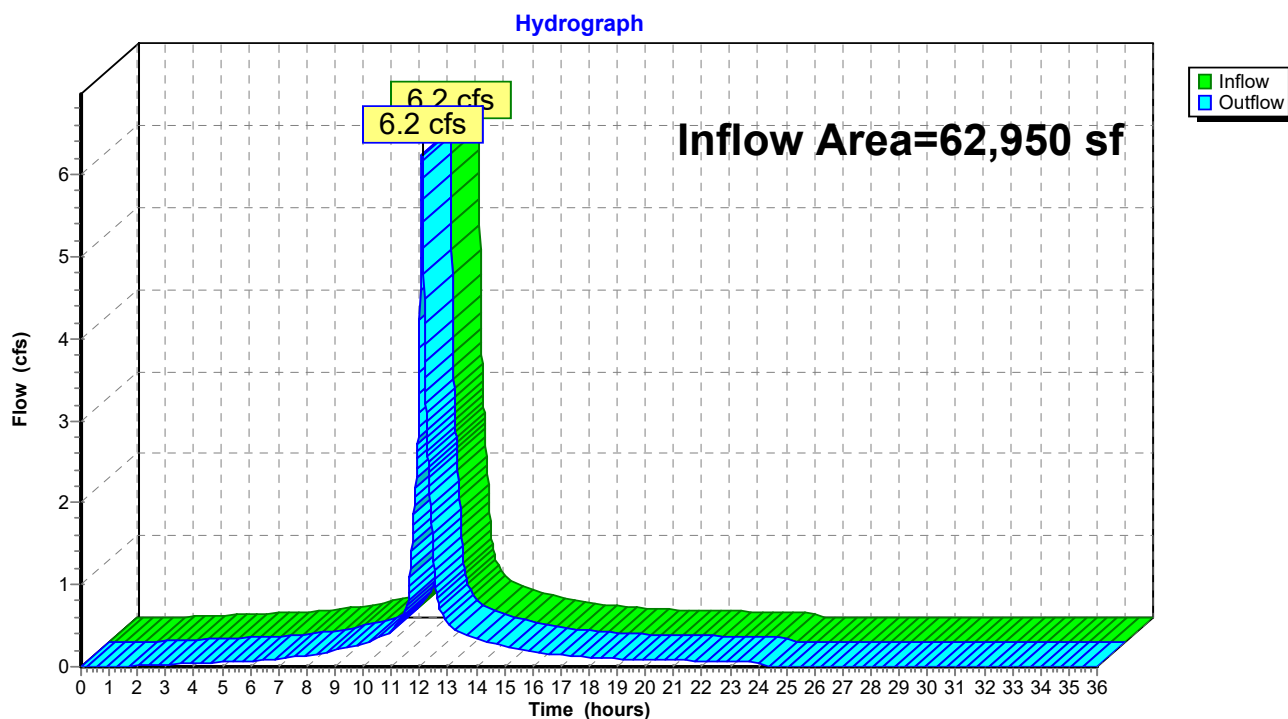


Summary for Reach 1R: Total Runoff

Inflow Area = 62,950 sf, 87.28% Impervious, Inflow Depth = 4.12" for 10-yr event
 Inflow = 6.2 cfs @ 12.08 hrs, Volume= 21,587 cf
 Outflow = 6.2 cfs @ 12.08 hrs, Volume= 21,587 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Reach 1R: Total Runoff

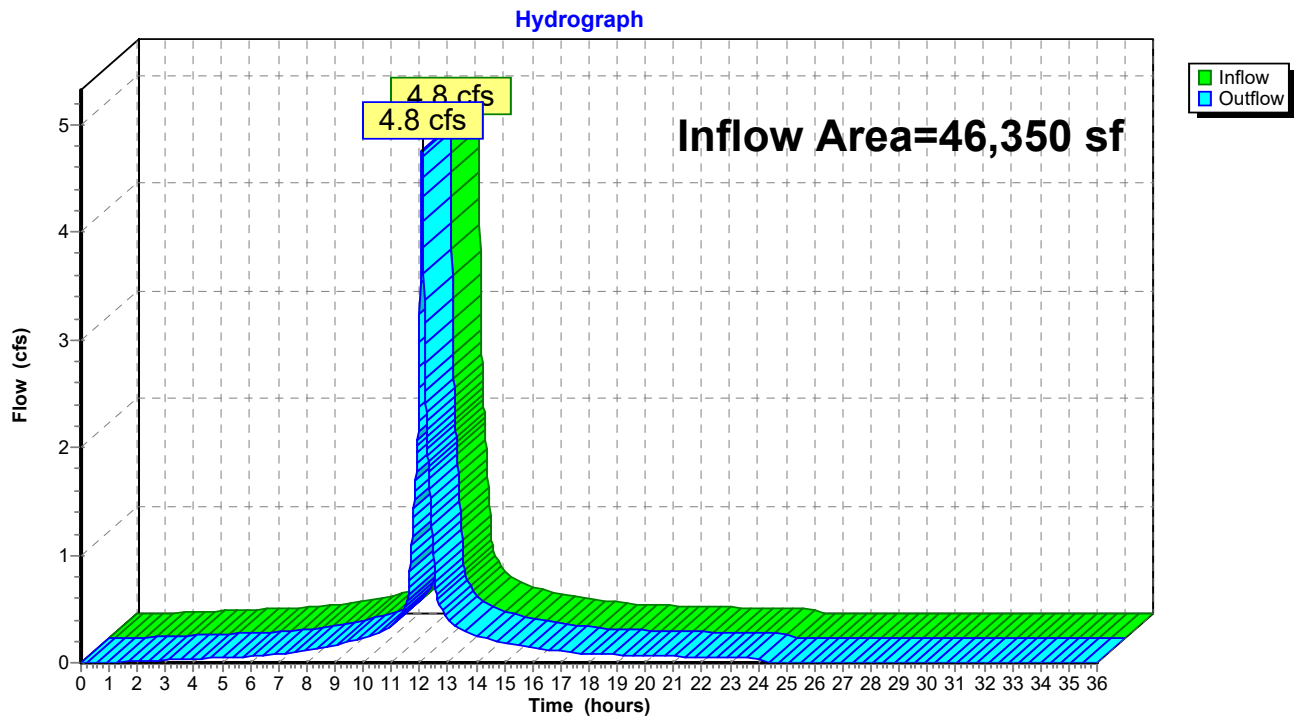


Summary for Reach POI 1: Anderson Street

Inflow Area = 46,350 sf, 97.45% Impervious, Inflow Depth = 4.30" for 10-yr event
 Inflow = 4.8 cfs @ 12.08 hrs, Volume= 16,593 cf
 Outflow = 4.8 cfs @ 12.08 hrs, Volume= 16,593 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Reach POI 1: Anderson Street

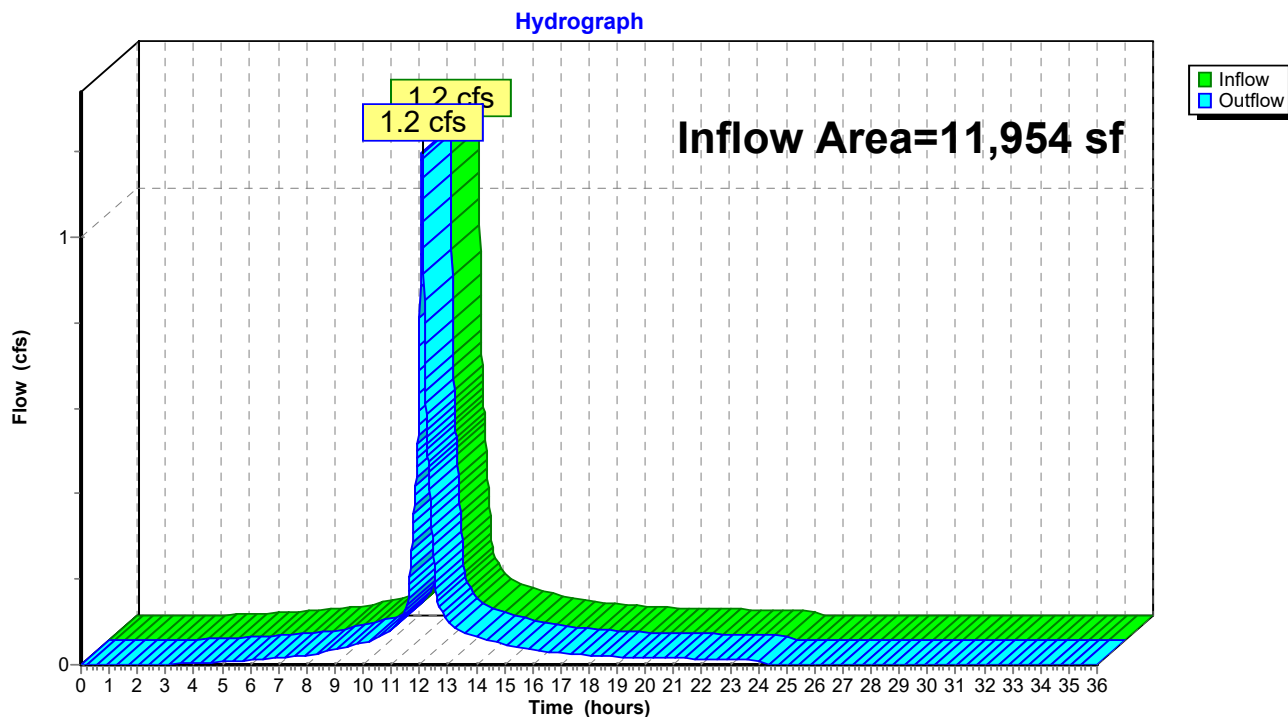


Summary for Reach POI 2: Cove Street

Inflow Area = 11,954 sf, 81.76% Impervious, Inflow Depth = 4.02" for 10-yr event
 Inflow = 1.2 cfs @ 12.08 hrs, Volume= 4,008 cf
 Outflow = 1.2 cfs @ 12.08 hrs, Volume= 4,008 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Reach POI 2: Cove Street



Summary for Pond EX CB: CB

Inflow Area = 34,392 sf, 97.60% Impervious, Inflow Depth = 4.31" for 10-yr event
 Inflow = 3.5 cfs @ 12.08 hrs, Volume= 12,359 cf
 Outflow = 3.5 cfs @ 12.08 hrs, Volume= 12,359 cf, Atten= 0%, Lag= 0.0 min
 Primary = 3.5 cfs @ 12.08 hrs, Volume= 12,359 cf

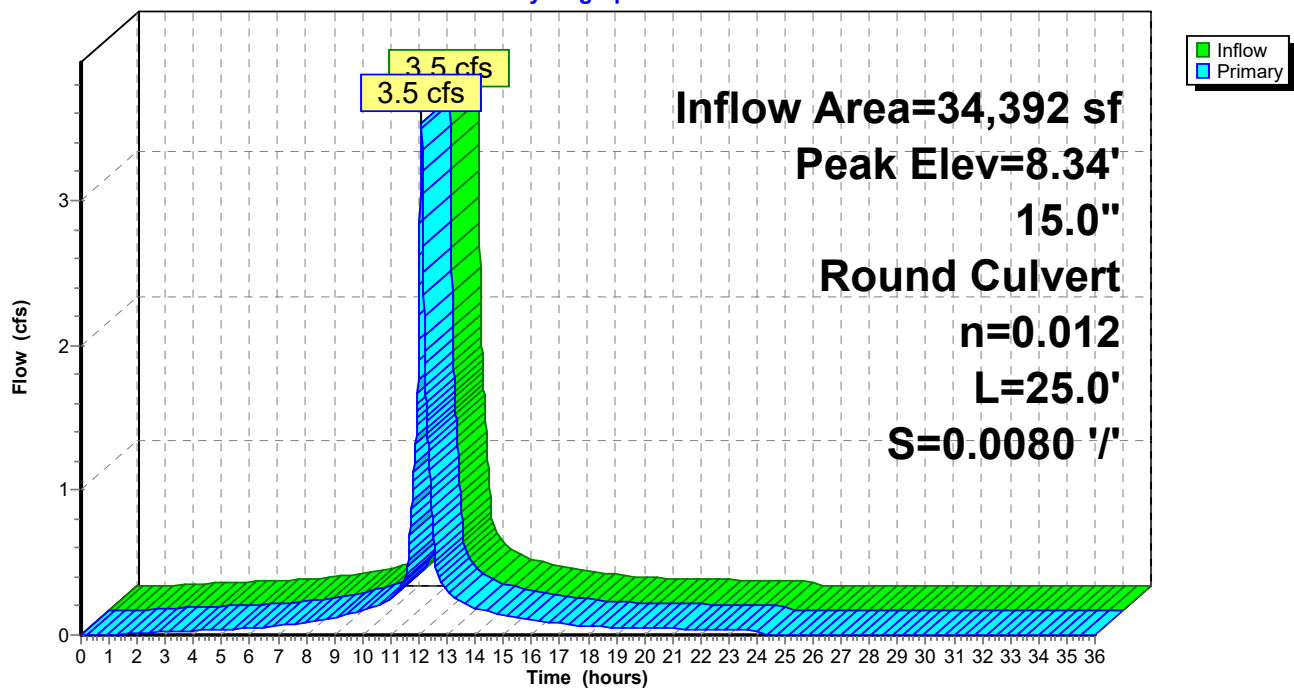
Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Peak Elev= 8.34' @ 12.08 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	7.20'	15.0" Round Culvert L= 25.0' Ke= 0.600 Inlet / Outlet Invert= 7.20' / 7.00' S= 0.0080 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf

Primary OutFlow Max=3.5 cfs @ 12.08 hrs HW=8.34' (Free Discharge)
 1=Culvert (Barrel Controls 3.5 cfs @ 3.95 fps)

Pond EX CB: CB

Hydrograph



AE_PRE

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Type III 24-hr 25-yr Rainfall=5.80"

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Subcat 1	Runoff Area=11,958 sf 97.05% Impervious Runoff Depth=5.44" Tc=6.0 min CN=97 Runoff=1.6 cfs 5,426 cf
Subcatchment2S: Subcat 2	Runoff Area=3,171 sf 73.92% Impervious Runoff Depth=4.99" Tc=6.0 min CN=93 Runoff=0.4 cfs 1,317 cf
Subcatchment3S: Subcat 3	Runoff Area=4,646 sf 0.00% Impervious Runoff Depth=3.60" Flow Length=86' Slope=0.0310 '/' Tc=7.4 min CN=80 Runoff=0.4 cfs 1,394 cf
Subcatchment4S: Subcat 4	Runoff Area=31,221 sf 100.00% Impervious Runoff Depth=5.56" Tc=6.0 min CN=98 Runoff=4.1 cfs 14,471 cf
Subcatchment5S: Subcat 5	Runoff Area=11,954 sf 81.76% Impervious Runoff Depth=5.21" Tc=6.0 min CN=95 Runoff=1.5 cfs 5,193 cf
Reach 1R: Total Runoff	Inflow=8.0 cfs 27,801 cf Outflow=8.0 cfs 27,801 cf
Reach POI 1: Anderson Street	Inflow=6.0 cfs 21,214 cf Outflow=6.0 cfs 21,214 cf
Reach POI 2: Cove Street	Inflow=1.5 cfs 5,193 cf Outflow=1.5 cfs 5,193 cf
Pond EX CB: CB	Peak Elev=8.55' Inflow=4.5 cfs 15,789 cf 15.0" Round Culvert n=0.012 L=25.0' S=0.0080 '/' Outflow=4.5 cfs 15,789 cf

Total Runoff Area = 62,950 sf Runoff Volume = 27,801 cf Average Runoff Depth = 5.30"
12.72% Pervious = 8,006 sf 87.28% Impervious = 54,944 sf

Summary for Subcatchment 1S: Subcat 1

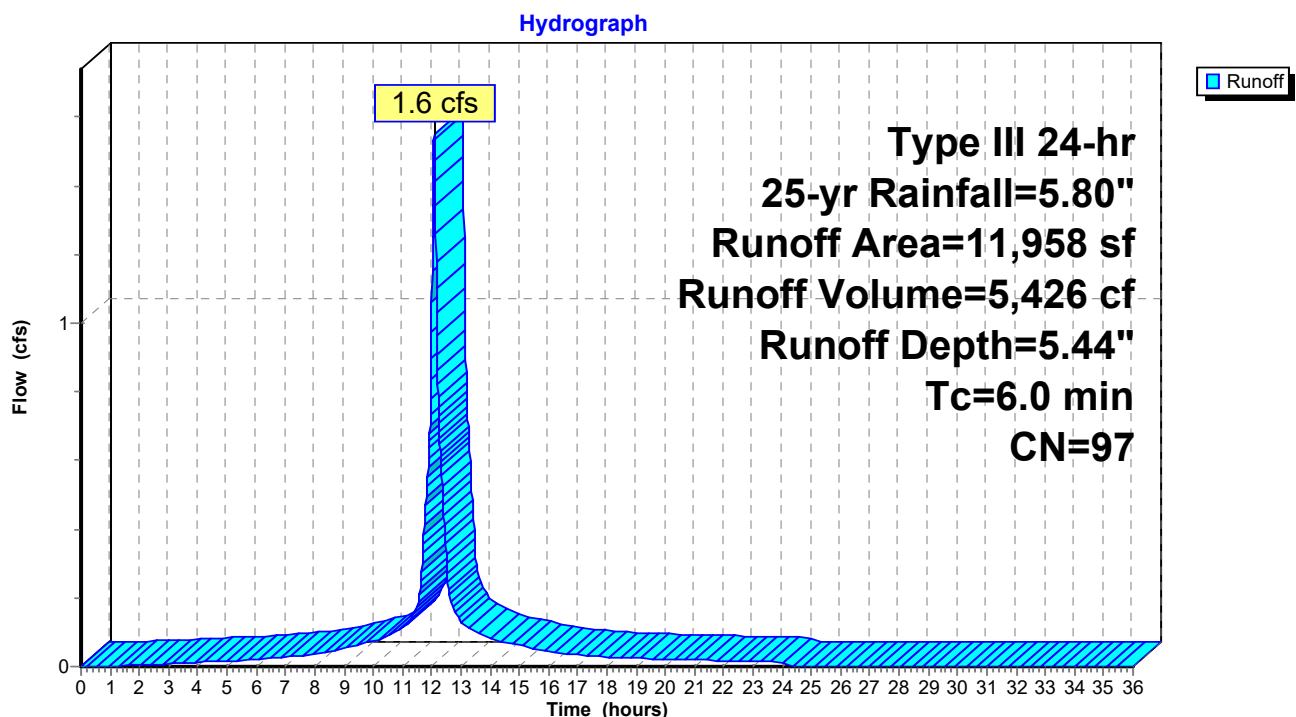
Runoff = 1.6 cfs @ 12.08 hrs, Volume= 5,426 cf, Depth= 5.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-yr Rainfall=5.80"

	Area (sf)	CN	Description
*	11,605	98	pavement, HSG A
	353	80	>75% Grass cover, Good, HSG D
	11,958	97	Weighted Average
	353		2.95% Pervious Area
	11,605		97.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1S: Subcat 1



Summary for Subcatchment 2S: Subcat 2

Runoff = 0.4 cfs @ 12.08 hrs, Volume= 1,317 cf, Depth= 4.99"

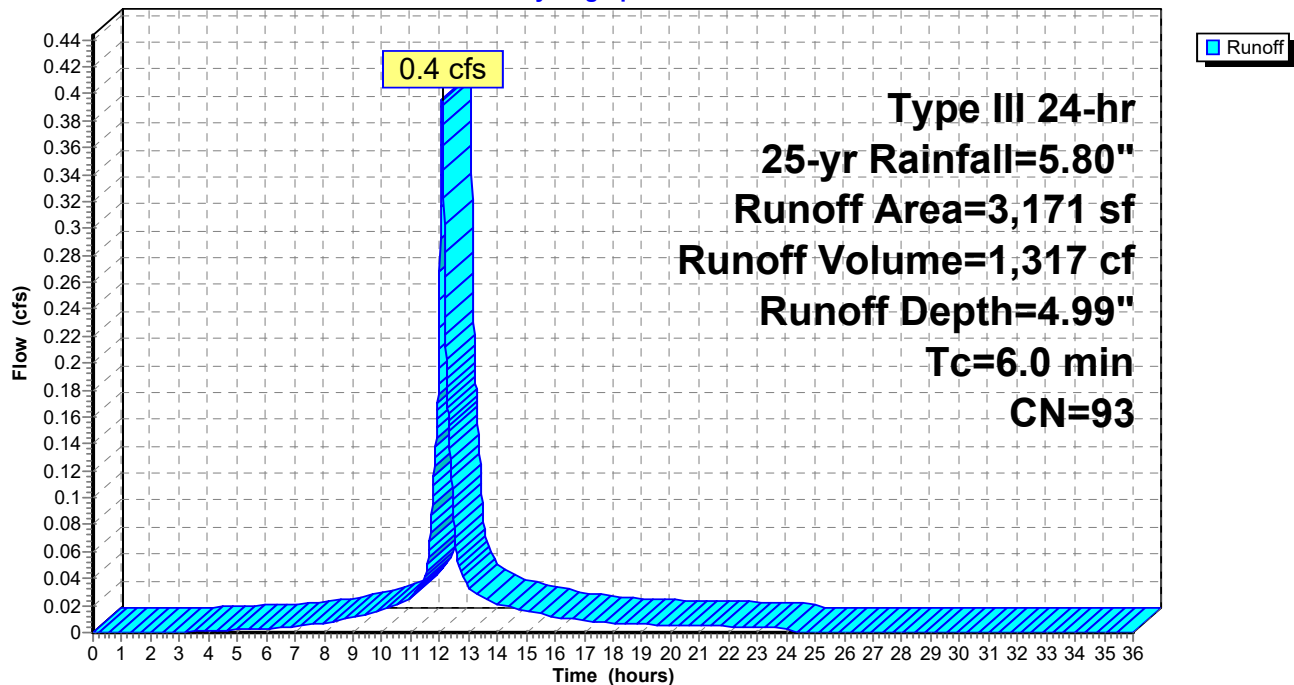
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-yr Rainfall=5.80"

	Area (sf)	CN	Description
*	2,344	98	pavement, HSG A
	827	80	>75% Grass cover, Good, HSG D
	3,171	93	Weighted Average
	827		26.08% Pervious Area
	2,344		73.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Subcat 2

Hydrograph



Summary for Subcatchment 3S: Subcat 3

Runoff = 0.4 cfs @ 12.11 hrs, Volume= 1,394 cf, Depth= 3.60"

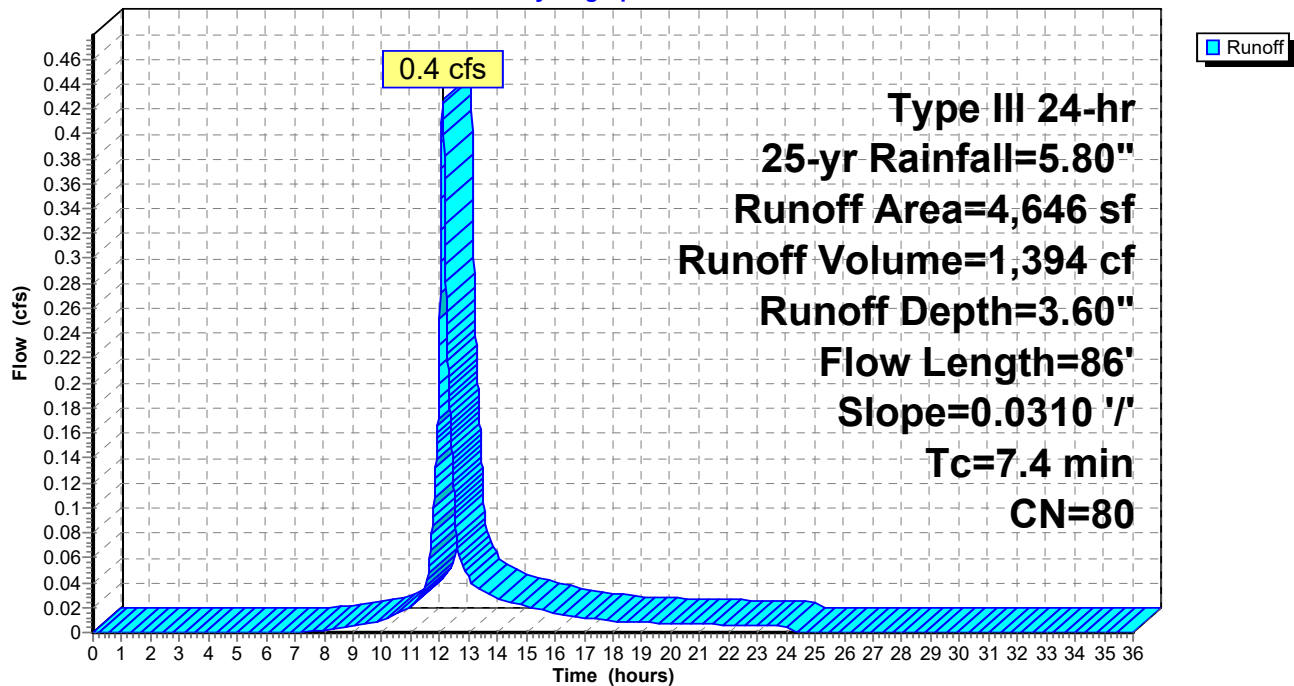
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-yr Rainfall=5.80"

Area (sf)	CN	Description
4,646	80	>75% Grass cover, Good, HSG D
4,646		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	86	0.0310	0.19		Sheet Flow, A-B
Grass: Short n= 0.150 P2= 3.10"					

Subcatchment 3S: Subcat 3

Hydrograph



Summary for Subcatchment 4S: Subcat 4

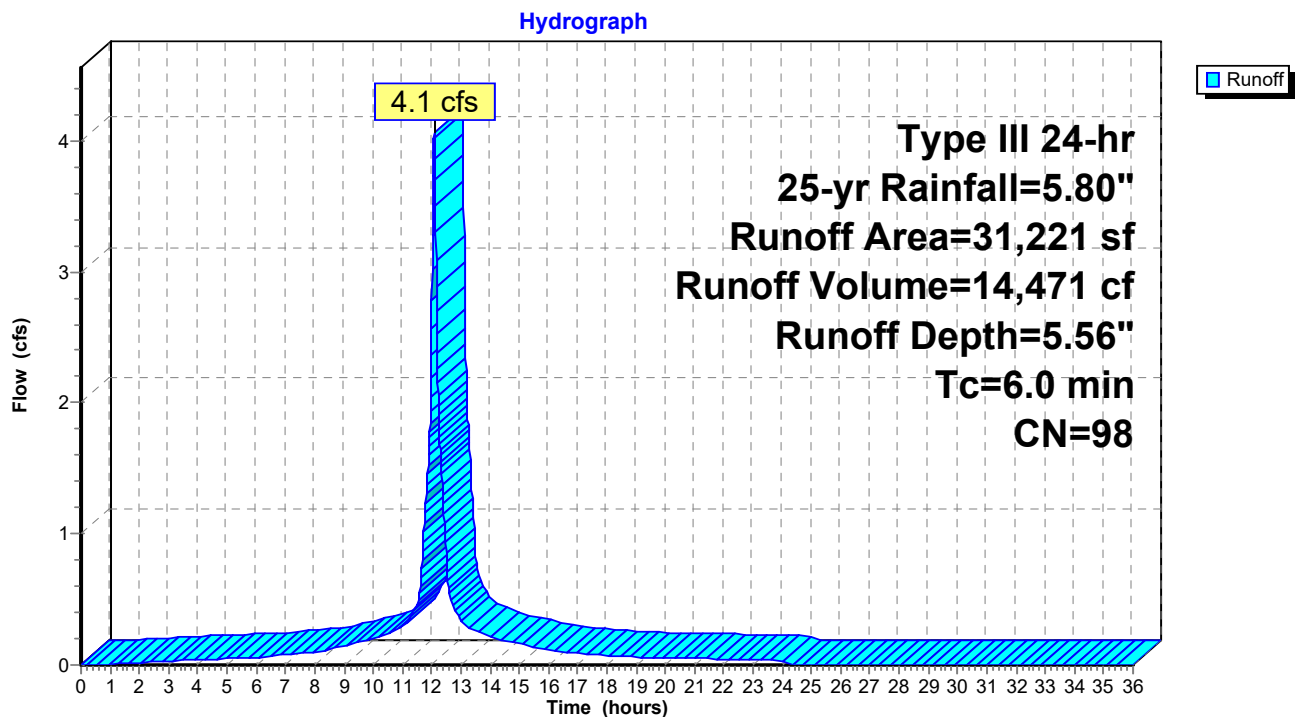
Runoff = 4.1 cfs @ 12.08 hrs, Volume= 14,471 cf, Depth= 5.56"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-yr Rainfall=5.80"

	Area (sf)	CN	Description
*	31,221	98	Existing Roof
	31,221		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 4S: Subcat 4



Summary for Subcatchment 5S: Subcat 5

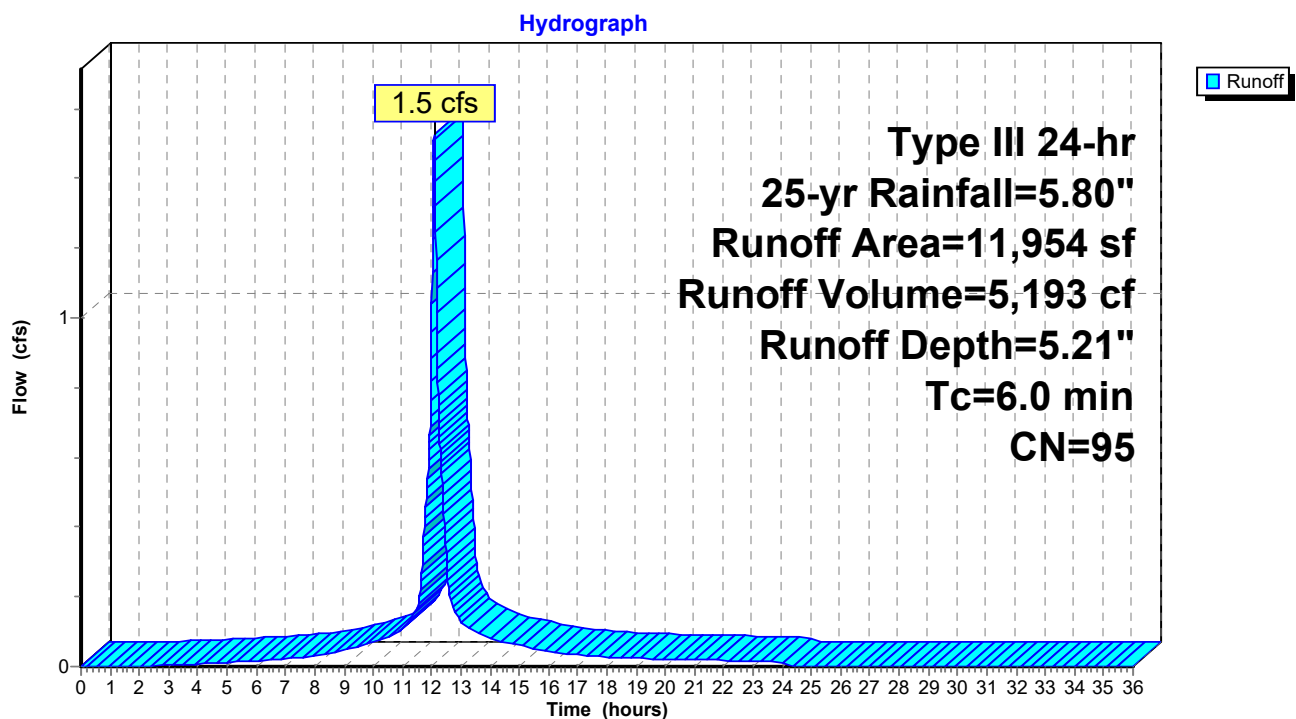
Runoff = 1.5 cfs @ 12.08 hrs, Volume= 5,193 cf, Depth= 5.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-yr Rainfall=5.80"

	Area (sf)	CN	Description
*	9,774	98	pavement, HSG A
	2,180	80	>75% Grass cover, Good, HSG D
	11,954	95	Weighted Average
	2,180		18.24% Pervious Area
	9,774		81.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 5S: Subcat 5

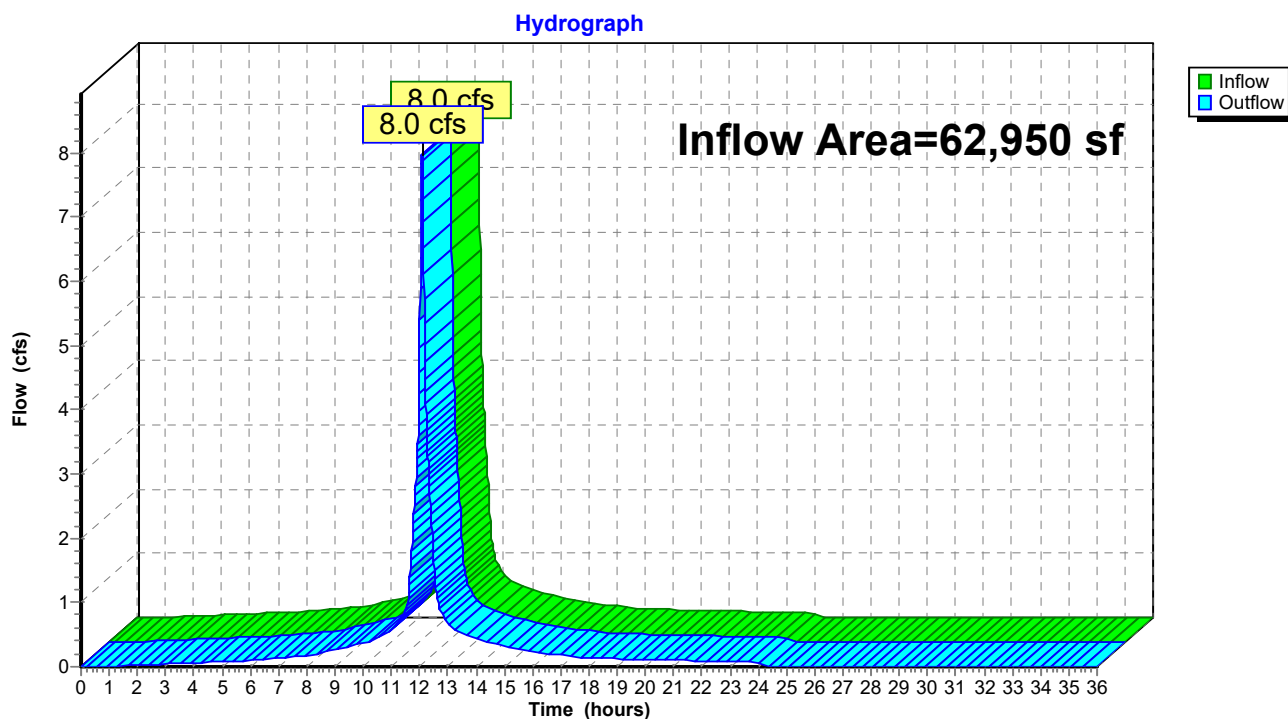


Summary for Reach 1R: Total Runoff

Inflow Area = 62,950 sf, 87.28% Impervious, Inflow Depth = 5.30" for 25-yr event
 Inflow = 8.0 cfs @ 12.08 hrs, Volume= 27,801 cf
 Outflow = 8.0 cfs @ 12.08 hrs, Volume= 27,801 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Reach 1R: Total Runoff

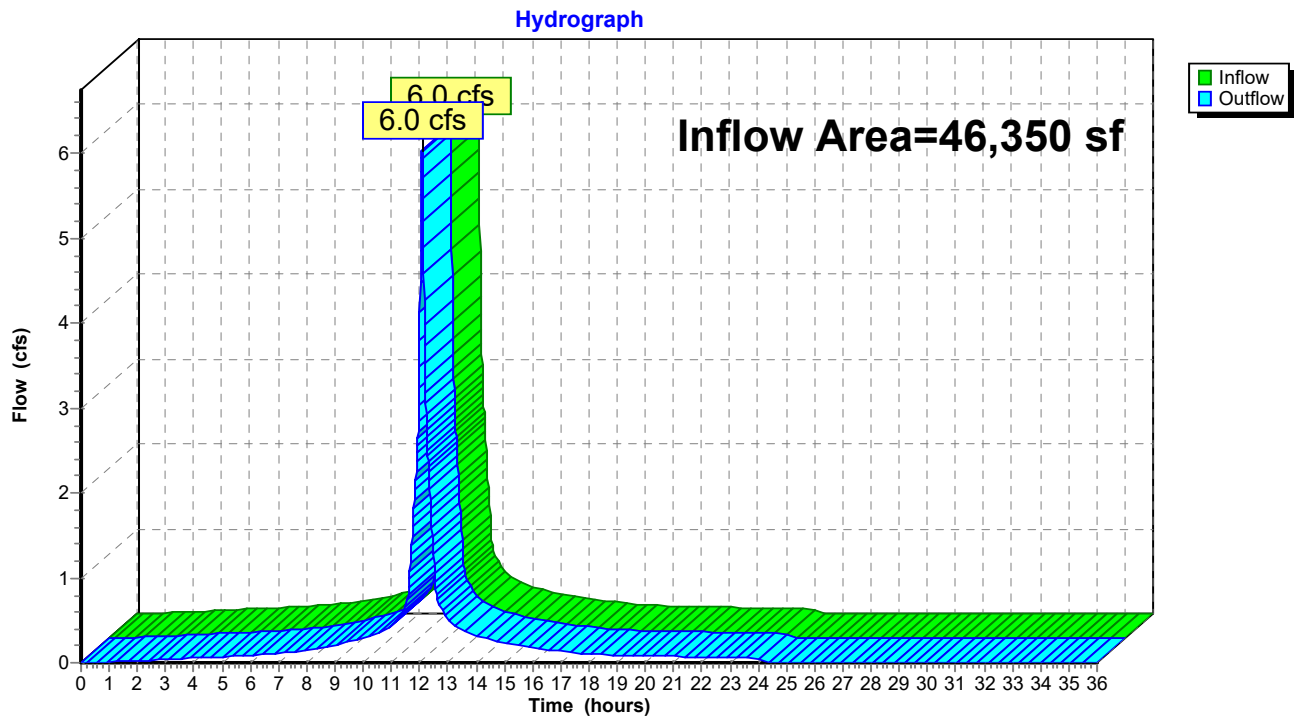


Summary for Reach POI 1: Anderson Street

Inflow Area = 46,350 sf, 97.45% Impervious, Inflow Depth = 5.49" for 25-yr event
 Inflow = 6.0 cfs @ 12.08 hrs, Volume= 21,214 cf
 Outflow = 6.0 cfs @ 12.08 hrs, Volume= 21,214 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Reach POI 1: Anderson Street

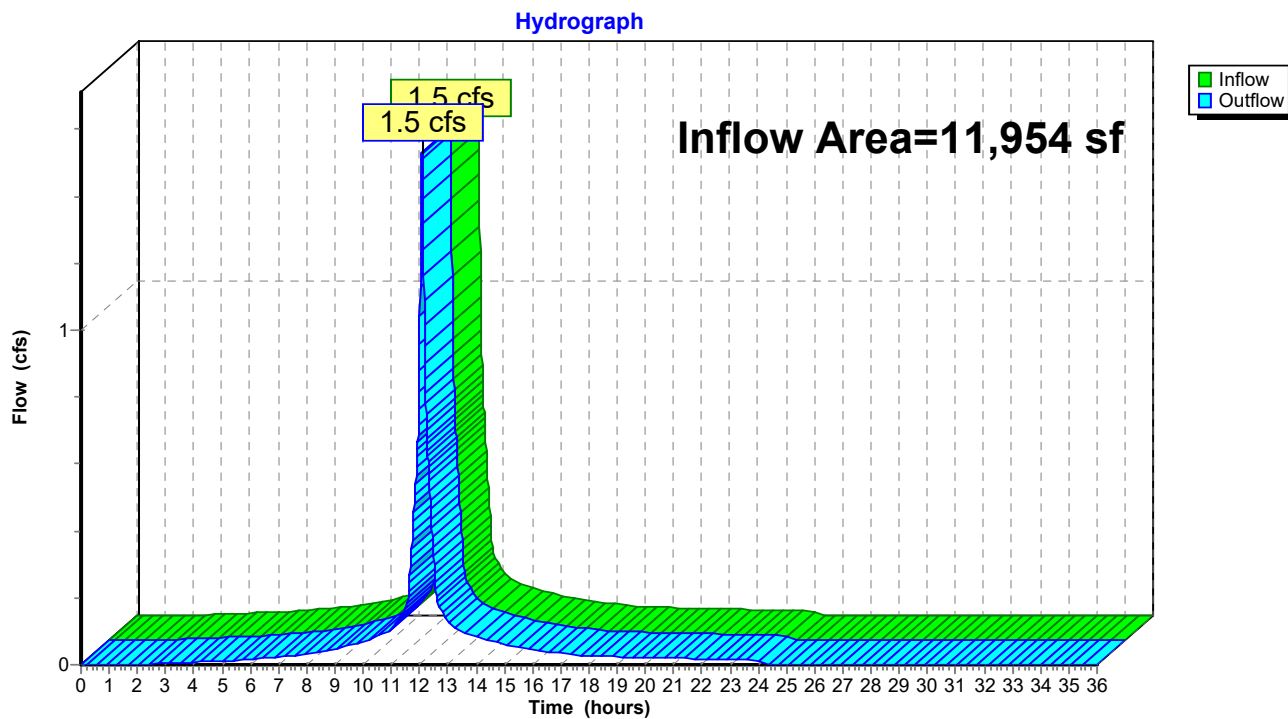


Summary for Reach POI 2: Cove Street

Inflow Area = 11,954 sf, 81.76% Impervious, Inflow Depth = 5.21" for 25-yr event
 Inflow = 1.5 cfs @ 12.08 hrs, Volume= 5,193 cf
 Outflow = 1.5 cfs @ 12.08 hrs, Volume= 5,193 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Reach POI 2: Cove Street



Summary for Pond EX CB: CB

Inflow Area = 34,392 sf, 97.60% Impervious, Inflow Depth = 5.51" for 25-yr event
 Inflow = 4.5 cfs @ 12.08 hrs, Volume= 15,789 cf
 Outflow = 4.5 cfs @ 12.08 hrs, Volume= 15,789 cf, Atten= 0%, Lag= 0.0 min
 Primary = 4.5 cfs @ 12.08 hrs, Volume= 15,789 cf

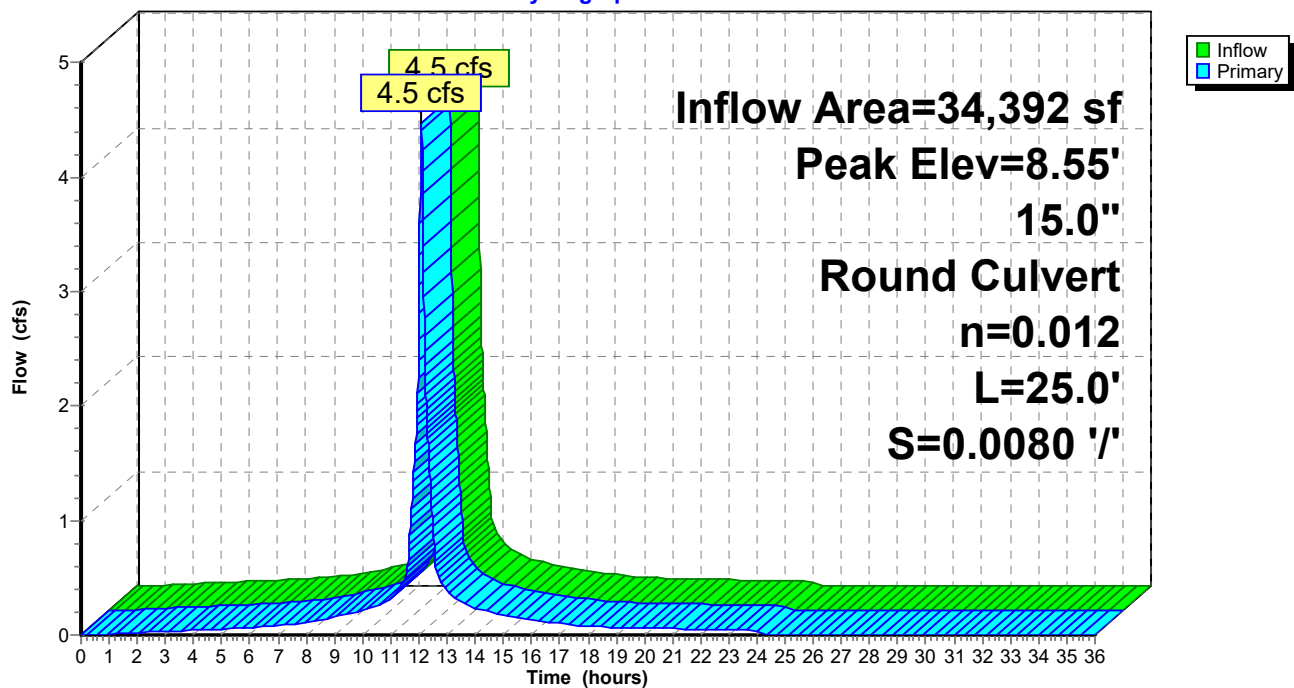
Routing by Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Peak Elev= 8.55' @ 12.08 hrs

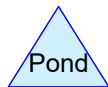
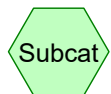
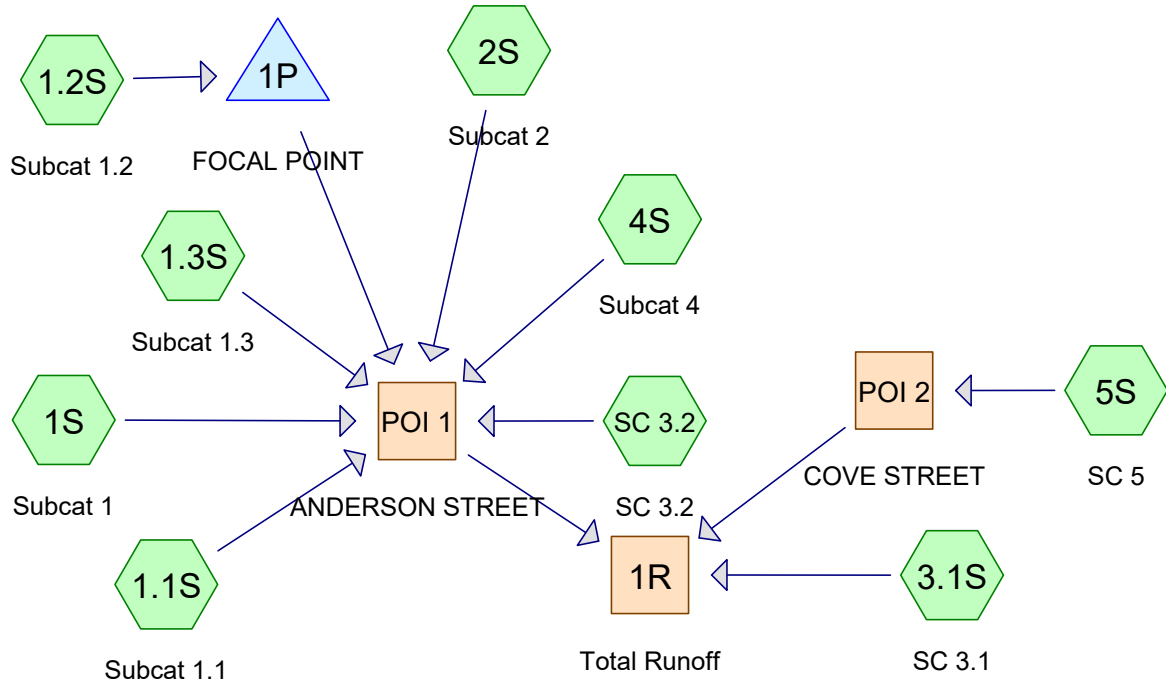
Device	Routing	Invert	Outlet Devices
#1	Primary	7.20'	15.0" Round Culvert L= 25.0' Ke= 0.600 Inlet / Outlet Invert= 7.20' / 7.00' S= 0.0080 '/ Cc= 0.900 n= 0.012, Flow Area= 1.23 sf

Primary OutFlow Max=4.5 cfs @ 12.08 hrs HW=8.55' (Free Discharge)
 1=Culvert (Barrel Controls 4.5 cfs @ 4.18 fps)

Pond EX CB: CB

Hydrograph





Routing Diagram for AE_POST 5-4-22
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Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
6,103	80	>75% Grass cover, Good, HSG D (1.2S, 1.3S, 1S, 2S, 3.1S, 5S)
31,233	98	Ex Roof (4S)
11,242	98	Impervious (5S)
3,001	98	Roof (SC 3.2)
867	98	impervious (3.1S)
9,864	98	pavement, HSG A (1.2S, 1.3S, 1S, 2S)
640	98	roof (1.1S)
62,950	96	TOTAL AREA

Soil Listing (all nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
9,864	HSG A	1.2S, 1.3S, 1S, 2S
0	HSG B	
0	HSG C	
6,103	HSG D	1.2S, 1.3S, 1S, 2S, 3.1S, 5S
46,983	Other	1.1S, 3.1S, 4S, 5S, SC 3.2
62,950		TOTAL AREA

AE_POST 5-4-22

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Ground Covers (all nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Sub Num
0	0	0	6,103	0	6,103	>75% Grass cover, Good	
0	0	0	0	31,233	31,233	Ex Roof	
0	0	0	0	11,242	11,242	Impervious	
0	0	0	0	3,001	3,001	Roof	
0	0	0	0	867	867	impervious	
9,864	0	0	0	0	9,864	pavement	
0	0	0	0	640	640	roof	
9,864	0	0	6,103	46,983	62,950	TOTAL AREA	

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Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	1P	4.92	4.88	17.0	0.0024	0.010	6.0	0.0	0.0

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Type III 24-hr 2-year Rainfall=3.10"

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1.1S: Subcat 1.1	Runoff Area=640 sf 100.00% Impervious Runoff Depth=2.87" Tc=6.0 min CN=98 Runoff=0.0 cfs 153 cf
Subcatchment1.2S: Subcat 1.2	Runoff Area=4,421 sf 89.03% Impervious Runoff Depth=2.65" Tc=6.0 min CN=96 Runoff=0.3 cfs 977 cf
Subcatchment1.3S: Subcat 1.3	Runoff Area=3,584 sf 86.13% Impervious Runoff Depth=2.65" Tc=6.0 min CN=96 Runoff=0.2 cfs 792 cf
Subcatchment1S: Subcat 1	Runoff Area=2,804 sf 24.50% Impervious Runoff Depth=1.60" Tc=6.0 min CN=84 Runoff=0.1 cfs 374 cf
Subcatchment2S: Subcat 2	Runoff Area=2,784 sf 77.37% Impervious Runoff Depth=2.45" Tc=6.0 min CN=94 Runoff=0.2 cfs 568 cf
Subcatchment3.1S: SC 3.1	Runoff Area=2,038 sf 42.54% Impervious Runoff Depth=1.91" Tc=6.0 min CN=88 Runoff=0.1 cfs 324 cf
Subcatchment4S: Subcat 4	Runoff Area=31,233 sf 100.00% Impervious Runoff Depth=2.87" Tc=6.0 min CN=98 Runoff=2.2 cfs 7,464 cf
Subcatchment5S: SC 5	Runoff Area=12,445 sf 90.33% Impervious Runoff Depth=2.65" Tc=6.0 min CN=96 Runoff=0.8 cfs 2,749 cf
SubcatchmentSC 3.2: SC 3.2	Runoff Area=3,001 sf 100.00% Impervious Runoff Depth=2.87" Tc=6.0 min CN=98 Runoff=0.2 cfs 717 cf
Reach 1R: Total Runoff	Inflow=4.0 cfs 14,113 cf Outflow=4.0 cfs 14,113 cf
Reach POI 1: ANDERSON STREET	Inflow=3.1 cfs 11,040 cf Outflow=3.1 cfs 11,040 cf
Reach POI 2: COVE STREET	Inflow=0.8 cfs 2,749 cf Outflow=0.8 cfs 2,749 cf
Pond 1P: FOCAL POINT	Peak Elev=5.96' Storage=152 cf Inflow=0.3 cfs 977 cf Outflow=0.1 cfs 972 cf

Total Runoff Area = 62,950 sf Runoff Volume = 14,117 cf Average Runoff Depth = 2.69"
9.69% Pervious = 6,103 sf 90.31% Impervious = 56,847 sf

Summary for Subcatchment 1.1S: Subcat 1.1

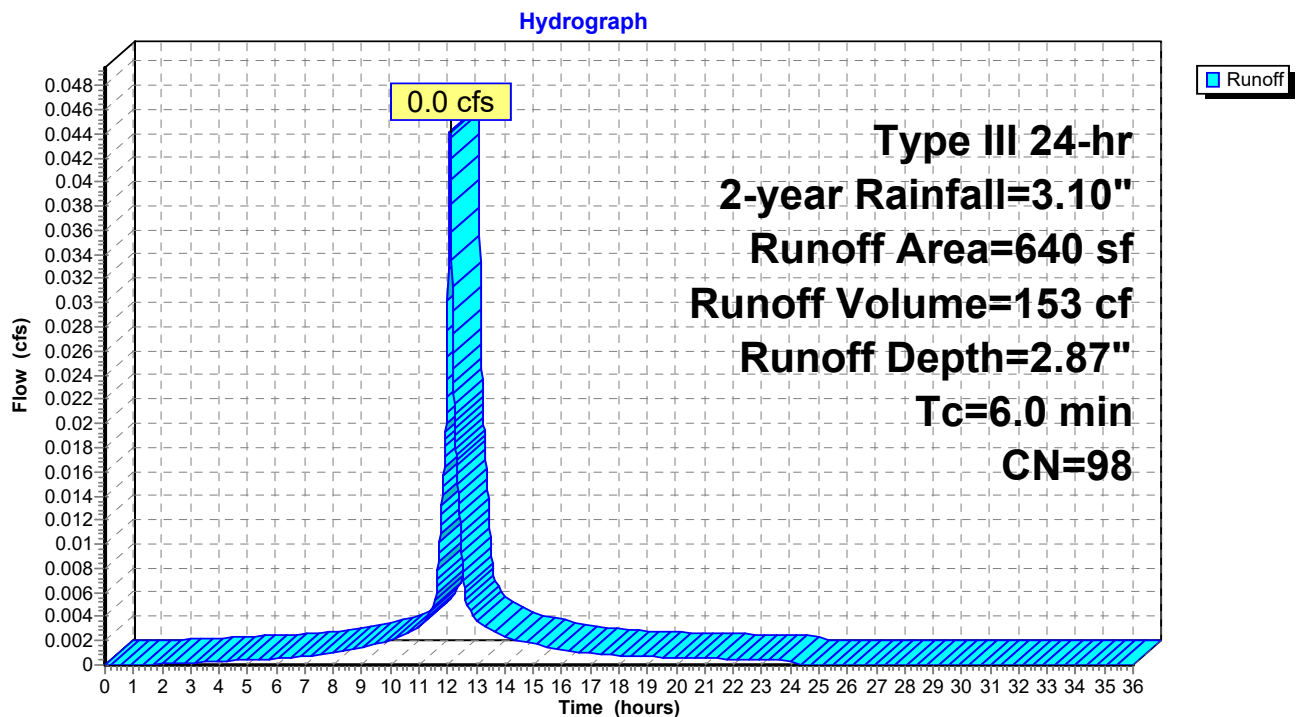
Runoff = 0.0 cfs @ 12.08 hrs, Volume= 153 cf, Depth= 2.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.10"

Area (sf)	CN	Description
* 640	98	roof
640		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1.1S: Subcat 1.1



Summary for Subcatchment 1.2S: Subcat 1.2

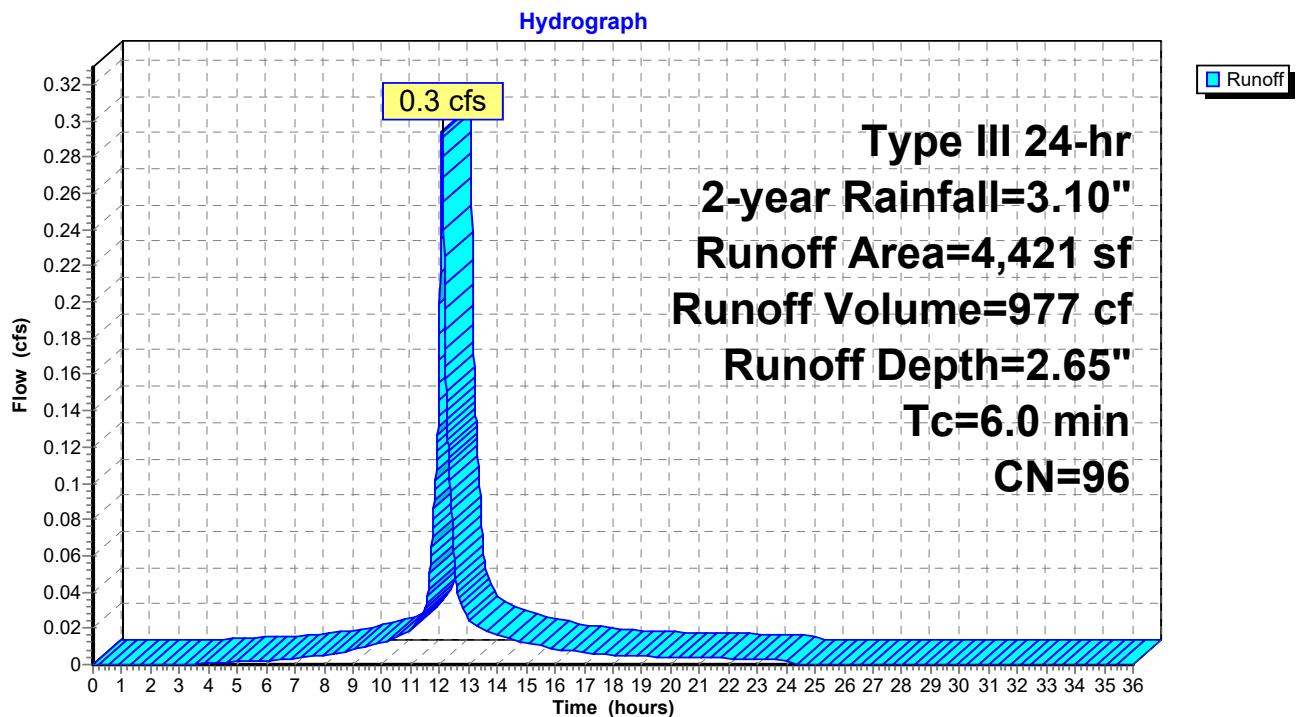
Runoff = 0.3 cfs @ 12.08 hrs, Volume= 977 cf, Depth= 2.65"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.10"

	Area (sf)	CN	Description
*	3,936	98	pavement, HSG A
	485	80	>75% Grass cover, Good, HSG D
	4,421	96	Weighted Average
	485		10.97% Pervious Area
	3,936		89.03% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1.2S: Subcat 1.2



Summary for Subcatchment 1.3S: Subcat 1.3

Runoff = 0.2 cfs @ 12.08 hrs, Volume= 792 cf, Depth= 2.65"

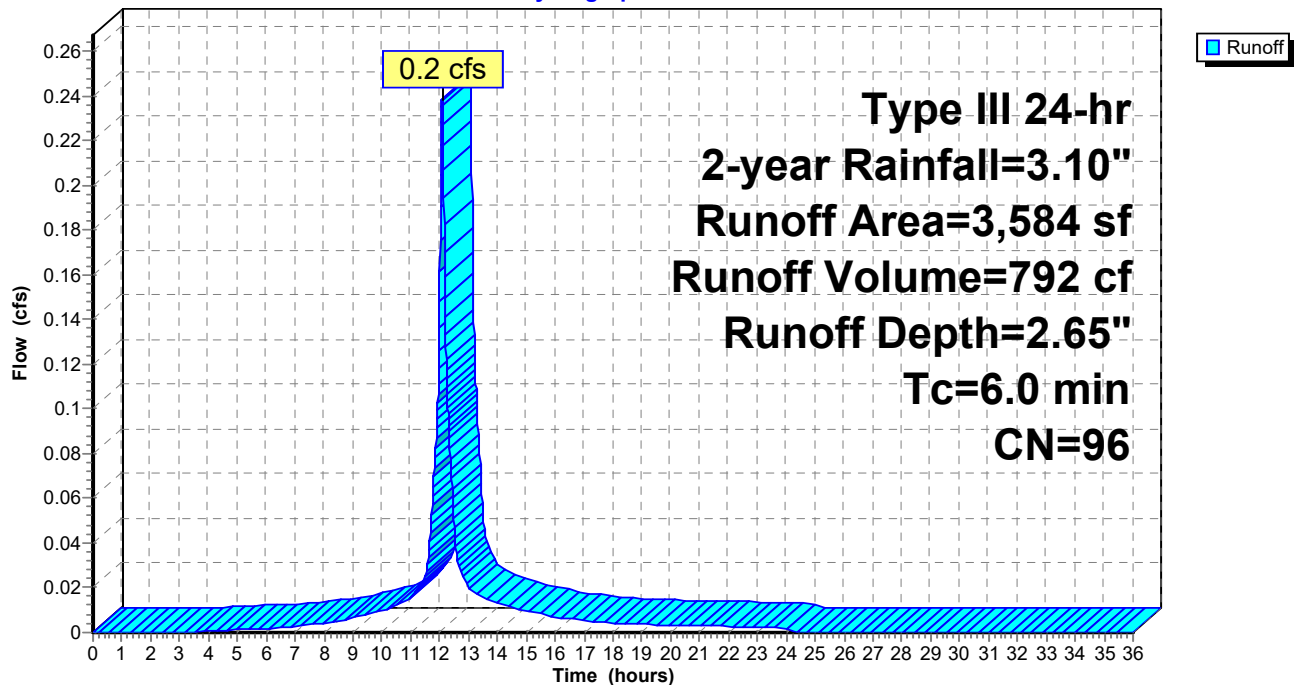
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.10"

	Area (sf)	CN	Description
*	3,087	98	pavement, HSG A
	497	80	>75% Grass cover, Good, HSG D
	3,584	96	Weighted Average
	497		13.87% Pervious Area
	3,087		86.13% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1.3S: Subcat 1.3

Hydrograph



Summary for Subcatchment 1S: Subcat 1

Runoff = 0.1 cfs @ 12.09 hrs, Volume= 374 cf, Depth= 1.60"

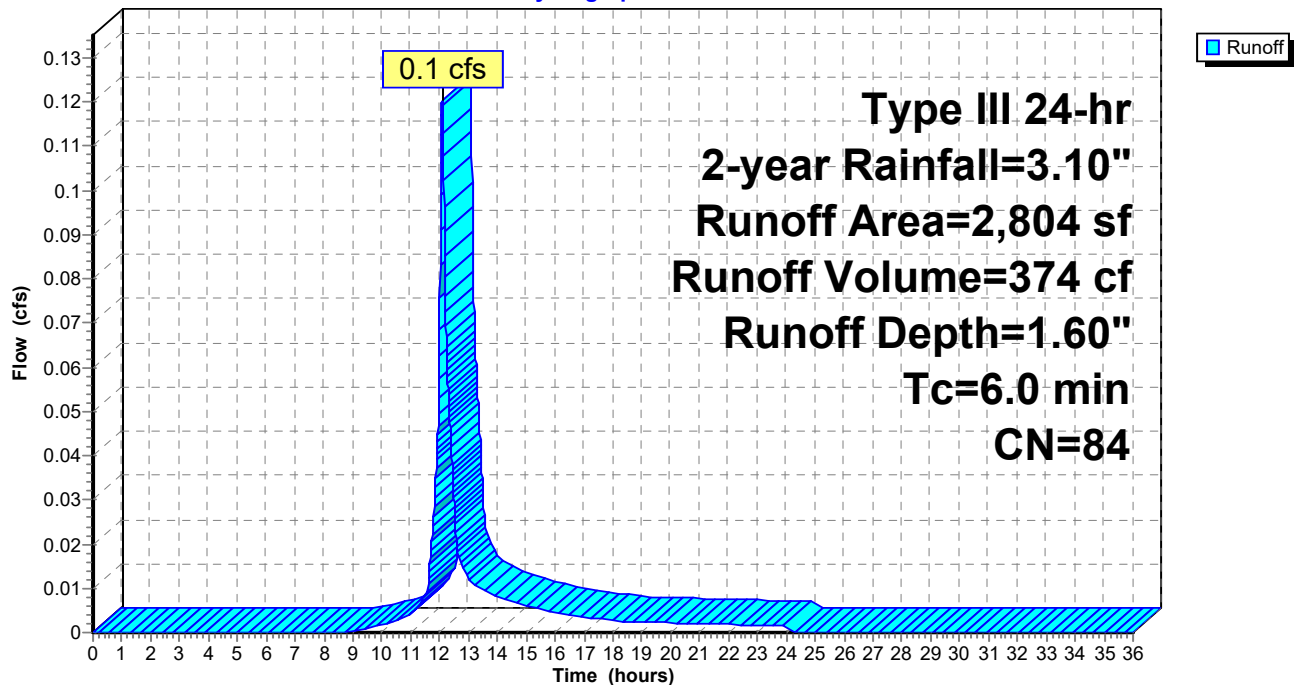
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.10"

Area (sf)	CN	Description
* 687	98	pavement, HSG A
2,117	80	>75% Grass cover, Good, HSG D
2,804	84	Weighted Average
2,117		75.50% Pervious Area
687		24.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1S: Subcat 1

Hydrograph



Summary for Subcatchment 2S: Subcat 2

Runoff = 0.2 cfs @ 12.08 hrs, Volume= 568 cf, Depth= 2.45"

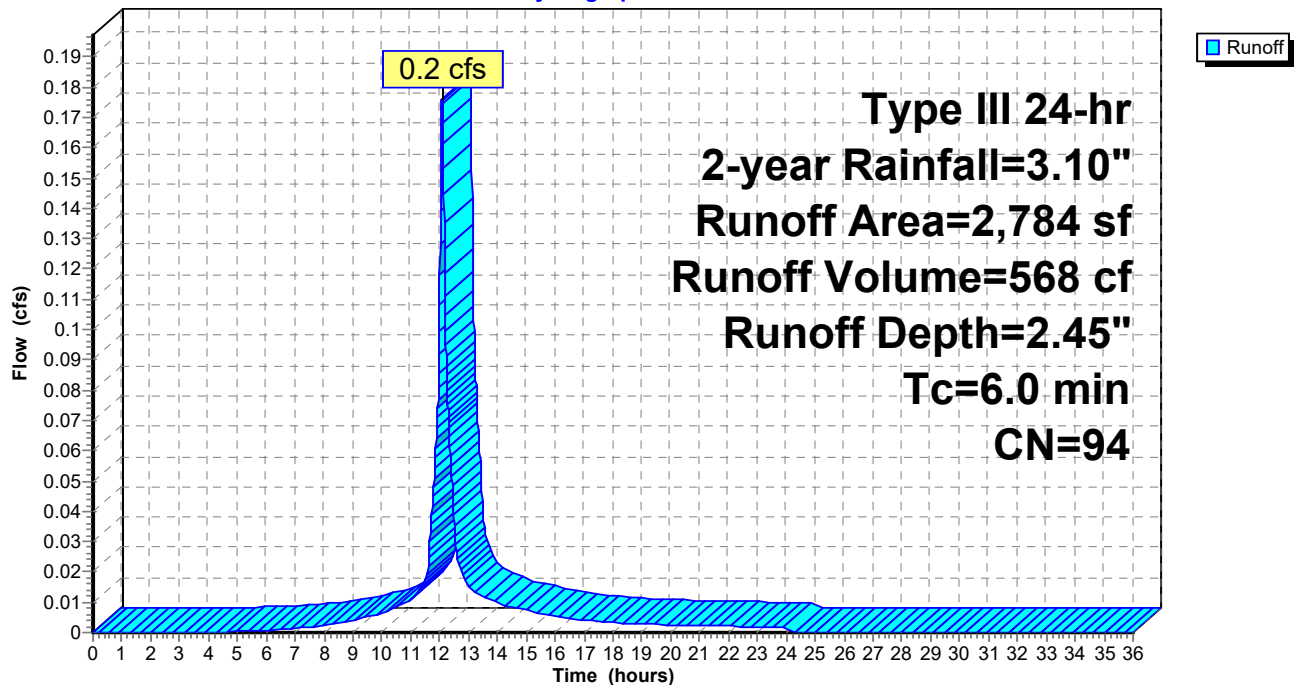
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.10"

	Area (sf)	CN	Description
*	2,154	98	pavement, HSG A
	630	80	>75% Grass cover, Good, HSG D
	2,784	94	Weighted Average
	630		22.63% Pervious Area
	2,154		77.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Subcat 2

Hydrograph



Summary for Subcatchment 3.1S: SC 3.1

Runoff = 0.1 cfs @ 12.09 hrs, Volume= 324 cf, Depth= 1.91"

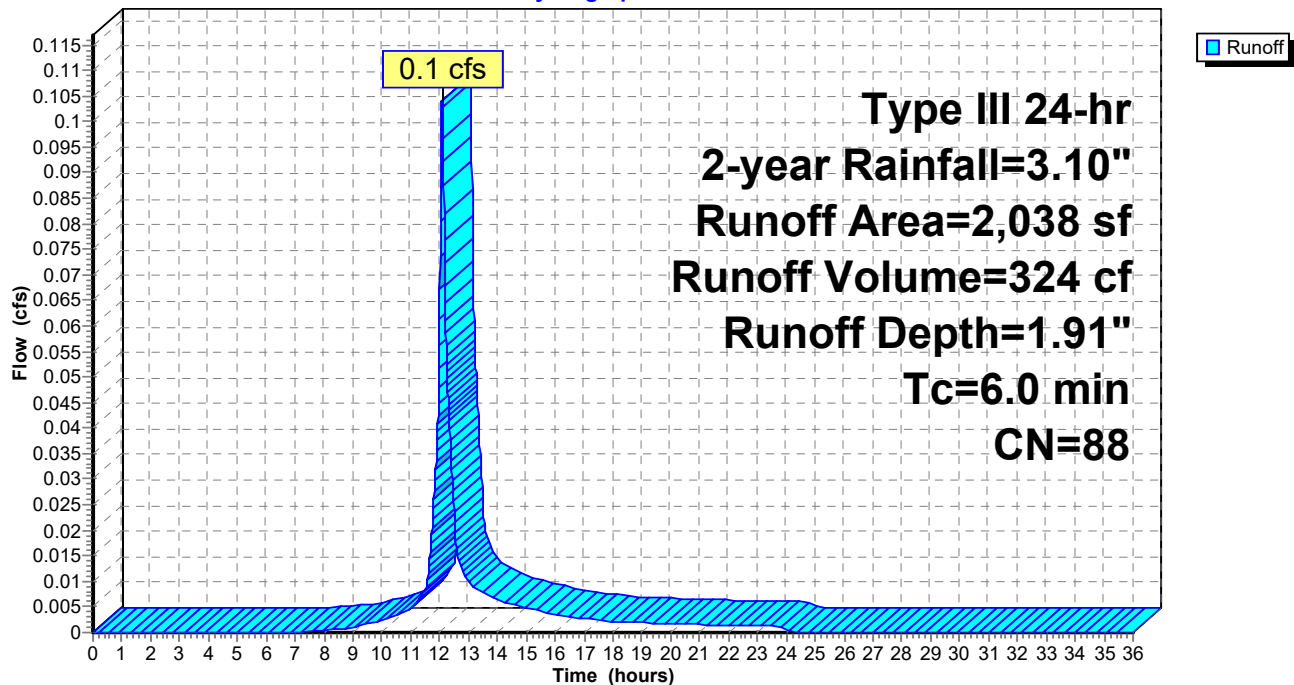
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.10"

Area (sf)	CN	Description
* 867	98	impervious
1,171	80	>75% Grass cover, Good, HSG D
2,038	88	Weighted Average
1,171		57.46% Pervious Area
867		42.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Direct

Subcatchment 3.1S: SC 3.1

Hydrograph



Summary for Subcatchment 4S: Subcat 4

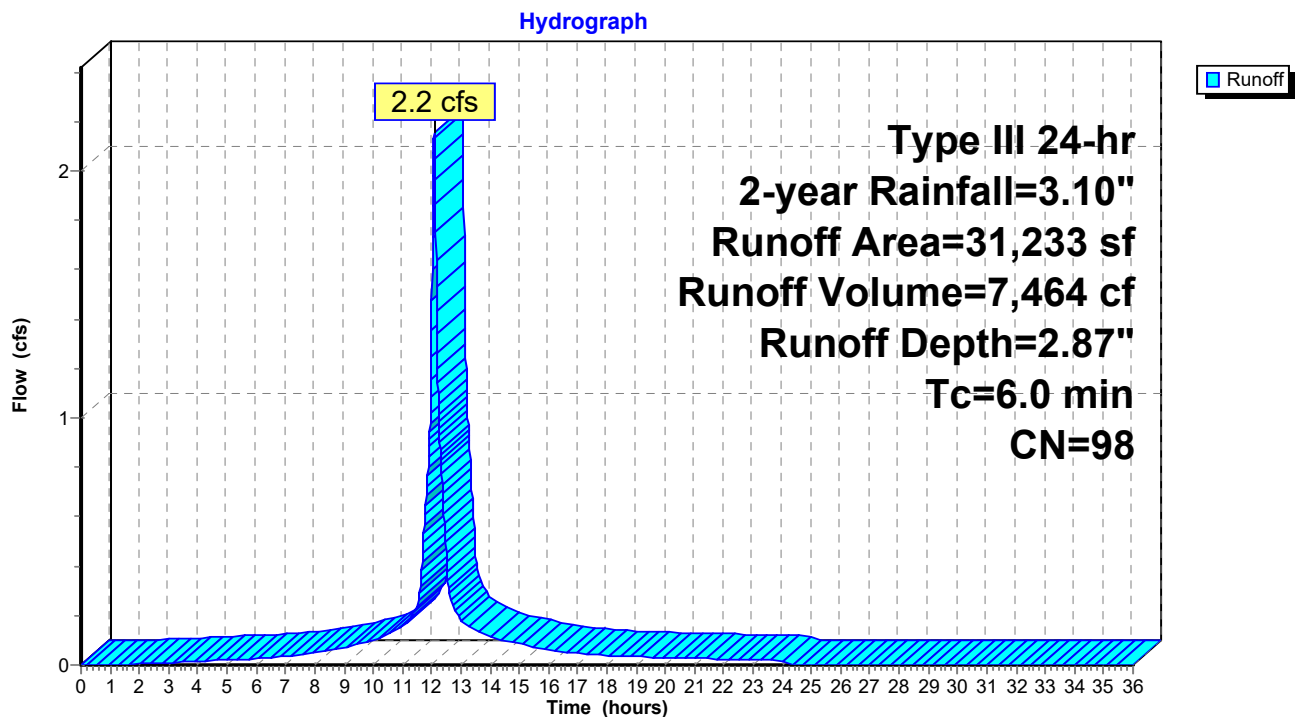
Runoff = 2.2 cfs @ 12.08 hrs, Volume= 7,464 cf, Depth= 2.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.10"

	Area (sf)	CN	Description
*	31,233	98	Ex Roof
	31,233		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 4S: Subcat 4



Summary for Subcatchment 5S: SC 5

Runoff = 0.8 cfs @ 12.08 hrs, Volume= 2,749 cf, Depth= 2.65"

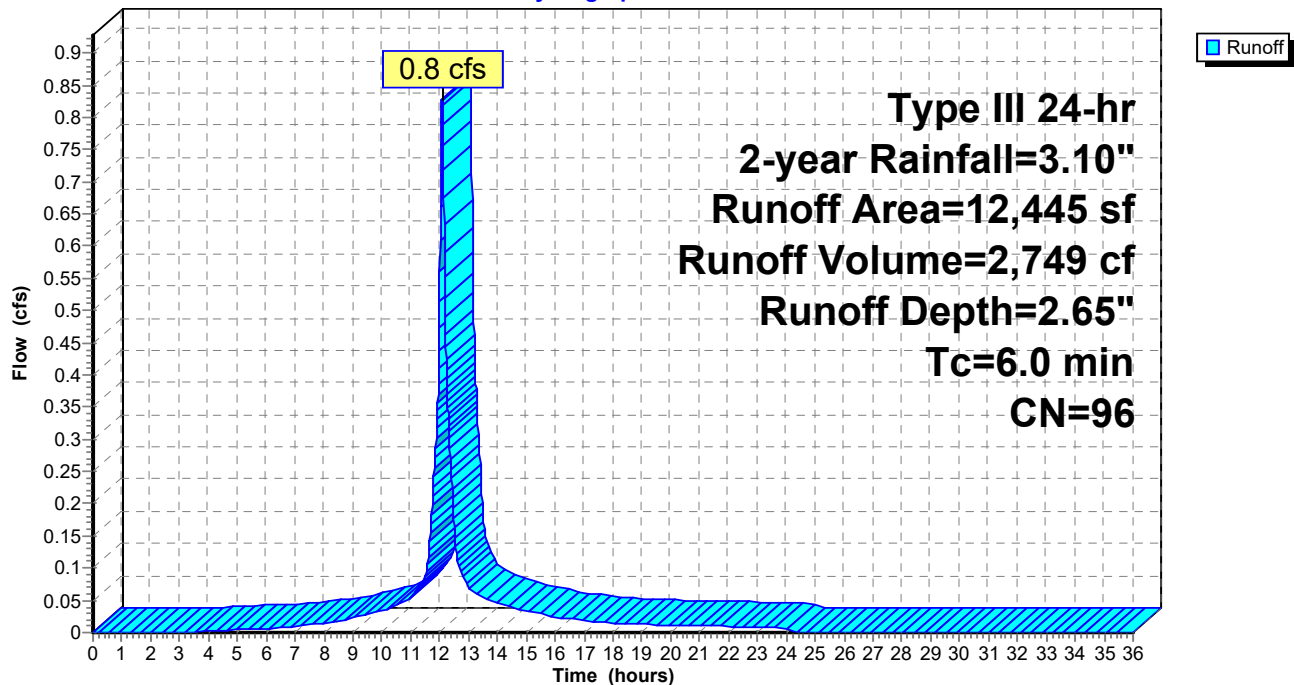
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.10"

	Area (sf)	CN	Description
*	11,242	98	Impervious
	1,203	80	>75% Grass cover, Good, HSG D
	12,445	96	Weighted Average
	1,203		9.67% Pervious Area
	11,242		90.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Direct

Subcatchment 5S: SC 5

Hydrograph



Summary for Subcatchment SC 3.2: SC 3.2

Runoff = 0.2 cfs @ 12.08 hrs, Volume= 717 cf, Depth= 2.87"

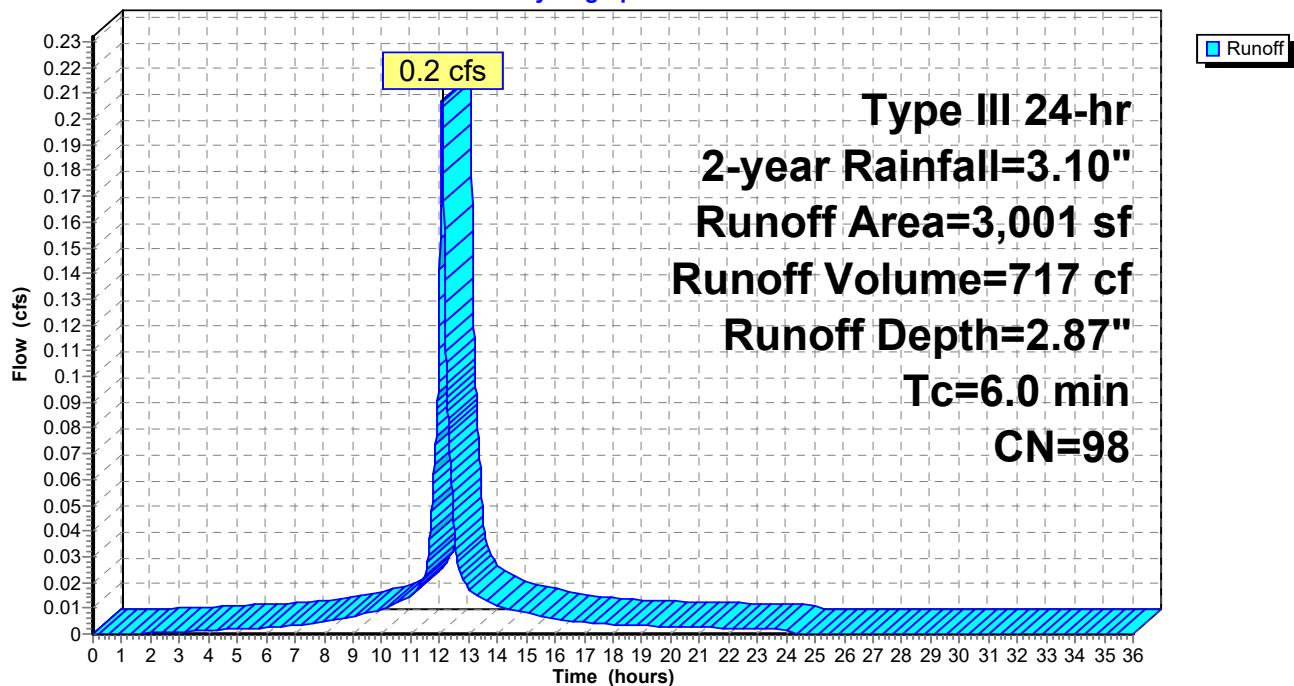
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.10"

Area (sf)	CN	Description
* 3,001	98	Roof
3,001		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Direct

Subcatchment SC 3.2: SC 3.2

Hydrograph

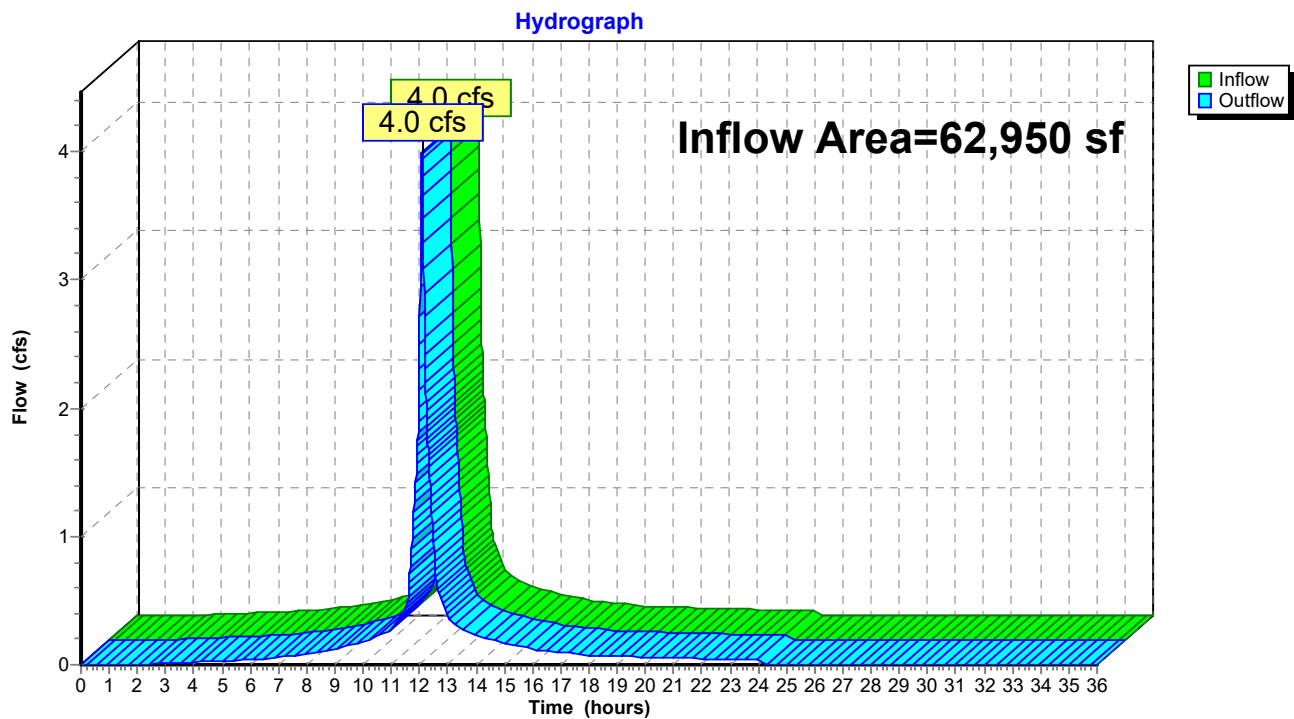


Summary for Reach 1R: Total Runoff

Inflow Area = 62,950 sf, 90.31% Impervious, Inflow Depth = 2.69" for 2-year event
 Inflow = 4.0 cfs @ 12.08 hrs, Volume= 14,113 cf
 Outflow = 4.0 cfs @ 12.08 hrs, Volume= 14,113 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Reach 1R: Total Runoff

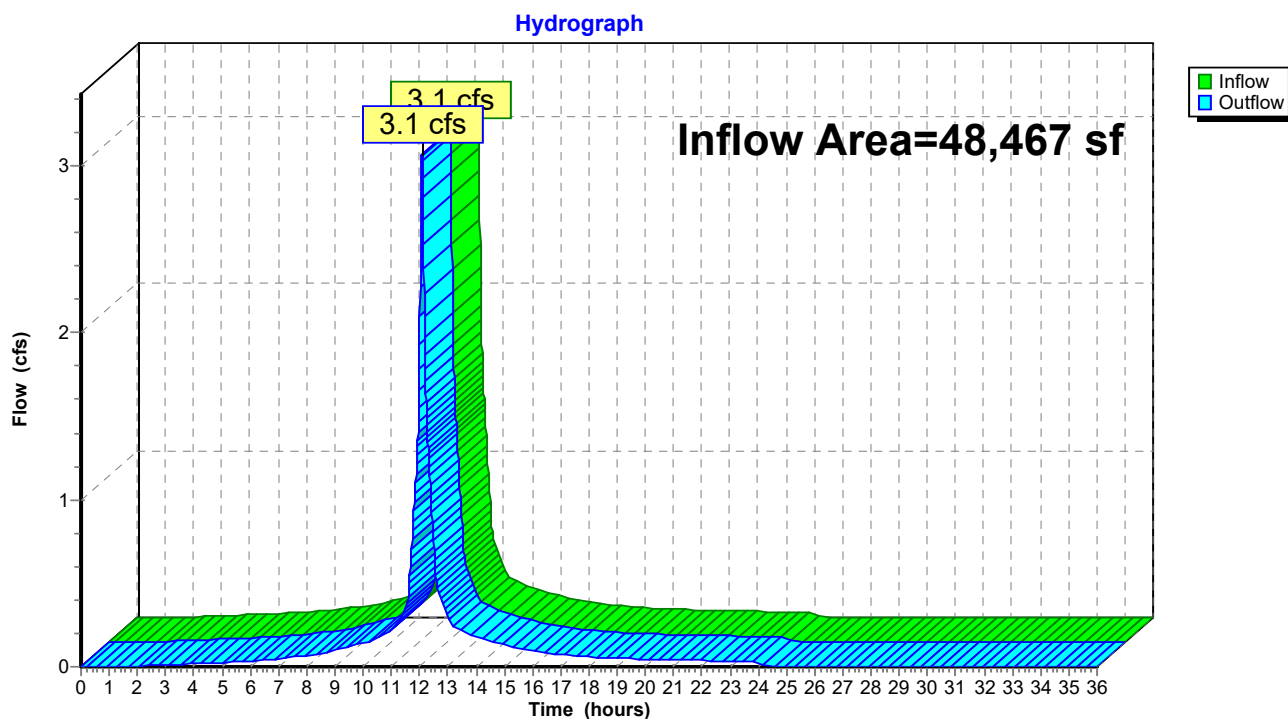


Summary for Reach POI 1: ANDERSON STREET

Inflow Area = 48,467 sf, 92.31% Impervious, Inflow Depth = 2.73" for 2-year event
 Inflow = 3.1 cfs @ 12.08 hrs, Volume= 11,040 cf
 Outflow = 3.1 cfs @ 12.08 hrs, Volume= 11,040 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Reach POI 1: ANDERSON STREET

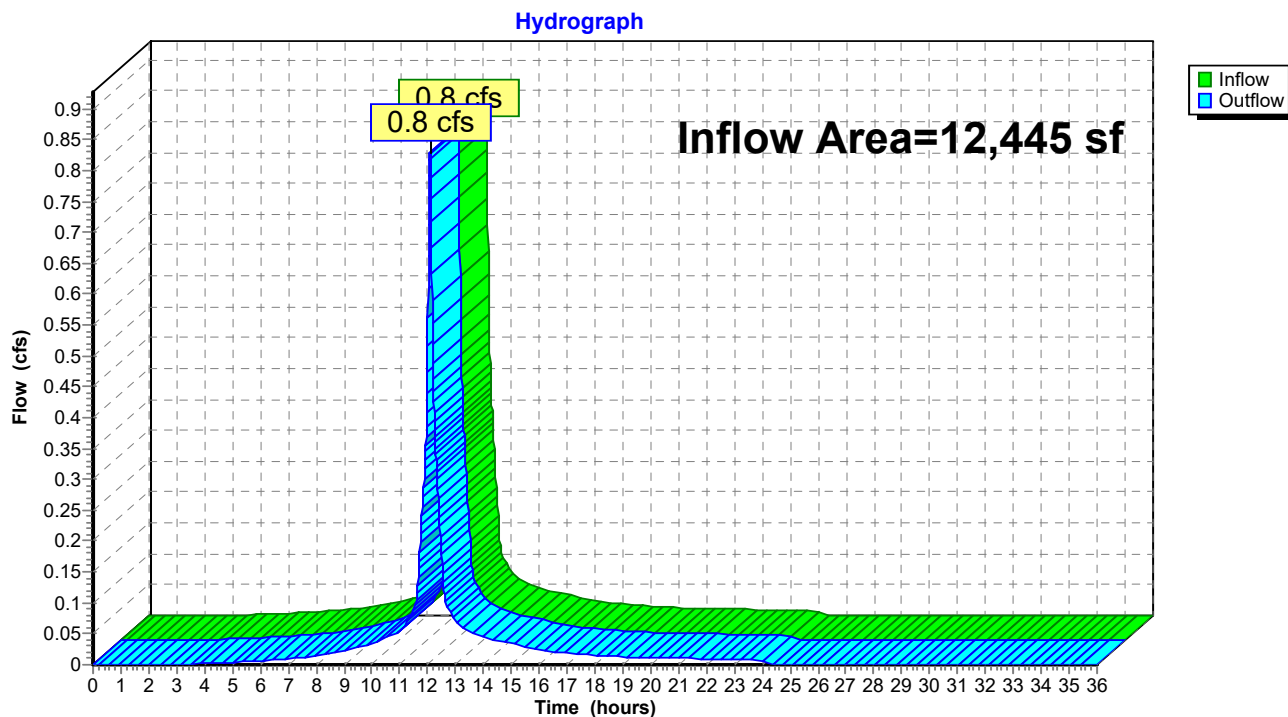


Summary for Reach POI 2: COVE STREET

Inflow Area = 12,445 sf, 90.33% Impervious, Inflow Depth = 2.65" for 2-year event
 Inflow = 0.8 cfs @ 12.08 hrs, Volume= 2,749 cf
 Outflow = 0.8 cfs @ 12.08 hrs, Volume= 2,749 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Reach POI 2: COVE STREET



Summary for Pond 1P: FOCAL POINT

Inflow Area = 4,421 sf, 89.03% Impervious, Inflow Depth = 2.65" for 2-year event
 Inflow = 0.3 cfs @ 12.08 hrs, Volume= 977 cf
 Outflow = 0.1 cfs @ 12.25 hrs, Volume= 972 cf, Atten= 54%, Lag= 9.9 min
 Primary = 0.1 cfs @ 12.25 hrs, Volume= 972 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Peak Elev= 5.96' @ 12.25 hrs Surf.Area= 240 sf Storage= 152 cf

Plug-Flow detention time= 18.1 min calculated for 972 cf (100% of inflow)
 Center-of-Mass det. time= 15.4 min (790.3 - 775.0)

Volume	Invert	Avail.Storage	Storage Description
#1	4.88'	151 cf	Crushed Stone (Prismatic) Listed below (Recalc) 586 cf Overall - 207 cf Embedded = 378 cf x 40.0% Voids
#2	5.38'	165 cf	3.94'W x 2.35'L x 1.44'H R-Tank x 13 Inside #1 173 cf Overall x 95.0% Voids
#3	5.38'	21 cf	3.94'W x 2.35'L x 0.79'H Mini Tanks Below Media x 3 Inside #1 22 cf Overall x 95.0% Voids
#4	6.82'	2 cf	3.00'W x 8.00'L x 0.50'H 6" Media embedded inside stone Inside #1 12 cf Overall x 20.0% Voids
#5	7.32'	5 cf	3.00'W x 8.00'L x 1.00'H 1' Media above Stone 24 cf Overall x 20.0% Voids
#6	8.58'	49 cf	Ponding (Prismatic) Listed below (Recalc)
		393 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
4.88	240	0	0
7.32	240	586	586

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
8.58	25	0	0
9.35	103	49	49

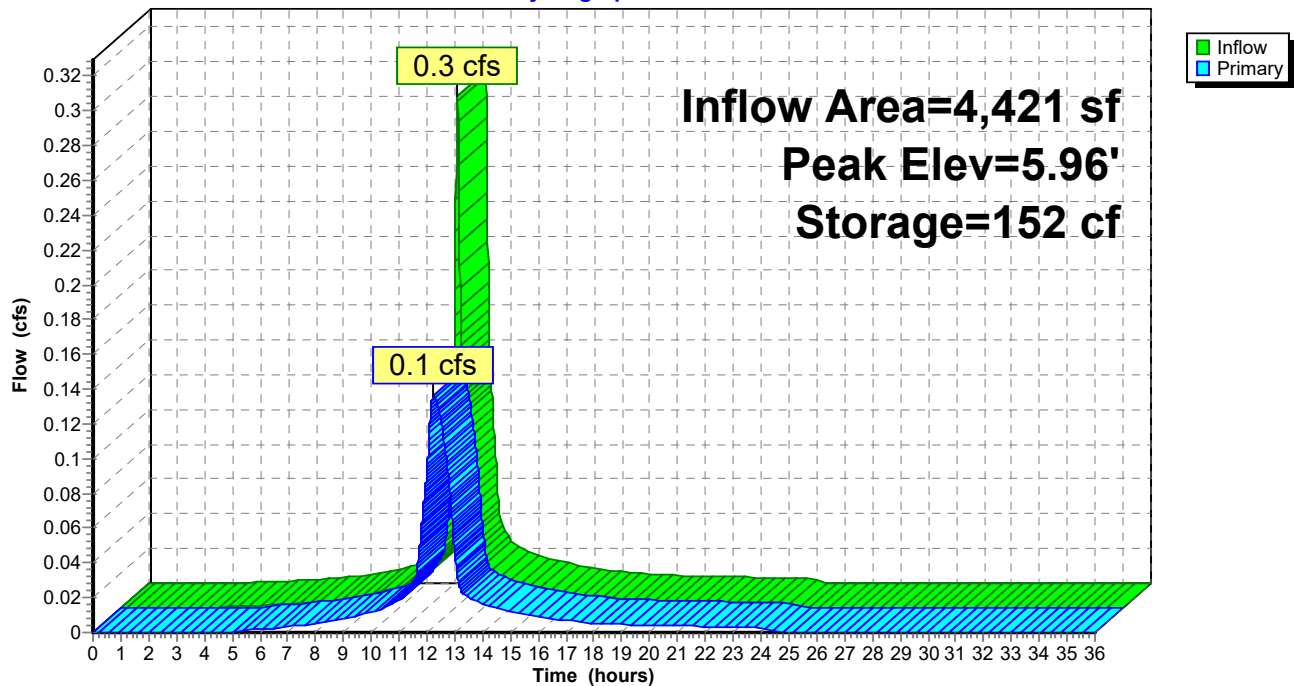
Device	Routing	Invert	Outlet Devices
#1	Primary	4.92'	6.0" Round 6" storm drain L= 17.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 4.92' / 4.88' S= 0.0024 ' / S= 0.0024 ' Cc= 0.900 n= 0.010, Flow Area= 0.20 sf
#2	Device 1	4.91'	2.3" Vert. Orifice/Grate C= 0.600
#3	Device 2	4.88'	100.000 in/hr Exfiltration over Surface area Phase-In= 0.10'
#4	Device 1	9.15'	8.0" Horiz. Overflow Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.1 cfs @ 12.25 hrs HW=5.96' TW=0.00' (Dynamic Tailwater)

1=6" storm drain (Passes 0.1 cfs of 0.7 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 0.1 cfs @ 4.71 fps)
 3=Exfiltration (Passes 0.1 cfs of 0.6 cfs potential flow)
 4=Overflow Grate (Controls 0.0 cfs)

Pond 1P: FOCAL POINT

Hydrograph



AE_POST 5-4-22

Prepared by HP Inc.

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Type III 24-hr 10-year Rainfall=4.60"

Printed 5/13/2022

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Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1.1S: Subcat 1.1	Runoff Area=640 sf 100.00% Impervious Runoff Depth=4.36" Tc=6.0 min CN=98 Runoff=0.1 cfs 233 cf
Subcatchment1.2S: Subcat 1.2	Runoff Area=4,421 sf 89.03% Impervious Runoff Depth=4.14" Tc=6.0 min CN=96 Runoff=0.4 cfs 1,523 cf
Subcatchment1.3S: Subcat 1.3	Runoff Area=3,584 sf 86.13% Impervious Runoff Depth=4.14" Tc=6.0 min CN=96 Runoff=0.4 cfs 1,235 cf
Subcatchment1S: Subcat 1	Runoff Area=2,804 sf 24.50% Impervious Runoff Depth=2.91" Tc=6.0 min CN=84 Runoff=0.2 cfs 679 cf
Subcatchment2S: Subcat 2	Runoff Area=2,784 sf 77.37% Impervious Runoff Depth=3.91" Tc=6.0 min CN=94 Runoff=0.3 cfs 908 cf
Subcatchment3.1S: SC 3.1	Runoff Area=2,038 sf 42.54% Impervious Runoff Depth=3.29" Tc=6.0 min CN=88 Runoff=0.2 cfs 559 cf
Subcatchment4S: Subcat 4	Runoff Area=31,233 sf 100.00% Impervious Runoff Depth=4.36" Tc=6.0 min CN=98 Runoff=3.2 cfs 11,358 cf
Subcatchment5S: SC 5	Runoff Area=12,445 sf 90.33% Impervious Runoff Depth=4.14" Tc=6.0 min CN=96 Runoff=1.3 cfs 4,289 cf
SubcatchmentSC 3.2: SC 3.2	Runoff Area=3,001 sf 100.00% Impervious Runoff Depth=4.36" Tc=6.0 min CN=98 Runoff=0.3 cfs 1,091 cf
Reach 1R: Total Runoff	Inflow=6.0 cfs 21,871 cf Outflow=6.0 cfs 21,871 cf
Reach POI 1: ANDERSON STREET	Inflow=4.6 cfs 17,024 cf Outflow=4.6 cfs 17,024 cf
Reach POI 2: COVE STREET	Inflow=1.3 cfs 4,289 cf Outflow=1.3 cfs 4,289 cf
Pond 1P: FOCAL POINT	Peak Elev=6.69' Storage=273 cf Inflow=0.4 cfs 1,523 cf Outflow=0.2 cfs 1,519 cf

Total Runoff Area = 62,950 sf Runoff Volume = 21,875 cf Average Runoff Depth = 4.17"
9.69% Pervious = 6,103 sf 90.31% Impervious = 56,847 sf

Summary for Subcatchment 1.1S: Subcat 1.1

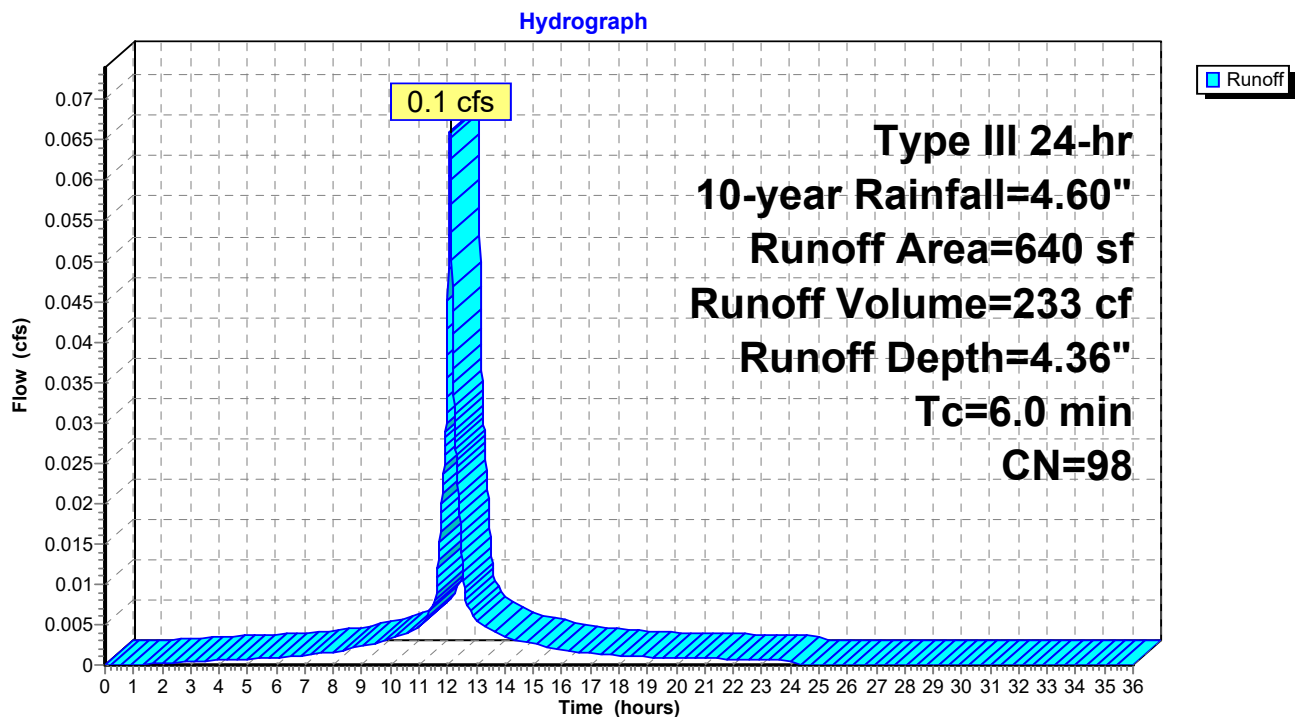
Runoff = 0.1 cfs @ 12.08 hrs, Volume= 233 cf, Depth= 4.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=4.60"

Area (sf)	CN	Description
* 640	98	roof
640		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1.1S: Subcat 1.1



Summary for Subcatchment 1.2S: Subcat 1.2

Runoff = 0.4 cfs @ 12.08 hrs, Volume= 1,523 cf, Depth= 4.14"

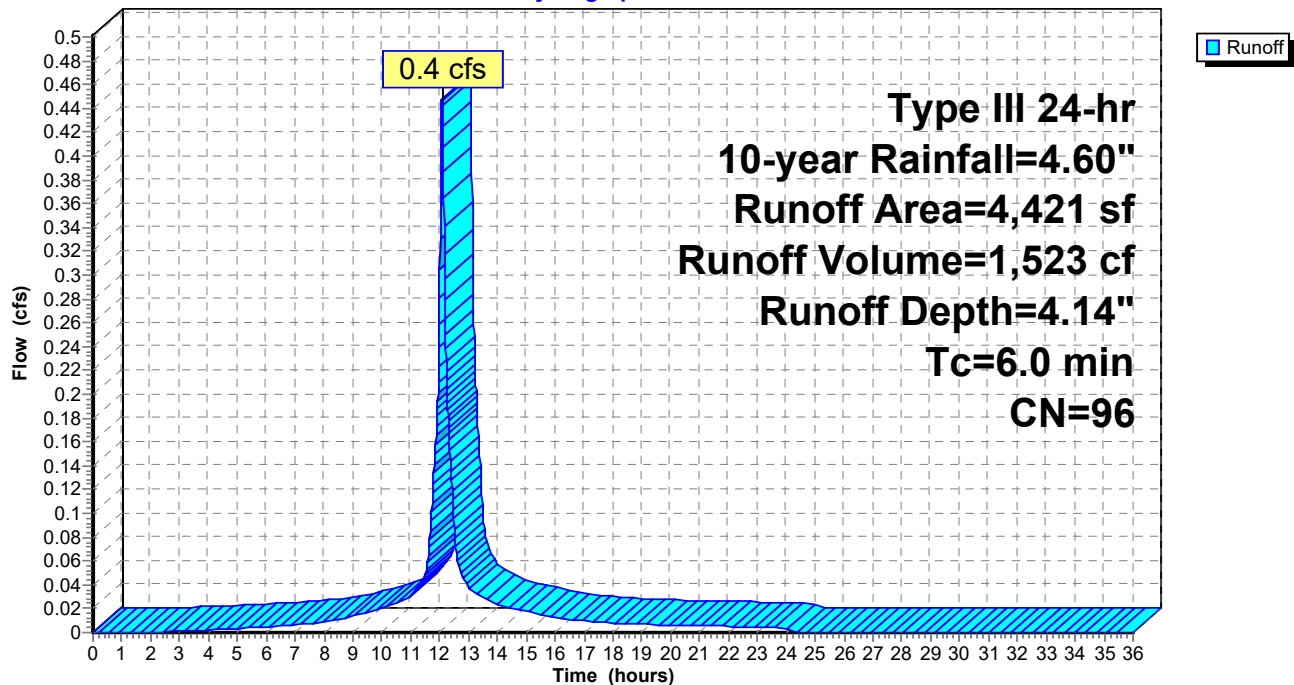
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=4.60"

	Area (sf)	CN	Description
*	3,936	98	pavement, HSG A
	485	80	>75% Grass cover, Good, HSG D
	4,421	96	Weighted Average
	485		10.97% Pervious Area
	3,936		89.03% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1.2S: Subcat 1.2

Hydrograph



Summary for Subcatchment 1.3S: Subcat 1.3

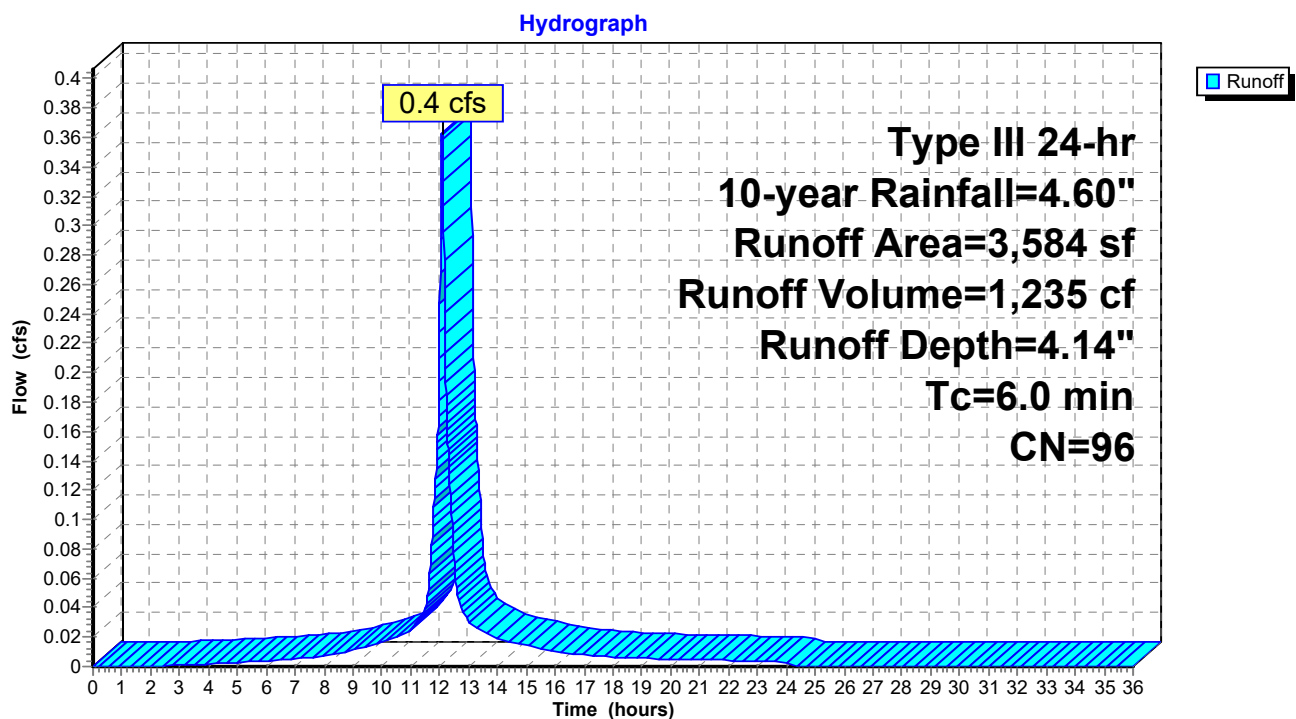
Runoff = 0.4 cfs @ 12.08 hrs, Volume= 1,235 cf, Depth= 4.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=4.60"

	Area (sf)	CN	Description
*	3,087	98	pavement, HSG A
	497	80	>75% Grass cover, Good, HSG D
	3,584	96	Weighted Average
	497		13.87% Pervious Area
	3,087		86.13% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1.3S: Subcat 1.3



Summary for Subcatchment 1S: Subcat 1

Runoff = 0.2 cfs @ 12.09 hrs, Volume= 679 cf, Depth= 2.91"

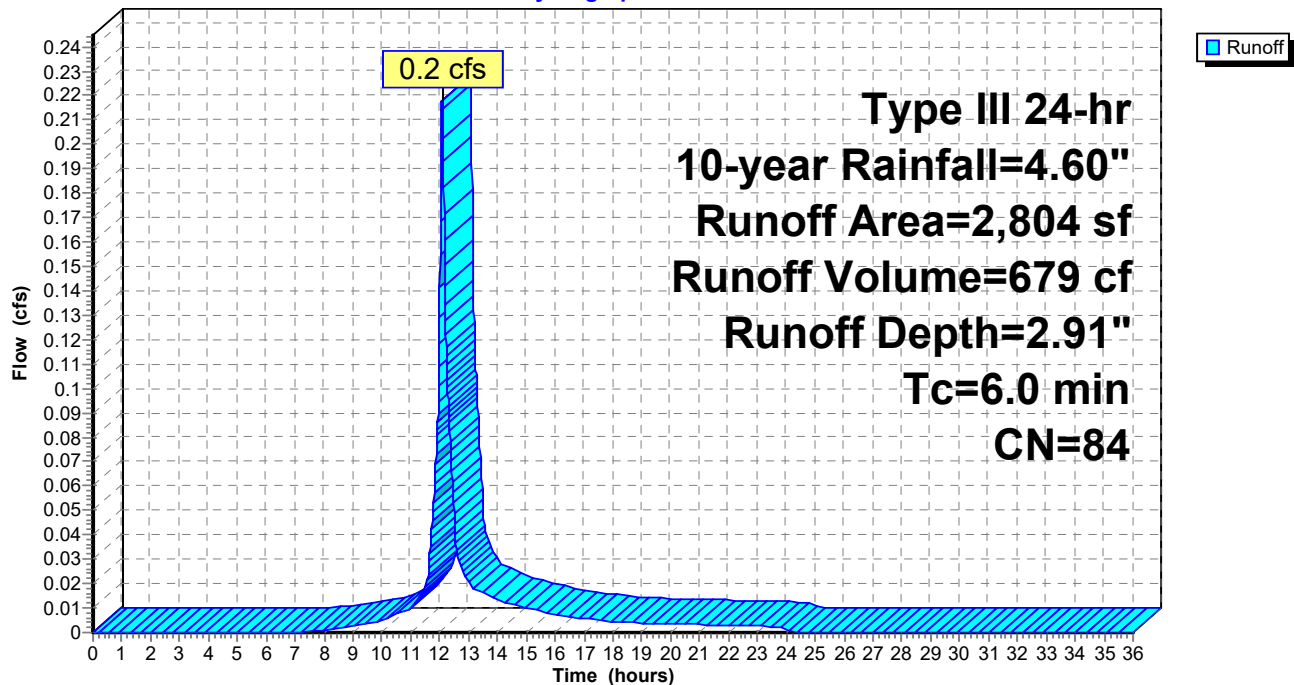
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=4.60"

	Area (sf)	CN	Description
*	687	98	pavement, HSG A
	2,117	80	>75% Grass cover, Good, HSG D
	2,804	84	Weighted Average
	2,117		75.50% Pervious Area
	687		24.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1S: Subcat 1

Hydrograph



Summary for Subcatchment 2S: Subcat 2

Runoff = 0.3 cfs @ 12.08 hrs, Volume= 908 cf, Depth= 3.91"

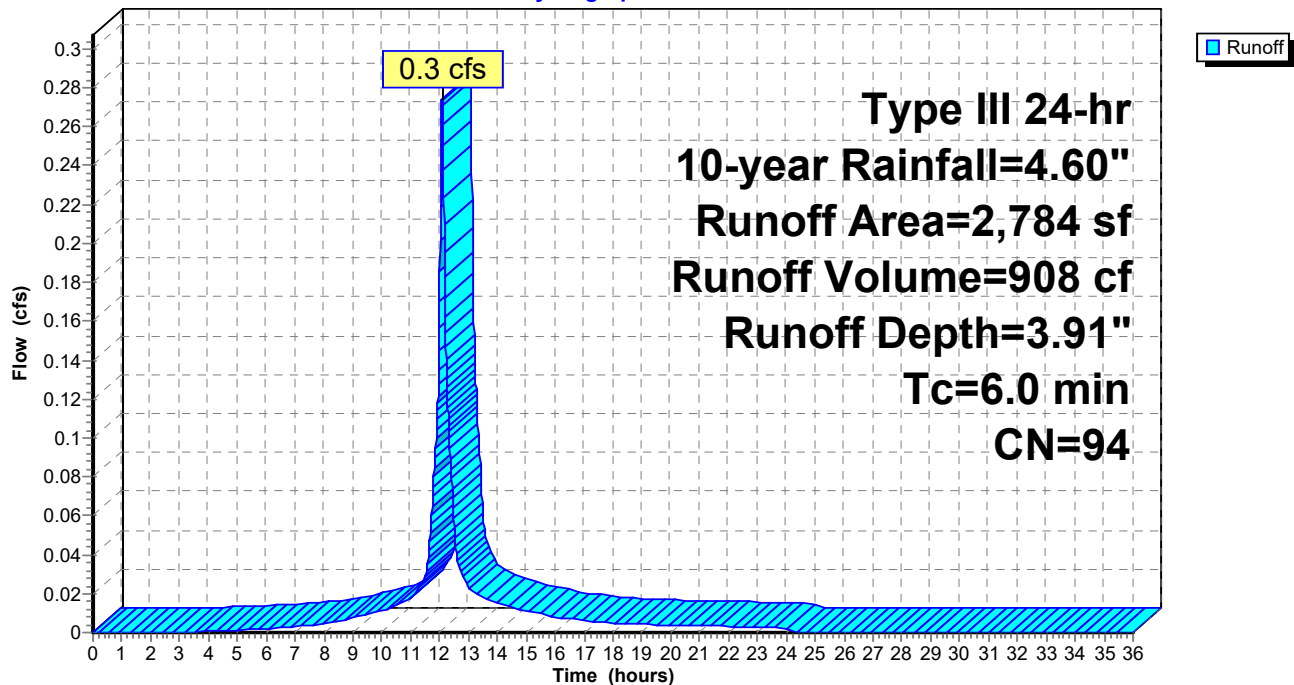
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=4.60"

	Area (sf)	CN	Description
*	2,154	98	pavement, HSG A
	630	80	>75% Grass cover, Good, HSG D
	2,784	94	Weighted Average
	630		22.63% Pervious Area
	2,154		77.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Subcat 2

Hydrograph



Summary for Subcatchment 3.1S: SC 3.1

Runoff = 0.2 cfs @ 12.09 hrs, Volume= 559 cf, Depth= 3.29"

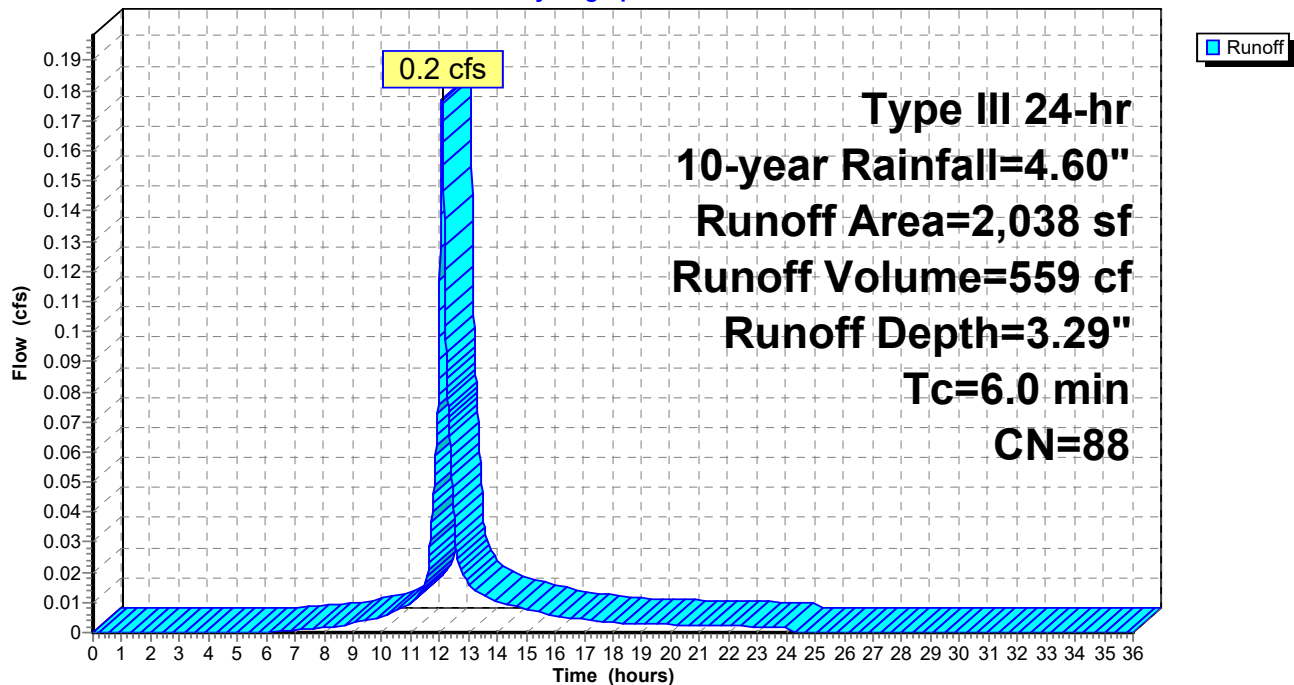
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=4.60"

Area (sf)	CN	Description
* 867	98	impervious
1,171	80	>75% Grass cover, Good, HSG D
2,038	88	Weighted Average
1,171		57.46% Pervious Area
867		42.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Direct

Subcatchment 3.1S: SC 3.1

Hydrograph



Summary for Subcatchment 4S: Subcat 4

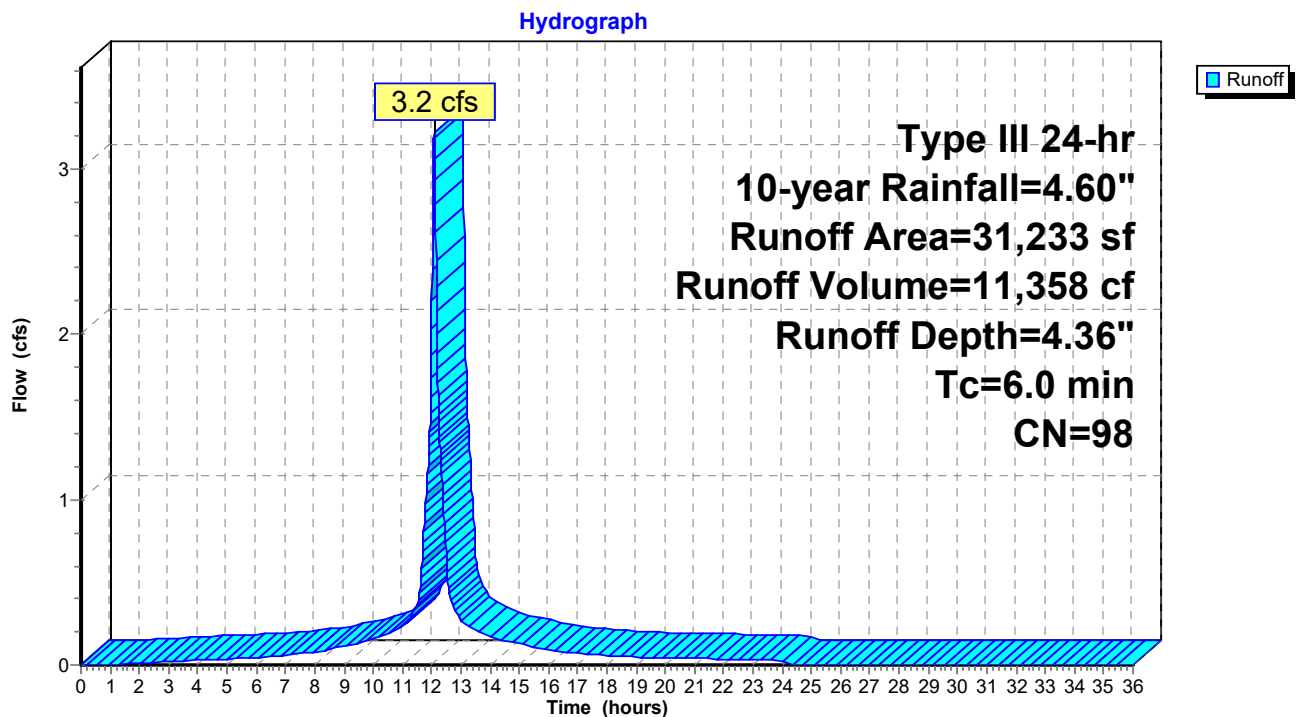
Runoff = 3.2 cfs @ 12.08 hrs, Volume= 11,358 cf, Depth= 4.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=4.60"

	Area (sf)	CN	Description
*	31,233	98	Ex Roof
	31,233		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 4S: Subcat 4



Summary for Subcatchment 5S: SC 5

Runoff = 1.3 cfs @ 12.08 hrs, Volume= 4,289 cf, Depth= 4.14"

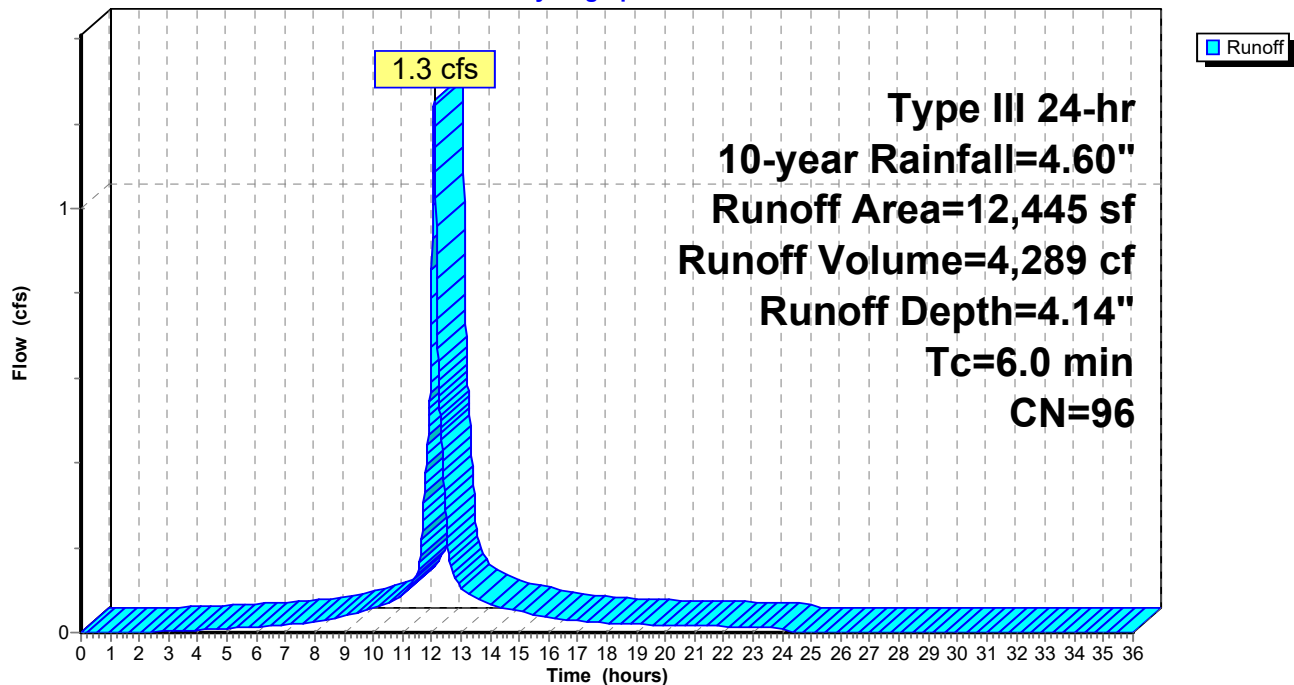
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=4.60"

	Area (sf)	CN	Description
*	11,242	98	Impervious
	1,203	80	>75% Grass cover, Good, HSG D
	12,445	96	Weighted Average
	1,203		9.67% Pervious Area
	11,242		90.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Direct

Subcatchment 5S: SC 5

Hydrograph



Summary for Subcatchment SC 3.2: SC 3.2

Runoff = 0.3 cfs @ 12.08 hrs, Volume= 1,091 cf, Depth= 4.36"

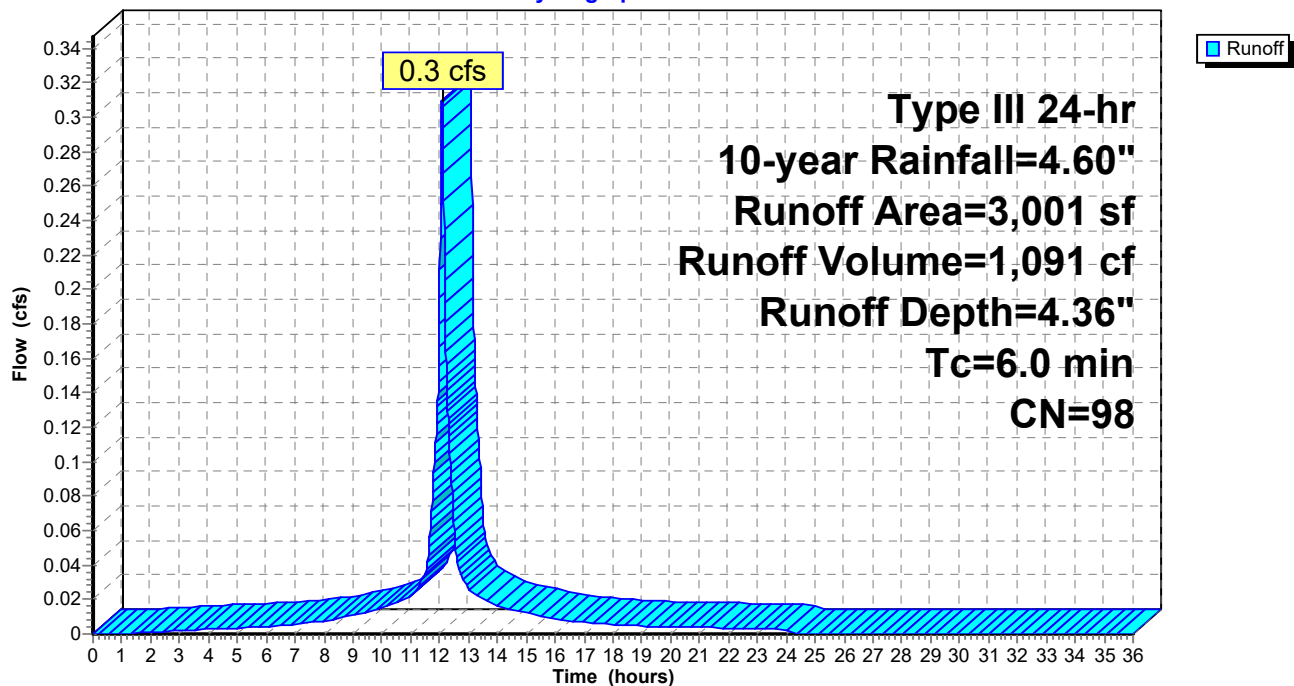
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=4.60"

	Area (sf)	CN	Description
*	3,001	98	Roof
	3,001		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Direct

Subcatchment SC 3.2: SC 3.2

Hydrograph

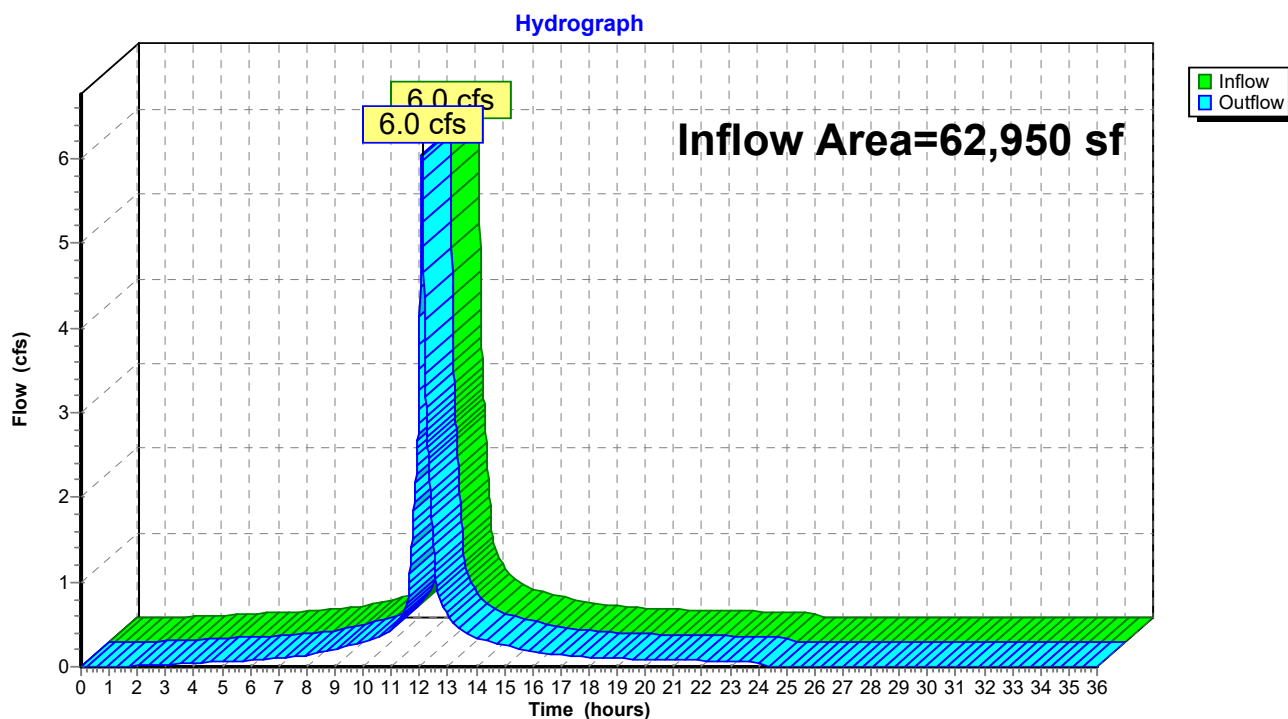


Summary for Reach 1R: Total Runoff

Inflow Area = 62,950 sf, 90.31% Impervious, Inflow Depth = 4.17" for 10-year event
 Inflow = 6.0 cfs @ 12.08 hrs, Volume= 21,871 cf
 Outflow = 6.0 cfs @ 12.08 hrs, Volume= 21,871 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Reach 1R: Total Runoff

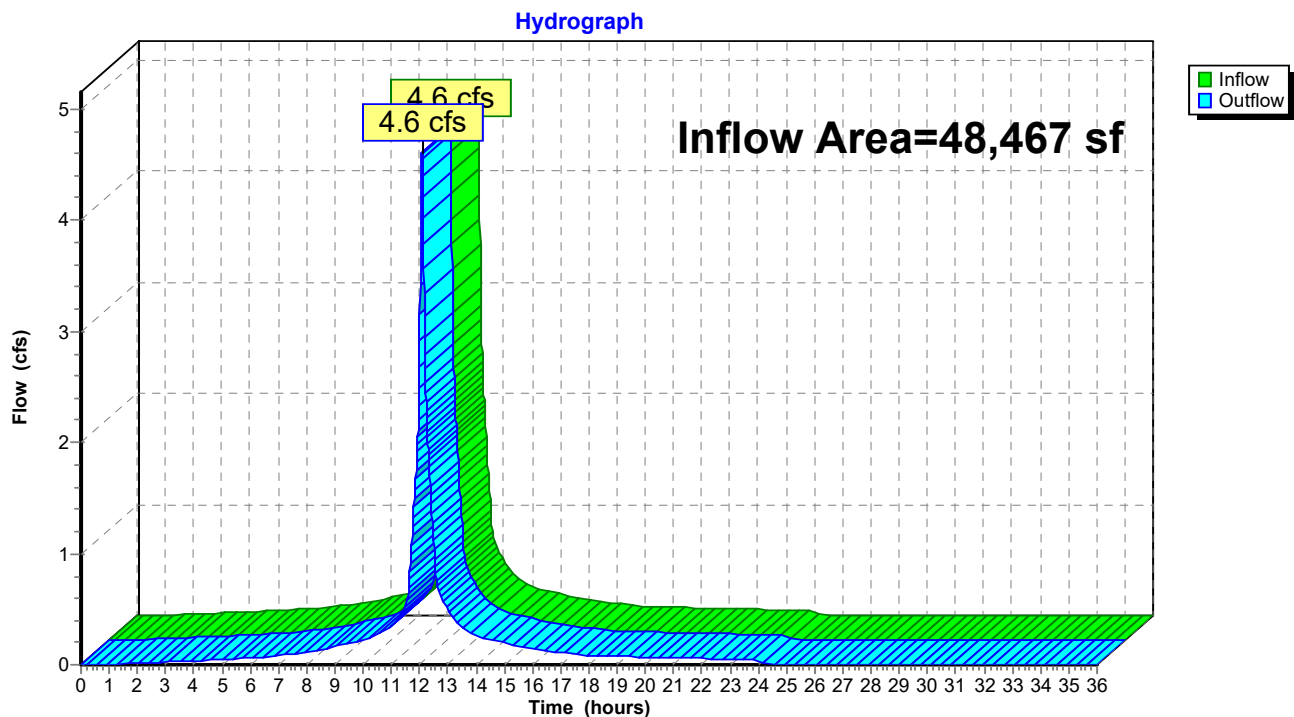


Summary for Reach POI 1: ANDERSON STREET

Inflow Area = 48,467 sf, 92.31% Impervious, Inflow Depth = 4.21" for 10-year event
 Inflow = 4.6 cfs @ 12.08 hrs, Volume= 17,024 cf
 Outflow = 4.6 cfs @ 12.08 hrs, Volume= 17,024 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Reach POI 1: ANDERSON STREET

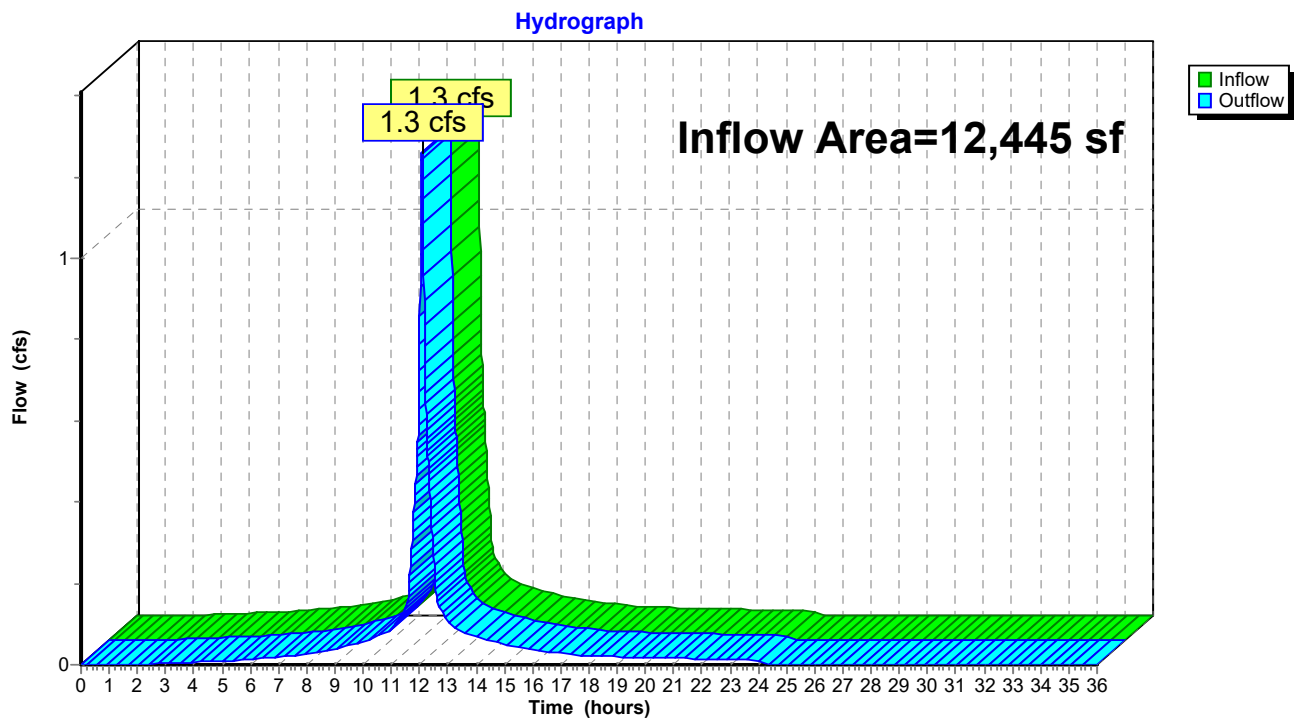


Summary for Reach POI 2: COVE STREET

Inflow Area = 12,445 sf, 90.33% Impervious, Inflow Depth = 4.14" for 10-year event
 Inflow = 1.3 cfs @ 12.08 hrs, Volume= 4,289 cf
 Outflow = 1.3 cfs @ 12.08 hrs, Volume= 4,289 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Reach POI 2: COVE STREET



Summary for Pond 1P: FOCAL POINT

Inflow Area = 4,421 sf, 89.03% Impervious, Inflow Depth = 4.14" for 10-year event
 Inflow = 0.4 cfs @ 12.08 hrs, Volume= 1,523 cf
 Outflow = 0.2 cfs @ 12.29 hrs, Volume= 1,519 cf, Atten= 60%, Lag= 12.6 min
 Primary = 0.2 cfs @ 12.29 hrs, Volume= 1,519 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Peak Elev= 6.69' @ 12.29 hrs Surf.Area= 240 sf Storage= 273 cf

Plug-Flow detention time= 17.8 min calculated for 1,519 cf (100% of inflow)
 Center-of-Mass det. time= 16.1 min (780.5 - 764.4)

Volume	Invert	Avail.Storage	Storage Description
#1	4.88'	151 cf	Crushed Stone (Prismatic) Listed below (Recalc) 586 cf Overall - 207 cf Embedded = 378 cf x 40.0% Voids
#2	5.38'	165 cf	3.94'W x 2.35'L x 1.44'H R-Tank x 13 Inside #1 173 cf Overall x 95.0% Voids
#3	5.38'	21 cf	3.94'W x 2.35'L x 0.79'H Mini Tanks Below Media x 3 Inside #1 22 cf Overall x 95.0% Voids
#4	6.82'	2 cf	3.00'W x 8.00'L x 0.50'H 6" Media embeded inside stone Inside #1 12 cf Overall x 20.0% Voids
#5	7.32'	5 cf	3.00'W x 8.00'L x 1.00'H 1' Media above Stone 24 cf Overall x 20.0% Voids
#6	8.58'	49 cf	Ponding (Prismatic) Listed below (Recalc)
		393 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
4.88	240	0	0
7.32	240	586	586

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
8.58	25	0	0
9.35	103	49	49

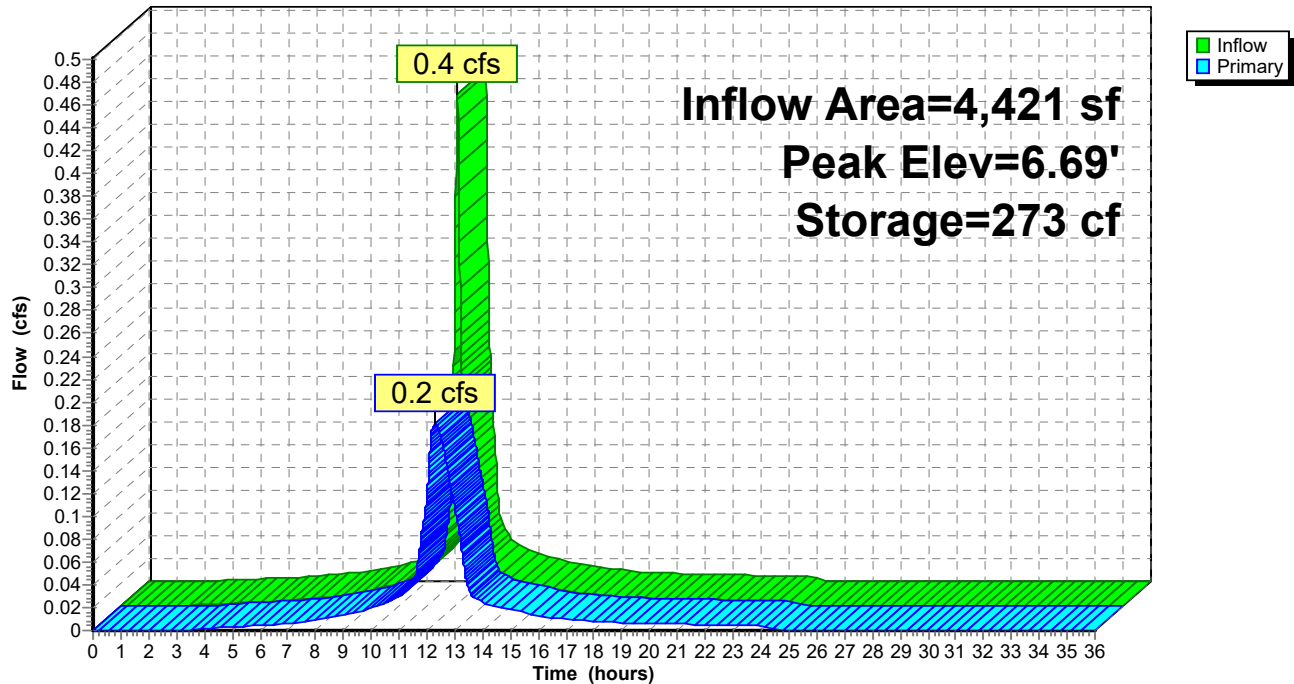
Device	Routing	Invert	Outlet Devices
#1	Primary	4.92'	6.0" Round 6" storm drain L= 17.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 4.92' / 4.88' S= 0.0024 ' / Cc= 0.900 n= 0.010, Flow Area= 0.20 sf
#2	Device 1	4.91'	2.3" Vert. Orifice/Grate C= 0.600
#3	Device 2	4.88'	100.000 in/hr Exfiltration over Surface area Phase-In= 0.10'
#4	Device 1	9.15'	8.0" Horiz. Overflow Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.2 cfs @ 12.29 hrs HW=6.69' TW=0.00' (Dynamic Tailwater)

- 1=6" storm drain (Passes 0.2 cfs of 0.9 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.2 cfs @ 6.25 fps)
- 3=Exfiltration (Passes 0.2 cfs of 0.6 cfs potential flow)
- 4=Overflow Grate (Controls 0.0 cfs)

Pond 1P: FOCAL POINT

Hydrograph



AE_POST 5-4-22

Prepared by HP Inc.

HydroCAD® 10.00-26 s/n 00620 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 25-year Rainfall=5.80"

Printed 5/13/2022

Page 36

Time span=0.00-36.00 hrs, dt=0.01 hrs, 3601 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1.1S: Subcat 1.1	Runoff Area=640 sf 100.00% Impervious Runoff Depth=5.56" Tc=6.0 min CN=98 Runoff=0.1 cfs 297 cf
Subcatchment1.2S: Subcat 1.2	Runoff Area=4,421 sf 89.03% Impervious Runoff Depth=5.33" Tc=6.0 min CN=96 Runoff=0.6 cfs 1,963 cf
Subcatchment1.3S: Subcat 1.3	Runoff Area=3,584 sf 86.13% Impervious Runoff Depth=5.33" Tc=6.0 min CN=96 Runoff=0.5 cfs 1,591 cf
Subcatchment1S: Subcat 1	Runoff Area=2,804 sf 24.50% Impervious Runoff Depth=4.01" Tc=6.0 min CN=84 Runoff=0.3 cfs 937 cf
Subcatchment2S: Subcat 2	Runoff Area=2,784 sf 77.37% Impervious Runoff Depth=5.10" Tc=6.0 min CN=94 Runoff=0.4 cfs 1,183 cf
Subcatchment3.1S: SC 3.1	Runoff Area=2,038 sf 42.54% Impervious Runoff Depth=4.43" Tc=6.0 min CN=88 Runoff=0.2 cfs 753 cf
Subcatchment4S: Subcat 4	Runoff Area=31,233 sf 100.00% Impervious Runoff Depth=5.56" Tc=6.0 min CN=98 Runoff=4.1 cfs 14,477 cf
Subcatchment5S: SC 5	Runoff Area=12,445 sf 90.33% Impervious Runoff Depth=5.33" Tc=6.0 min CN=96 Runoff=1.6 cfs 5,526 cf
SubcatchmentSC 3.2: SC 3.2	Runoff Area=3,001 sf 100.00% Impervious Runoff Depth=5.56" Tc=6.0 min CN=98 Runoff=0.4 cfs 1,391 cf
Reach 1R: Total Runoff	Inflow=7.7 cfs 28,113 cf Outflow=7.7 cfs 28,113 cf
Reach POI 1: ANDERSON STREET	Inflow=5.8 cfs 21,835 cf Outflow=5.8 cfs 21,835 cf
Reach POI 2: COVE STREET	Inflow=1.6 cfs 5,526 cf Outflow=1.6 cfs 5,526 cf
Pond 1P: FOCAL POINT	Peak Elev=8.85' Storage=354 cf Inflow=0.6 cfs 1,963 cf Outflow=0.3 cfs 1,959 cf

Total Runoff Area = 62,950 sf Runoff Volume = 28,117 cf Average Runoff Depth = 5.36"
9.69% Pervious = 6,103 sf 90.31% Impervious = 56,847 sf

Summary for Subcatchment 1.1S: Subcat 1.1

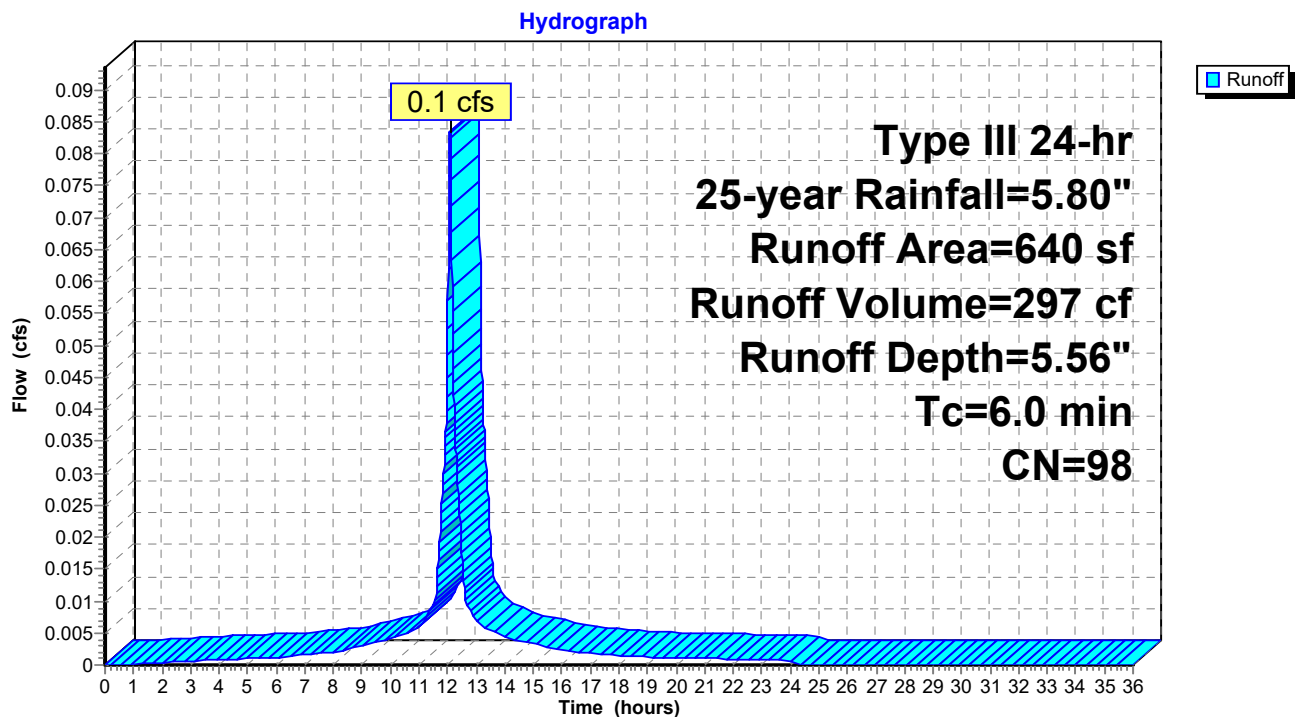
Runoff = 0.1 cfs @ 12.08 hrs, Volume= 297 cf, Depth= 5.56"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.80"

Area (sf)	CN	Description
* 640	98	roof
640		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1.1S: Subcat 1.1



Summary for Subcatchment 1.2S: Subcat 1.2

Runoff = 0.6 cfs @ 12.08 hrs, Volume= 1,963 cf, Depth= 5.33"

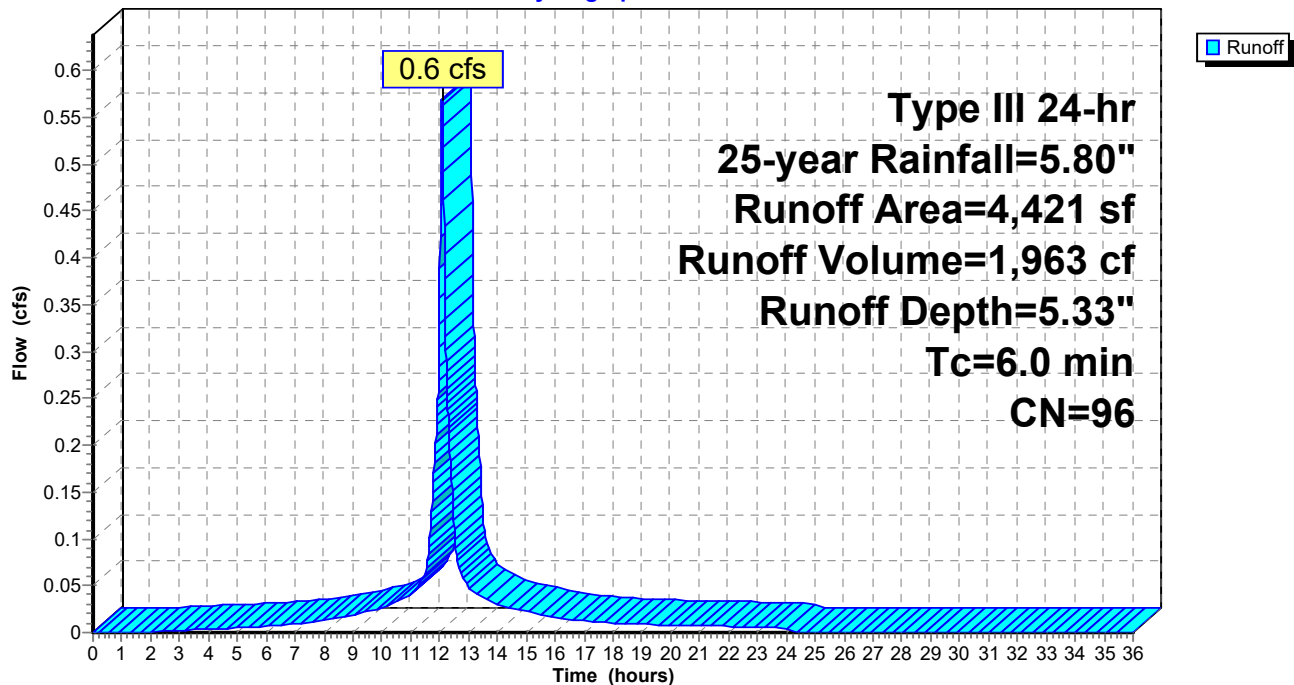
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.80"

	Area (sf)	CN	Description
*	3,936	98	pavement, HSG A
	485	80	>75% Grass cover, Good, HSG D
	4,421	96	Weighted Average
	485		10.97% Pervious Area
	3,936		89.03% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1.2S: Subcat 1.2

Hydrograph



Summary for Subcatchment 1.3S: Subcat 1.3

Runoff = 0.5 cfs @ 12.08 hrs, Volume= 1,591 cf, Depth= 5.33"

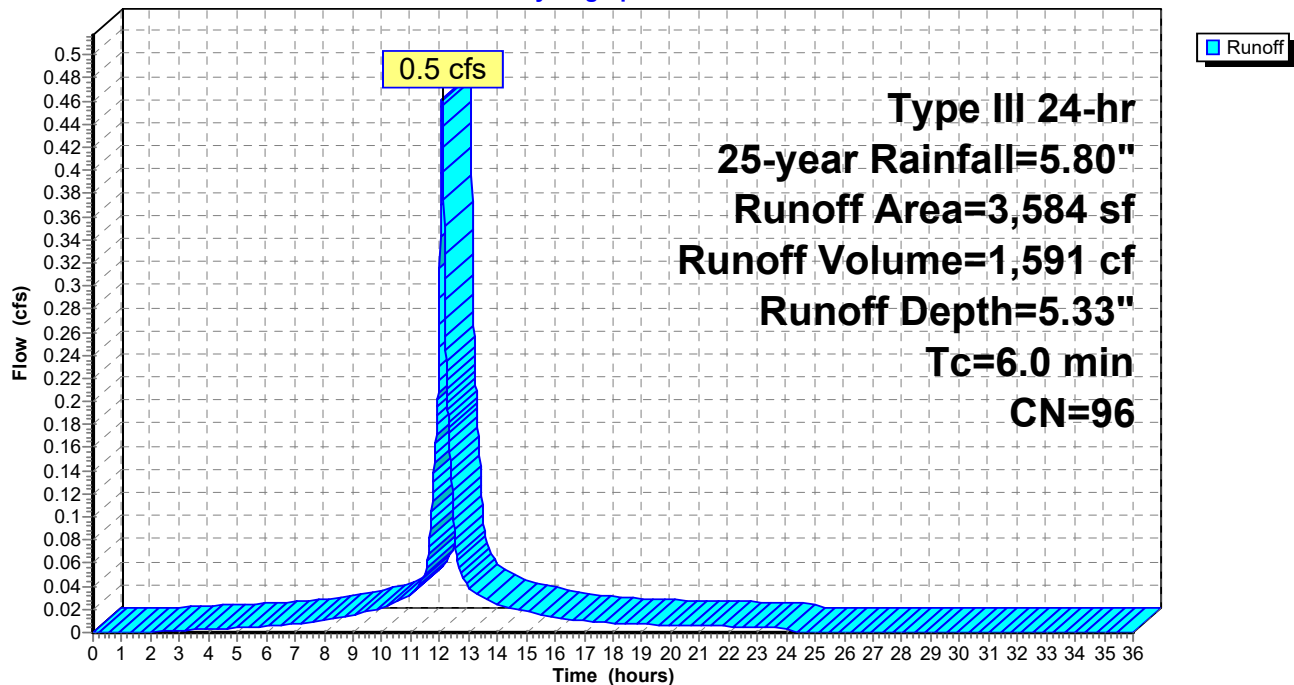
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.80"

	Area (sf)	CN	Description
*	3,087	98	pavement, HSG A
	497	80	>75% Grass cover, Good, HSG D
	3,584	96	Weighted Average
	497		13.87% Pervious Area
	3,087		86.13% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1.3S: Subcat 1.3

Hydrograph



Summary for Subcatchment 1S: Subcat 1

Runoff = 0.3 cfs @ 12.09 hrs, Volume= 937 cf, Depth= 4.01"

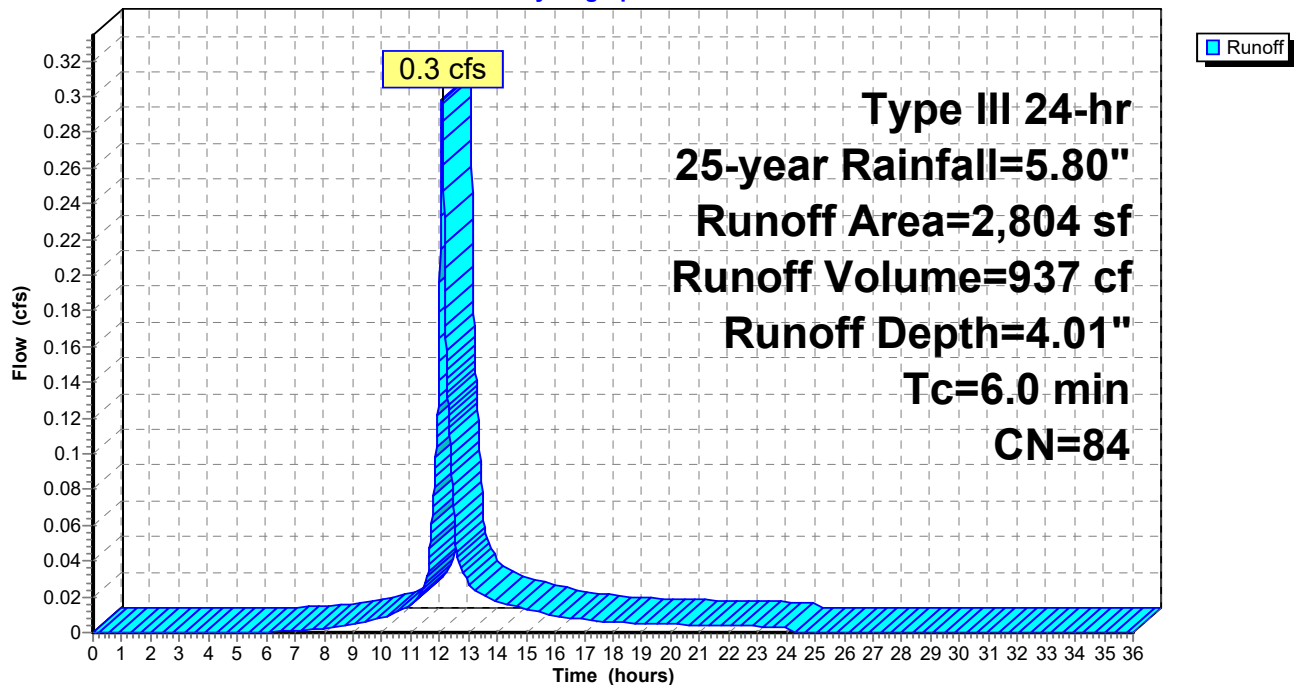
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.80"

	Area (sf)	CN	Description
*	687	98	pavement, HSG A
	2,117	80	>75% Grass cover, Good, HSG D
	2,804	84	Weighted Average
	2,117		75.50% Pervious Area
	687		24.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1S: Subcat 1

Hydrograph



Summary for Subcatchment 2S: Subcat 2

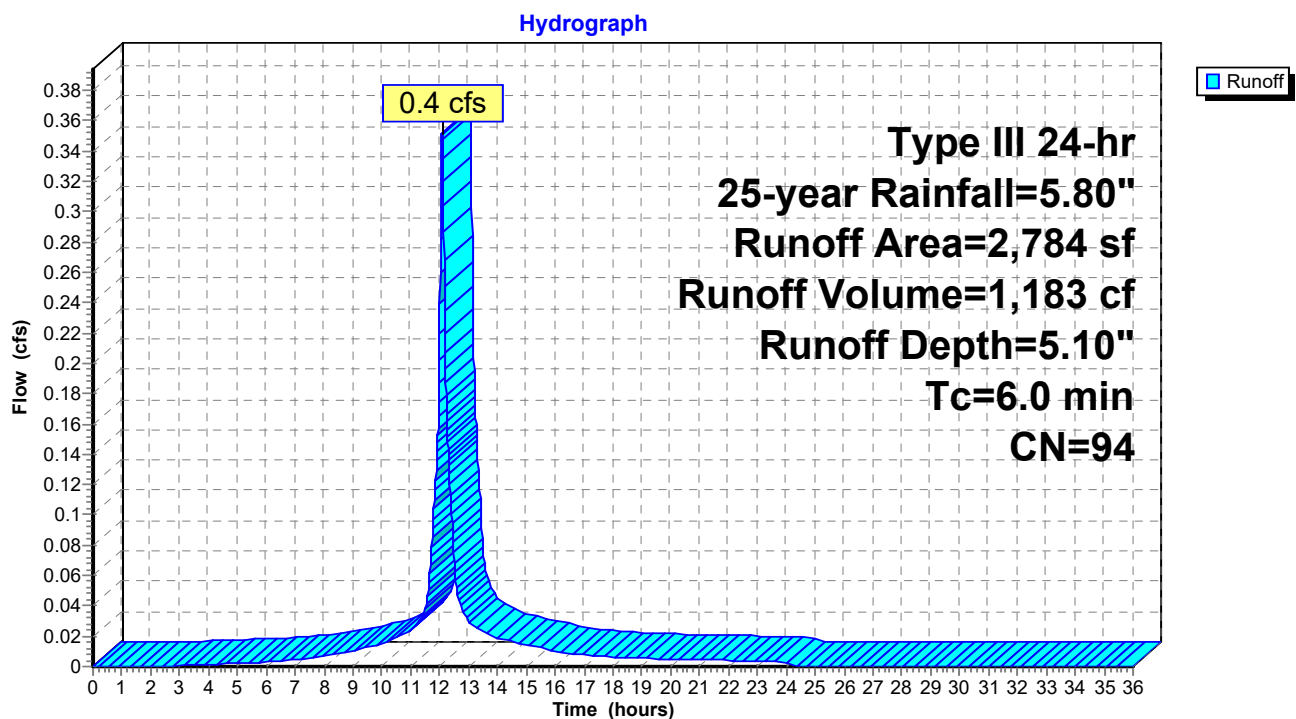
Runoff = 0.4 cfs @ 12.08 hrs, Volume= 1,183 cf, Depth= 5.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.80"

	Area (sf)	CN	Description
*	2,154	98	pavement, HSG A
	630	80	>75% Grass cover, Good, HSG D
	2,784	94	Weighted Average
	630		22.63% Pervious Area
	2,154		77.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Subcat 2



Summary for Subcatchment 3.1S: SC 3.1

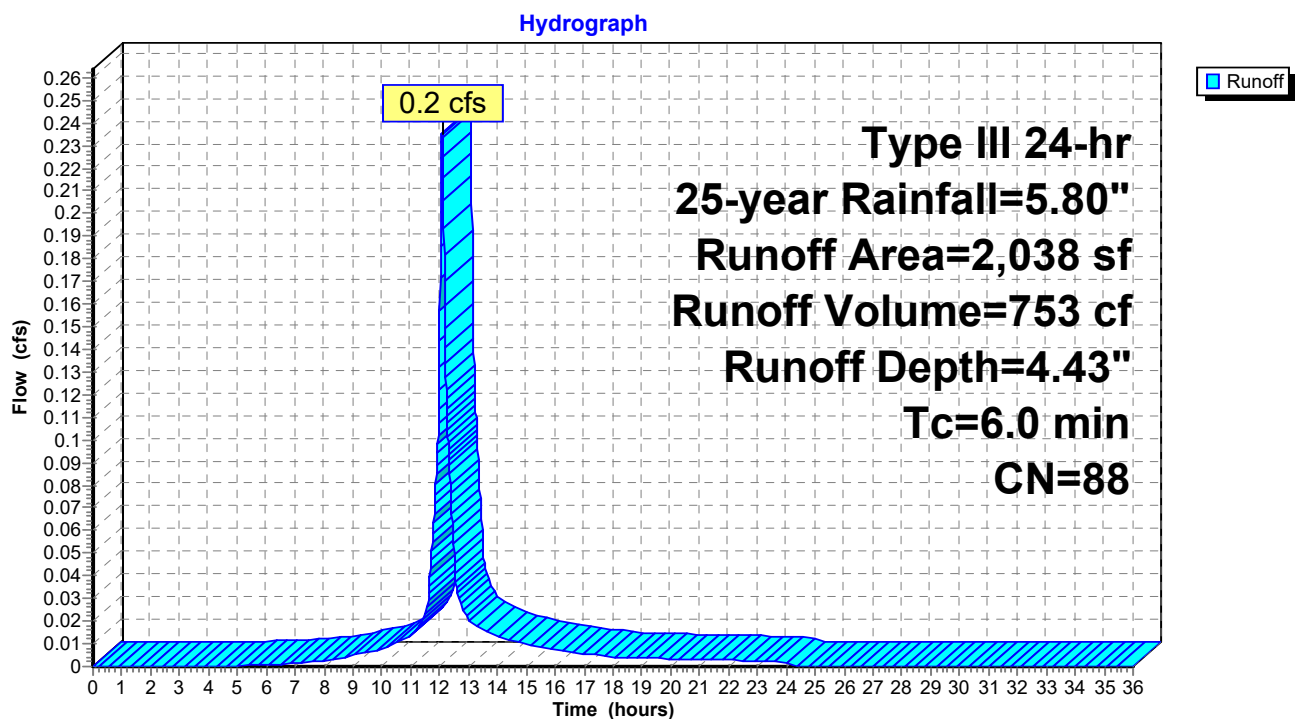
Runoff = 0.2 cfs @ 12.09 hrs, Volume= 753 cf, Depth= 4.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.80"

Area (sf)	CN	Description
* 867	98	impervious
1,171	80	>75% Grass cover, Good, HSG D
2,038	88	Weighted Average
1,171		57.46% Pervious Area
867		42.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Direct

Subcatchment 3.1S: SC 3.1



Summary for Subcatchment 4S: Subcat 4

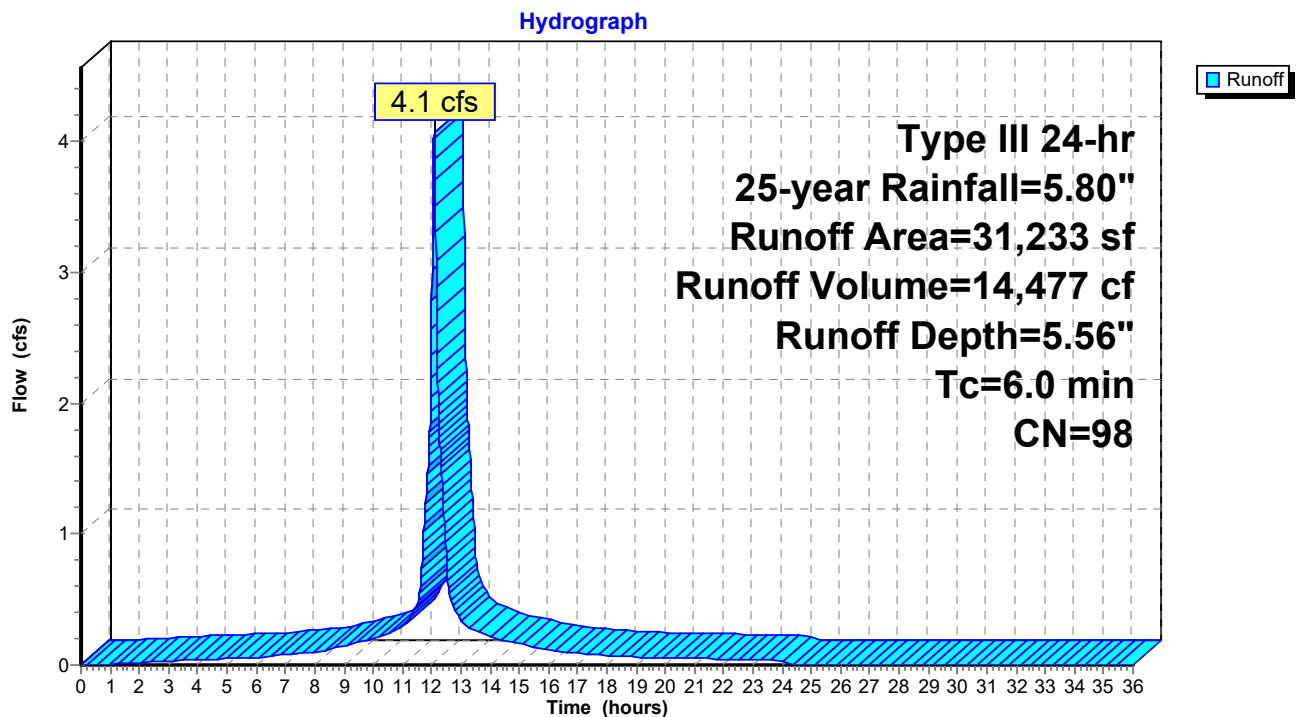
Runoff = 4.1 cfs @ 12.08 hrs, Volume= 14,477 cf, Depth= 5.56"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.80"

	Area (sf)	CN	Description
*	31,233	98	Ex Roof
	31,233		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 4S: Subcat 4



Summary for Subcatchment 5S: SC 5

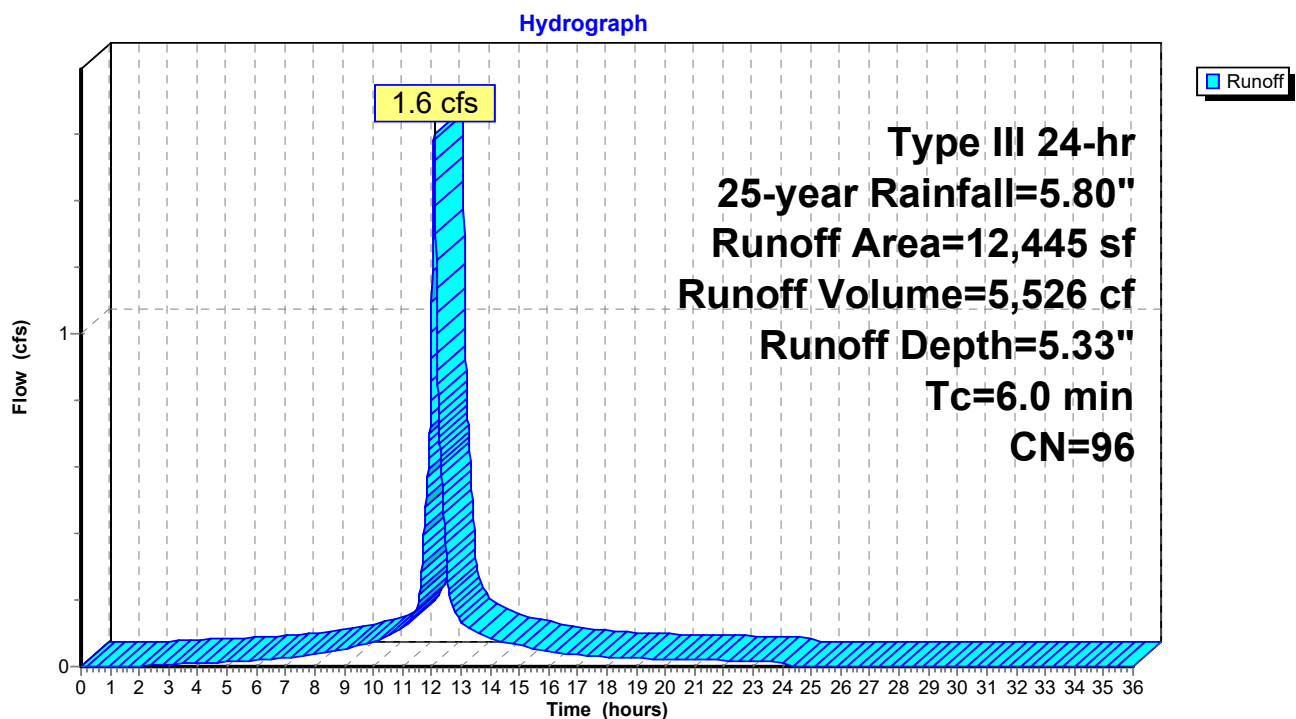
Runoff = 1.6 cfs @ 12.08 hrs, Volume= 5,526 cf, Depth= 5.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.80"

	Area (sf)	CN	Description
*	11,242	98	Impervious
	1,203	80	>75% Grass cover, Good, HSG D
	12,445	96	Weighted Average
	1,203		9.67% Pervious Area
	11,242		90.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Direct

Subcatchment 5S: SC 5



Summary for Subcatchment SC 3.2: SC 3.2

Runoff = 0.4 cfs @ 12.08 hrs, Volume= 1,391 cf, Depth= 5.56"

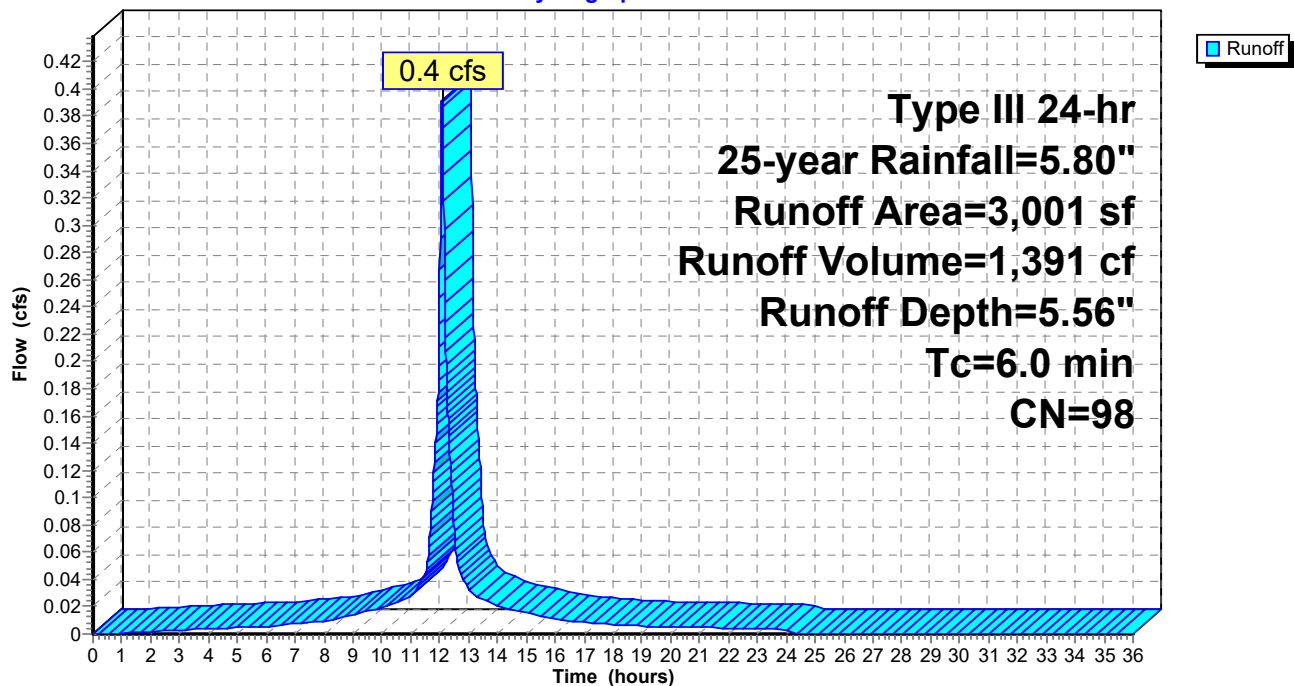
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.80"

	Area (sf)	CN	Description
*	3,001	98	Roof
	3,001		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Direct

Subcatchment SC 3.2: SC 3.2

Hydrograph

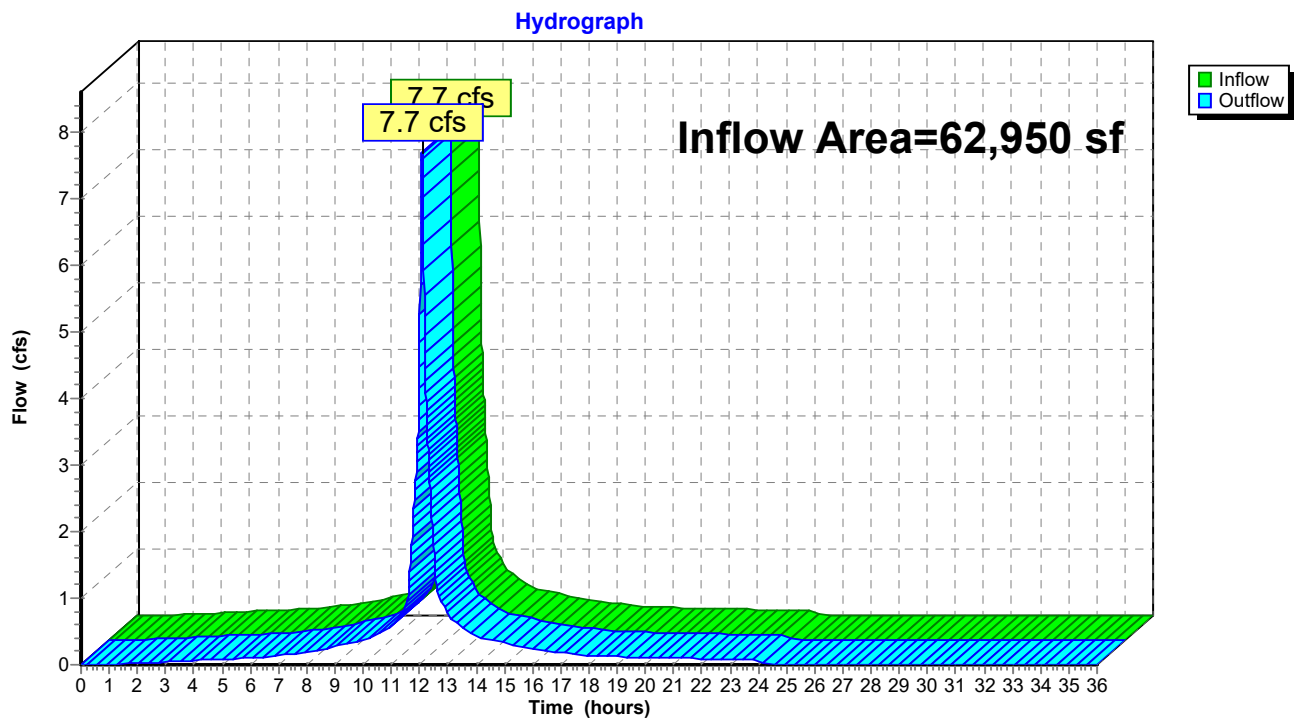


Summary for Reach 1R: Total Runoff

Inflow Area = 62,950 sf, 90.31% Impervious, Inflow Depth = 5.36" for 25-year event
 Inflow = 7.7 cfs @ 12.08 hrs, Volume= 28,113 cf
 Outflow = 7.7 cfs @ 12.08 hrs, Volume= 28,113 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Reach 1R: Total Runoff

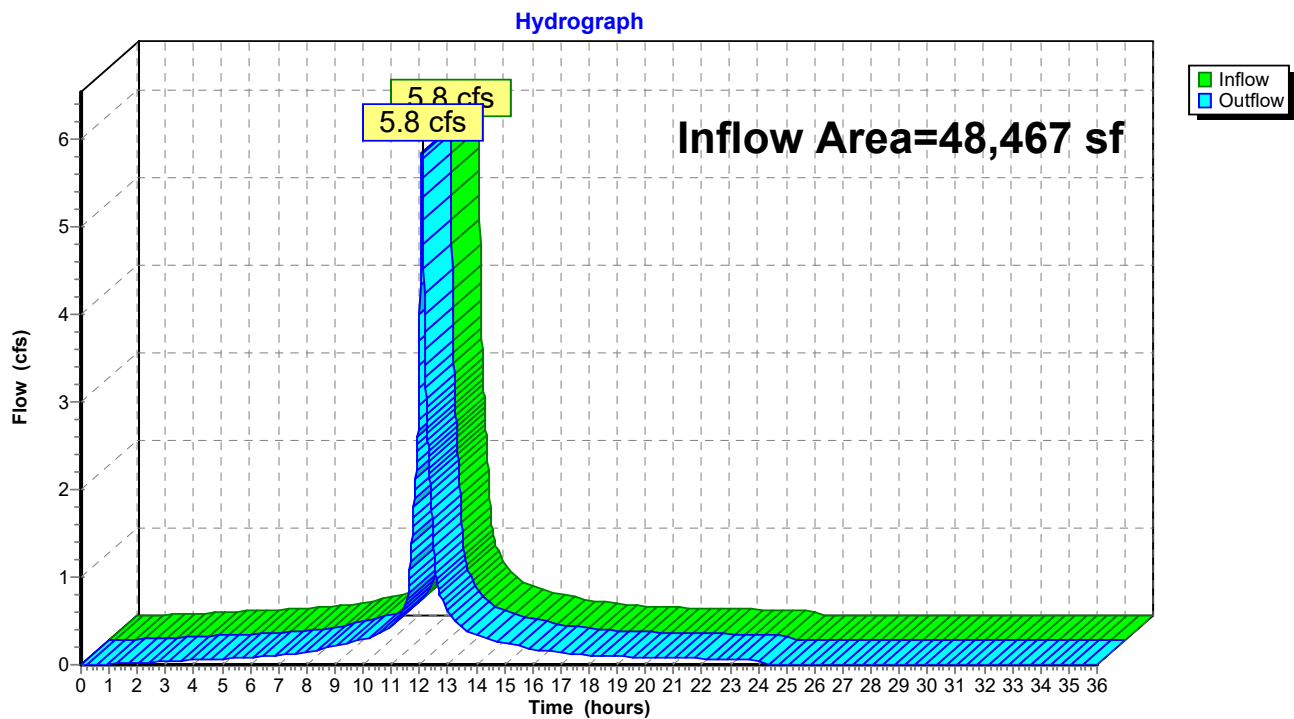


Summary for Reach POI 1: ANDERSON STREET

Inflow Area = 48,467 sf, 92.31% Impervious, Inflow Depth = 5.41" for 25-year event
 Inflow = 5.8 cfs @ 12.08 hrs, Volume= 21,835 cf
 Outflow = 5.8 cfs @ 12.08 hrs, Volume= 21,835 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Reach POI 1: ANDERSON STREET

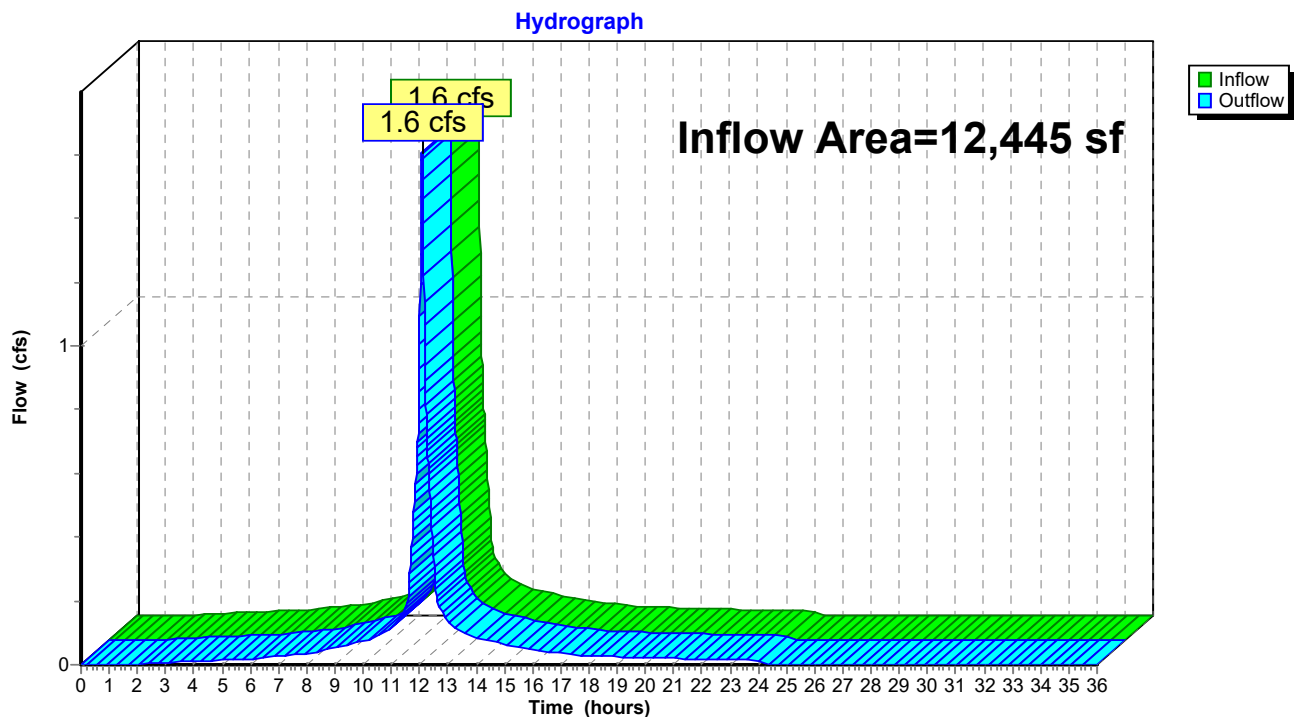


Summary for Reach POI 2: COVE STREET

Inflow Area = 12,445 sf, 90.33% Impervious, Inflow Depth = 5.33" for 25-year event
 Inflow = 1.6 cfs @ 12.08 hrs, Volume= 5,526 cf
 Outflow = 1.6 cfs @ 12.08 hrs, Volume= 5,526 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs

Reach POI 2: COVE STREET



Summary for Pond 1P: FOCAL POINT

Inflow Area = 4,421 sf, 89.03% Impervious, Inflow Depth = 5.33" for 25-year event
 Inflow = 0.6 cfs @ 12.08 hrs, Volume= 1,963 cf
 Outflow = 0.3 cfs @ 12.24 hrs, Volume= 1,959 cf, Atten= 52%, Lag= 9.2 min
 Primary = 0.3 cfs @ 12.24 hrs, Volume= 1,959 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-36.00 hrs, dt= 0.01 hrs
 Peak Elev= 8.85' @ 12.24 hrs Surf.Area= 316 sf Storage= 354 cf

Plug-Flow detention time= 17.6 min calculated for 1,959 cf (100% of inflow)
 Center-of-Mass det. time= 16.2 min (775.2 - 759.0)

Volume	Invert	Avail.Storage	Storage Description
#1	4.88'	151 cf	Crushed Stone (Prismatic) Listed below (Recalc) 586 cf Overall - 207 cf Embedded = 378 cf x 40.0% Voids
#2	5.38'	165 cf	3.94'W x 2.35'L x 1.44'H R-Tank x 13 Inside #1 173 cf Overall x 95.0% Voids
#3	5.38'	21 cf	3.94'W x 2.35'L x 0.79'H Mini Tanks Below Media x 3 Inside #1 22 cf Overall x 95.0% Voids
#4	6.82'	2 cf	3.00'W x 8.00'L x 0.50'H 6" Media embedded inside stone Inside #1 12 cf Overall x 20.0% Voids
#5	7.32'	5 cf	3.00'W x 8.00'L x 1.00'H 1' Media above Stone 24 cf Overall x 20.0% Voids
#6	8.58'	49 cf	Ponding (Prismatic) Listed below (Recalc)
		393 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
4.88	240	0	0
7.32	240	586	586

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
8.58	25	0	0
9.35	103	49	49

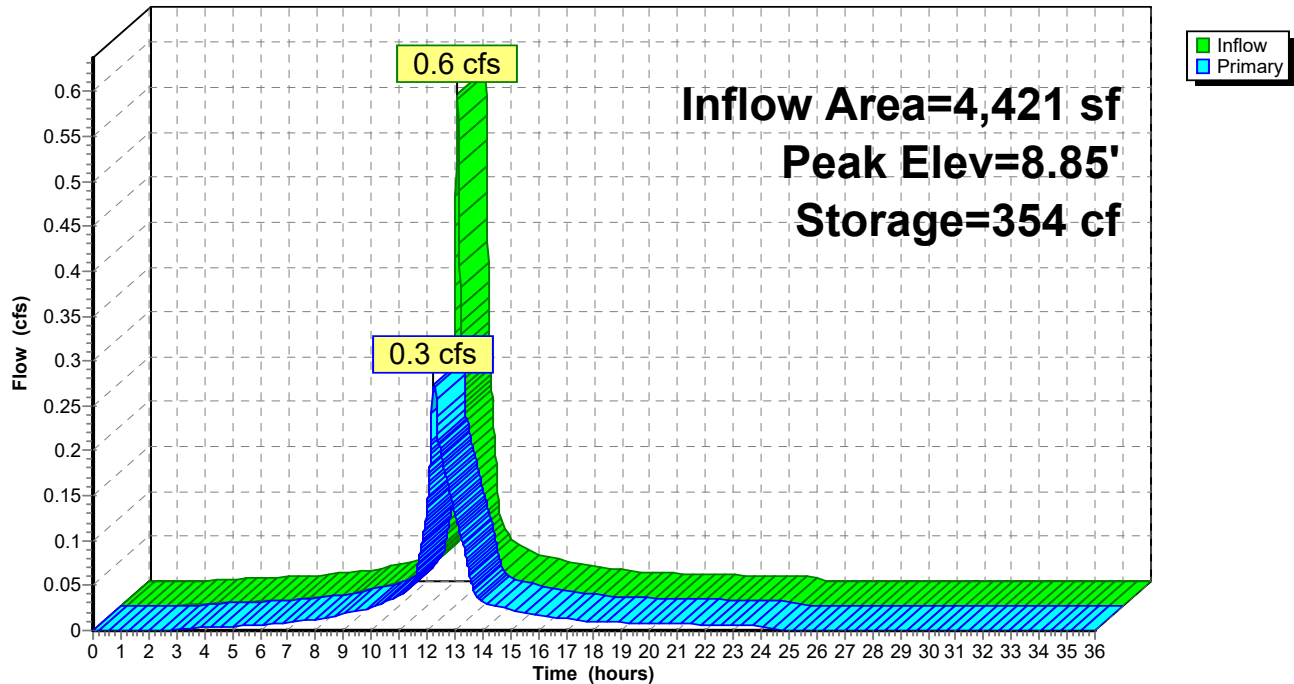
Device	Routing	Invert	Outlet Devices
#1	Primary	4.92'	6.0" Round 6" storm drain L= 17.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 4.92' / 4.88' S= 0.0024 ' / ' Cc= 0.900 n= 0.010, Flow Area= 0.20 sf
#2	Device 1	4.91'	2.3" Vert. Orifice/Grate C= 0.600
#3	Device 2	4.88'	100.000 in/hr Exfiltration over Surface area Phase-In= 0.10'
#4	Device 1	9.15'	8.0" Horiz. Overflow Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.3 cfs @ 12.24 hrs HW=8.85' TW=0.00' (Dynamic Tailwater)

1=6" storm drain (Passes 0.3 cfs of 1.4 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 0.3 cfs @ 9.44 fps)
 3=Exfiltration (Passes 0.3 cfs of 0.7 cfs potential flow)
 4=Overflow Grate (Controls 0.0 cfs)

Pond 1P: FOCAL POINT

Hydrograph



October 28, 2022

Mr. Charles Tetelman; Planner
Planning and Urban Development
Portland City Hall, 4th Floor
399 Congress Street
Portland, Maine 04101

Re: 170 Anderson Street
Staff Review Response

Charles,

We have prepared the following responses and plan revisions to address staff review comments and discussions regarding pedestrian movement and parking on Cove Street. Our responses are in bold text as follows:

Sidewalk and On-Street Parking Cove Street

TMP Scoping meeting discussions:

- **Based on discussions, we have revised the sidewalk along Cove Street expanding the extent of curbed sided walk continuing to the northerly property line abutting AAA parcel. To address the loading zoning pedestrian safety concerns, we have proposed the low mountable granite curb and concrete sidewalk, the reveal is 2 inches. As a result, we have revised the existing catch basin by replacing the existing CB top with a eccentric opening with cascade frame and grate oriented to edge of new curb.**
- **We have added the dimensions for the street width, as discussed, the widths vary as you travel on Cove Street from Anderson. Area of on street parkin has been shown on the plan as requested.**

Plan Revisions

We have provided a complete set of plans that address all of the revisions discussed including added signage and notes relevant to requested changes. The sheet numbering has been changed from our original submission.



Enclosed for your review are the following revised plans:

- Revised Plan Sheet L-1 Existing Conditions and Demolition Plan
- Revised Plan Sheet L2 – Layout, Lighting and Planting.
- Revised Plan Sheets L-3, L-4 and L-5 Site Details
- Revised Plan Sheet C- 20 Grading and Utility Plan
- Revised Architectural Plans (previously submitted)

We trust that the previous responses and revised plans and report address staff review comments as best as we can without having a defined tenant for the distillery or the retrofitted container units. Should you have any questions please do not hesitate to contact me.

Sincerely
Mitchell & Associates

A handwritten signature in black ink, appearing to read 'R. Metcalf', is written over a light gray rectangular background.

Robert B. Metcalf, Principal, ASLA
Maine Licensed Landscape Architect

Enclosure

Cc Marshall Goldman

GENERAL NOTES

1. SITE AREA: 62,950 SF OR 1.45 ACRES
2. APPLICANT: THE CASTINE GROUP
170, LLC
152 COMMERCIAL STREET
SUNNYVALE, CA 94086
3. OWNERS: EAST BAYSIDE STUDIOS, LLC
170 ANDERSON STREET
PORTLAND, ME 04102
4. ZONING DISTRICT: ILB INDUSTRIAL
5. PARCEL: SHOWN AS LOT 2, BLOCK E, ON CITY OF
PORTLAND ASSESSOR'S MAP
6. DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS:
BOOK 35370, PAGE 69
7. SPACE AND BULK STANDARDS:
- | | REQUIRED/EXISTING | PROPOSED/EXISTING |
|------------------------------|-------------------|------------------------------------|
| MINIMUM LOT SIZE | 20,000SF | 62,950 SF OR 1.45 AC |
| MINIMUM LOT WIDTH | 50' | 420 LF COVE STREET |
| MINIMUM STREET FRONTAGE | 60' | 420 FT COVE STREET |
| FRONT YARD SETBACK | NONE | 15 FT |
| ANDERSON STREET | NONE | 5 FT |
| COVE STREET | NONE | |
| REAR YARD SETBACK | NONE | |
| SIDE YARD SETBACK | NONE | NONE (ADDITION) |
| MAXIMUM LOT COVERAGE | 100% | 54% |
| MAXIMUM HEIGHT OF STRUCTURES | 45 FT | EXISTING 22'-6"
PROPOSED 21'-2" |
8. EXISTING CONDITIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED
'BOUNDARY SURVEY & EXISTING CONDITIONS SURVEY ON 170 ANDERSON STREET, PORTLAND,
MAINE, MADE FOR THE CASTINE GROUP, 170, LLC, DATED JANUARY #, 2014, PREPARED BY OWEN
HASKELL, INC., FALMOUTH, MAINE.
9. BASIS OF BEARING FOR SURVEY IS MAINE STATE GRID, WEST ZONE. CONTOURS AND
ELEVATIONS ARE REFERENCED TO NGVD 1929.
10. PROPOSED 2,899 SF ADDITION LOCATED ON NORTH WESTERLY SIDE OF EXISTING 31,220 SF
INDUSTRIAL BUILDING. ACCESSORY USE-TASTING ROOM MAXIMUM OF 25% OF TENANT FLOOR AREA:
FIRST FLOOR 2,999 SQUARE FEET
MEZZANINE 812 SQUARE FEET
STAIR TOWER 203 SQUARE FEET
TOTAL 4,014 SQUARE FEET
25% 1,003 SQUARE FEET
PROPOSED FIRST FLOOR (873 SQ. FT.), MEZZANINE (130 SQ. FT.),
TOTAL TASTING ROOM (1,003 SQ. FT.)

11. OFF-STREET PARKING REQUIREMENTS: 1 SPACE PER 1,000 SF - 35,970 SF OR 36 SPACES.

EXISTING SPACES PROPOSED

NORTH SIDE	10	19
SOUTH SIDE	23	22
TOTAL	34	41 (INCLUDES 2 HANDICAP SPACES)

EXISTING ONSTREET (COVE STREET): PARKING SPACES 9+/-
EXISTING LOADING BAYS: 5

12. BICYCLE PARKING:

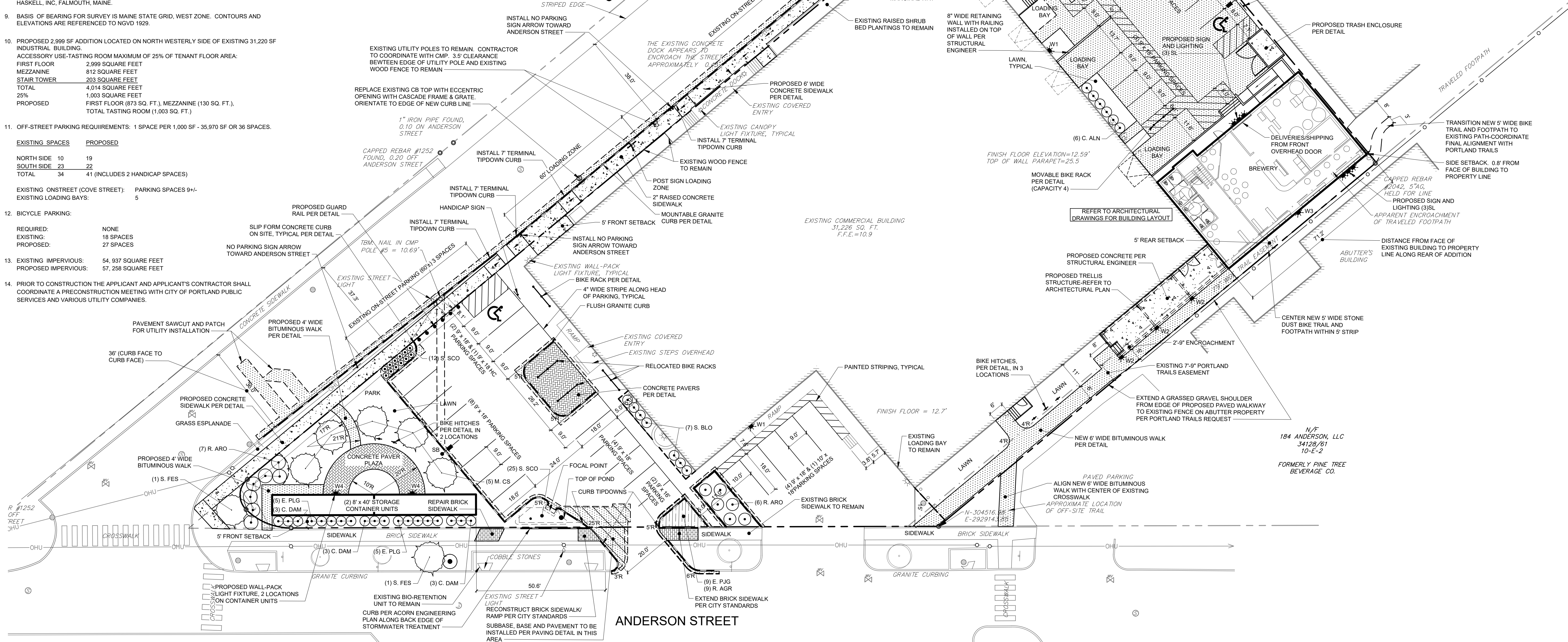
REQUIRED:	NONE
EXISTING:	18 SPACES
PROPOSED:	27 SPACES

13. EXISTING IMPERVIOUS: 54,937 SQUARE FEET
PROPOSED IMPERVIOUS: 57,236 SQUARE FEET

14. PRIOR TO CONSTRUCTION THE APPLICANT AND APPLICANT'S CONTRACTOR SHALL
COORDINATE A PRECONSTRUCTION MEETING WITH CITY OF PORTLAND PUBLIC
SERVICES AND VARIOUS UTILITY COMPANIES.

LEGEND

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	
ABUTTER LINE/R.O.W.	
DEED LINE/R.O.W.	
IRON PIPE/ROD	
CURVE/LINE NO.	
BUILDING	
DECK/STEPS	
EDGE PAVEMENT	
PAVEMENT SAWCUT	
EDGE CONCRETE	
PAVEMENT PAINT	
CURB LINE	
CHAIN LINK FENCE	
STOCKADE FENCE	
RETAINING WALL	
TREE	
BOLLARD	
SIGN	
WATER GATE VALVE	
SANITARY MANHOLE	
CATCH BASIN	
OVERHEAD UTILITY	
UTILITY POLE	
GUY WIRE	
WALL-PACK / CANOPY LIGHT	
POLE-MOUNTED LIGHT	

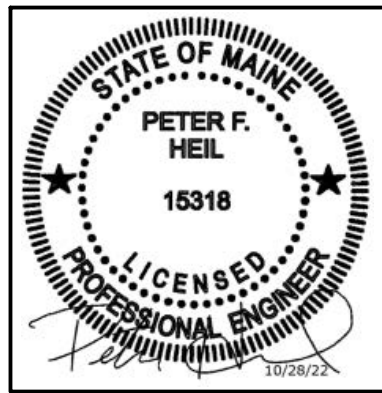


PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ORNAMENTAL TREES					
M. CS	5	MALUS SARGENTII	CANDY MINT SARGENT	1.75" CAL.	
S. FES	4	SYRINGA RETICULATA	FIRST ADDITIONS SNOW DANCE	2" CAL.	
SHRUBS / GROUND COVERS					
C. DM	6	COTONEASTER PAMERI	STIEB'S FINDLING	#3	
C. ALN	12	CLETHRA ALNIFOLIA	SUCARTINA - CRYSTALINA	#3	
R. ARO	13	RHUS AROMATICA	GRO-LOW - FRAGRANT SUMAC	#3	
S. BLO	7	SYRINGA BLOOMERANG	BLOOMERANG LILAC	#3	
PERENNIALS / GRASSES					
E. PGJ	9	ECHINACEA - GREEN JEWEL	GREEN JEWEL CONEFLOWER	6" POT	
E. SPL	30	ERAGROTIS SPECTABILIS	PURPLE LOVE GRASS	6" POT	
R. AGR	9	RUBECCKIA x AMERICAN GOLD RUSH	BLACK-EYED SUSAN	6" POT	
S. SCO	13	SCHIZACHYRIUM SCOPARIUM	SMOKE SIGNAL	6" POT	

LUMINAIRE SCHEDULE

Tag	Qty	Watts	Lumens	LLF	Mounting Height	Description
SA	2	54.88	4158	0.900	16	VP-S-24L-65-3K7-4-BC
SB	1	65	6696	0.900	18	VPS-38L-65-3K7-4W
SL	6	6.8	462	0.800	20.5, 21	SN-LED-e66-WFL-12 prorated for 3K
W1	2	29	3267	0.900	12	WDS-D-24L-30-3K7-4W
W2	3	13	968	0.900	10	GL-6541-B-CC-R5-TBL-A
W3	1	10.1	1303	0.900	12	RWL1-48L-10-3K7-3-U
W4	2	10.1	1285	0.900	8	RWL1-48L-10-3K7-4W-U



N/F
AAA NORTHERN NEW ENGLAND
13089/282
9-A-2
FORMERLY INDUSTRIES, INC.

Owner:
EAST BAYSIDE STUDIOS, LLC
170 ANDERSON STREET, PORTLAND, MAINE 04101

Prepared For:
THE CASTINE GROUP, CASTINE 170, LLC
152 COMMERCIAL STREET, SUNNYVALE, CALIFORNIA 94086

Prepared By:
Mitchell & Associates
LANDSCAPE ARCHITECTS
170 Center Street, Portland, Maine 04101
P: 207.774.4427
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170 Anderson Street

Portland, Maine

170 Anderson Street

Date:
February 22, 2022

Issued For:
PERMITTING REVIEW
NOT FOR CONSTRUCTION

Revisions:
5/24/22 REVISED PER PLANNING STAFF REVIEW COMMENTS
10/28/22 REVISED PER PLANNING STAFF REVIEW COMMENTS

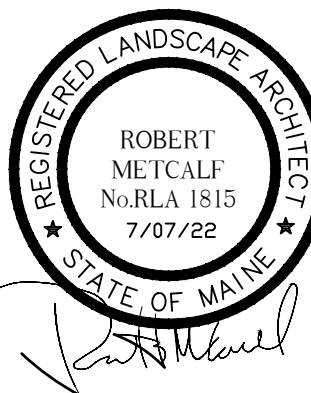
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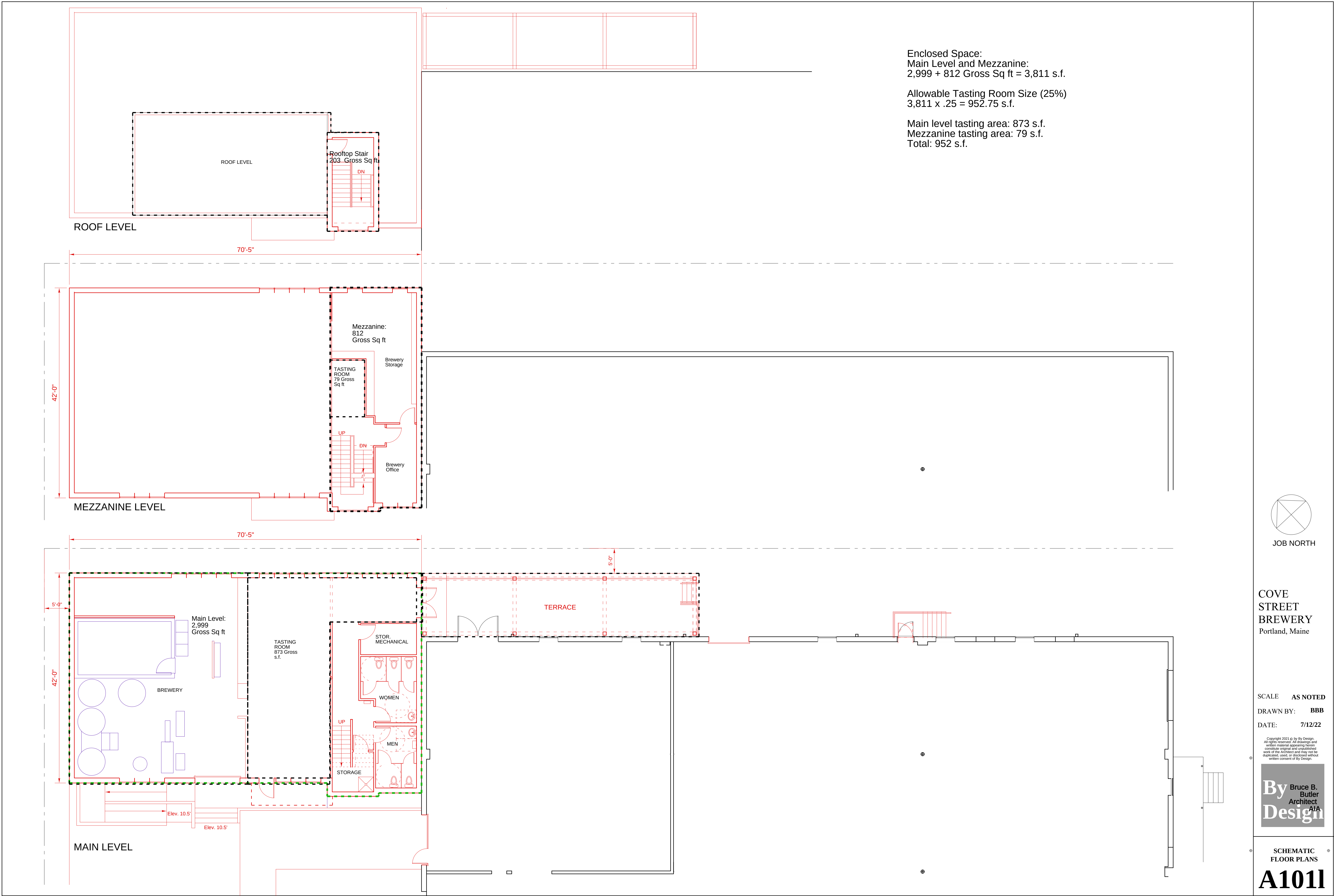
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LAYOUT, LIGHTING
AND PLANTING PLAN

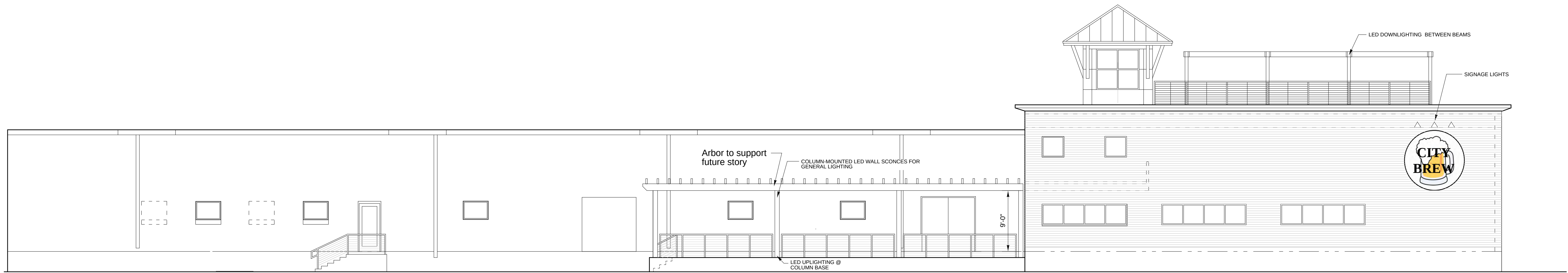
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North:

Sheet No.:
L2

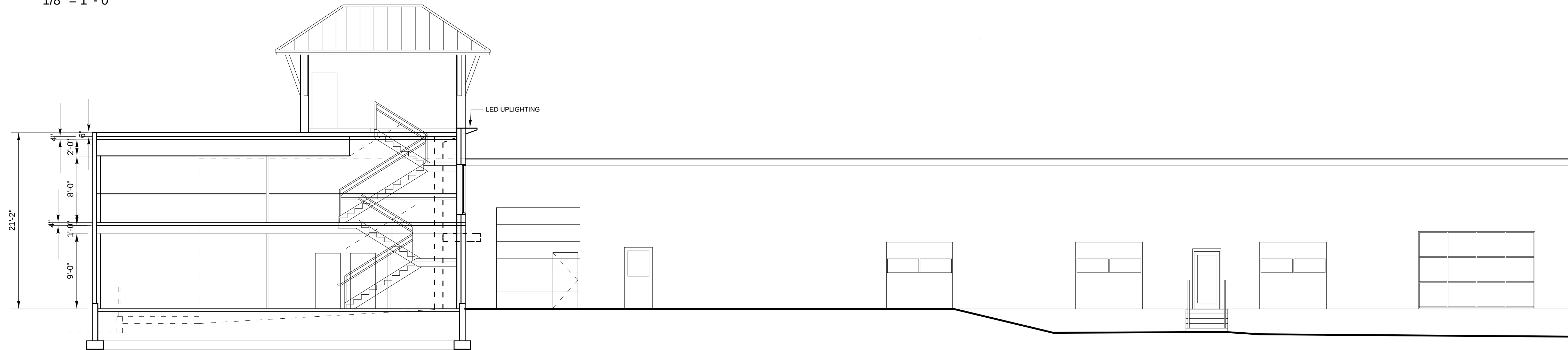






NORTH ELEVATION
1/8" = 1' - 0"

1,672.5237 Sq ft



BUILDING SECTION @ STAIR
1/8" = 1' - 0"



SOUTH ELEVATION ON COVE STREET
1/4" = 1' - 0"

COVE
STREET
BREWERY
Portland, Maine

SCALE AS NOTED

DRAWN BY: BBB

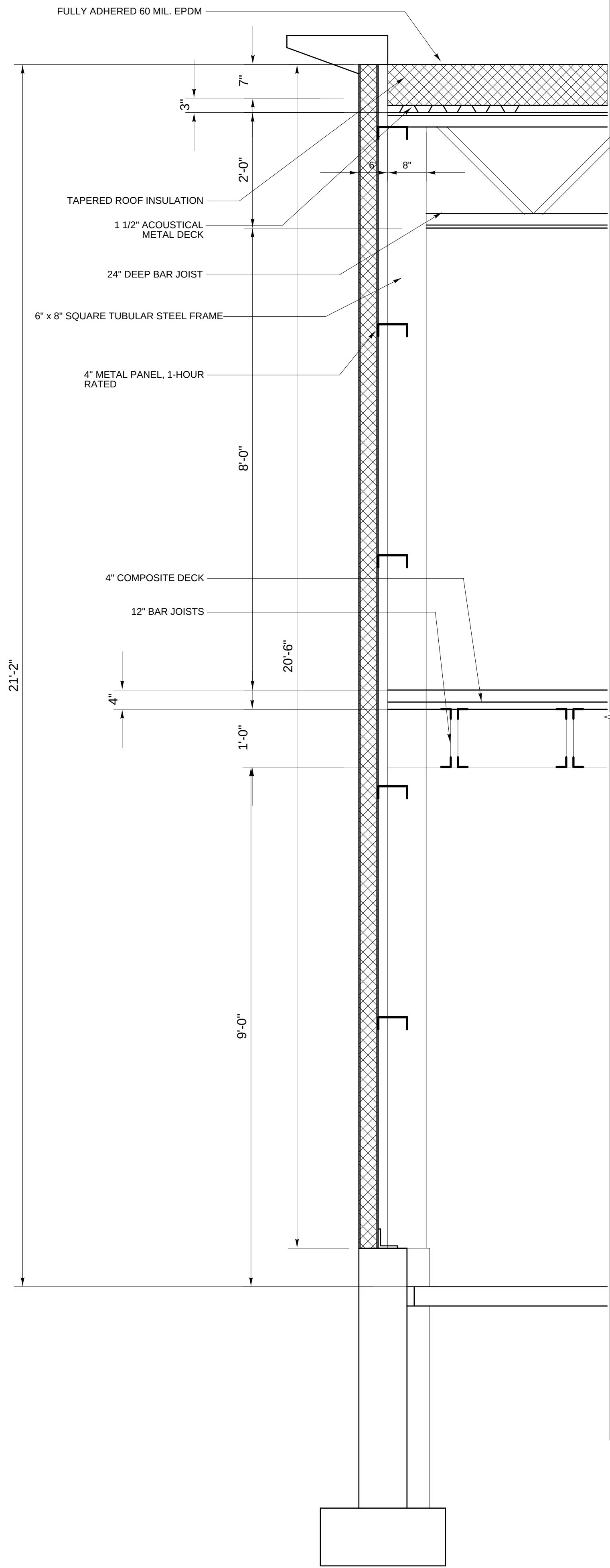
DATE: 7/12/22

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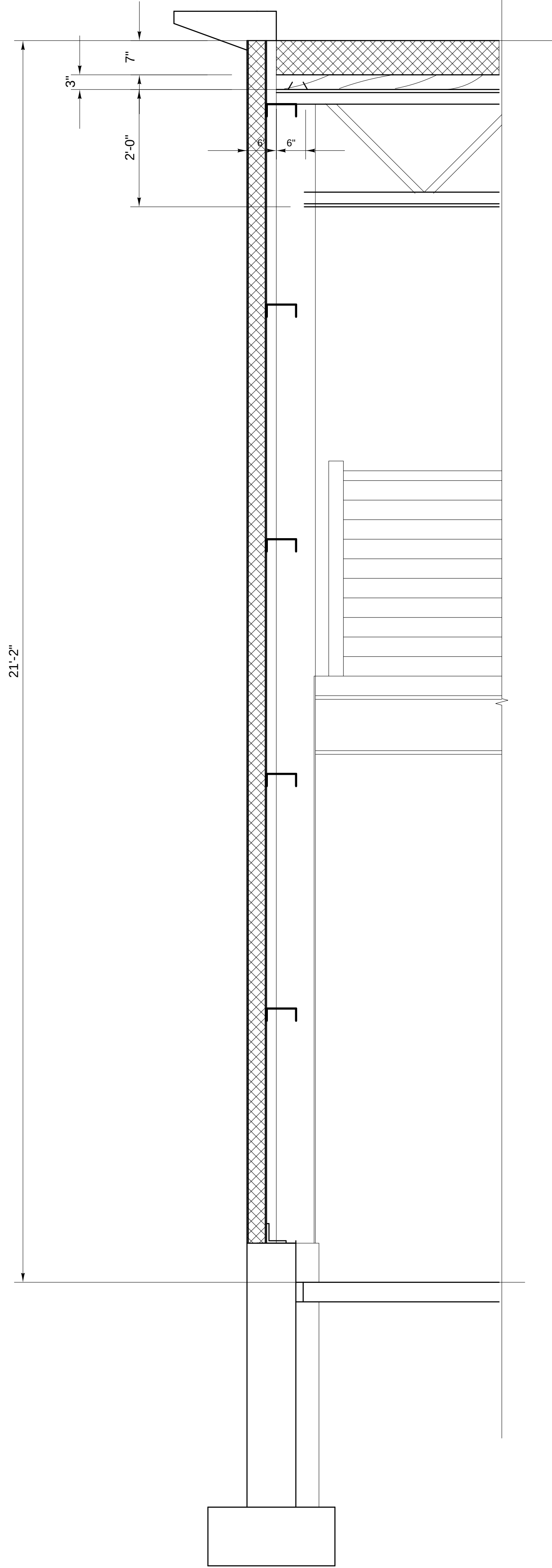
By Bruce B.
Butler
Architect
AIA
Design

EXTERIOR
ELEVATIONS

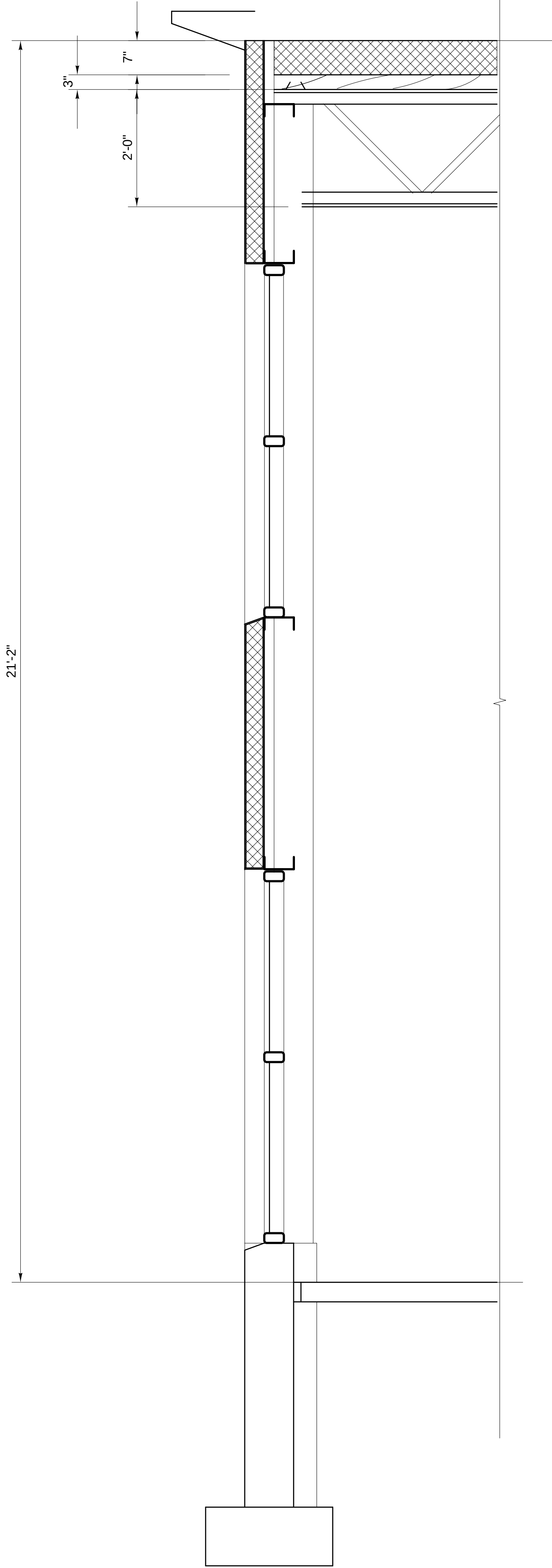
A2011



1 WALL SECTION @ MEZZANINE
A300 SCALE: 3/4" = 1' - 0"



2 WALL SECTION @ FULL-HEIGHT SPACE
A300 SCALE: 3/4" = 1' - 0"



3 WALL SECTION @ FULL-HEIGHT SPACE W/WINDOWS
A300 SCALE: 3/4" = 1' - 0"

COVE
STREET
BREWERY
Portland, Maine

SCALE 3/4" = 1' - 0"

DRAWN BY: BBB

DATE: 7/12/22

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By Bruce B.
Butler
Architect
AIA
Design

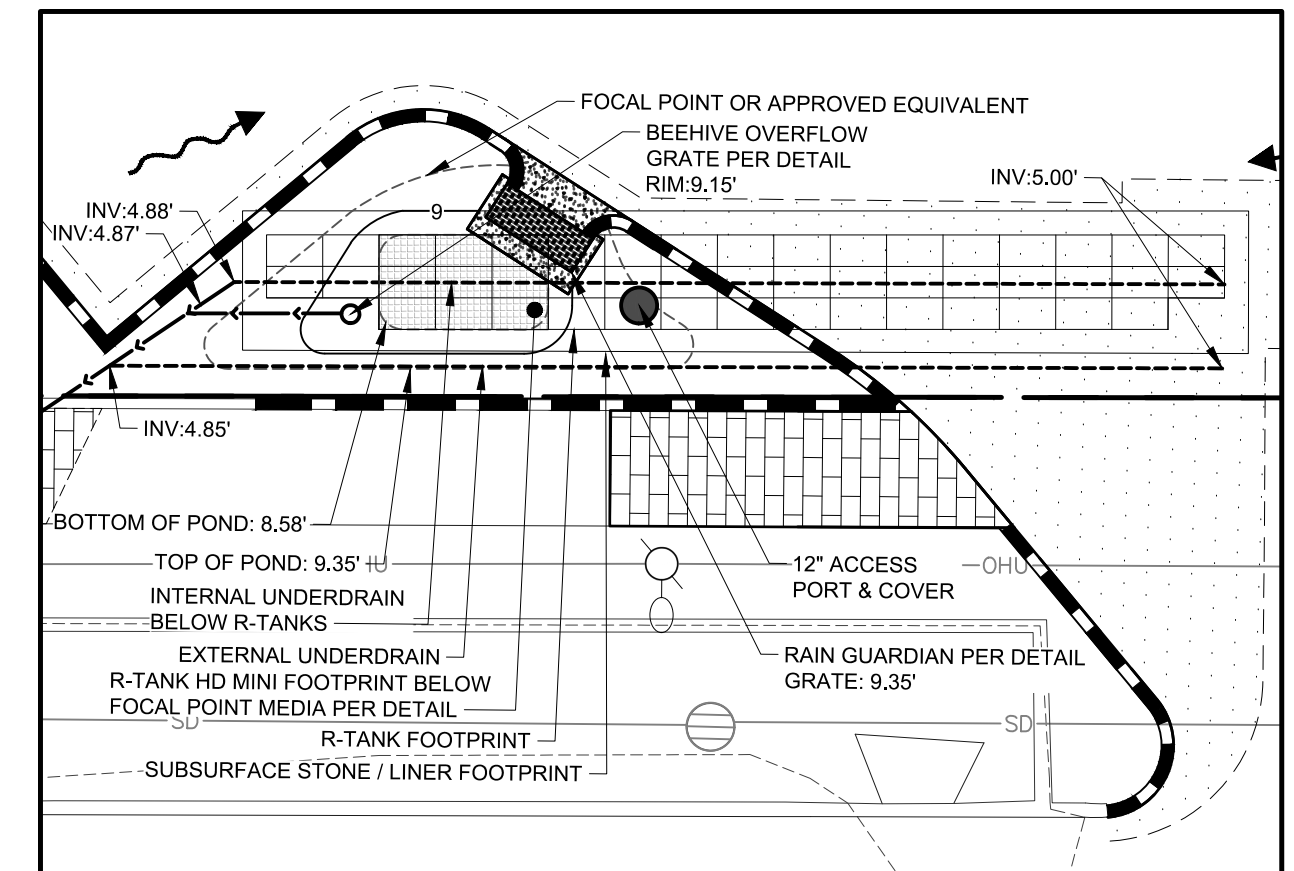
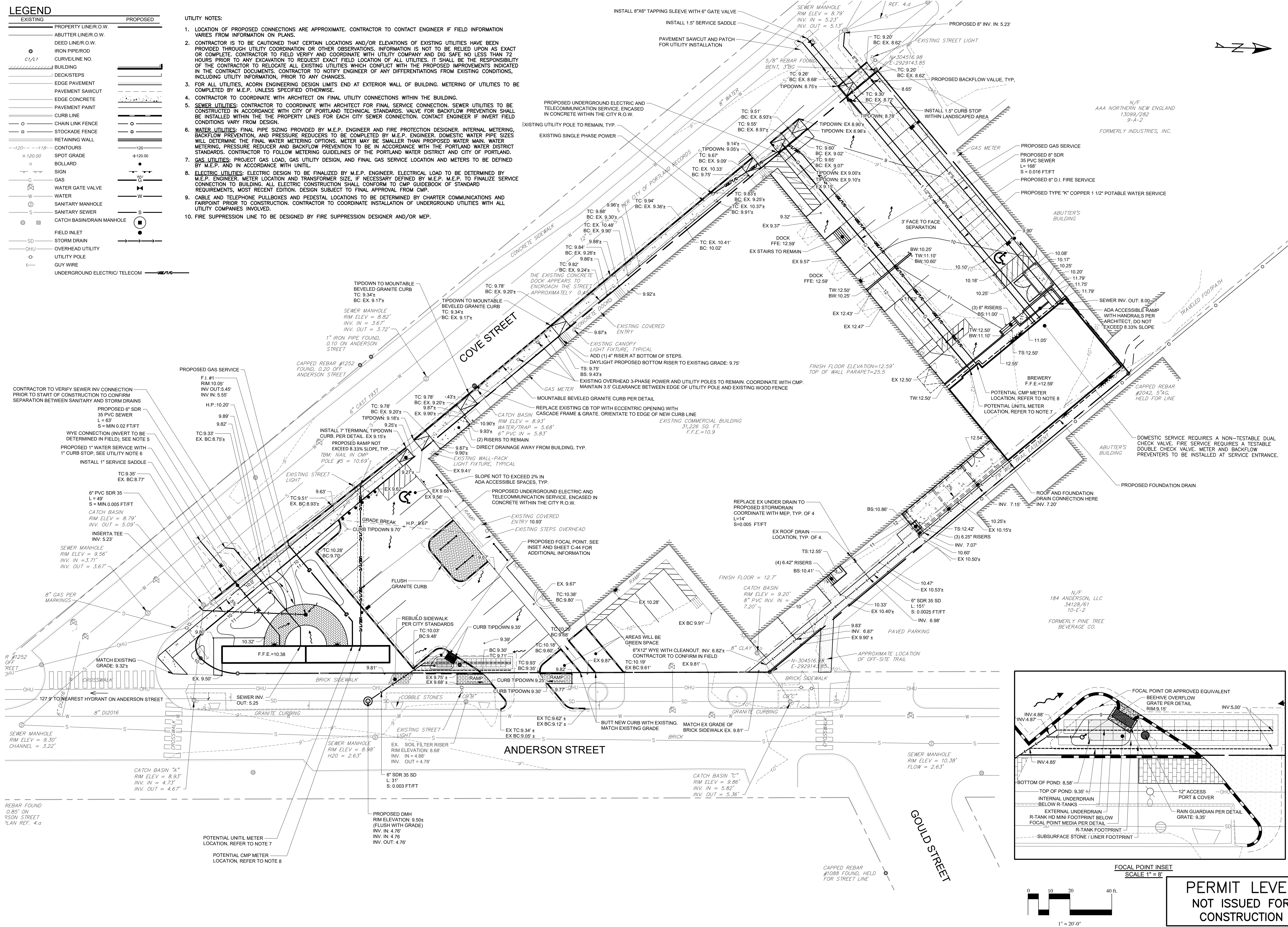
WALL SECTIONS

A3001

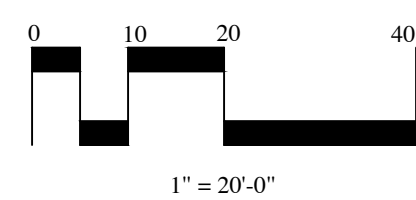
EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	
ABUTTER LINE/R.O.W.	
DECK/STEPS	
EDGE PAVEMENT	
PAVEMENT SAWCUT	
EDGE CONCRETE	
PAVEMENT PAINT	
CURB LINE	
CHAIN LINK FENCE	
STOCKADE FENCE	
RETAINING WALL	
CONTOURS	
SPOT GRADE	
BOLLARD	
SIGN	
GAS	
WATER GATE VALVE	
WATER	
SANITARY MANHOLE	
SANITARY SEWER	
CATCH BASIN/DRAIN MANHOLE	
FIELD INLET	
STORM DRAIN	
OVERHEAD UTILITY	
UTILITY POLE	
GUY WIRE	
UNDERGROUND ELECTRIC/TELECOM	

UTILITY NOTES:

1. LOCATION OF PROPOSED CONNECTIONS ARE APPROXIMATE. CONTRACTOR TO CONTACT ENGINEER IF FIELD INFORMATION VARIES FROM INFORMATION ON PLANS.
2. CONTRACTOR IS TO BE CAUTIONED THAT CERTAIN LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES HAVE BEEN PROVIDED THROUGH UTILITY COORDINATION OR OTHER OBSERVATIONS. INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH UTILITY COMPANY AND DIG SAFE NO LESS THAN 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS INDICATED IN THE CONTRACT DOCUMENTS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DIFFERENTIATIONS FROM EXISTING CONDITIONS, INCLUDING UTILITY INFORMATION, PRIOR TO ANY CHANGES.
3. FOR ALL UTILITIES, ACON ENGINEERING DESIGN LIMITS END AT EXTERIOR WALL OF BUILDING. METERING OF UTILITIES TO BE COMPLETED BY M.E.P. UNLESS SPECIFIED OTHERWISE.
4. CONTRACTOR TO COORDINATE WITH ARCHITECT ON FINAL UTILITY CONNECTIONS WITHIN THE BUILDING.
5. SEWER UTILITIES: CONTRACTOR TO COORDINATE WITH ARCHITECT FOR FINAL SERVICE CONNECTION. SEWER UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PORTLAND TECHNICAL STANDARDS. VALVE FOR BACKFLOW PREVENTION SHALL BE INSTALLED WITHIN THE PROPERTY LINES FOR EACH CITY SEWER CONNECTION. CONTACT ENGINEER IF INVERT FIELD CONDITIONS VARY FROM DESIGN.
6. WATER UTILITIES: FINAL PIPE SIZING PROVIDED BY M.E.P. ENGINEER AND FIRE PROTECTION DESIGNER. INTERNAL METERING, BACKFLOW PREVENTION, AND PRESSURE REDUCERS TO BE COMPLETED BY M.E.P. ENGINEER. DOMESTIC WATER PIPE SIZES WILL DETERMINE THE FINAL WATER METERING OPTIONS. METER MAY BE SMALLER THAN PROPOSED WATER MAIN. WATER METERING, PRESSURE REDUCER AND BACKFLOW PREVENTION TO BE IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT STANDARDS. CONTRACTOR TO FOLLOW METERING GUIDELINES OF THE PORTLAND WATER DISTRICT AND CITY OF PORTLAND.
7. GAS UTILITIES: PROJECT GAS LOAD, GAS UTILITY DESIGN, AND FINAL GAS SERVICE LOCATION AND METERS TO BE DEFINED BY M.E.P. AND IN ACCORDANCE WITH UNIL.
8. ELECTRIC UTILITIES: ELECTRIC DESIGN TO BE FINALIZED BY M.E.P. ENGINEER. ELECTRICAL LOAD TO BE DETERMINED BY M.E.P. ENGINEER. METER LOCATION AND TRANSFORMER SIZE, IF NECESSARY DEFINED BY M.E.P. M.E.P. TO FINALIZE SERVICE CONNECTION TO BUILDING. ALL ELECTRIC CONSTRUCTION SHALL CONFORM TO CMP GUIDEBOOK OF STANDARD REQUIREMENTS, MOST RECENT EDITION. DESIGN SUBJECT TO FINAL APPROVAL FROM CMP.
9. CABLE AND TELEPHONE PULLBOXES AND PEDESTAL LOCATIONS TO BE DETERMINED BY CHARTER COMMUNICATIONS AND FAIRPOINT PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND UTILITIES WITH ALL UTILITY COMPANIES INVOLVED.
10. FIRE SUPPRESSION LINE TO BE DESIGNED BY FIRE SUPPRESSION DESIGNER AND/OR MEP.



FOCAL POINT INSET
SCALE 1" = 8'



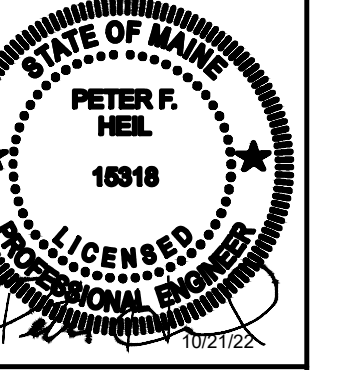
PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY
MINOR SITE PLAN	PFH
COMMENT RESPONSE	5/9/22
GRADING REVISION	PFH
SIDWALK REVISION	10/21/22

GRADING AND UTILITY PLAN
PROJECT NAME/ADDRESS:
170 ANDERSON STREET REDEVELOPMENT
CLIENT/OWNER OF RECORD:
THE CASTINE GROUP, CASTINE 170, LLC
152 COMMERCIAL STREET, SUNNYSIDE, CALIFORNIA 94086

ACORN ENGINEERING, INC. ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04101
(207) 775-2655
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS SHALL BE MADE WITHOUT UTILITY TO ACORN ENGINEERING, INC.

FILE: 1169_CIVIL
UN: 1169
SCALE: AS NOTED
DESIGNED BY: PFH
DRAWN BY: ZMS
CHECKED BY: WHS



DRAWING NO.
C-20

EROSION CONTROL NOTES

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER THE CONSTRUCTION. THIS PLAN IS BASED ON THE MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION, BEST MANAGEMENT PRACTICES, OCTOBER, 2016.

A. PROPOSED DEVELOPMENT

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW ADDITION TO AN EXISTING BUILDING AND ADDITIONAL COMMERCIAL STRUCTURES. SITE IMPROVEMENTS INCLUDE: PARKING LOT AND TRAIL, GRADING OPERATIONS, PLANTING AND ALL OTHER PERTINENT SITE IMPROVEMENT REQUIREMENTS AS PER THE SITE PLAN ORDINANCES FOR THE CITY OF PORTLAND, MAINE.

B. EROSION CONTROL PRACTICES/TEMPORARY MEASURES

THE FOLLOWING TEMPORARY MEASURES TO CONTROL EROSION AND SEDIMENTATION SHALL BE UTILIZED:

EACH GROUND AREA, OPENED OR EXPOSED, WHETHER DIRECTLY OR INDIRECTLY DUE TO THE DEVELOPMENT, SHALL BE MINIMIZED AND SHALL BE STABILIZED WITHIN 15 DAYS OF INITIAL DISTURBANCE OF SOIL AND SHALL BE PERMANENTLY STABILIZED WITHIN SEVEN DAYS OF FINAL GRADING. THIS STATEMENT APPLIES TO DISTURBED AREAS BEYOND THE LIMITS OF THE PROPOSED BUILDING. EXPOSED AREAS SHALL BE STABILIZED PRIOR TO A RAIN EVENT.

TEMPORARY SOIL STABILIZATION SHALL BE EITHER BY TEMPORARY MULCHING, TEMPORARY SEEDING, PERMANENT BASE GRAVEL, OR ASPHALT BINDER COURSE AS FOLLOWS:

TEMPORARY SEEDING: SEED SHALL BE AROOSTOOK RYE APPLIED AT 2.60#/1000 SF. LIME SHALL BE AGRICULTURAL GRAVEL LIMESTONE APPLIED AT 13.8#/1000 SF. FERTILIZER SHALL BE 10-10-10 CLASSIFICATION APPLIED AT 13.8#/1000 SF. MULCH SHALL CONSIST OF HAY AND STRAW MULCH AND SPREAD EVENLY AT A RATE OF 70-90#/1000 SF. TEMPORARY SEEDINGS SHALL ONLY BE MADE BETWEEN APRIL 15 AND OCTOBER 1, AND SHALL NOT BE PLACED OVER SNOW.

TEMPORARY MULCHING: MULCH SHALL CONSIST OF CHOPPED HAY OR STRAW MULCH AND SPREAD BY MECHANICAL BLOWER EVENLY AT A RATE OF 150-200#/1000 SF. TEMPORARY MULCH SHALL BE REMOVED PRIOR TO PERMANENT SOIL STABILIZATION. MULCH MUST NOT BE PLACED OVER SNOW. SNOW SHALL BE REMOVED PRIOR TO MULCHING.

PERMANENT BASE GRAVEL: BASE GRAVEL UNDER PAVEMENT SHALL BE SUITABLE AS TEMPORARY SOIL STABILIZATION UNDER THE FOLLOWING CONDITIONS:
a) SLOPES SHALL BE LESS THAN EIGHT PERCENT;
A) GRAVEL SHALL MEET THE SPECIFICATIONS FOR BASE OR SUBBASE GRAVEL FOR THE PROPOSED COMPLETED PAVEMENT.

C. EROSION CONTROL PRACTICES/PERMANENT MEASURES

THE FOLLOWING PERMANENT MEASURES TO CONTROL EROSION AND SEDIMENTATION SHALL BE UTILIZED:

1. PERMANENT SEEDING SHALL BE PERFORMED DURING CONSTRUCTION OPERATIONS AS EACH DISTURBED AREA HAS BEEN BROUGHT TO FINISH GRADE. PERMANENT SEEDINGS SHALL BE MADE AS DORMANT SEEDING AFTER THE FIRST KILLING FROST. DORMANT SEEDING AND MULCH SHALL BE USED AT TWO TIMES THE PERMANENT SEEDING AND MULCHING RATE SHOWN BELOW FOR BOTH LAWN AS WELL AS EMBANKMENTS. SEED, LOAM, LIME, FERTILIZER AND MULCH ARE TO BE AS FOLLOWS:

SEED: THE SEED MIXTURE SHALL CONSIST OF SEED PROPORTIONED BY WEIGHT. ALL SEED SHALL BE FRESH, CLEAN, "NEW CROP" SEED. HARMLESS INERT MATTER AND WEED SEEDS SHALL BE PERMITTED UP TO ONE PERCENT OF THE GROSS WEIGHT OF EACH VARIETY OF SEED. ALL SEED SUPPLIED SHALL BE PACKED IN APPROVED CONTAINERS BEARING THE MANUFACTURER'S NAME AND ANALYSIS OF CONTENTS. THE FOLLOWING MATERIALS AND APPLICATION RATES SHALL BE REQUIRED FOR PERMANENT SEEDING:

LAWN:
CREEPING RED RESCUE: 0.69#/1000 SF
KENTUCKY BLUEGRASS: 0.57#/1000 SF
PERENNIAL RYEGRASS: 0.46#/1000 SF
REDTOP: 0.12#/1000 SF
TOTAL: 1.84#/1000 SF

LOAM: SHALL BE FREE OF GRASSES, ROOTS, LARGE STONE AND INORGANIC DEBRIS. PLACE LOAM AT FOUR INCHES MINIMUM DEPTH OVER ALL DISTURBED AREAS. FINAL GRADING OF ALL LAWN AREAS TO BE APPROVED BY LANDSCAPE ARCHITECT BEFORE SEEDING.

LIME: LIME SHALL BE AGRICULTURAL GRAVEL LIMESTONE AND APPLIED AS PER RECOMMENDATION OF A STATE COMMERCIAL SOIL TESTING LABORATORY. FERTILIZER: FERTILIZER SHALL BE 10-20-20 CLASSIFICATION AND APPLIED AS PER RECOMMENDATION OF A STATE COMMERCIAL SOIL TESTING LABORATORY.

MULCH: MULCH SHALL CONSIST OF HAY OR STRAW MULCH. MULCH SHALL BE SPREAD EVENLY AT A RATE OF TWO AND ONE HALF TONS PER ACRE OVER ALL SEEDING. AFTER APPLICATION, THE MULCH SHALL BE THOROUGHLY WETTED. IN STEEP AREAS, THE MULCH SHALL BE HELD IN PLACE BY THE USE OF JUTE EROSION CONTROL NETTING OR APPROVED ALTERNATIVE NETTING MATERIAL. NOTE: ALL EXPOSED SOIL MUST BE COVERED REGARDLESS OF MULCHING RATES SPECIFIED.

THE CONTRACTOR SHALL MAINTAIN THE SEEDED AND MULCHED AREAS UNTIL FINAL ACCEPTANCE OR THE WORK. MAINTENANCE SHALL CONSIST OF PROVIDING PROPER WATERING, PROTECTION AGAINST TRAFFIC AND REPAIRING ANY AREAS DAMAGED DUE TO WIND, WATER, EROSION, FIRE OR OTHER CAUSES. SUCH DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITION AND GRADE OF THE SOIL PRIOR TO SEEDING AND SHALL THEN BE REFERTILIZED, RESEEDED AND REMULCHED.

D. WINTER CONDITIONS

THE EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS/1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. THE CONTRACTOR SHALL INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE, DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

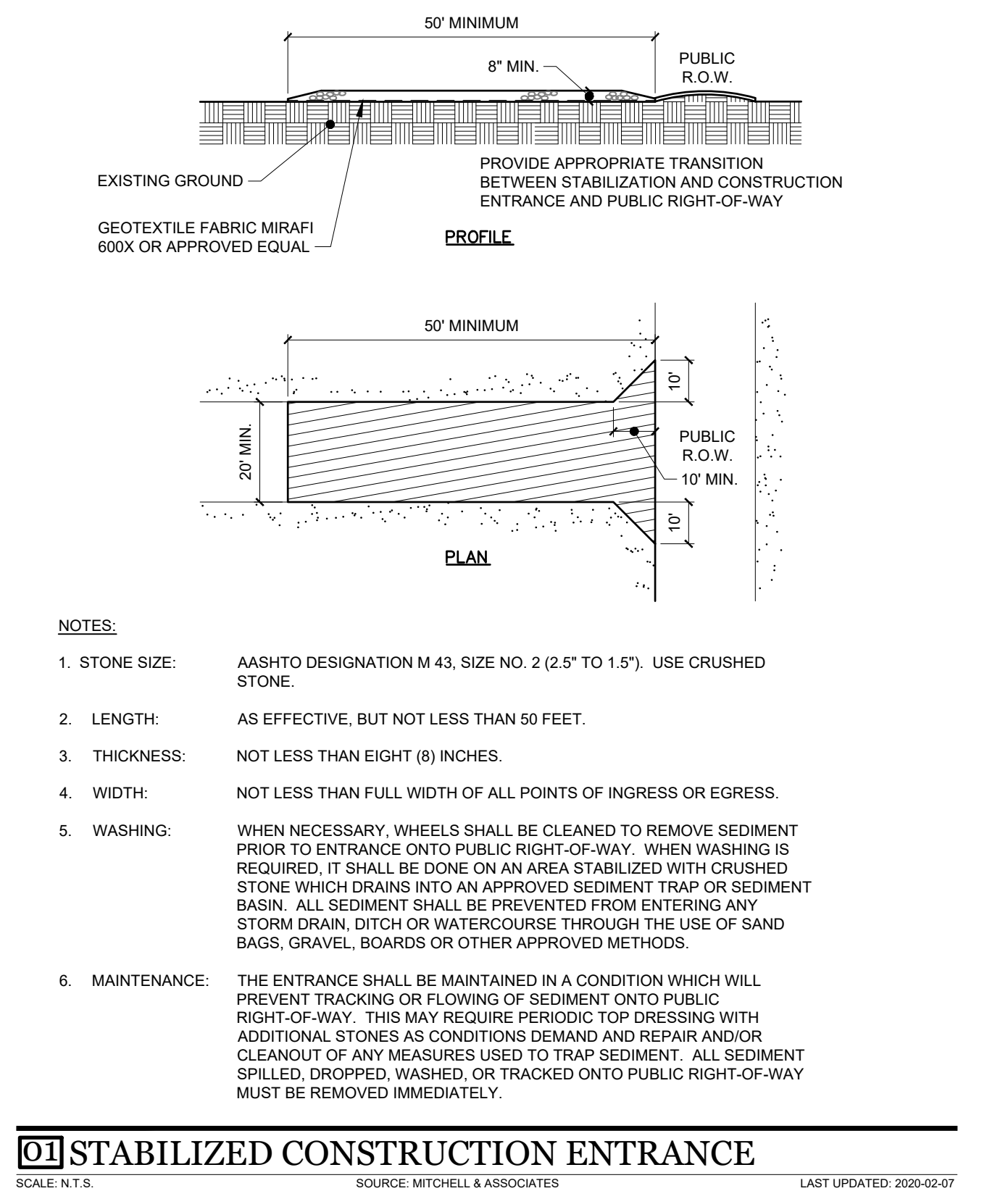
E. CONSTRUCTION SEQUENCE

THE GENERAL SEQUENCE OF WORK SHALL BE AS FOLLOWS:
1. INSTALL EROSION CONTROL DEVICES. (SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE AND OR SEDIMENT BARRIER.)
2. TEMPORARILY STABILIZE DISTURBED AREAS BY MULCHING ALL EXPOSED SOIL WITHIN 15 DAYS OF INITIAL DISTURBANCE.
3. INSTALL STORMWATER SYSTEM.
4. CONSTRUCTION OF BUILDINGS;
5. COMPLETE SITE CONSTRUCTION WORK;
6. CONSTRUCT PAVED ACCESS AND PARKING AREAS;
7. INSTALL PERMANENT VEGETATION ON ALL EXPOSED AREAS WITHIN 15 DAYS OF FINAL GRADING; AND
8. PERFORM CONTINUING MAINTENANCE ON ALL EROSION AND SEDIMENTATION CONTROL DEVICES AND MEASURES.

F. SITE INSPECTION & MAINTENANCE

WEEKLY INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING RAINFALLS OF 0.5" OVER A CONSECUTIVE 24-HOUR PERIOD, SHALL BE CONDUCTED BY THE SITE CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT. NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETERIORATION. FINAL ACCEPTANCE SHALL INCLUDE A SITE INSPECTION TO VERIFY THE STABILITY OF ALL DISTURBED AREAS AND SLOPES. UNTIL FINAL INSPECTION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL IMMEDIATELY BE CLEANED, AND REPAIRED BY THE SITE CONTRACTOR AFTER STORM EVENTS. DISPOSAL OF ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR.

CONTINUED TEMPORARY MAINTENANCE AND LONG TERM PROVISIONS FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL FACILITIES AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CASTINE GROUP, CASTINE 170, LLC, OR ASSIGNS.



01 STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S.

SOURCE: MITCHELL & ASSOCIATES

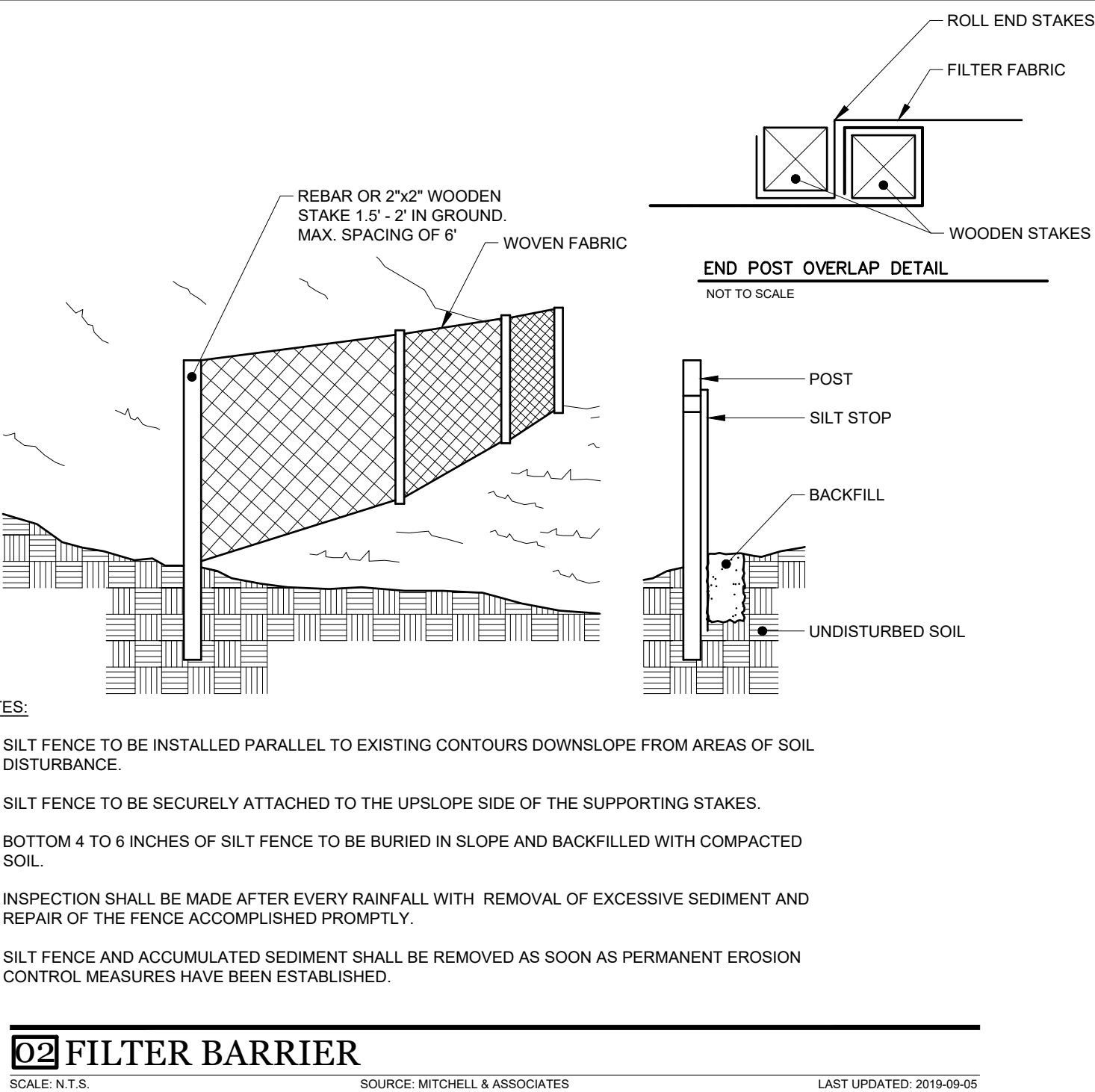
LAST UPDATED: 2020-02-07

02 FILTER BARRIER

SCALE: N.T.S.

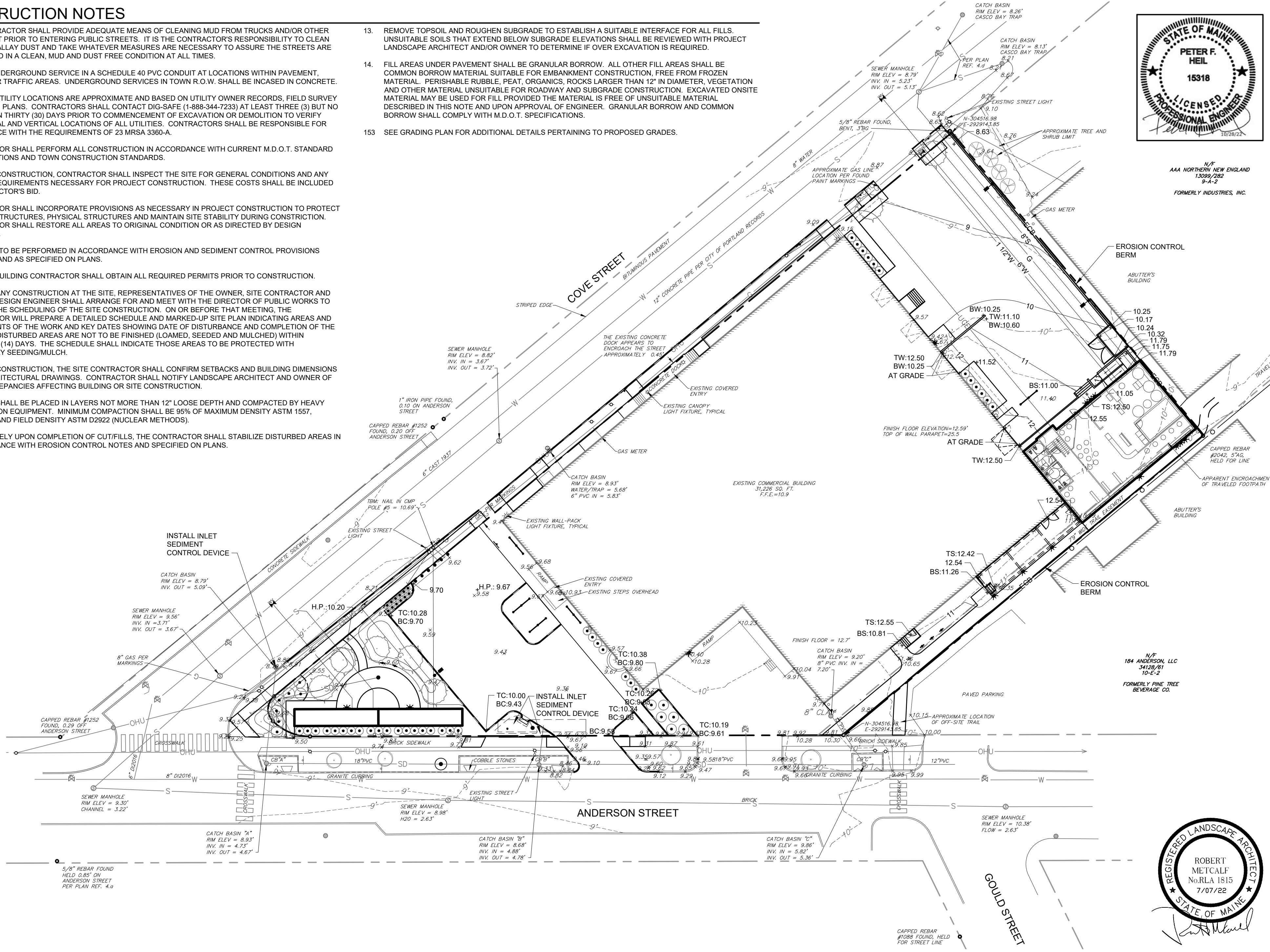
SOURCE: MITCHELL & ASSOCIATES

LAST UPDATED: 2019-09-05



CONSTRUCTION NOTES

- THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS, ALLAY DUST AND TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE STREETS ARE MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.
- INSTALL UNDERGROUND SERVICE IN A SCHEDULE 40 PVC CONDUIT AT LOCATIONS WITHIN PAVEMENT, GRAVEL OR TRAFFIC AREAS. UNDERGROUND SERVICES IN TOWN R.O.W. SHALL BE INCASED IN CONCRETE.
- EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON UTILITY OWNER RECORDS, FIELD SURVEY AND R.O.W. PLANS. CONTRACTORS SHALL CONTACT DIG-SAFE (1-888-344-7233) AT LEAST THREE (3) BUT NO MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A.
- CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN ACCORDANCE WITH CURRENT M.D.O.T. STANDARD SPECIFICATIONS AND TOWN CONSTRUCTION STANDARDS.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL INSPECT THE SITE FOR GENERAL CONDITIONS AND ANY SPECIAL REQUIREMENTS NECESSARY FOR PROJECT CONSTRUCTION. THESE COSTS SHALL BE INCLUDED IN CONTRACTOR'S BID.
- CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN PROJECT CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL STRUCTURES AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION OR AS DIRECTED BY DESIGN DRAWINGS.
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL PROVISIONS DEPICTED AND AS SPECIFIED ON PLANS.
- SITE AND BUILDING CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- PRIOR TO ANY CONSTRUCTION AT THE SITE, REPRESENTATIVES OF THE OWNER, SITE CONTRACTOR AND THE SITE DESIGN ENGINEER SHALL ARRANGE FOR AND MEET WITH THE DIRECTOR OF PUBLIC WORKS TO DISCUSS THE SCHEDULING OF THE SITE CONSTRUCTION. ON OR BEFORE THAT MEETING, THE CONTRACTOR WILL PREPARE A DETAILED SCHEDULE AND MARKED-UP SITE PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. IF DISTURBED AREAS ARE NOT TO BE FINISHED (LOAMED, SEEDED AND MULCHED) WITHIN FOURTEEN (14) DAYS, THE SCHEDULE SHALL INDICATE THOSE AREAS TO BE PROTECTED WITH TEMPORARY SEEDING/MULCH.
- PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR SHALL CONFIRM SETBACKS AND BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND OWNER OF ANY DISCREPANCIES AFFECTING BUILDING OR SITE CONSTRUCTION.
- ALL FILLS SHALL BE PLACED IN LAYERS NOT MORE THAN 12" LOOSE DEPTH AND COMPACTED BY HEAVY COMPACTION EQUIPMENT. MINIMUM COMPACTION SHALL BE 95% OF MAXIMUM DENSITY ASTM 1557, MODIFIED AND FIELD DENSITY ASTM D2922 (NUCLEAR METHODS).
- IMMEDIATELY UPON COMPLETION OF CUT/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND SPECIFIED ON PLANS.
- REMOVE TOPSOIL AND ROUGHEN SUBGRADE TO ESTABLISH A SUITABLE INTERFACE FOR ALL FILLS. UNSUITABLE SOILS THAT EXTEND BELOW SUBGRADE ELEVATIONS SHALL BE REVIEWED WITH PROJECT LANDSCAPE ARCHITECT AND/OR OWNER TO DETERMINE IF OVER EXCAVATION IS REQUIRED.
- FILL AREAS UNDER PAVEMENT SHALL BE GRANULAR BORROW. ALL OTHER FILL AREAS SHALL BE COMMON BORROW MATERIAL SUITABLE FOR EMBANKMENT CONSTRUCTION, FREE FROM FROZEN MATERIAL, PERISHABLE RUBBLE, PEAT, ORGANICS, ROCKS LARGER THAN 12" IN DIAMETER, VEGETATION AND OTHER MATERIAL UNSUITABLE FOR ROADWAY AND SUBGRADE CONSTRUCTION. EXCAVATED ONSITE MATERIAL MAY BE USED FOR FILL PROVIDED THE MATERIAL IS FREE OF UNSUITABLE MATERIAL DESCRIBED IN THIS NOTE AND UPON APPROVAL OF ENGINEER. GRANULAR BORROW AND COMMON BORROW SHALL COMPLY WITH M.D.O.T. SPECIFICATIONS.
- SEE GRADING PLAN FOR ADDITIONAL DETAILS PERTAINING TO PROPOSED GRADES.



N/E
AAA NORTHERN NEW ENGLAND
1309R PER
9-4-2
FORMERLY INDUSTRIES, INC.



Owner:
EAST BAYSIDE STUDIOS, LLC
170 ANDERSON STREET, PORTLAND, MAINE 04101

Prepared For:
THE CASTINE GROUP, CASTINE 170, LLC
152 COMMERCIAL STREET, SUNNYVALE, CALIFORNIA 94086

Prepared By:
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LANDSCAPE ARCHITECTS
170 Cortes Street P. 207.774.4427
Portland, Maine 04101 F. 207.874-2460

170 Anderson Street

Portland, Maine

Date: February 22, 2022

Issued For: PERMITTING REVIEW

Revisions:

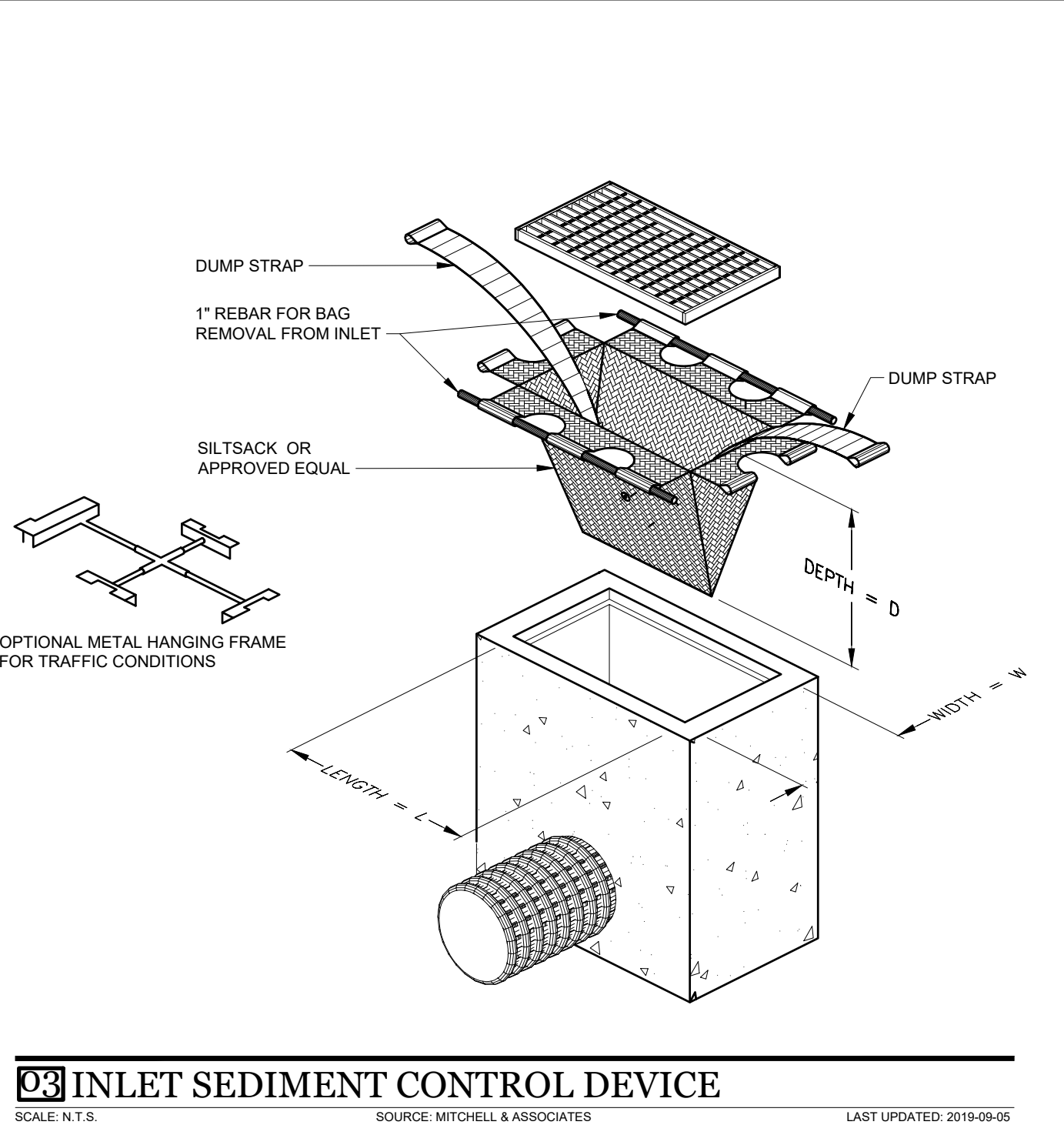
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Title: EROSION AND SEDIMENTATION CONTROL PLAN

Scale: 1" = 30'-0"

North:

Sheet No.: L6



03 INLET SEDIMENT CONTROL DEVICE

SCALE: N.T.S.

SOURCE: MITCHELL & ASSOCIATES

LAST UPDATED: 2019-09-05

04 EROSION CONTROL BERM

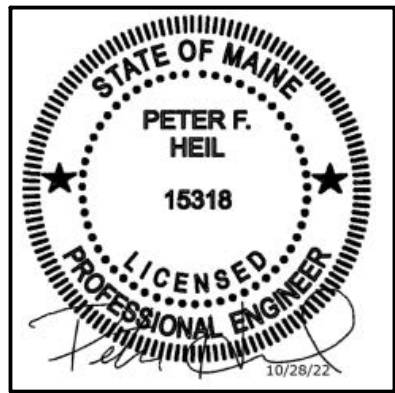
SCALE: N.T.S.

SOURCE: MITCHELL & ASSOCIATES

LAST UPDATED: 2019-09-05

1. THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS, REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.
2. THE OWNER RESERVES THE RIGHT TO REVIEW ALL MATERIALS DESIGNATED FOR REMOVAL AND TO RETAIN OWNERSHIP OF SUCH MATERIALS. IF THE OWNER RETAINS ANY MATERIAL, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS REMOVED OFF SITE AT NO ADDITIONAL COST.
3. UNLESS SPECIFICALLY NOTED TO BE SAVED / STOCKPILED OR REUSED / RELOCATED, ALL SITE FEATURES CALLED FOR REMOVAL, SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC., TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO COST TO THE OWNER.
4. ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.
5. DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN, OUTSIDE THE LIMITS OF EXCAVATION AND BACKFILL AND SHALL TAKE APPROPRIATE MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.
6. IT SHALL BE THE CONTRACTOR'S OBLIGATION, WITH CONCURRENTURE OF THE OWNER, TO REUSE EXISTING GRAVEL IF IT MEETS THE REQUIREMENTS OF THE SPECIFICATIONS FOR GRAVEL BORROW.
7. ALL ITEMS CALLED FOR REMOVAL, SHALL BE REMOVED TO FULL DEPTH INCLUDING ALL FOOTINGS, FOUNDATIONS, AND OTHER APPURTENANCES, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
8. CLEAR AND GRUB VEGETATION SHALL INCLUDE REMOVAL OF GRASS, SHRUBS, AND UNDERBRUSH, REMOVAL OF ROOTS, ROUGH GRADING, INSTALLATION OF LOAM (IF APPLICABLE), FINE GRADING, SEEDING AND TURF ESTABLISHMENT BY THE CONTRACTOR.
9. TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. STRIP & STORE EXISTING TOPSOIL FOR LATER REUSE WHERE APPROPRIATE, AND AS NOTED ON PLAN, WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.
12. LOAM / TOP SOIL DESIGNATED FOR REUSE AS GENERAL FILL SHALL BE BLENDED WITH SUITABLE BORROW MATERIAL AS SPECIFIED.
13. THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, CONTRACTOR SHALL INSTALL TREE PROTECTION.

EXISTING	PROPOSED
_____	PROPERTY LINE/R.O.W.
_____	ABUTTER LINE/R.O.W.
-----	DEED LINE/R.O.W.
○	IRON PIPE/ROD
C/L	CURVE/LINE NO.
=====	BUILDING
=====	DECK/STEPS
=====	EDGE PAVEMENT
=====	PAVEMENT SAWCUT
=====	EDGE CONCRETE
=====	PAVEMENT PAINT
=====	CURB LINE
○	CHAIN LINK FENCE
□	STOCKADE FENCE
=====	RETAINING WALL
---120'--- --18'---	CONTOURS
X 120.00	SPOT GRADE
o	BOLLARD
"0'-0"	SIGN
G	GAS
⊗	WATER GATE VALVE
W	WATER
⊙	SANITARY MANHOLE
S	SANITARY SEWER
⊙	CATCH BASIN
SD	STORM DRAIN
OHU	OVERHEAD UTILITY
⊙	UTILITY POLE
←	GUY WIRE



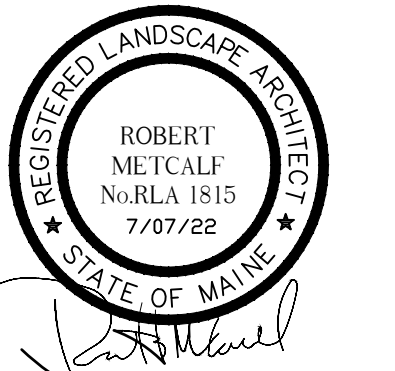
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Portland, Maine

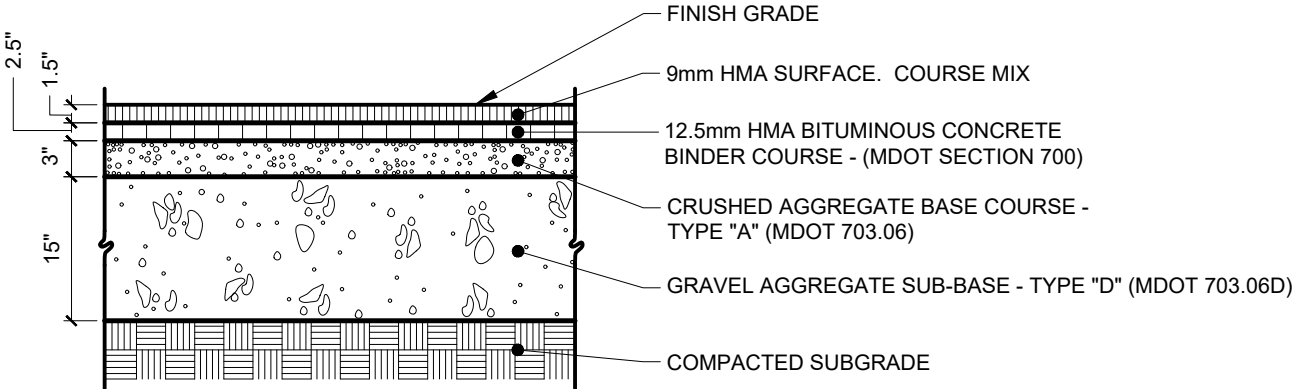
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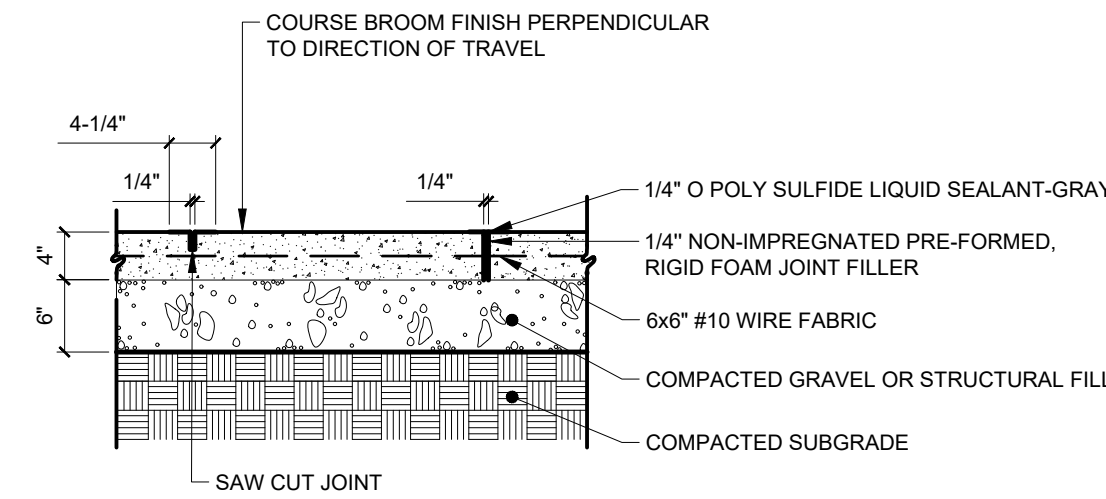
Sheet No.: L1





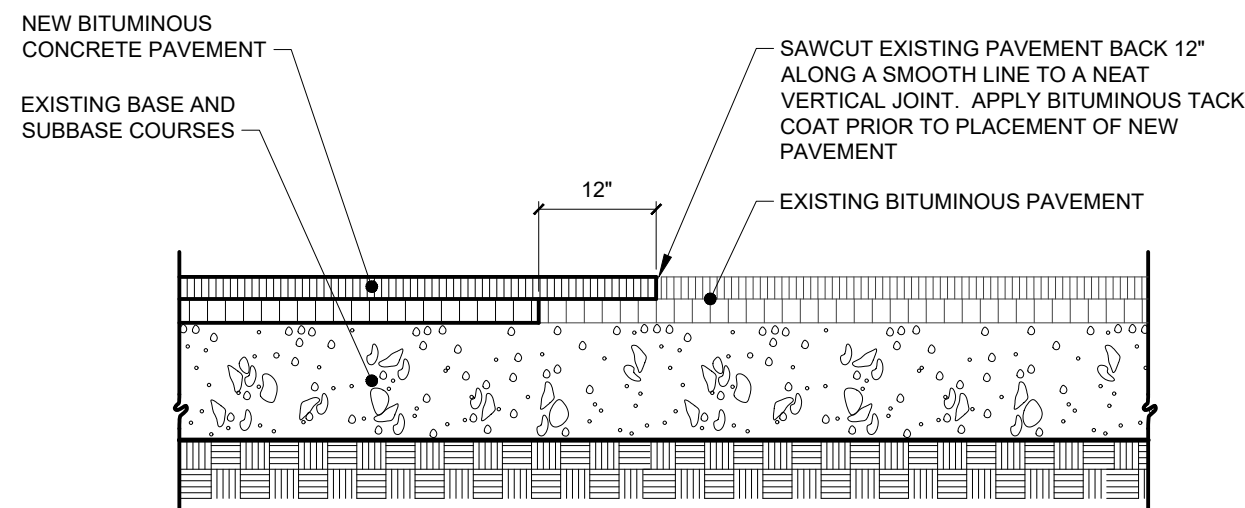
01 BITUMINOUS PAVEMENT - DRIVE & PARKING LOT

SCALE: N.T.S. SOURCE: MITCHELL & ASSOCIATES LAST UPDATED: 2019-09-05



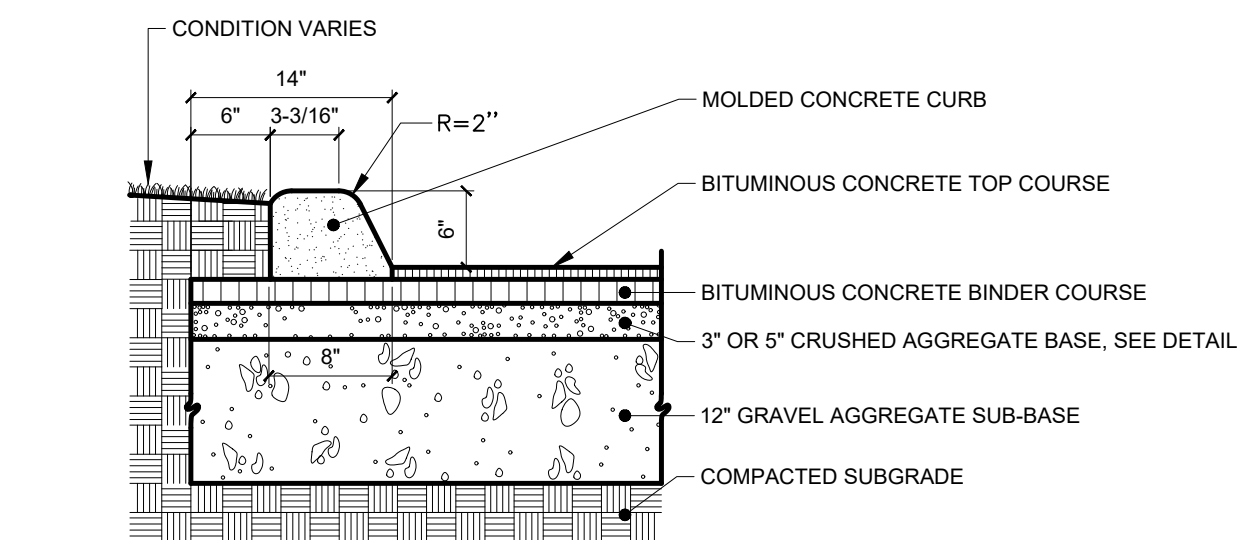
05 CONCRETE WALK

SCALE: N.T.S. SOURCE: MITCHELL & ASSOCIATES LAST UPDATED: 2019-09-05



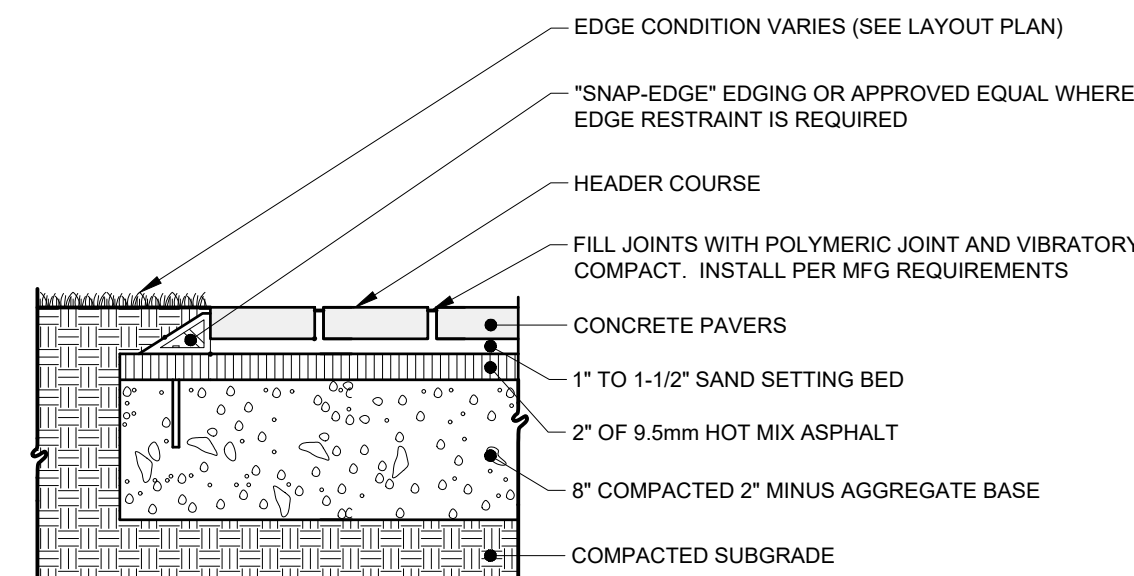
07 PAVEMENT RESTORATION DETAIL

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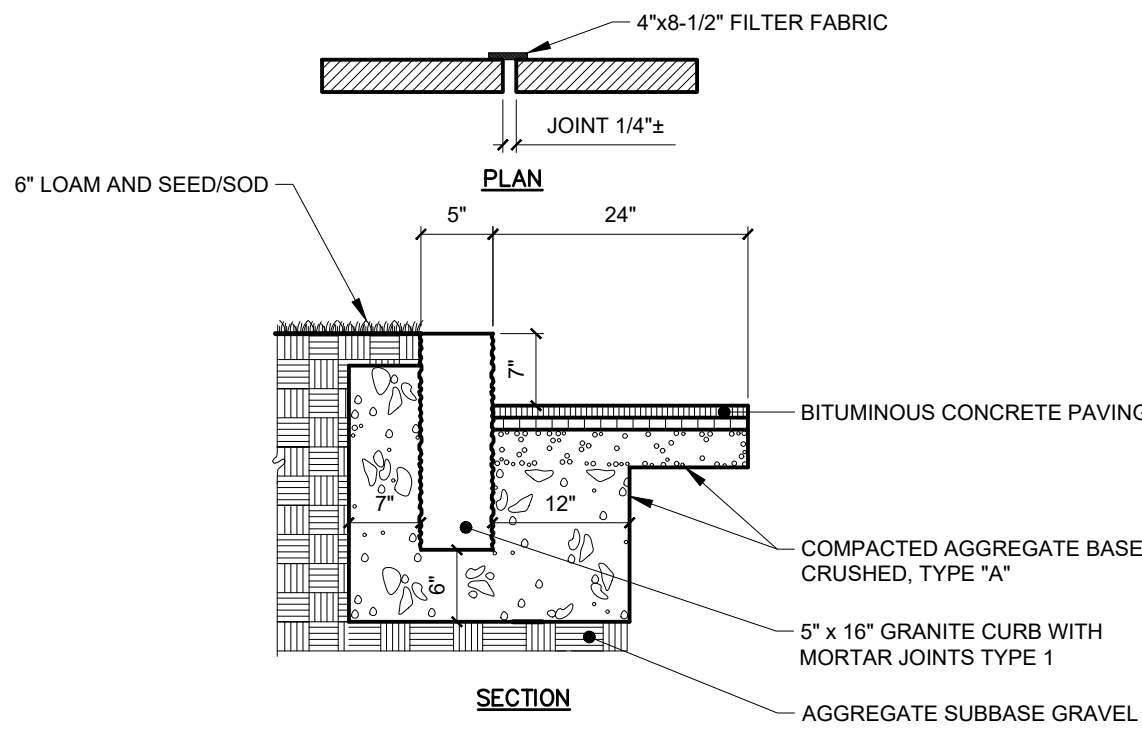
11 SLIPFORM CONCRETE CURB-DRIVEWAY

SCALE: N.T.S. SOURCE: MITCHELL & ASSOCIATES LAST UPDATED: 2019-09-05



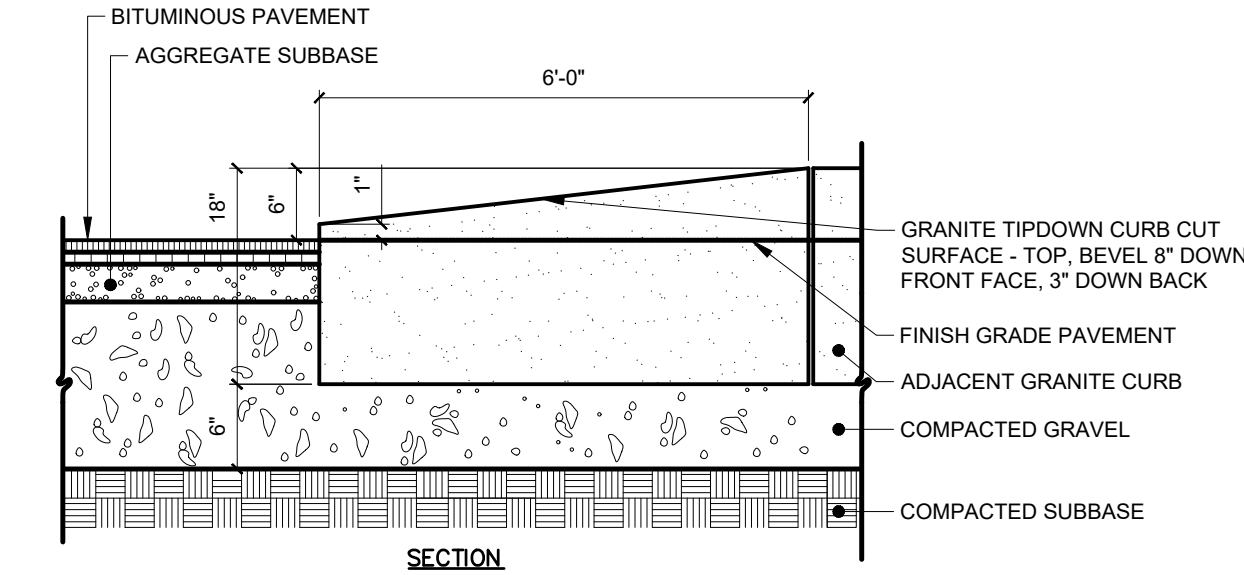
12 CONCRETE PAVERS

SCALE: N.T.S. SOURCE: MITCHELL & ASSOCIATES LAST UPDATED: 2019-09-05



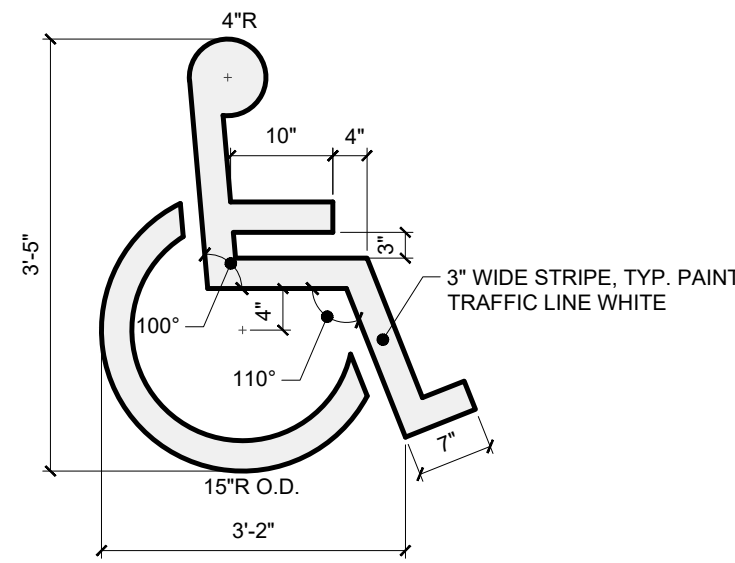
02 VERTICAL GRANITE CURB

SCALE: N.T.S. SOURCE: MITCHELL & ASSOCIATES LAST UPDATED: 2019-09-05



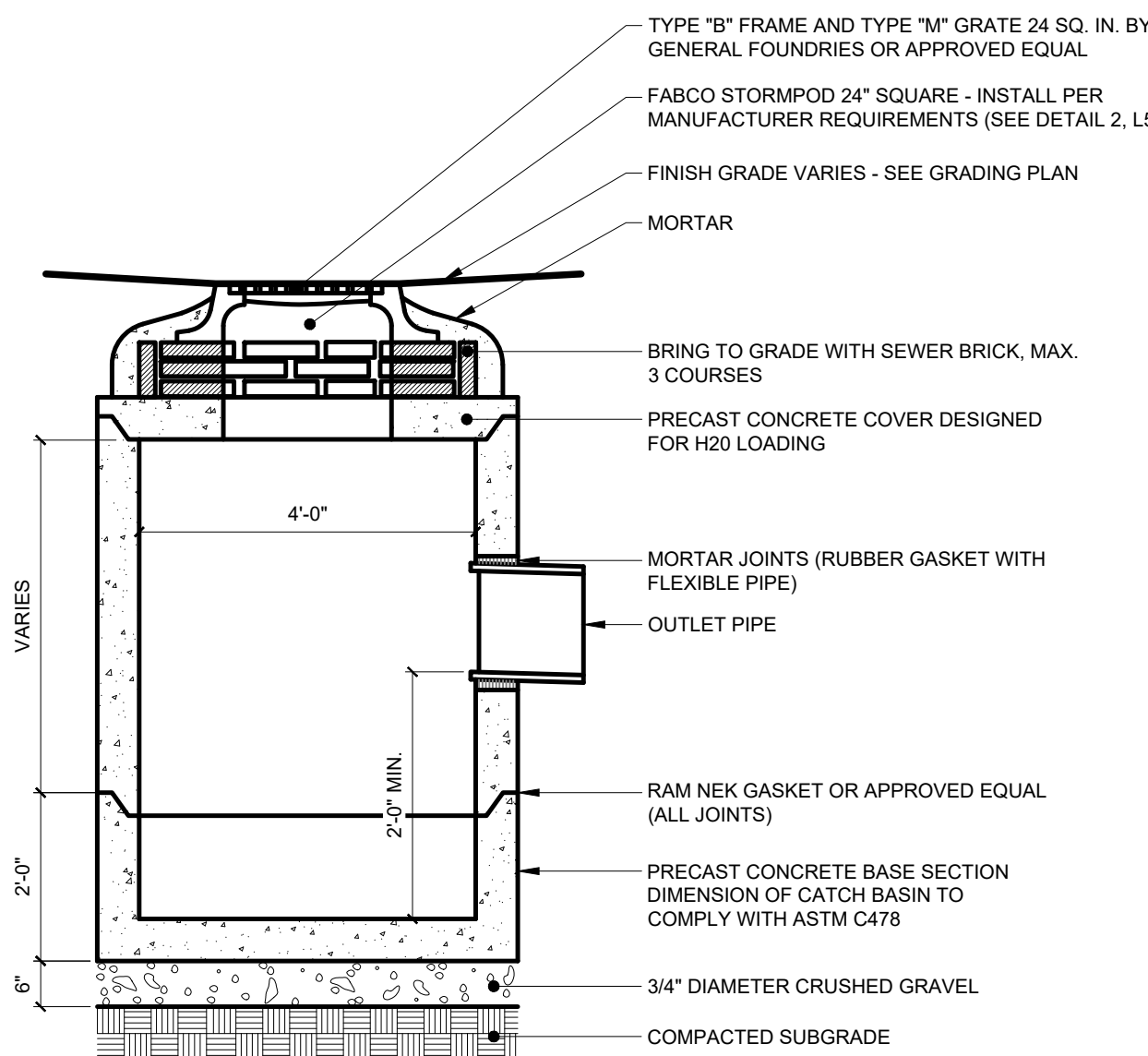
06 GRANITE TIP-DOWN CURB

SCALE: N.T.S. SOURCE: MITCHELL & ASSOCIATES LAST UPDATED: 2019-09-05



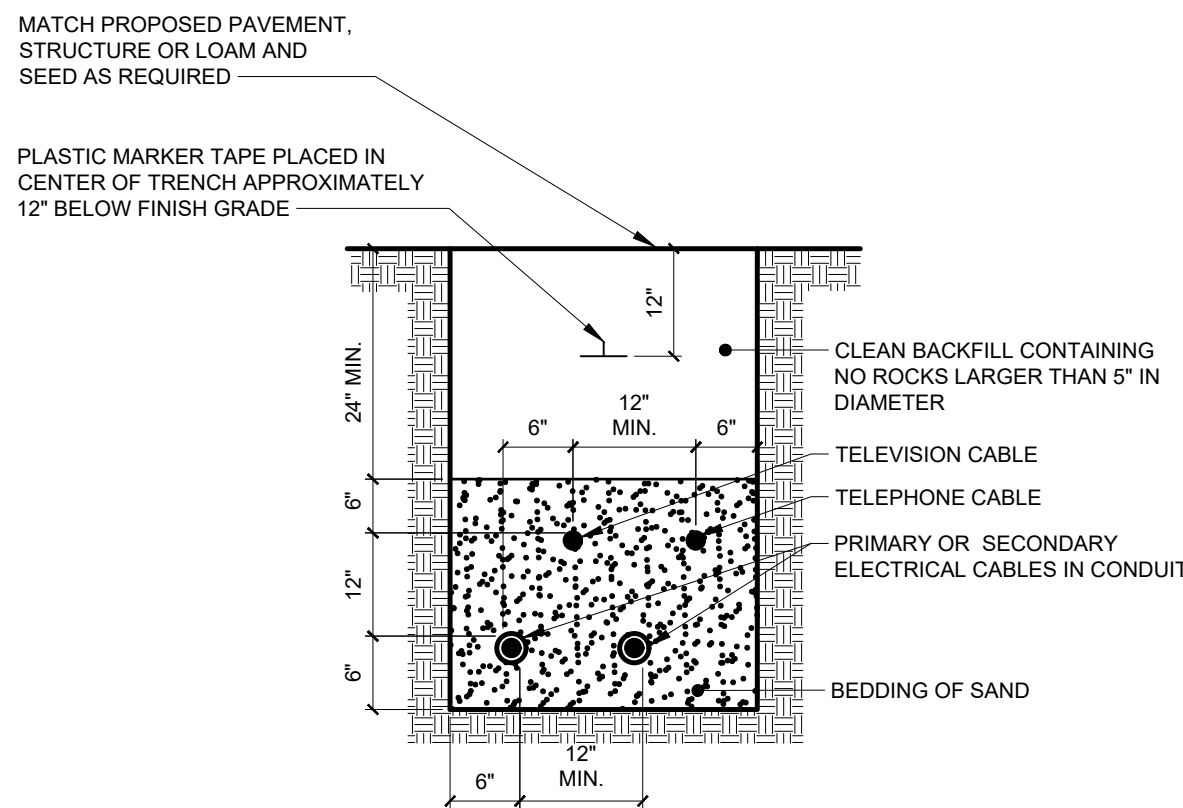
08 HANDICAP SPACE MARKINGS

SCALE: N.T.S. SOURCE: MITCHELL & ASSOCIATES LAST UPDATED: 2019-09-05



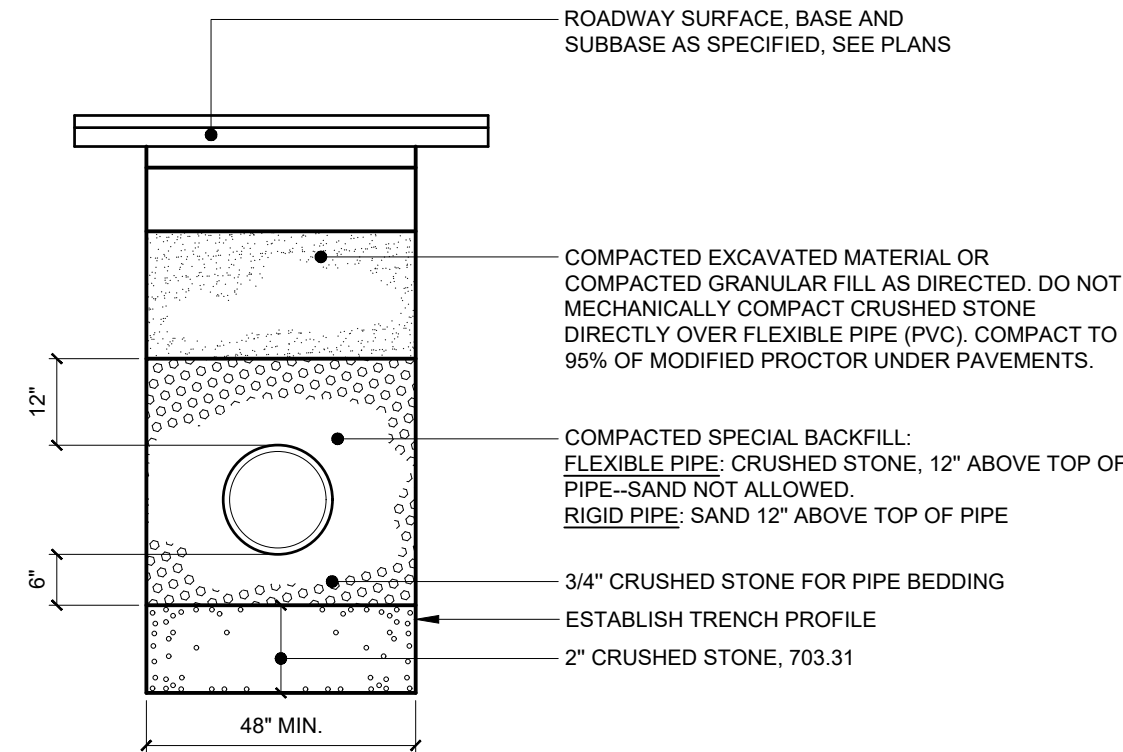
13 PRECAST CONCRETE CATCH BASIN

SCALE: N.T.S. SOURCE: MITCHELL & ASSOCIATES LAST UPDATED: 2019-09-05



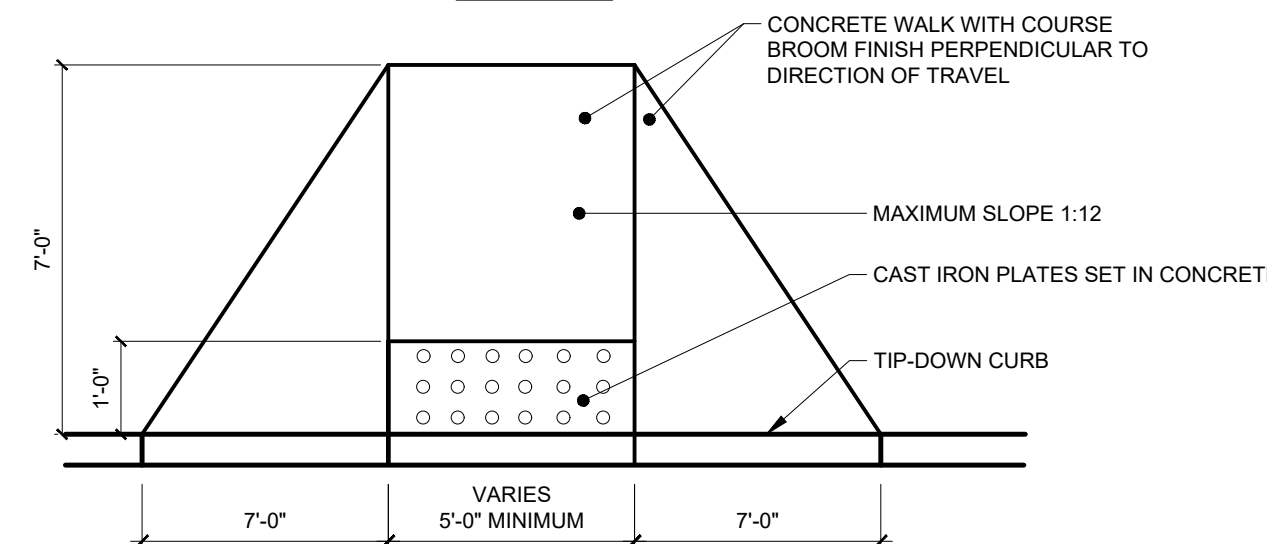
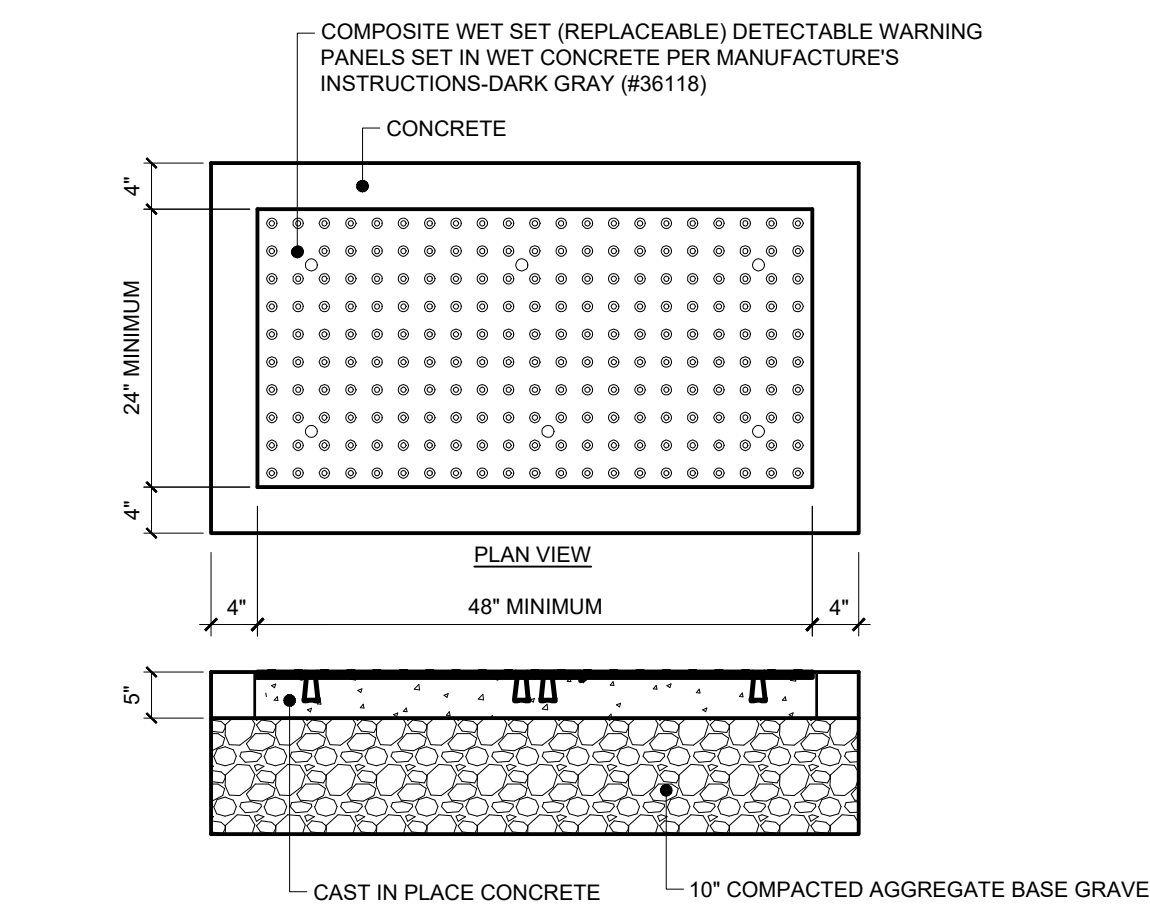
03 ELECTRIC TRENCH

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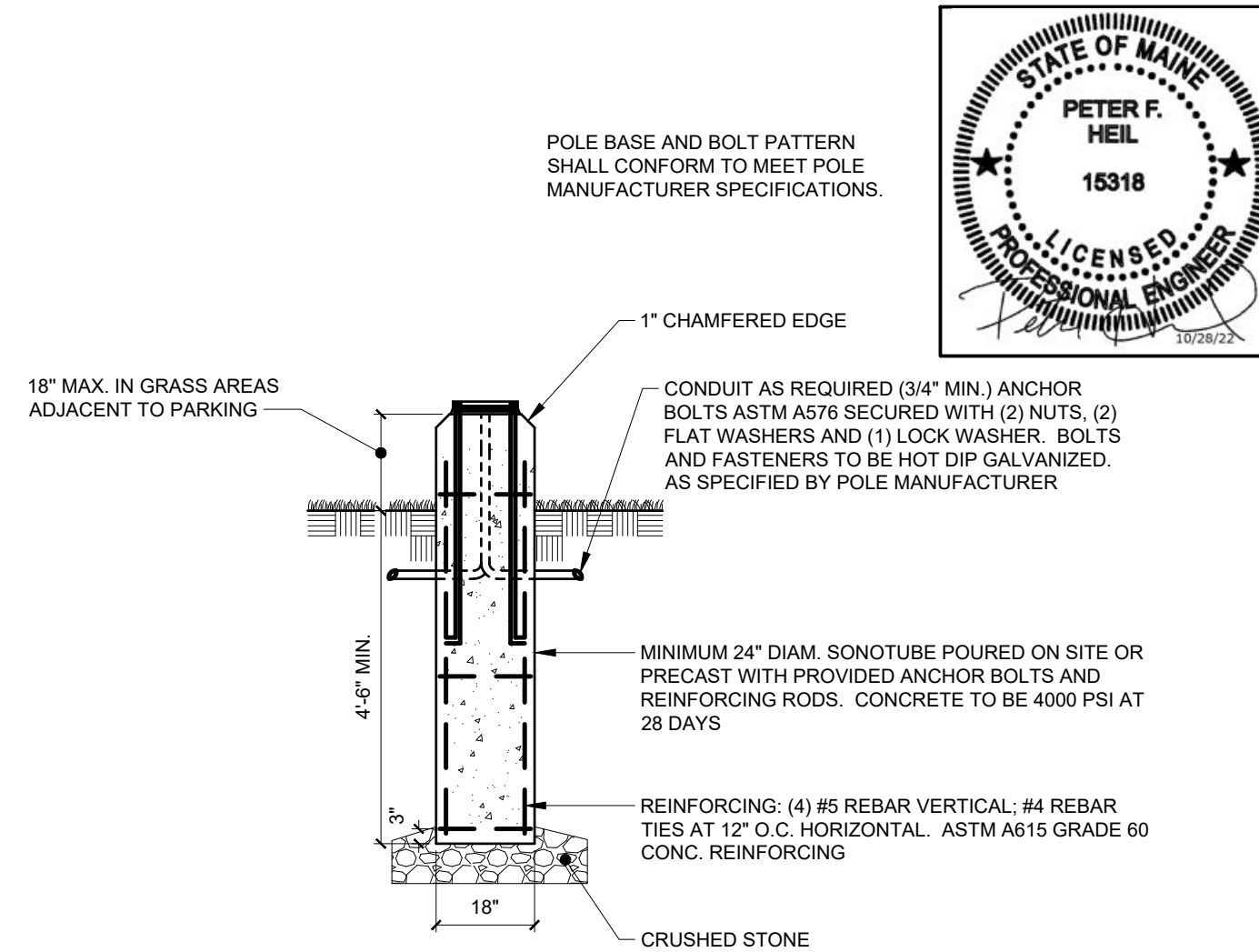
09 PIPE TRENCH DETAIL

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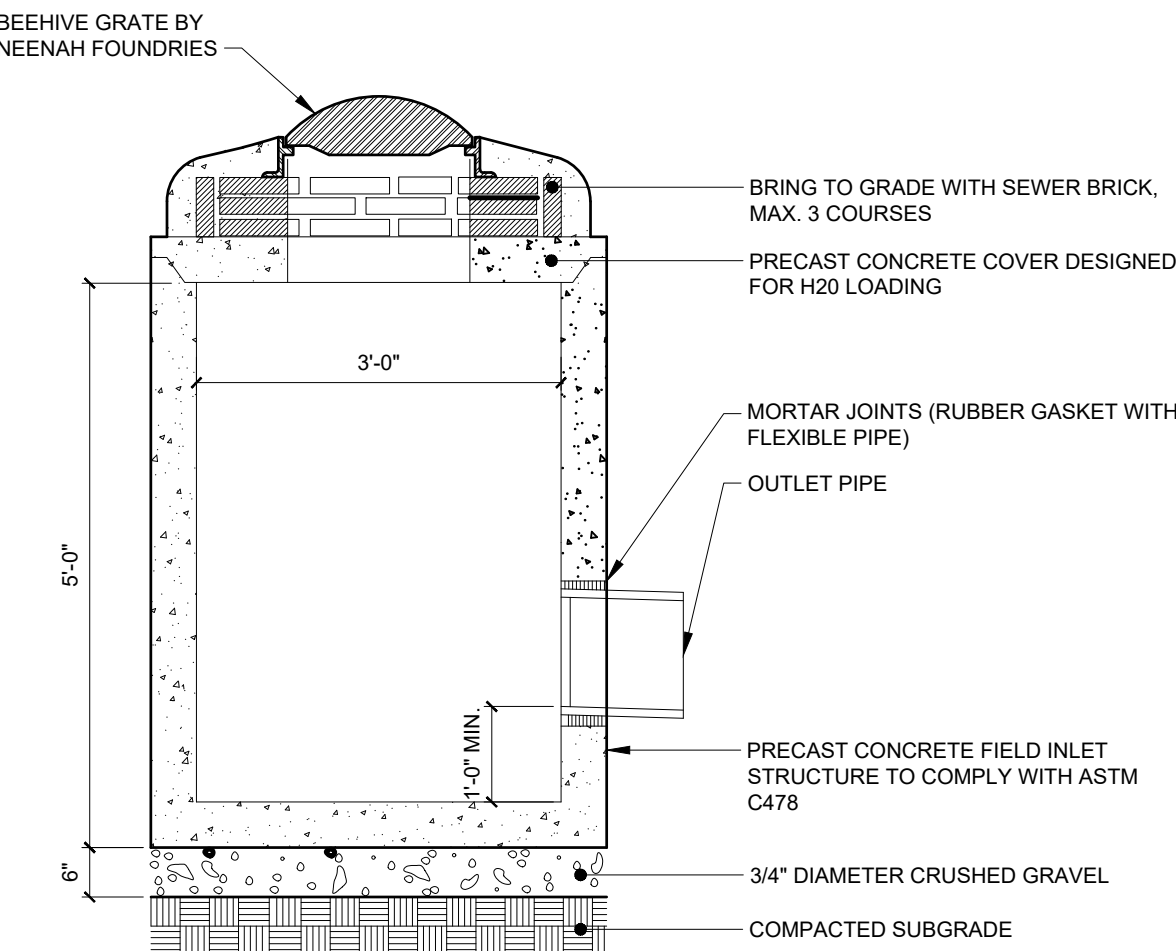
14 HANDICAP RAMP AND DETECTABLE WARNING TILE

SCALE: N.T.S. SOURCE: MITCHELL & ASSOCIATES LAST UPDATED: 2019-09-05



04 LIGHT POLE DETAIL

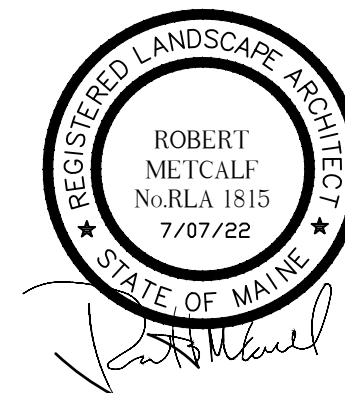
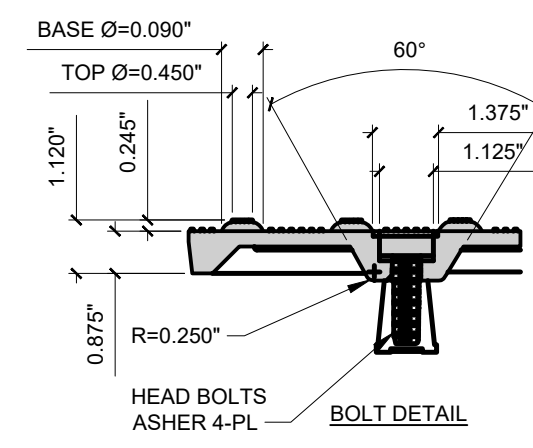
SCALE: N.T.S. SOURCE: MITCHELL & ASSOCIATES LAST UPDATED: 2020-01-13



10 FIELD INLET

SCALE: N.T.S. SOURCE: MITCHELL & ASSOCIATES LAST UPDATED: 2022-01-04

- NOTES:**
1. COMPOSITE WET SET (REPLACEABLE) DETECTABLE WARNING PANELS SHALL BE AS MANUFACTURED BY ADA SOLUTIONS, INC. (ADATILE.COM), OR APPROVED EQUAL.
 2. CAST-IN-PLACE CONCRETE SHALL MEET SPECIFICATIONS FOR MAINE D.O.T. CLASS A STRUCTURAL CONCRETE, MINIMUM COMPRESSIVE STRENGTH 4,000 PSI. THE CONCRETE SHALL BE SEALED PRIOR TO SETTING PANEL. THE EXPOSED CONCRETE BORDER SHALL RECEIVE A GROOVED EDGE PERPENDICULAR TO THE FLOW OF PEDESTRIAN TRAFFIC.
 3. TRUNCATED DOMES SHALL BE ALIGNED IN ROWS, PARALLEL AND PERPENDICULAR TO THE PREDOMINANT DIRECTIONS OF TRAVEL. TRUNCATED DOME BRICKS AND GRANITE PAVERS ARE NOT ALLOWED.
 4. FOR ALL DETECTABLE WARNING PANELS (EXCEPT AS SPECIFIED IN FIGURE 1-7A AND TECHNICAL MANUAL SECTION 1.8.4.), GRAY COLORED PANELS SHALL BE USED. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
 5. SIZE: THE DETECTABLE WARNING PANEL(S) SHALL EXTEND 24-INCHES MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP, LANDING, OR BLENDED TRANSITION TO THE STREET.
 6. ORIENTATION: THE DETECTABLE WARNING PANEL SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6-INCHES MINIMUM AND 9-INCHES MAXIMUM FROM THE CURB LINE. THE PANEL SHALL BE ORIENTED TO THE DIRECTION OF TRAVEL AS IDENTIFIED BY THE POINT OF EGRESS.
 7. DETECTABLE WARNING TILE TO BE LOCATED WHERE NEW SIDEWALK MEETS ENTRY DRIVE.



Owner:
EAST BAYSIDE STUDIOS, LLC
170 ANDERSON STREET, PORTLAND, MAINE 04101

Prepared For:
THE CASTINE GROUP, CASTINE 170, LLC
152 COMMERCIAL STREET, SUNNYVALE, CALIFORNIA 94086

Prepared By:
Mitchell & Associates
LANDSCAPE ARCHITECTS
70 Center Street, Portland, Maine 04101
P: 207.774.4427
F: 207.874-2460

170 Anderson Street

Portland, Maine

170 Anderson Street

Date:
February 22, 2022

Issued For:
PERMITTING REVIEW

Revisions:

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Title:
SITE DETAILS

Scale: NOT TO SCALE

North:

Sheet No.:

L3



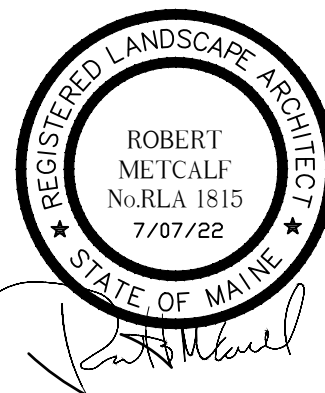
170 Anderson Street

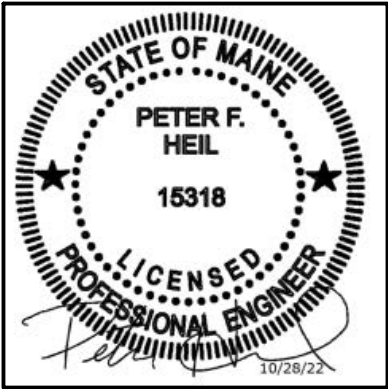
Portland, Maine

170 Anderson Street

Portland, Maine

L4

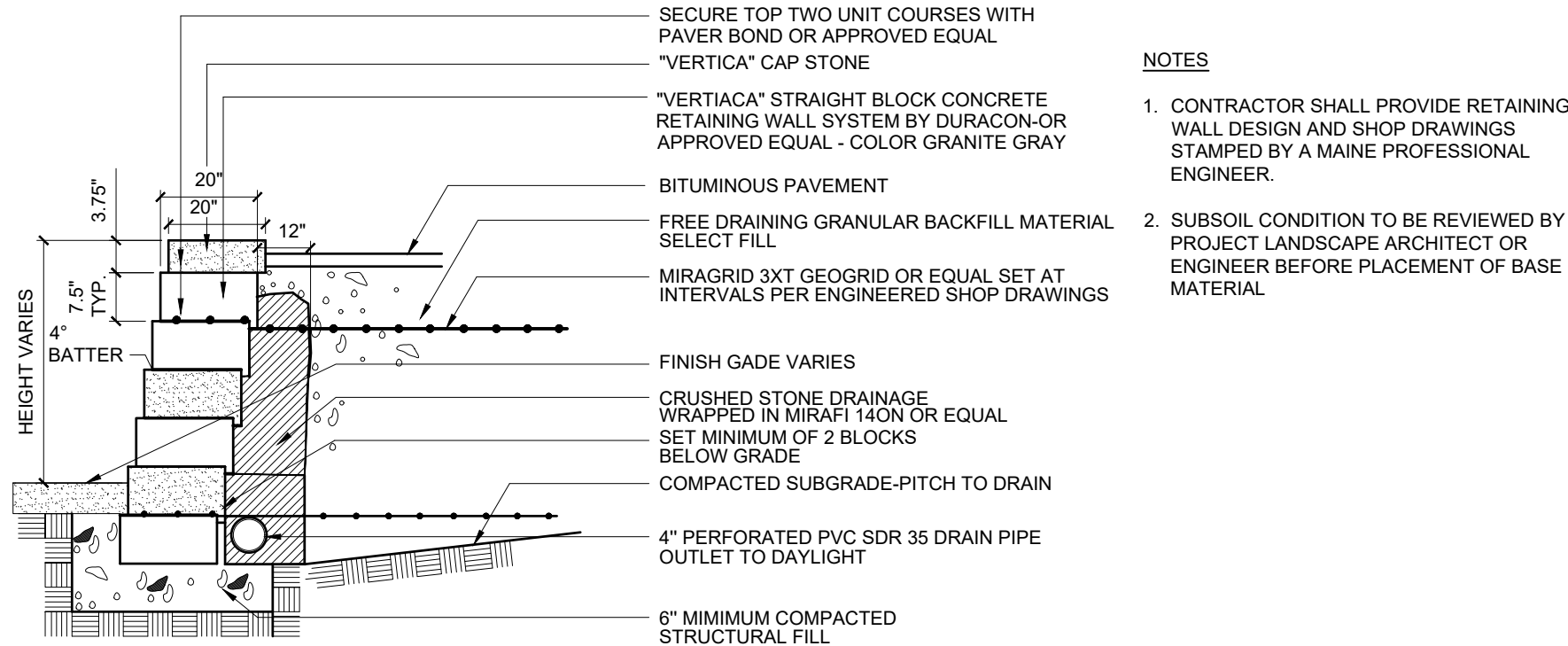




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Prepared By:
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LANDSCAPE ARCHITECTS
70 Center Street P: 207.774.4427
Portland, Maine 04101 F: 207.874-2460



01 CONCRETE SEGMENTAL RETAINING WALL

SCALE: N.T.S. SOURCE: MITCHELL & ASSOCIATES LAST UPDATED: 2022-10-27

170 Anderson Street
Portland, Maine
170 Anderson Street

Date:
February 22, 2022

Issued For:
PERMITTING REVIEW

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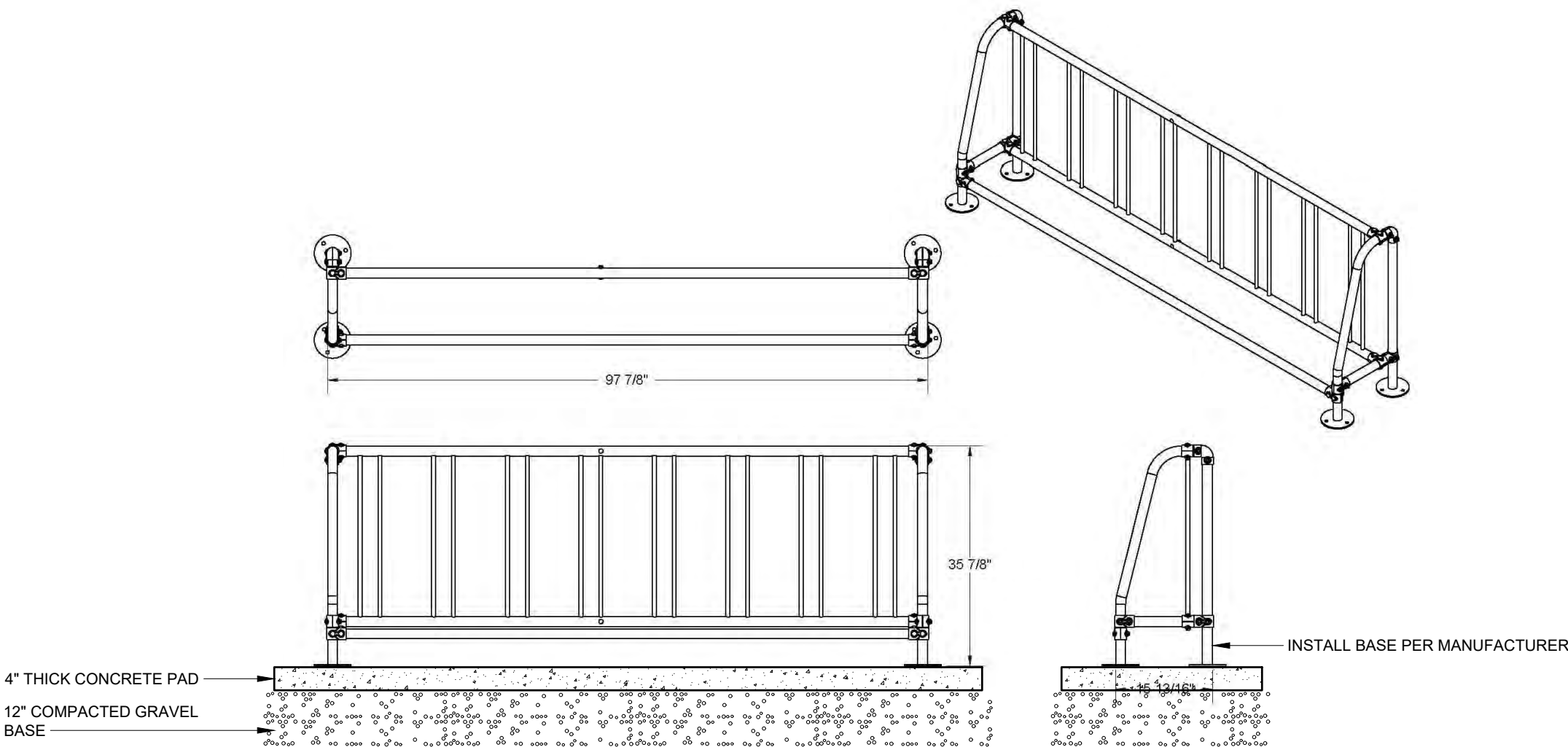
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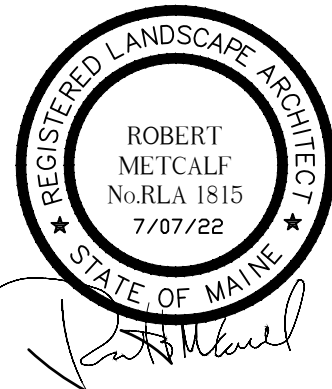
Sheet No.:

L5



01 BIKE RACK - DISTILLERY

SCALE: N.T.S. SOURCE: MITCHELL & ASSOCIATES LAST UPDATED: 2022-10-27



Conditional Use Application
134 Park Street
CU-002221-2022
St. Luke's Cathedral, Applicant

Submitted to:	Portland Planning Board	Prepared By:	Charles Tetelman
Public Hearing Date:	November 8, 2022	Date:	November 4, 2022

I. INTRODUCTION

St. Luke's Cathedral, located at 134 Park Street, has submitted a conditional use application to facilitate the operation of a new 390 square foot commercial kitchen space known as St. Luke's Community Kitchen. This new space will function as a rentable space for individuals and businesses in the food industry. St. Luke's Cathedral is located in the West End neighborhood and is located in the B-3 Downtown Business zone.

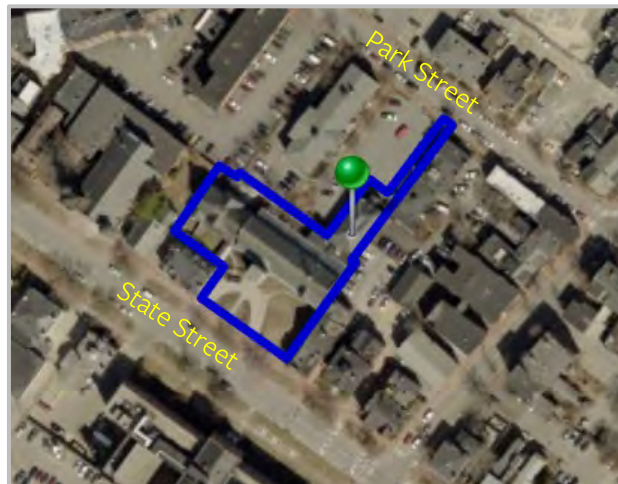


Figure 1: 134 Park Street Aerial View

Commercial kitchens are considered an Industrial Low-Impact use. According to *Table 6-C: Permitted and Conditional Uses in Mixed Use Zones*, low-impact industrial uses (<10,000 sq. ft.) are conditional uses in the B-3 Downtown Business zone which requires a Conditional Use permit, reviewed by the Planning Board (Chapter 14 Section 6.5.1) for compliance with the Conditional Use standards including Chapter 14 Section 6.5.2 (General Conditional Use Standards) and Chapter 14 Section 6.5.6.E.2 (Supplemental Use-Specific Conditional Use Standards for Industrial Uses in B-3 zones).

The Planning and Urban Development Department mailed 162 notices advertising this meeting to property owners within 500 feet of the site. A legal advertisement ran in October 28, 2022 and October 29, 2022 editions of the *Portland Press Herald*.

Applicant: St. Luke's Cathedral

II. REQUIRED REVIEWS

<i>Review</i>	<i>Applicable Standards</i>
<i>General Conditional Use Standards</i>	<i>Chapter 14, 6.5.2 General Conditional Use</i>
<i>Supplemental Use-Specific Conditional Use Standards</i>	<i>Chapter 14, 6.5.6.E.2 Industrial Use in B-3 Zones</i>

III. PROJECT DATA

Existing Zoning	B-3 Downtown Business
Property Size	33,479 sq. ft.
Existing Use	Place of Assembly

Proposed Use	Industrial Low-Impact (Commercial Kitchen)
--------------	--

IV. EXISTING CONDITIONS AND SURROUNDING AREA

The location of the proposed conditional use application is within the B-3 Downtown Business zone, in the West End neighborhood. Most of West End is zoned R-4 and R-6; however, there is some variety throughout. Park Street is located within the mixed-use B-3 zone. The surrounding neighborhood context includes State Street, a wide, historic thoroughfare identified as a priority corridor in the city's Comprehensive Plan that has wide sidewalks and established street trees lined with a variety of building types. The buildings fronting State Street range from residential, retail, and places of assembly to historic mansions converted to other uses including a funeral home, the Portland Club, and offices. In 2021, the Planning Board approved the adaptive reuse of the existing building at 144 State Street (PL-001259-2020) which included residential units, commercial retail space, and self-storage space. Community Housing of Maine and the Portland Housing Authority received approval to build two new residential buildings at 73 and 91 Winter Street (PL-001371-2020). In 2022, the Planning Board approved the development of nine townhome condominium units at 102 State Street (PL-001840-2022). Portland's main thoroughfare, Congress Street, is one block north and provides a variety of mixed-use residential and commercial buildings. Both Congress Street and the West End are characterized by vibrant historic districts – the Congress Street Historic District and the West End Historic District.

V. PROPOSED DEVELOPMENT

The proposed Commercial Kitchen (Industrial Low-Impact) is located at 134 Park Street which is located behind St. Luke's Cathedral at 143 State Street. The Cathedral Church of St. Luke is seeking to rent this new commercial kitchen space as a commissary kitchen, providing a space and equipment for food professionals. This development will renovate and modernize an existing kitchen space. The rental price will be below market rate and include a reserved parking space next to the kitchen entrance for loading and unloading.

VI. RIGHT, TITLE, & INTEREST

The applicant has submitted recorded deeds dated December 6, 1887 and March 22, 1943 demonstrating adequate right, title, and interest for the lot located at 134 Park Street (Attachment C).

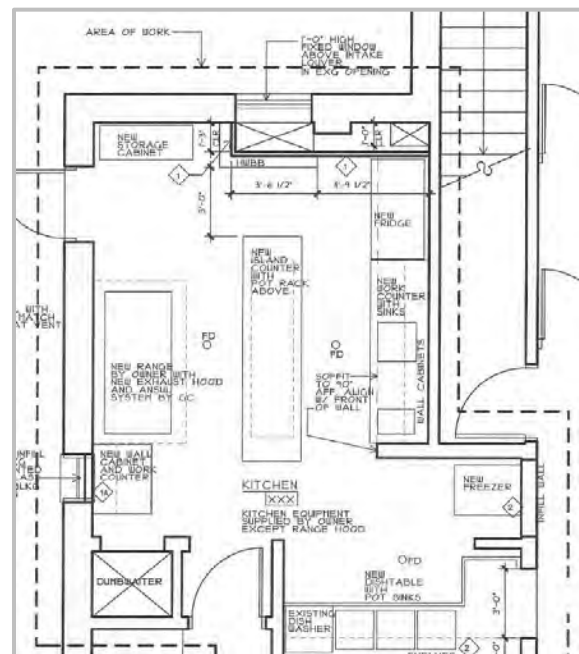


Figure 2: Commercial Kitchen Floor Plan

VII. ZONING ANALYSIS

The proposed Commercial Kitchen (Industrial Low-Impact) is a conditional use in the B-3 zone. The Planning Board serves as the review authority for all conditional use applications in the B-3 zone according to Chapter 14 Section 6.5.1.A.

Additionally, the building is required to meet all of the B-3 dimensional requirements listed in Chapter 14 Table 7-E *Mixed-Use Zone Dimensional Standards* as shown below:

	Required	Proposed
Lot Size (minimum)	None	11,135 sq. ft.
Street Frontage (minimum)	15 ft.	~75 ft. (State St.)
Front Yard (maximum)	5 ft.	0 ft.
Impervious Area (maximum)	None	98.8%
Off Street Parking	None Required	32

VIII. CONDITIONAL USE STANDARDS

This project has been reviewed by staff for conformance with the relevant review standards of Portland's Land Use Code Chapter 14, Section 6.5.2 General Conditional Use Standards and Chapter 14, Section 6.5.6.E.2 Conditional Use Use-Specific Standards for Industrial Uses in B-3 zones. Staff comments are below:

1. General Conditional Use Standards (6.5.2)

- A. The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone.

The proposed project is located in the B-3 Downtown Business zone which includes a variety of uses that generate a significant amount of traffic. The proposed Commercial Kitchen will only be rented out by small groups or individuals and will be limited to one car per rental. The hours of operation are seven days per week from 8am to 9pm.

Staff Finding: The proposed application is not altering the site or increasing the amount of pavement or parking spaces. The Commercial Kitchen will not substantially increase traffic to and around the site.

- B. The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter.

The applicant noted that the community kitchen will not create unsanitary or harmful conditions in that it will not add to the noise, glare, dust, sewage disposal, emissions to the air, odor, lighting nor litter that the cathedral has/does currently produce.

Staff Finding: The Commercial Kitchen will need to meet all permitting and licensing standards once approved as a use with the Planning Board. As proposed, there are no exterior changes and the site provides adequate trash removal

- C. The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading, deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.

The Commercial Kitchen will not alter the cathedral's landscaping, screening, signs, loading deliveries, trash or waste generation, and arrangement of structures and material storage.

Staff Finding: The proposed conditional use will have no additional or greater impact on surrounding properties.

D. The proposed use will meet any additional zone or use-specific standards identified in Table 6-A to 6-F and Subsections 6.5.6 and 6.5.7.

The Supplemental Use-Specific Conditional use Standards for an Industrial Use in B-3 zones (6.5.6.E.2) are discussed in the following section.

2. Industrial Use in B-3 Zones Supplemental Use-Specific Conditional Use Standards (6.5.6.E.2)

A. The floor area devoted to industrial use shall not exceed 10,000 square feet. For a building in existence on March 11, 1991, the floor area shall not exceed 10,000 square feet or 50 percent of the total floor area, whichever is greater.

The proposed floor area does not exceed 10,000 square feet.

B. The associated vehicular loading, unloading, parking, circulation, and traffic volumes on the site and on adjacent public streets shall not have a more intensive impact than any use on the site within the last five years.

The space includes a reserved parking space next to the kitchen entrance for loading and unloading.

Staff Finding: The intended use of the space as a commercial kitchen is not expected to have an impact on the surrounding circulation or traffic volumes. The site provides enough off-street parking and space for loading and unloading.

C. Any buildings located in a PAD Overlay Zone shall be subject to the requirements of Section 8.8 in addition to the requirements of this subsection.

The proposed conditional use application is not within the PAD Overlay Zone.

D. For buildings that either were not in existence on March 11, 1991, or were in existence on that date but were either in use for any permitted use in the B-3 zone or were designed or constructed for any such use:

i. No tractor trailer trucks or longer vehicles shall be associated with the proposal.

There are no tractor trailer trucks or longer vehicles associated with the proposal.

ii. The proposal shall exclude warehousing and storage as a principal use.

The proposal's principal use is Commercial Kitchen.

iii. The use shall not generate more than six delivery or service trips per day between 7:00 a.m. and 7:00 p.m.

Staff Finding: The Commercial Kitchen will only be used for cooking and/or producing goods to sell. Nothing will be sold from this space; the site will not generate more than six delivery or service trips per day.

IX. PUBLIC COMMENT

As of the writing of this report, no public comment has been submitted to the Planning & Urban Development Department.

X. STAFF RECOMMENDATION

Subject to the proposed motion listed below, Planning staff recommends that the Planning Board finds the proposed 134 Park Street conditional use application (CU-oo2221-2022) for a Commercial Kitchen meets the applicable standards of Portland's Land Use Code.

XI. PROPOSED MOTIONS

A. CONDITIONAL USE

On the basis of the application, plans, reports, and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report for the public hearing on November 8, 2022, for application CU-oo2221-2022, relevant to Land Use Code Sections 6.5.2 and 6.5.6 and the testimony presented at the Planning Board hearing, the Planning Board finds that the **plan** [is/is not] in conformance with the Conditional Use standards of the Land Use Code.

XII. ATTACHMENTS

APPLICANT SUBMITTAL

- A. Conditional Use Application Checklist
- B. Project Description
- C. Right, Title, and Interest

PLANS

- Plan 1. Floor Plan
- Plan 2. Survey

CITY OF PORTLAND
Planning & Urban Development Department

CONDITIONAL USE – PLANNING BOARD REVIEW
SUBMISSION CHECKLIST

Please submit each document as a separate PDF file.
Please confirm by electronically checking the boxes in the left-hand column.

Conditional uses are listed in the land use code for each zone. The applicant must address the general standards as well as any use- or zone-based conditional use standards contained in Article 6.5 of the land use code in the written application.

GENERAL APPLICATION DOCUMENTS

☒ Yes	☐ N/A	Project Description Cover letter with detailed project description
☒ Yes	☐ N/A	Completed Checklist – Conditional Use (this document)
☒ Yes	☐ N/A	Evidence of Right, Title and Interest Deeds, leases, or purchase and sales agreements

CONDITIONAL USE STANDARDS AND CRITERIA

☐ Yes	☒ N/A	Traffic Demonstrate that the volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the zone.
☐ Yes	☒ N/A	Environmental Impacts Demonstrate that the proposed use will not create any unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter.
☐ Yes	☒ N/A	Design and Operation Demonstrate that the design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading, deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.
☐ Yes	☒ N/A	Use- and Zone-Specific Criteria Address any use- or zone-specific standards in Sections 6.5.6 and 6.5.7 of the land use code.



September 12, 2022

Planning Board
Portland City Hall
389 Congress Street – 4th Floor
Portland ME 04101

TO: The Planning Board

The Cathedral Church of St. Luke proposes to rent their new commercial kitchen space located at 134 Park Street to individuals and businesses in the food industry. (St. Luke's Community Kitchen) We will operate as a commissary kitchen, renting the kitchen space and equipment to food professionals. St. Luke's nor its community kitchen will produce nor sell any food or beverages in or from this kitchen.

Renters are limited to one business (one – three individuals) at any one time and will be scheduled in advance by the community kitchen. In keeping with the cathedral's mission to serve the community, this project is working with a broad spectrum of agencies and organizations to reach those in need of kitchen space, especially underserved communities, and individuals.

Rental prices are below market rate and include a reserved parking space next to the kitchen entrance for loading and unloading. This space, door and kitchen are located on ground level making the facility accessible to all.

Zone specific standards:

1. The **volume and type of vehicle traffic** generated will be limited to one car per rental. This will neither add to the traffic nor number of vehicles currently in the parking lot owned by the cathedral and located at 134 Park Street.

The **hours of operation** for the kitchen will remain the same as the cathedral's current hours, which is seven days per week, from 8 AM – 9 PM

The project requires/required **no expansion of pavement, nor additional parking** spaces.

2. The use of the community kitchen **will not create unsanitary or harmful conditions** in that it will not add to the noise, glare, dust, sewage disposal,

emissions to the air, odor, lighting nor litter that the cathedral has/does currently produce;

3. The **design and operation** of the proposed community kitchen and its use including the cathedral's landscaping, screening, signs, loading deliveries, trash or waste generation, arrangement of structures and materials storage will not be changed, and therefore have **no additional or greater effect/impact** on surrounding properties than those associated with surrounding uses of other allowable uses in the zone.

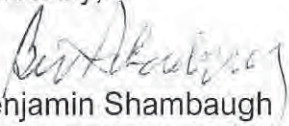
Please find on the following pages for the Board's review:

- a. a plot plan of the cathedral;
- b. a floor plan of the community kitchen;
- c. photos of the community kitchen's exterior entrance;
- d. proof of standing – the deed to St. Luke's.

Mr. Chad Young of the state Department of Agriculture inspected the new kitchen on August 11 and assured us the kitchen passed inspection and would be issued our license as soon as this request is approved and resolved. We were incorrectly directed to submit this request to the Zoning Board. Ms. Ann Machado informed us of the error and directed us to your office. However, this has delayed our license and our ability to rent the space to three people on a waiting list.

We thank you in advance for your consideration and prompt action so that we may provide the much-needed services our kitchen can offer.

Sincerely,



Benjamin Shambaugh
Dean of St. Luke's Cathedral

1702/43 3/22/1943
Know all Men by these Presents, That

Maine Hardware & Plumbing Supply Co., a corporation organized and existing under the laws of the State of Maine and located at Portland in the County of Cumberland and State of Maine,

in consideration of one dollar and other valuable considerations, paid by Deering Village Corporation, a corporation duly organized and existing under the laws of the State of Maine, and located at Portland in the County of Cumberland and State of Maine, the receipt whereof it does hereby acknowledge, ~~do hereby give, grant, bargain, sell and convey unto the said~~ does hereby give, grant, bargain, sell and convey, unto the said Deering Village Corporation, its successors and assigns forever, a certain lot or parcel of land with the buildings thereon situated on the westerly side of Park Street in said Portland, namely: Beginning at the southeast corner of the Park Street School house lot between Spring and Congress Streets; thence southeasterly on said Park Street to land now or formerly of Dr. James M. Cummings ninety (90) feet; thence southwesterly on said Cummings land about two hundred and fourteen (214) feet to land now or formerly of O'Neil Robinson; thence northwesterly on said O'Neil Robinson's land to the southwest corner of Park Street Schoolhouse lot; thence northeasterly on the line of said Park Street Schoolhouse lot to the place of beginning together with the buildings thereon.

Subject, however, to the right of ways granted and specified in the deed of conveyance by Isaac Emery and Hattie S. Emery to the Cathedral Church of St. Luke, of said Portland, by deed dated December 5, 1887, and recorded in the Cumberland County Registry of Deeds in Book 543, Page 480.

Being the same premises conveyed to the Maine Hardware & Plumbing Supply Co. by Donald S. Laughlin, as Trustee under the Last Will and Testament of Helen E. Laughlin, late of Portland, which said deed was recorded on the fourth day of January, A. D. 1943, in the Cumberland County Registry of Deeds, Book 1702, Book 283.

90' x
214'

On Have and in Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Deering Village Corporation, its successors

heirs and assigns, to them and their use and behoof forever. And the said Grantor, Corporation does hereby said Grantee, its successors said Grantee, its successors heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all incumbrances;

that it has have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors heirs, shall and will warrant and defend the same to the said Grantee, its successors

heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said Maine Hardware & Plumbing Supply Co. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by George E. Finberg, its President, thereunto duly authorized,

hand and seal this twenty-second day of March in the year of our Lord one thousand nine hundred and forty-three.

Signed, Sealed and Delivered in presence of

Wilfred A. Hay

MAINE HARDWARE & PLUMBING SUPPLY CO.
CORPORATE SEAL

By Geo. E. Finberg, President

State of Maine, CUMBERLAND, ss. Portland, March 22nd, 1943 Personally appeared the above named George E. Finberg, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed. in his said capacity, and the free act and deed of said corporation. Before me, Wilfred A. Hay, Justice of the Peace Received March 25 1943, at 1 o'clock 25 m. P.M., and recorded according to the original.

U.S.I.R.
\$9.35
Cancelled
I.J.C.
3/25/43

543 / 480 12/6/1887
480

Received January 4, 1888, at 10h, 10m. A.M. and recorded
according to the original,
Atties

Wm. S. Knight

Register

Emery
To
The Cathedral
Church of St
Luke, Portland
Maine

Know all Men by these Presents, That Mr. Isaac Emery
and Wm. S. Emery both of Portland in the County of Clatsop
and State of Maine, in consideration of one dollar and
other valuable considerations paid by The Cathedral Church of
Saint Luke, Portland, a corporation duly established by law
at said Portland, the receipt whereof we do hereby acknowledge
do hereby give, grant, bargain, sell and convey unto the Catho-
dral Church of Saint Luke, Portland, their successors, and
assigns forever, a certain lot or parcel of land situated in said
Portland and bounded and described as follows: viz. Commencing
at the southerly corner of the Park Street School house lot so
called on the line of land now belonging to said Cathedral
Church of St. Luke; thence northeasterly on the line of said Park
Street School house lot, ninety five (95) feet to a point; thence
southeasterly ninety (90) feet more or less to land occupied by
W. H. Mulliken; thence southeasterly on the line of said
Mulliken's land ninety five (95) feet to land of said Cathedral
Church of Saint Luke; thence northeasterly on the line of
said Cathedral Church's land to point begun at.

Also we hereby grant to said Cathedral Church of Saint
Luke, Portland, their successors and assigns a right of way
from the above described lot over and across to Park Street in
said Portland said right of way commencing at a point
on the northeasterly end line of the above described lot ten
(10) feet from the northeasterly side line of said W. H. Mulliken's
lot, thence on a line parallel with said Mulliken's side line above
mentioned and holding the width of ten (10) feet northeasterly
to said Park Street, meaning and intending hereby to grant
said Cathedral Church of Saint Luke, Portland, their successors
or assigns a perpetual right of way ten (10) feet wide as above
described from the lot of land this day conveyed to them by
us to said Park Street, said right of way to be held and
used in common by said grantors and grantees, their heirs
successors and assigns forever.

Also we hereby grant to the Cathedral Church of Saint
Luke, Portland, their successors and assigns, another

90' x
95'

right of way from the above described lot of land over our land to said Park Street, said last named right of way to be ten (10) feet wide and located on the northwesterly side of our land and adjoining the lot called the Park Street School house lot, the northeasterly side line of said school house lot to be the northwesterly boundary line of said way, said right of way to be held and used in common by said grantors and grantees, their heirs, successors and assigns forever.

To Have and to Hold the above granted and bargained premises, with all the privileges and appurtenances thereof, to the Cathedral Church of Saint Luke, Portland, their successors and assigns, to their use and behoof forever. And we do covenant with the said Grantee, their successors and assigns, that we are lawfully seized in fee of the premises, that they are free of all incumbrances, that we have good right to sell and convey the same to the said Grantee to hold, as aforesaid, and that we and our heirs, shall and will warrant and defend the same to the said Grantee, their successors and assigns forever against the lawful claims and demands of all persons.

In witness whereof the said Grantors, individually in their own right and in evidence of their relinquishment of all rights of dower or otherwise in the said premises have hereunto set our hands and seals, this fifth day of December in the year of our Lord one thousand eight hundred and eighty seven.

Signed, Sealed, and delivered

in presence of

Stephen H. Cook

Isaac Emery

Seal

Albert B. Cole to H. & E.

Hattie S. Emery

Seal

State of Maine

County of ss. December 6th 1887. Then personally appeared the above named Isaac Emery and Hattie S. Emery and acknowledged the above instrument to be their free act and deed

Before me, Albert B. Cole

Justice of the Peace

Received January 4 1888 at 10 to 12 m. P.M. and recorded according to the original.

Attest

Starr, S. Knight

Register

472/321

321

10/18/
1877

Whereas the Parish of Saint Luke's Church Portland, was, prior to the twenty sixth day of February in the year of our Lord one thousand eight hundred and sixty nine, a parish of the Protestant Episcopal Church in the State of Maine duly organized under the laws of said State;

Saint Luke's
Church Portland
In
Cathedral Church
of Saint Luke

And whereas said Parish, at a meeting duly called for that purpose and holden on the twenty seventh day of April in the year of our Lord one thousand eight hundred and seventy, reorganized under the provisions of an act of the State of Maine, approved by the Governor on the twenty sixth day of February in the year of our Lord one thousand eight hundred and sixty nine, entitled "An Act to provide for the organization of Parishes of the Protestant Episcopal Church in Maine" as appears by an agreement executed for that purpose recorded in the Registry of Deeds for Cumberland County, in Book 378 Page 244.

Dut claims.

And Whereas under and by virtue of such reorganization said Parish of Saint Luke's Church, Portland, thereupon and thereby became and assumed the name of "The Rector, Wardens and Vestrymen of Saint Luke's Church, Portland," and has since been known by that name and title.

And whereas on the eighteenth day of October in the year of our Lord one thousand eight hundred and seventy seven said Rector, Wardens and Vestrymen of Saint Luke's Church, Portland, made and executed the following instrument of Donation for the purposes therein set forth, to wit:

In the name of the Father and of the Son and of the Holy Ghost. Amen.

Whereas the Clergy and laity of the Diocese of Maine, in convention assembled on the thirteenth day of October A.D. 1866, elected the Reverend Henry Adams Keely D.D. Bishop of said Diocese, to which office he was duly consecrated on the Feast of the Conversion of Saint Paul A.D. 1867:

And whereas the said election and consecration were with the understanding that the Bishop should become the Rector of Saint Luke's Church, Portland to which office the Wardens, Vestrymen and Parishioners did accordingly elect said Bishop elect on the twenty

second day of January, A.D. 1867.

And whereas during the year of our Lord 1867, the former edifice known as Saint Luke's Church was sold by said Parish to the Parish of Saint Stephens Church, Portland, and immediately there-upon the Parish of Saint Luke's Church undertook the erection of a new church, with the intention and understanding that such church should be not only a Parish Church for the congregation of Saint Luke's Parish ordinarily worshipping therein, but also a church in which shall be the seat of the Bishop of the Diocese, in regard to which he shall have forever all the usual rights and privileges appertaining to the Rector of a parish, and which shall be thereafter named and constituted the Cathedral Church of the Diocese of Maine, and in which moreover all the sittings shall be forever free and no pews shall be erected, leased or sold:

And whereas the Bishop of the Diocese has consented to accept the charge and occupation of said Church as his Cathedral Church, and to fix his personal and official residence permanently within the Parish of Saint Luke's Church, Portland,

And whereas by the offerings of the congregation worshipping therein and by means of magnificent donations from churchmen resident in other Dioceses the church edifice belonging to the Parish and now known as Saint Luke's Cathedral Church, Portland, has been erected, and all debts and liabilities thereon fully paid:

And whereas it is proper that the Rector, Wardens and Vestrymen of Saint Luke's Church, Portland, in whom the legal title to said Church edifice and the property thereof is now vested should make such provisions as will secure a proper legal conveyance of said property, as soon as a charter can be obtained therefor, to the end that such object and intent may be fully carried out and forever secured.

Now therefore we, the undersigned, the Rector, Wardens and Vestrymen, of Saint Luke's Church, Portland, do hereby declare that the edifice on State Street in the City of Portland and State of Maine

known as Saint Luke's Cathedral. Portland has been erected as and for a cathedral church for the use of the present Bishop of the Protestant Episcopal Church in the Diocese of Maine, and his successors in said office duly and canonically elected and consecrated as Bishops as aforesaid in accordance with the doctrine, discipline and worship of the Protestant Episcopal Church in the United States of America and the constitution and canons of said Diocese of Maine, to be forever kept and maintained as a free Church in which there shall be no private ownership or proprietorship and where all persons shall forever have the right to worship in accordance with the doctrines, discipline and worship of the Protestant Episcopal Church in the United States of America. And to that end we hereby declare that whenever and as soon as the Legislature of the State of Maine shall have passed a law establishing a corporation to hold said property for cathedral uses in accordance with plans therefor, hereafter to be agreed upon and adopted by said Rector Wardens and Vestrymen, we, the undersigned, the Rector Wardens and Vestrymen of Saint Luke's Church, Portland, Maine, and our successors in said Offices will, the Parish thereto consenting, make such conveyance as shall in the opinions of counsel learned in the law, be useful and requisite to convey said church edifice and the land on which the same stands and appurtenances thereto, and all the property now vested in us as aforesaid to such corporation so established, upon such trusts and conditions as will forever secure the same as the Cathedral Church of the present Bishop of the Protestant Episcopal Church in the Diocese of Maine, and his successors in said office duly elected and consecrated as aforesaid, upon such conditions, restrictions and limitations as will secure to the congregation ordinarily worshipping therein, the right of so worshipping, and of always being represented in such corporation so established by one half of the members thereof exclusive of the Bishop, and of participating in the election and appointment of such Canons or other clergy as may be nominated

by the Bishop for the charge and care of the congregation so worshipping, by reserving the right of confirming or rejecting any such appointment or nomination to the Rector, Wardens and Vestrymen of Saint Luke's Church, Portland, and the electors of said Parish, as is provided by chapter 180 of the laws of Maine A.D. 1869. And we hereby expressly renounce all claim of using or holding said building, or any part thereof, or allowing any part of it to be used or held for any purpose whatever, inconsistent with the terms and intent of this instrument or with the Constitution, Canons, Laws, Doctrines, Rules and Usages of the Protestant Episcopal Church in the United States of America. And we hereby pray the Bishop of the Diocese of Maine to take said Church under his control and jurisdiction for the purposes and under the conditions aforesaid, and to consecrate the same as the Cathedral Church of the Diocese of Maine: under the name of the Cathedral Church of Saint Luke in the City of Portland Maine: separating it thereby from all unhallowed, worldly, and common uses, and devoting it forever to the honor and service of Almighty God, the Father Son and Holy Ghost in the worship and Faith of the Holy Catholic Church, and according to the Laws and Liturgy of the Protestant Episcopal Church in the United States of America:

In witness whereof, we have hereunto set our hands and seals this eighteenth day of October in the year of our Lord, one thousand eight hundred and seventy seven.

Henry Adams Neely, Rector.

Geo. E. B. Jackson.

Charles Benjamin Merrill, Wardens.

James H. M. Mullans.

James I. McComb.

Joseph Howard.

Henry R. Kersey.

George Foster Shepley.

William Henry Clifford.

Geo. Marshall Brown.

William L. Fulsom.

Geo. E. Fossdick.

J. Ambrose Merrill.

Walter F. Phillips.

Vestrymen:

And whereas in accordance with said Instrument of Donation and the request therein contained, the said Bishop of the Diocese of Maine, did, on the eighteenth day of October aforesaid, in the year of our Lord one thousand eight hundred and seventy seven, being the Feast of Saint Luke the Evangelist, consecrate the edifice referred to therein as the Cathedral Church of the Diocese of Maine under the name of "The Cathedral Church of Saint Luke in the City of Portland, Maine".

And whereas the Legislature of the State of Maine by an act approved by the Governor on the twenty fourth day of February in the year of our Lord one thousand eight hundred and seventy nine, entitled "An act to incorporate the Cathedral Church of Saint Luke, Portland" authorized said corporation so established to receive donations of Saint Luke's Cathedral in Portland and appurtenances, as proposed in the Instrument of Donation of the Rector, Wardens and Vestrymen of Saint Luke's Church, Portland, dated October eighteenth eighteen hundred and seventy seven, upon the conditions and provisions expressed therein, and according to the plans to be agreed upon as therein set out, and to conform its organization and government thereto, notwithstanding any other matters contained in said act, and further providing "that said Rector Wardens and Vestrymen, the Parish consulting thereto, may make said donation as contemplated by said Instrument of Donation and the plans to be agreed upon as therein set out.

And whereas the parishioners worshipping in said Cathedral Church and constituting the Parish thereof, at their annual meeting, holden on the Easter Monday, being the twenty ninth day of March in the year of our Lord one thousand eight hundred and eighty, passed duly the following resolutions, to wit:

Voted, that when the Parish is entirely free of all indebtedness, the Rector, Wardens and Vestrymen may make the donation of Saint Luke's Cathedral in Portland and appurtenances to the Cathedral Church of Saint Luke, Portland a corporation

chartered by the Legislature of Maine by an act approved by the Governor February twenty fourth eighteen hundred and seventy nine.

And whereas at a meeting of said Rector Wardens and Vestrymen, holden on the tenth day of May in said year of our Lord one thousand eight hundred and eighty, the Treasurer of said corporation reported that the Parish was entirely free from debt: and whereas thereupon, said Rector, Wardens and Vestrymen.

Noted, That the Rector, Wardens and Vestrymen are now prepared to make the conveyance of the Cathedral Church of Saint Luke, in accordance with the Instrument of Donation, that a committee of three be appointed by the Bishop to prepare a proper conveyance to be executed by the Rector Wardens and Vestrymen.

And whereas thereupon, the Bishop appointed as such committee, George E. B. Jackson, Nathan Cleaves and William L. Putnam, Counsellors at Law: And whereas said committee have prepared this conveyance for the purposes herein set forth and in accordance with their said appointment:

Now therefore, Know all Men by these Presents That we, the Rector, Wardens and Vestrymen of Saint Luke's Church, Portland, in consideration of one dollar to us in hand well and truly paid by the Cathedral Church of Saint Luke, Portland a corporation established by the Laws of Maine as aforesaid, the receipt whereof we do hereby acknowledge do hereby give, grant, bargain, sell and convey and forever quitclaim unto the said Cathedral Church of Saint Luke, Portland, their successors and assigns forever, those two certain tracts or parcels of land on the Easterly side of State Street in said Portland, which were conveyed to the Parish of Saint Luke's Church, Portland, by O'Neil W. Robinson by his deed dated the third day of April in the year of our Lord one thousand eight hundred and sixty seven and recorded in Cumberland Registry of Deeds in Book 351 Page 332 with all the privileges and appurtenances thereto belonging and being all the land and buildings thereon on the Easterly side of State Street in said Portland between land formerly

351/332

4/3/1867

of Collins Omer's estate, and now belonging to trustees of the Fund for the support of the Episcopate, and land now of William W. Brown and being the same on which the edifice known as Saint Luke Cathedral has been erected.

To have and to hold the same with all the appurtenances and privileges thereunto belonging and appertaining to the said corporation known as The Cathedral Church of Saint Luke, Portland and their successors and assigns forever upon the trust and condition that the Cathedral edifice now standing thereon shall be forever the Cathedral Church of the present Bishop of that branch of the Holy Catholic Church known as the Protestant Episcopal Church and his successors in said office duly elected and consecrated as aforesaid and upon the condition, restriction and limitation that the congregation ordinarily worshipping therein shall always have the right of so worshipping, and of always being represented in said corporation known as The Cathedral Church of Saint Luke, Portland, by one half of the members thereof exclusive of the Bishop and shall always have the right to participate in the election and appointment of such canons or other clergy as may be nominated by the Bishop for the charge and care of the congregation so worshipping, and reserving the right of confirming or rejecting any such nomination or appointment to the Rector, Wardens and Vestrymen of Saint Luke Church, Portland and the electors of said Parish:

And upon the further trust and condition that said Cathedral edifice or any part thereof shall never be used or held for any purpose inconsistent with said Instrument of Donation herein set out or for any purpose inconsistent with the Constitution, Canons, Laws, Doctrines, Rules or usages of the Protestant Episcopal Church in the United States of America and the Diocese of Maine. And upon the further trust and condition that the sittings in said Cathedral Church shall be forever free, and that no pews shall ever be erected, leased, rented or sold therein. And upon the further trust

and conditions that all the conditions, restrictions and limitations contained in said instrument of Donation shall be fully complied with by said Grantees, their successors and assigns.

In witness whereof we the undersigned the Rector, Wardens and Vestrymen of Saint Luke's Church, Portland have hereunto set our hands and seals this first day of June in the year of our Lord one thousand eight hundred and eighty.

Signed, sealed and delivered
in presence of

	Henry A. Neely, Rector	Seal
H. W. Robinson	Geo. E. B. Jackson	Seal
	Charles Benjamin Merrill	Seal
	Geo. H. McMullan	Seal
	Geo. E. Faindler	Seal
	Henry W. Kerecy	Seal
	W. F. Phillips	Seal
	Charles S. Deane	Seal
	Nathan Cleaves	Seal
	William L. Putnam	Seal
	J. Ambrose Merrill	Seal
	Jno. Marshall Brown	Seal
	James I. McComb	Seal
	William Henry Clifford	Seal

State of Maine

Cumberland County ss Twenty second September 1880

Personally appeared the above subscribed Henry A. Neely, Geo. E. B. Jackson, Chas. Benj. Merrill, Geo. H. McMullan, Geo. E. Faindler, Chas. S. Deane, Wm. L. Putnam, J. Ambrose Merrill, Jno. Marshall Brown, Jas. I. McComb and William Henry Clifford and acknowledged the within to be their free act and deed, and the free act and deed of said Rector Wardens and Vestrymen.

Before me

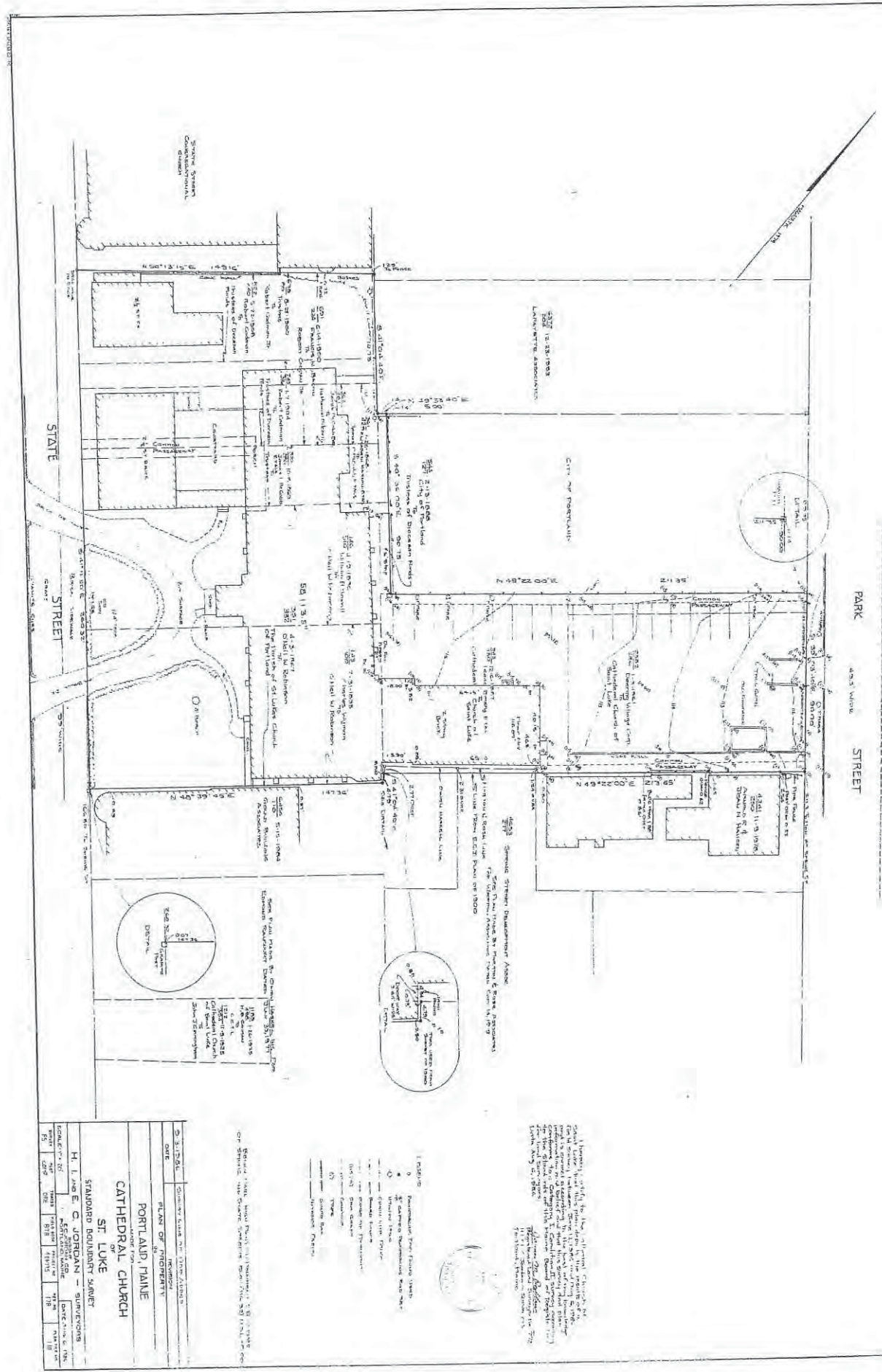
Hubbard Winslow Bryant
Justice of the Peace.

Received Sept. 22^d 1880 at 3 h. 30 m. P. M. and recorded
from the original

Attest

Frank G. Stevens Register





DATE		CONTRACT NO.		INCHES	
1910		100		1/4"	
1911		101		1/4"	
1912		102		1/4"	
1913		103		1/4"	
1914		104		1/4"	
1915		105		1/4"	
1916		106		1/4"	
1917		107		1/4"	
1918		108		1/4"	
1919		109		1/4"	
1920		110		1/4"	
1921		111		1/4"	
1922		112		1/4"	
1923		113		1/4"	
1924		114		1/4"	
1925		115		1/4"	
1926		116		1/4"	
1927		117		1/4"	
1928		118		1/4"	
1929		119		1/4"	
1930		120		1/4"	
1931		121		1/4"	
1932		122		1/4"	
1933		123		1/4"	
1934		124		1/4"	
1935		125		1/4"	
1936		126		1/4"	
1937		127		1/4"	
1938		128		1/4"	
1939		129		1/4"	
1940		130		1/4"	
1941		131		1/4"	
1942		132		1/4"	
1943		133		1/4"	
1944		134		1/4"	
1945		135		1/4"	
1946		136		1/4"	
1947		137		1/4"	
1948		138		1/4"	
1949		139		1/4"	
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1969		159		1/4"	
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1972		162		1/4"	
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1974		164		1/4"	
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1980		170		1/4"	
1981		171		1/4"	
1982		172		1/4"	
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2002		192		1/4"	
2003		193		1/4"	
2004		194		1/4"	
2005		195		1/4"	
2006		196		1/4"	
2007		197		1/4"	
2008		198		1/4"	
2009		199		1/4"	
2010		200		1/4"	
2011		201		1/4"	
2012		202		1/4"	
2013		203		1/4"	
2014		204		1/4"	
2015		205		1/4"	
2016		206		1/4"	
2017		207		1/4"	
2018		208		1/4"	
2019		209		1/4"	
2020		210		1/4"	
2021		211		1/4"	
2022		212		1/4"	
2023		213		1/4"	
2024		214		1/4"	
2025		215		1/4"	
2026		216		1/4"	
2027		217		1/4"	
2028		218		1/4"	
2029		219		1/4"	
2030		220		1/4"	
2031		221		1/4"	
2032		222		1/4"	
2033		223		1/4"	
2034		224		1/4"	
2035		225		1/4"	
2036		226		1/4"	
2037		227		1/4"	
2038		228		1/4"	
2039		229		1/4"	
2040		230		1/4"	
2041		231		1/4"	
2042		232		1/4"	
2043		233		1/4"	
2044		234		1/4"	
2045		235		1/4"	
2046		236		1/4"	
2047		237		1/4"	
2048		238		1/4"	
2049		239		1/4"	
2050		240		1/4"	
2051		241		1/4"	
2052		242		1/4"	