PLANNING BOARD

Tuesday, May 28, 2024 at 4:30 PM
Hybrid Meeting, Room 24 (Ground Level of City Hall) and Zoom

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

The Planning Board invites the public to attend the meeting **in person or Zoom** pursuant to the Remote Meeting Policy adopted by the Planning Board. Prior to the meeting, please check the Agenda Center https://www.portlandmaine.gov/602/Agendas-Minutes to view memos and reports which will be posted by the end of the day on the Friday before the Planning Board meeting. To submit written public comment on an agenda item, email planningboard@portlandmaine.gov. Submissions must be received by 12:00 pm **the day before** the Planning Board meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

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AGENDA:

WORKSHOP - 4:30 PM

i. Major Site Plan; 42 Atlantic Street; LB Atlantic, LLC, Applicant. The Planning Board will hold a hybrid workshop to consider a proposal to demolish an existing single-story structure and redevelop the property at 42 Atlantic Street with a new 4-story, multi-family building with 30 affordable dwelling units. The subject property totals 0.23 acres and is zoned R-6 Residential. A project and plan summary are available for viewing on the city's CSS Portal (https://css.portlandmaine.gov/) by referencing Plan Number PL-002880-2024.

PUBLIC HEARING - 5:00 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON MAY 14, 2024

Workshop
1001 Westbrook Street: Barker, Chann, Mazer, Murphy, Silk, and Smith present. Stanley absent.
9 Boyd Street: Chann, Mazer, Murphy, Silk, and Smith present. Stanley absent. Barker recused.
Technical Manual; Section 6 (Erosion and Sedimentation Control): Chann, Mazer, Murphy, Silk, and Smith present. Barker and Stanley absent.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON MAY 14, 2024

i. Major Site Plan; 64 Pine Street; 64 Pine, LLC, Applicant. Silk motioned, and Smith seconded a motion to waive Technical Manual Standard Sec. 1, Figure I-12, to allow for a 5" – 6" reveal. Vote 5-0, Barker and Stanley absent. Silk motioned, and Murphy seconded a motion to waive Technical Manual Standard Sec. 1, Figure I-19A, to allow for radial curbing. Vote 5-0, Barker and Stanley absent. Silk motioned, and Smith seconded a motion to waive Technical Manual Standard Sec. 1.5.1.B, to allow for an 18' width driveway. Vote 5-0, Barker and Stanley absent. Silk motioned, and Murphy seconded a motion to waive Technical Manual Standard Sec. 1, Figure I-16A, to allow for a 20.07' drive aisle width. Vote 5-0, Barker and Stanley absent. Silk motioned, and Smith seconded a motion to waive Technical Manual Standard Sec. 1.5.1.C, to allow for a separation of 6.12' from the abutting parcels curb cut. Vote 5-0, Barker and Stanley absent. Silk motioned, and Murphy seconded a motion to approve the major site plan application. Vote 5-0, Barker and Stanley absent. Silk motioned, and Murphy seconded a motion to adopt the draft approval letter as the Board's decision on the Major Site Plan application, and authorize the Board Chair to sign the letter as drafted, with the deletion of the site plan review condition that prior to issuance of a building permit the applicant provide ability to serve letters from PWD and CMP, because those have already been obtained. Vote 5-0, Barker and Stanley absent.

5. NEW BUSINESS

i. Major Site Plan; 9 Boyd Street; COMB Block Phase One, LP and Portland Housing Development Corporation, Co-Applicants. The Planning Board will hold a hybrid public hearing to consider a proposal to demolish two existing residential buildings, with 40

residential units, in order to facilitate the construction of a new 50-unit residential building, with 45 affordable units and 5 market rate units. Other site improvements include the reconstruction of sidewalks along the property frontage, construction of a retaining wall to create more usable open space on the property, utility upgrades, and division of the parcel to create two buildable lots. The subject property totals 1.54 acres, is zoned R-6 Residential, and is within the R-7 Overlay zone. A project and plan summary are available for viewing on the city's CSS Portal (https://css.portlandmaine.gov/) by referencing Plan Number PL-002845-2024.

ii. Major Site Plan Amendment; 186 Woodford Street; Community Housing of Maine (CHOM), Applicant. The Planning Board will hold a hybrid public hearing to consider a proposed amendment to application PL-002573-2023, to add one additional residential unit. This amendment would increase the unit count within the redeveloped Parish House from 40 units to 41 units, and would increase the overall project unit count from 82 units to 83 units. Other proposed changes are intended to address City conditions of approval on application PL-002573-2023. The subject property totals 1.92 acres, and is zoned B-2 Community Business. A project and plan summary are available for viewing on the city's CSS Portal (https://css.portlandmaine.gov/) by referencing Plan Number PL-002925-2024.

iii. Major Site Plan and Conditional Use Amendment; 638 Riverside Street; City of Portland, Applicant. The Planning Board will hold a hybrid public hearing to consider a proposed amendment to application PL-001682-2021 and CU-1687-2021, to increase the number of beds within the Homeless Services Center by 50, from 208 beds to 258 beds. Other improvements include an expansion in on-site guest locker accommodations, which are proposed within the passive-use plaza area at the entrance of the facility. The subject property totals 7.01 acres, and is zoned I-M Moderate Impact Industrial and I-H High-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-002935-2024.

iv. Major Site Plan and Conditional Use; 246 Eastern Promenade; ECK Realty, LLC., Applicant. The Planning Board will hold a hybrid public hearing to consider a major site plan and conditional use application for inclusionary zoning to facilitate the redevelopment of 246 Eastern Promenade and 15 Turner Street. The project would involve demolition of a 12-unit residential building and the construction of a new 13-unit building along with 17 off-street parking spaces. The subject property is 27,706 square feet in area, and is zoned R-6 Residential. A project and plan summary are available for viewing on the city's CSS Portal (https://css.portlandmaine.gov/) by referencing Plan Number PL-002490-2023.

To: Chair Mazer and Members of the Portland Planning Board
From: Ameriz Gamez, Planner
Date: May 13, 2024
Subject: 42 Atlantic Street
Project ID: PL-002880-2024
Meeting Date: May 28, 2024

I. INTRODUCTION

At the workshop on May 28th, the Planning Board will review a Major Site Plan application submitted by Acorn Engineering, Inc on behalf of LB Atlantic LLC, which proposes to redevelop the property at 42 Atlantic Street in the Munjoy Hill Neighborhood. This project would involve the demolition of an existing single-story building, formerly a community American Legion, and the construction of a four-story multi-family building with 30 affordable dwelling units.

The Planning and Urban Development Department mailed 288 notices advertising this meeting to property owners within 500 feet of the site. A legal advertisement ran in the May 18, 2024 and the May 21, 2024 editions of the *Portland Press Herald*.

Applicant: LB Atlantic, LLC
Applicant Representative: Sam Lebel of Acorn Engineering

II. REQUIRED REVIEWS

Review	Applicable Standards
Major Site Plan Review	Section 14.6
Historic Preservation Review	Section 17.7.1

III. PROJECT DATA

Existing Zoning	R-6 Residential
Historic District	Munjoy Hill Historic District
Property Size	10,136 sq. ft. (0.23 ac.) **Parcel ID: 016 F001001*
Existing Use	Vacant Place of Assembly
Proposed Use	Multi-family Residential

	Existing	Proposed	Net Change
Impervious Surface Area	80 %	82 %	71 %
Parking Spaces	Unspecified	0	
Bicycle Parking Spaces	2	28	0

IV. EXISTING CONDITIONS AND SURROUNDING AREA

The project site is located within the Munjoy Hill neighborhood, which is predominantly residential in character, and features a mixture of dwelling types; from single-family dwellings to larger scale multi-family

development. The project site is approximately two blocks from a neighborhood commercial corridor that is located along Congress Street, and one block from the Eastern Promenade, and is situated within the R-6 Residential Zone and the Munjoy Hill Historic District.

The site itself is approximately a quarter acre in size with primary frontage along Atlantic Street, and secondary frontage along Gilbert Lane; a private right-of-way with cobble surface, that is located on City-owned property. A brick sidewalk extends along the property's Atlantic Street frontage. The property features a single-story structure, a former American Legion building, which occupies the front half of the lot, along the property's Atlantic Street frontage. The rear half of the property was historically used for parking, and consists of an unstriped paved area that is accessible via an existing curb cut and driveway off of Gilbert Lane; a private right-of-way that features a cobble surface, and which is located on City-owned property. The property is at present, served by overhead power connections, with overhead utilities running along both the property's Atlantic Street frontage, and along Gilbert Lane.

The property slopes down from West to East, towards Eastern Promenade, and more gently from North to South, towards Portland's Eastern Waterfront and the India Street Neighborhood. At present, the property features minimal vegetation, with some plantings along the property's southerly and westerly property boundary.

Figure 1: ***Figure 1: View property highlighted, from City of Portland Maine Parcel Viewer***

V. PROPOSED DEVELOPMENT

The proposed affordable multi-family development comprises 10,136 sq. ft. of the lot. The lot has frontage along Atlantic Street. The anticipated development will include 30 affordable residential units and is proposing zero off-street parking due to the proximity of public transit. The project will offer an onsite shared laundry room, community room, and tenant storage for their residents. This development will also include a bike storage and a mixture of studio, two-bedroom, and three-bedroom units. Six units are to be located on the first level, and eight units are to be located on each of the upper floors.

Figure 2: Snip from Exterior Elevations, Sheet A-200, from applicant submittal.

VI. RIGHT, TITLE, AND INTEREST

The owners of the property, LB Atlantic LLC, have provided a Warranty Deed with warranty covenants recorded at the Cumberland County Registry of Deeds (Book 40559 Page 56) on January 8, 2024, as evidence of right, title, and interest in the property.

VII. FINANCIAL AND TECHNICAL CAPACITY

The applicant has submitted a letter from Bangor Saving Bank, dated March 29, 2024, as demonstration of their financial capacity to complete the proposed development.

VIII. ZONING ANALYSIS

DIMENSIONAL AND USE REQUIREMENTS

A zoning review has been conducted on this application and this project is required to meet the standards of the R-6 Residential zone, see below. Under this proposal, all residential units would meet the City's definition for low-income housing units, and as such, this project would be eligible to take advantage of affordable housing density bonuses listed within Table 18-C, which were extended to eligible projects within

residential zones as part of the City's adoption of LD-2003 zoning amendments, a state law which required that municipalities allow up to four residential units by right on all property zoned for residential use. The applicant is requesting that the Planning Board set the parking count to zero, based upon the project's location and proximity to public transit.

	Required	Proposed
Lot Area	2000 sq. ft.	10,136 sq. ft.
Lot Area Per Dwelling Unit	725 sq. ft. (290 sq. ft. with maximum affordable housing density bonus)	338 sf. Unit
Street Frontage (Min.)	20 FT.	92FT.
Front Setback (Min.)	5 FT.	6.90 FT.
Rear Setback (Min.)	10 FT.	15.10 FT.
Side Setback (Min.)	NA	NA
Stepbacks	15 FT.(Rear)	15.10FT.
Floor Area (Max.)	NA	NA
Structure Height (Max.)	45FT.	40.48 FT.
Lot Coverage (Max.)	60%	59%
Impervious Surface Ratio (Max.)	80%	71%
Landscape (Min)	20%	29%
Off-Street Parking	0	0

IX. SITE PLAN STANDARDS

The proposed development has been reviewed by staff for conformance with the relevant review standards of the City of Portland's Site Plan Ordinance, Section 14.6. Staff comments are below.

1. Transportation Standards (Section 14.6.1)
   A. Impact on Surrounding Street Systems

   The proposed development involves the demolition of the existing building on the site and the construction of a four-story building with 30 affordable dwelling units. The applicant is not providing off-street parking for this site due to the nature of this project, as affordable housing and its proximity to public transit, it is not anticipated to significantly impact traffic or on-street parking within the neighborhood.

   Staff has requested that the applicant provide proper demonstrations on how construction operations will proceed following the demolition of the current building along with an estimated timeline that is to be updated accordingly.

   B. Access and Circulation

   There is to be an internal pathway constructed at the side of the building leading to the bike storage which is being requested by staff to connect to Atlantic Street. The applicant has also provided information stating that the sidewalk is to be reconstructed with brick in accordance with City standards. The reconstruction will take place along Atlantic Street and will connect across Gilbert Lane.

Staff Finding: The applicant shall construct compliant pedestrian ramps leading to and from the property per the City's Technical Manual section one. The applicant shall construct two compliant pedestrian ramps on either side of Gilbert Lane. The applicant shall reconstruct Gilbert Lane in brick between the two ramps and tie back into the existing cobble street.

C. Public Transit Access
Although this development is in proximity of Congress Street upon which METRO bus service routes are operated. In relation to the site, public transit is within 0.2 miles (1056 Ft) it is not directly on a transit route, and therefore the applicant is not required to construct a shelter.

D. Parking
The applicant is requesting that the Planning Board establish an alternative parking count of zero. Staff has required that the applicant provide a parking study in order to substantiate their request of zero off-street parking spaces.

E. Transportation Demand Management (TDM)
Due to the applicant requesting an alternative parking count to the Board, a Transportation Demand Management (TDM) is not a requirement based on the site plan standard.

2. Environmental Quality Standards (Section 14.6.2)
A. Preservation of Significant Natural Features
There are no significant natural features as defined in Sec. 14.6.2.A.1 on the subject property and therefore this standard does not apply.

B. Landscape Preservation
The site is minimally vegetated; The construction plan shows a total of five trees that are on the site and states that four of the five are to be removed; however no sizing information is provided related to these trees on the landscape plans. In accordance with the Land Use Code 14.6.2, Table 14-D, one tree is to be planted in replacement of every tree removal that has a DBH of 10-16". In accordance with the City's Technical Manual 4.3, staff has requested that the applicant provide a tree survey for this site that indicates the species and location of existing trees, along with information on their size.

C. Site Landscaping and Buffers
The site proposes reconstruction of the streetscape along Atlantic Street, which includes the possible preservation of one existing tree on site, and the planting of four new street trees. Additionally, the landscaping plan includes proposed plantings over the site piping installations. While this may be appropriate for some locations, it's recommended that the Applicant evaluate the area on the northwest corner along Gilbert Lane, where multiple utilities including water and gas are proposed to determine if the proposed plantings have the potential to be a conflict for the utilities.

D. Water Quality, Stormwater Management, and Erosion Controls
The Applicant has provided for the Basic Standards with appropriate erosion and sedimentation control measures. The project as proposed will result in a net decrease in impervious area, and that the proposed redevelopment will result in less than 5,000 sf of non-roof redeveloped area, and therefore is not subject to the general or redevelopment standards.

The project is providing below-grade storage to help manage flows from the site. Flow will be decreased from the pre-development to post-development condition, and storage will be provided to manage flows to the existing combined sewer in Atlantic Street. This is not in relation to the City's Flooding Standards, but rather the Infrastructure Capacity.

3. Public Infrastructure and Community Safety Standards (Section 14.6.3)
   A. Consistency with City Master Plans
   The development of the multi-family building is permissible with the City's Zoning Standards, which were established in accordance with the City's adopted Comprehensive Plan. No other City approved Master Plans are applicable to this project.

   B. Public Safety and Fire Prevention
   Staff has confirmed with the Fire Department and they have no concerns with the public safety or fire prevention for this project.

   C. Public Utilities
   The Applicant has requested utility ability to serve confirmation and is waiting for responses from the various utility providers. The utility plan accounts for the installation of an underground electrical service between the project site and overhead utilities located along St. Lawrence Street. This connection will be made through Gilbert lane, and will involve trenching across St. Lawrence Street and up a portion of Gilbert Lane. The disturbance to these two streets should be accounted for in the construction management and demolition plans. Gilbert Lane is a City owned parcel of land, it is not an accepted public city street. Gilbert Lane is best categorized as a traveled way on city owned property. Any utility or other work to be performed on the City's property (within Gilberts Lane) would require an easement or license from the City. Gilbert Lane has an existing sewer lateral that is located near the proposed underground electrical conduit. The exact location of this sewer lateral is not known. This potential for utility conflicts will require the digging of test pits to confirm utility locations, and this work will be required to be noted on the plans.

4. Site Design Standards (Section 14.6.4)

   A. Massing, Ventilation, and Wind Impact
   The proposed project does conform with all zoning dimensional standards for the R-6 zone, including building height and setback requirements. This will not adversely impact any adjacent development with respect to massing, ventilation, or wind. The HVAC equipment is to be located within the interior of the site or the top of the building and is to be screened as necessary. At this this staff is requesting the exact location of the HVAC placement.

   B. Shadow
   The proposed building height is 40.48 ft tall, therefore, a shadow analysis is not required for this project.

   C. Snow and Ice Loading
   Snow storage is located at the rear of the building in between the trash enclosure and the transformer. Staff is requesting that the applicant provide confirmation the designated snow

storage will be sufficient for the entire site, more specifically, confirmation on the location of snow storage for the front of the building along Atlantic Street.

D. View Corridors
This project site is not located within an established view corridor. Not applicable.

E. Historic Resources
The subject property is located within the Munjoy Hill Historic District, and therefore requires approval from the Historic Preservation Board (HP Board).

The applicant appeared before the HP Board for preliminary review of new construction for a workshop on March 6, 2024 and again on April 17, 2024.

F. Exterior Lighting
All development must adhere to the site lighting standards provided for in Section 10 and 12 of the Technical Manual: which includes requirements for site lighting, architectural and specialty lighting, and street lighting. This project proposes exterior lighting of one R1A, a 3" LED downlight at the exterior canopy, nine W2 handrail LED downlights at the ramp stairs, one W3 wall recessed LED direct fixture at the stair egress door, and one W4 wall mounted LED direct fixture at the facade. The lighting for this project does appear to comply and does not spill over into any of the adjacent properties.

Staff is recommending that the applicant confirm the location of the nearest street lights along Atlantic Street, and determine based upon the requirements of Sec. 10.2.1 in the Technical Manual, whether the applicant is responsible for installing additional street lighting at this location.

G. Noise and Vibration
In the City, all HVAC, AHU, emergency generators, and similar equipment are required to meet applicable state and federal emissions requirements and are further required to be located and/or screened in such a manner as to mitigate noise and vibration impacts. The location of the heating, ventilation, air conditioning, or similar equipment have not been identified on the site plan. Staff has requested that the applicant identify the location of each and to confirm that they are all properly screened.

H. Signage and Wayfinding
Any signage associated with the redevelopment of this project will be required to be reviewed by the Permitting and Inspections Department separately, with a sign permit.

I. Zoning-related Design Standards
Design review of the project will be performed by the Historic Preservation Board, due to the site's location within the Munjoy Hill Historic District.

X. NEIGHBORHOOD MEETING AND PUBLIC COMMENT

The applicant held a neighborhood meeting on May 16, 2024, as required as part of this project, wherein twenty-three (23) members of the public attended (Attachment U), as well as members of the project team

from Acorn Engineering, and Primary Projects. Questions and concerns raised at the meeting were pertaining to: landscaping, site lighting, architectural design, and parking.

XI. NEXT STEPS

Planning Staff is seeking feedback from the Planning Board on:

- The request of zero parking spaces for this development.
- **Planning staff is still seeking feedback**

Further, the Project will need to secure a Certificate of Appropriateness and review by the Historic Preservation Board.

XII. ATTACHMENTS

Staff Attachments

1. Project Review Comments, First Submission, 5/13/2024

Applicant Documents

A. Cover Letter
B. Major Site Plan Checklist
C. Right Title, Interest
D. Zoning Assessment
E. Easements
F. Waivers
G. Financial Capacity
H. Technical Capacity
I. Conformity with Land Use Ordinance
J. Stormwater Report
K. Erosion & Sedimentation Control
L. Public Safe and Fire Prevention Letter
M. Wastewater Capacity
N. Lighting
O. Arch Design Narrative
P. Utilities Cover
Q. Construction Management Plan
R. Solid Waste Disposal
S. Parking Analysis
T. Pre-App Neighborhood Meeting
U. 42 Atlantic Street Neighborhood Meeting Documentation #2

Plans

1. Cover Sheet & Legend
2. General Notes
3. Topographic Survey
4. Construction Management Plan
5. Site Plan
6. Landscape Plan

7. Utility Plan
8. Grading and Drainage Plan
9. Site Details
10. Utility Details - 1
11. Utility Details -2
12. Drainage Details -1
13. Drainage Details -2
14. Erosion & Sedimentation Control Details
20. A-102 First Floor and Basement Plans
21. A-103 Second and Third Floor Plans
22. A104 Fourth and Roof Plans
23. A-200 Building Elevations
24. A-900 Architectural Rendering

Dear Applicant,

We have completed our review of your application (PL-002880-2024) proposing to develop a 4 story, multi-family building with 30 affordable units. This parcel is located in the R-6 Residential zone and is within the Munjoy Hill Historical District. This development triggers major site plan review and conditional use review for inclusionary zoning, and is subject to the following regulations:

· Site Plan – Article 14.6

An overview of the City's review can be viewed in the attached project review worksheets and peer review comments.

Next Steps

Please review all feedback and reach out to the project review manager if you have any questions or would like to discuss this feedback in more detail. In order to proceed, the applicant shall prepare a written response to all feedback, and shall update plans, documents and other materials as necessary to address the above listed comments. The applicant shall notify the project review manager when a resubmission is uploaded to ProjectDox. Once received, the project review manager will notify the applicant of their scheduled review timeline for this resubmission.

Based upon the City's findings related to your application, the City will advance this application for a workshop with the Planning Board on **Tuesday, 05/28/2024.** Please let me know at your earliest convenience if there are any conflicts with the proposed date.

Sincerely,

Ameriz Gamez

City Planner

Attachments

1. Site Plan Worksheet
2. Peer Review Comment
3. Zoning Worksheet

Site Plan Review Standards (Sec. 14.6)

Transportation Standards (Sec. 14.6.1)

Standard	*Discussion*	*Finding*
Impact on Surrounding Street Systems	**Overview:** The property has the potential to impact Gilbert Lane, which is a private street during demolition and the construction phase. With this development it does appear that there are demands that have the potential to significantly impact the infrastructure in terms of sidewalk and street closures. This application proposes no off-street parking in accordance with the transit-proximate exemption in Table 9-B. The development is expected to generate few additional trips based upon its proposed use as affordable housing. **Updates Requested** ● Please show a plan that demonstrates how construction operations will proceed following the demolition, ie. impacts on the surrounding streets, closures to take place and the estimated duration of those closures, location of the job trailers ect. ● Note that there should be an estimated timeline / construction schedule given and updated accordingly as the project gets underway. ● Provide clarification for DPW, are there other options for the underground electricity? ● Update the highlighted note as follows: EXISTING COBBLE STONES TO BE RECLAIMED AND RESET AFTER TRENCH CONSTRUCTION IN COORDINATION AND APPROVAL BY DPW. (See attached document) ● The applicant must be aware that it is their responsibility for noting and implementing on-street parking signage changes on Atlantic Street.	Not Met
Access and Circulation	**Overview:** The sidewalk is to be reconstructed with brick in accordance with City standards. The reconstruction will take place along Atlantic Street and will connect across Gilbert Lane. **Updates Requested** ● Confirm that the reconstructed sidewalk will be ADA compliant. ● The construction entrance will need to be moved out of the right-of-way/sidewalk on Atlantic Street and onto the site. Please confirm that this is possible for this site. ● The applicant shall construct compliant pedestrian ramps leading to and from the property per the City's Technical Manual section one. The applicant shall construct two compliant pedestrian ramps on either side of Gilbert Lane. The applicant shall reconstruct Gilbert Lane in brick between the two ramps and tie back into the existing cobble street.	Not Met

Public Transit Access	**Overview:** This development is in proximity of Congress Street upon which METRO bus service routes are operated. In relation to the site, public transit is within 0.2 miles (1056 Ft). **Updates Requested** ● None.	Met
Parking	**Overview:** This site is within 1,500 feet of an existing transit route. Therefore, off-street parking is not required for this site per the Land Use Code Section 19.3 Table 19-B which states no off-street shall be required within ¼ mile of fixed route transit service. **Updates Requested:** ● None.	Met
Transportation Demand Management	**Overview:** The applicant is requesting that the Board grant a ration of zero parking spaces.The Planning Board may set a requirement for a major site plan, but they would likely require some parking based upon a parking study. if the applicant is fully relying on the Public Transit Access exception than it will trigger the requirement for a TDM. **Updates Requested** ● Conduct and submit a parking study and provide justification for your request to have zero parking for this development.	Not Met
Environmental Quality Standards (Sec. 14.6.2)		
Standard	***Discussion***	***Finding***
Preservation of Significant Natural Features	**Overview:** There are no significant features on this site. **Updates Requested** ● None	Met
Landscape Preservation	**Overview:** The construction plan shows a total of five trees that are on the site and states that four of the five are to be removed; but there is no DBHdescription. In accordance with the Land Use Code 14.6.2, Table 14-D, one tree is to be planted in replacement of every tree removal that has a DBH of 10-16". **Updates Requested** ● In accordance with the City's Technical Manual 4.3, please provide a tree survey for this site that indicates the species and location of existing trees, along with information on their size.	Not Met
Site Landscaping and Buffers	**Overview:** The applicant has provided a Landscaping Plan showing the planting schedule for this development, however there are questions in regards to the removal of trees. **Updates Requested** ● Confirm the number of trees that are to be planted on site. Site and Landscape Plan both show that there are to be 3 street trees; however, the Planting Schedule states that a total of 4 trees are to be planted.	Not Met

	• The landscaping plan includes proposed plantings over proposed site piping installations. While this may be appropriate for some locations, it's recommended that the Applicant evaluate the area on the northwest corner along Gilbert Lane where multiple utilities including water and gas are proposed to determine if the proposed plantings have the potential to be a conflict for the utilities.	
Water Quality, Stormwater Management and Erosion Control	**Overview:** The Applicant has provided for the Basic Standards with appropriate erosion and sedimentation control measures. General/Redevelopment Standards – The project will reduce impervious surface on the site. The proposed redevelopment area is primarily rooftop with some non-roof impervious surface area converted to roof area. The project will not have 5,000 SF of non-roof redeveloped impervious area. No stormwater treatment is required for this project. Flooding Standards – The project is providing below-grade storage to help manage flows from the site. Flow will be decreased from the pre-development to post-development condition, and storage will be provided to manage flows to the existing combined sewer in Atlantic Street.	Not Met
	Updates Requested • The Applicant has proposed a backflow preventer for the location where the stormwater system exits the site. As this includes the foundation, roof, and site drainage, and the foundation drain invert to the final structure is lower than the drainage invert, the City would recommend that the Applicant consider backflow prevention for the foundation drain as well. • The plans reference a proposed drip edge at the perimeter of the building, noting to see sheet C-30 for more information. This feature has not been shown on sheet C-30. It appears that roof drainage will also be maintained using piping; however the detail for the R-Tank appears to show the roof leader inlet as a vertical inlet into the system. The plans should be clear on how roof drainage will be managed. • The Applicant should provide confirmation from the manufacturer confirming the design of the R-tank system. A Stormwater Maintenance agreement will be required for this system.	

Public Infrastructure and Community Safety Standards (Sec. 14.6.3)		
Standard	***Discussion***	***Finding***
Consistency with City Master Plans	**Overview:** The development of the multi-family building is permissible with the City's Zoning Standards.	Met
	Updates Requested • None.	

Public Safety and Fire Prevention	**Overview:** Staff is currently waiting for comments from the Fire Department to confirm that there are no issues with the lines on Gilbert Lane. **Updates Requested** ● None.	Met Waiting on confirmation
Public Utilities	**Overview:** The Applicant has requested utility ability to serve confirmation and is waiting for the utilities to respond. The utility plan accounts for the installation of an underground electric line in Gilbert Lane up to St. Lawrence Street. The disturbance to these two streets should be accounted for in the construction management and demolition plans. Gilbert Lane is a City owned parcel of land. It is not an accepted public city street. Gilbert Lane is best categorized as a traveled way on city owned property. Any utility or other work to be performed on the City's property (within Gilberts Lane) would require an easement or license from the City. Gilbert Lane has an existing sewer lateral near the proposed UGE conduit. The exact location is not known. The existence of this potential conflict will require test pits and shall be noted on the plans. **Updates Requested** ● Obtain the required easement or license from the City before any work is done on Gilbert Lane. ● Provide the required test pits and add the notation to the plans, be sure to show any potential disturbances to Gilberts Lane and St. Lawrence Street on the construction management and demolition plans. ● Provide Ability to Serve confirmation from utility providers. ● The Applicant's utility plan refers to a water trench in the vicinity of the proposed street trees in the Atlantic Street sidewalk. The Applicant should confirm if this is no longer included or if it is in another location.	Not Met

Site Design Standards (Sec. 14.6.4)

Standard	***Discussion***	***Finding***
Massing, Ventilation and Wind Impact	**Overview:** Massing requirements are met for this development. **Updates Requested** ● None.	Met
Shadow	**Overview:** The proposed building height is 40.48 ft tall, therefore, a shadow analysis is not required for this project. **Updates Requested** ● None	Met

Snow and Ice Loading	**Overview:** Snow storage is located at the rear of the building in between the trash enclosure and the transformer. **Updates Requested** ● None	Met
View Corridors	**Overview:** The project site is not located within an established view corridor. **Updates Requested** ● None.	Met
Historic Resources	**Overview:** The applicant has gone before the Historic Preservation Board and is currently waiting to receive a Certificate of Appropriateness by the Historic Preservation Board. **Updates Requested** ● The applicant shall continue to coordinate with Historic Preservation (HP) staff and respond to any feedback from HP staff or the HP Board in order to receive a Certificate of Appropriateness.	Not Met
Exterior Lighting	**Overview:** The proposed lighting for the building does appear to be in compliance with Sec. 10 and 12 of the Technical Manual and does not spill over to the adjacent properties. However, staff has reviewed the street lighting and it appears that street light are 200 ft north and south of this development and there may be a requirement to add lighting at this location. **Updates Requested** ● Confirm whether street lights are required to be placed at this location in accordance with Sec. 12.2.1 of the City's technical Manual.	Not Met
Noise and Vibration	**Overview:** Heating, ventilation, air conditioning or similar equipment is not shown on the site plan. **Updates Requested** ● Provide the location of the proposed heating, ventilation, and air conditioning equipment on the site plan and confirm that they are to be screened.	Not Met
Signage and Wayfinding	**Overview:** The location of the current ADA sign at the face of the building along Atlantic St is proposed to be reset and or replaced. There are no plans proposing a freestanding ground sign or signage along the rooftop. **Updates Requested** ● None.	Met

Design Standards	**Overview:** The front landing and stairs at the top of the ramp that access the vestibule need to meet the 5' front setback. Section 7.5.5.C allows an unenclosed one story entrance porch with or without a roof to extend into a setback as long as it does not extend more than 6' off the principal structure. Please note that the building is subject to Historic Preservation review for a Certificate of Appropriateness, and the City is *not* reviewing the application against the multi-family design standards. The applicant shall continue to coordinate with the Historic Preservation staff.	Not Met
	Updates Requested • Confirm that the landing and stairs do not extend more than 6'. Comparing the site plan and the first floor plan, the footprint of the stairs off of the landing on the site plan (Drawing C-10) extends further into the setback and appears to exceed the 6' maximum allowed. On the first floor plan, Sheet A-102, the stairs off the landing appear to be flush with the rest of the landing and do not extend as far into the setback. The two footprints should match and the actual distance from the principal structure should be indicated on the plans. • Please provide details on how the lot coverage was calculated. The lot coverage calculations that are provided on the Zoning Analysis Table gives the lot coverage as 59% • The average grade appears to be 123.88' based on the grade at the four corners on the grading plan (Drawing c-30). The average grade line needs to be shown on the elevations plan (Sheet A-200). The height on a flat roof is measured to the top of the roof beam. On the elevation plan the top measurement is to the T.O. Parapet. Is the Parapet the same as the roof beam? Please confirm	

Zoning Use Review (Article 6)

Use Permissions (Table 6-A – Table 6-F)

Proposed Use	***Permitted, Conditional or Accessory Use***	***Zone***	***Use Std***
Multi-family	***Permitted***	***R-6***	

Zoning Dimensional Review (Article 7)

Dimensional Standards (Table 7-A – Table 7-H)

Standard	***Requirement 1***	***Existing***	***Proposed***	***Finding***
Lot Size (SF)	***2000 SF***	***10,136 SF***	***10,136 SF***	
Area per D.U.	***725 SF/Unit***		***338 SF/ Unit1***	
Street Frontage	***20 Ft***	***92 Ft***	***92 Ft***	
Front Setback (Min)	***5 Ft***	***7.05 Ft***	***6.90 Ft***	
Front Setback (Max)				
Rear Setback	***10 Ft***	***57.50 Ft***	***15.10 Ft***	
Side Setback	***5 Ft***	***10Ft***	***11 Ft***	
Pavement Setback	***NA***	***NA***	***NA***	
Stepback				
Building Height	***45 Ft***		***40.48 Ft***	
Lot Coverage	***60%***	***32%***	***59%***	
Impervious Surface Ratio	***80%***	***82%***	***71%***	
Length of Building Wall at Maximum Setback				
Undifferentiated Wall				

Affordable Housing Density Bonuses (Sec. 18.2.4)

Bonus Type	***Allowed Under Density Bonus***	***Proposed***	***Finding***

Maximum Density	***2.5x***	***30 Units***	
Maximum Height			
Minimum Setback			
Minimum Recreation Open Space			
Accessory Building Length			
Minimum Building Separation			

ACORN ENGINEERING, INC.

Planning and Urban Development Department
Matt Grooms, AICP
Development Review Services Manager
City of Portland, Maine
389 Congress Street, 4th Floor
Portland, ME 04101

April 11th, 2024

Subject: Major Site Plan Application – 42 Atlantic Street Redevelopment

Matt:

On behalf of LB Atlantic LLC, Acorn is pleased to submit the accompanying package of submission materials for a Major Site Plan Application to support the proposed redevelopment project to be located at 42 Atlantic Street in Portland, Maine (Parcel ID: 016 F001001).

The parcel is located within the R-6 Zoning District and the Munjoy Hill Historic District. The project proposes to demolish the existing structure on site and redevelop the 0.23-acre parcel to provide a 4-story multi-family building with 30 affordable dwelling units. Given the development proposes 100% affordability, the project intends to utilize the density bonus described in the City of Portland Land Use Code, section 18.2.4, Table 18-C, that allows a 2.5x density bonus for eligible affordable housing projects.

This application package is intended to meet the City's submission requirements as outlined in the Major Site Plan application procedures. Please see the Table of Contents below for the material submitted as part of this application. The project has been before the Historic Preservation Board and is seeking its Certificate of Appropriateness in the coming months.

As permitted under Section 18.2.2 of the Land Use Code, in addition to the reduction in fees for affordable housing projects, we are requesting the review is performed in an expedited manner at both the Staff and Planning Board levels.

The Applicant and design team look forward to your review of this project. If you have any questions regarding these materials or the completeness of the application materials, please do not hesitate to contact me.

Sincerely,

Sam Lebel

Sam Lebel, P.E.
Project Manager
Acorn Engineering, Inc.

The following documents and drawings will be uploaded onto the City's electronic submission site per the procedure outlined in the application:

Documents:

- Section A: Cover Letter
- Section B: Major Site Plan Application & Checklist
- Section C: Right, Title, Interest
- Section D: Zoning Assessment
- Section E: Easements
- Section F: Waiver Table
- Section G: Financial Capacity
- Section H: Technical Capacity
- Section I: Conformity with Land Use Ordinance
- Section J: Stormwater Management Report
- Section K: Erosion & Sedimentation Control Report
- Section L: Public Safety & Fire Prevention Letter
- Section M: Wastewater Capacity Letter
- Section N: Lighting
- Section O: Architectural Design Narrative
- Section P: Utility Cover
- Section Q: Construction Management Plan
- Section R: Solid Waste
- Section S: Parking Analysis
- Section T: Pre-App Neighborhood Meeting Documentation

Drawings:

- Civil Plan Set
- Architectural Plan Set

CITY OF PORTLAND
Planning & Urban Development Department

MAJOR SITE PLAN
GENERAL DOCUMENT AND DRAWINGS CHECKLIST
Please submit each document as a separate PDF file.
Please confirm by electronically checking the boxes in the left-hand column.

**** PLEASE FILL OUT AND UPLOAD THE ZONING ASSESSMENT TABLE AND WAIVER TABLE SEPARATELY AS NOTED BELOW ****

At the time of application submission, please contact the Department of Public Works regarding E-911 addressing for your project.

GENERAL APPLICATION DOCUMENTS		
Yes	NA	**Project Description** ● Cover letter with detailed project description
Yes	NA	**Completed Checklist** (this document)
Yes	NA	**Evidence of Right, Title, and Interest** ● Deeds, leases, or purchase and sales agreements
Yes	NA	**Evidence of State or Federal Approvals** ● Permits or letters of non-jurisdiction, if applicable
Yes	NA	**Zoning Assessment** (see Zoning Assessment Table) Summary of compliance with use and dimensional standards of the land use code
Yes	NA	**Site Plan Standards Assessment** (see Section 14.6 of the land use code) ● Summary of project compliance with site plan standards of the land use code
Yes	NA	**Summary of Existing and/or Proposed Easements or Covenants, applicable.** ● Evidence of existing easements and any proposed easements, covenants, public or private rights-of-way
Yes	NA	**Waiver Requests** (see Waiver Table) ● Written request for waiver describing request and compliance with applicable waiver standards
Yes	NA	**Financial Capability** ● Letter or evidence from a financial institution or third party verifying financial capacity to undertake project
Yes	NA	**Technical Capability** ● Evidence of technical capability of applicant and consultants – resumes and/or examples of past projects

MAJOR SITE PLAN
STANDARDS AND SUBMISSION CHECKLIST

Provide assessment of compliance with standards and include supplemental documentation, as applicable.
Please submit each document as a separate PDF file.

TRANSPORTATION		
Yes	**NA**	**Impact on Surrounding Street Systems (14-14.6.1(A))** ● Describe incremental volume of traffic impacts and mitigation measures. If needed
Yes	**NA**	**Access and Circulation (14-14.6.1(B))** Identify and describe the following: ● Site access and internal circulation, including ADA access ● Drive-up features, if applicable ● Loading and servicing needs, routes, and geometry, providing turning templates for delivery vehicles, if applicable ● Sidewalks and condition along street frontages and internal walkways ● Engineered details for ADA ramps and public sidewalks, meeting sidewalk material policy and construction requirements (Technical Manual, Section 1)
Yes	**NA**	**Public Transit (14-14.6.1(C)), if applicable** Identify and describe the following: ● Existing available transit service and proposed transit improvements, including design details, such as easement, pad base, and shelter
Yes	**NA**	**Off-Street Parking (14-14.6.1(D)), if applicable** Identify and describe the following: ● Proposed vehicular and bicycle parking supply (including ADA-compliant parking) in relation to applicable parking requirements in Article 19 of the land use code ● Curb cut separation and parking layout (Technical Manual, Section 1) ● Construction details for bicycle racks ● Management plan for snow storage and removal
Yes	**NA**	**Transportation Demand Management (TDM) (14-14.6.1(E)), if applicable** ● Provide TDM plan drafted in accordance with Technical Manual Section 1 requirements

ENVIRONMENTAL	
Yes NA	**Preservation of Significant Natural Features (14-14.6.2(A)), if applicable** Identify and describe the following: ● High and moderate value waterfowl and wading habitat ● Aquifers (for Casco Bay Islands) ● Waterbodies (including wetlands, watercourses, significant vernal pools and floodplains) ● Proposed preservation areas and protection measures ● Documentation from environmental compliance consultants and determinations from applicable state and federal agencies
Yes NA	**Landscape Preservation (14-14.6.2(B))** Identify and describe the following: ● Measures to preserve trees, including within required zoning setbacks (Technical Manual, Section 4) ● Measures to protect existing vegetation during construction
Yes NA	**Site Landscaping and Buffers (14-14.6.2(C))** Identify and describe the following: ● Overall landscaping approach and consistency with standards ● The use of screening and buffering of service areas and between non-residential and residential uses ● Existing Heritage or Feature Trees on site and measures to preserve ● Compliance with street tree requirements
Yes NA	**Water Quality, Stormwater Management, and Erosion Control (14-14.6.2(D))** Identify and describe the following: ● Erosion and sedimentation control plan and measures ● Evidence of compliance with Urban Impaired Stream Standards pursuant to DEP Chapter 500 stormwater law, as applicable ● Subsurface sanitary sewage disposal and groundwater protection measures

PUBLIC INFRASTRUCTURE AND COMMUNITY SAFETY	
Yes NA	**Consistency with City Master Plans (14-14.6.3(A))** ● Describe proposed easements, rights and improvements to connect or continue off-premises public infrastructure, as applicable
Yes NA	**Public Safety and Fire Prevention (14-14.6.3(B))** Identify and describe the following: ● Compliance with Crime Prevention through Environmental Design (CPTED) requirements (Technical Manual, Section 3) ● Emergency vehicle access ● Consistency with public safety standards (Technical Manual, Section 3)
Yes NA	**Availability and Adequacy of Public Utilities (14-14.6.3(C)) (Technical Manual, Sections 2 & 9)** Identify and describe the following: ● Electrical services, including providing underground services ● Existing and proposed connections for public utilities and required public utility upgrades ● Sewer line connections
SITE DESIGN	
Yes NA	**Massing, Ventilations and Wind Impact (14-14.6.4(A))** Identify and describe the following: ● Wind and ventilation impacts on adjoining structures and/or adjacent public spaces, including wind study, if applicable ● Bulk, location, or height impacts on adjoining structures
Yes NA	**Shadows (14-14.6.4(B)), if applicable** ● Provide shadow analysis of impacts on publicly accessible open space (Technical Manual, Section 11)
Yes NA	**Snow and Ice Loading (14-14.6.4(C))** ● Describe building design measures to prevent snow and ice from loading or falling onto adjacent properties or public ways
Yes NA	**View Corridors (14-14.6.4(D)), if applicable** ● Describe any protection of designated view corridors (Portland Design Manual, Appendix. 1)
Yes NA	**Historic Resources (14-14.6.4(E)), if applicable** Identify and describe the following: ● The site's status as a designated landmark, within a historic district or historic landscape district, or within 100 feet of any designated landmark, historic district, or historic landscape district ● Compliance with standards for preservation and documentation of archaeological resources

Yes NA	**Exterior Lighting (14-14.6.4(F))** ● Describe how the proposed site lighting will adhere to photometrics requirements as it relates to light trespass and full cutoff fixture design, pursuant to Technical Manual Section 12
Yes NA	**Noise and Vibration (14-14.6.4(G))** ● Provide data on noise levels for HVAC and other mechanical equipment, such as design specifications, to demonstrate consistency with state and federal noise emissions requirements as well as City code
Yes NA	**Signage and Wayfinding (14-14.6.4(H)), if applicable** ● Provide signage plan showing the location, dimensions, height and setback of all existing and proposed signs ● Provide drawings of all commercial and directional signage on site
Yes NA	**Zone-Related Design Standards (14-14.6.4(I))** ● Address any applicable design review standards by zone, including compliance with Design Manual

MAJOR SITE PLAN
DRAWINGS CHECKLIST

Please upload the following DRAWINGS with the listed details into e-Plan as separate pdfs.

All drawings must be submitted in a 24 x 36 sheet size.

BOUNDARY SURVEY (stamped by a Maine Licensed Surveyor and drawn as per Technical Manual Sec. 13)

SITE PLAN(s) (stamped by a Maine Licensed Professional Engineer) including:

All sheets – Include a title block with project title and the following information:

- Project street address
- Name and address of property owner & applicant
- Licensed design professional, incl firm that produced plans
- North arrow
- Date of preparation and revision history block
- Tax parcel (chart, block, and lot) number

Existing Conditions Plan with the following:

- Existing structures, with distance from primary building façade(s) to the property line
- Approximate location of structures on abutting properties
- All streets and intersections adjacent to the site
- Existing driveways, pedestrian ways, and bicycle infrastructure, including dimensions and materials
- Existing public transit infrastructure
- Existing vehicle & bicycle parking areas
- Existing utilities on site and within adjacent rights-of-way
- Existing grades (two-foot contours preferred)
- Location of water courses, wetlands, and vegetation, or other significant natural features
- Existing soil conditions and location of test pits and borings
- Zoning boundary lines, including overlays
- Location of all existing easements and rights-of-way

Proposed Site Plan with the following:

- Proposed structures, including distance from primary building façade(s) to property lines
- Ground floor area, and finished floor elevations for all buildings
- Any proposed geometric modifications to streets and intersections adjacent to site
- Location, dimensions and materials of all proposed driveways, vehicle, bicycle, & pedestrian access ways with corresponding curb lines
- Engineered specifications/ cross-sections for proposed driveways, sidewalks & paved areas
- Location and dimensions of proposed loading areas, including turning templates
- Proposed transit infrastructure with dimensions/ engineering specifications
- Location of vehicle and bicycle parking with dimensions and engineering specifications
- Location of all snow storage areas
- Exterior lighting (please see Technical Manual Sec. 12 for photometrics requirements)

- Location of fire hydrants
- Location of solid waste management receptacles
- Location of all proposed HVAC and mechanical equipment, including proposed screening, where applicable
- Location of proposed easements and rights-of-way, including dimensions
- Please utilize color-coding and/or hatches and shading to delineate changes between the pre and post development condition as needed

UTILITY PLAN including:

- Proposed electrical infrastructure
- Location, sizing and directional flows of all proposed sewer and stormwater infrastructure
- Location and dimensions of off-premises public or publicly accessible infrastructure adjacent to site
- Electric utility infrastructure

GRADING AND DRAINAGE PLAN including:

- Proposed grades
- Proposed stormwater management measures meeting Technical Manual (Section 5) standards
- Any proposed alteration of a watercourse or wetlands
- Any groundwater protection measures
- Proposed buffers and preservation measures for wetlands or significant natural features

LANDSCAPE PLAN including:

- Existing vegetation to be preserved and preservation measures
- Proposed landscaping, screening, and street trees, including caliper widths for trees
- Planting schedule, including street trees

ARCHITECTURAL PLANS AND RENDERINGS including:

- Exterior building elevations, color renderings, illustrations of all sides
- Axonometric and street-level views for structures greater than three stories in height
- Provide context drawings, if applicable (Design Manual, page 1)
- Floor plans

CONSTRUCTION MANAGEMENT PLAN including:

- Specifics on traffic control, sidewalk sheds, and pedestrian rerouting
- Include a drawing and written narrative

OTHER

- Details and cross-sections, as necessary

C. Right, Title & Interest

See attached quitclaim deed for the project property.

DLN: 1002440261143

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS

THAT I, JASON T. HALL, in his capacity as Department Adjutant, The Department of Maine, American Legion, a duly organized non-profit corporation existing under the laws of the State of Maine, with a mailing address of 5 Verti Drive, Winslow, ME 04901,

for consideration paid,

grants to LB Atlantic LLC, a limited liability company duly organized and existing under the laws of the State of Maine and having a mailing address of PO Box 10452, Portland, ME 04112,

with **WARRANTY COVENANTS,** a certain lot or parcel of land with the buildings and improvements thereon situated in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described as follows, to wit:

A certain parcel of land situated on the southwesterly side of Atlantic Street in the City of Portland and more particularly bounded and described as follows:

Commencing at the intersection of said Atlantic Street with the southeasterly side of Gilbert's Lane; thence running southeasterly by said Atlantic Street, ninety - two (92) feet; thence southwesterly and parallel with said Gilbert's Lane, one hundred ten (110) feet, more or less to land now or formerly of Thomas Warren; thence northwesterly by said Warren's land and land now or formerly of Edward Waite, to Gilbert's Lane; thence northeasterly by said Lane to the point of beginning.

Meaning and intending to convey hereby, the two parcels of land described in two separate deeds to Edward H. Sargent, both dated August 17, 1871, and one recorded in the Cumberland County Registry of Deeds, Book 388, Page 97, and the second recorded in said Registry in said Book 388, Page 100, and being the same premises devised to Jennie A. Sargent under the will of her father, Edward H. Sargent, which will is recorded in said Registry of Deeds, Book 1124, Page 215, also being the same premises deeded to this grantor by Jennz A. Sargent under date of June 16, 1936, and recorded in Cumberland County Registry of Deeds, Book 1500, Page 194.

Meaning and intending to convey and hereby conveying precisely the same premises conveyed by Deed of Harold V. Bickmore to Paul Malia Post Building Committee, Inc. dated August 18, 1947 and recorded in the Cumberland County Registry of Deeds in Book 1879, Page 472.

Grantor, The Department of Maine, American Legion, is the parent organization of now dissolved Paul Malia Post #161 which in turn is the parent organization of Paul Malia Post Building Committee, Inc.

DOC :762 BK:40559 PG:56
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
01/08/2024, 02:18:02P
Register of Deeds Jessica M. Spaulding E-RECORDED

Further reference is made to an affidavit to amplify title of near or even date to be recorded in the Cumberland County Registry of Deeds which provides evidence of Grantor's status as a successor in interest to the parcels being herein conveyed.

WITNESS my/our hand(s) and seal(s) this 5th day of January, 2024

Jason T. Hall, Department Adjutant,
Department of Maine, American Legion

STATE OF MAINE
COUNTY OF CUMBERLAND, ss. January 5, 2024

Then personally appeared the above-named **Jason T. Hall** and acknowledged the foregoing instrument to be his free act and deed individually and in his said capacity.

Before me:

KEVIN J. GERSPACH
MAINE BAR #6477

Attorney-at-Law/Notary Public
Print Name:_____
My Commission Expires:

Portland, Maine Yes. Life's good here.

Planning & Urban Development Department

ZONING ANALYSIS Relevant Zone(s) R6 - Residential

All Projects:

	Required	Proposed
Lot Size	2,000 SF	10,136 SF
Area Per Dwelling Unit	725 SF/UNIT	338 SF/UNIT*
Minimum Street Frontage	20 FT	92 FT
Front Yard Minimum	5 FT	6.90 FT
Front Yard Maximum	N/A	N/A
Rear Yard	10 FT	15.10 FT
Yard Right	5 FT	11.00 FT
Yard Left	5 FT	11.10 FT
Side Street Setback	NA	NA
Step Back	15 FT (Rear)	15.10 FT
Maximum Lot Coverage	60%	59%
Minimum Lot Coverage	N/A	N/A
Maximum Height	45 FT	40.48 FT
Open Space	20%	29%
Maximum Impervious Area	80%	71%
Pavement Setback	N/A	NA
Floor Area Ratio	N/A	N/A
Off Street Parking Spaces	TBD	0
Loading Bays	N/A	N/A
Other 1		
Other 2		
Other 3		

* Section 18.2.4, Table 18-C allows for 2.5 times the density permitted on the lot, due to affordability restriction on the units.

Planned Residential Unit Developments (PRUD) Requirements

	Required	Proposed
Minimum Lot Size		
Minimum Lot Area per Dwelling		
Maximum # Units per Building		
Maximum Building Length		
Maximum Accessory Building Length		
Minimum Setbacks		
Minimum Building Separation		
Minimum Open Space		

NA

Affordable Housing Density Bonuses (if applicable)

	Bonus Increase or Decrease	Maximum Allowable With Bonus	Proposed
Density	2.5x	35 UNITS	30 UNITS
Height	NA		
Setback Reduction	NA		
Recreation Space	NA		
Maximum Accessory Building Length	NA		
Minimum Setbacks	NA		
Minimum Building Separation	NA		
Minimum Open Space	NA		
Explanatory Text 1 (optional):			
Explanatory Text 2 (optional):			
Explanatory Text 3 (optional):			

E. Summary of Written Easements

Existing easements:

There were no existing easements identified.

Proposed Easements:

An easement may be executed with the telecommunications companies that currently have aerial services running over the subject parcel. These utilities may be rerouted, buried, or kept as is depending on final project design and determinations from the respective utility companies.

Standard to be Waived: Cite Ordinance or Technical Manual Standard	**Cite Standard Language:** Cite specific language of applicable Ordinance or Technical Manual Standard	**Waiver Being Sought:** Describe waiver being sought. Ex. – We are requesting a two-way parking lot drive aisle width of 20' feet.	**Justification for Waiver:** Address specific waiver criteria, if applicable, and document reasons for the waiver request.
…. There are no waivers being requested as part of this project	….	….	….
….	….	….	….

G. Financial Capacity

Please find attached the status of good standing from the Secretary of State and letter from the Applicant's bank.

MAINE
Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Fri Mar 29 2024 09:00:10. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
LB ATLANTIC LLC	20252505DC	LIMITED LIABILITY COMPANY	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
11/09/2023	N/A	MAINE

Other Names **(A=Assumed ; F=Former)**

NONE

Principal Home Office Address

Physical	Mailing
30 LAFAYETTE ST	PO BOX 10452
PORTLAND, ME 04101	PORTLAND, ME 04104

Clerk/Registered Agent

Physical	Mailing
DANIEL BLACK 30 LAFAYETTE STREET	DANIEL BLACK 30 LAFAYETTE STREET
PORTLAND, ME 04101	PORTLAND, ME 04101

New Search

Click on a link to obtain additional information.

List of Filings	View list of filings	
Obtain additional information:		
Certificate of Existence (Good Standing) (more info)	Short Form without amendments ($30.00)	Long Form with amendments ($30.00)

You will need Adobe Acrobat version 3.0 or higher in order to view PDF files.
If you encounter problems, visit the troubleshooting page.

If you encounter technical difficulties while using these services, please contact the Webmaster. If you are unable to find the information you need through the resources provided on this web site, please contact the Division of Corporations, UCC & Commissions Reporting and Information Section at 207-624-7752 or e-mail.

© Department of the Secretary of State

March 29, 2024

The City of Portland
Planning Department
389 Congress Street
Portland, ME 04101

RE: 42 Atlantic Street, Portland, ME 04101

To Whom It May Concern:

On behalf of Bangor Savings Bank, I am pleased to provide this letter in support of LB Atlantic LLC for the development of a 30-unit, affordable housing project to be located at 42 Atlantic Street in Portland, Maine. Based on our review of the financial elements of the proposal for the development site, we believe that that the applicant has the ability to finance projected costs and develop a project of similar type and scale from a fiscal perspective.

While this letter of support is not a commitment to lend, Bangor Savings Bank would welcome the opportunity to be a resource to LB Atlantic LLC for financing and sponsorship of any equity awards necessary in connection with this project. Please feel free to call me at 541-2707 with any questions.

Sincerely,

Shawn McKenna
Vice President
Commercial Banking

H. Technical Capacity

Acorn Engineering, Inc. has successfully permitted and provided civil/site engineering for over 20 Major Site Plan projects in Portland over the past 5 years. Some examples include:

- Munjoy Heights
- 70 Anderson St.
- 89 Anderson St. – East Bayside Lofts
- 667 Congress St – The Hiawatha
- 82 Hanover St – Hanover Works
- 132 Marginal Way – The Linden
- 52 Hanover St – The Armature

Primary Projects is an innovative design firm that sees sustainability, affordability, & community as paths to greater abundance. A connection with nature, new communal opportunities, & better spaces for all. Primary Projects has experience in Maine and Massachusetts. Some examples include:

- All-Season Affordable Housing, Boston, MA
- Croft Prototypical Passive Duplex, Maine
- Furniture Maker's Work-Live ADU, Vinalhaven, ME
- Croft Large Protypical ADU, ME
- Freeport Passive House, Freeport, ME

I. Conformity with Land Use Ordinance

OVERVIEW

The following narrative demonstrates the proposed projects compliance with the site plan standards of the City of Portland Land Use Code, outlined in Chapter 14, Section 6. In addition, the site has been designed to comply with the City's Technical and Design Manual, as referenced in the land use code.

The redevelopment project at 42 Atlantic Street proposed a 4-story building with 30 affordable dwelling units.

14.6.1 Transportation Standards

A. Impact on Surrounding Street Systems:

1. The project is not anticipated to create any significant hazard to safety on the surrounding street network. The site is bordered by Atlantic Street, a public roadway and Gilbert's Lane, a private way not accepted by the city. No parking is proposed on site.
2. The development does not intend to substantially increase congestion on the surrounding streets.

B. Access and Circulation:

1) In general

a. The development will provide safe access and internal circulation for both pedestrians, vehicles and emergency vehicles as seen on the Site Plan and in accordance with the Technical Manual.

b. Continuous internal walkways are proposed and will connect to the existing sidewalks along Atlantic Street as well as walkways that will tie into the existing brick private way, Gilbert's Lane. Please refer to the site plan for locations of the publicly accessible sidewalk network.

c. Points of access and egress have been located to avoid conflicts with turning movements and traffic flows. There are no proposed vehicular curb cuts.

d. Not Applicable. The development does not anticipate creating stacking capacity issues on the adjoining streets.

2) Loading and Servicing:

Not applicable

3) Curbs and Sidewalks:

   a. The development proposes new curbing and sidewalks along Atlantic Street and is to be installed in accordance with the City's Technical Manual.

   b. The existing brick sidewalk and curb along Atlantic Street is proposed to be replaced and reset as part of this development. The site curbing and sidewalk are to be repaired and rebuilt as necessary in conformance with City standards.

   c. Not applicable

   d. Not applicable

C. Public Transit Access:

1) The proposed development is located along Atlantic Street and Gilberts Lane. The nearest transit shelter and bus stop is located at the corner of Congress and North Street, less than 1,200 feet away from the proposed development site. Given there are existing transit shelters within a quarter of a mile radius of the site, the development does not require nor propose a transit shelter.

2) Not applicable.

3) Not applicable.

D. Parking:

1) Vehicular Parking

   a. The proposed affordable housing development does not propose any parking on site. The parking requirements for the project will be determined by the planning board, per Table 19-B of the City's Land Use Code. Please see the Parking Analysis in Section S of this application for more information.

   b. A TDM Plan is not required, nor has it been prepared for this project.

   c. Not applicable

   d. Not applicable.

2) Location and Required Number of Bicycle Parking Spaces:

   a. A minimum of 12 bicycle spaces are required for the proposed 30 dwelling units based on the City's requirement of 2 bike spaces per every 5 units (Table 19-A). A room for bike and equipment storage is included inside the building providing room to store approximately 24 bicycles. Additional bike racks are proposed

along the Atlantic Street frontage. Please refer to the Site Plan, Landscape plan and Architectural Floor Plans for more information.

b. Not applicable

3) Snow Storage:

a. Please refer to the site plan for the proposed location designated for snow storage. The Owner will be responsible for managing snow at their discretion and/or coordinating snow removal from the site when necessary. Overall, snow storage requirements are minimal due to lack of pavement or hardscaping.

b. Snow storage areas will not encroach on parking, walkways, or stormwater management systems.

4) Electric Vehicle (EV) charging

a. Not applicable.

E. Transportation Demand Management (TDM):

1) A Transportation Demand Management (TDM) plan is not required as part of the Land Use Code, Chapter 14, Section 14.6.1.E.

2) Not applicable.

14.6.2 Environmental Quality Standards

A. Preservation of Significant Natural Features:

1. The site does not consist of any significant natural features. There are no known endangered species or plants existing on the site.

2. Not applicable

3. Not applicable

B. Landscape Preservation:

1) As a small infill site, the majority will be disturbed, however there are no high value trees on site.

2) There are no existing street trees along the project's frontage.

3) Due to the location of the proposed building and infrastructure in relation to the existing trees surrounding the property, preservation of 30% of the existing

trees on site is not feasible as part of this development. The only tree exceeding 10" DBH within a setback is a Norway Maple, which is a non-native, invasive species.

4) There is one 12" DBH tree on the property line that is anticipated to be removed; however, it is an invasive Norway Maple and therefore its removal is ultimately beneficial and does not require a waiver.

5) Where the replacement of trees onsite is not feasible, the applicant intends to contribute the proportionate cost of the replacement trees to the City of Portland Tree Fund.

C. Site Landscaping and Buffers

1) As required within the R6 Zone, shade trees or plantings will be installed per the City of Portland Technical Manual Standards. Please refer to the Landscaping Plan for more information.

2) Buffers

a. The solid waste locations will be located adjacent to the building near the proposed paved access way and is to be screened from view of public sidewalks and adjacent streets.

b. Not applicable

c. The existing buffers are to remain or be replanted along all sides of the property in tandem with privacy fencing.

3) Parking Landscaping

a. Not applicable

b. Not applicable.

c. Not applicable.

4) Street Trees

a. 3 street trees are proposed along the property frontage.

b. Not applicable.

D. Water Quality, Stormwater Management and Erosion Control:

1. The site was designed to minimize impervious area where feasible and reduce both the volume and rate of stormwater runoff from the lot.

    a. The site drainage will not be directed to flow or create ponding onto adjacent lots. The runoff created from the site will be collected, attenuated, and released at a rate that does not exceed the existing condition.

    b. As demonstrated in the Stormwater Management Report, provisions are in place to ensure stormwater from the proposed development will not exceed the pre-development flows.

    c. Coordination with Portland Department of Public Works (DPW) is in progress to confirm the capacity of the City's combined sewer. Per the request of Portland DPW, the maximum permissible stormwater outflow rate into the City's system during the design storm event was designed to not exceed 0.1 CFS per acre of watershed area draining to the detention system. Overall, the project will be decreasing the impervious area while providing storage for over an inch across the entire roof.

2. A site-specific Stormwater Management Plan has been developed for the project to show compliance with Section 5 of the Technical Manual, including the basic standards of MEDEP Chapter 500. Please refer to sections J and K, the Erosion & Sedimentation Control and Stormwater Management Plans, respectively, for more information.

3. The development is not anticipated to pose a contamination risk to groundwater during or after construction. The development proposes adequate and sanitary disposal of sewage in accordance with Section 2 of the Technical Manual. The project will be serviced by a public wastewater system.

14.6.3 Public Infrastructure and Community Safety Standards

A. Consistency with City Master Plans:

1. The project has been designed to be consistent with the Comprehensive Plan.

2. Not applicable.

B. Public Safety and Fire Prevention:

1. Public Safety Design

    a. The site has been designed to enhance the security of the public and private areas on site to reduce the potential for crime.

    b. Not applicable to the site design.

c. This area will promote natural surveillance and ownership.

2. Emergency access is provided on two sides of the building. Fire trucks will be able to access the building from Atlantic Street.

C . Public Utilities

1. Requests for Ability to Serve letters have been sent to the respective companies. Responses are forthcoming.

2. The electrical service will be wired underground with a padmount 7'x7' transformer, as shown on the Utility Plan.

3. The new sewer and stormwater infrastructure will meet the provisions of the Technical Manual. Minor revisions to the design may be warranted after further discussion with DPW.

4. The project will be served by connection to the public sewer system within Atlantic Street.

5. The stormwater management system is designed to meet the City of Portland Stormwater requirements as well as the applicable standards within Chapter 500.

6. A space allocated for solid waste storage can be seen on the Site Plan (C-10). The solid waste containers will be fully enclosed and screened from the public view.

16.4.4 Site Design Standards

A. Massing, Ventilation and Wind Impact:

1. The project will not result in health or safety problems. Please refer to Section O, Architectural Design Narrative, for more information.

2. The project will not devalue adjacent parcels.

3. Exhaust will be directed away from residential neighbors.

B. Shadows:

As the site is located within the R-6 zone and is not adjacent to any existing publicly accessible open space, a shadow study for the proposed development is not required.

C. Snow and Ice Loading:

The structure will not distribute snow and ice onto adjacent properties.

D. View Corridors:

Not applicable.

E. Historic Resources:

a. The development is located in a historic district and a Certificate of Appropriateness if currently being pursued by the Applicant with Historic Preservation Board.

b. The development is not located adjacent to designated landmarks, historic district, or historic landscape district.

c. It is our understanding that there are no known archaeological resources that exist on the site.

F. Exterior Lighting:

a. Site Lighting.

i. Exterior lighting will be designed to meet the requirements set forth in the Technical Manual and not to negatively impact the abutting properties.

ii. Lighting has been designed to not adversely impact the abutting residential properties. Shielding shall be implemented when necessary.

b. Architectural and Specialty Lighting.

i. No architectural and Specialty lighting is proposed, at this time.

ii. No up-lighting is proposed, at this time.

c. There is no Street lighting proposed as part of this development. Existing utility poles with streetlights are intended to remain.

G. Noise and Vibration:

a. All proposed heating, ventilation and air conditioning equipment, and emergency generators are to meet the applicable state and federal emissions requirements as defined by the Architect. They are to be located within the interior of the site or the top of the building and will also be screened when necessary.

H. Signage and Wayfinding:

1. The size, scale, proportions, design, materials, placement, and source and intensity of illumination of all permanent building signs will be designed to complement the subject building and its immediate context:

    i. Signage will not conceal architectural features from view.

    ii. Signage will complement the subject building and its immediate context.

    iii. No freestanding signs are proposed

    iv. Signage will be facing downwardly to avoid glare and light spillover to towards the sky.

    v. No proposed signs will be located along rooftops.'

2. Not applicable.

I. Design Standards.

a. The Architect has designed the project to meet the standards set forth in the R6 zoning district, the context of the Munjoy Hill Historic District, as well as the City of Portland Design Manual. Please refer to the Architectural Plans and narrative for more information.

ACORN ENGINEERING, INC.

J. STORMWATER MANAGEMENT REPORT

Prepared For:

LB Atlantic LLC

Prepared By:

Acorn Engineering, Inc.
PO Box 3372
Portland, Maine 04104

April 2024

INTRODUCTION

Acorn Engineering, Inc. has been retained by LB Atlantic LLC, to provide civil engineering services for the proposed development at 42 Atlantic Street in Portland, Maine (Map, Book Lot 016 F001 001.) The property consists of approximately 0.23 acres of land to be transformed into a 4-story building with 30 affordable dwelling units.

This stormwater analysis was prepared to demonstrate how the proposed redevelopment project complies with the City of Portland Stormwater Management Standards. The following narrative provides an outline of the project's compliance with the applicable standards set forth within the City of Portland City Code and Technical Manual as outlined below, in addition to the applicable requirements set forth by Maine DEP within Chapter 500.

- 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.
  - Section 2 – Portland Sanitary Sewer and Storm Drain Design Standards
- City of Portland Code of Ordinances:
  - Chapter 32 – Post-Construction Stormwater Management
  - Chapter 24 – Sewers

EXISTING CONDITIONS

Currently 42 Atlantic Street is occupied by a 3,150 square foot building with a basement and partial first story, with a nearly 5,000 square foot paved surface parking lot. The existing building was utilized as an American Legion building with a bar and seating area for customers/patrons. The project site is bordered by Atlantic Street and Gilbert Lane.

The parcel is located within the Residential R-6 Zoning District and the Munjoy Hill Historic District in Portland, Maine, at an elevation ranging from 120' to 125.75' above sea level.

The site topography consists of slopes around 3% within the surface parking lot and ranging up to 12% in areas around the site. Currently the Atlantic Street sidewalk consists of slopes ranging up to 5.5% along the property frontage. Overall, surface runoff generated from the site is sheeting from Gilberts Lane down to the 42 Atlantic Street Side yard and furthermore towards Atlantic Street. Overall, the site is currently draining Southeast, towards the abutting lots and primarily draining into the City's Combined Sewer within Atlantic Street.

Existing topography and onsite soils information was obtained from the boundary plan prepared by Owen Haskell Inc., dated December 7th, 2023, in addition to the Geotechnical Report and borings conducted by Summit Geoengineering Services (SGS), concluded on 4/12/24.

It is our understanding that there are no natural resources on site and that the development is not within an urban impaired stream watershed and appears that no formal stormwater treatment or detention presently resides onsite. Given the existing building use and impervious cover, the existing sanitary sewer and surface stormwater runoff flows were included as part of this analysis to provide a better comparison of how the proposed development will impact the City's Combined Sewer System within Atlantic Street. The comparison of flows is provided further in this report.

PROPOSED DEVELOPMENT

The proposed development intends to transform the existing parking lot into a four-story residential building with a half basement. The site will feature interconnecting sidewalks and a paved area with pedestrian access from Gilberts Lane for a trash enclosure and for the proposed padmount transformer.

The site was designed with the intent to minimize the total area of impervious surface on the site and overall reducing both the volume and rate of runoff leaving the site. The site proposes modifications to redirect stormwater runoff generated from the site to be contained and detained within the parcel by utilizing a subsurface stormwater storage system onsite.

As a result, the proposed development will reduce impervious area by nearly 1,300 square feet, as well as provide onsite stormwater detention. See *Table 1,* below for the proposed impervious cover in comparison with the existing site conditions.

Table 1 - Comparison of the Existing and Proposed Impervious Area:	
	Impervious Area (Square-feet):
Existing:	8,172
Proposed:	6,860
	16% Reduction of Impervious Area

GENERAL STANDARDS:

The following narrative intends to meet the applicable Basic, General, and Flooding standards in Section 5 of the City of Portland Technical Manual. Please refer to the erosion and sedimentation control report for the site's compliance with the Basic Standards outlined in Chapter 500. Please see the attachment list for more information on the impervious area and pre and post conditions modeling.

The proposed development site is not located within an urban impaired stream, nor will it create one or more acre of impervious area, or more than 5,000 square feet of non-roof impervious area, therefore, the project is exempt from the treatment requirements as outlined in Chapter 500 as well as exempt from the redevelopment treatment standards within Section 5 of the City's Technical Manual.

FLOODING STANDARDS:

As part of the stormwater analysis, the existing sewer flows generated from the current building were analyzed. The analysis included a review of the existing water meter data (assumed to be equivalent to sewer discharge) for the existing building compared to the proposed sewer flows. The stormwater flows for a 24 hour - 1" Storm were also computed. *Table 2* below provides the existing and proposed flow data and the equivalent runoff volume in cubic feet for the existing and proposed conditions as well as the net new volume of flow entering into the City's combined sewer system.

Table 2 – Volume Comparison of Existing and Proposed Sanitary and Stormwater Flows into the City Combined Sewer:		
	SEWER (CF):	**1" * TOTAL IMPERVIOUS AREA (CF)**
EXISTING:	99*	681
PROPOSED:	706	**572**
NET NEW:	**607**	-109
PROPOSED STORAGE AREA ONSITE: 608 CF		
***Existing Flows based on PWD Meter Data**		

Based on *Table 2* above, the net new sewer flow entering into the city's combined sewer system of **607** cubic-feet**.** The proposed R-Tank subsurface storage system intends to provide storage volume of **608** cubic-feet**,** to account for the additional sewer flow being added into the City's combined system.

It is our understanding that there is an existing 18" Combined Sewer within Atlantic Street, which the proposed infrastructure intends to tie into. After further communication with the Department of Public Works team, it is apparent that the City has future plans to separate the Atlantic Street Sewer. The project team anticipates further discussions with DPW as the project progresses to coordinate the proposed stormwater infrastructure features and routing.

The development will be served by the Portland Water District, CMP, Charter, Verizon, Consolidated Communications, and municipal sewer and storm systems. Utility mains and services in under coordination with each respective utility company.

Given the proposed development anticipates connecting into the City's combined sewer system within Atlantic Street, it's expected that the city will request onsite storage be provided for the greater volume out of the following: either the sanitary flows generated from the proposed development that will add to the system, or the equivalent runoff from 1" of rainfall over the entire redeveloped area.

Table 3 below provides a comparison of the new sewer flow that the proposed development will add to the system in addition to the equivalent runoff rate based on 1" of rainfall over the impervious area.

Table 3- Comparison of Storage Volumes	
EXISTING PWD RECORDED FLOWS:	99 CF *
PROPOSED SEWER FLOWS:	706 CF
NET NEW SEWER FLOWS:	**607 CF**
1" OVER REDEVELOPED AREA:	572 CF
PROPOSED STORAGE AREA:	**608 CF**
*Existing Flows based on PWD Meter Data	

Based on *Table 3* above, the equivalent volume of the net new sewer flow entering into the city's combined sewer system, **607** cubic-feet, is higher than the 1" of rainfall over the proposed redeveloped area. The proposed R-Tanks subsurface storage system and stormwater collection and distribution systems on site have been designed to contain and detain the equivalent of the new runoff volume generated from the proposed development. This is achieved by providing a storage volume of **608** cubic-feet of storage within the R-Tank subsurface system.

Lastly, it should be noted that the R tank system is utilizing a 1" orifice, which is typically the lowest diameter orifice that's considered best practice. Diameters lower than this size are less resilient to clogging from debris and therefore may inadvertently short circuit the system.

R-Tanks:

The proposed subsurface storage system utilizes a single row of 19, triple stacked R-Tanks to achieve the required/proposed storage volume. The design provides **608 cubic feet** of storage within the proposed chamber and crushed stone within the system and below the two 4" overflow pipes. The overflow pipes from the R-Tanks were set at the top of the system to ensure maximum storage is provided within the system prior to entering the overflow pipes.

A 4" underdrain is proposed at the bottom of the system which will be routed into the proposed F-Basin 2. The 4" underdrain is intended to have a PVC cap placed on the outfall pipe within the F-Basin with a 1" orifice drilled into the cap eccentrically. The PVC cap can be easily inspected, removed, or replaced, if necessary, as accessed from a manhole.

The proposed Storage volume selected for the R-Tank system was selected based on the equivalent volume of the net new sewer flows entering into the City's Combined Sewer System.

The proposed sewer flows would result in nearly 706 cubic feet of storage. The net new/additional sanitary flows added to the system would result in a storage volume of nearly 607 cubic feet. After further analysis of the existing site land cover in combination with the recorded water bill data, compared with the proposed sites cover and proposed water demand, we feel confident that the proposed system with a storage volume of **608** cubic feet provides an adequate storage capacity for the site as well as reduces the combined flow/ runoff from the site into the City's combined sewer system. This storage capacity results in containment of the 2 year storm (3.10 inches) without overflow bypass, which greatly exceeds the standard 1" event.

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.

Time of Concentration (Tc)

The times of concentration for subcatchments in both the pre and post conditions were calculated by entering the flow path with the associated ground cover and slopes. HydroCAD then calculated the Tc's and incorporated the total Tc for each subcatchment into the model. When the calculated Tc was less than six minutes (0.1 hours), a direct entry of six minutes was used as advised by the TR-55 model.

Curve Number (CN)

Within the pre-development model, the vegetated areas were considered fair grass, and impervious areas consisted of connected pavement. The post development landscaped areas were given a good rating for new landscaped or loam/seeded areas. Refer to the attached pre and post development maps provides a visual representation of the land covers from the pre and post conditions.

Pre-Development Calculations:

The pre development site conditions consisted of 80.6% impervious area throughout the building roof area and paved parking area on the South side of the site. The current site grades suggest that portions of the South side drains towards the abutting properties at 36 Atlantic Street and towards the rear of 35-37 St. Lawerence Street. It is our understanding the current roof runoff is being collected via a roof downspout with an open discharge on the site, and the existing paved parking area appears to be sheeting from the East to the West side of the site and overall, towards Atlantic Street into the City's combined sewer system.

Please refer to *Table 4* below for the pre development peak flow for a 2-yr, 10-yr, and 25-yr 24-hour storm event.

Table 4 – Pre-Development Peak Stormwater Flows

Drainage Area:	2-Year Storm Event (cfs)	10-Year Storm Event (cfs)	25-Year Storm Event (cfs)
POI #99	0.6	0.9	1.2

Post-Development Calculations:

The post development conditions were analyzed to minimize impervious cover, mitigate stormwater runoff onto abutting properties, and designed to capture, store, and release runoff generated from the site within the R-Tank Subsurface Storage System.

The proposed development will consist of 68% impervious cover, which 93% of will be directed and draining towards the onsite subsurface stormwater system which will detain and release flow at an attenuated rate.

Please refer to *Table 5* below for the post development peak flow for a 2-yr, 10-yr, and 25-yr 24-hour storm event.

Table 5 – Post-Development Peak Stormwater Flows

	2-Year Storm Event (cfs)	10-Year Storm Event (cfs)	25-Year Storm Event (cfs)
POST:	0.06	0.48	0.74

Pre and Post Development Calculations:

Pre and Post development conditions will maintain the same general topography and will drain to the same main point of interest being the existing 18" combined sewer within Atlantic Street, or furthermore into the Fore Street System. Overall, the proposed development proposed to decrease the impervious area within the property line by approximately 1,300 square feet, as provided in *Table 1* earlier in this document.

Table 6 below provides the comparison of the pre and post development peak flows for 2, 10, and 25 year storm events.

Table 6 – Comparison of Peak Flows

	2-Year Storm Event (cfs)	10-Year Storm Event (cfs)	25-Year Storm Event (cfs)
PRE:	0.6	0.9	1.2
POST:	0.1	0.5	0.7

As shown in *Table 6,* the net impact of the post development peak flows will be below the predevelopment levels. 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.

SOILS

Onsite soil information has been derived from the following resources:

- Soil Conservation Service Medium Intensity Soil Survey for York County
- Summit GeoEngineering Services, Geotechnical Report, dated 4/12/24.

The site consists of soils within hydrological groups A, which have been inputted into HydroCAD accordingly. Soil borings and test pits were conducted by Summit GeoEngineering to further assess the conditions on site. In accordance with Maine Best Management Practices (BMP).

CONCLUSION

Overall, this narrative was prepared to demonstrate how the proposed development was designed to meet the City of Portland Stormwater requirements.

The site was designed with the intent to minimize the total area of impervious surface on the site and overall reducing both the volume and rate of runoff leaving the site. This was accomplished by reducing the onsite impervious area by **16%** in combination with providing an onsite subsurface storage system to collect and detain **93%** of the runoff generated from the site's impervious area, with a storage volume able to detain up to a 2 year storm, slowly discharged through a 1" orifice. As described in this document we are providing on site storage for the equivalent of the additional sewer flows that will be added into the City's combined sewer system.

Overall, the development will be reducing the flow rate leaving the parcel and into the City's combined sewer system from the pre to post development conditions. This is achieved through the use of subsurface storage systems to detain runoff onsite prior to discharging into the public system.

Please find the following attachments for more information on the stormwater analysis in addition to the proposed construction and maintenance plan for the development.

ATTACHMENTS

Attachment A: Pre-Development Watershed Map
Attachment B: Post-Development Watershed Map
Attachment C: HydroCAD Calculations
Attachment D: USDA Soil Survey
Attachment E: Post-Construction Stormwater Inspection & Maintenance Plan

SECTION J

STORMWATER MANAGMENT REPORT

Attachment A: Pre Development Watershed Map

SUBCATCHMENT LEGEND:

1 — SUBCATCHMENT NUMBER

SUBCATCHMENT EXTENTS

POI #1 — POINT OF INTEREST (POI)

1 — POND

FLOW PATH ARROWS

LEGEND:

EXISTING GREEN/ LANDSCAPED SPACE:

EXISTING ROOF AREA:

EXISTING IMPERVIOUS AREA:

GENERAL NOTES:

1. REFER TO STORMWATER REPORT FOR MORE INFORMATION

TM 16-F-14
N/F
CHRISTINE BRACERAS
14803/283

TM 16-F-13
N/F
MELISSA SWEET
33268/158

TM 16-F-12
N/F
STEVEN P. GIFFORD
JULIE A. TUPPER

TM 16-F-26
N/F
JAMES E. MANN
JACQUELINE MANN
35202/196
36389/324

GILBERT LANE

ATLANTIC STREET

POI #1

SCALE: 1" = 10'

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
CONCEPT	SJL 1/4/24
3-PHASE OPTIONS	SJL 2/2/24
PRELIMINARY	SJL 4/5/24
MAJOR SITE PLAN	SJL 4/8/24

DRAWING NAME: PRE DEVELOPMENT WATERSHED MAP

PROJECT NAME: 42 ATLANTIC STREET REDEVELOPMENT

CLIENT: LB ATLANTIC, LLC
P.O. BOX: 10452, PORTLAND, ME

ACORN ENGINEERING, INC.
ENGINEERING, INC.
70 ZZ KENNEBEC ROAD, SUITE 1
FALMOUTH, MAINE 04105
(207) 775-2655
PO BOX 3287, PORTLAND, ME 04104

THESE PLANS SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. AND ANY REUSE OF THESE PLANS OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

FILE:	1220_CIVIL
JN:	1220
SCALE:	AS NOTED
DESIGNED BY:	SJL
DRAWN BY:	DNM
CHECKED BY:	SJL

DRAWING NO.
PRE

Xref ..\Title Block\2.156 TB Block.dwg

SECTION J

STORMWATER MANAGMENT REPORT

Attachment B: Post Development Watershed Map

SUBCATCHMENT LEGEND:

1 — SUBCATCHMENT NUMBER

SUBCATCHMENT EXTENTS

POI #1 — POINT OF INTEREST (POI)

1 — POND

FLOW PATH ARROWS

LEGEND:

PROPOSED GREEN/ LANDSCAPED SPACE:

PROPOSED AREA TO BE STORED IN R-TANK SUBSURFACE DETENTION SYSTEM:

PROPOSED IMPERVIOUS AREAS:

WATER QUANTITY VOLUME:
R-TANK SUBSURFACE CHAMBERS
1 ROW OF TRIPLE STACKED CHAMBERS
19 CHAMBERS PER ROW
5.31' X 46.57'
DEPTH OF SYSTEM: 4.20'

AVAILABLE STORAGE VOLUME: 608 CUBIC-FEET
DRAINAGE AREA: 6,386 SQUARE-FEET

PROPOSED STORMWATER MANAGEMENT MEASURES SUMMARY:

REQUIRED STORAGE VOLUME BASED ON 1" OVER PR. IMPERVIOUS AREA DRAINING TO THE DETENTION SYSTEM:	572 CUBIC-FEET
STORAGE AREA PROVIDED WITHIN R-TANK SYSTEM:	608 CUBIC-FEET
% OF TOTAL SITE AREA TO BE STORED ON SITE:	63%
% OF PR. IMPERVIOUS AREA TO BE STORED ON SITE:	93%

GENERAL NOTES:

1. REFER TO STORMWATER REPORT FOR MORE INFORMATION

TM 16-F-14
N/F
CHRISTINE BRACERAS
14803/283

TM 16-F-13
N/F
MELISSA SWEET
33268/158

TM 16-F-12
N/F
STEVEN P. GIFFORD
JULIE A. TUPPER

TM 16-F-26
N/F
JAMES E. MANN
JACQUELINE MANN
35202/196
36389/324

P1

1

1.1

2.1

2.2

POI #1

GILBERT LANE

ATLANTIC STREET

10 0 10 20
SCALE: 1" = 10'

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
CONCEPT	SJL 1/4/24
3-PHASE OPTIONS	SJL 2/2/24
PRELIMINARY	SJL 4/5/24
MAJOR SITE PLAN	SJL 4/11/24

DRAWING NAME: POST DEVELOPMENT WATERSHED PLAN

PROJECT NAME: 42 ATLANTIC STREET REDEVELOPMENT

CLIENT: LB ATLANTIC, LLC
P.O. BOX: 10452, PORTLAND, ME

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(207) 775-2655

FILE:	1220_CIVIL
JN:	1220
SCALE:	AS NOTED
DESIGNED BY:	SJL
DRAWN BY:	DNM
CHECKED BY:	SJL

STATE OF MAINE
SAMUEL J LEBEL
16506
LICENSED PROFESSIONAL ENGINEER
1/4/24

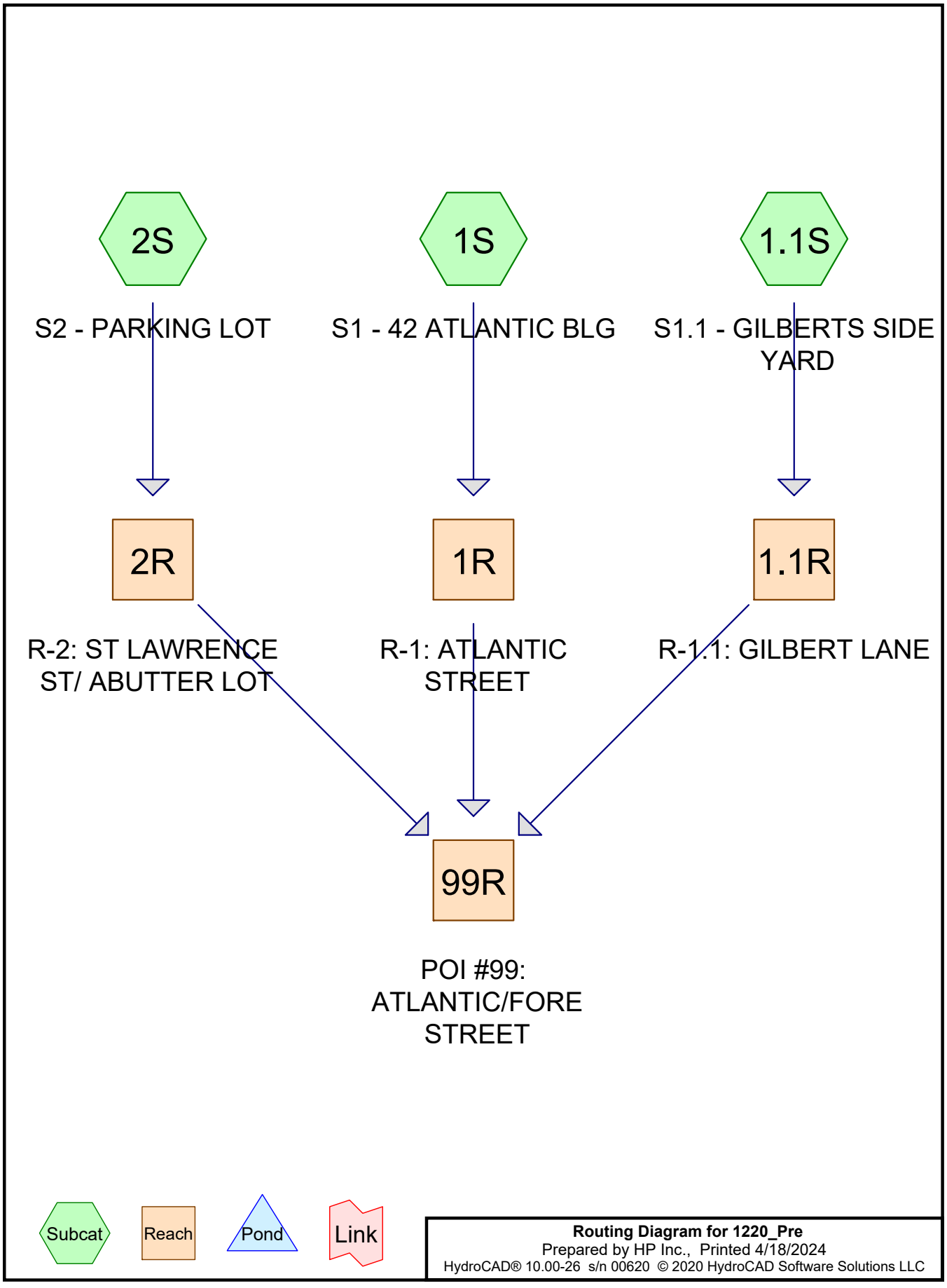
DRAWING NO.
POST

Xref ..\Title Block\2.156 TB Block.dwg

SECTION J

STORMWATER MANAGMENT REPORT

Attachment C: Pre Development HydroCAD


2S
1S
1.1S
S2 - PARKING LOT
S1 - 42 ATLANTIC BLG
S1.1 - GILBERTS SIDE YARD
2R
1R
1.1R
R-2: ST LAWRENCE ST/ ABUTTER LOT
R-1: ATLANTIC STREET
R-1.1: GILBERT LANE
99R
POI #99: ATLANTIC/FORE STREET
Subcat
Reach
Pond
Link
Routing Diagram for 1220_Pre
Prepared by HP Inc., Printed 4/18/2024
HydroCAD® 10.00-26 s/n 00620 © 2020 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.045	68	<50% Grass cover, Poor, HSG A (1.1S, 1S, 2S)
0.070	98	BLDG (1S)
0.115	98	Paved parking, HSG A (1S, 2S)
0.003	98	Roofs, HSG A (1.1S)
0.001	98	Unconnected pavement, HSG B (1.1S)

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.162	HSG A	1.1S, 1S, 2S
0.001	HSG B	1.1S
0.000	HSG C	
0.000	HSG D	
0.070	Other	1S

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.045	0.000	0.000	0.000	0.000	0.045	<50% Grass cover, Poor	1.1S, 1S, 2S
0.000	0.000	0.000	0.000	0.070	0.070	BLDG	1S
0.115	0.000	0.000	0.000	0.000	0.115	Paved parking	1S, 2S
0.003	0.000	0.000	0.000	0.000	0.003	Roofs	1.1S
0.000	0.001	0.000	0.000	0.000	0.001	Unconnected pavement	1.1S

Summary for Subcatchment 1.1S: S1.1 - GILBERTS SIDE YARD

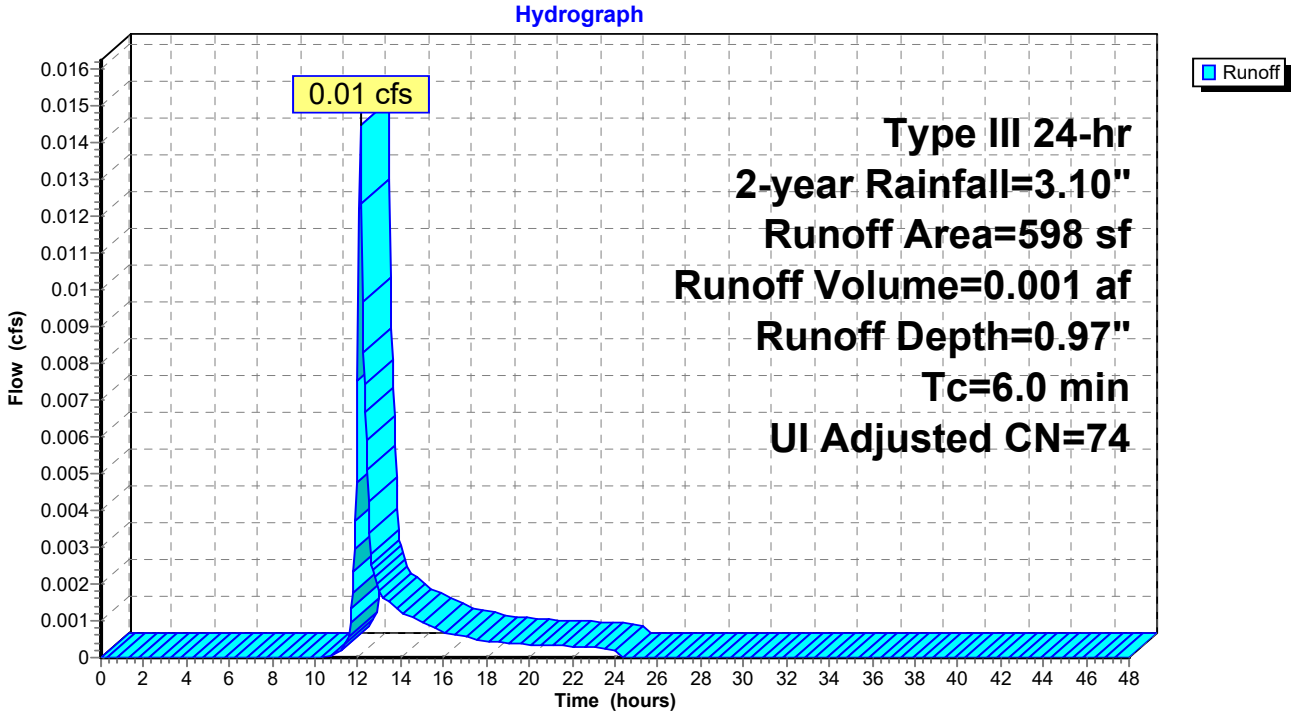
Runoff = 0.01 cfs @ 12.10 hrs, Volume= 0.001 af, Depth= 0.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.10"

Area (sf)	CN	Adj	Description
113	98		Roofs, HSG A
452	68		<50% Grass cover, Poor, HSG A
33	98		Unconnected pavement, HSG B
598	75	74	Weighted Average, UI Adjusted
452			75.59% Pervious Area
146			24.41% Impervious Area
33			22.60% Unconnected

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

Subcatchment 1.1S: S1.1 - GILBERTS SIDE YARD



Summary for Subcatchment 1S: S1 - 42 ATLANTIC BLG

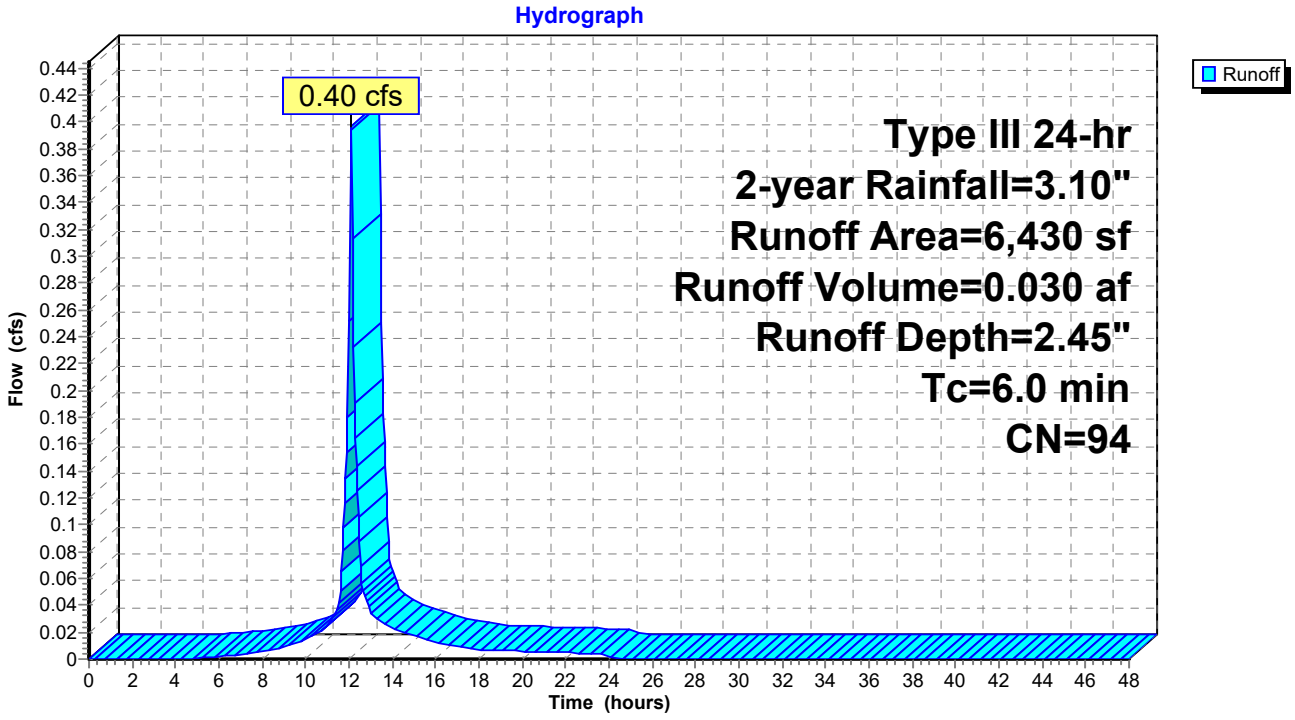
Runoff = 0.40 cfs @ 12.09 hrs, Volume= 0.030 af, Depth= 2.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.10"

	Area (sf)	CN	Description
	2,486	98	Paved parking, HSG A
*	3,035	98	BLDG
	909	68	<50% Grass cover, Poor, HSG A
	6,430	94	Weighted Average
	909		14.14% Pervious Area
	5,521		85.86% Impervious Area

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

Subcatchment 1S: S1 - 42 ATLANTIC BLG



Summary for Subcatchment 2S: S2 - PARKING LOT

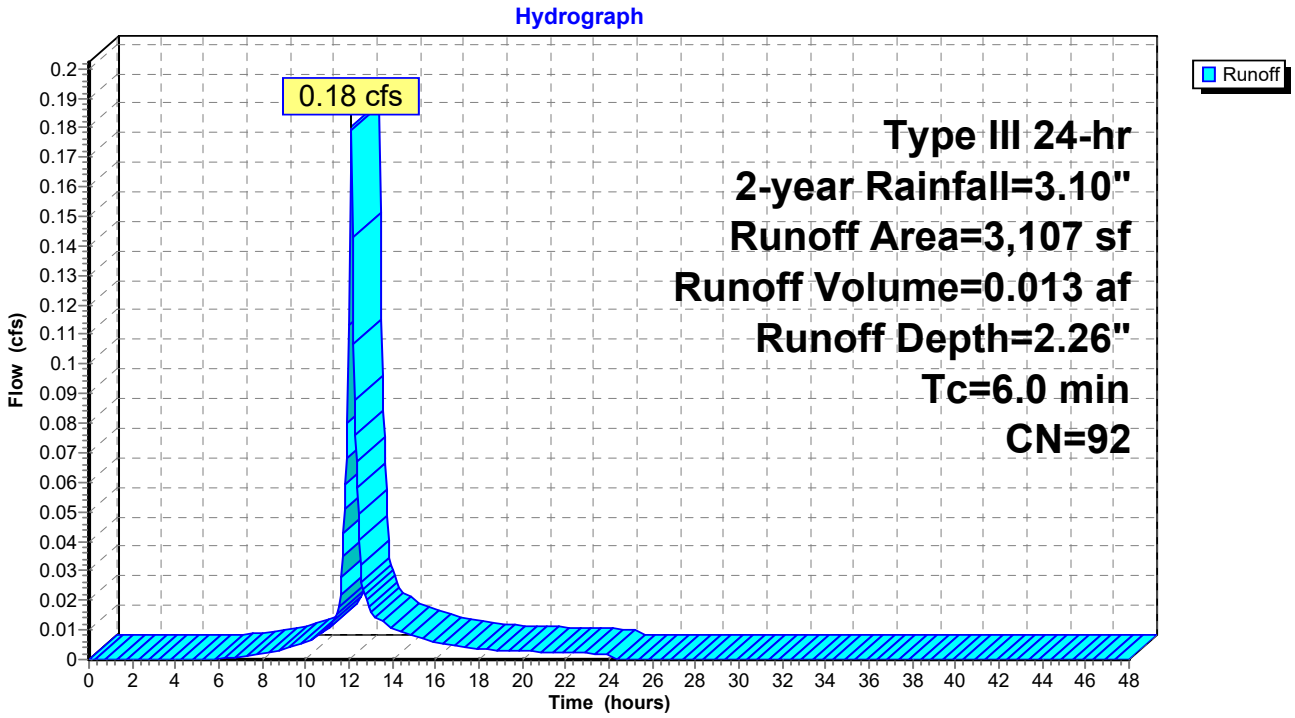
Runoff = 0.18 cfs @ 12.09 hrs, Volume= 0.013 af, Depth= 2.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year Rainfall=3.10"

Area (sf)	CN	Description
2,504	98	Paved parking, HSG A
603	68	<50% Grass cover, Poor, HSG A
3,107	92	Weighted Average
603		19.41% Pervious Area
2,504		80.59% Impervious Area

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

Subcatchment 2S: S2 - PARKING LOT

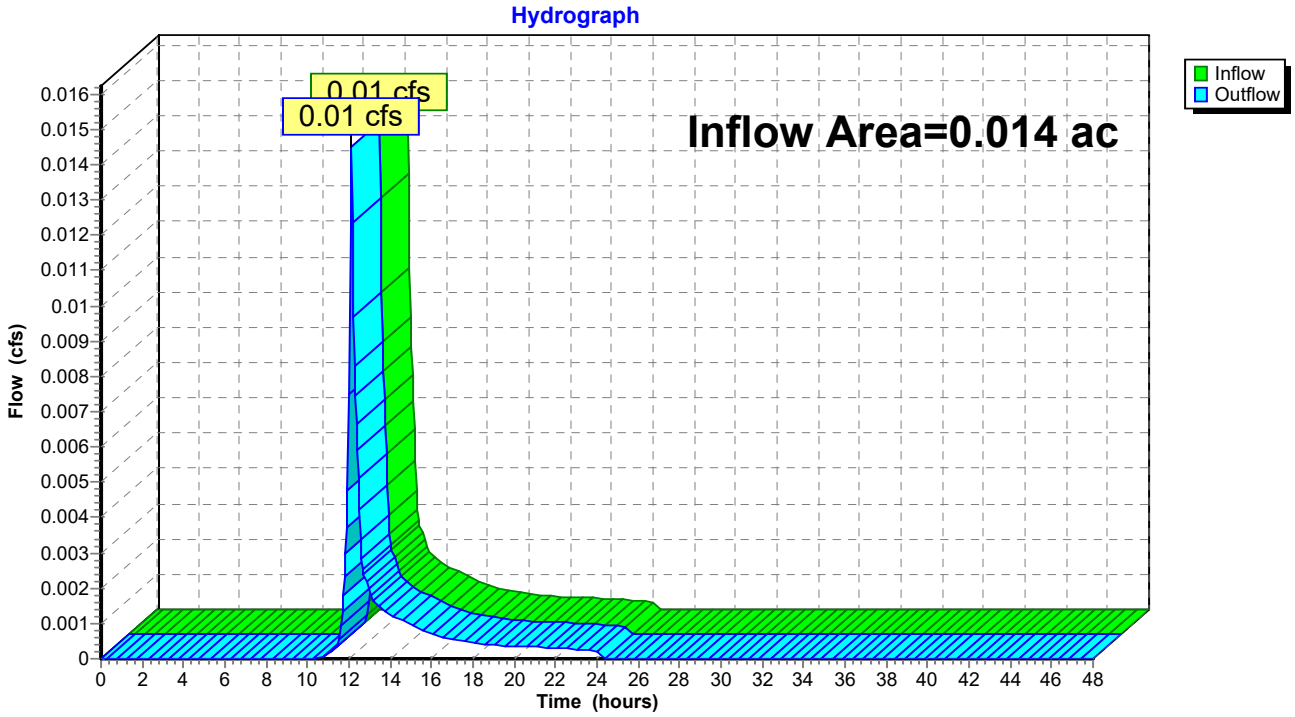


Summary for Reach 1.1R: R-1.1: GILBERT LANE

Inflow Area = 0.014 ac, 24.41% Impervious, Inflow Depth = 0.97" for 2-year event
Inflow = 0.01 cfs @ 12.10 hrs, Volume= 0.001 af
Outflow = 0.01 cfs @ 12.10 hrs, Volume= 0.001 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 1.1R: R-1.1: GILBERT LANE

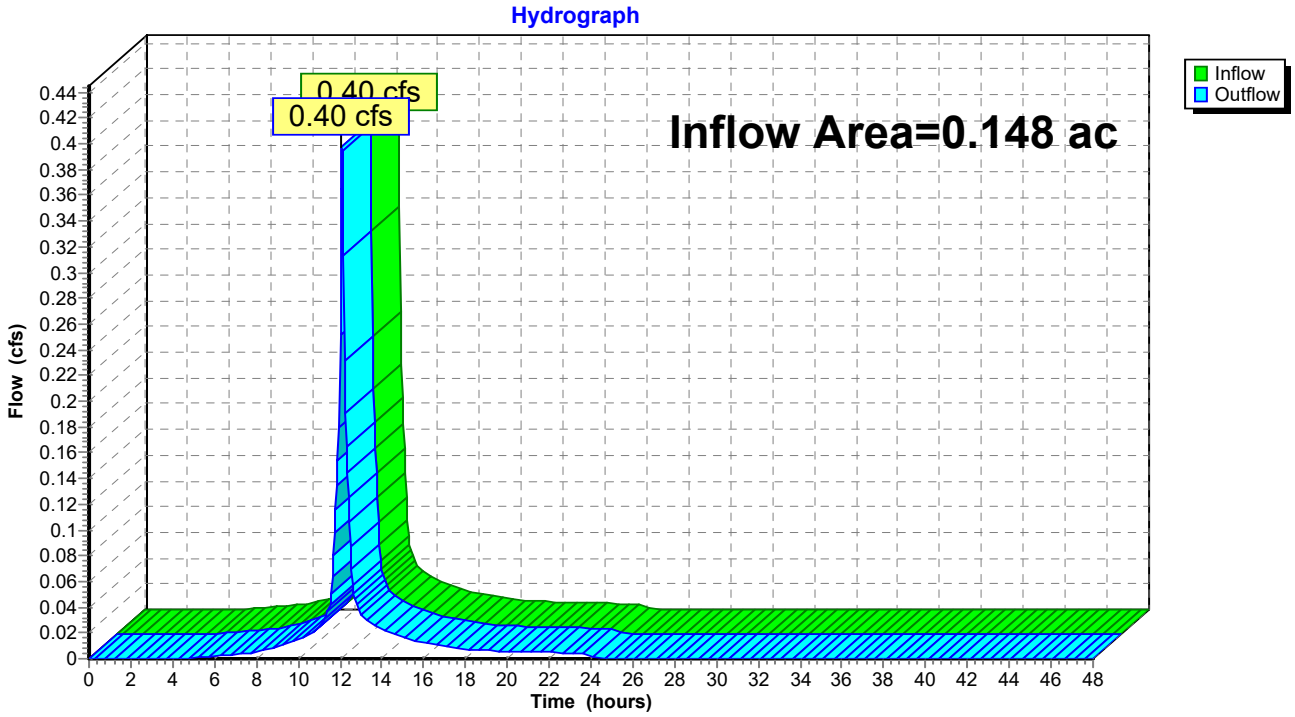


Summary for Reach 1R: R-1: ATLANTIC STREET

Inflow Area = 0.148 ac, 85.86% Impervious, Inflow Depth = 2.45" for 2-year event
Inflow = 0.40 cfs @ 12.09 hrs, Volume= 0.030 af
Outflow = 0.40 cfs @ 12.09 hrs, Volume= 0.030 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 1R: R-1: ATLANTIC STREET

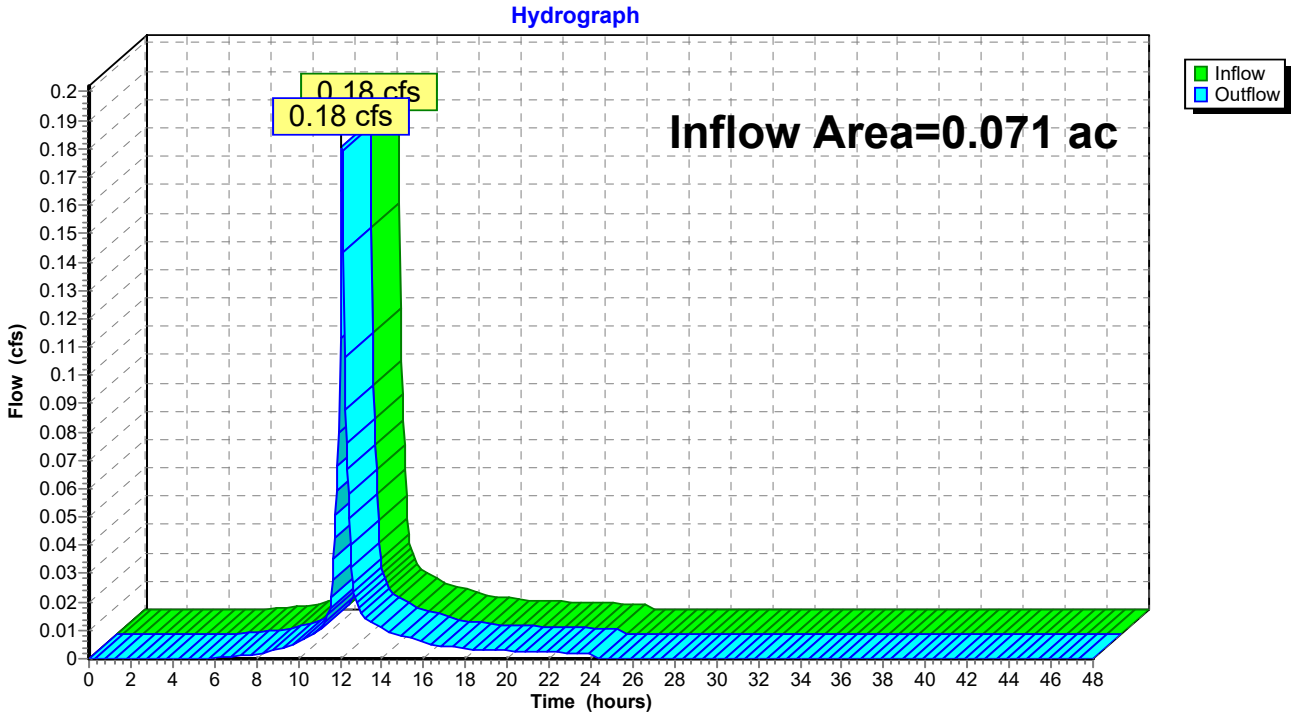


Summary for Reach 2R: R-2: ST LAWRENCE ST/ ABUTTER LOT

Inflow Area = 0.071 ac, 80.59% Impervious, Inflow Depth = 2.26" for 2-year event
Inflow = 0.18 cfs @ 12.09 hrs, Volume= 0.013 af
Outflow = 0.18 cfs @ 12.09 hrs, Volume= 0.013 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 2R: R-2: ST LAWRENCE ST/ ABUTTER LOT

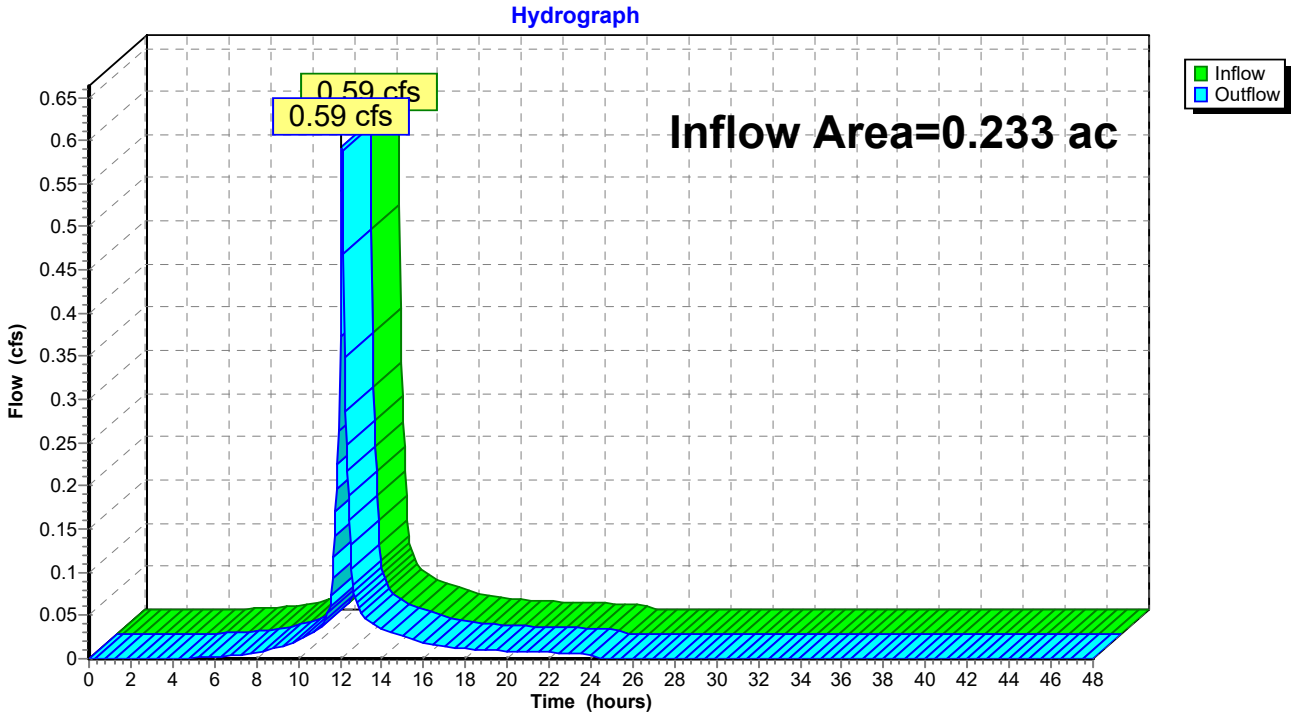


Summary for Reach 99R: POI #99: ATLANTIC/FORE STREET

Inflow Area = 0.233 ac, 80.62% Impervious, Inflow Depth = 2.30" for 2-year event
Inflow = 0.59 cfs @ 12.09 hrs, Volume= 0.045 af
Outflow = 0.59 cfs @ 12.09 hrs, Volume= 0.045 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 99R: POI #99: ATLANTIC/FORE STREET



Summary for Subcatchment 1.1S: S1.1 - GILBERTS SIDE YARD

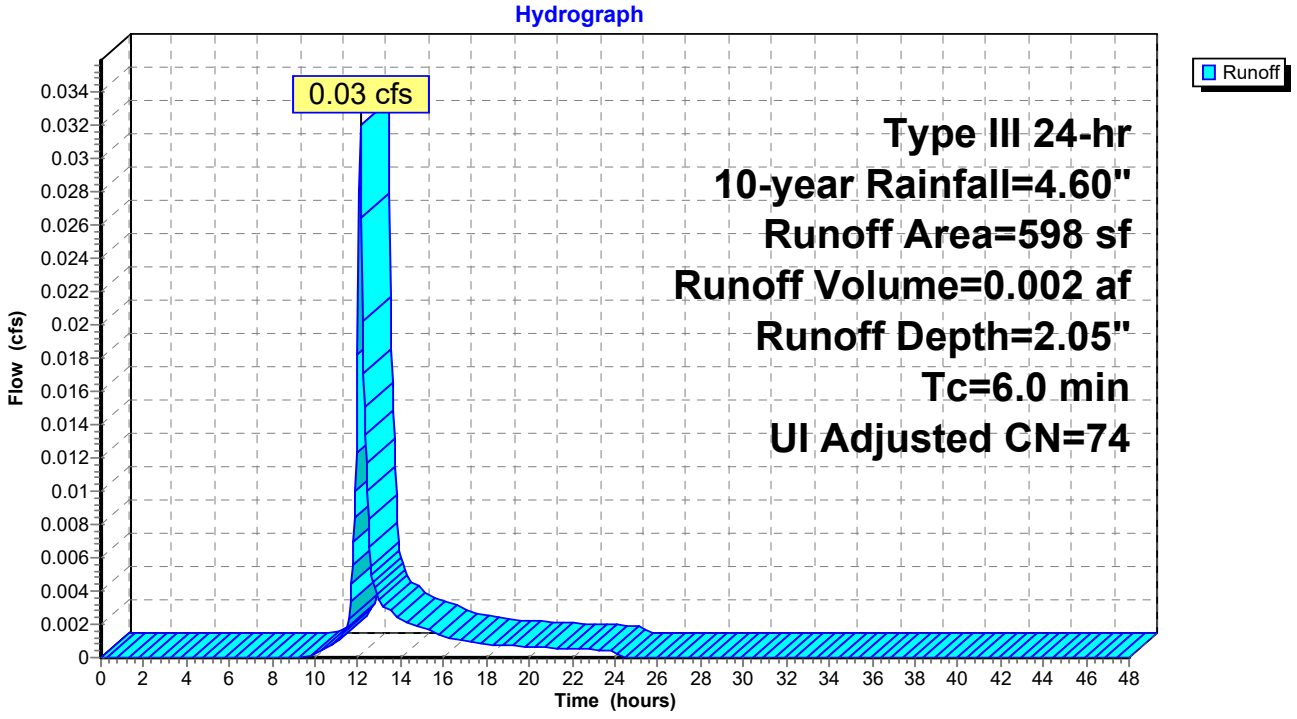
Runoff = 0.03 cfs @ 12.10 hrs, Volume= 0.002 af, Depth= 2.05"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-year Rainfall=4.60"

Area (sf)	CN	Adj	Description
113	98		Roofs, HSG A
452	68		<50% Grass cover, Poor, HSG A
33	98		Unconnected pavement, HSG B
598	75	74	Weighted Average, UI Adjusted
452			75.59% Pervious Area
146			24.41% Impervious Area
33			22.60% Unconnected

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

Subcatchment 1.1S: S1.1 - GILBERTS SIDE YARD



Summary for Subcatchment 1S: S1 - 42 ATLANTIC BLG

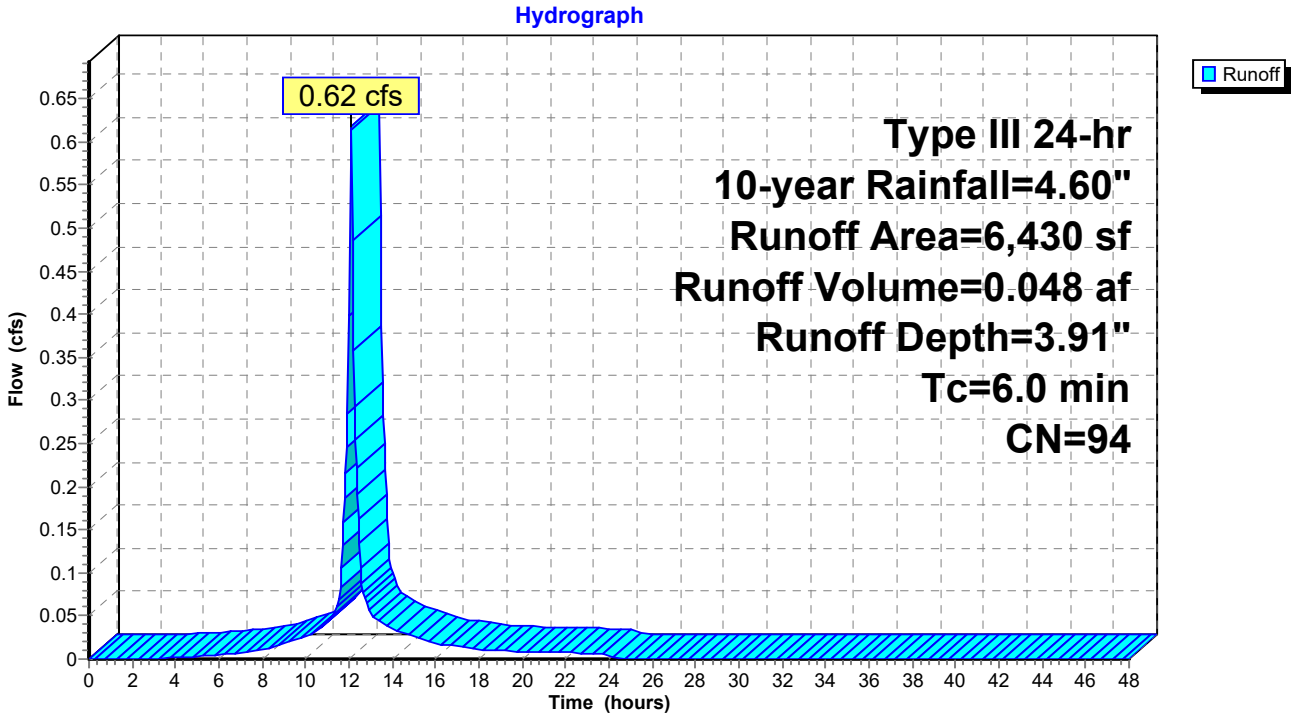
Runoff = 0.62 cfs @ 12.09 hrs, Volume= 0.048 af, Depth= 3.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-year Rainfall=4.60"

	Area (sf)	CN	Description
	2,486	98	Paved parking, HSG A
*	3,035	98	BLDG
	909	68	<50% Grass cover, Poor, HSG A
	6,430	94	Weighted Average
	909		14.14% Pervious Area
	5,521		85.86% Impervious Area

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

Subcatchment 1S: S1 - 42 ATLANTIC BLG



Summary for Subcatchment 2S: S2 - PARKING LOT

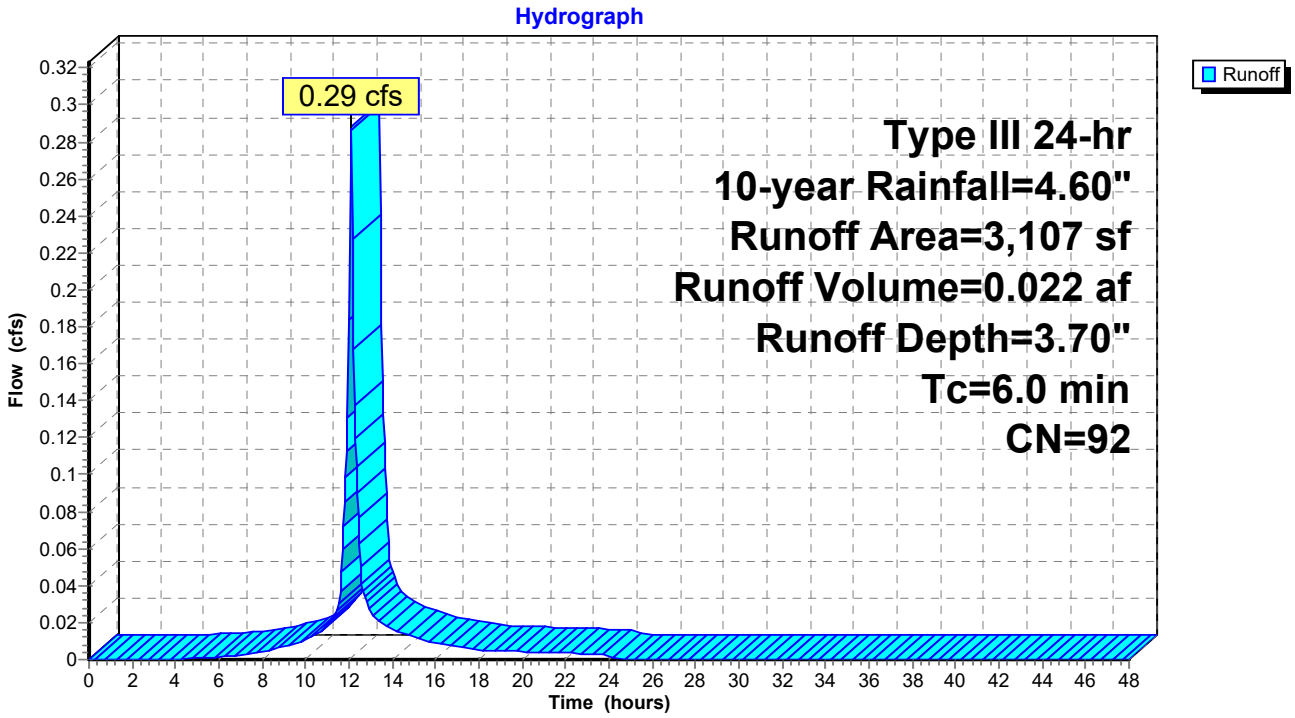
Runoff = 0.29 cfs @ 12.09 hrs, Volume= 0.022 af, Depth= 3.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-year Rainfall=4.60"

Area (sf)	CN	Description
2,504	98	Paved parking, HSG A
603	68	<50% Grass cover, Poor, HSG A
3,107	92	Weighted Average
603		19.41% Pervious Area
2,504		80.59% Impervious Area

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

Subcatchment 2S: S2 - PARKING LOT

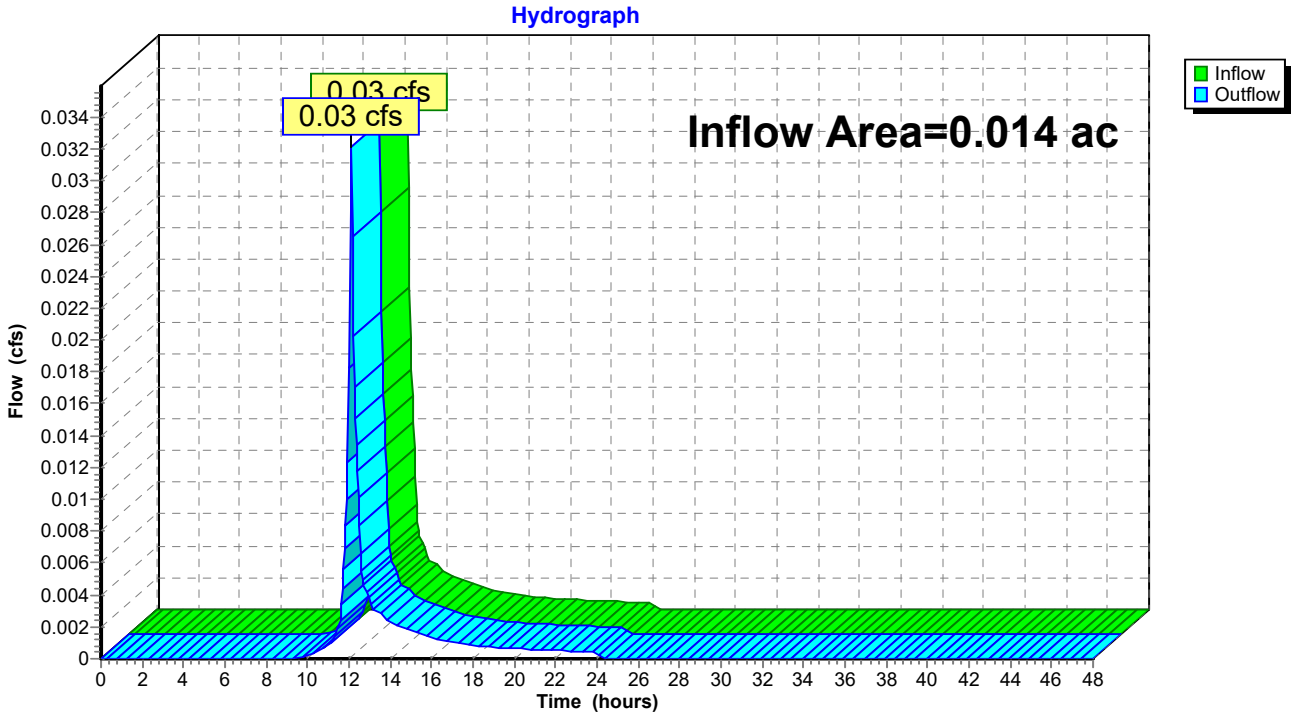


Summary for Reach 1.1R: R-1.1: GILBERT LANE

Inflow Area = 0.014 ac, 24.41% Impervious, Inflow Depth = 2.05" for 10-year event
Inflow = 0.03 cfs @ 12.10 hrs, Volume= 0.002 af
Outflow = 0.03 cfs @ 12.10 hrs, Volume= 0.002 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 1.1R: R-1.1: GILBERT LANE

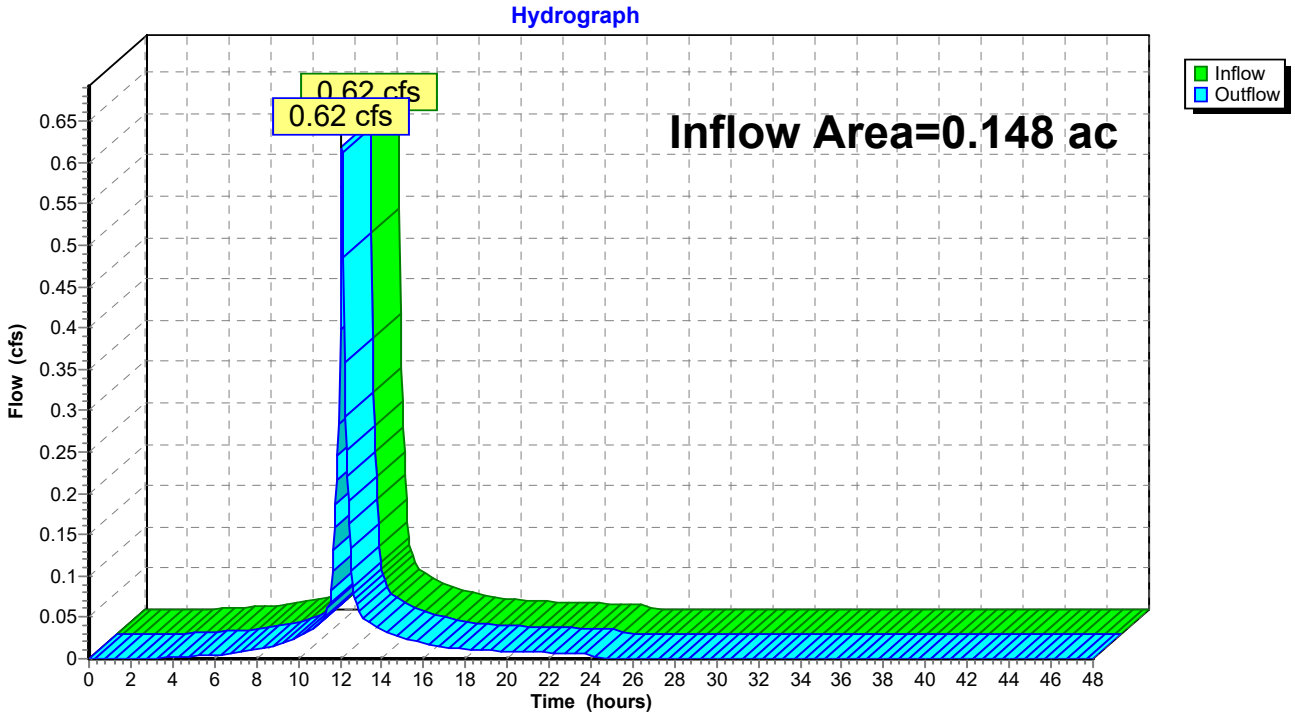


Summary for Reach 1R: R-1: ATLANTIC STREET

Inflow Area = 0.148 ac, 85.86% Impervious, Inflow Depth = 3.91" for 10-year event
Inflow = 0.62 cfs @ 12.09 hrs, Volume= 0.048 af
Outflow = 0.62 cfs @ 12.09 hrs, Volume= 0.048 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 1R: R-1: ATLANTIC STREET

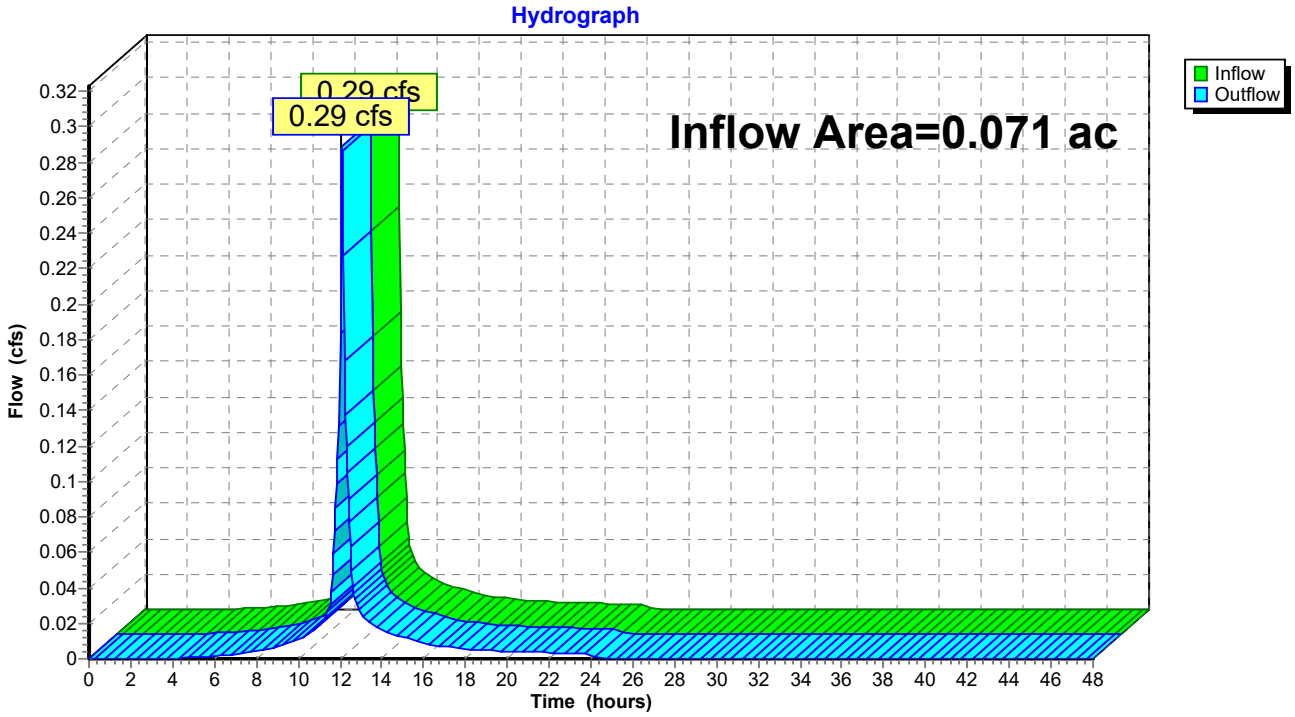


Summary for Reach 2R: R-2: ST LAWRENCE ST/ ABUTTER LOT

Inflow Area = 0.071 ac, 80.59% Impervious, Inflow Depth = 3.70" for 10-year event
Inflow = 0.29 cfs @ 12.09 hrs, Volume= 0.022 af
Outflow = 0.29 cfs @ 12.09 hrs, Volume= 0.022 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 2R: R-2: ST LAWRENCE ST/ ABUTTER LOT

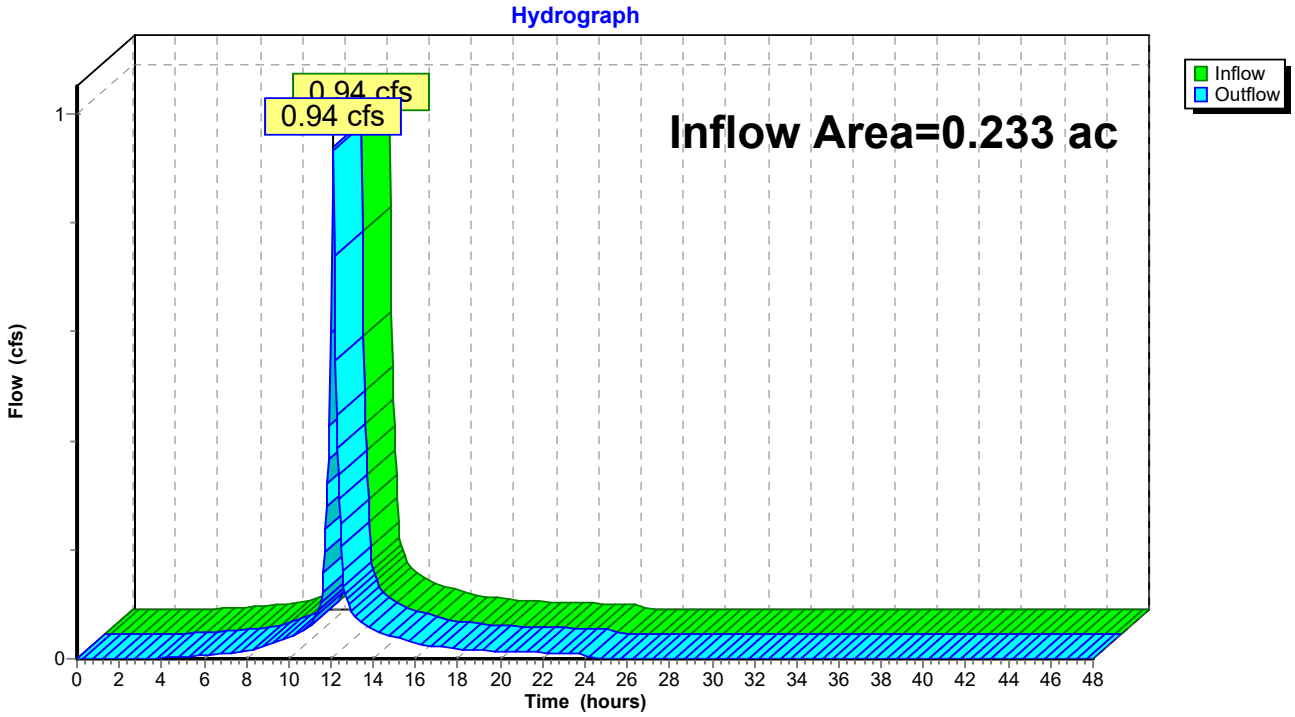


Summary for Reach 99R: POI #99: ATLANTIC/FORE STREET

Inflow Area = 0.233 ac, 80.62% Impervious, Inflow Depth = 3.74" for 10-year event
Inflow = 0.94 cfs @ 12.09 hrs, Volume= 0.072 af
Outflow = 0.94 cfs @ 12.09 hrs, Volume= 0.072 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 99R: POI #99: ATLANTIC/FORE STREET



Summary for Subcatchment 1.1S: S1.1 - GILBERTS SIDE YARD

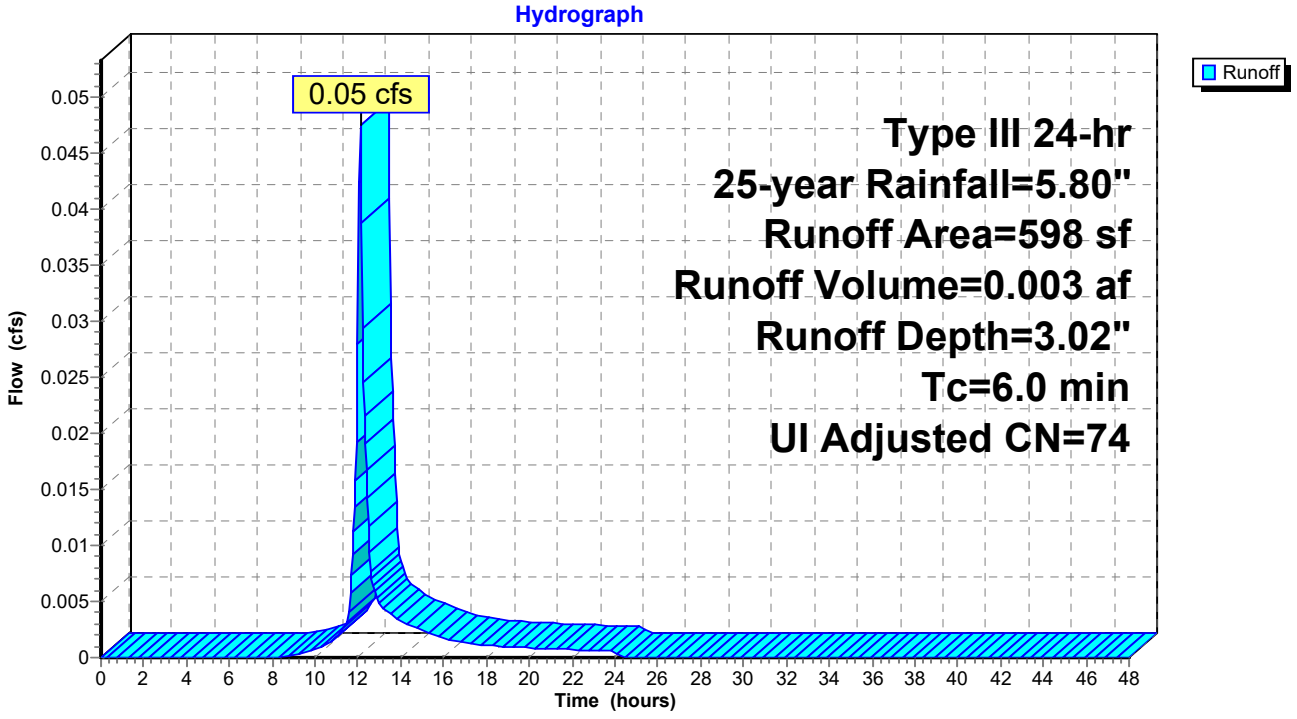
Runoff = 0.05 cfs @ 12.09 hrs, Volume= 0.003 af, Depth= 3.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.80"

Area (sf)	CN	Adj	Description
113	98		Roofs, HSG A
452	68		<50% Grass cover, Poor, HSG A
33	98		Unconnected pavement, HSG B
598	75	74	Weighted Average, UI Adjusted
452			75.59% Pervious Area
146			24.41% Impervious Area
33			22.60% Unconnected

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

Subcatchment 1.1S: S1.1 - GILBERTS SIDE YARD



Summary for Subcatchment 1S: S1 - 42 ATLANTIC BLG

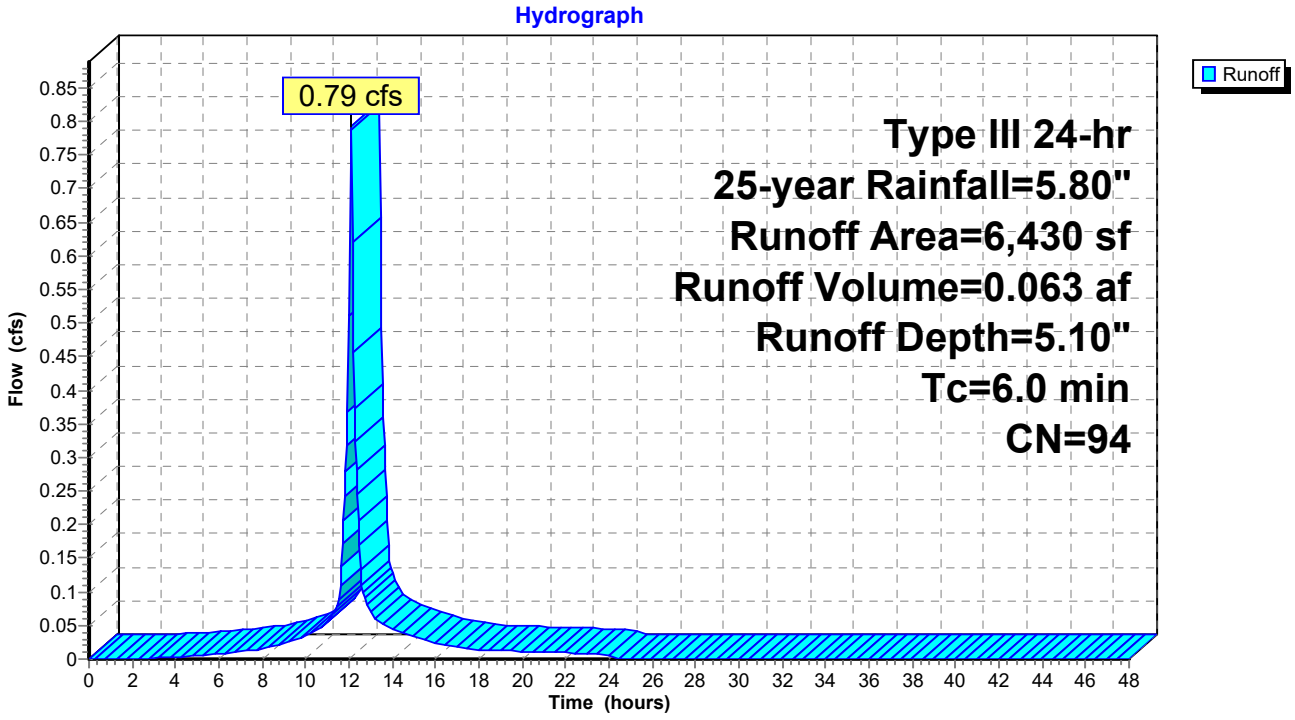
Runoff = 0.79 cfs @ 12.09 hrs, Volume= 0.063 af, Depth= 5.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.80"

	Area (sf)	CN	Description
	2,486	98	Paved parking, HSG A
*	3,035	98	BLDG
	909	68	<50% Grass cover, Poor, HSG A
	6,430	94	Weighted Average
	909		14.14% Pervious Area
	5,521		85.86% Impervious Area

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

Subcatchment 1S: S1 - 42 ATLANTIC BLG



Summary for Subcatchment 2S: S2 - PARKING LOT

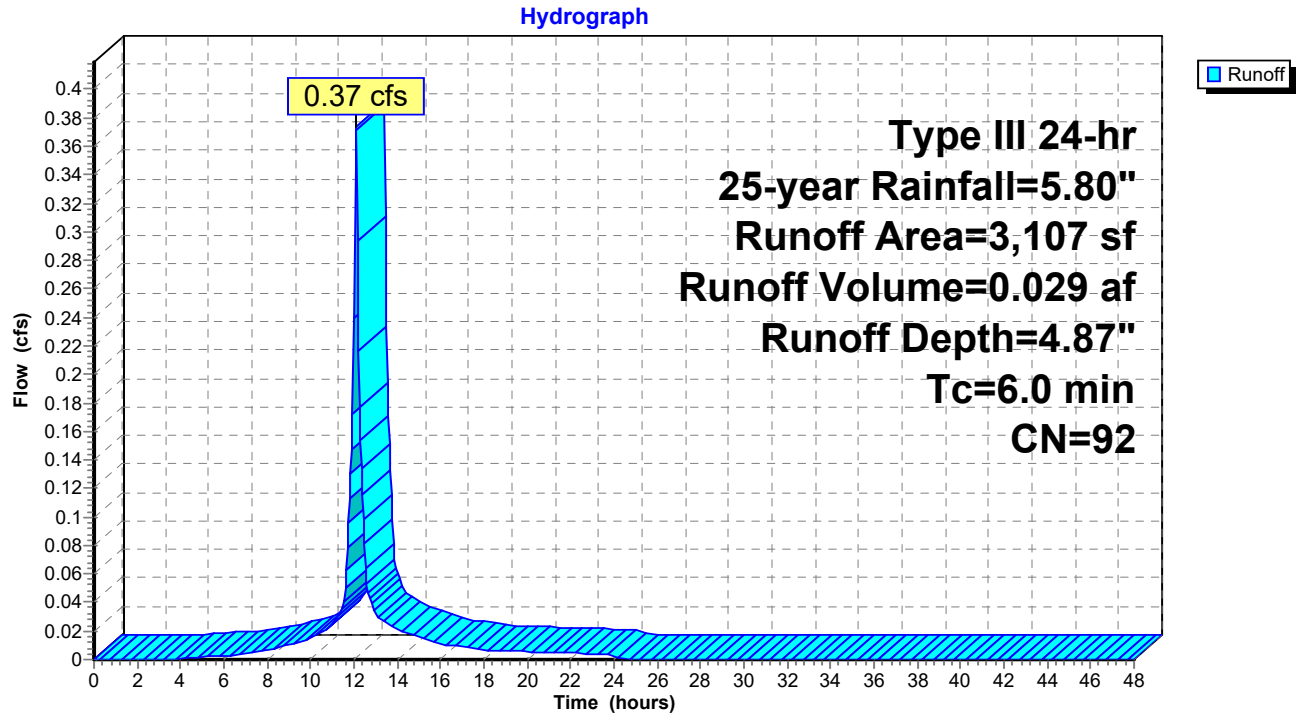
Runoff = 0.37 cfs @ 12.09 hrs, Volume= 0.029 af, Depth= 4.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.80"

Area (sf)	CN	Description
2,504	98	Paved parking, HSG A
603	68	<50% Grass cover, Poor, HSG A
3,107	92	Weighted Average
603		19.41% Pervious Area
2,504		80.59% Impervious Area

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

Subcatchment 2S: S2 - PARKING LOT

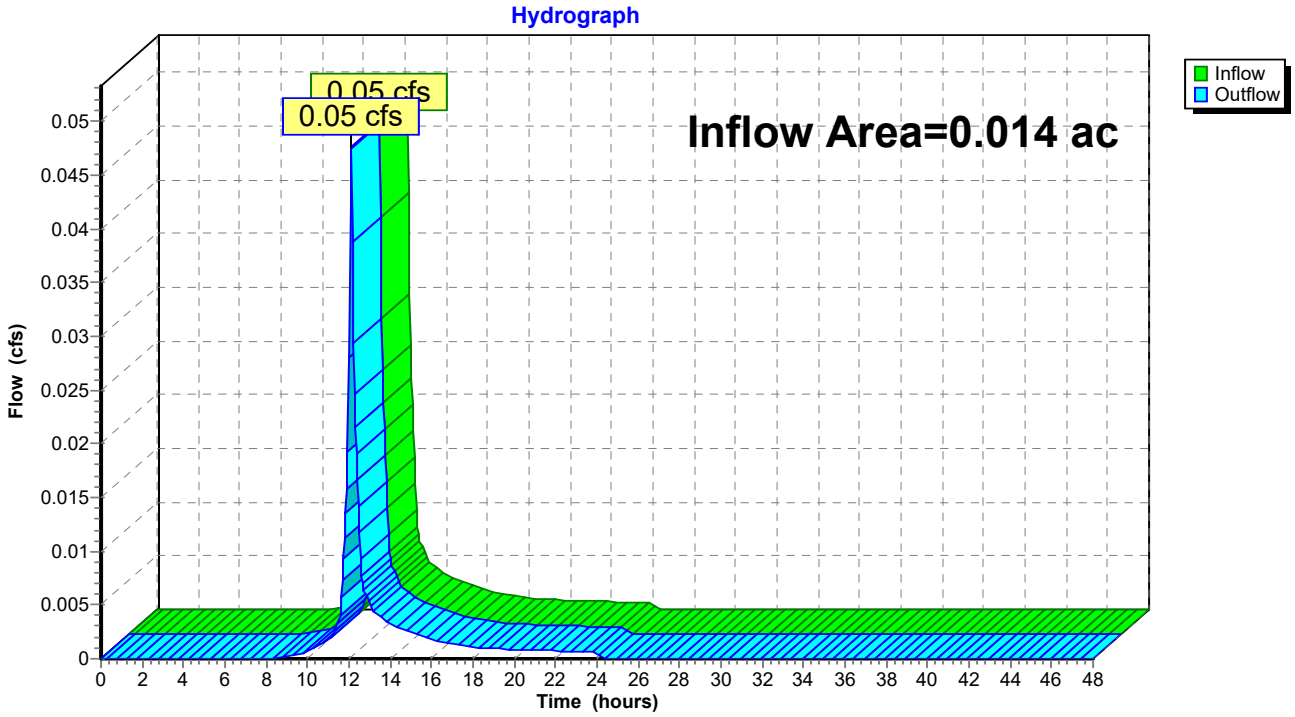


Summary for Reach 1.1R: R-1.1: GILBERT LANE

Inflow Area = 0.014 ac, 24.41% Impervious, Inflow Depth = 3.02" for 25-year event
Inflow = 0.05 cfs @ 12.09 hrs, Volume= 0.003 af
Outflow = 0.05 cfs @ 12.09 hrs, Volume= 0.003 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 1.1R: R-1.1: GILBERT LANE

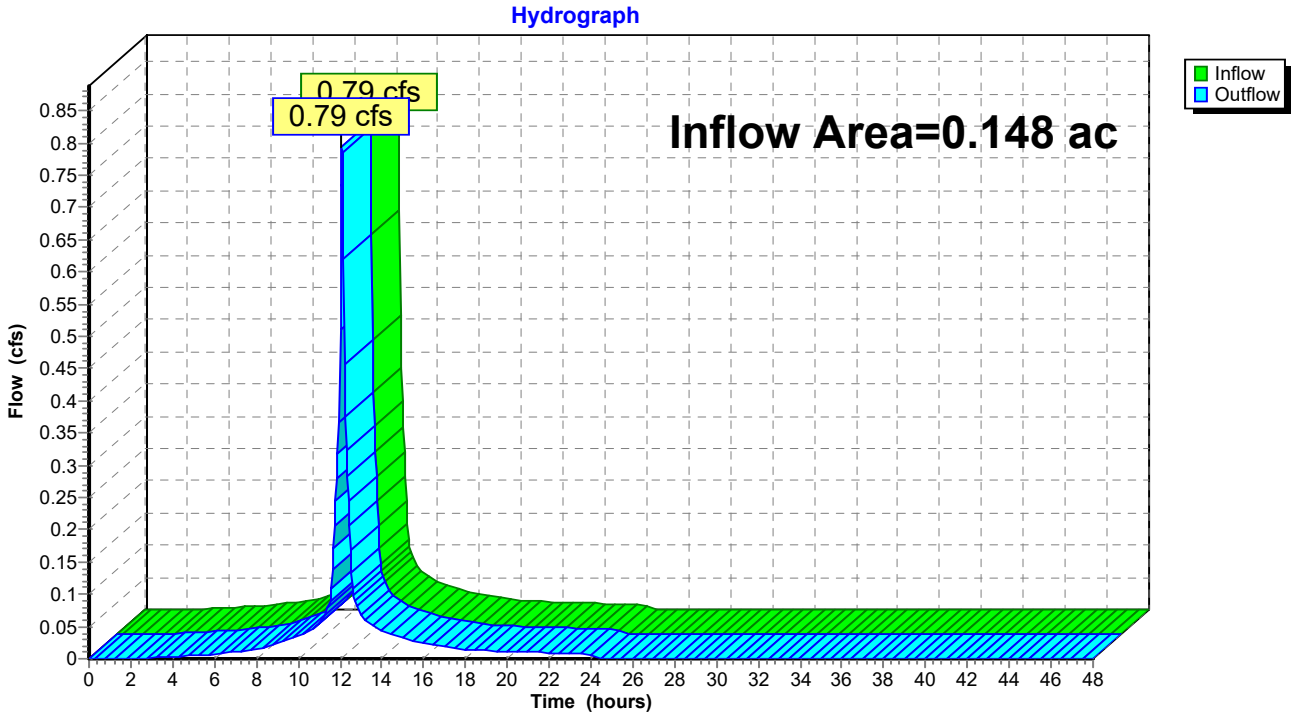


Summary for Reach 1R: R-1: ATLANTIC STREET

Inflow Area = 0.148 ac, 85.86% Impervious, Inflow Depth = 5.10" for 25-year event
Inflow = 0.79 cfs @ 12.09 hrs, Volume= 0.063 af
Outflow = 0.79 cfs @ 12.09 hrs, Volume= 0.063 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 1R: R-1: ATLANTIC STREET

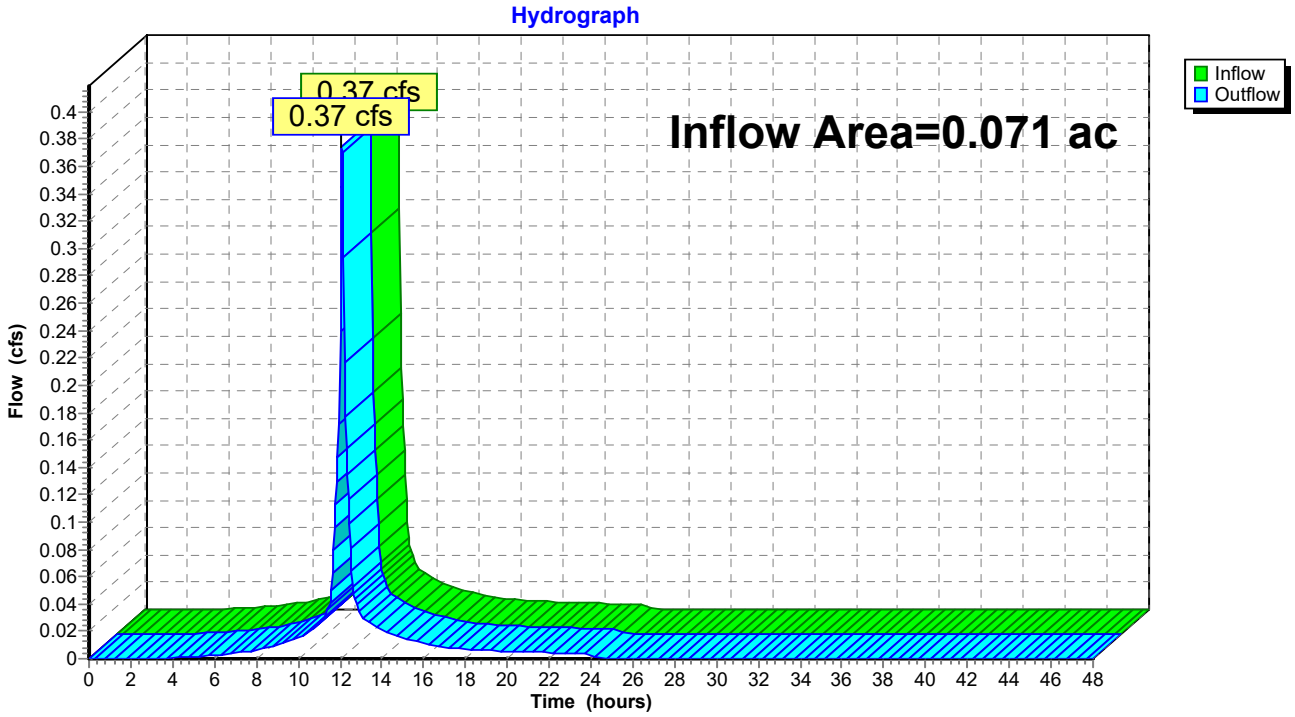


Summary for Reach 2R: R-2: ST LAWRENCE ST/ ABUTTER LOT

Inflow Area = 0.071 ac, 80.59% Impervious, Inflow Depth = 4.87" for 25-year event
Inflow = 0.37 cfs @ 12.09 hrs, Volume= 0.029 af
Outflow = 0.37 cfs @ 12.09 hrs, Volume= 0.029 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Reach 2R: R-2: ST LAWRENCE ST/ ABUTTER LOT

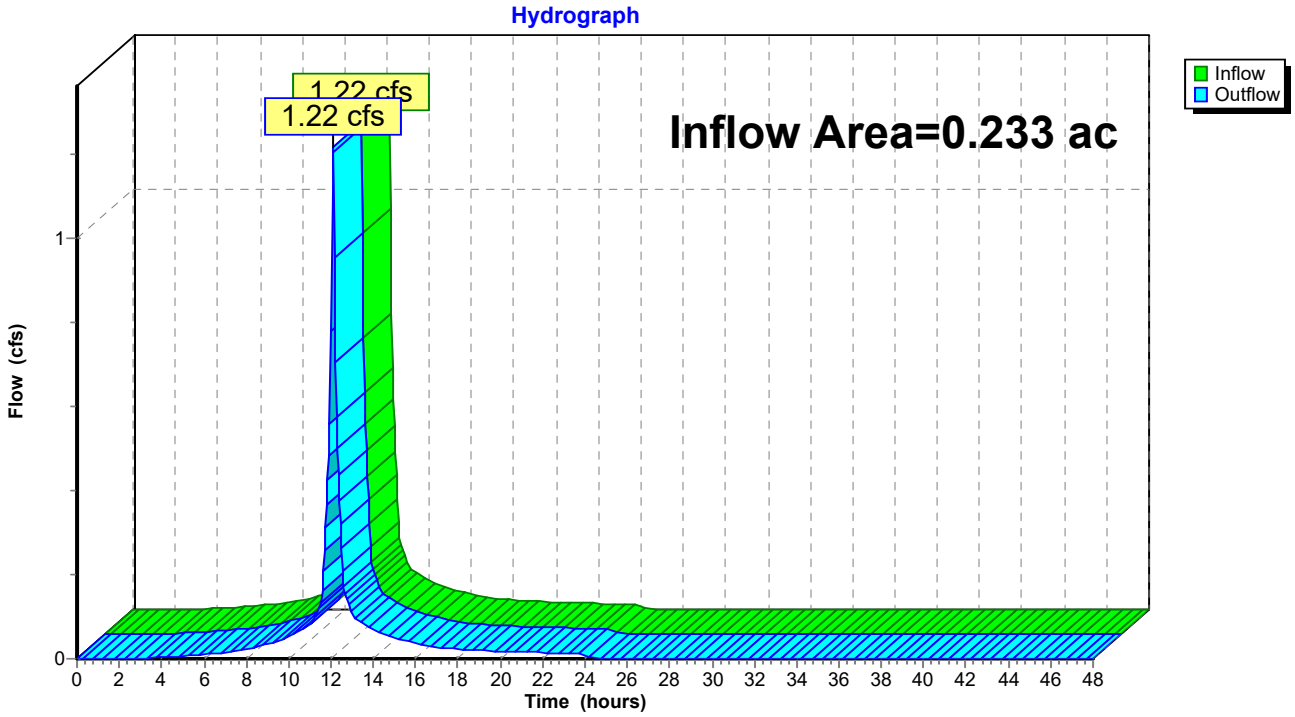


Summary for Reach 99R: POI #99: ATLANTIC/FORE STREET

Inflow Area = 0.233 ac, 80.62% Impervious, Inflow Depth = 4.91" for 25-year event
Inflow = 1.22 cfs @ 12.09 hrs, Volume= 0.095 af
Outflow = 1.22 cfs @ 12.09 hrs, Volume= 0.095 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

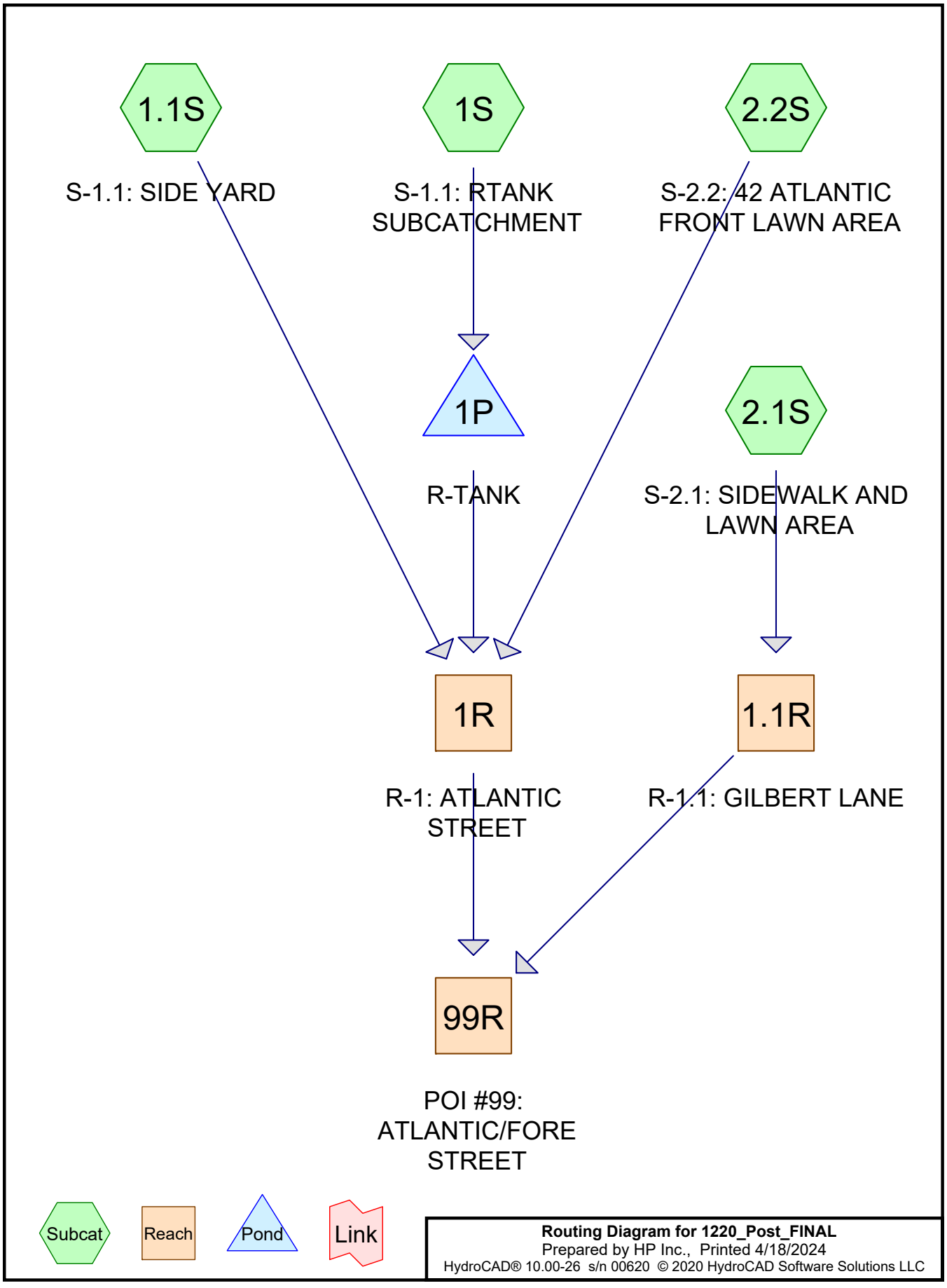
Reach 99R: POI #99: ATLANTIC/FORE STREET



SECTION J

STORMWATER MANAGMENT REPORT

Attachment C: Post Development HydroCAD


1.1S
S-1.1: SIDE YARD
1S
S-1.1: RTANK SUBCATCHMENT
2.2S
S-2.2: 42 ATLANTIC FRONT LAWN AREA
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1.1R
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99R
POI #99: ATLANTIC/FORE STREET
Subcat
Reach
Pond
Link
Routing Diagram for 1220_Post_FINAL
Prepared by HP Inc., Printed 4/18/2024
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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.075	39	>75% Grass cover, Good, HSG A (1.1S, 2.1S, 2.2S)
0.009	98	Hardscape/concrete (1S)
0.137	98	ROOF (1S)
0.011	98	Unconnected pavement, HSG A (2.1S, 2.2S)

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.086	HSG A	1.1S, 2.1S, 2.2S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.147	Other	1S

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.075	0.000	0.000	0.000	0.000	0.075	>75% Grass cover, Good	1.1S, 2.1S, 2.2S
0.000	0.000	0.000	0.000	0.009	0.009	Hardscape/concrete	1S
0.000	0.000	0.000	0.000	0.137	0.137	ROOF	1S
0.011	0.000	0.000	0.000	0.000	0.011	Unconnected pavement	2.1S, 2.2S

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	118.00	115.83	91.0	0.0238	0.010	10.0	0.0	0.0
2	1P	118.38	118.33	5.0	0.0100	0.010	4.0	0.0	0.0
3	1P	122.47	122.46	2.0	0.0050	0.010	8.0	0.0	0.0
4	1P	123.25	123.15	5.0	0.0200	0.010	4.0	0.0	0.0

Summary for Subcatchment 1.1S: S-1.1: SIDE YARD

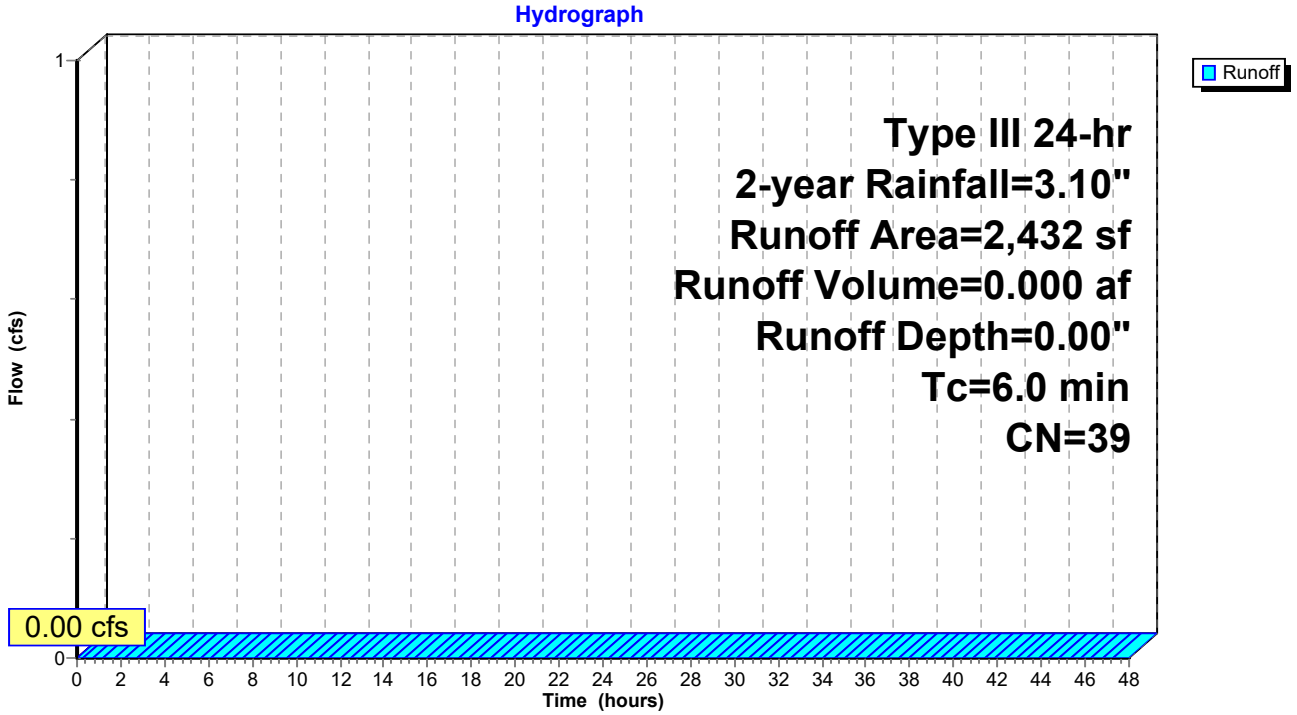
Runoff = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.10"

Area (sf)	CN	Description
2,432	39	>75% Grass cover, Good, HSG A
2,432		100.00% Pervious Area

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

Subcatchment 1.1S: S-1.1: SIDE YARD



Summary for Subcatchment 1S: S-1.1: RTANK SUBCATCHMENT

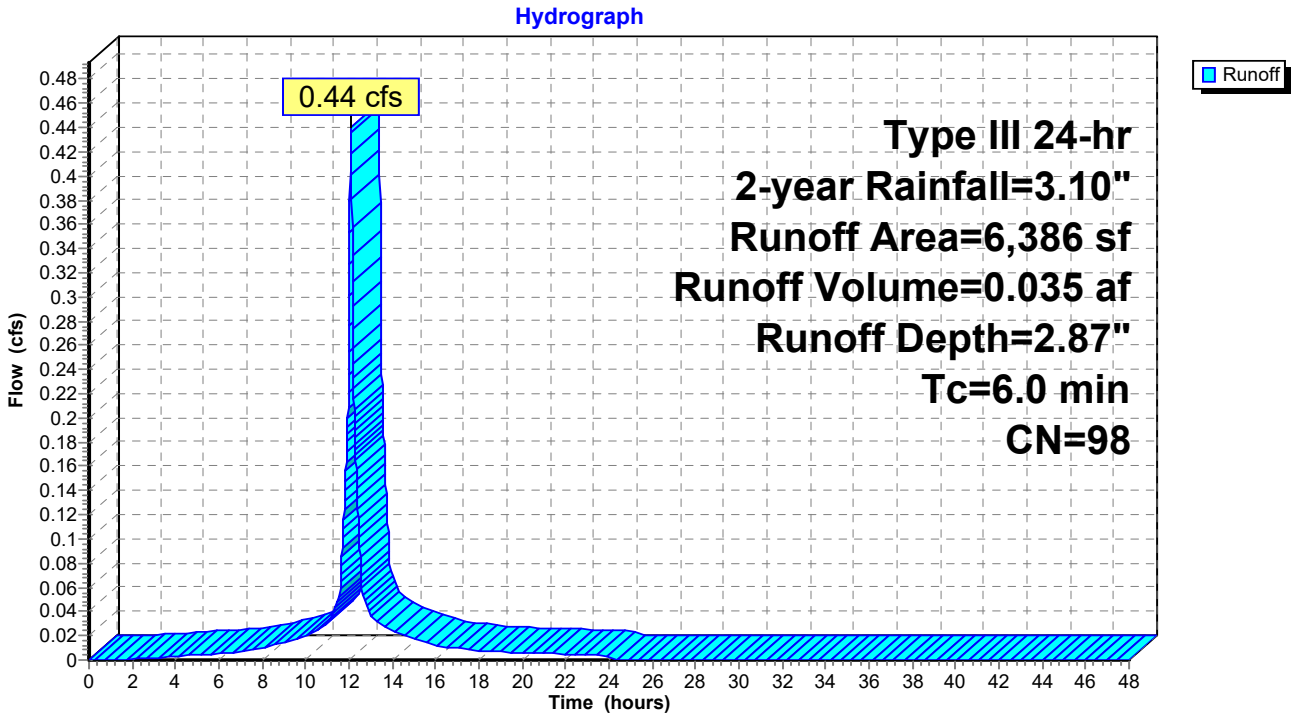
Runoff = 0.44 cfs @ 12.08 hrs, Volume= 0.035 af, Depth= 2.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.10"

	Area (sf)	CN	Description
*	413	98	Hardscape/concrete
*	5,973	98	ROOF
	6,386	98	Weighted Average
	6,386		100.00% Impervious Area

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

Subcatchment 1S: S-1.1: RTANK SUBCATCHMENT



Summary for Subcatchment 2.1S: S-2.1: SIDEWALK AND LAWN AREA

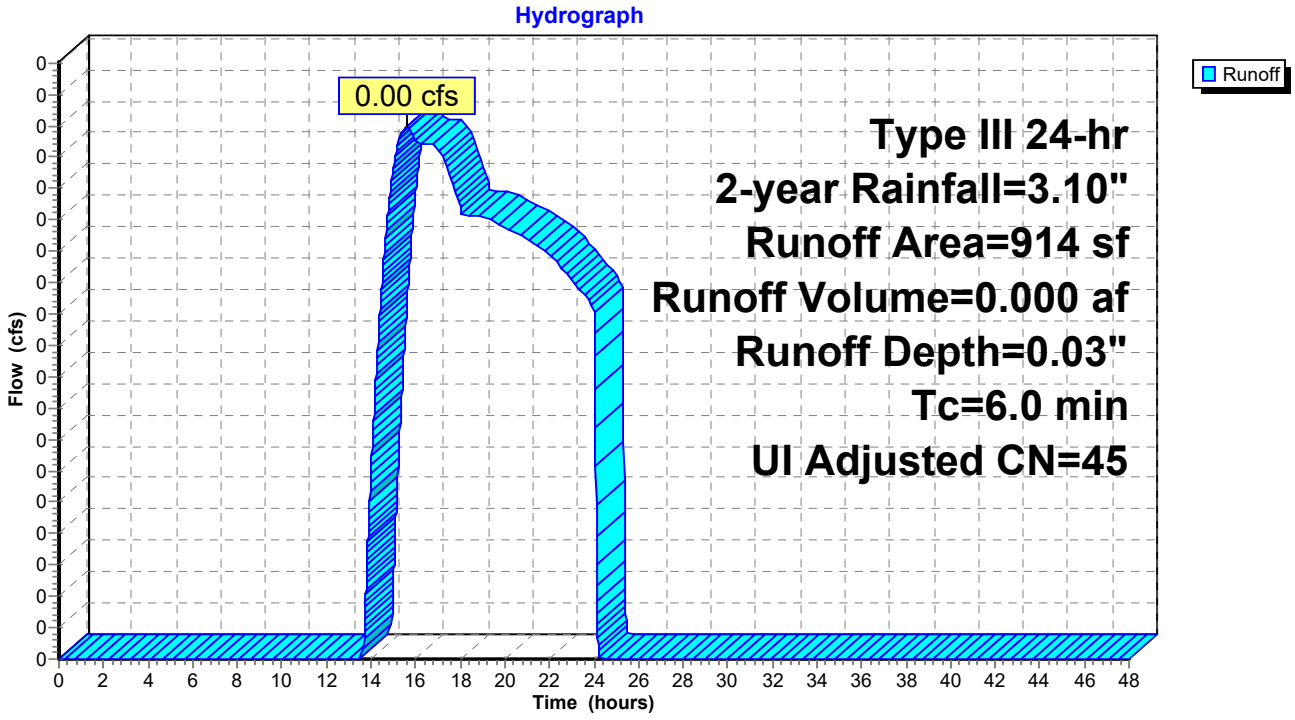
Runoff = 0.00 cfs @ 15.62 hrs, Volume= 0.000 af, Depth= 0.03"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.10"

Area (sf)	CN	Adj	Description
192	98		Unconnected pavement, HSG A
722	39		>75% Grass cover, Good, HSG A
914	51	45	Weighted Average, UI Adjusted
722			78.99% Pervious Area
192			21.01% Impervious Area
192			100.00% Unconnected

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

Subcatchment 2.1S: S-2.1: SIDEWALK AND LAWN AREA



Summary for Subcatchment 2.2S: S-2.2: 42 ATLANTIC FRONT LAWN AREA

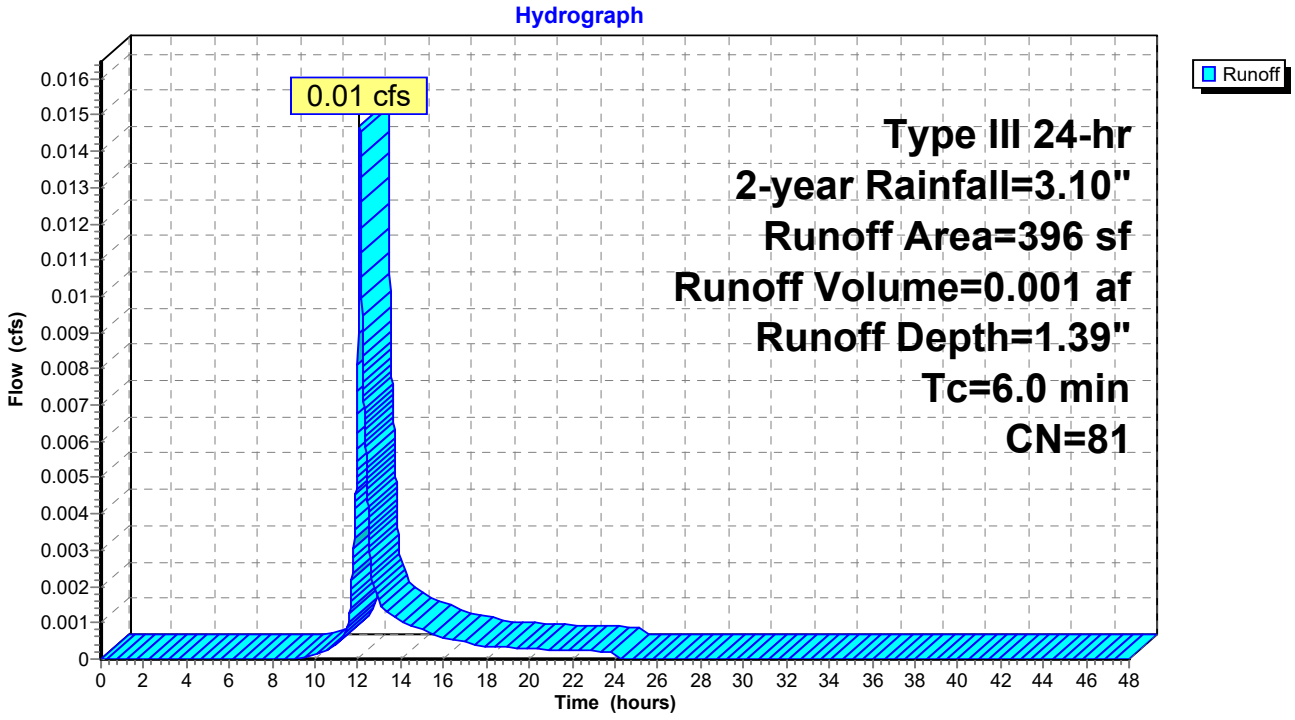
Runoff = 0.01 cfs @ 12.09 hrs, Volume= 0.001 af, Depth= 1.39"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.10"

Area (sf)	CN	Description
283	98	Unconnected pavement, HSG A
113	39	>75% Grass cover, Good, HSG A
396	81	Weighted Average
113		28.54% Pervious Area
283		71.46% Impervious Area
283		100.00% Unconnected

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

Subcatchment 2.2S: S-2.2: 42 ATLANTIC FRONT LAWN AREA

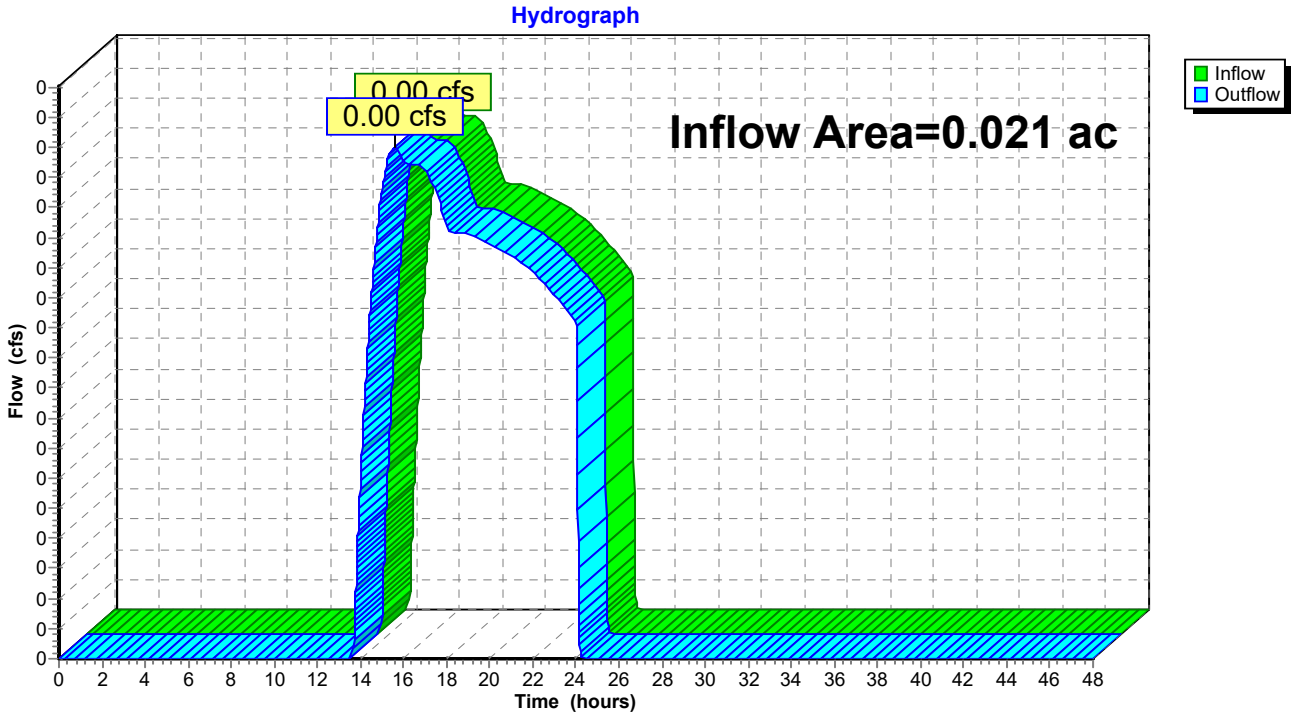


Summary for Reach 1.1R: R-1.1: GILBERT LANE

Inflow Area = 0.021 ac, 21.01% Impervious, Inflow Depth = 0.03" for 2-year event
Inflow = 0.00 cfs @ 15.62 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 15.62 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 1.1R: R-1.1: GILBERT LANE

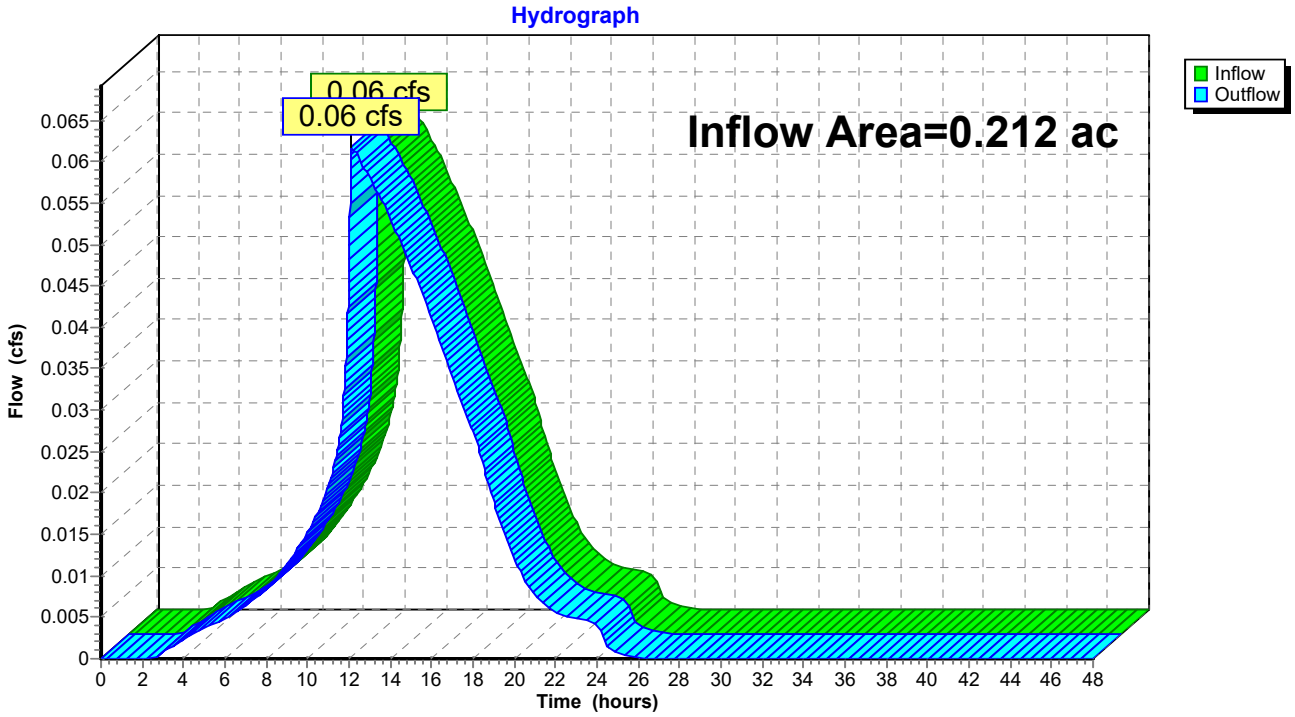


Summary for Reach 1R: R-1: ATLANTIC STREET

Inflow Area = 0.212 ac, 72.38% Impervious, Inflow Depth = 2.04" for 2-year event
Inflow = 0.06 cfs @ 12.13 hrs, Volume= 0.036 af
Outflow = 0.06 cfs @ 12.13 hrs, Volume= 0.036 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 1R: R-1: ATLANTIC STREET

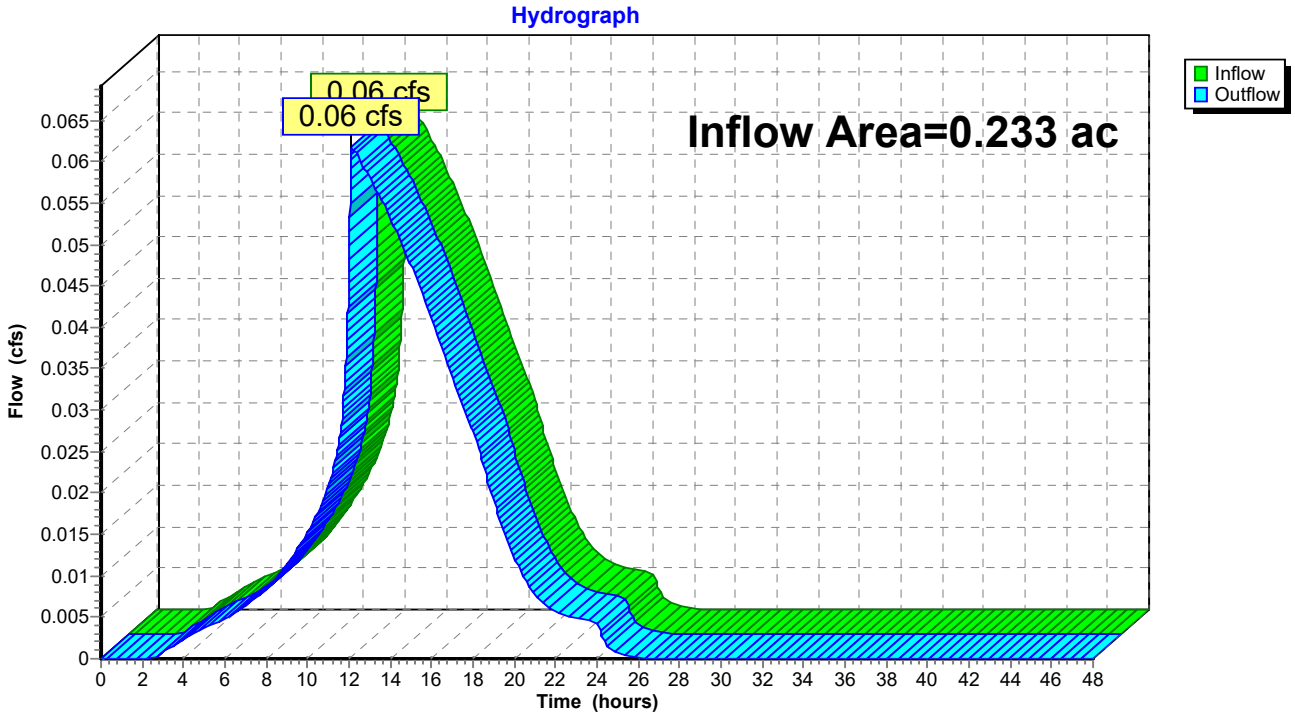


Summary for Reach 99R: POI #99: ATLANTIC/FORE STREET

Inflow Area = 0.233 ac, 67.74% Impervious, Inflow Depth = 1.86" for 2-year event
Inflow = 0.06 cfs @ 12.13 hrs, Volume= 0.036 af
Outflow = 0.06 cfs @ 12.13 hrs, Volume= 0.036 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 99R: POI #99: ATLANTIC/FORE STREET



Summary for Pond 1P: R-TANK

Inflow Area = 0.147 ac,100.00% Impervious, Inflow Depth = 2.87" for 2-year event
Inflow = 0.44 cfs @ 12.08 hrs, Volume= 0.035 af
Outflow = 0.06 cfs @ 12.61 hrs, Volume= 0.035 af, Atten= 87%, Lag= 31.6 min
Primary = 0.06 cfs @ 12.61 hrs, Volume= 0.035 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 123.22' @ 12.61 hrs Surf.Area= 247 sf Storage= 604 cf
Flood Elev= 125.00' Surf.Area= 247 sf Storage= 751 cf

Plug-Flow detention time= 107.9 min calculated for 0.035 af (100% of inflow)
Center-of-Mass det. time= 106.5 min (863.6 - 757.1)

Volume	Invert	Avail.Storage	Storage Description
#1B	118.38'	514 cf	**5.31'W x 46.57'L x 6.20'H Field B** 1,534 cf Overall - 249 cf Embedded = 1,285 cf x 40.0% Voids
#2B	119.38'	233 cf	**ACF R-Tank HD 3** x 19 Inside #1 Inside= 15.7"W x 50.4"H => 5.24 sf x 2.35'L = 12.3 cf Outside= 15.7"W x 50.4"H => 5.51 sf x 2.35'L = 12.9 cf
#3	118.45'	3 cf	**4.0" Round Pipe Storage** Inside #1 L= 40.0' S= 0.0025 '/'
		751 cf	Total Available Storage

Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	118.00'	**10.0" Round 10" INV. OUT:** L= 91.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 118.00' / 115.83' S= 0.0238 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.55 sf
#2	Device 1	118.41'	**1.0" Vert. WQ Orifice** C= 0.600
#3	Device 2	118.38'	**4.0" Round 4" UNDERDRAIN** L= 5.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 118.38' / 118.33' S= 0.0100 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.09 sf
#4	Device 1	122.47'	**8.0" Round 8" OVERFLOW COMBO** L= 2.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 122.47' / 122.46' S= 0.0050 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#5	Device 4	123.25'	**4.0" Round 4" OVERFLOWS X 2.00** L= 5.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 123.25' / 123.15' S= 0.0200 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.09 sf

Primary OutFlow Max=0.06 cfs @ 12.61 hrs HW=123.22' (Free Discharge)
- **1=10" INV. OUT:** (Passes 0.06 cfs of 4.54 cfs potential flow)
  - **2=WQ Orifice** (Orifice Controls 0.06 cfs @ 10.51 fps)
    - **3=4" UNDERDRAIN** (Passes 0.06 cfs of 0.72 cfs potential flow)
  - **4=8" OVERFLOW COMBO** (Passes 0.00 cfs of 0.80 cfs potential flow)
    - **5=4" OVERFLOWS** (Controls 0.00 cfs)

Pond 1P: R-TANK - Chamber Wizard Field B

Chamber Model = ACF R-Tank HD 3 (ACF Environmental R-Tank HD)
Inside= 15.7"W x 50.4"H => 5.24 sf x 2.35'L = 12.3 cf
Outside= 15.7"W x 50.4"H => 5.51 sf x 2.35'L = 12.9 cf

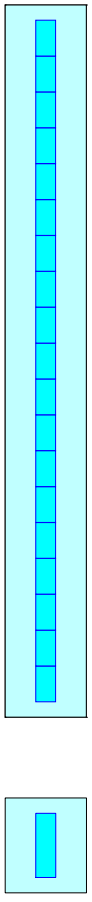
19 Chambers/Row x 2.35' Long = 44.57' Row Length +12.0" End Stone x 2 = 46.57' Base Length
1 Rows x 15.7" Wide + 24.0" Side Stone x 2 = 5.31' Base Width
12.0" Base + 50.4" Chamber Height + 12.0" Cover = 6.20' Field Height

19 Chambers x 12.3 cf = 233.4 cf Chamber Storage
19 Chambers x 12.9 cf = 245.6 cf Displacement

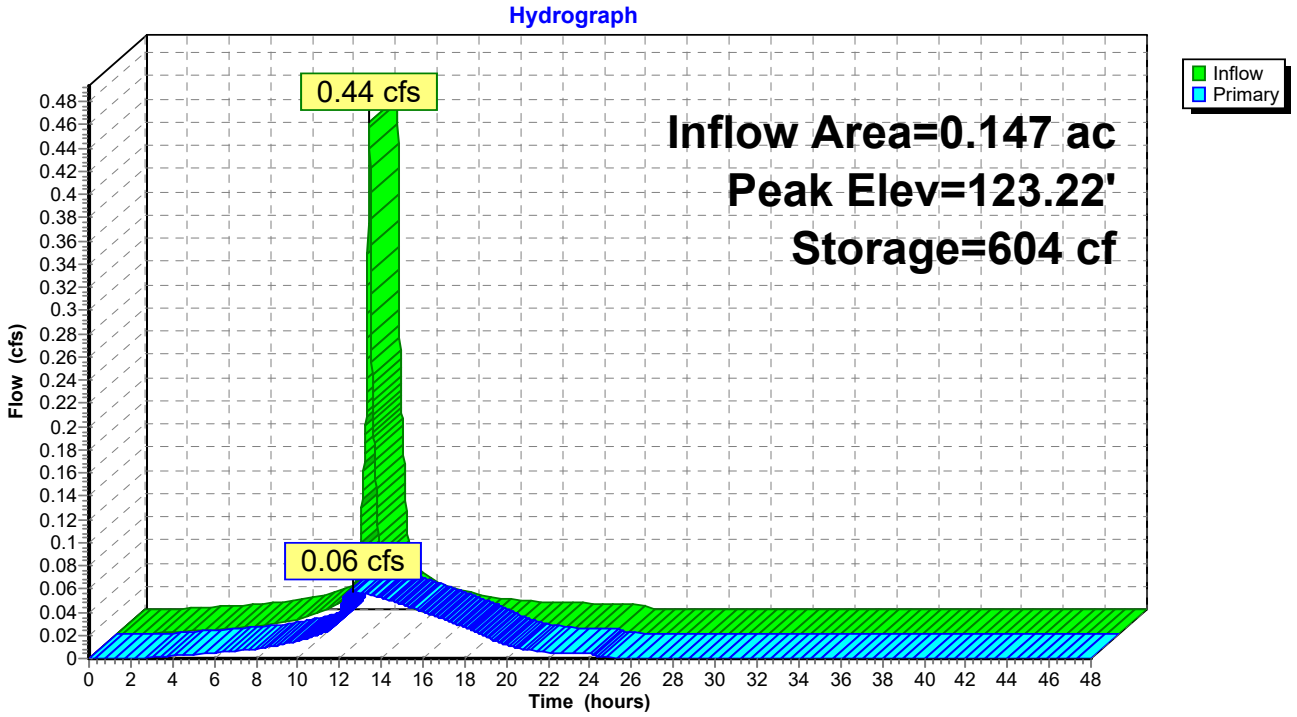
1,533.7 cf Field - 245.6 cf Chambers = 1,288.1 cf Stone x 40.0% Voids = 515.2 cf Stone Storage

Chamber Storage + Stone Storage = 748.6 cf = 0.017 af
Overall Storage Efficiency = 48.8%
Overall System Size = 46.57' x 5.31' x 6.20'

19 Chambers
56.8 cy Field
47.7 cy Stone



Pond 1P: R-TANK



Summary for Subcatchment 1.1S: S-1.1: SIDE YARD

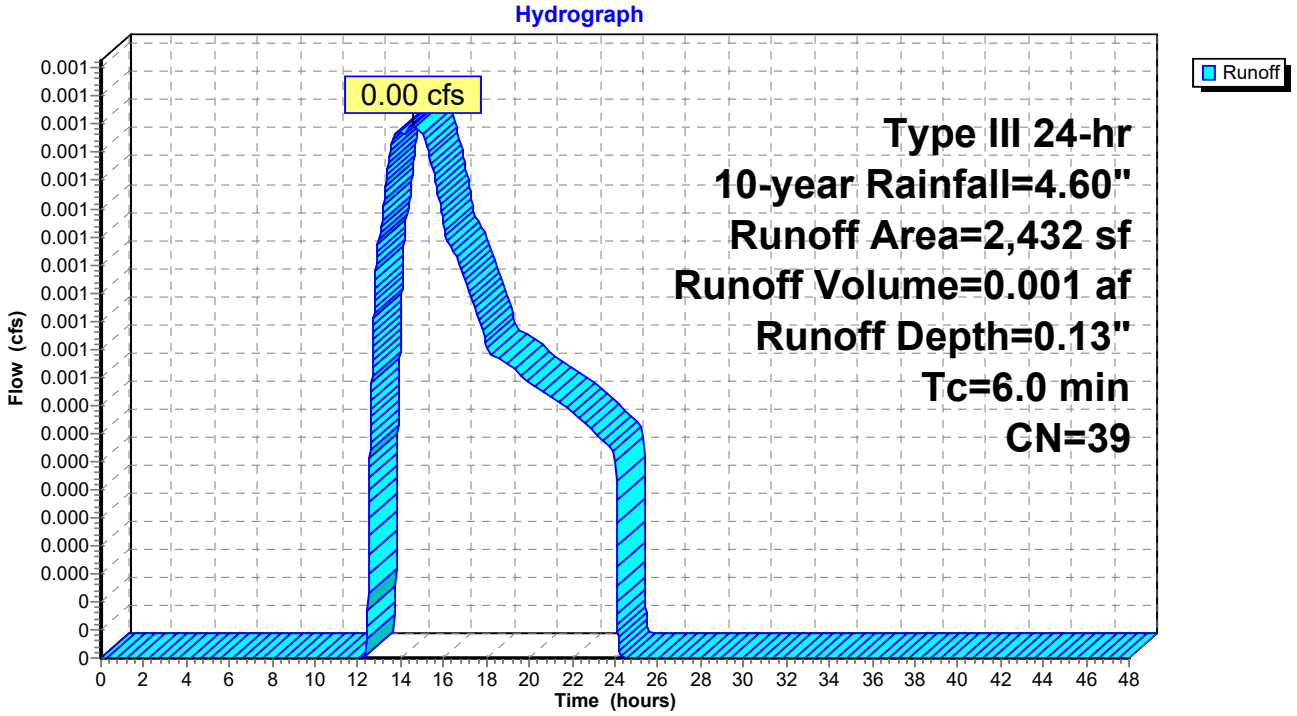
Runoff = 0.00 cfs @ 14.58 hrs, Volume= 0.001 af, Depth= 0.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=4.60"

Area (sf)	CN	Description
2,432	39	>75% Grass cover, Good, HSG A
2,432		100.00% Pervious Area

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

Subcatchment 1.1S: S-1.1: SIDE YARD



Summary for Subcatchment 1S: S-1.1: RTANK SUBCATCHMENT

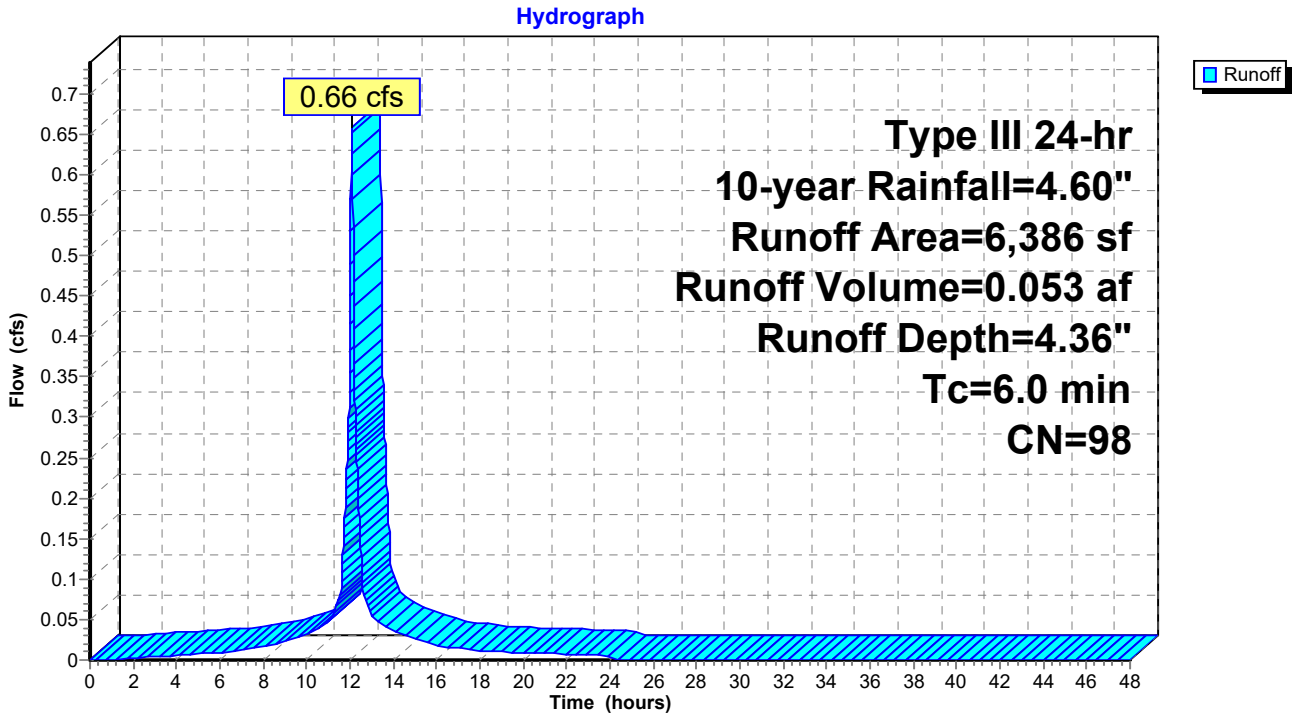
Runoff = 0.66 cfs @ 12.08 hrs, Volume= 0.053 af, Depth= 4.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=4.60"

	Area (sf)	CN	Description
*	413	98	Hardscape/concrete
*	5,973	98	ROOF
	6,386	98	Weighted Average
	6,386		100.00% Impervious Area

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

Subcatchment 1S: S-1.1: RTANK SUBCATCHMENT



Summary for Subcatchment 2.1S: S-2.1: SIDEWALK AND LAWN AREA

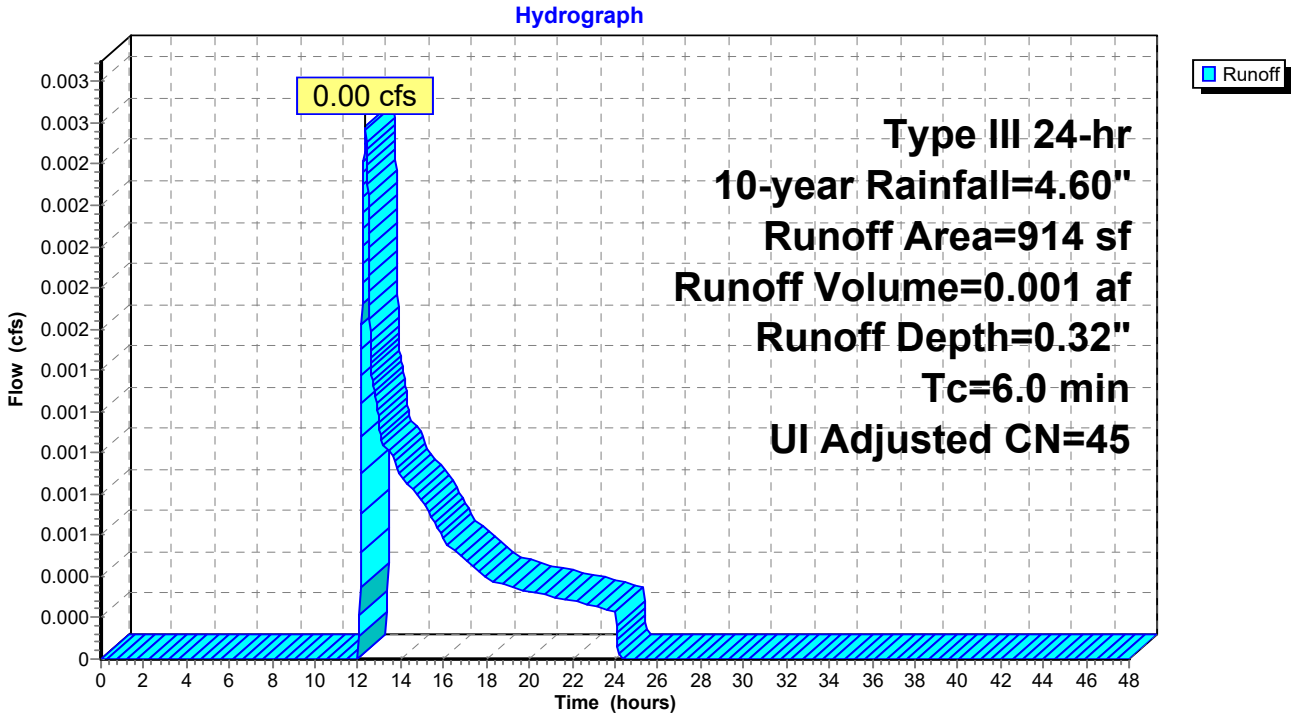
Runoff = 0.00 cfs @ 12.35 hrs, Volume= 0.001 af, Depth= 0.32"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=4.60"

Area (sf)	CN	Adj	Description
192	98		Unconnected pavement, HSG A
722	39		>75% Grass cover, Good, HSG A
914	51	45	Weighted Average, UI Adjusted
722			78.99% Pervious Area
192			21.01% Impervious Area
192			100.00% Unconnected

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

Subcatchment 2.1S: S-2.1: SIDEWALK AND LAWN AREA



Summary for Subcatchment 2.2S: S-2.2: 42 ATLANTIC FRONT LAWN AREA

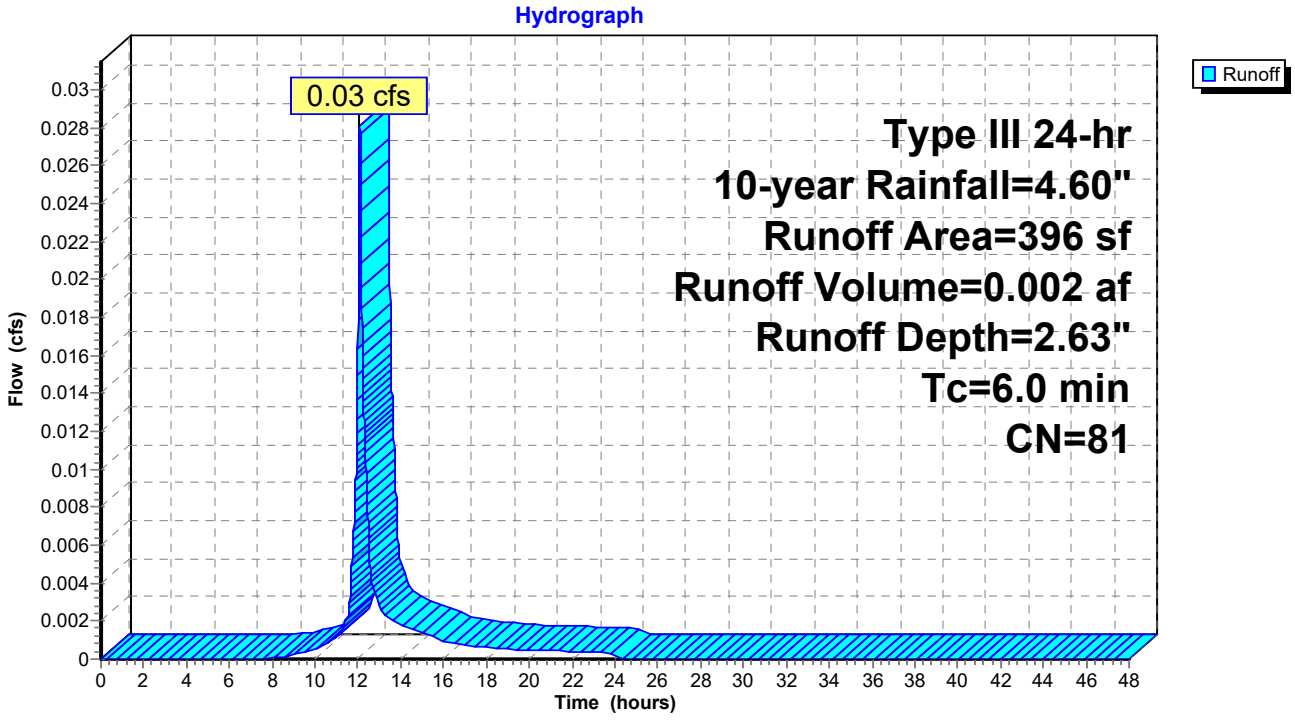
Runoff = 0.03 cfs @ 12.09 hrs, Volume= 0.002 af, Depth= 2.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 10-year Rainfall=4.60"

Area (sf)	CN	Description
283	98	Unconnected pavement, HSG A
113	39	>75% Grass cover, Good, HSG A
396	81	Weighted Average
113		28.54% Pervious Area
283		71.46% Impervious Area
283		100.00% Unconnected

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

Subcatchment 2.2S: S-2.2: 42 ATLANTIC FRONT LAWN AREA

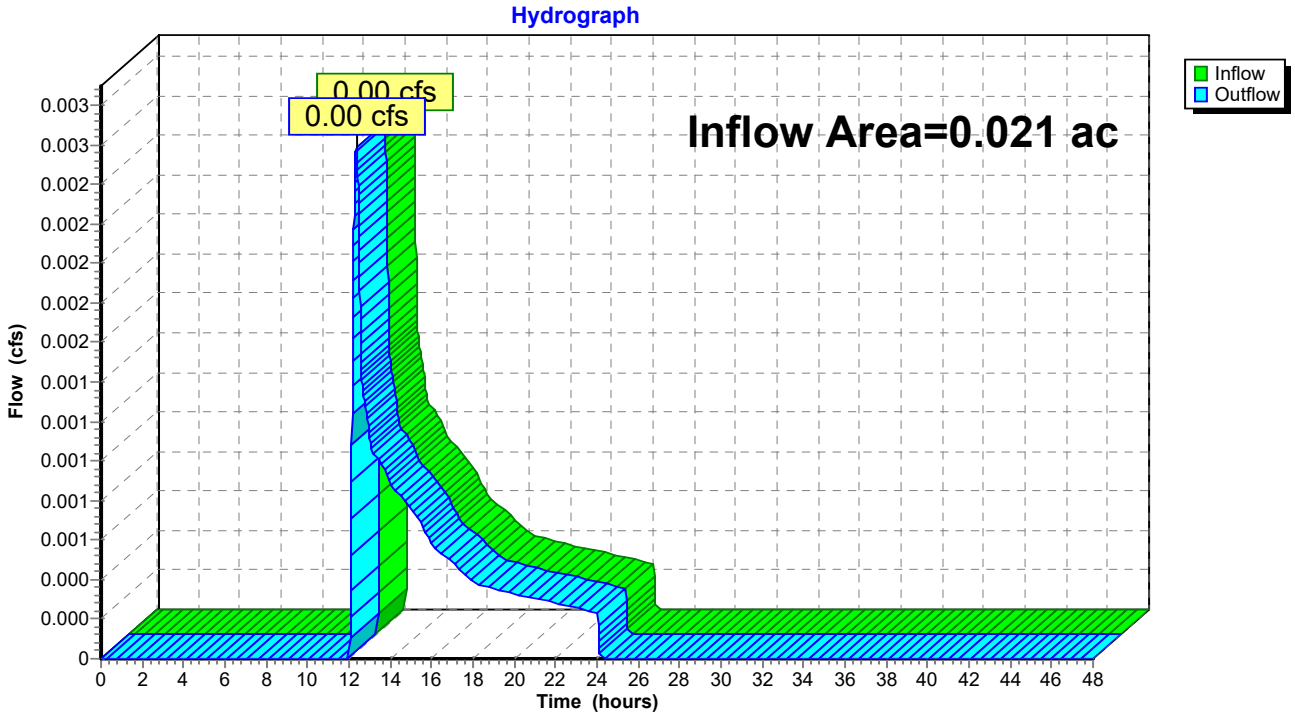


Summary for Reach 1.1R: R-1.1: GILBERT LANE

Inflow Area = 0.021 ac, 21.01% Impervious, Inflow Depth = 0.32" for 10-year event
Inflow = 0.00 cfs @ 12.35 hrs, Volume= 0.001 af
Outflow = 0.00 cfs @ 12.35 hrs, Volume= 0.001 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 1.1R: R-1.1: GILBERT LANE

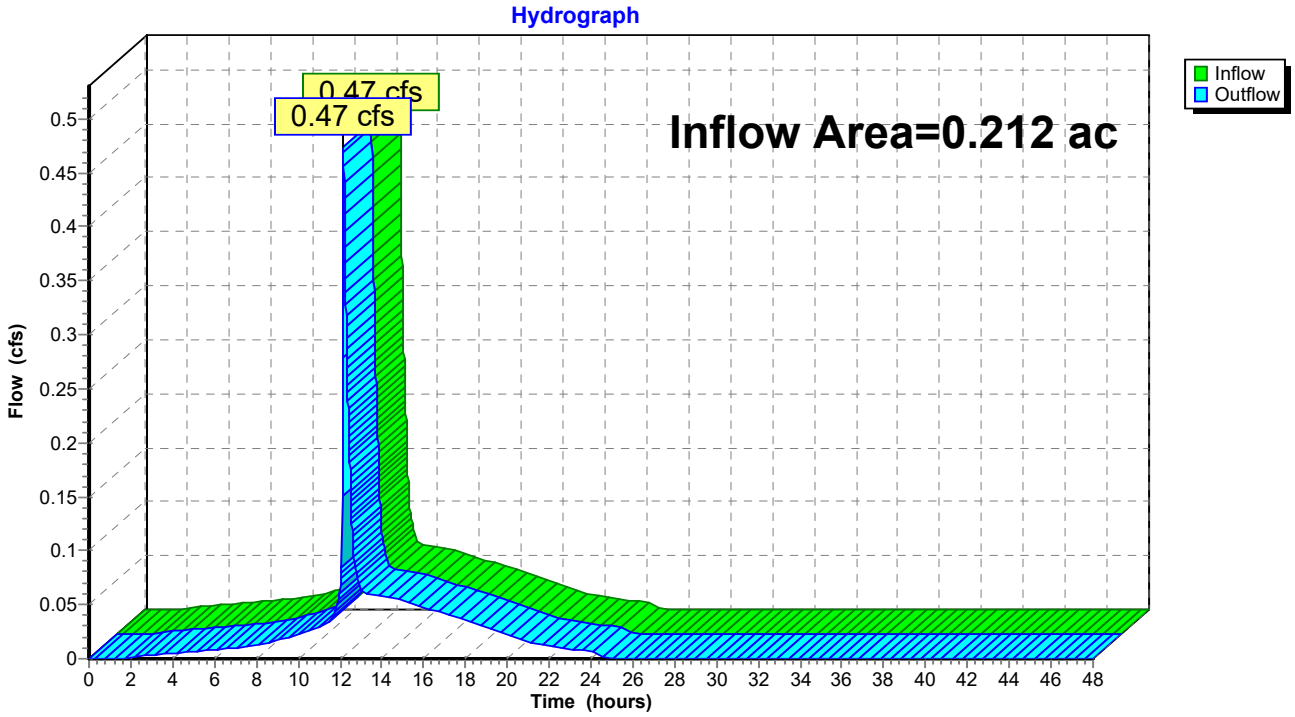


Summary for Reach 1R: R-1: ATLANTIC STREET

Inflow Area = 0.212 ac, 72.38% Impervious, Inflow Depth = 3.17" for 10-year event
Inflow = 0.47 cfs @ 12.16 hrs, Volume= 0.056 af
Outflow = 0.47 cfs @ 12.16 hrs, Volume= 0.056 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 1R: R-1: ATLANTIC STREET

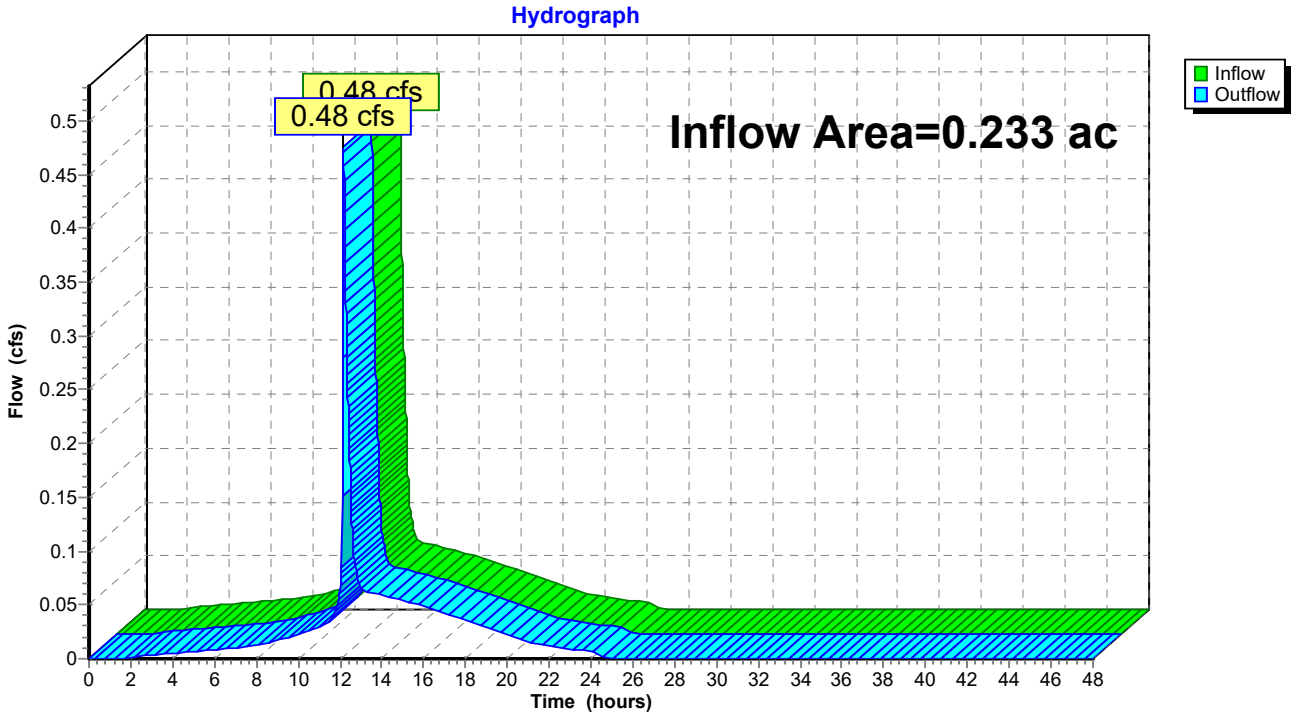


Summary for Reach 99R: POI #99: ATLANTIC/FORE STREET

Inflow Area = 0.233 ac, 67.74% Impervious, Inflow Depth = 2.91" for 10-year event
Inflow = 0.48 cfs @ 12.16 hrs, Volume= 0.056 af
Outflow = 0.48 cfs @ 12.16 hrs, Volume= 0.056 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 99R: POI #99: ATLANTIC/FORE STREET



Summary for Pond 1P: R-TANK

Inflow Area = 0.147 ac,100.00% Impervious, Inflow Depth = 4.36" for 10-year event
Inflow = 0.66 cfs @ 12.08 hrs, Volume= 0.053 af
Outflow = 0.45 cfs @ 12.16 hrs, Volume= 0.053 af, Atten= 31%, Lag= 4.9 min
Primary = 0.45 cfs @ 12.16 hrs, Volume= 0.053 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 123.77' @ 12.16 hrs Surf.Area= 247 sf Storage= 670 cf
Flood Elev= 125.00' Surf.Area= 247 sf Storage= 751 cf

Plug-Flow detention time= 93.8 min calculated for 0.053 af (100% of inflow)
Center-of-Mass det. time= 92.9 min (842.3 - 749.4)

Volume	Invert	Avail.Storage	Storage Description
#1B	118.38'	514 cf	**5.31'W x 46.57'L x 6.20'H Field B** 1,534 cf Overall - 249 cf Embedded = 1,285 cf x 40.0% Voids
#2B	119.38'	233 cf	**ACF R-Tank HD 3** x 19 Inside #1 Inside= 15.7"W x 50.4"H => 5.24 sf x 2.35'L = 12.3 cf Outside= 15.7"W x 50.4"H => 5.51 sf x 2.35'L = 12.9 cf
#3	118.45'	3 cf	**4.0" Round Pipe Storage** Inside #1 L= 40.0' S= 0.0025 '/'
		751 cf	Total Available Storage

Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	118.00'	**10.0" Round 10" INV. OUT:** L= 91.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 118.00' / 115.83' S= 0.0238 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.55 sf
#2	Device 1	118.41'	**1.0" Vert. WQ Orifice** C= 0.600
#3	Device 2	118.38'	**4.0" Round 4" UNDERDRAIN** L= 5.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 118.38' / 118.33' S= 0.0100 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.09 sf
#4	Device 1	122.47'	**8.0" Round 8" OVERFLOW COMBO** L= 2.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 122.47' / 122.46' S= 0.0050 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#5	Device 4	123.25'	**4.0" Round 4" OVERFLOWS X 2.00** L= 5.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 123.25' / 123.15' S= 0.0200 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.09 sf

Primary OutFlow Max=0.45 cfs @ 12.16 hrs HW=123.77' (Free Discharge)
- **1=10" INV. OUT:** (Passes 0.45 cfs of 4.80 cfs potential flow)
  - **2=WQ Orifice** (Orifice Controls 0.06 cfs @ 11.10 fps)
    - **3=4" UNDERDRAIN** (Passes 0.06 cfs of 0.76 cfs potential flow)
  - **4=8" OVERFLOW COMBO** (Passes 0.39 cfs of 1.30 cfs potential flow)
    - **5=4" OVERFLOWS** (Inlet Controls 0.39 cfs @ 2.25 fps)

Pond 1P: R-TANK - Chamber Wizard Field B

Chamber Model = ACF R-Tank HD 3 (ACF Environmental R-Tank HD)
Inside= 15.7"W x 50.4"H => 5.24 sf x 2.35'L = 12.3 cf
Outside= 15.7"W x 50.4"H => 5.51 sf x 2.35'L = 12.9 cf

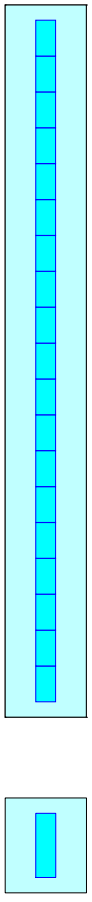
19 Chambers/Row x 2.35' Long = 44.57' Row Length +12.0" End Stone x 2 = 46.57' Base Length
1 Rows x 15.7" Wide + 24.0" Side Stone x 2 = 5.31' Base Width
12.0" Base + 50.4" Chamber Height + 12.0" Cover = 6.20' Field Height

19 Chambers x 12.3 cf = 233.4 cf Chamber Storage
19 Chambers x 12.9 cf = 245.6 cf Displacement

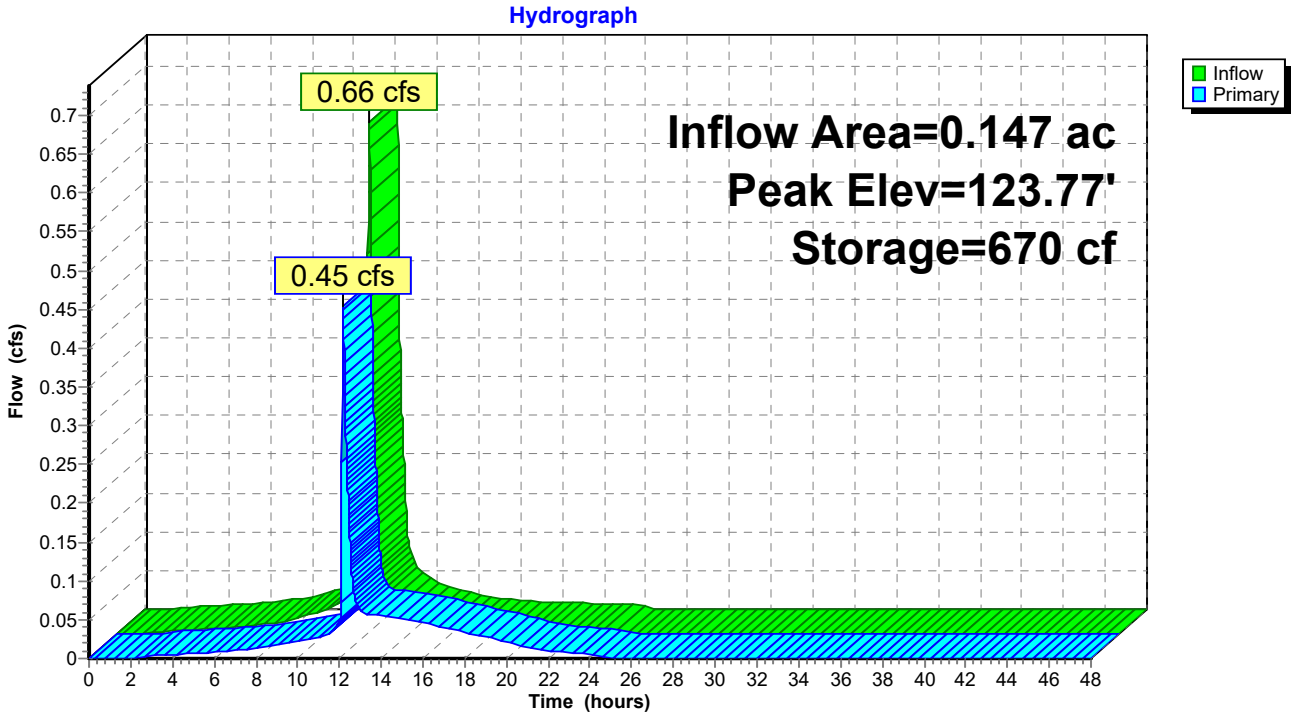
1,533.7 cf Field - 245.6 cf Chambers = 1,288.1 cf Stone x 40.0% Voids = 515.2 cf Stone Storage

Chamber Storage + Stone Storage = 748.6 cf = 0.017 af
Overall Storage Efficiency = 48.8%
Overall System Size = 46.57' x 5.31' x 6.20'

19 Chambers
56.8 cy Field
47.7 cy Stone



Pond 1P: R-TANK



Summary for Subcatchment 1.1S: S-1.1: SIDE YARD

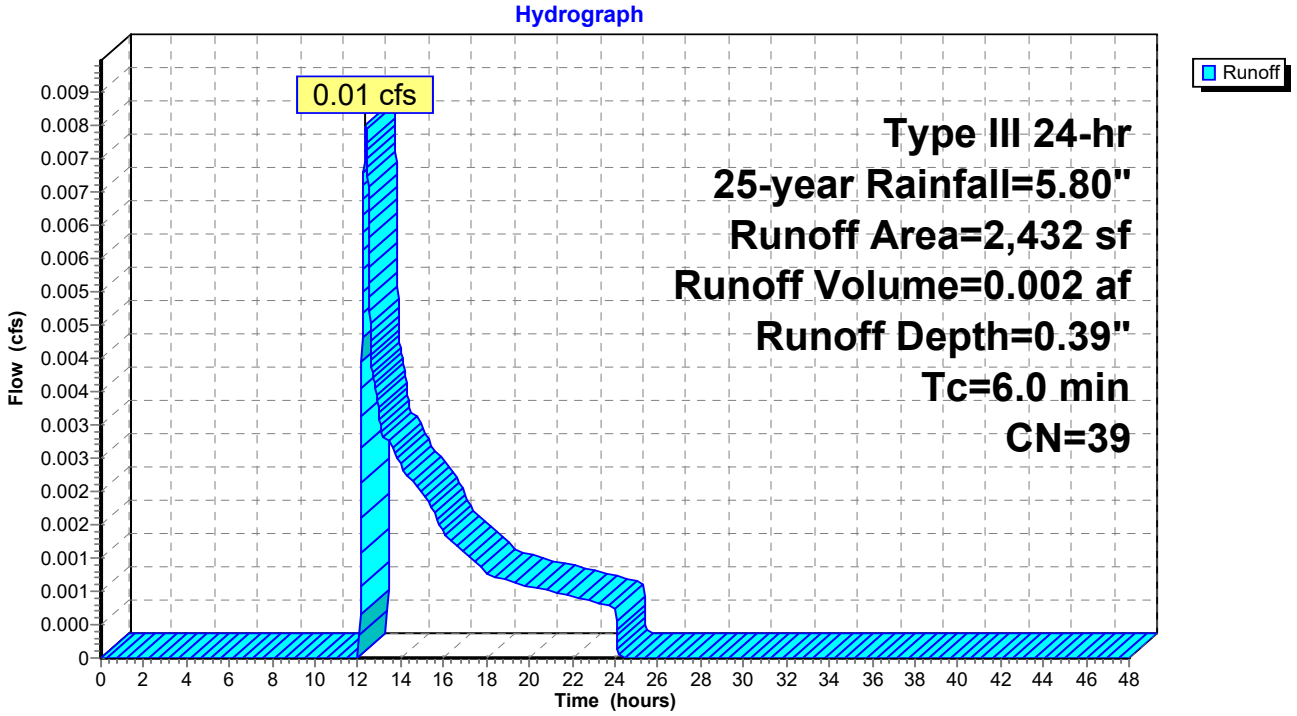
Runoff = 0.01 cfs @ 12.37 hrs, Volume= 0.002 af, Depth= 0.39"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.80"

Area (sf)	CN	Description
2,432	39	>75% Grass cover, Good, HSG A
2,432		100.00% Pervious Area

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

Subcatchment 1.1S: S-1.1: SIDE YARD



Summary for Subcatchment 1S: S-1.1: RTANK SUBCATCHMENT

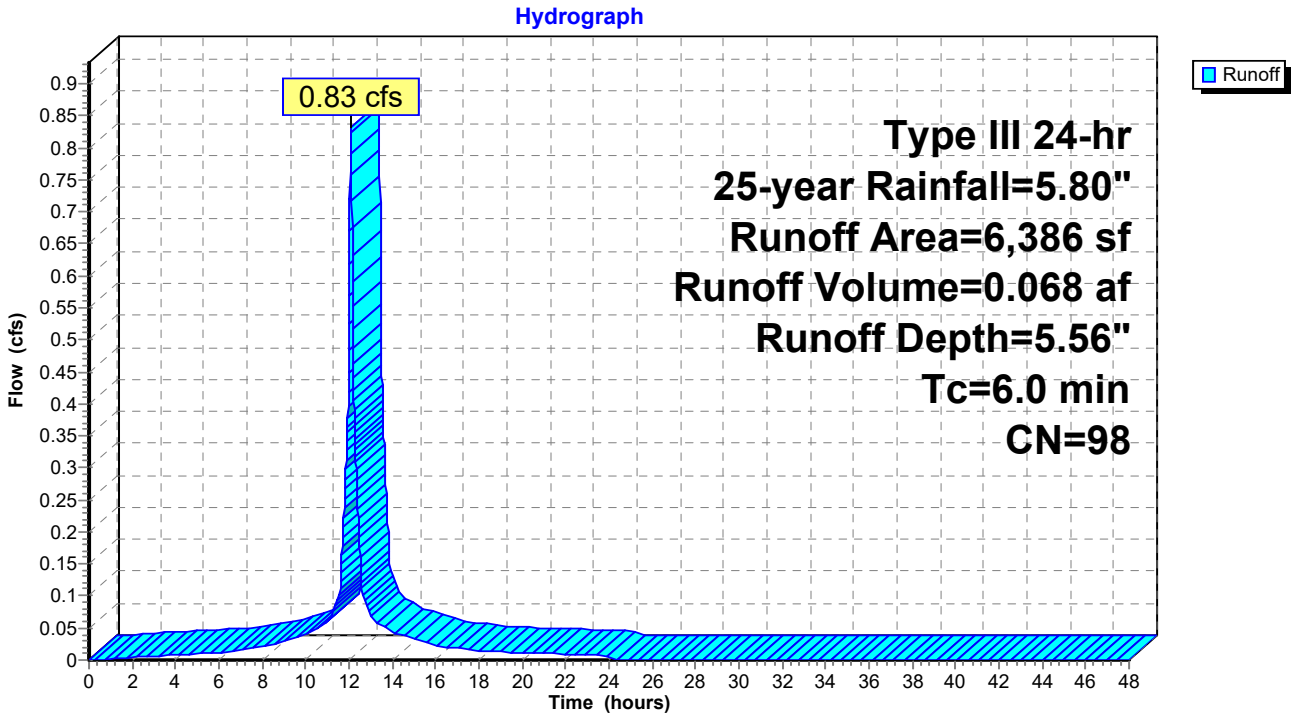
Runoff = 0.83 cfs @ 12.08 hrs, Volume= 0.068 af, Depth= 5.56"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.80"

	Area (sf)	CN	Description
*	413	98	Hardscape/concrete
*	5,973	98	ROOF
	6,386	98	Weighted Average
	6,386		100.00% Impervious Area

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

Subcatchment 1S: S-1.1: RTANK SUBCATCHMENT



Summary for Subcatchment 2.1S: S-2.1: SIDEWALK AND LAWN AREA

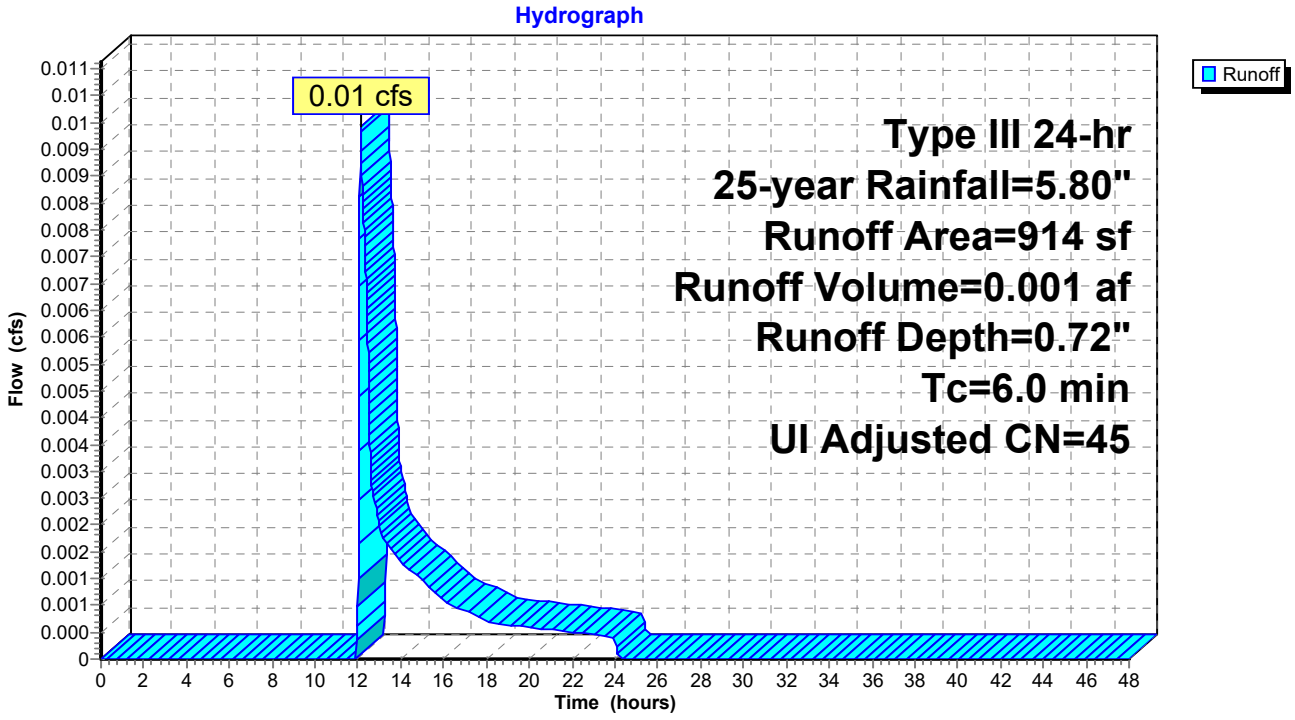
Runoff = 0.01 cfs @ 12.13 hrs, Volume= 0.001 af, Depth= 0.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.80"

Area (sf)	CN	Adj	Description
192	98		Unconnected pavement, HSG A
722	39		>75% Grass cover, Good, HSG A
914	51	45	Weighted Average, UI Adjusted
722			78.99% Pervious Area
192			21.01% Impervious Area
192			100.00% Unconnected

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

Subcatchment 2.1S: S-2.1: SIDEWALK AND LAWN AREA



Summary for Subcatchment 2.2S: S-2.2: 42 ATLANTIC FRONT LAWN AREA

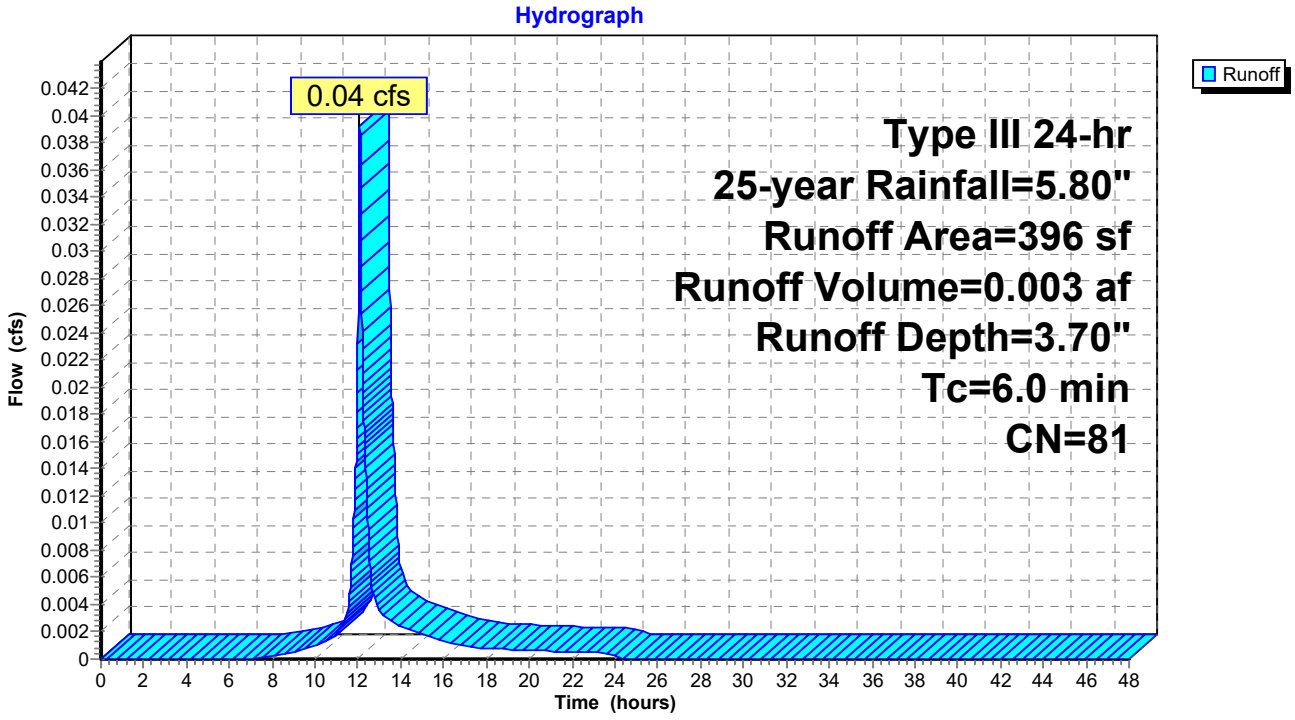
Runoff = 0.04 cfs @ 12.09 hrs, Volume= 0.003 af, Depth= 3.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.80"

Area (sf)	CN	Description
283	98	Unconnected pavement, HSG A
113	39	>75% Grass cover, Good, HSG A
396	81	Weighted Average
113		28.54% Pervious Area
283		71.46% Impervious Area
283		100.00% Unconnected

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

Subcatchment 2.2S: S-2.2: 42 ATLANTIC FRONT LAWN AREA

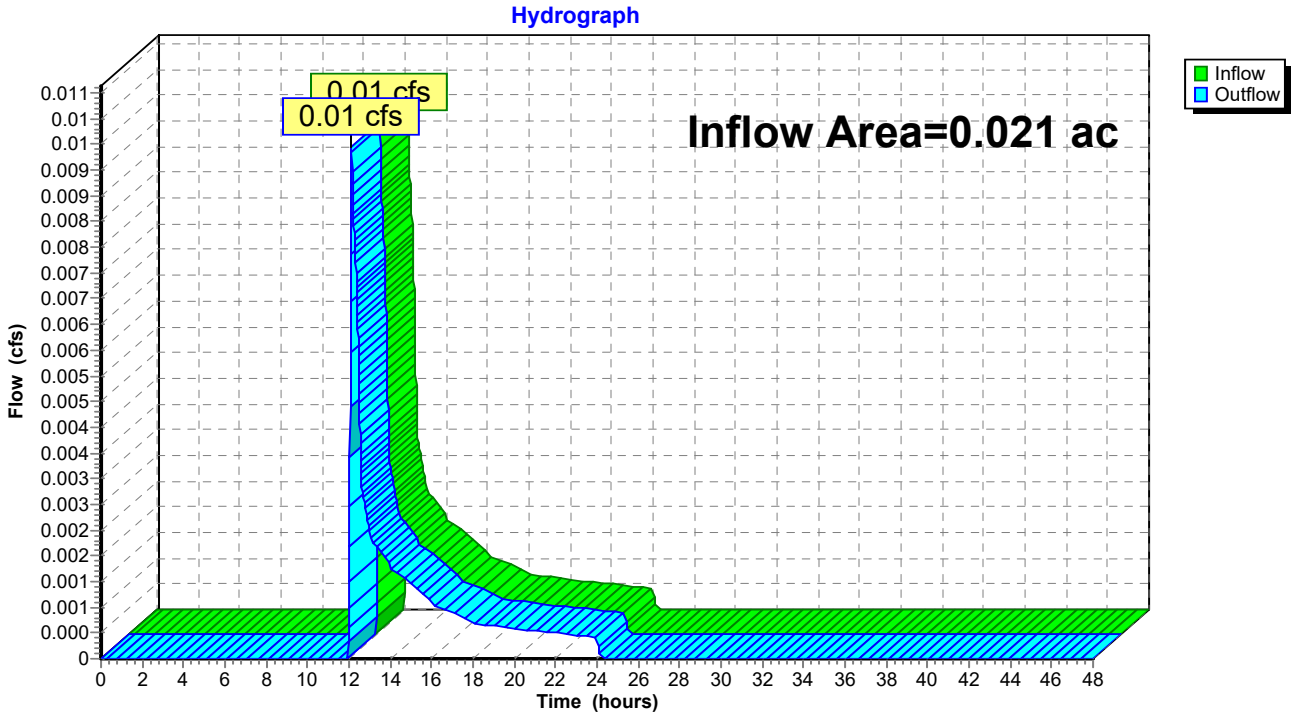


Summary for Reach 1.1R: R-1.1: GILBERT LANE

Inflow Area = 0.021 ac, 21.01% Impervious, Inflow Depth = 0.72" for 25-year event
Inflow = 0.01 cfs @ 12.13 hrs, Volume= 0.001 af
Outflow = 0.01 cfs @ 12.13 hrs, Volume= 0.001 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 1.1R: R-1.1: GILBERT LANE

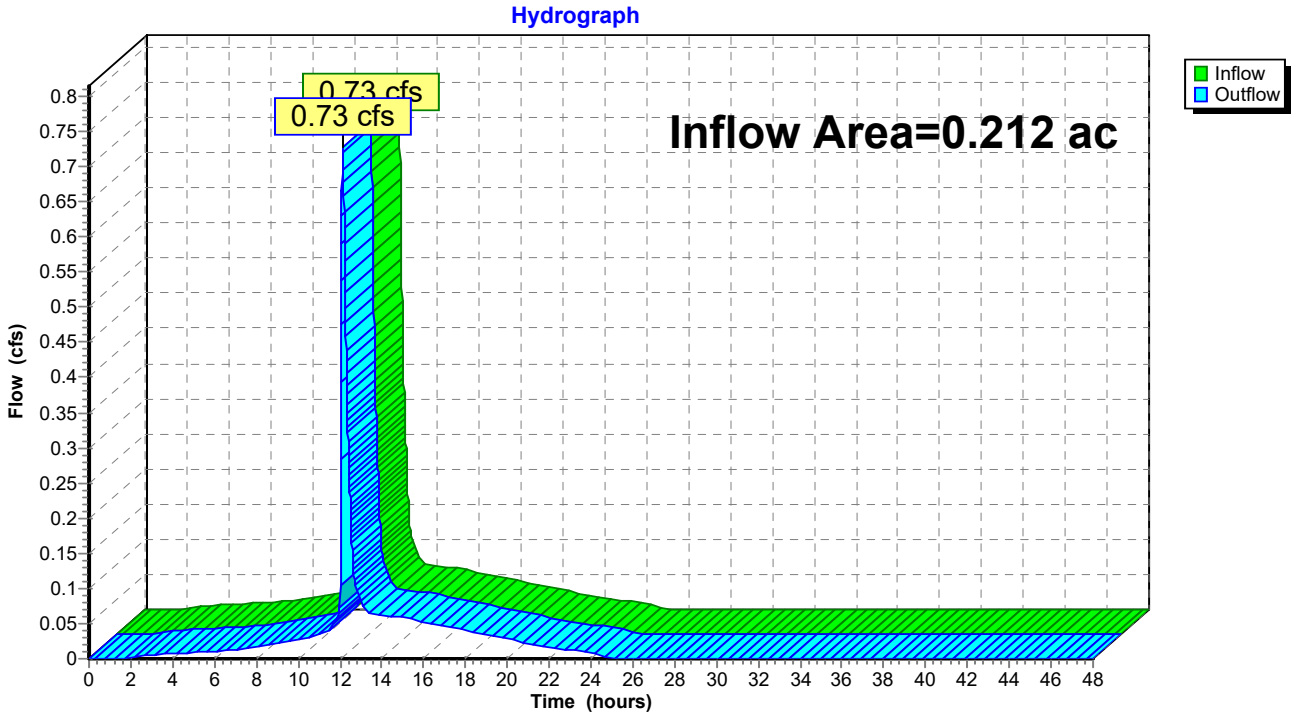


Summary for Reach 1R: R-1: ATLANTIC STREET

Inflow Area = 0.212 ac, 72.38% Impervious, Inflow Depth = 4.11" for 25-year event
Inflow = 0.73 cfs @ 12.13 hrs, Volume= 0.073 af
Outflow = 0.73 cfs @ 12.13 hrs, Volume= 0.073 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 1R: R-1: ATLANTIC STREET

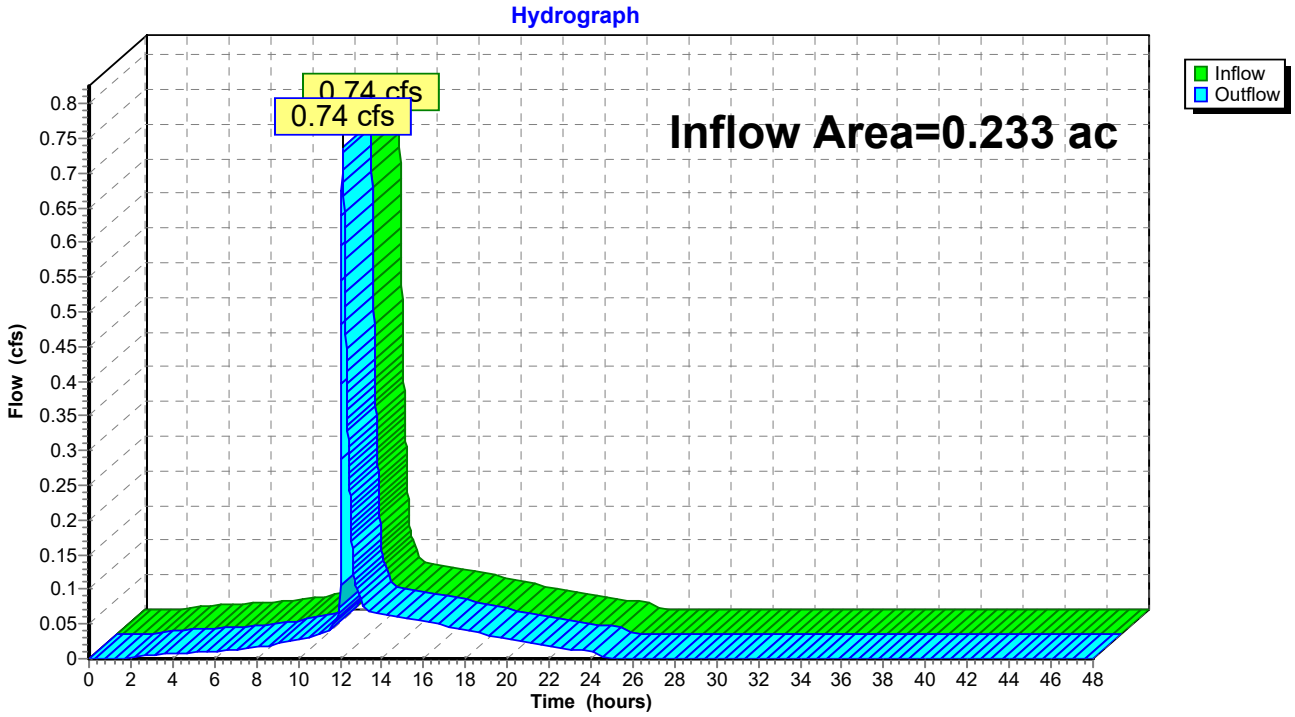


Summary for Reach 99R: POI #99: ATLANTIC/FORE STREET

Inflow Area = 0.233 ac, 67.74% Impervious, Inflow Depth = 3.81" for 25-year event
Inflow = 0.74 cfs @ 12.13 hrs, Volume= 0.074 af
Outflow = 0.74 cfs @ 12.13 hrs, Volume= 0.074 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 99R: POI #99: ATLANTIC/FORE STREET



Summary for Pond 1P: R-TANK

Inflow Area = 0.147 ac,100.00% Impervious, Inflow Depth = 5.56" for 25-year event
Inflow = 0.83 cfs @ 12.08 hrs, Volume= 0.068 af
Outflow = 0.69 cfs @ 12.14 hrs, Volume= 0.068 af, Atten= 17%, Lag= 3.2 min
Primary = 0.69 cfs @ 12.14 hrs, Volume= 0.068 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Peak Elev= 124.31' @ 12.14 hrs Surf.Area= 247 sf Storage= 724 cf
Flood Elev= 125.00' Surf.Area= 247 sf Storage= 751 cf

Plug-Flow detention time= 87.4 min calculated for 0.068 af (100% of inflow)
Center-of-Mass det. time= 86.6 min (832.2 - 745.7)

Volume	Invert	Avail.Storage	Storage Description
#1B	118.38'	514 cf	**5.31'W x 46.57'L x 6.20'H Field B** 1,534 cf Overall - 249 cf Embedded = 1,285 cf x 40.0% Voids
#2B	119.38'	233 cf	**ACF R-Tank HD 3** x 19 Inside #1 Inside= 15.7"W x 50.4"H => 5.24 sf x 2.35'L = 12.3 cf Outside= 15.7"W x 50.4"H => 5.51 sf x 2.35'L = 12.9 cf
#3	118.45'	3 cf	**4.0" Round Pipe Storage** Inside #1 L= 40.0' S= 0.0025 '/'
		751 cf	Total Available Storage

Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	118.00'	**10.0" Round 10" INV. OUT:** L= 91.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 118.00' / 115.83' S= 0.0238 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.55 sf
#2	Device 1	118.41'	**1.0" Vert. WQ Orifice** C= 0.600
#3	Device 2	118.38'	**4.0" Round 4" UNDERDRAIN** L= 5.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 118.38' / 118.33' S= 0.0100 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.09 sf
#4	Device 1	122.47'	**8.0" Round 8" OVERFLOW COMBO** L= 2.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 122.47' / 122.46' S= 0.0050 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#5	Device 4	123.25'	**4.0" Round 4" OVERFLOWS X 2.00** L= 5.0' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 123.25' / 123.15' S= 0.0200 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.09 sf

Primary OutFlow Max=0.69 cfs @ 12.14 hrs HW=124.31' (Free Discharge)
- **1=10" INV. OUT:** (Passes 0.69 cfs of 5.03 cfs potential flow)
  - **2=WQ Orifice** (Orifice Controls 0.06 cfs @ 11.65 fps)
    - **3=4" UNDERDRAIN** (Passes 0.06 cfs of 0.80 cfs potential flow)
  - **4=8" OVERFLOW COMBO** (Passes 0.63 cfs of 1.63 cfs potential flow)
    - **5=4" OVERFLOWS** (Inlet Controls 0.63 cfs @ 3.59 fps)

Pond 1P: R-TANK - Chamber Wizard Field B

Chamber Model = ACF R-Tank HD 3 (ACF Environmental R-Tank HD)
Inside= 15.7"W x 50.4"H => 5.24 sf x 2.35'L = 12.3 cf
Outside= 15.7"W x 50.4"H => 5.51 sf x 2.35'L = 12.9 cf

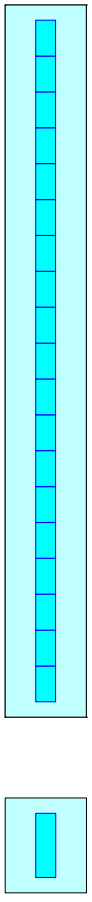
19 Chambers/Row x 2.35' Long = 44.57' Row Length +12.0" End Stone x 2 = 46.57' Base Length
1 Rows x 15.7" Wide + 24.0" Side Stone x 2 = 5.31' Base Width
12.0" Base + 50.4" Chamber Height + 12.0" Cover = 6.20' Field Height

19 Chambers x 12.3 cf = 233.4 cf Chamber Storage
19 Chambers x 12.9 cf = 245.6 cf Displacement

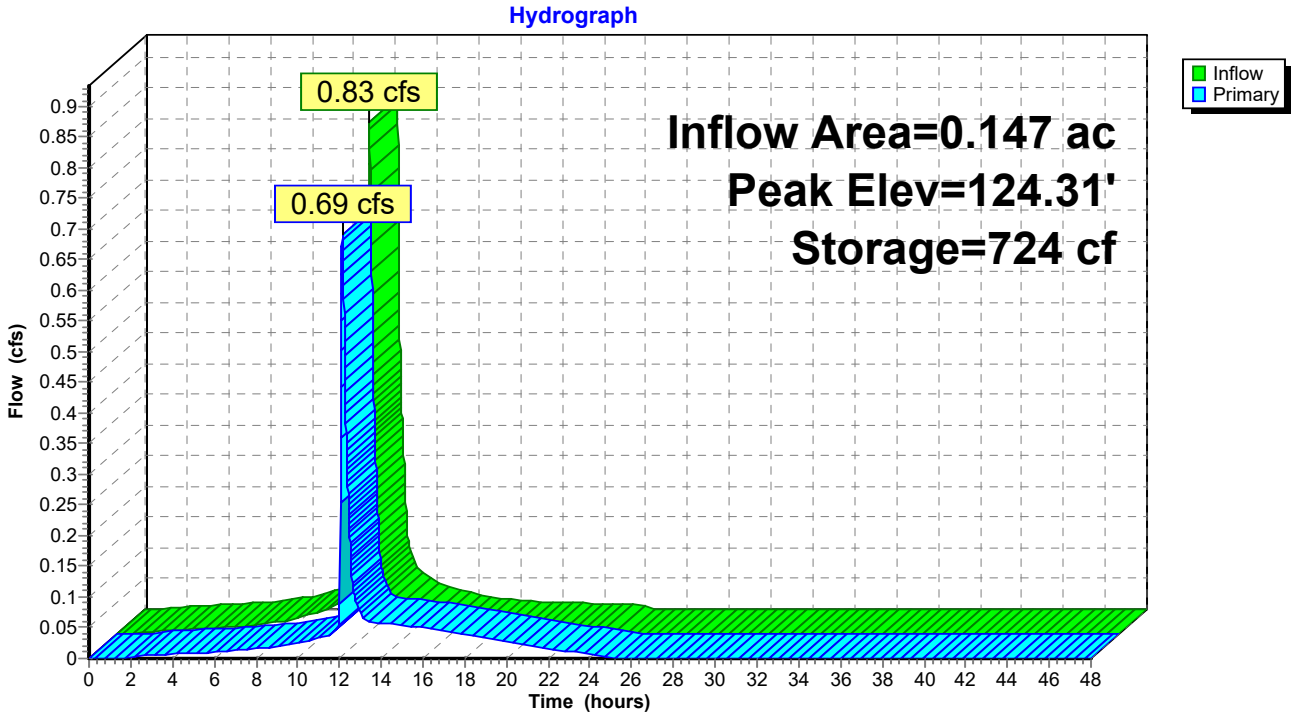
1,533.7 cf Field - 245.6 cf Chambers = 1,288.1 cf Stone x 40.0% Voids = 515.2 cf Stone Storage

Chamber Storage + Stone Storage = 748.6 cf = 0.017 af
Overall Storage Efficiency = 48.8%
Overall System Size = 46.57' x 5.31' x 6.20'

19 Chambers
56.8 cy Field
47.7 cy Stone



Pond 1P: R-TANK



SECTION J

STORMWATER MANAGMENT REPORT

Attachment D: USDA Soil Survey

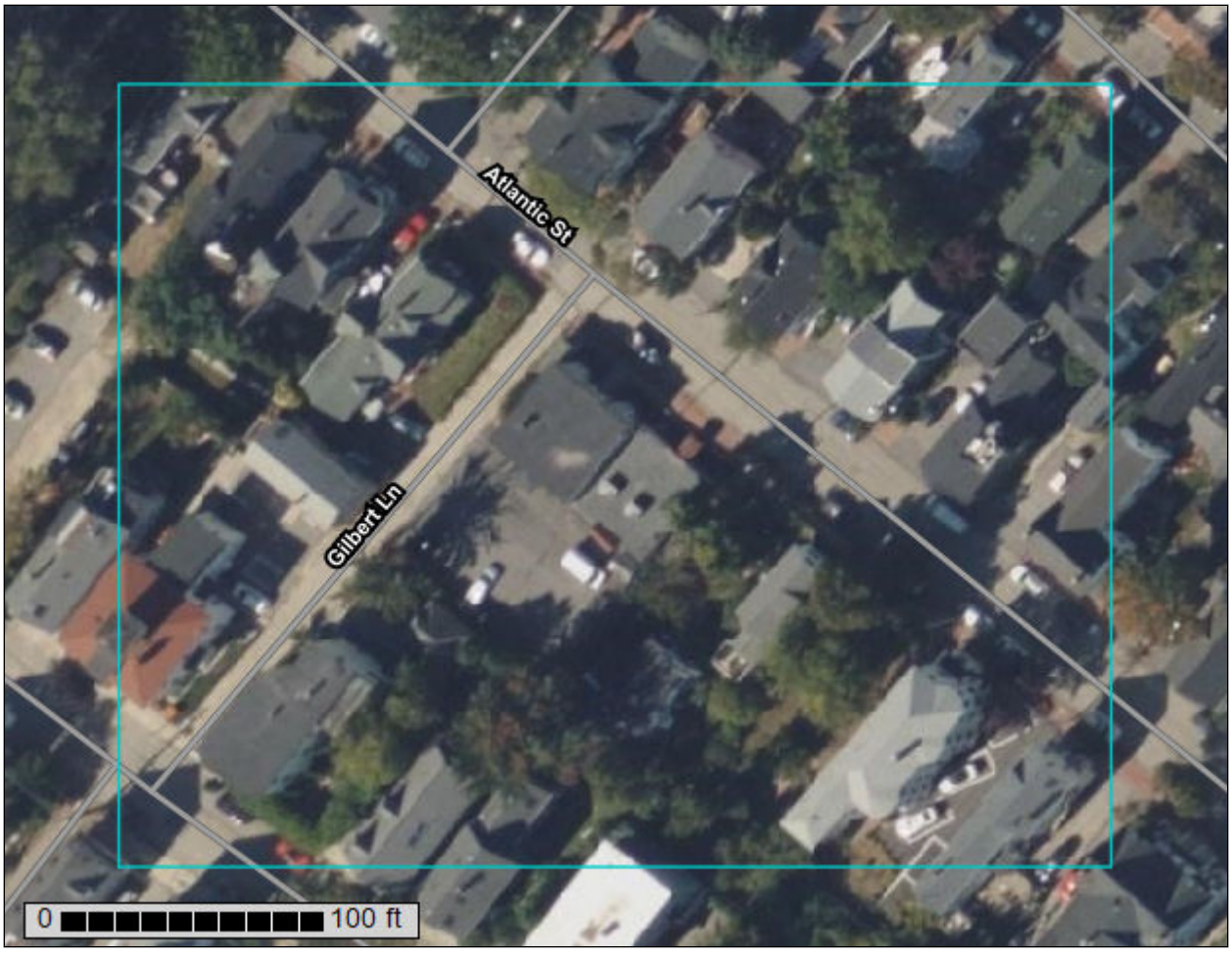
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Cumberland County and Part of Oxford County, Maine



February 19, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

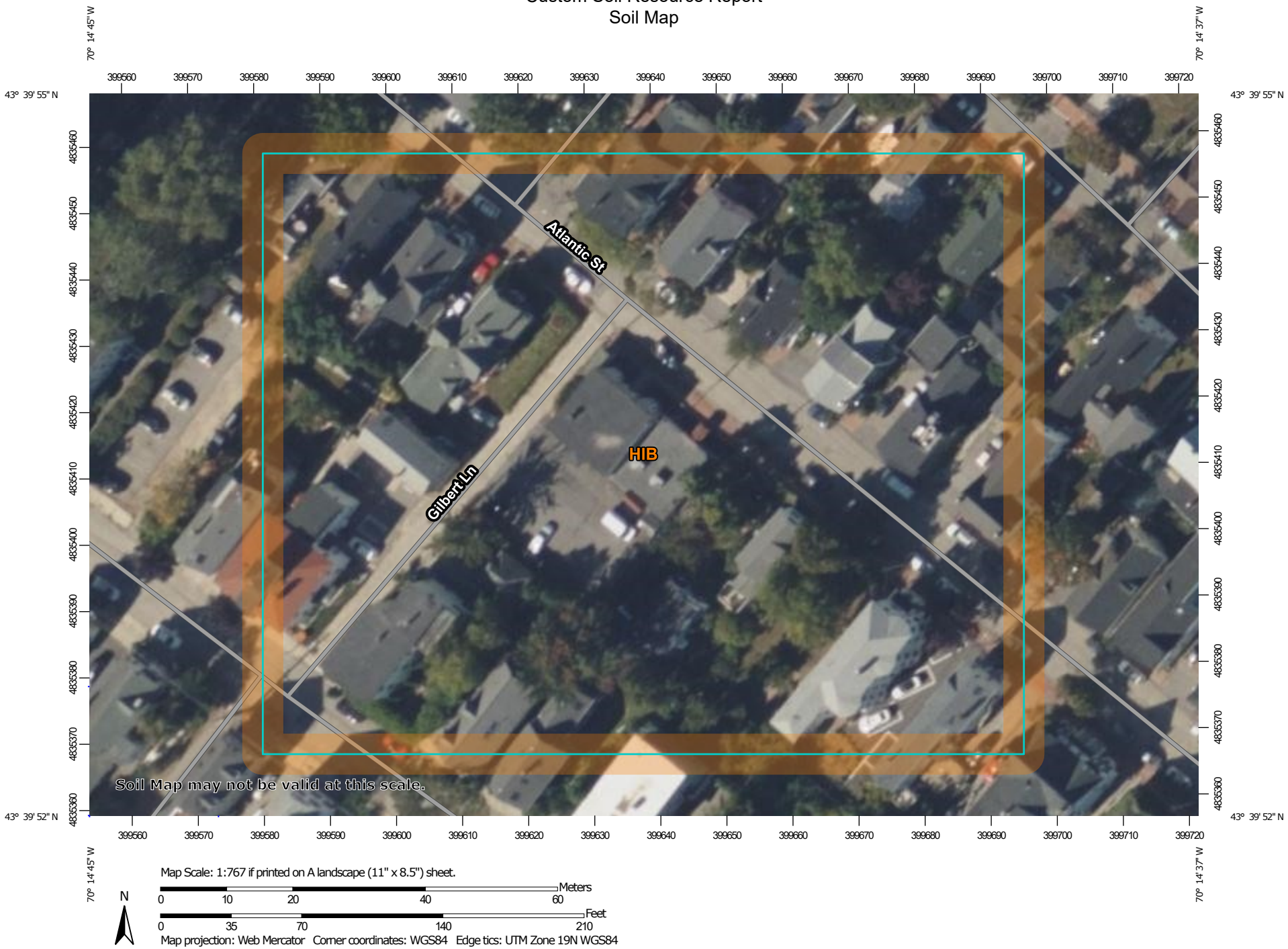
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.


70° 14' 45" W
70° 14' 37" W
43° 39' 55" N
43° 39' 52" N
399560
399570
399580
399590
399600
399610
399620
399630
399640
399650
399660
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HIB
Soil Map may not be valid at this scale.
Map Scale: 1:767 if printed on A landscape (11" x 8.5") sheet.
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Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 20, Sep 5, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HIB	Hinckley loamy sand, 3 to 8 percent slopes	2.6	100.0%
Totals for Area of Interest		**2.6**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Cumberland County and Part of Oxford County, Maine

HIB—Hinckley loamy sand, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2svm8
Elevation: 0 to 1,430 feet
Mean annual precipitation: 36 to 53 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Hinckley and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hinckley

Setting

Landform: Outwash deltas, outwash terraces, kames, kame terraces, moraines, eskers, outwash plains
Landform position (two-dimensional): Summit, shoulder, backslope, footslope
Landform position (three-dimensional): Nose slope, side slope, base slope, crest, riser, tread
Down-slope shape: Concave, convex, linear
Across-slope shape: Convex, linear, concave
Parent material: Sandy and gravelly glaciofluvial deposits derived from gneiss and/or granite and/or schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 8 inches: loamy sand
Bw1 - 8 to 11 inches: gravelly loamy sand
Bw2 - 11 to 16 inches: gravelly loamy sand
BC - 16 to 19 inches: very gravelly loamy sand
C - 19 to 65 inches: very gravelly sand

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 99.90 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: A
Ecological site: F144AY022MA - Dry Outwash

Hydric soil rating: No

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

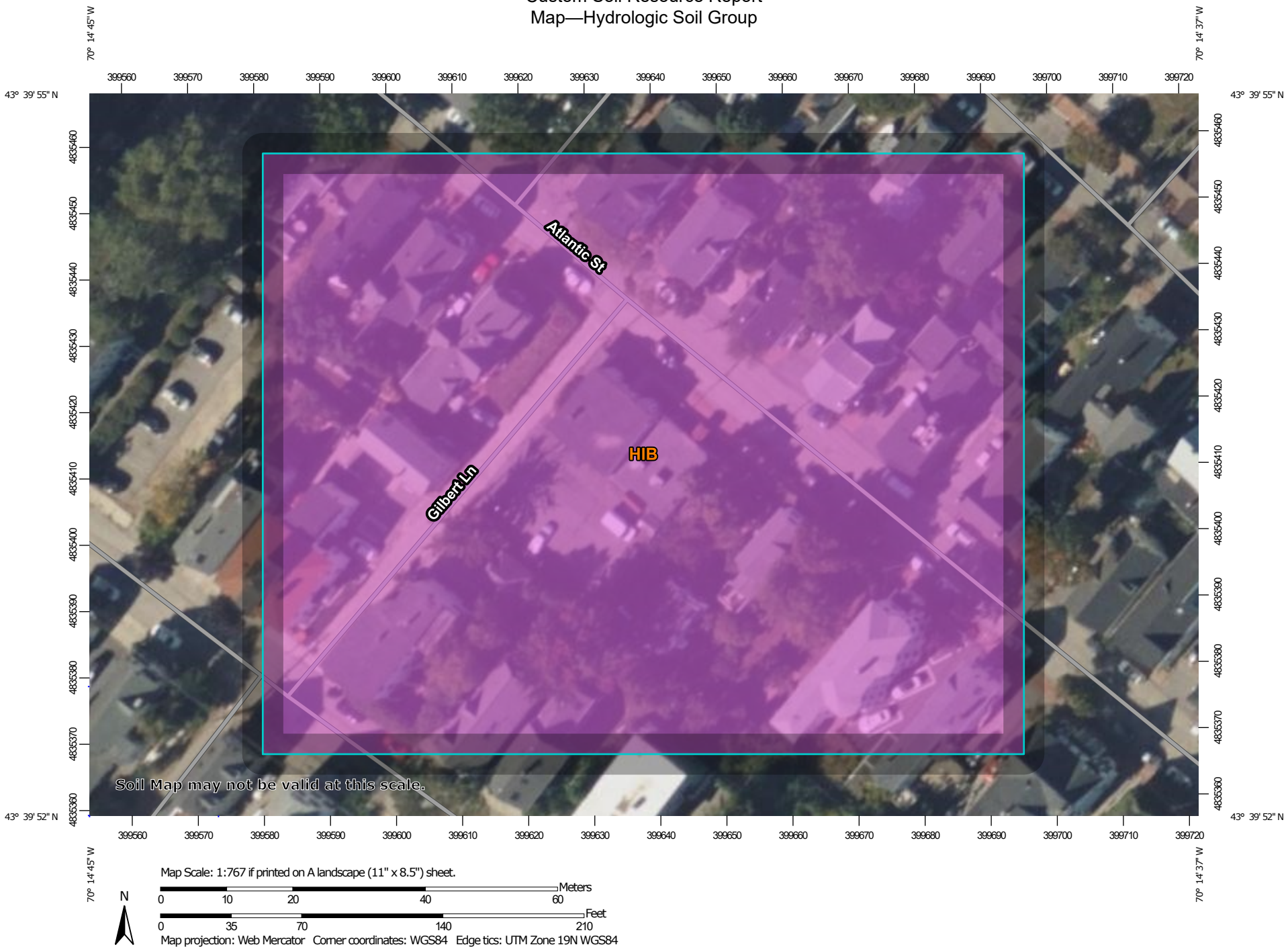
Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.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N
Meters
0 10 20 40 60
Feet
0 35 70 140 210
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

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Please rely on the bar scale on each map sheet for map measurements.

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Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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Survey Area Data: Version 20, Sep 5, 2023

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Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HIB	Hinckley loamy sand, 3 to 8 percent slopes	A	2.6	100.0%
Totals for Area of Interest			**2.6**	**100.0%**

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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POST CONSTRUCTION - STORMWATER INSPECTION & MAINTENANCE PLAN

Prepared For:

LB Atlantic LLC

Prepared By:

Acorn Engineering, Inc.
PO Box 3372
Portland, Maine 04104

April 2024

ACORN ENGINEERING, INC.

RESPONSIBLE PARTY

The owner, LB Atlantic LLC, and/or their successor shall be responsible for contracting with a qualified stormwater professional to implement the Inspection and Maintenance Plan. The qualified stormwater professional shall maintain a stormwater log (report) summarizing inspections, maintenance, and corrective action taken. The Qualified Stormwater Professional shall annually submit the Stormwater Log to the Department of Public Works prior to June 30th.

The following is an example of a qualified stormwater professional that the owner may contract through.

Organization: Acorn Engineering, Inc.
Attn: Will Savage, PE
Portland, Maine

Phone: (207) 775-2655

Qualifications:

- Maine Professional Engineering License #11419
- Maine DEP - Certified in Maintenance & Inspection of Stormwater BMP's Cert #14
- Certified Erosion, Sediment and Storm Water Inspector (CESSWI) Cert #0293
- Certified Professional in Erosion and Sediment Control (CPESC) Cert. #4620

The inspection and maintenance criteria are based upon the Maine DEP - Stormwater Management for Maine, Volume III: BMPs Technical Design Manual. Refer to the Grading and Drainage Plan for the location of the BMPs.

PURPOSE

This Inspection and Maintenance Plan has been individually tailored to this parcel's stormwater infrastructure, site characteristics, and their respective opportunities and limitations related to reducing the pollutant load on the receiving watershed. The maintenance of a parcel's impervious surfaces and stormwater infrastructure is critical to extending the long-term performance and effectiveness of Best Management Practices (BMPs). The Inspection and Maintenance Plan represents the parcel's minimum activities to meet the permit requirements. The parcel shall still be subject to any applicable Civil Site Plans, Permit Applications, Erosion and Sedimentation Control Plans Reports, Stormwater Management Plans, Inspection and Maintenance Manuals, and all Municipal, State, and Federal rules.

OPERATION AND MAINTENANCE ACTIVITY

Subsurface R-Tank Storage Chambers:

Inspection and Maintenance shall be conducted per the R-Tank Operation, Inspection and Maintenance manual. General inspection and maintenance information for the R-Tank system is provided below.

R-Tank Systems to be inspected at least once annually (six months during the first year of operation). Inspections may be required more frequently for pre-treatment systems.

- All access points shall be examined including to complete a thorough inspection.
    - Inspection ports – Usually located centrally in the R-Tank System, are perforated columns designed to give the user a base-line sediment depth across the system floor.
    - Maintenance ports – Usually located near inlet and outlet connections, will likely have deeper deposits of heavier sediments.
    - Pipes – check for sediment or debris in the pipe connecting to the R-Tank
    - F Basins – located at the inlet and outlet. If there is more than one location where stormwater enters the system than there will be additional manholes to inspect.
        - Manholes often include a sump below the invert of the pipe connecting to the R-Tank. Existence of sediment in the sump does NOT necessarily mean sediment has accumulated in the R-Tank.
- If sediment or debris is observed in any of these structures the depth of the material shall logged and kept on file.
- Maintenance of the R-Tank System should be conducted once sediment accumulation has reached 6" or 15% of the total system height.

If maintenance is to be performed, maintenance personnel shall follow all applicable OSHA safety regulations including but not limited to confined space entry. Maintenance shall be completed in agreement with the methods outlined in the R-Tank Operation, Inspection and Maintenance manual. Any inspection or maintenance done to the R-Tank System shall be accompanied by a detailed inspection/maintenance report.

Catch Basins/ F-Basins:

Catch basins shall be inspected to confirm that the structure is operating properly.

- Inspect the presence of accumulated sediment or debris any sediment shall be removed. The equipment shall meet the following minimum specifications; power jet and water source for washing down the storm drain, vacuum attachment for catch basin cleaning, and a liquid handling method to dewater the material.
- Sediment shall be removed when accumulation is within 12 inches of the outfall pipe invert. Legally dispose of accumulated sediment and debris from the bottom of the basin, inlet grates, and inflow channels to the basin.

Landscaped and Vegetated Areas:

Inspect all landscaped and or vegetated slopes and embankments on an annual basis. Vegetated areas with bare areas or sparse growth (<90% coverage) shall be revegetated. Mulch shall be applied

to landscaped areas, as necessary. Dead or decaying landscaping (ground cover, shrubs, trees etc.) shall be replanted in accordance with the contract documents.

INSPECTION AND MAINTENANCE TABLE

Inspection and Maintenance Frequency	Spring or Yearly	Summer	Fall	As Necessary
R-Tank	X		X	X
Sweeping	X			X
Catch Basins			X	X
Landscaped/Vegetated Areas	X	X		X

Att. K

ACORN ENGINEERING, INC.

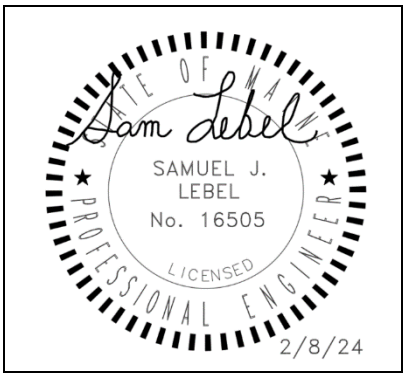
K. EROSION & SEDIMENTATION CONTROL REPORT

Prepared For:

LB Atlantic, LLC.
42 Atlantic Street
Portland, Maine 04101

Prepared By:

Acorn Engineering, Inc.
500 Washington Ave.
Portland, Maine 04103



February 2024

INTRODUCTION

Acorn Engineering, Inc. has been retained by LB Atlantic, LLC. to provide civil engineering services for the proposed redevelopment of 42 Atlantic Street located within the R-6 Zoning District in Portland, Maine. The 0.23-acre parcel was previously the site of American Legion Post #161 and is now vacant. The built-out site will consist of a single stand-alone building of 29 residential dwelling units.

The following Erosion and Sedimentation Control Report was developed in accordance with the City of Portland Technical Manual – Section 5 – Portland Stormwater Management Standards and the Maine DEP Chapter 500 Stormwater Management Appendix A and B (1), Amended August 12, 2015. This narrative also meets the standards required in the Maine DEP's Erosion & Sediment Control BMP's Manual, revised in 2016.

1.0 EXISTING CONDITIONS

The proposed project site is located on Atlantic Street at the intersection with Gilbert Lane. A Boundary & Topographic Survey has been prepared by Owen Haskell, Inc., dated December 7, 2023.

The property is in the R-6 Residential Zone. Abutting Uses are all residential in nature.
The site is currently vacant and was once occupied by the American Legion Post #161. The site in its existing condition is dominated by impervious area and drains roughly west to east. The grades on-site are mostly gentle in the 1 to 5% range.

1.1 Existing Soils

Onsite soil information includes the following:

- United States Department of Agriculture Web Soil Survey
- Geotechnical borings/test pits

Given the soils information, listed above, 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.

The soil type is listed as Hinckley loamy sand. Hydraulically, this soil type is excessively drained with negligible surface runoff. Saturated hydraulic conductivity is high. Despite the low risk of sediment laden runoff, contractor will be expected to install erosion and sedimentation controls as shown on sheet C-03, Construction Management & Erosion Control Plan, of Acorn plan set/

Table 1 - "K" Value		
Soils Type	**Subsurface**	**Substratum**
Hinckley loamy sand	0.17	0.17

The soil "K" value for the soil, listed above, shows a low susceptibility to erosion, as derived from the Soil Conservation Service Medium Intensity Soil Survey for Cumberland County. Although the soil "K" value shows a low susceptibility to erosion, implementation of the proposed Erosion & Sedimentation Measures by the contractor will be important to limit erosion during large storm events.

1.2 Existing Erosion Problems

There are no signs of erosion.

1.3 Critical Areas

There are no critical areas that require special attention during construction.

1.4 Protected Natural Resource

The client is not aware of the presence of any existing significant natural features located on the site as listed in Section 14-526 (b) 1. of the Land Use Code. The project is not located within a watershed classified as an Urban Impaired Stream by the Maine DEP.

1.5 Previous Construction Activity (5 years)

Acorn Engineering, Inc. is not aware of any construction related activities within the project limits within the past 5 years.

1.6 Timber Harvesting

Acorn Engineering, Inc. is not aware of any timber harvesting within the past five years.

2.0 EROSION CONTROL MEASURES AND SITE STABILIZATION

As part of the site development, the following temporary and permanent erosion and sedimentation control devices shall be implemented. Devices shall be installed as described in this report or within the plan set. See the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices for further reference.

2.1 Temporary Erosion Control Measures

The following temporary erosion and sedimentation control measures are planned for the project's construction period:

2.1.1 Crushed stone stabilized construction entrances shall be placed at all access points to the project site where there are disturbed areas. The following specifications shall be followed at a minimum:

- Stone size shall be 2-3 inches, or reclaimed or recycled concrete equivalent.
- The thickness of the entrance stone layer shall be no less than 6 inches.
- The entrance shall not be less than 20 feet wide, however not less than the full width of points where ingress or egress occurs. The length shall not be less than 50 feet in length.
- Geotextile fabric (woven or non-woven) shall be placed over the entire entrance area.
- The entrance/exit shall be maintained to the extent that it will prevent the tracking of sediment onto public road ways.

2.1.2 Siltation fence or erosion control berm shall be installed down gradient of any disturbed areas to trap runoff borne sediments until permanent stabilization is achieved. The silt fence or erosion control berm shall be installed per the details provided in the plan set and inspected before and immediately after each rainfall and at least daily during prolonged rainfall. Repairs shall be made if there are any signs of erosion or sedimentation below the fence line or berm. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind the fence or berm, the barrier shall be replaced with a stone check dam.

2.1.3 Hay mulch including hydro seeding is intended to provide cover for denuded or seeded areas until revegetation is established. Mulch placed between April 15th and November 1st on slopes of less than 15 percent shall be covered by fabric netting and anchored with staples in accordance with the manufacturer's recommendation. Mulch placed between November 1st and April 15th on slopes equal to or steeper than 8 percent and equal to or flatter than 2:1 shall use mats or fabric netting and anchored with staples in accordance with the manufacturer's recommendation.

2.1.4 At any time of the year, all slopes greater than 3:1 shall be stabilized with Double Net Erosion Control Blanket Bionet SC150BN by North American

Green or Approved Equal, or Erosion Control Mix Slope Protection as detailed within the plans.

2.1.5 Atlantic Street shall be swept to control mud and dust from the construction site as necessary. Add additional stone to the stabilized construction entrance to minimize the tracking of material off the site and onto the surrounding roadways.

2.1.6 During demolition, clearing and grubbing operations, stone check dams shall be installed at any areas of concentrated flow. The maximum height of the check dam shall not exceed 2 feet. The center of the check dam shall be 6 inches below the outer edges of the dam. The contractor shall mulch the side slopes and install stone check dams for all newly excavated ditch lines within 24 hours of their creation.

2.1.7 Silt fence stake spacing shall not exceed 6 feet unless the fence is supported with 14-gauge wire in which case the maximum spacing shall not exceed 10 feet. The silt fence shall be "toed" into the ground.

2.1.8 Storm drain inlet protection shall be provided to storm drains using any of the following: hay bale drop inlet structures, silt fence drop inlet sediment filter, gravel and wire mesh drop inlet sediment filter, or curb inlet sediment filter. Barriers shall be inspected after every rainfall event and repaired as necessary. Sediments shall be removed when accumulation has reached ½ the design height.

2.1.9 Dust control shall be accomplished using any of the following: water, calcium chloride, stone, or an approved MDEP product. Dust control shall be applied as needed to accomplish dust control.

2.1.10 Temporary loam, seed, and mulching shall be used in areas where no other erosion control measure is used. Application rates for seeding are provided at the end of this report.

2.1.11 Stockpiles shall be stabilized within 7 days of formation unless a scheduled rain event occurs prior to the 7-day window, in which case the stockpile shall be stabilized prior to the rain event. Methods of stabilization shall be mulch, erosion control mix, or erosion control blankets/mats. Silt fence or a wood waste compost filter berm shall be placed downhill of any soil stockpile location.

2.1.12 For disturbance between November 1 and April 15, please refer to winter stabilization plan in this report and the Maine Erosion and Sediment Control BMP manual for further information.

2.1.13 It is of the utmost importance that stormwater runoff and potential sediment from the construction site be diverted around the proposed underdrains until the trench is backfilled.

2.2 Permanent Erosion Control Measures

The following permanent erosion control measures are intended for post disturbance areas of the project.

2.2.1 All disturbed areas during construction, not subject to other proposed conditions, shall receive a minimum 4" of loam, limed, and mulched. Erosion control blankets or mats shall be placed over the mulch in areas noted in paragraph 4.1 of this report.

2.2.2 All stormwater devices shall be installed, and tributary areas stabilized prior receiving stormwater.

2.2.3 Refer to the Maine Erosion and Sediment Control BMP manual for additional information.

3.0 EROSION AND SEDIMENTATION CONTROL PLAN

3.1 The Construction Management & Erosion Control Plan is included within the plan set.

4.0 DETAILS AND SPECIFICATIONS

4.1 Erosion & Sedimentation Control Details and Specifications are included in the plan set.

5.0 STABILIZATION PLAN FOR WINTER CONSTRUCTION

Winter Construction consists of earthwork disturbance between the dates of November 1 and April 15. If a construction site is not stabilized with pavement, a road gravel base, 75% mature vegetation cover or riprap by November 15, then the site shall be protected with over-winter stabilization. Any area not stabilized with pavement, vegetation, mulching, erosion control mix, erosion control mats, riprap, or gravel base on a road shall be considered open.

The contractor shall limit the work area to areas that work will occur in during the subsequent 15 days and so that it can be mulched one day prior to a snow event. The contractor shall stabilize work areas prior to opening additional work areas to minimize areas without erosion control measures.

The following measures shall be implemented during winter construction periods:

5.1 Sediment Barriers

During frozen conditions, sediment barriers may consist of erosion control mix berms or any other recognized sediment barriers as frozen soil prevents the proper installation of hay bales or silt fences.

5.2 Mulching

All areas shall be considered to be denuded until seeded and mulched. Hay and straw mulch shall be applied at a rate of 150 lb. per 1,000 square feet or 3 tons/acre (twice the normal accepted rate of 75-lbs./1,000 s.f. or 1.5 tons/acre) and shall be properly anchored. Erosion control mix must be applied with a minimum 4-inch thickness. Mulch shall not be spread on top of snow. The snow shall be removed down to a one-inch depth or less prior to application. After each day of final grading, the area shall be properly stabilized with anchored hay or straw or erosion control matting. An area shall be considered to have been stabilized when exposed surfaces have been either mulched or adequately anchored so that ground surface is not visible through the mulch. Between the dates of November 1 and April 15, all mulch shall be anchored by either mulch netting, tracking or wood cellulose fiber. The cover will be considered sufficient when the ground surface is not visible through the mulch. After November 1st, mulch and anchoring of all exposed soil shall occur at the end of each final grading workday.

5.3 Soil Stockpiling

Stockpiles of soil or subsoil shall be mulched for over winter protection with hay or straw at twice the normal rate or with a four-inch layer of erosion control mix. This shall be done within 24 hours of stocking and re-established prior to any rainfall or snowfall.

5.4 Seeding

Between the dates of October 15th and April 1st, loam or seed shall not be required. During periods of above freezing temperatures finished areas shall be fine graded and either protected with mulch or temporarily seeded and mulched until the final treatment can be applied. If the date is after November 1st and if the exposed area has not been loamed, final grading with a uniform surface, then the area may be dormant seeded at a rate of 3 times higher than specified for permanent seed and then mulched.

Dormant seeding may be placed prior to the placement of mulch or erosion control blankets. If dormant seeding is used for the site, all disturbed areas shall receive 4" of loam and seed at an application rate of 5 lbs./1,000 s.f. All areas seeded during the winter shall be inspected in the spring for adequate catch. All areas insufficiently vegetated (less than 75% catch) shall be revegetated by replacing loam, seed and mulch. If dormant seeding is not used for the site, all disturbed areas shall be revegetated in the spring.

5.5 Over winter stabilization of disturbed soils

By September 15th, all disturbed soils on areas having a slope less than 15% shall be seeded and mulched. If the disturbed areas are not stabilized by this date, then one of the following actions shall be taken to stabilize the soil for late fall and winter:

- Stabilize the soil with temporary vegetation – By October 1st, seed the disturbed soil with winter rye at a seeding rate of 3lbs per 1,000 s.f., lightly mulch the seeded soil with hay or straw at 75 lbs per 1,000 s.f., and anchor the mulch with plastic netting. Monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or fails to cover at least 75% of the disturbed soil before November 1st, then mulch the area for over-winter protection.

- Stabilize the soil with sod – Stabilize the disturbed soil with properly installed sod by October 1st. Proper installation includes pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil.

- Stabilize the soil with mulch – By November 15th, mulch the disturbed soil by spreading hay or straw at a rate of at least 150 lbs per 1,000 s.f. on the area so that no soil is visible through the mulch. Immediately after applying the mulch, anchor the mulch with plastic netting to prevent wind from moving the mulch off the disturbed soil.

5.6 Over winter stabilization of disturbed slopes

All stone-covered slopes shall be constructed and stabilized by November 15th. All slopes to be vegetated shall be seeded and mulched by September 1st. A slope is considered a grade greater than 15%. If a slope to be vegetated is not stabilized by September 1st, then one of the following action shall be taken to stabilize the slope for late fall and winter:

- Stabilize the soil with temporary vegetation and erosion control mats – By October 1st the disturbed slope shall be seeded with winter rye at a seeding rate of 3 lbs per 1,000 s.f. and then install erosion control mats or anchored mulch over the seeding. If the rye fails to grow at least three inches or fails to cover at least 75% of the slope by November 1st, then the contractor shall cover the slope with a layer of erosion control mix or with stone riprap.

- Stabilize the soil with sod – The disturbed slope shall be stabilized with properly installed sod by October 1st. Proper installation includes the contractor pinning the sod onto the slope with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil. The contractor shall not use late-season sod installation to stabilize slopes having a grade greater than 3H:1V or having groundwater seeps on the slope face.

- Stabilize the soil with erosion control mix – Erosion control mix shall be properly installed by November 15th. The contractor shall not use erosion control mix to stabilize slopes having grades greater than 2H:1V or having groundwater seeps on the slope face.

- Stabilize the soil with stone riprap – Place a layer of stone riprap on the slope by November 15th. A registered professional engineer shall be hired to determine the stone size needed for stability on the slope and to design a filter layer for underneath the riprap.

6.0 INSPECTION AND MAINTENANCE

A person with knowledge of erosion and stormwater control, including the standards and conditions in the permit, shall conduct periodic visual inspections of installed erosion control measures. The frequency of inspection shall occur at least once every two weeks, as well as after a "storm event". A "storm event" shall consist 0.5 inches of rain within a 24-hour period. The following Erosion and Sediment Control - Best Management Practices (BMP's) shall inspected in the manner as described.

6.1 Sediment Barriers

Hay bale barriers, silt fences and filter berms shall be inspected and repaired for the following if there are any signs of erosion or sedimentation below them. If there are signs of undercutting at the center or the edges of the barrier, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly. Sediment deposits should be removed when deposits reach approximately one-half the height of the barrier. Filter berms should be reshaped as needed. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required should be dressed to conform to the existing grade, prepared and seeded.

6.2 Stabilized Stone Construction Entrances

The exit shall be maintained in a condition that will prevent tracking of sediment onto public rights-of-way. When the control pad becomes ineffective, the stone shall be removed along with the collected soil material and redistributed on site in a stable manner. The entrance should then be reconstructed. The contractor shall sweep or wash pavement at exits, which have experienced mud-tracking on to the pavement or traveled way. When washing is required, it shall be done on an area stabilized with aggregate, which drains into an approved sediment trapping device. All sediment shall be prevented from entering storm drains, ditches, or waterways.

6.3 Mulched Areas

All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied. Nets must be inspected after rain events for dislocation or failure. If washouts or breakage occur, re-install the nets as necessary after repairing damage to the slope. Where mulch is used in conjunction with ornamental plantings, inspect periodically throughout the year to determine if mulch is maintaining coverage of the soil surface. Repair as needed.

6.4 Dust Control

When temporary dust control measures are used, repetitive treatment shall be applied as needed to accomplish control.

6.5 Stormwater Appurtenances

All underdrains, storm drains, and catch basins need to be operating effectively and free of debris.

6.6 Erosion and Sedimentation Control Inspections:

Acorn Engineering has personnel qualified to conduct Erosion and Sedimentation Control Inspections. For further information, contact:

Contact: Will Savage, PE
Telephone: (207) 775-2655

Qualifications:

- Maine Professional Engineering License #11419
- Maine DEP - Certified in Maintenance & Inspection of Stormwater BMP's Cert #14
- Certified Erosion, Sediment and Storm Water Inspector (CESSWI) Cert #0293
- Certified Professional in Erosion and Sediment Control (CPESC) Cert. #4620

The Contractor has sole responsibility for complying with the Erosion and Sedimentation Report/Plan, including control of fugitive dust. The Contractor shall be responsible for any monetary penalties resulting from failure to comply with these standards.

7.0 IMPLEMENTATION SCHEDULE

The following implementation sequence is intended to maximize the effectiveness of the above described erosion control measures. Contractors should avoid overexposing disturbed areas and limit the amount of stabilization area.

1. Install a stabilized construction entrance in all locations where construction traffic will enter and exit the site.
2. Install perimeter silt fence or erosion control berm.
3. Install all other erosion control devices as necessary throughout the remainder of this schedule.
4. Commence installation of drainage infrastructure.
5. Prioritize the downhill side to contain runoff within the site while providing an engineered outlet to the municipal storm drain system within Atlantic Street.
6. Commence installation of utilities.
7. Continue earthwork and grading to subgrade as necessary for construction.
8. Complete installation of drainage infrastructure, as well as other utility work.
9. Complete remaining earthwork operations.
10. Install sub-base and base gravels in paved areas.
11. Install paving, curbing and brickwork.
12. Loam, lime, fertilize, seed and mulch disturbed areas and complete all landscaping.
13. Once the site is stabilized and mulching of landscape areas is complete, remove all temporary erosion control measures.
14. Touch up areas without a vigorous catch of grass with loam and seed.
15. Complete site signage and striping.
16. Execute proper maintenance of all temporary and permanent erosion control measures throughout the project.

The above implementation sequence should be generally followed by the site contractor. However, the contractor may construct several items simultaneously. The contractor shall submit to the owner a schedule of the completion of the work. If the contractor is to commence the construction of more than one item above, they shall limit the amount of exposed areas to those areas in which work is expected to be undertaken during the following 30 days.

The contractor shall re-vegetate disturbed areas as rapidly as possible. All areas shall be permanently stabilized within 7 days of final grading or before a storm event. The contractor shall incorporate planned inlets and drainage systems as early as possible into the construction phase.

8.0 CONCLUSION

The above erosion control narrative is intended to minimize the development impact by implementing temporary and permanent erosion control measures. The contractor shall also refer to the Maine Erosion and Sediment Control BMP manual for additional information.

9.0 ATTACHMENTS

- Temporary Seeding Plan

TEMPORARY SEEDING PLAN

Site Preparation

The seeded areas shall be feasibly graded out to provide the use of equipment for seedbed preparation, seeding, mulch application, and mulch anchoring. If necessary, the site may require additional temporary erosion control measures outlined in the Erosion Control report.

Seedbed Preparation

Fertilizer shall be applied to the site at a rate of 13.8 pounds per 1,000 square feet. The composition of the fertilizer shall be 10-10-10 (N-P2O5-K2O) or equivalent.

Limestone shall be applied to the site at a rate of 138 pounds per 1,000 square feet.

Seeding

The composition and amount of temporary seed applied to a site shall be determined by the following table:

Seed	Pounds / 1,000 S.F.	Recommended Seeding Dates
Winter Rye	2.57	Aug-15 to Oct-1
Oats	1.84	Apr-1 to Jul-1 Aug-15 to Sep-15
Annual Ryegrass	0.92	Apr-1 to Jul-1
Sudangrass	0.92	May-15 to Aug-15
Perennial	0.92	Aug-15 to Sep-15

Mulching

Mulch shall be applied at a rate of 70 lbs – 90 lbs per 1,000 square feet. The mulch shall be installed at a minimum depth of 4 inches. The seeded area shall be mulched immediately after seed is applied. Mulching during the winter season shall be double the normal amount.

Conclusion

Please refer to the Maine Erosion and Sediment Control BMP manual for additional information pertaining to temporary seeding and mulching.

A C O R N
ENGINEERING, INC.

Chief Keith Gautreau
City of Portland Fire Department
380 Congress St.
Portland, ME 04101

April 18, 2024

Subject: 42 Atlantic Street Redevelopment - Fire Department Checklist
Section L of Application

On behalf of LB Atlantic LLC, the design team is pleased to report the Portland Fire Department Site Review Checklist.

1. Applicant Contact

   LB Atlantic, LLC
   P.O. Box 10452
   Portland, Maine 04104
   danblack@lbdevpartners.com

2. Architect Contact

   Primary Projects, PLLC
   2330 Horton Street
   North Dighton, MA 02764
   kyle@primaryprojects.org

3. Proposed uses of any structures [NFPA and IBC classification]

   NFPA: Apartments
   IBC: R2

4. Square footage of all structures, including decks [total and per story]

Proposed Building		
Ground	5,938	sf
2nd Floor	5,973	sf
3rd Floor	5,973	sf
4th Floor	5,973	sf
Total	**23,857**	**sf**

5. Elevation of all structures

   The proposed building height, based upon IBC's average grade plane method, is below 45'.

6. Proposed fire protection of all structures

   A 6" water line is proposed to provide sprinkler protection. Fire flows and requirements for system storage or booster pumping are subject to the fire professional design which will be performed prior to the request for a building permit.

7. Hydrant locations

   There is an existing hydrant located on the corner of Wilson Street and Atlantic Street within 100 feet of the existing lot. Hydrant flow data from the Portland Water District once received may be made available to the Fire Department upon request.

8. Water main size and location

   The redevelopment will be serviced by the existing 6" water main within Atlantic Street. The building will have an internal sprinkler system and a Fire Department connection.

9. Access to all structures [min. 2 sides]

   Access to the structure is provided directly on the public right-of-way along Atlantic Street or along the private right-of-way along Gilbert Street.

10. Code summaries will be provided by the Architects upon request.

NFPA 1 – Chapter 18 Fire Department Access and Water Supply

18.2 Fire Department Access:

The site locations are in a densely developed area and are surrounded by one public street and one private street. The following street widths are currently available:

- Atlantic Street: A 32.60-foot-wide public street with nearly 14.60-feet between parking stalls and edge of pavement.
- Gilbert Street: A city owned 15.00-foot private street, which narrows down to nearly 14.25-feet between walls and edge of pavement.

Per NFPA 1 – Chapter 18.2.3.2.2.1, all first story floors shall be located not more than 450 feet from a Fire Department access road.

City of Portland Technical Manual – Section 3 Public Safety – please see attached for the architects' review.

Primary Projects

2330 Horton Street
North Dighton, MA 02764

primaryprojects.org
+1 617 440 4674

42 Atlantic Street Housing
Major Site Plan Review
04/03/24

Site Access Standards

We have ordered our narrative to match the order of the bullet points in the City of Portland Technical Manual.

The project fronts Atlantic Street and Gilbert Lane; neither are dead-end roadways. Truck access is available from both streets.

The building is in compliance with zoning setbacks. The setbacks, to face of building unless noted, are:

- Front (East): 7’ (1’ to face of ramp & entry porch utilizing 7.5.5.C)
- Side (South): 11’
- Side (North): 11’
- Rear (West): 15’

The site slopes approximately 4’ from North to South; the average height above grade is 41’.

The building is an R-2 occupancy of Type VA construction. It is four stories with a basement. It houses 30 rental apartments made up of 14 studio units, 8 two-bed units, and 8 three-bed units. In addition to these, there are resident-only amenities which include bike storage, shared laundry, personal storage, and a communal room. The building is 26,838 sf in total (2,981 sf below grade).

There are no impediments to the structure.

The building will have NFPA-13 compliant sprinklers. See the attached “MEP-FP Systems Narrative” for additional life-safety features.

All entries are within 50’ of Fire Department access roads. Ambulance site access is unrestricted vertically.

The elevator is sized to accommodate an 84” x 24” stretcher.

The existing address is 42 Atlantic Street. The number is on the face of the building, to the right of the main entry, facing Atlantic Street.

Encl: MEP FP Systems Narrative (Dated 03/29/24)

MEPFP Systems Narrative
42 Atlantic Street Housing
Portland, ME

The 4-story and basement project consists of multi-family dwelling units on levels 1 thru 4, and storage/utilities/common/laundry spaces at the basement level.

MEP-FP systems shall comply with the Maine Plumbing Code, the International Mechanical Code and International Energy Conservation Code, Maine Electric Code, Maine State Building Code (2015 International Building Code).

SECTION 21 00 00 - FIRE PROTECTION

The new sprinkler systems will be automatic, wet pipe sprinkler systems for the building interior, and conditioned, spaces in accordance with NFPA-13. All concealed spaces containing exposed combustible construction will be provided with listed concealed space sprinklers. Standpipe systems will be provided in the egress stairs and egress corridors as required by NFPA-14.

Pending result of a hydrant flow test and further design development, the public water supply is currently assumed to be sufficient for the design of the fire sprinkler systems. Report assumes no fire pump will be required.

This building will be considered predominantly as a residential occupancy for all of the living spaces and will be provided with sprinkler systems in accordance with NFPA-13. Residential sprinkler heads will be used in all dwelling spaces and located in accordance with NFPA-13. Toilet rooms, closets, pantries and all rooms regardless of size or function shall be provided with sprinkler coverage. All common space areas outside of the dwelling spaces will be considered as light hazard occupancy and will be provided with sprinkler systems in accordance with NFPA-13.

In accordance with NFPA-13 concealed spaces above ceilings will be provided with sprinkler coverage wherever the concealed spaces are enclosed wholly or partially by exposed combustible construction. Should the interstitial ceiling spaces be provided with non-combustible insulation, sprinkler coverage may be omitted.

All sprinkler heads used in the dwelling spaces will be concealed pendent type residential sprinkler heads. All sprinkler heads used in the areas outside of dwelling spaces will be concealed pendent quick response type.

Combustible exterior projections over 48” off the building face shall be provided with dry type sidewall heads. Temperature ratings for all sprinkler heads shall be in accordance with NFPA-13. Standpipe systems shall be provided in accordance with NFPA-14.

The new fire sprinkler systems and standpipe systems in the new building will be supplied via a new underground fire service main connected to the site water main. The new underground fire service main will be brought up into the sprinkler room within the new building by the site contractor.

The new underground fire service main will be installed, tested and flushed in accordance with NFPA-24. The sprinkler contractor shall be responsible for the supervision of the installation, testing and flushing of all of the underground fire service main up to and including the final connection to the site water main.

The new fire service main will be provided with a double check valve backflow preventer at the point of entry into the building.

A single wet system alarm check valve and combination standpipe/sprinkler riser will be provided for the building spaces. The wet system will provide the supply to the standpipes and the sprinkler coverage. In the event some interior spaces are provided with no conditioning, a dry system check valve will be provided.

Fire department connection will be located on the outside of the building in proximity to a point of fire department vehicle access. Fire department connection piping will be provided with a check valve in accordance with NFPA-13. An electric alarm bell will be provided on the outside of the building adjacent to each fire department connection. The fire department connections will have the ability to supply all of the sprinkler and standpipe systems for the entire building. A master water flow switch will be provided on each wet system and dry system riser and on each combination sprinkler/standpipe riser in the sprinkler room.

The sprinkler systems will be supplied via a combination standpipe and sprinkler riser that will be located in the stairways of the building. Additional standpipe riser(s) will be located in each of the remaining egress stairways. Each floor will be on a separate sprinkler zone and an isolation zone valve, check valve, flow switch and pressure gauge will be provided on the sprinkler main serving the sprinkler systems of each floor of the building.

Each standpipe shall be interconnected at the base with a standpipe supervised isolation valve located at the base connection.

A fire department hose valve will be provided on the combination standpipe/sprinkler riser and on all other standpipe risers. These will be located on each floor landing in each of the stairways. The fire department hose valves will be a 2 1/2 inch threaded hose end valve with a 1 1/2 inch threaded hose end reducing fitting, cap & chain.

An inspector's test and drain valve will be provided at each floor zone station. A drain riser will be provided and will collect the test and drain valves on each floor and will discharge to outside the building. All standpipes and combination standpipe risers will be provided with isolation valves at the base of each standpipe and standpipe / riser.

The sprinkler systems in the dwelling units and common connecting corridors will be hydraulically calculated per the requirements of NFPA-13, using the area density method and the maximum sprinkler for a design area method. Each sprinkler head in the design area will be provided with water flow and pressure in accordance with the residential sprinkler head listings and in accordance with NFPA-13. Concealed spaces above the ceilings will be designed and calculations in accordance with NFPA-13 and the sprinkler head manufacturers listings using a light hazard occupancy classification at a density of .10 gpm per remote 1,500 square feet area with a 100 gpm hose stream allowance.

Areas outside of the dwelling spaces will be hydraulically calculated per NFPA-13 at a light hazard occupancy, with a density of .10 gpm per remote 1500 square feet with a 100 gpm hose stream allowance provided. Mechanical rooms, commercial and storage rooms will be hydraulically calculated per NFPA-13 at an ordinary hazard occupancy group 1 or group 2 as applicable and will be provided with a 250 gpm hose stream allowance. All standpipe systems will be hydraulically calculated in accordance with NFPA-14 and the State Building Code.

All control valves will be electrically supervised. All sprinkler systems shall be UL listed and / or FM approved for fire service use. All sprinkler systems and equipment shall be rated at 175 psi working pressure. The fire department connection will have the ability to charge all of the new sprinkler and standpipe. A hydrant flow test will need to be conducted in order to obtain current flow and pressure data. This flow data will be used to hydraulically calculate the new sprinkler systems.

Should this hydrant flow test data become more than nine months old at the time of the sprinkler contractor's sprinkler systems design, then the sprinkler contractor shall conduct a new hydrant flow test to obtain current flow and pressure data and shall use this newly obtained data for his hydraulic calculations.

All sprinkler and standpipe systems will be designed, tested and installed in accordance with the applicable sections of the Maine State Building Code, NFPA-13, NFPA-14 and NFPA-24 latest accepted editions as well as the regulations and guidelines of the local authority.

All sprinkler systems will be seismically braced in accordance with the Maine State Building Code and NFPA-13. The fire pump systems, if required, shall be designed in accordance with NFPA-20. All sprinkler systems will be designed, tested and installed by a sprinkler contractor licensed and experienced in Maine for the design and installation of fire sprinkler systems.

SECTION 22 00 00 - PLUMBING

New plumbing utilities will be brought into the building. The building will be provided with separate plumbing services for water, sanitary, storm drainage.

Plumbing Fixtures

Water closets shall be floor mounted residential fixtures with maximum 1.28 gpf flush tank operation. Lavatories shall be under/counter mounted fixtures with overflow. Faucets for all lavatories shall be provided with 0.5 gpm flow restricting aerators for water conservation. Kitchen sinks shall be stainless steel, self rimming or undermount, single bowl style.

Dishwashers shall be provided by others and installed by the plumbing contractor. Faucets for the kitchen sinks shall be single handle with pull out spray and will be provided with 1.5 gpm flow restricting aerators for water conservation. Shower valves shall be pressure balance type for anti-scald protection and shall be provided with integral service stops for ease of maintenance. Shower heads shall be provided with 1.5 gpm rated flow restrictors for water conservation.

Water closets shall be vitreous china in white. Lavatories shall be vitreous china in white. Kitchen sinks shall be stainless steel. Showers and tub / shower surrounds will be tiled surrounds by the General Contractor. All lavatory and kitchen sink faucets shall be satin chrome finish. Shower valves and tub fillers shall be satin chrome finish. All fixtures and accessories' finishes shall be approved by owner and Architect.

For washer appliance, a laundry connection, via clothes washing machine box system with two boxes, one for drain and one for water with the water connection box having integral shock absorbers for the hot and cold-water connections, will be provided. A lint interceptor will be provided on the washer appliance's drainage piping.

Sanitary and Vent

The sanitary and vent piping systems shall service all of the plumbing fixtures in the building. The sanitary drains will be collected together as much as possible above the ceilings of each floor of the building and shall be run down through the floor levels of the building to the sewer system exit out of the building via gravity. This report assumes the sewer service will be sufficiently low to allow gravity drainage. Should sewer service be higher than some plumbing fixtures, ejector pump assemblies will be provided.

The new sanitary service will be taken to outside to a point 10'-0" beyond the foundation wall. The plumbing contractor's work shall terminate at this point and the site contractor shall connect to the sanitary main and shall take this drain line to the site sanitary system.

PVC may be used for sanitary and vent piping systems that serve the plumbing fixtures.

The sanitary and vent piping systems shall be labeled to identify service and flow direction.

This report assumes all sanitary piping will drain by gravity and no ejector pump will be required.

Storm

The building will be provided with a system of primary roof drains and leaders to convey storm drainage. The plumbing contractor shall provide all necessary drains and insulation. Each storm drain riser will be collected below slab, and will be taken to a point 10'-0" beyond the building.

The plumbing contractors work shall terminate at this point and the site contractor shall connect to this drain and shall take the drain to the site storm drain system.

A separate secondary overflow roof drain, if applicable, will be provided for each primary roof drain in accordance. Each secondary overflow roof drain will be taken down through the building as a separate secondary storm drain riser. Each of these secondary overflow risers will be terminated outside the building above ground at a minimum height above grade of 18" and a maximum of 60".

All horizontal primary and secondary storm drain piping systems including fittings and roof drain bodies shall be insulated and labeled to identify service.

Cold Water

Domestic water will be provided to the building via a new domestic water main entering into a central water room or mechanical room. Each dwelling is intended to be provided with a dedicated water supply and a water sub-meter.

Pending result of hydrant flow test and further design development, a water-pressure boosting system is not currently anticipated to be required in order to supply the domestic water supply.

Material for domestic water piping shall be copper type "L" pipe with silver soldered fittings for domestic water service or "press" type fittings for above ground. Type "K" shall be used for underground water piping. CPVC domestic water piping and fittings may also be used, where allowed per code.

All water piping systems including fittings and valves shall be insulated and labeled to identify service.

Hot Water

Individual Electric System

Each apartment will be provided with an electric hybrid/heat pump type water heater. Under this alternate the electric hybrid/heat pump type water heater will not have the ability to supply the HVAC unit with hot water for heating and will only be able to supply the domestic hot water supply to plumbing fixtures in the apartment. Under this alternate the HVAC heating unit will need to be separate electric heating units. The water heater will be provided with a leak detection system.

Means of drainage will be provided near the water heater.

SECTION 23 00 00 – HEATING, VENTILATING AND AIR CONDITIONING (HVAC)

HVAC systems shall comply with the 2015 International Mechanical Code and 2015 International Energy Conservation Code.

Heat Pump/Fan Coil Unit

Common Spaces

Lobby, Common Areas and Corridors will be provided with heating and cooling by a variable refrigerant volume fan coil unit interconnected to a roof mounted heat recovery type variable refrigerant volume heat pump. Each fan coil unit shall be a ductless wall mounted units with insulated refrigerant piping. Each heat pump unit would be interconnected to the several house system fan coil units through an insulated refrigerant piping system and be able to provide simultaneous heating and cooling for each connected zone. A condensate drain piping system will also be required to transport condensate from each unit to storm drain or to the outdoors.

Tempered ventilation and exhaust will be provided through supply and exhaust registers from the heat recovery units on the roof.

Apartment Units

Heating and cooling shall be provided by a heat pump, sized for heating capacity at 0F, and a fan coil unit ductless type mounted on the wall. The apartment heat pump (1 ton for apartments up to 650 sf; 1-1/2 ton for apartments up to 975 square feet; 2 tons for apartments up to 1,300 square feet; shall be installed on roof with vibration isolators and interconnecting refrigerant piping to the fan coil unit refrigerant coil. A condensate drain piping system will also be required to transport condensate from each fan coil unit to storm drain or to the outdoors.

Each fan coil unit shall be controlled by a wall mounted programmable thermostat.

Ventilation and exhaust will be provided by central energy recovery units located on the roof. New insulated low-pressure air duct systems will provide conditioned ventilation and exhaust air down through a vertical shaft to each floor with fire/smoke dampers, and balancing dampers at duct penetration into the shaft. New insulated low pressure air duct systems will provide ventilation (50 cfm for 1-bedroom/1bath apartments; 50 cfm to 2 bedroom/1 bath units; and 75 cfm to 3 bedroom/1bath units) and exhaust air down through a horizontal duct system to a wall vent separated by 10’-0” as required by code. The ventilation air shall be ducted to dwelling unit with radiation damper at ceiling penetration to provide ventilation to the apartment; bathroom exhaust air through a ceiling exhaust register (25 cfm) with radiation damper shall exhaust air through the apartment energy recovery unit. Kitchens will be provided with ducted kitchen hood with radiation damper terminated to the exterior of the building.

Central Laundry Room

Each clothes dryer shall be provided with code required exhaust air through to a horizontal duct system to an exterior wall mounted vent; dryers will be long vent type to eliminate the need for booster fans.

Entries and Vestibules

Heating would be provided by an electric cabinet unit heater. Entries/vestibules shall be designed to maintain a minimum temperature of 68° F with a minimum of 6 air changes per hour for a single door and a minimum of 12 air changes per hour for a double door when the outdoor air temperature is 0° F during the winter months.

Electric Rooms
Provide electric rooms with heat dissipation system consisting of an outdoor air louver/motorized damper/supply ductwork system, exhaust fan/exhaust louver/exhaust ductwork system and reverse acting thermostat to maintain a maximum space temperature of 96°F.

Sprinkler Room/Electric Room/Storage Rooms/Miscellaneous Mechanical Rooms
Provide each space with an electric unit heater with integral thermostat designed to maintain a minimum space temperature of 60°F. Provide each space with exhaust in accordance with applicable code provisions.

Janitors Closets
Provide base building exhaust systems including exhaust to the janitors with an exhaust air system designed for a minimum of designed for a minimum of 50 CFM exhaust per closet.

Trash Rooms
Provide base building exhaust systems including exhaust to the Trash Rooms with an exhaust air system designed for a minimum of designed for a minimum of 100 CFM exhaust per closet.

Stairwells
Stairwells shall be provided with electric cabinet unit heaters with integral thermostats on the first level and fourth level designed to maintain a minimum space temperature of 70°F.

Elevator Hoist way
The Hoist way shall be provided with a packaged air conditioning unit consisting of a ductless air conditioning unit, remote air-cooled condensing unit, interconnecting refrigerant piping and applicable controls to maintain Hoist way conditions of 72°F/40% RH.

SECTION 26 00 00 – ELECTRICAL

Electrical systems shall comply with the 2020 National Electrical Code and 2015 International Energy Conservation Code.

Electrical Service

The proposed electrical service shall consist of one (1) service. The service shall originate from an associated utility pad-mounted transformer. The primary conduits (2-5") shall be provided by the electrical contractor, from a utility riser pole or manhole to the utility provided pad-mounted transformer.

Service equipment shall be located within the building's main electric room and consist of a 1200Amp modular meter center with service entrance rated main circuit breaker. The house meter shall contain the meter socket and a 400Amp, 3-pole enclosed circuit breaker. The residential meters shall contain the meter socket and an 100Amp, 2-pole enclosed circuit breaker (typical for 31). Each apartment shall contain a load center that will be fed via MC cable, refer to below sections for details within each resident unit.120/208Volt panelboards shall be provided throughout the building for general power purposes, refer to below sections for details within the house/common areas of the building.

General Power

General purpose power receptacles shall be provided in all common areas. Receptacles shall be provided in corridors every fifty-feet maximum for general maintenance use and within twenty-five feet of all HVAC equipment per NEC 210.63. Provide all power connections for power-assist automatic door openers, HVAC equipment and elevator(s) including disconnects and circuit breakers.

Photovoltaic System

Provisions for future solar array shall be provided including conduit path from main electric room to roof, circuit breaker within house/common area main switchgear, bussing within switchgear and associated disconnects to accommodate the system as required. Circuit breaker size and bussing shall be coordinated with solar design as the design progresses.

Resident Unit Power

Electrical work shall consists of 100Amp, 208Volt, single phase, thirty-circuit, main circuit breaker load center with surge protection in accordance with NEC Article 230.67, plug-in type circuit breakers, ground-fault circuit-interrupter protection for personnel (GFCI circuit breakers) as required by NEC Article 210.8 and arc-fault circuit-interrupter protection (AFCI circuit breakers) for outlets as required by NEC Article 210.12, tamper-resistant receptacles as required by NEC Article 406.11, residential-grade fixtures, telephone, cable televisions and fire alarm equipment as previously listed above, receptacles every twelve-feet on center and as required by NEC Article 210.50, switching of light fixtures and wiring of mechanical equipment.

Fire Alarm

A complete addressable fire alarm system shall be provided in accordance with NFPA 72 National Fire Alarm Code, Maine State Building Code, Fire Protection and Life Safety Systems, ADA and all local codes and bylaws for Life Safety and Fire Alarm.

The system shall consist of an addressable fire alarm control panel, manual pull stations within five-feet of all exit doors, system smoke detectors shall be provided for the common areas: locate thirty-feet on center in lobby areas and corridors, provide detectors in all electrical/tele/data rooms, elevator machine room and at all control panels, annunciators or fire alarm terminal boxes; provide heat detectors in all mechanical rooms, duct-smoke detectors with remote test stations for all HVAC air systems rated 2,000 CFM or more. Smoke detectors shall be provided at all elevator lobbies and connected for elevator recall. Tamper, flow and pressure switches are being provided to accommodate the new sprinkler systems. The

tamper and flow switches shall be connected to the Fire Alarm Control Panel via addressable modules. Provide audible/visual notification (horn/strobe) device coverage throughout the facility, that meet the requirements of NFPA and ADA. Utilize strobe only devices in public bathrooms and other small rooms where ample audible notification is present. System batteries shall provide for twenty-four hours of operation followed by a fifteen-minute ring down. Battery calculations shall be submitted by the Electrical Contractor with the cut sheets and drawings to the fire department for review and approval. Knox Box key boxes shall be provided at the building's main entrance.

Two (2) in-building emergency responder radio communications systems (Bi-Directional Amplifier) shall be provided as required to improve radio signal strength for both the fire and police departments. A two-hour rated room and enclosed shaft will be required to house the amplifier and for antenna cabling. Contingent upon the frequency used by each department and approval by the local Authority Having Jurisdiction, a single system may be installed in lieu of separate systems.

Apartments shall include non-system 120VAC smoke detectors with battery backup within each unit. Detectors shall be located within ten-feet of all bedrooms, within each bedroom and a minimum of one per floor. A low-frequency (520 hertz) sounder device shall be provided in each bedroom and in the common/living area for notification of a system alarm. ADA/hearing impaired units shall meet the requirements of NFPA, ADA and the Maine State Building Code. Units shall be provided with sounder base low-frequency (520 hertz) smoke detectors with associated strobe for fire/smoke notification, sounders shall be set for local alarm only with a supervisory signal sent to the fire alarm control panel.

Lighting

Lighting shall consist of LED energy-efficient fixtures with electronic drivers. Electrical, mechanical and utility areas shall be provided with strip fixtures. Hallways shall be provided with recessed downlights and wall-mounted sconces. Lobby and amenity areas will be provided with decorative pendant fixtures, surface, ceiling and wall decorative fixtures. Resident units shall be provided with a combination of residential-grade fixtures including recessed downlights, surface mounted and vanity fixtures. The lighting design shall meet the requirement of 2015 IECC, ASHRAE 90.1-2013.

Lighting control shall be by means of occupancy sensors in storage rooms, community areas, etc. with local switching in resident units, corridors, electric and mechanical rooms. A percentage of corridor lighting, typical one-third, shall remain on at all times with the remainder of lighting controlled by occupancy sensors. Stairwell lighting shall include light fixtures with step-dimming and integral sensors for additional energy savings.

Exterior Lighting

Exterior Lighting shall be installed to provide lighting levels as recommended by the Illuminating Engineering Society (I.E.S.). Pole mounted fixtures, shall contain LED modules and be decorative in nature with interior directional shields. All luminaires shall have a total cutoff of all light at less than ninety degrees from vertical (fully shielded). Reflectors of proper I.E.S. distribution shall be selected for maximum efficiency, and shall provide total cutoff of all light at the property lines. Pole heights shall not exceed twenty-feet in height. Light poles utilized for walkway lighting shall not exceed twelve-feet in height. All exterior lights shall have a maximum initial horizontal foot-candle level of eight foot-candles, as measured directly below the luminaires at grade.

Exterior fixtures shall be controlled by a combination of timeclock and photocells. Photocells shall turn fixtures on, and a programmable timeclock shall be provided to turn off, at a designated time.

Exit and Emergency Lighting

Emergency lighting shall be provided to meet Life Safety Code NFPA 101 and MSBC 780 CMR Articles 1006 and 1011. Exit signs shall be LED edge-lit types, red in color, at all exits and as required to direct all occupants out of the building. Emergency lighting shall be provided by wall/ceiling mounted emergency battery units to achieve a minimum of one (1) foot-candle along all exit egresses.

Telephone and Cable Television

A complete telephone system shall be provided, including two (2) four-inch conduits into the building from telephone and CATV manholes or utility poles, ¾" thick plywood backboard for mounting telephone and CATV company-equipment, dedicated quadplex receptacles. Building shall include CATV and telephone outlets and wiring for all amenity areas and in each apartment. Cable shall be category-6 cabling for all telephone/data outlets and RG-6 cable for CATV outlets.

Each apartment shall be provided with a recessed media center enclosure with hinged cover for telephone, data and cable. Each media center enclosure shall be provided within unit closet with one (1) 1" microduct with pullstring for fiber (Verizon) and one (1) RG11 cable (Comcast) from nearest networking closet.

A complete house/amenity communications system shall be provided for the building. All common area outlets shall be installed with terminations, device boxes, conduit as required and wiring back to patch panels located on the corresponding floors.

Intercom System

An audio/video intercom system shall be provided for the residential units including main entrance entry panel with camera and unit tenant stations to view and release main entrance door. Provide with postal lock and fire alarm system door override capability. Back boxes and pathways with pull wire only for door access control devices and surveillance locations shall be provided. Contractor shall provide all equipment, accessories, programming, transformers, power supplies, relay contacts, for a complete operating system. Door access control and CCTV system shall be by others.

Contingent upon approval by the local Authority Having Jurisdiction, an alternate wireless Aiphone IXG intercom system or equal shall be installed in lieu of the previously described wired system.

Two-Way Communication System

The building will be provided with a two-way communication system at the elevator lobby consisting of a main lobby relay card cabinet, amplifiers, area stations on each floor level, transformers, wiring as necessary. System shall be equal to Housing Devices, catalog No.: HDI-ADA-100A, HDI-CB, HDI-ADA-35, HDI-ADA-PS, HDI. Cabling shall be equal to Belden cable 9554, CSC19595MH, WEST PENN 3753.

M. Wastewater Capacity

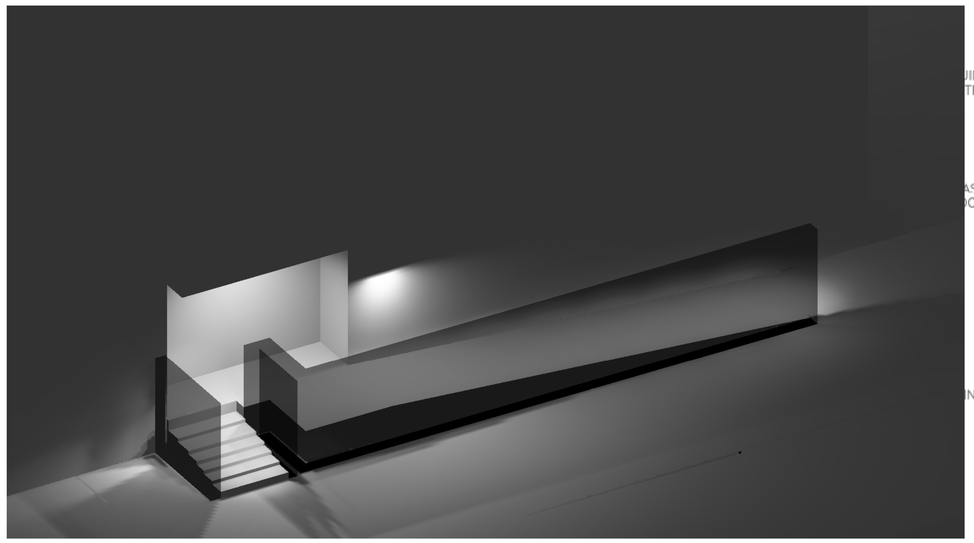
The following tables have been prepared to estimate the existing and proposed flows for the site.

Table 1: 42 Atlantic Street - Estimate of Design Flows			
Classification of Water Demand	**Uses and Use Count**	**Gallons per Day per Use**	**Total Gallons per Day**
Existing			
42 Atlantic Street PWD recorded flow data:	-	-	740
Proposed			
Residential Studios:	14	120	1,680
Residential Two-Beds:	8	180	1,440
Residential Three-Beds:	8	270	2,160
		Total Existing	**740**
		Total Proposed	**5,280**
		Net Change	**4,540**
*Values based on STATE OF MAINE: SUBSURFACE WASTEWATER DISPOSAL RULES, most recent edition			

As demonstrated in the Table above, the proposed project is anticipated to increase the net daily sewer flows by approximately 4,540 gallons per day (GPD). It should be noted that these values were developed using conservative estimates from the State of Maine Subsurface Wastewater Disposal Rules. Please refer to Section J, the Stormwater Management Report for more information on the proposed onsite detention and comparison of the existing and proposed flows generated from the site.

N. Lighting

Please find attached the cuts sheet and photometric plans for the proposed site lighting.



RENDER

NOTES:

-REFLECTANCES ASSUMED:
WALL: 50
FLOOR: 20

- MOUNTING HEIGHTS:
W1: 7'-2" - 10'-9"
W2: 10'-9"
W3: 2'-0"
R1A: 10'-5"

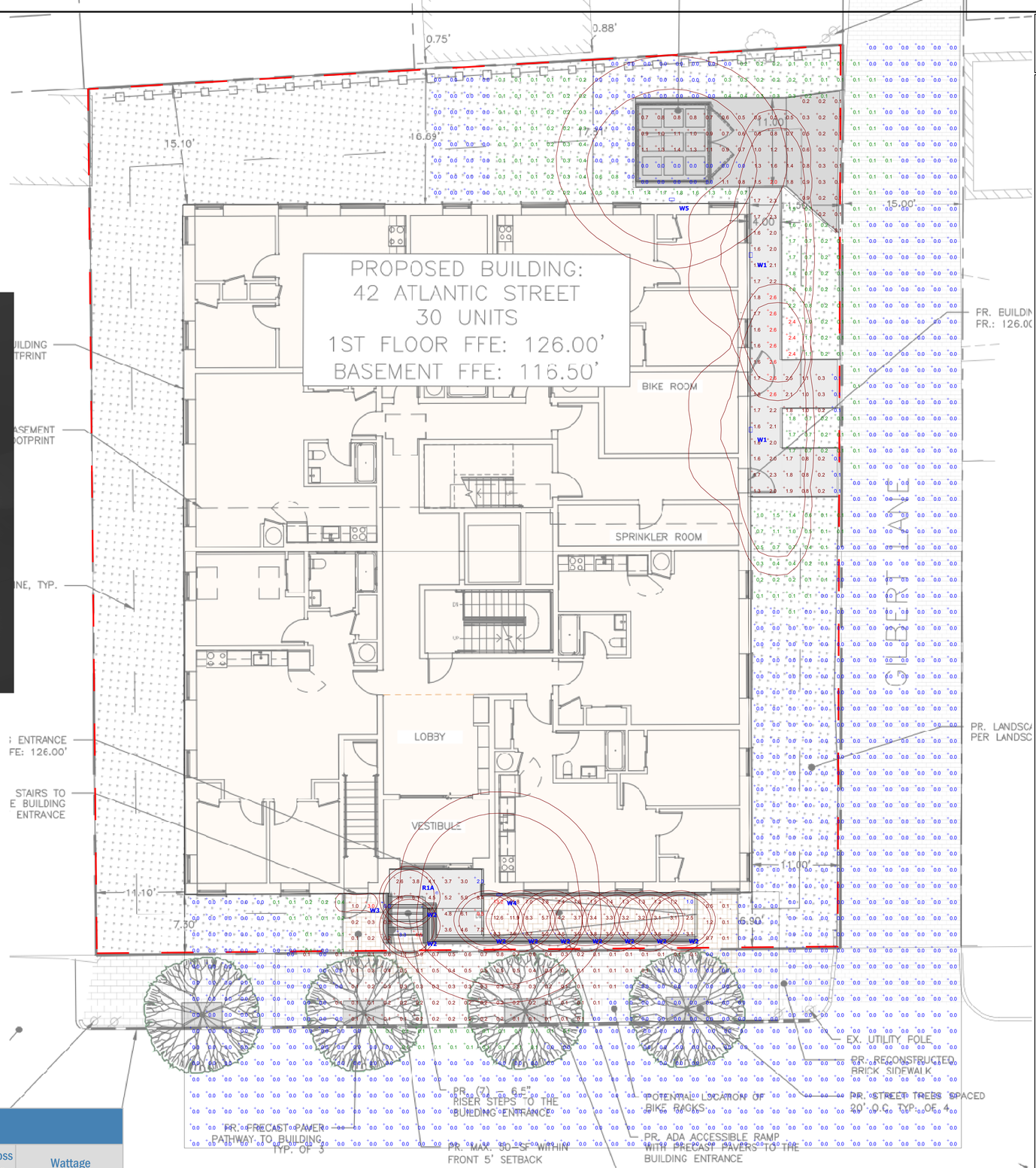
- TASK HEIGHT: 0" ABOVE GRADE
- CALCULATION POINT SPACING: 2'X2' OC

DISCLAIMER:

-THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM MANUFACTURERS PHOTOMETRIC IN-HOUSE OR INDEPENDANT LAB TEST WITH DATA SUPPLIED BY LAMP MANUFACTURERS.

SCHEDULE

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Light Loss Factor	Wattage
	R1A	1	Lumenwerx	EC3SR TRM SW AT MOUNTING 277V 10W D1 REMOTE NA 10W 90DEG 2STP 80CRI 27K LSDL TRM NOL FTMB FTMB WET	Ecana | 3" Recessed Square Downlight	0.7	10
	W2	9	KLIK	LP40 30K A RAIL FR 350 BEXEL ZZ	LEDpod 40 Handrail Light - 350mA / 1.5W - Asym Throw *CONFIRM HANDRAIL SPEC*	0.7	1.4
	W3	1	Sistemalux	S6060W UNV 14 D10	Micro Blinker	0.7	3
	W4	1	Brownlee Lighting	7075 08 FINISH C13 30K OPTIONS	Brick Outdoor 8in	0.7	12.35



Plan View
Scale - 1" = 5ft

STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX	MIN.	MAX/MIN	AVG/MIN
GROUND	+	0.1 fc	2.4 fc	0.0 fc	N/A	N/A
LANDING + RAMP	+	4.6 fc	13.2 fc	1.0 fc	13.2:1	4.6:1
LANDING + RAMP	+	4.9 fc	9.5 fc	2.0 fc	4.8:1	2.5:1
SOUTH PATHWAY	+	0.2 fc	3.0 fc	0.0 fc	N/A	N/A
STEP	+	3.9 fc	4.5 fc	3.3 fc	1.4:1	1.2:1
TRASH AREA	+	0.6 fc	2.0 fc	0.0 fc	N/A	N/A
EAST PATHWAY	+	1.5 fc	2.6 fc	0.1 fc	26.0:1	15.0:1

42 ATLANTIC STREET
04-16-2024

Designer
JMH
Date
04/04/2024
Scale
Not to Scale
Drawing No.

Summary

LIGHTING FIXTURE SCHEDULE

Date issued: April 16, 2024

Revised:

pieszak lighting design

123 davis ave

brookline, ma 02445

42 Atlantic Avenue Affordable Housing

DESIGN DEVELOPMENT

Fixture Type	Date	Fixture Description	Model Number	Lamp	Wattage	Location	Comments
NOTE 1: The specifications for lighting fixtures in this schedule are intended to denote the essential characteristics for the specified equipment, including, but not limited to size, appearance, finish, photometric output, rated life of LEDs and power supplies, and specified color temperature. All substitutions or equivalent fixtures must comply with meeting the requirements of the fixtures specified for the exterior lighting submission.							
NOTE 2: The contractor shall be responsible with coordinating the floor plans and reflected ceiling plans and providing all necessary frames, brackets, supports, and related items as required for the mounting for fixtures per these plans and related specifications. Contractor to provide all components for a complete installation. Contractor to coordinate installation requirements with specified ceiling construction and fire-ratings.							
EXTERIOR LIGHTING							
R1A	Created 04-16-2024	Recessed Square 3" Aperture LED Downlight w/ Airtight IC Rated Housing Flanged Trim, 0-10v Dimmable Power Supply, Medium Wide Distribution, 1200 Lumens Max , Wet Location	Lumenwerx Ecana 3" EC3SR-TRM-SW-AT-ASB-UNV-10W-D1--NA+ EC3SRB-SW-14W -80DEG -2STP-80CRI-27K-LSDL-TRM-NOL-FTMB-FTMB-WET Alphabet equal Lucifer F3R-equal	2700K LED	10W	Exterior Canopy	Confirm max plenum height for coordination of fixture specification. On Timeclock. On emergency.
W1	Created 04-16-2024	NOT USED					
W2	Created 04-16-2024	Handrail-integrated LED Downlight w/ Asymmetric Distribution, Frosted Lens, Remote Power Supply	Klik USA LED Pod LP40-30K-A Rail -FR-350-BEXEL-ZZ + Remote Power Supply	3000K LED	1.5 W	Ramp Stairs	On Timeclock. On emergency. Coordinate location of remote power supply (building interior).
W3	Created 04-16-2024	Wall Recessed LED Wet Location Step light w/ Concrete Pour Back-box, Zero Uplight, 0-10v Dimmable Power Supply, Finish per Arch't	Sistemalux Micro Blinker S6060W-UNV-14-D10 + S6063	3000K LED	3W	Stairs Egress Door	On Timeclock. On emergency. . Coordinate location of remote power supply (building interior).
W4	Created 04-16-2024	Wall Mounted Wet Location LED Direct Fixture w / ADA Compliant Profile, Type II Distribution, Low Glare, Zero Uplight 0-10V Power Supply, Finish per Arch't, BUG Rating B1-U0-G0	Brownlee Brick-OD 7075-08-T_finish-C13-30K	3000K LED	12W	Façade @ Address	On Timeclock. On emergency. Coordinate mounting with street number on façade.
W5	Created 04-16-2024	Wall Mounted Wet Location LED Direct Fixture w / ADA Compliant Profile, Type I Distribution, Low Glare, Zero Uplight 0-10V Power Supply, Finish per Arch't, BUG Rating B1-U0-G0	Lithonia WPXO LED ALO-1 30K MVOLT	3000K LED	8W	Façade	On Timeclock. On emergency.

Not for bidding or construction unless fully incorporated into contract documents by architect and/or engineer. This information is provided for the use of the Architect and their consultants in the production of their detailed drawings and specifications. Assurances of code compliance, conformity with environmental conditions and other building systems, voltage selection, design of wiring, supports, switching, emergency and exit lighting, engineering calculations or details, and preparation and documentation of cost and power consumption estimates are the responsibility of others.

ECANA 3" DOWNLIGHT

SQUARE RECESSED

Lumenwerx

R1A

5 YEAR WARRANTY

The Ecana downlight family is designed as round or square fixtures with simple detailing, available in 3", 4", and 6" sizes. The family includes fixed, adjustable, and wall wash configurations and blends effortlessly into various settings, enriching small and large-scale projects with practical, cost-effective, and finely tuned lighting.

Ceiling Types

Drywall | Millwork | Acoustic Tile

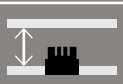
Beam Angles

15° 25° 35° 50° 80° 90°

Low UGR < 10 in 15°, 25°, 35°, and 50° beams

Plenum Clearance

As low as 4"



Performance

LUMEN OUTPUT [1]	WATTS	EFFICACY
1132 lm	10 W	113 lm/W
1545 lm	14 W	110 lm/W
2135 lm	20 W	107 lm/W

[1] Lumen packages are assuming 3500K, 80 CRI, 35° beam, with SDL lens option.

Certifications

IP44 Shower Rated

Some restrictions may apply.

Light Source

Static White
SOLA - Dim-to-Warm
DUO - Tunable White

Ecana Family (Refer to other spec sheets)

3" / 4" / 6"
Round / Square
Recessed Adjustable

3" / 4" / 6"
Round / Square
Recessed

3" / 4" / 6"
Round / Square
Recessed Wall Wash

www.lumenwerx.com
T (514) 225-4304
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Intertek

Lumenwerx reserves the right to modify product specifications without notification.
ECANA3-DOWNLIGHT-SQUARE-RECESSED-SPEC-REV0 March 6, 2024

PoE

ECANA 3" DOWNLIGHT

SQUARE RECESSED

Lumenwerx

R1A

Project:

Type: **R1A**

Order Guide

1 - Housing (Example: EC3SR-TRM-SW-OF-ASB-120V-10W-D1-NA)

LUMINAIRE ID [1]	TRIM STYLE	LIGHT SOURCE	INSTALLATION TYPE	MOUNTING OPTION [4]
EC3SR				
EC3SR - Ecana 3" Square Recessed [1] Recessed Adjustable and Recessed Wall Wash also available. Consult other spec sheets.	**TRM** - Flanged trim **TLMP** - Trimless drywall mudplate **TLMW** [2] - Trimless millwork [2] For remodel (RM) installation type, TLMW adapter must be installed from above the ceiling or before ceiling is installed.	**SW** - Static white **SOLA** - Dim-to-warm single channel control **DUO** - Tunable white 2-channel control	**OF** - Open Frame Type Non-IC **IC** [3] - Type-IC **RM** - Remodel Type Non-IC **CP** [3] - Chicago Plenum Type-IC (CCEA) **AT** [3] - Airtight Type-IC [3] Not available with 19 W output and higher.	**ASB** [5] - Adjustable standard bar hangers **FMB** [5] - Flush mount bars **ACB** [5] - Adjustable commercial bar hangers **AHC** [5] - Adjustable hat channel bars **NA** - None [4] See page 4 for more details. [5] Not available with RM installation type.

VOLTAGE	WATTAGE	DIMMING [9]			OPTION
		INTEGRAL	REMOTE [14]		
120V - 120V **277V** - 277V **UNV** - 120V-277V **347V** [6] - 347V [6] Available with RD1 driver only. Please consult factory.	**10W** - 10 W output, up to 1132 lm **14W** - 14 W output, up to 1545 lm **20W** [7,8] - 20 W output, up to 2135 lm [7] Not available with 95 CRI when specified with RM. [8] Not available with IC/CP/AT. SOLA [8] **19W** - 19 W output, up to 1205 lm DUO [8] **19W** - 19 W output, up to 1355 lm	**D1** - 1% 0-10V **ELV** [10] - ELV 120V **TRI** [10] - TRIAC 120V **DA** [11,12] - DALI **ELD1** [11] - eldoLED 1% ECOdrive 0-10V **ELD0** [11] - eldoLED 0.1% SOLOdrive 0-10V **PEQ0** [12,13] - Lutron Hi-lume Premier 0.1% EcoSystem [9] PoE (Power-over-Ethernet) compatible. Consult factory for details. [10] Available with 120V only. [11] Not available with RM installation type. [12] On-site commissioning is required. [13] Available with OF installation type only.	**RD1** - 1% 0-10V **RELV** [15] - ELV 120V **RTRI** [15] - TRIAC 120V **RLDE1** [16] - Lutron Hi-lume 1% Eco **RDA** [16] - DALI **RELD1** - eldoLED 1% ECOdrive 0-10V **RELD0** - eldoLED 0.1% SOLOdrive 0-10V **RPEQ0** [16] - Lutron Hi-lume Premier 0.1% EcoSystem **+EB** [17] - Emergency battery [14] A remote driver box is provided, see page 3 for details. [15] Available with 120V only. [16] On-site commissioning is required. [17] For emergency battery, code will be like the following example: RD1+EB	**PMP** [18] - Pre-mounting plate **NA** - None [18] Available with RM installation type only.
		SOLA **SD1** - Single 0-10V input **SELV** [10] - ELV 120V **STRI** [10] - TRIAC 120V	SOLA **RSD1** - Single 0-10V input **RSELV** [15] - ELV 120V **RSTRI** [15] - TRIAC 120V	DUO **RDMX** [16] - DMX **RDDA** [16] - DALI DT6 **RDDA8** [16] - DALI DT8 **RDD1** - Dual 0-10V input for CCT/intensity **RPSQ0** [16] - Lutron T-Series 1% tunable white	

2 - Light & Baffle (Example: EC3SRB-SW-10W-15DEG-2STP-90CRI-27K-LSDL+LS-TRM-CL-FTMW-FTMW-NA)

LUMINAIRE ID	LIGHT SOURCE Specify same as Housing	WATTAGE Specify same as Housing	BEAM	COLOR QUALITY	CRI	COLOR TEMP.
EC3SRB						
EC3SRB - Ecana 3" Square Recessed	**SW** - Static white	**10W** - 10 W output, up to 1132 lm **14W** - 14 W output, up to 1545 lm **20W** [19,20] - 20 W output, up to 2135 lm [19] Not available with 95 CRI when specified with RM. [20] Not available with IC/CP/AT.	**15DEG** - 15° Narrow spot **25DEG** - 25° Spot **35DEG** - 35° Narrow flood **50DEG** - 50° Wide flood **80DEG** - 80° Very wide flood **90DEG** - 90° Open flood	**2STP** - 2 Step MacAdam Ellipse **3STP** - 3 Step MacAdam Ellipse	**90CRI** - 90 CRI **95CRI** - 95 CRI **80CRI** - 80 CRI	**27K** - 2700K **30K** - 3000K **35K** - 3500K **40K** - 4000K
	SOLA - Dim-to-warm single channel control **DUO** - Tunable white 2-channel control	SOLA [20] **19W** - 19 W output, up to 1205 lm DUO [20] **19W** - 19 W output, up to 1355 lm	**25DEG** - 25° Spot **35DEG** - 35° Narrow flood **60DEG** - 60° Wide flood **80DEG** - 80° Very wide flood **90DEG** - 90° Open flood	**3STP** - 3 Step MacAdam Ellipse	**90CRI** - 90 CRI	SOLA **30K18K** - 3000K to 1800K **27K18K** - 2700K to 1800K DUO **65K27K** - 6500K to 2700K **50K27K** - 5000K to 2700K

ACCESSORIES * See page 5 for details	TRIM STYLE Specify same as Housing	LENS * See page 5 for details	BAFFLE FINISH	TRIM FLANGE FINISH Specify NA for Trimless	OPTION
At light element [21,22] (choose up to 2 options for SW and 1 option for SOLA/DUO) **LSDL** - Soft diffused lens, Solite **LFDL** - Frosted diffused lens **LS** - Linear spread **HEX** [23] - Hex louver **NA** - None [21] If two options are specified, separate codes with a "+", e.g. LSDL+LS. [22] LSDL and LFDL cannot be combined. LS and HEX cannot be combined. [23] Not available with 80°/90° beam options.	**TRM** - Flanged trim **TLMP** - Trimless drywall mudplate **TLMW** [24] - Trimless millwork [24] For remodel (RM) installation type, TLMW adapter must be installed from above the ceiling or before ceiling is installed.	**At baffle** (choose 1 option) **SDL** - Soft diffused lens, Solite **FDL** - Frosted diffused lens **CL** - Clear lens **NOL** - No lens	**FTMW** - Textured matte white **FTMB** - Textured matte black **CF#** - Custom finish, specify RAL#	**FTMW** - Textured matte white **FTMB** - Textured matte black **CF#** - Custom finish, specify RAL# **NA** - Not applicable	**WET** [25] - Wet location **NA** - None [25] Must be specified with the flanged trim (TRM), and either SDL, FDL, or CL lens options.

*** LSDL or LFDL at light element cannot be combined with SDL or FDL at baffle.**

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ECANA 3" DOWNLIGHT

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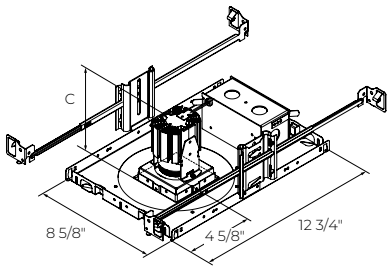
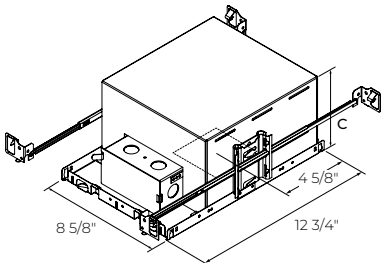
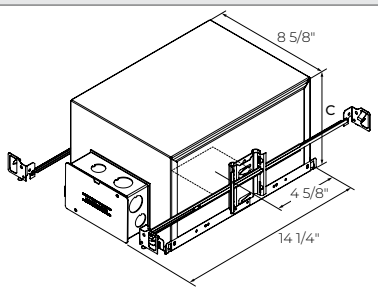
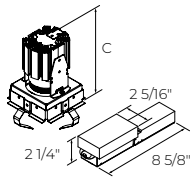
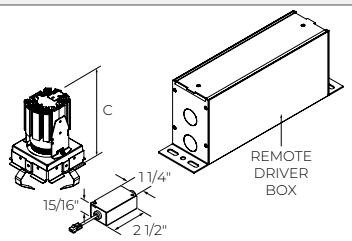
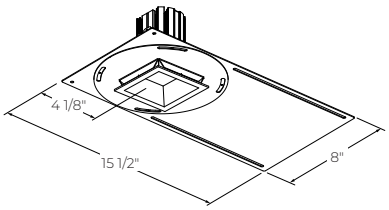
Housing

INSTALLATION TYPES

OF - Open Frame Type Non-IC	**IC** - Type-IC	**CP** - Chicago Plenum Type-IC (CCEA) **AT** - Airtight Type-IC
		

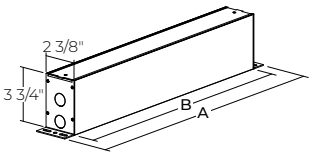
RM - Remodel Type Non-IC

Integral	Remote	**PMP** (Optional) - Pre-mounting plate
		

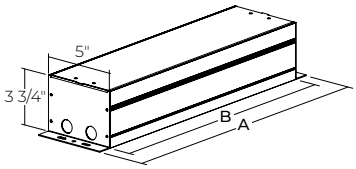
- For height dimension C, see the PLENUM CLEARANCE & CUT-OUT DIMENSIONS table below.
- For OF, IC, CP, and AT installation types with remote dimming, a remote driver box is provided.

REMOTE DRIVER BOX

RDB8 / RDB18 / RDB24

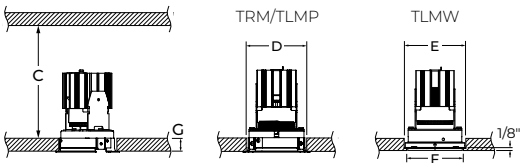


RDB24W



	RDB8	RDB18	RDB24	RDB24W
A	10"	20"	26"	26"
B	8"	18"	24"	24"
DRIVER	**RD1** - 1% 0-10V **RELV** - ELV 120V **RTRI** - TRIAC 120V **RPEQ0** - Lutron Hi-lume Premier 0.1% EcoSystem	**RLDE1** - Lutron Hi-lume 1% Eco **RDA** - DALI **RELD1** - eldoLED 1% ECOdrive 0-10V **RELD0** - eldoLED 0.1% SOLOdrive 0-10V	Emergency battery (+EB) with the following driver options. **RD1+EB** - 1% 0-10V **RELV+EB** - ELV 120V **RTRI+EB** - TRIAC 120V **RPEQ0+EB** - Lutron Hi-lume Premier 0.1% EcoSytem	Emergency battery (+EB) with the following driver options. **RLDE1+EB** - Lutron Hi-lume 1% Eco **RDA+EB** - DALI **RELD1+EB** - eldoLED 1% ECOdrive 0-10V **RELD0+EB** - eldoLED 0.1% SOLOdrive 0-10V
	SOLA **RSD1** - Single 0-10V input **RSELV** - ELV 120V **RSTRI** - TRIAC 120V		DUO **RDMX** - DMX **RDDA** - DALI DT6 **RDDA8** - DALI DT8 **RDD1** - Dual 0-10V input for CCT/intensity **RPSQ0** - Lutron T-Series 1% tunable white	

PLENUM CLEARANCE & CUT-OUT DIMENSIONS



		PLENUM CLEARANCE HEIGHT
		REMOTE & INTEGRAL
C	OF	4" (10 W/14 W) 4 1/2" (20 W)
	IC	6 1/2"
	CP/AT	7"
	RM	4" (10 W/14 W) 4 1/2" (20 W)

		CUT-OUT DIMENSIONS
D	TRM/ TLMP	3 1/2" x 3 1/2"
E F	TLMW	3 1/2" x 3 1/2" 3 1/16" x 3 1/16" with 1/8" lip

		MAXIMUM CEILING THICKNESS
G	TRM/ TLMP	1 3/8"
	TLMW	5/8"

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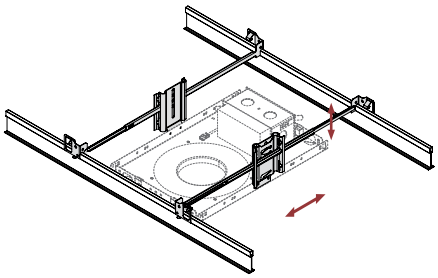
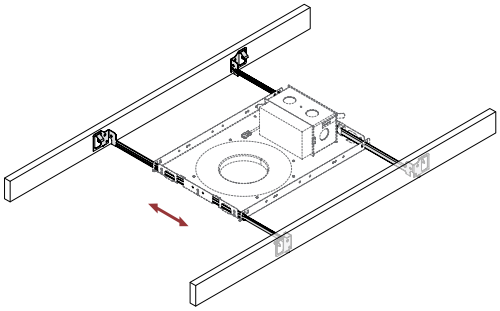
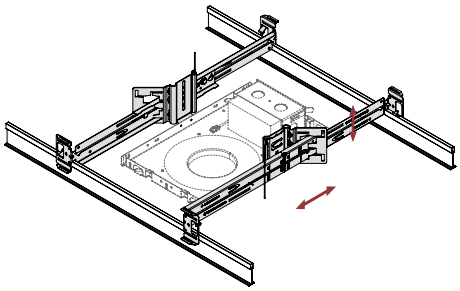
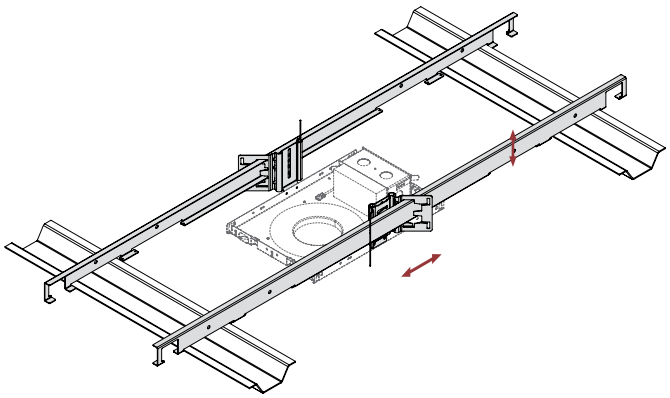
Housing

MOUNTING OPTIONS	
ASB - Adjustable Standard Bar Hangers	
	Adjustable Standard Bar hangers can be used in both commercial and residential applications and are adjustable to various heights in both Grid Ceiling and Drywall mounting. ASB hangers are less rigid and versatile than ACB hangers.
FMB - Flush Mount Bars	
	Flush Mount Bars are best used in residential applications, fitting snug to the surface and suitable for Wood, Metal, and Drywall mounting. The flush mounted bars are static and can't be adjusted.
ACB - Adjustable Commercial Bar Hangers	
	Adjustable Commercial Bar hangers can be used in both commercial and residential applications and are by far the most versatile mounting bar we offer with its adjustability to various heights. ACB hangers are suitable for Grid Ceiling, Drywall, Metal, Wood and Frame mounting. · Extremely rigid · Fits into C-Channel notches in a Butterfly Bracket
AHC - Adjustable Hat Channel Bars	
	Adjustable Hat Channel bars can be used in both commercial and residential applications and come with a butterfly clip to adjust to various heights. AHC bars can be hung downward by 90 degrees in vertical position, and once wired, can be shifted onto the horizontal mounting plane. AHC bars are suitable for both Drywall and wood ceiling applications.

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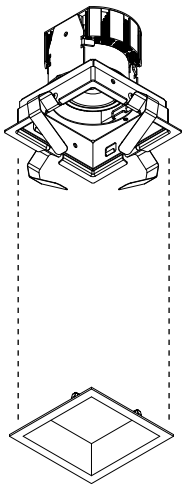
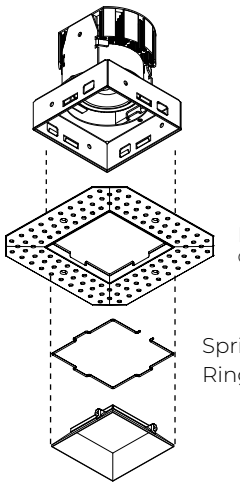
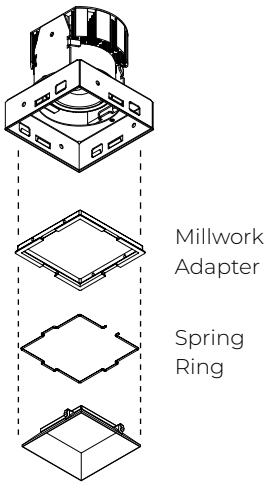
Light & Baffle



Flanged Trim

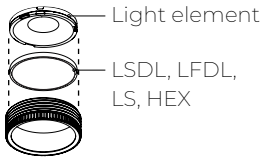


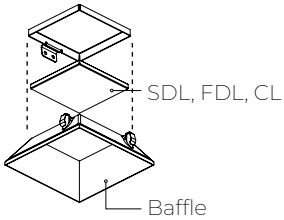
Trimless Drywall Mudplate

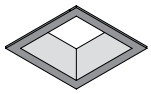
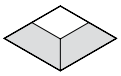
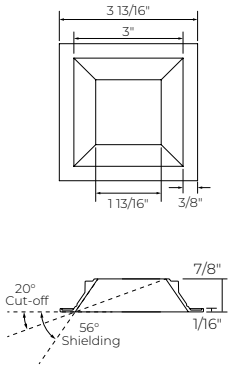
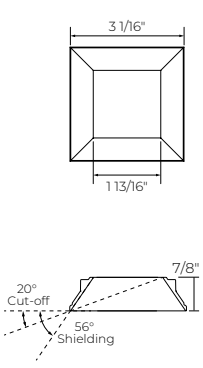


Trimless Millwork

LENS AND ACCESSORIES





TRM Flanged Trim	**TLMP/TLMW** Trimless Drywall Mudplate /Trimless Millwork
	
Baffle finish Trim flange finish	
	

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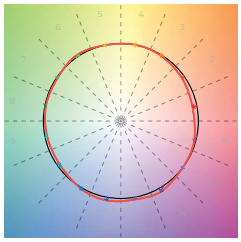
Color Quality

COLOR QUALITY - 3500K	
TM-30 R_f	92
TM-30 R_g	100
CRI	90
R9	> 50

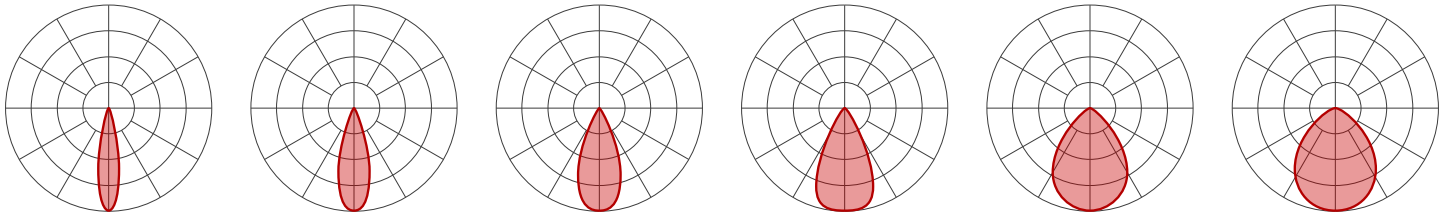


R1A

Photometrics

STATIC WHITE

Values calculated based on 3500K, bevel baffle, and SDL lens option.



15° 25° 35° 50° 80° 90°

Delivered lumens

CRI	90 CRI						95 CRI						80 CRI					
BEAM	15°	25°	35°	50°	80°	90°	15°	25°	35°	50°	80°	90°	15°	25°	35°	50°	80°	90°
10 W	987	1053	1058	937	843	843	760	811	815	721	649	649	1056	1127	1132	1003	902	902
14 W	1347	1438	1444	1280	1152	1152	1037	1107	1112	986	887	887	1441	1539	1545	1370	1233	1233
20 W	1861	1986	1995	1768	1591	1591	1433	1529	1536	1361	1225	1225	1991	2125	2135	1892	1703	1703

Efficacy

CRI	90 CRI						95 CRI						80 CRI					
BEAM	15°	25°	35°	50°	80°	90°	15°	25°	35°	50°	80°	90°	15°	25°	35°	50°	80°	90°
10 W	99	105	106	94	84	84	76	81	81	72	65	65	106	113	113	100	90	90
14 W	96	103	103	91	82	82	74	79	79	70	63	63	103	110	110	98	88	88
20 W	93	99	100	88	80	80	72	76	77	68	61	61	100	106	107	95	85	85

MULTIPLIERS

Please follow the multiplier tables to ensure correct lumen value. Beams, CCT, baffle colors, lensing and accessories will change the lumen value.

CCT		TRIM STYLE AND BAFFLE FINISH		LENS * (At baffle)		ACCESSORIES * (At light element)	
2700K	0.9	Flanged trim	1	SDL - Soft diffused lens, Solite	1	LSDL - Soft diffused lens, Solite	1
3000K	0.95	Trimless	1	FDL - Frosted lens	0.8	LFDL - Frosted lens	0.8
3500K	1	White	1	CL - Clear lens	1.1	LS - Linear spread	0.84
4000K	1.05	Black	1	NOL - No lens	1.1	HEX - Hex louver	0.86

* When more than one lens or accessory is specified, multiply together the value of each lens and/or accessory. e.g. NOL + LSDL + LS = 1.1 x 1 x 0.84 = 0.924

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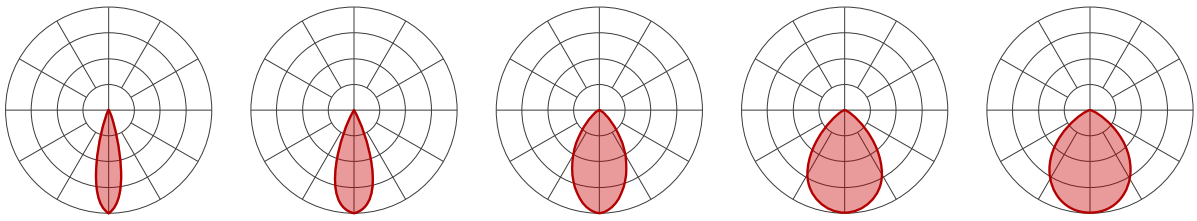
Photometrics

SOLA/DUO

Values calculated based on bevel baffle and SDL lens option.



25° 35° 60° 80° 90°

SOLA

BEAM		25°		35°		60°		80°		90°	
		lm	lm/W	lm	lm/W	lm	lm/W	lm	lm/W	lm	lm/W
19 W	3000K	1150	61	1205	63	1100	58	945	50	870	46
	2700K	1150	61	1205	63	1100	58	945	50	870	46

DUO

BEAM		25°		35°		60°		80°		90°	
		lm	lm/W	lm	lm/W	lm	lm/W	lm	lm/W	lm	lm/W
19 W	6500K	1285	68	1355	71	1190	63	1025	54	940	49
	5000K	1285	68	1355	71	1190	63	1025	54	940	49
	2700K	1050	55	1090	57	960	51	760	40	760	40

MULTIPLIERS

Please follow the multiplier tables to ensure correct lumen value. Beams, CCT, baffle colors, lensing and accessories will change the lumen value.

TRIM STYLE AND BAFFLE FINISH	
Flanged trim	1
Trimless	1
White	1
Black	1

LENS * (At baffle)	
SDL - Soft diffused lens, Solite	1
FDL - Frosted lens	0.8
CL - Clear lens	1.1
NOL - No lens	1.1

ACCESSORIES * (At light element)	
LSDL - Soft diffused lens, Solite	1
LFDL - Frosted lens	0.8
LS - Linear spread	0.84
HEX - Hex louver	0.86

* When more than one lens or accessory is specified, multiply together the value of each lens and/or accessory. e.g. NOL + LSDL = 1.1 x 1 = 1.1

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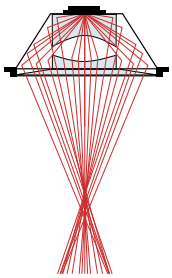
Technical Specifications

OPTIC
XPoint™ Refraction Technology optics provide precise optical control in a remarkably compact form. Micro optical paths from the chip on board converge and then disperse in precise beam angles, resulting in a crisp and exacting light quality.



LIGHT SOURCE
Static white
Compact COB (Chip-On-Board) LED module, available in 2700K, 3000K, 3500K and 4000K with a choice of 80 CRI, 90 CRI, or 95 CRI, with elevated R9 value for 90 CRI and above. Color consistency is maintained to within 2 SDCM. All LEDs have been tested in accordance with IESNA LM-80-08 and the results have shown L80 lumen maintenance greater than 60,000 hours. Absolute product photometry is measured and presented in accordance with IESNA LM-79, unless otherwise indicated. Optional full spectrum LEDs can be incorporated in the fixture to increase Cyanosis Observation Index (COI) and assist in regulating circadian rhythms.

Chromawerx SOLA
Chromawerx SOLA is single-channel control that dims output while warming the color temperature in a pre-determined relationship. Two color temperature range options are offered: 3000K to 1800K, and 2700K to 1800K. A simple analog control adjusts a specially populated LED array to emulate the effect of dimming a filament source.

Chromawerx DUO
Chromawerx DUO offers a two-channel control system which uses analog or digital protocols for synchronous control of both cool to warm LED arrays - maintaining a CRI above 90. Two color temperature range options are offered: 6500K to 2700K, and 5000K to 2700K. The range of color DUO offers is useful for entraining circadian rhythms, stimulating alertness, and compensating for jet lag among other applications. The Chromawerx drivers are programmed to limit maximum light output and power usage across all color temperatures. When paired with DALI drivers (DDA/DDA8), color tuning follows a linear dimming curve.

ELECTRICAL
Unless otherwise specified, dimming down to 1%. At maximum driver load: efficiency>84%, PF>0.9, THD<20%.
Integral: 0-10V, ELV, TRIAC, Lutron Hi-Lume 1% EcoSystem, DALI, eldoLED 0.1% SOLOdrive 0-10V, eldoLED 1% ECOdrive 0-10V
Remote: 0-10V, ELV, TRIAC, Lutron Hi-Lume 1% EcoSystem, DALI, eldoLED 0.1% SOLOdrive 0-10V, eldoLED 1% ECOdrive 0-10V, DMX, Lutron T-series (tunable white)
Emergency battery options: Remotely-installed, long-life, high-temperature, maintenance-free, Bodine Lithium-Ion battery pack with self-test functionality, test switch and charge indicator. IOTA and Fulham options available upon request. Minimum of 90 minutes operation, and recharge time of 24 hours. For fixtures less than 10 W, the battery provides 6W of emergency light output. For fixtures 10 W and over, the battery provides 10 W.

PoE
Depending on the PoE manufacturer selected, Lumenwerx will install the node in factory as either integral to the luminaire or as a remote module. Factory programming of the PoE node may or may not enable the following functionalities: lumen package, DUO (tunable white), QUADRO (RGBW), emergency battery backup, and sensor integration. These must be addressed and evaluated on a case-by-case basis.

CONSTRUCTION
Housing
For new construction, 20 gauge powder coated steel. Open frame, type-IC, or Chicago Plenum (CCEA) rated. 18 gauge galvanized steel junction box with ½" trade size knockouts. Adjustable hanger bars and butterfly brackets are included. Adjustable commercial hat channel and flush mounted brackets are also available.

Light element
LED module: Integral COB module. 90 CRI and 2 SDCM, Standard with options of 80 CRI, or 95 CRI. L80 > 60,000 hours.
XPoint™ Refraction Technology optic: Micro optical paths from the chip on board converge and then disperse in precise beam angles, resulting in a crisp and exacting light quality.
Thermal management: Die-cast aluminum heat sink to maximize thermal dissipation.
Baffle: Die-cast aluminum mounted with retaining spring clips
Trim style: Trimmed and trimless with mudplate or millwork adapter

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T (514) 225-4304
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ECANA3-DOWNLIGHT-SQUARE-RECESSED-SPEC-REV0 March 6, 2024

ECANA 3" DOWNLIGHT

SQUARE RECESSED

Lumenwerx

R1A

WEIGHT

Open frame: 4.3 lbs - 1.9 kg
Type-IC: 4.5 lbs - 2.0 kg
Chicago Plenum: 7.5 lbs - 3.4 kg
Remodel: 3.25 lbs - 1.5 kg

LENS AND ACCESSORIES

Soft diffused lens, Solite

Frosted diffused lens

Clear lens

Linear spread

Hex louver

ENVIRONMENT

Ambient temperature at fixture location shall be within 0°C/32°F - 25°C/77°F, indoor dry or damp as well as outdoor damp use (canopies or marquees).

CERTIFICATIONS

ETL: Rated for indoor dry/damp locations. Conforms to UL Standard 1598 and certified to CAN/CSA Standard C22.2 No. 250.0.
IP44: IP44 rated for bathrooms, showers, outdoor canopies, and marquees when specified with the wet location (WET) option.
Chicago Plenum: City of Chicago approved (CCEA) when specified with CP installation type option.
IC rated: Suitable for direct contact with insulation when specified with IC, CP or AT installation type options.

WARRANTY

Lumenwerx provides a five-year limited warranty on electrical and mechanical performance of the luminaires, including the LED boards, drivers, and auxiliary electronics. Lumenwerx will repair or replace defective luminaires or components at our discretion, provided they have been installed and operated in accordance with our specifications. Other limitations apply, please refer to the full warranty on our website.

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W2

Project Name: .....

Location: .....

Specifier: .....

Rep Agency: .....

Fixture Type: .....

Product Code: .....

KLIK LEDpod™ 40 Patented

DESCRIPTION

Discrete, seamless point source LED fixture for use in all code-compliant handrail, especially curving ramps and helical stairs as well as long runs on bridges and pedestrian paths. Asymmetric optic allows mounting at rail nadir, eliminating uncomfortable glare issues.

HOUSING

Aluminum body has a fine 25-micron finish and is then hard-coat anodized, thus preventing galvanic corrosion. Silicone gasket seals the installation from water ingress and provides added means of electrical isolation to minimize potential for galvanic reaction.

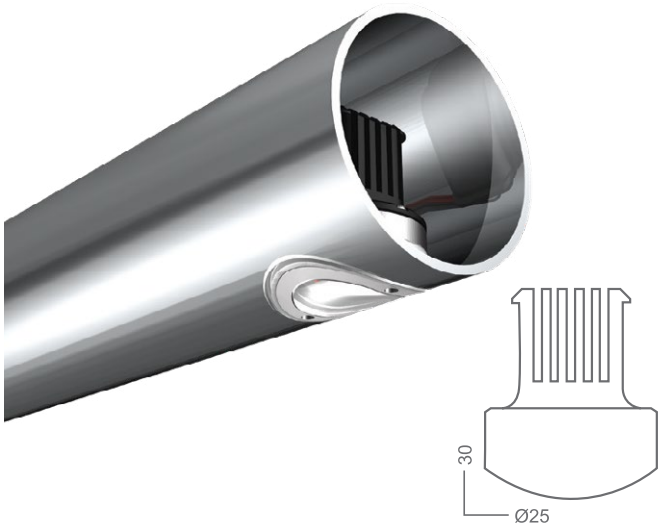
MOUNTING

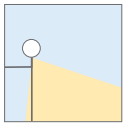
Patented attachment method offers unparalleled security and ease of mounting. Requires only a simple drilled hole in railing material. All conductors remain internal to railing to provide secure and safe wiring. IK10 Impact rating ensures vandal resistance.

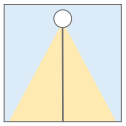
- Tube Size: Ø 1.5" - 1.75", Max. wall .2"
  Other sizes available upon request.
- Cut Out: 25mm
  - Must use a 25mm annular cutter [NOT a 1" cutter].

ELECTRICAL/LED DRIVER

- Input Voltage: 24 VDC
- Operating Temp: -40 to 120° F
- Driver: Must use class 2 driver
  - Primary Driver: 110 - 277 VAC UL Listed Constant Voltage
  - Secondary Driver: 350 - 700mA Constant Current (provided with fixture)
- Control: 0-10V, DALI, DMX
  - DMX control for dimming only, not for individually addressed LEDpod
- Enclosure: Minimum NEMA2 for indoor, NEMA 3R for outdoor
- Wire connectors provided; factory pre-wire available, consult factory




Asymmetric


Symmetric

ETL listed
UL 1598/CSA 22.2; CE

Weatherproof Rating:
IP66
Wet location rated

Operating Temp:
-40°F – 120°F

Impact resistance:
IK10

3G Vibration
per MIL-STD-810G

Wildlife friendly

International Dark Sky Association Certified Amber ≤ 3000K

* All IP rated luminaires tested to AS60529-2004 Degrees of protection provided by enclosures (IP Code)

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KLIK LEDpod™ 40 Patented

SPECIFICATION TABLE

Follow the steps to specify your fixture. Enter Product Code in field at top of page. Example: LP4030KA40

Fixture Type	Color Temp [K]	Distribution	Rail Wall Thicness[1]	Lens Options	Security	Output (W)	Anodized Bezel Options	Control
LP40	**22K** 2200K	**A** Asymmetric	**1512** 1.5" x 11ga	- Clear lens [Std]	- Tamper resistant [Std]	- 500mA 2W [Std]	- Marine grade anodized [Std]	- 0-10V Dim
	27K 2700K	**S** Symmetric	**1513** 1.5" x 1/8 Wall	**FR** Opaque frost	**TP** Tamperproof	**350** 350mA 1.5W	**BRS** Antique Brass	**DMX1** DMX 1 Ch
	30K 3000K		**1506** 1.5" 16ga	**OT** Optical filter	[Requires the KLIK tool]	**700** 700mA 2.5W	**BLK** Black Anodized	**PH** [Phase dim]
	35K 3500K		**05** 1 1/4 SC5 Pipe				**BZ** Bronze	
	40K 4000K		**10** 1 1/4 SC10 Pipe				**ANT** Dark Antique	
	AMB FWC Amber		**40** 1 1/4 SC40 Pipe				**GLD** Rose Gold	
	PCA Phos-converted Amber		**80** 1 1/4 SC80 Pipe					
	R Red		**CUST** Non-stock					
	G Green		TBD				TBD	
	B Blue							

[1]Clips for Bronze railing requires a special alloy | consult factory

LED PERFORMANCE

LED:	Cree XT-E
CCT:	Refer to the specification table for details
CRI:	80-85
Life:	80% at 50k hrs and 85° C
Binning:	3 MacAdam Steps
Warranty:	5 Year Warranty

				SYMMETRICAL	ASYMMETRICAL
Lm	W	mA	V	Delivered Lumens	
108	1.5	350	3	83	80
144	2	500	3	111	107
180	2.6	700	3	124	121

REMOTE MOUNTING DISTANCE CHART

24 VDC 100W Driver	Approx. distance from driver to first LED at 32 fixtures			
Wire Size	10 AWG	12 AWG	14 AWG	16 AWG
Distance	525'	328'	213'	131'

Increased spacing or higher output LEDpods reduces the number of PODs per circuit and the remote distance.

PRIMARY DRIVER

Power Supply 24V DC [PSU]	Secondary LED Driver	Spacing	Maximum KLIK LEDpods™*
110 - 277 Primary Voltage Remotely Mounted Dimming Control 10" x 1.5" x 2"	700mA	24"	30
	500mA	24"	37
	350mA	24"	50

*Based on 16 AWG between LEDpods ≤ 50' remote distance

REMOTE POWER SUPPLIES [PSUs]

LP040WPRITRNDIMIP	Class 2, 40W, IP67, 0-10 Dimmable Remote Constant Voltage PSU [rated for outdoor use]
LP096WPRITRNDIM	Class 2, 96W, IP67, 0-10 Dimmable Remote Constant Voltage PSU [rated for outdoor use]
LP100WPRITRNDIM	Class 2, 100W, IP64, 0-10V Dimmable Remote Constant Voltage PSU [rated for indoor use]
LPQZ96WUNV24VPH010	Class 2, 96W, IP66, Phase Dim or 0-10 Dimmable Remote Constant Voltage PSU [rated for outdoor use]
LPQZ96WUNV24VDMX1CH	Class 2, 96W, IP66, 8 Bit DMX Remote Constant Voltage PSU [rated for outdoor use]

REMOTE NEMA ENCLOSURES

LPNEMA2RENCLJR	NEMA2 INDOOR enclosure for LP100WPRITRNDIM, 12 x 3.3 x 2
LPNEMA3RENCLJR	NEMA3R Drip Proof Enclosure, 4 x 4 x 12 [IP24 Equivalent]
LPNEMA3RXENCLSS	NEMA3 304 Lockable Stainless Steel Drip Proof Enclosure 4 x 4 x 12 [IP24 Equivalent]
LPNEMA4ENCLJR	NEMA4 Watertight Enclosure, 6 x 4 x 12 [IP66 Equivalent]; NEMA4X
LPNEMA4XENCLSSJR	NEMA4 304 Lockable Stainless Steel Watertight Enclosure 6 x 4 x 12 [IP66 Equivalent] NEMA4X
LPNEMA6PTRO	NEMA6 Watertight Enclosure Wiring Trough, 2 x 3 x 14 [IP68 Equivalent]

Additional driver & enclosure configurations available, including IP68 options
Please note the KLIK UL Listing requires purchase of a remote driver and enclosure.

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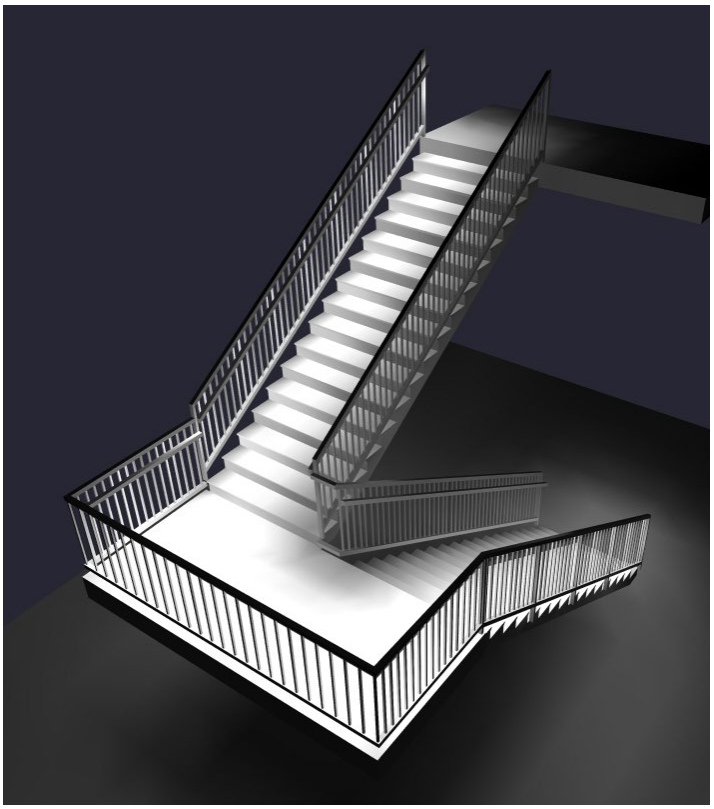
W2

KLIK LEDpod™ 40 Patented SINGLE SIDED

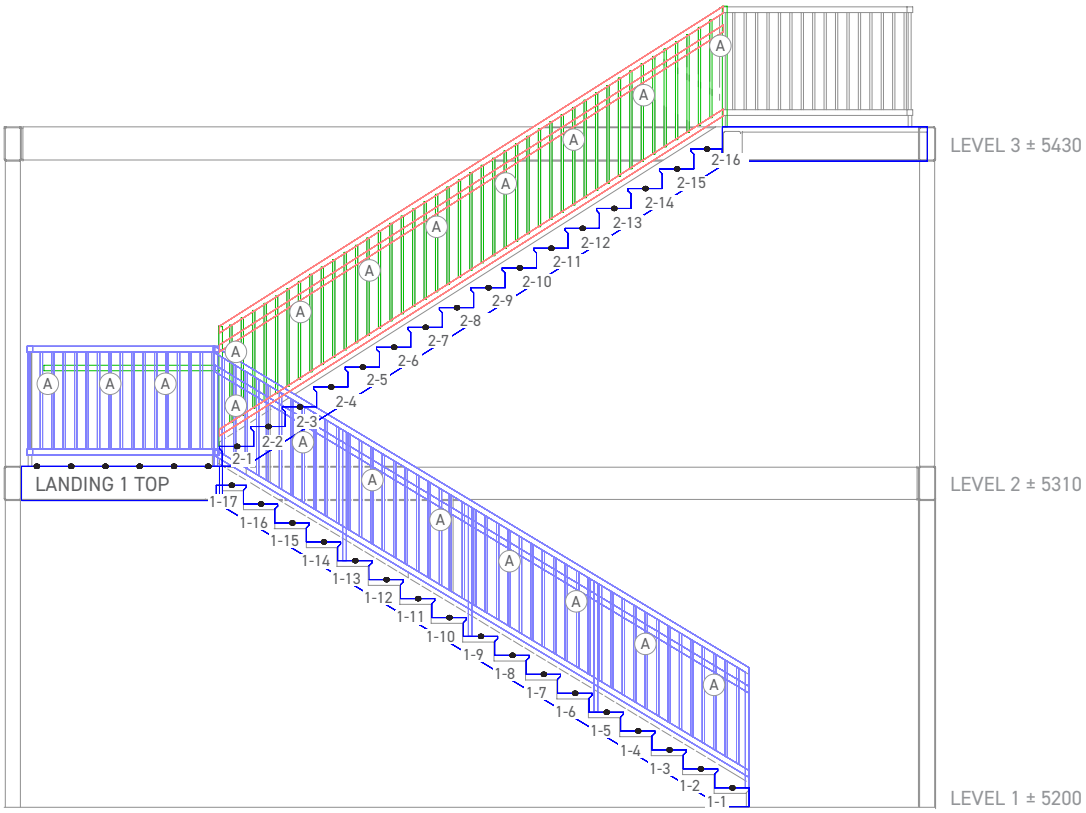


QTY	LABEL	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
26	A	Single	130	0.900	LPOD40-3K-500mA-2.0W-Asym Clear Lens

Landing readings taken on landing. Stair readings taken on stair. *(Design based on 2' centers.)*

LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
Landing	Fc	13.73	22.2	3.0	4.58	7.40

STAIRS	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
1-1	Fc	3.99	5.9	0.9	4.43	6.56
1-10	Fc	6.83	12.0	0.9	7.59	13.33
1-11	Fc	6.68	11.3	0.9	7.42	12.56
1-12	Fc	6.86	12.1	0.9	7.62	13.44
1-13	Fc	6.50	11.1	0.8	8.13	13.88
1-14	Fc	6.84	12.1	0.8	8.55	15.13
1-15	Fc	6.43	11.2	0.8	8.04	14.00
1-16	Fc	6.88	12.4	0.6	11.47	20.67
1-17	Fc	6.14	10.9	0.6	10.23	18.17
1-2	Fc	6.11	9.9	0.9	6.79	11.00
1-3	Fc	7.00	12.2	0.9	7.78	13.56
1-4	Fc	6.64	11.4	1.0	6.64	11.40
1-5	Fc	7.04	12.2	0.9	7.82	13.56
1-6	Fc	6.73	11.6	1.0	6.73	11.60
1-7	Fc	6.96	11.9	0.9	7.73	13.22
1-8	Fc	6.80	11.9	0.9	7.56	13.22
1-9	Fc	6.86	11.7	0.9	7.62	13.00
2-1	Fc	8.36	14.5	2.1	3.98	6.90
2-10	Fc	7.33	12.6	1.9	3.86	6.63
2-11	Fc	7.60	13.5	1.7	4.47	7.94
2-12	Fc	7.28	12.7	2.0	3.64	6.35
2-13	Fc	7.74	13.5	1.7	4.55	7.94
2-14	Fc	7.00	13.0	1.5	4.67	8.67
2-15	Fc	6.56	11.8	1.1	5.96	10.73
2-16	Fc	5.65	11.2	0.7	8.07	16.00
2-2	Fc	8.10	14.3	1.9	4.26	7.53
2-3	Fc	7.05	13.1	1.5	4.70	8.73
2-4	Fc	7.85	13.6	1.8	4.36	7.56
2-5	Fc	7.25	13.4	1.6	4.53	8.38
2-6	Fc	7.66	12.9	1.8	4.26	7.17
2-7	Fc	7.45	13.5	1.6	4.66	8.44
2-8	Fc	7.46	12.6	1.8	4.14	7.00
2-9	Fc	7.56	13.7	1.6	4.73	8.56



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W2

KLIK LEDpod™ 40 Patented SINGLE SIDED

LANDING 1 TOP

2

5'-11 1/4"

	9.4	12.9	13.8	12.8	11.5	10.7	10.5	10.8	11.7	13.1	14.2	12.9	9.9	
	14.3	18.8	19.8	18.3	16.4	15.2	14.9	15.4	16.8	18.9	20.5	19.2	15.1	
	16.1	20.6	20.9	18.4	15.8	14.2	13.9	14.6	16.7	19.6	22.2	21.6	16.4	
	15.0	19.0	18.5	14.9	11.7	10.0	9.8	10.9	13.4	16.9	20.1	20.3	15.2	
	13.4	16.8	15.2	10.9	7.2	5.6	5.7	6.8	9.4	12.9	16.2	17.0	12.8	
	12.6	15.6	13.3	8.6	4.7	3.0	3.2	3.5	6.5	9.6	12.7	14.1	8.8	

1.8

± 26'-8"

15'-0 1/2"

STAIRS 1-17	10.2	10.9	9.9	7.3	5.1	3.4	1.7	0.6	2.1	3.2	4.9	7.5	10.2	13.2	14.5	11.3	STAIRS 2-1
STAIRS 1-16	10.4	12.4	11.5	8.9	6.0	3.5	1.7	0.6	1.9	2.8	4.4	6.9	10.0	12.7	14.3	11.8	STAIRS 2-2
STAIRS 1-15	10.0	11.2	10.2	7.9	5.6	3.7	2.0	0.8	1.8	2.8	4.5	6.9	9.7	12.1	13.6	11.4	STAIRS 2-3
STAIRS 1-14	10.2	12.1	11.2	8.7	6.0	3.7	2.0	0.8	1.5	2.5	3.9	5.7	8.1	11.5	13.1	10.1	STAIRS 2-4
STAIRS 1-13	9.7	11.1	10.2	8.2	5.9	4.0	2.1	0.8	1.6	2.5	3.8	5.8	8.7	11.8	13.4	10.4	STAIRS 2-5
STAIRS 1-12	10.2	12.1	11.2	8.7	5.9	3.8	2.1	0.9	1.8	2.9	4.7	6.9	9.5	11.6	12.9	11.0	STAIRS 2-6
STAIRS 1-11	9.9	11.3	10.5	8.4	6.1	4.1	2.2	0.9	1.6	2.6	3.9	6.1	9.1	12.0	13.5	10.8	STAIRS 2-7
STAIRS 1-10	10.0	12.0	11.1	8.6	5.9	3.9	2.2	0.9	1.8	3.0	4.6	6.7	9.2	11.3	12.6	10.5	STAIRS 2-8
STAIRS 1-9	10.2	11.7	10.8	8.7	6.3	4.1	2.2	0.9	1.6	2.6	3.9	6.4	9.2	12.1	13.7	11.0	STAIRS 2-9
STAIRS 1-8	10.0	11.9	11.0	8.4	5.9	4.0	2.3	0.9	1.9	3.0	4.6	6.5	8.7	11.2	12.6	10.1	STAIRS 2-10
STAIRS 1-7	10.3	11.9	11.1	8.9	6.3	4.1	2.2	0.9	1.7	2.6	4.1	6.6	9.3	12.0	13.5	11.0	STAIRS 2-11
STAIRS 1-6	9.9	11.6	10.8	8.3	5.9	4.0	2.3	1.0	2.0	3.1	4.5	6.4	8.3	11.3	12.7	9.9	STAIRS 2-12
STAIRS 1-5	10.4	12.2	11.3	8.9	6.3	4.1	2.2	0.9	1.7	2.7	4.4	6.8	9.6	12.0	13.5	11.2	STAIRS 2-13
STAIRS 1-4	9.7	11.4	10.5	8.2	5.9	4.1	2.3	1.0	1.5	2.5	3.8	5.7	8.2	11.4	13.0	9.9	STAIRS 2-14
STAIRS 1-3	10.3	12.2	11.3	8.9	6.2	4.0	2.2	0.9	1.1	1.9	3.5	5.7	8.3	10.3	11.8	9.9	STAIRS 2-15
STAIRS 1-2	8.8	9.9	9.3	7.7	5.9	4.1	2.3	0.9	0.7	1.4	2.3	4.2	6.9	9.7	11.2	8.8	STAIRS 2-16
STAIRS 1-1	4.8	5.9	5.7	5.1	4.2	3.3	2.0	0.9									

1.2

5'-8 1/4"

1

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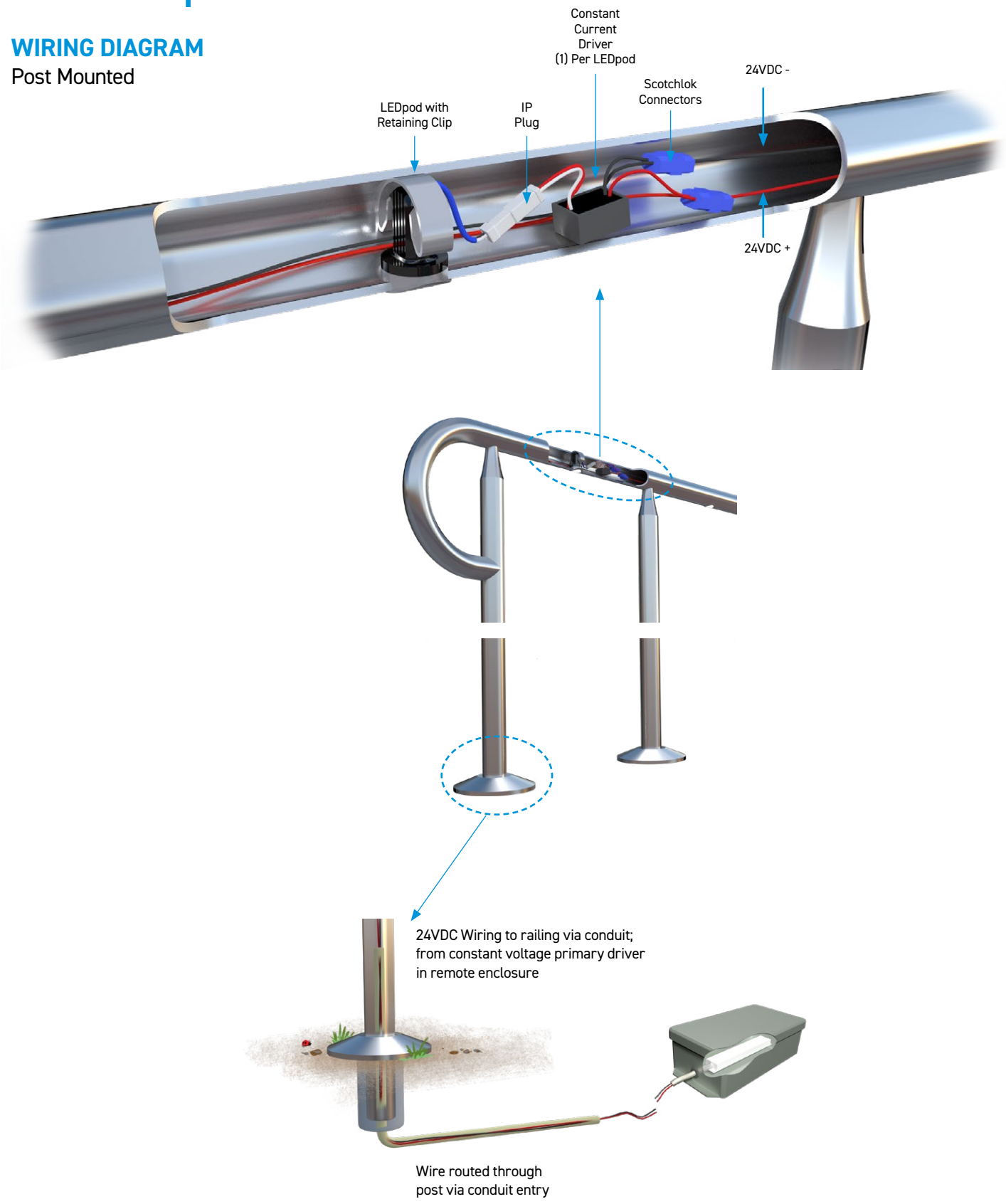
KLIK LEDpod™ 40 Patented

WIRING DIAGRAM

Post Mounted



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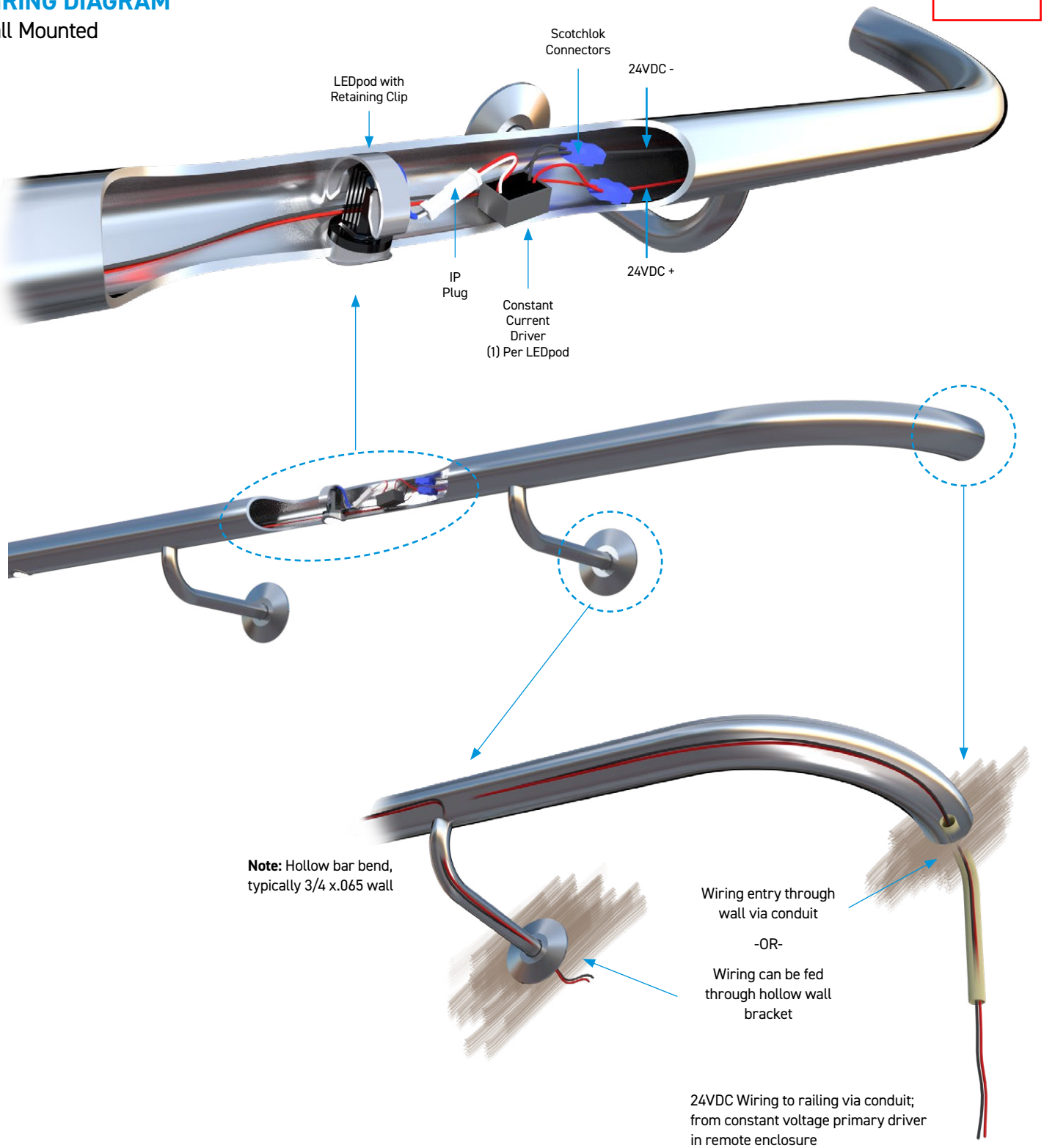
W2

WIRING DIAGRAM

Wall Mounted



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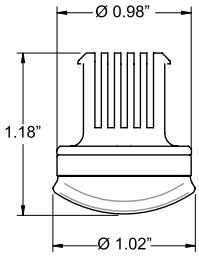
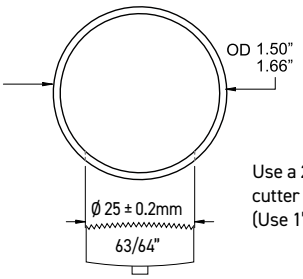
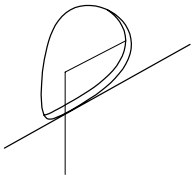
INSTALLATION INSTRUCTIONS Additional instructions may apply, consult factory.

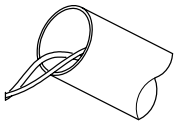




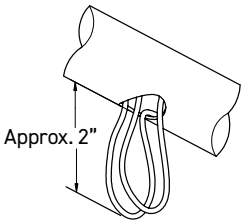
Use a 25mm annular cutter to bore hole. (Use 1" in aluminum.)



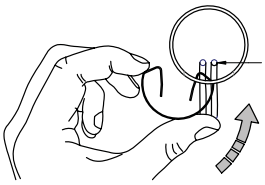
1 Make sure drilled holes are deburred and excess chips are removed from railing.



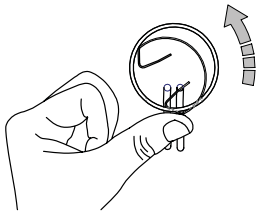
2 Feed through appropriate wires (14ga - 18ga).



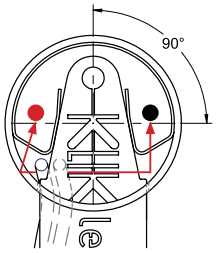
3 Pull a loop of wire through hole.



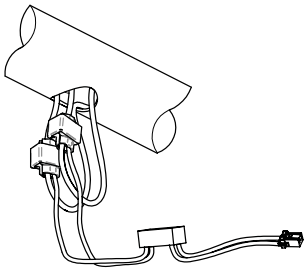
4 Rotate retaining clips in as shown. Avoid tangling or severing through wire.



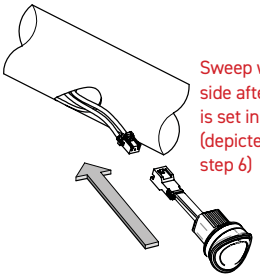
5 Apply pressure as shown to deform clip into place in a circular motion. Avoid damaging the surface of tube and tangling or damaging wire.



6 Fit clip into place until the clamping ends are equally centered over the hole. Use the tool to center the clip until equal pressure can be felt and inspect by eye.



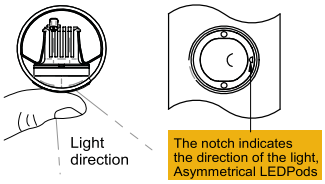
7 Install Scotchlok connectors to the red and black wires. Connect the corresponding color wires of the driver to the Scotchloks and assure the clip is secured.



8 CAREFULLY feed the Scotchloks to the left of the clip and the driver to the right with the driver connector hanging out. Ensure wires are clear from where the LEDPOD is to fit.

Proceed to connect the LEDPOD.

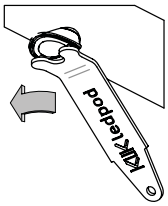
Install all LEDpods to this point, then perform a circuit test to ensure all LEDpods are operational BEFORE final installation.



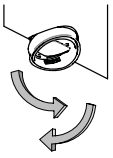
9 Push LEDPOD in until it snaps into place and the outer surface is flush with the outer surface of the tube.

Prod the rim of the clear silicone IP Seal to provide a tighter fit.

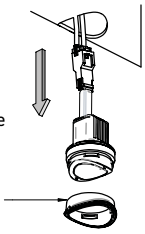
LEDPOD REMOVAL STEPS



1 Insert removal tool into the 2mm holes in the LEDPOD. With firm pressure, rotate the LEDPod 90°.



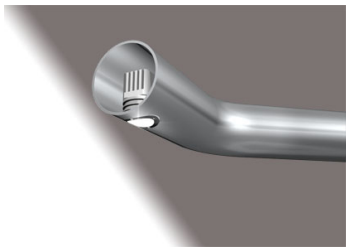
2 Carefully peel back the IP silicone seal one side at a time.

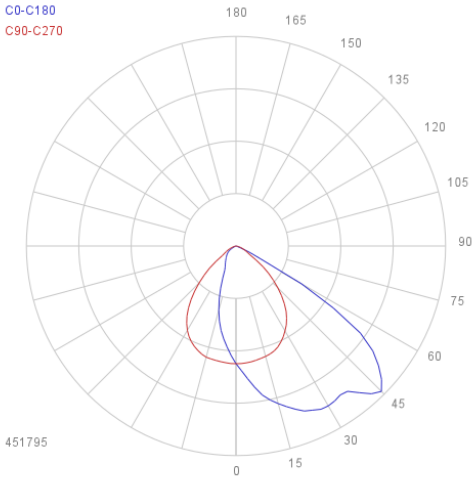


3 Carefully remove the LEDPOD from the clip, ensuring not to damage or disconnect wires in the process.

W2

Photometric Data Sheet





System: LEDpod 40
File ID: 451795
Revision: A

File Name:
LPOD40-Dir-PCLens-AsymRefW-LPOD-350mA-3000K-451795-A.IES

Description:
Winner of the IES Luminaire Design of Excellence Award 2010
LED luminaire designed to be installed into handrails from Ø38mm - Ø45mm dia, max wall thickness 3.5mm, symmetrical or asymmetric distribution, providing direct illumination for stairs and pathways. Optically clear or frosted polycarbonate lens, uses 1 x CREE LED.

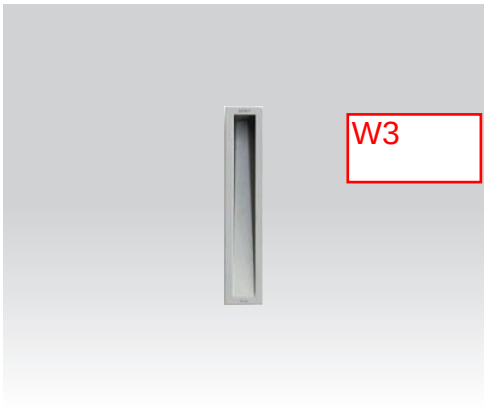
Uses:
Suitable for use with 24VDC or 42VDC supply available with either Non-dimmable, DALI, 1-10V or DMX control, internal IP rated 350mA or 500mA driver, requires external 24VDC or 42VDC LED Converter.

System Details:
System Name: LEDpod 40
Mounting Location: Pole-Integrated
Luminaire Width: (m) 0.025
Luminaire Height: (m) 0.029
Diffuser Width: (m) 0.02
Luminaire Weight: (kg) 0.074

Photometric Details:
Direction: Direct
Direct Diffuser: Polycarbonate Lens
Indirect Diffuser: N/A
Reflector: White Asym Reflector
Tested System: LEDpod 40
LOR Up: 0
LOR Down: 68
LOR Total: 68

Lamp Details:
Lamp: Cree Xlamp XP-L-3000K-350mA
Spectrum: 3000K
CRI: 80
Technology: LEDPOD
Lamp Test Length: 25
Lamp Lumens:149
Lamp Watts: 1.1
Lamp LM W: 135.4
Lamp Qty: 1

Contact Details: info@kliksystems.com.au - www.kliksystems.com.au
Klik Systems Australia - 2/2 Southridge St. Eastern Creek NSW 2766
Design subject to change without notice. Delivered lumens and system W/m may vary by +/- 10 percent due to binning variations.



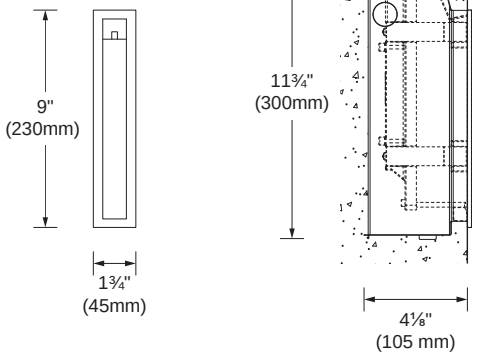
Collection of wall recessed luminaires for exterior applications. Designed for low mounting heights with downward asymmetric light distribution. Low luminance with the light source regressed inside the luminaire and shielded from all viewing angles. Exceptional European build quality with high corrosion resistant finish. Robust marine grade die-cast aluminum construction with stainless steel fasteners and factory sealed micro-prismatic glass diffuser.

Luminaire characteristics:	**Power input:** 3W to 34.5W **Lumens:** 18lm to 755lm (for 3000K, 90CRI) **Luminaire efficacy:** Up to 26lm/W
Source:	LED module (LM-80) 3000K : 90CRI, 4000K : 90CRI.
Lumen maintenance:	>70% of initial lumens at 50 000 hours (L70) (LM-80).
Optics:	Accent light.
Material:	Body: Die-cast aluminum Reflector: 99.98% pure anodized aluminum. Diffuser: 4mm thick acid etched tempered glass. Hardware: Stainless steel screws and silicone gaskets.
Mounting:	Recessed wall installation using recessed box accessory.
Electrical:	Integral high efficiency LED driver, rated at 50 000 hours, 120-277V.
Dimming:	0-10V dimming (120-277V) down to 10%.
Finish:	Aluminum gray
Weight:	1.5 to 6.8lbs (0.7 to 3.1kg)
Warranty:	5 year limited warranty.
Ratings:	IP65, IK06
Certification:	cULus listed for wet location.

DIMENSIONS

Micro Blinker (**S6060**)

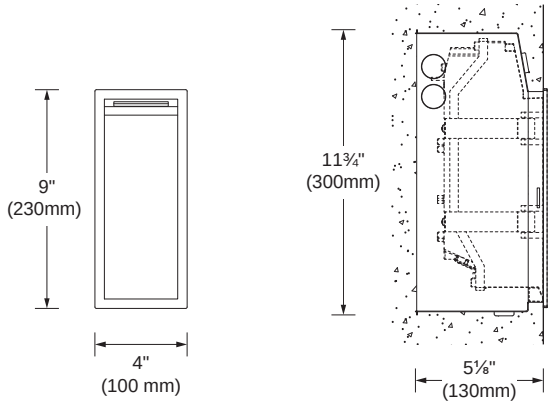
Installation in concrete using back box: S6063



FRONT VIEW **SECTION VIEW**

Mini Blinker (**S6070**)

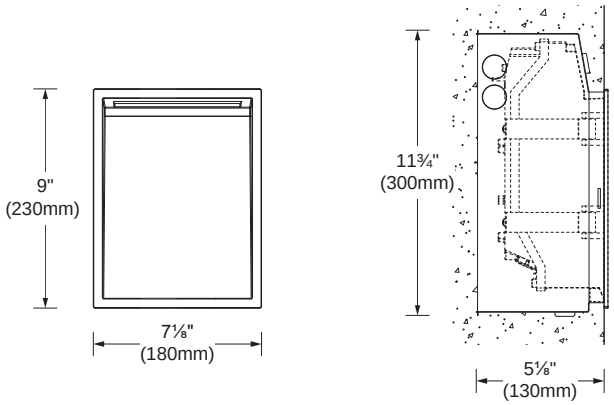
Installation in concrete using back box: S6073



FRONT VIEW **SECTION VIEW**

Blinker (**S6080**)

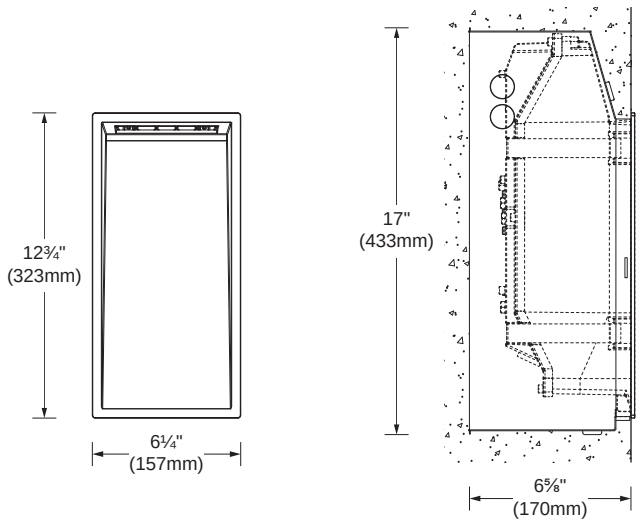
Installation in concrete using back box: S6083



FRONT VIEW **SECTION VIEW**

Mega Blinker (**S6020**)

Installation in concrete using back box: S6023



FRONT VIEW **SECTION VIEW**

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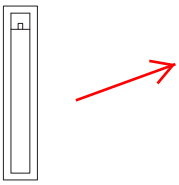
9320 Boul. St-Laurent, suite 100, Montréal (Québec) Canada H2N 1N7, P.: 514.523.1339 F.: 514.525.6107 www.sistemalux.com

PHOTOMETRIC DATA

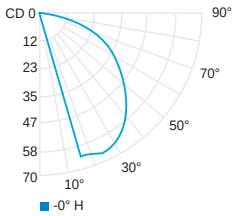
Visit sistemalux.com for complete photometric data.

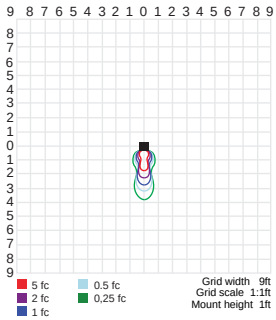
Micro Blinker



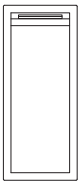
CCT (K)	CRI	LOAD (W)	OPTIC	LUMENS (lm)	EFFICACY (lm / W)	MAX CANDELA (cd)	MODELS
3000K	90	3W	Accent light	18	6	69	S6060W
4000K				19	6	73	S6060N

Accent light (3000K, 90CRI)



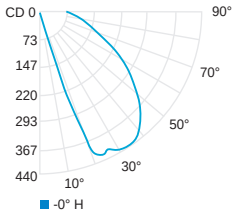


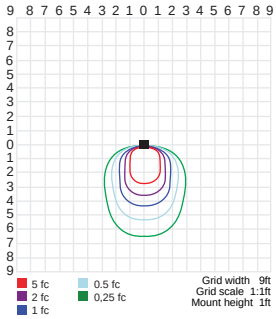
Mini Blinker



CCT (K)	CRI	LOAD (W)	OPTIC	LUMENS (lm)	EFFICACY (lm / W)	MAX CANDELA (cd)	MODELS
3000K	90	17W	Accent light	280	16	435	S6070W
4000K				310	18	480	S6070N

Accent light (3000K, 90CRI)

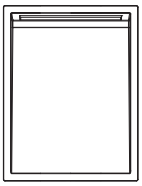




PHOTOMETRIC DATA

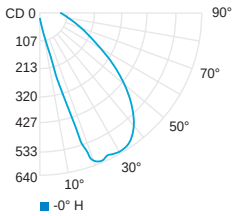
Visit sistemalux.com for complete photometric data.

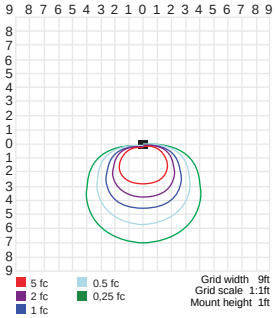
Blinker



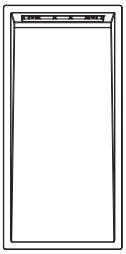
CCT (K)	CRI	LOAD (W)	OPTIC	LUMENS (lm)	EFFICACY (lm / W)	MAX CANDELA (cd)	MODELS
3000K	90	23W	Accent light	565	25	630	S6080W
4000K				595	26	660	S6080N

Accent light (3000K, 90CRI)



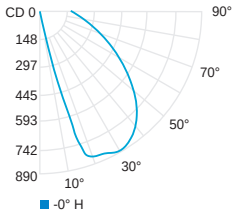


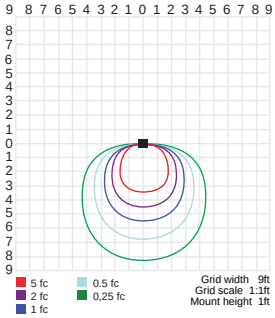
Mega Blinker



CCT (K)	CRI	LOAD (W)	OPTIC	LUMENS (lm)	EFFICACY (lm / W)	MAX CANDELA (cd)	MODELS
3000K	90	34.5W	Accent light	755	21	880	S6020W
4000K				825	24	960	S6020N

Accent light (3000K, 90CRI)





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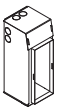
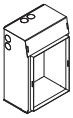
MOUNTING ACCESSORIES
(TO BE ORDERED SEPARATELY)

- **S6063 -** Back box for Micro Blinker (S6060)
  2¾" x 11¾" x 4⅛"
  (70mm x 300mm x 105mm)

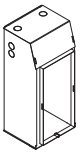
- **S6073 -** Back box for Mini Blinker (S6070)
  4¼" x 11¾" x 5⅛"
  (110mm x 300mm x 130mm)



- **S6083 -** Back box for Blinker (S6080)
  7½" x 11¾" x 5⅛"
  (190mm x 300mm x 130mm)



- **S6023 -** Back box for Mega Blinker (S6020)
  7¼" x 17" x 6⅝"
  (187mm x 433mm x 170mm)



ORDERING INFO

S6060W- UNV - 14 - D10
FIXTURE

S6063
RECESSED BOX

RESET INFO

MODEL

Micro Blinker	Mini Blinker	Blinker	Mega Blinker
S6060W - 3000K, 90CRI	**S6070W -** 3000K, 90CRI	**S6080W -** 3000K, 90CRI	**S6020W -** 3000K, 90CRI
S6060N - 4000K, 90CRI	**S6070N -** 4000K, 90CRI	**S6080N -** 4000K, 90CRI	**S6020N -** 4000K, 90CRI

VOLTAGE

UNV - 120-277V

FINISH

14 - Aluminum gray

DIMMING

D10 - 0-10V

Due to continuous improvements, the information herein may be changed without notice
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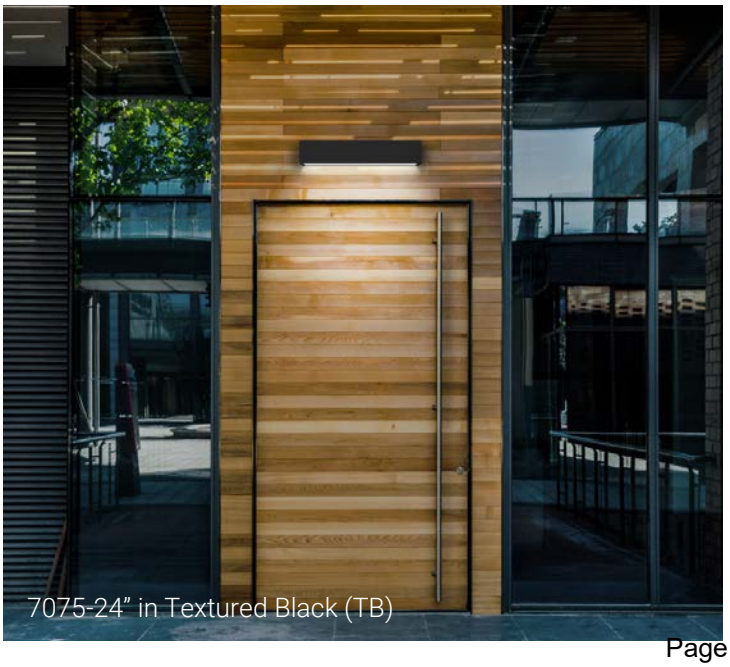
BRICK-OD OUTDOOR

FOR INDOOR, REFER TO MODEL #: 1575

W4

BROWNLEE

7075-12” in Textured Black (TB)



7075-24” in Textured Black (TB)

7075 LED

The BRICK-OD (outdoor) is a minimal, clean and contemporary exterior sconce with exceptional versatility: Three ADA compliant sizes (8”, 12” and 24”), single direction LED distribution, and three finishes to choose from. Perfect for exterior facades, entryways, columns, and breezeways. Since this is a wet-listed unit, it can also be used in healthcare applications requiring durable luminaires which can be wiped down. Available with integral battery backup.

FINISHES

BRICK-OD OUTDOOR

FOR INDOOR, REFER TO MODEL #: 1575

W4

PROJECT:	
MODEL #:	
FIXTURE TYPE:	W4

STANDARD SPECIFICATIONS - *SINGLE DIRECTION DISTRIBUTION (7075)*

OUTER FRAME & MOUNT PLATE
Formed and welded aluminum. Countersunk fasteners located on top of fixture. No exposed hardware on sides or bottom of fixture. Closed cell foam gasket on rear mount plate.

DIFFUSER
UV stabilized frosted acrylic diffuser. Smooth uniform illumination.

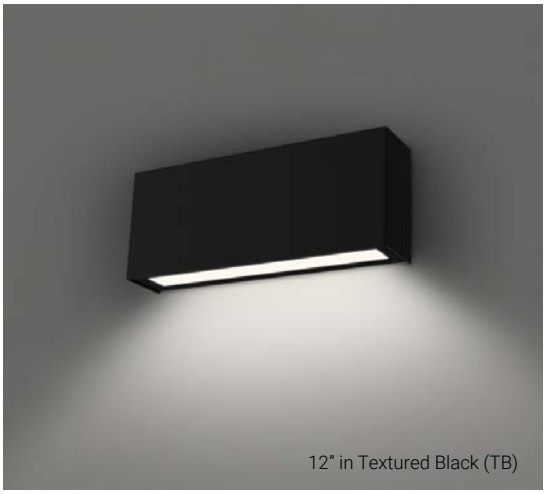
LED PERFORMANCE - 3500K STANDARD - TYPE 2 DISTRIBUTION
120-277V - 3500K, L80 rating - 60,000 hrs - L70 rating (projected) - 100,000 hrs
Amperage rated @ 110V input
Operating ambient temperature: -20°C / -4°F - 60°C / 140°F

Delivered 3500K lumens noted. Consult Brownlee.com for performance of all CCTs.
08 Size: C13 – 13W nominal, .10 A input - 1165 lm. Dimmable (0-10V). 82 CRI Standard.
12 Size: H08 – 8W nominal, .07 A input - 860 lm. Dimmable (0-10V). 90+ CRI Standard.
12 Size: H16 – 16W nominal, .14 A input – 1490 lm. Dimmable (0-10V). 90+ CRI Standard.
12 Size: H21 – 21W nominal, .18 A input – 1725 lm. Dimmable (0-10V). 90+ CRI Standard.
24 Size: H16 – 16W nominal, .14 A input – 1470 lm. Dimmable (0-10V). 90+ CRI Standard.
24 Size: H32 – 32W nominal, .27 A input – 3030 lm. Dimmable (0-10V). 90+ CRI Standard.
24 Size: H41 – 41W nominal, .35 A input – 3410 lm. Dimmable (0-10V). 90+ CRI Standard.

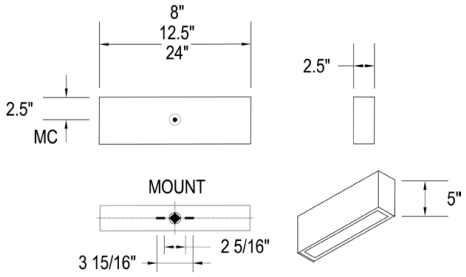
MOUNTING
Fixture mounts to a 4x4 junction box (by others).
Wet-listed in the downward orientation only (light source facing down).

FINISH
Durable corrosion resistant powder coat finish.
Custom colors available, contact factory.

WARRANTY
5 year limited warranty on this LED product.
Consult factory for details.



Integral Battery Backup
Refer to options section



WET

ADA

ORDERING INFORMATION

7075 - _____ - _____ - _____ - _____ - _____

Model | 2. | 3. | 4. | 5. | 6.

2. SIZE

08	L: 08"
12	L: 12"
24	L: 24"

3. FINISH

TB	Textured Black
TG	Textured Grey
TW	Textured White

Note: TB, TG, TW are ultra fine textured matte finishes. Contact your local representative for color swatches.

CUSTOM
Additional finishes available as a modified option. Refer to Brownlee's Finishes webpage for inspiration.

4. WATTAGE

08 SIZE

C13	13W C Series LED

12 SIZE

H08	08W H Series LED
H16	16W H Series LED
H21	21W H Series LED

24 SIZE

H16	16W H Series LED
H32	32W H Series LED
H41	41W H Series LED

5. COLOR TEMPERATURE

35K	3500K color temperature
27K	2700K color temperature (C Series Only)
30K	3000K color temperature
40K	4000K color temperature

6. AVAILABLE OPTIONS

90R[0]	90 CRI (C-Series Wattages: 30K only)
BAC[1]	Buy American Compliant
BBI[2]	Integral Battery Backup - 10W (32F minimum)
BBC[2]	Integral Battery Backup, Cold Weather - 15W (-4F minimum) (24 Size Only)

Battery must be connected to continuous power supply within 7 Mo. of shipping. See Warranty Note 3.

DTR[4]	Triac (Line Voltage) Dimming (120V) (Cannot be combined with BBI/BBC)
ES[6]	ENERGY STAR® (All except H08, H21, H41)
FCL[7]	French Canadian Label
PO1	Photo Control (120V)
PO2	Photo Control (208, 240, 277V)
T24[9]	Title 24 JA8 Compliant (H16 & H32 only)

Universal Footnotes (only applies if option is listed on spec sheet): (0) 90R - 90 CRI output-loss multiplier: 0.85 (estimate). Cannot be combined with ES. **1) BAC** - cannot be combined with FCL. **(2) BBI/BBS/BBC** - cannot be combined with ECW or EXT. **(3) BLD** - includes integral microwave motion sensor (do not combine with OCC option). Cannot be combined with DTR. **(4) DTR** - cannot be combined with BLD. **(5) ECW** - cannot be combined with BBI, BBC, or DTR. **(6) ES** - cannot be combined with 90R or T24. **(7) FCL** - cannot be combined with BAC. **(8) OCC** - integral microwave motion sensor (ON/OFF). **(9) T24** - includes JA8 labeling and 90 CRI LEDs (do not combine with 90R option). Cannot be combined with ES. **(10) PCH/PC4** - cannot be combined with BLD or OCC. **Add'l Notes: *BBI/BBC** - BBI minimum operating temp: 10C/50F unless otherwise stated. BBC minimum operating temp: -20C/-4F. ****BLD** - integral microwave motion sensor with step-dim control. 1: Motion is detected, illuminate to 100%. 2: Motion no longer detected, dim to set level. 3: Remain in continuous dimmed state or turn off after set period. Configurable via onboard dip switches.

Specifications and dimensions subject to change without notice.
Consult your Brownlee Lighting representative for availability and ordering information.

BROWNLEE LIGHTING
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REVISED
2023.11.27

BRICK-OD OUTDOOR

PHOTOMETRIC DATA - For theoretical reference only. Data subject to change without notice.

PROJECT:	
MODEL #:	
FIXTURE TYPE:	W1

ISOFOOTCANDLE PLOT LEGEND

10 fc 5 fc 2 fc .5 fc .25 fc

Mounting Height: 10'

Calculation Grid: 10' x 10'

POLAR GRAPH LEGEND

1 - Vertical Plane Through Horizontal Angles (5 - 185) (Through Max. Cd.)

2 - Vertical Plane Through Horizontal Angles (90 - 270)

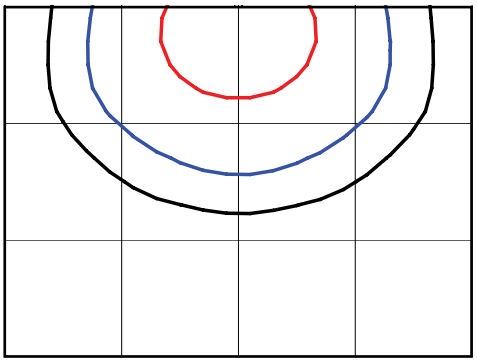
3 - Horizontal Cone Through Vertical Angle (17.5) (Through Max. Cd.)

PHOTOMETRIC DATA

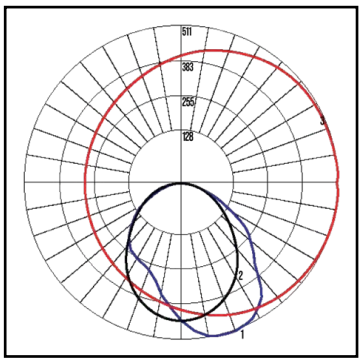
ADDITIONAL LUMEN PACKAGES AVAILABLE. CONTACT FACTORY FOR SUPPORTING PLOTS OR REFER TO IES FILES ONLINE.

Model: 7075-08-C13-35K / QTY: 1
Description: 08" Size, 13W, 1160 lm

ISOFOOTCANDLE PLOT



POLAR GRAPH

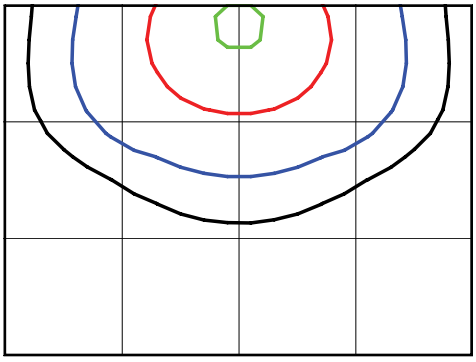


BUG RATING
B1-U0-G0

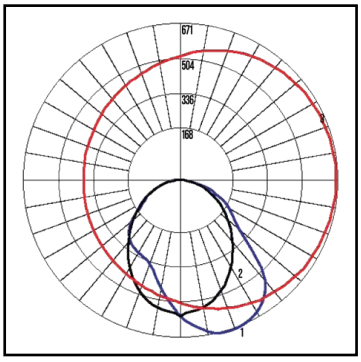
DISTRIBUTION
TYPE 2

Model: 7075-12-H16-35K / QTY: 1
Description: 12" Size, 16W, 1490 lm

ISOFOOTCANDLE PLOT



POLAR GRAPH

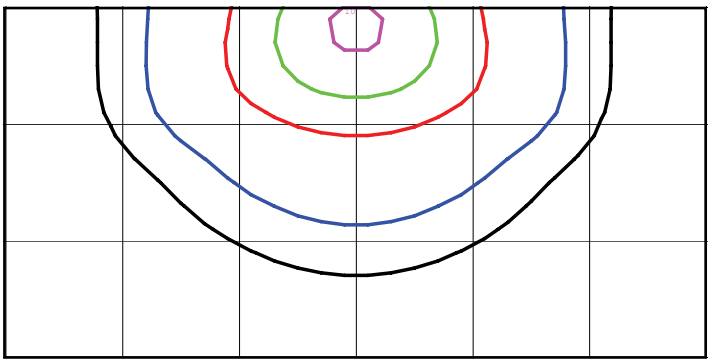


BUG RATING
B1-U0-G1

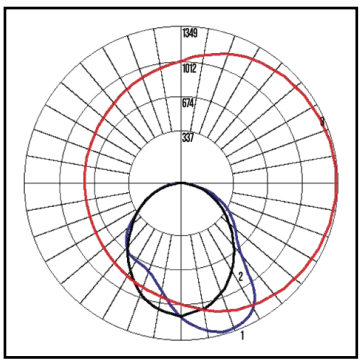
DISTRIBUTION
TYPE 2

Model: 7075-24-H32-35K / QTY: 1
Description: 24" Size, 32W, 3030 lm

ISOFOOTCANDLE PLOT



POLAR GRAPH



BUG RATING
B1-U0-G1

DISTRIBUTION
TYPE 2

Specifications and dimensions subject to change without notice.
Consult your Brownlee Lighting representative for availability and ordering information.

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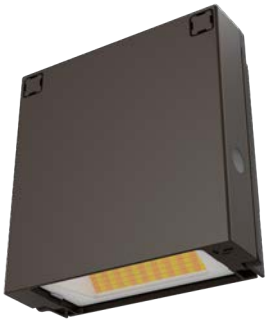
REVISED
2023.11.27



WPX0 LED
Wall Pack

W5

Catalog Number

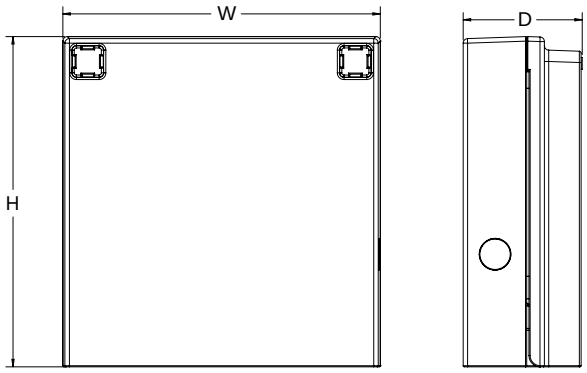
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D): 2″
Height (H): 5.75″
Width (W): 5.5″
Weight: 2.5lbs



Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in four sizes, the WPX family delivers 850 to 9,200 lumens with a wide, uniform distribution.

The WPX0 full cut-off wall pack is an excellent above the door lighting solution. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Standard features such as Adjustable Lumen Output (ALO), color switching and switchable photocell make WPX0 ideal for any application.

Ordering Information

EXAMPLE: WPX0 LED ALO SWW2 MVOLT PE DDBXD

Series	Color Temperature	Voltage	Controls	Finish
WPX0 LED ALO 850 - 1,650 Lumens	SWW2 3000K / 4000K / 5000K	MVOLT 120V - 277V	PE Photocell (On/Off)	DDBXD Dark bronze

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration.

NOTES:
Default out of the box settings: 1,650 Lumens, 4000K, Photocell enabled

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX0, WPX1, WPX2 and WPX3 are ideal for replacing up to 70W, 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine consist of high-efficacy LEDs and LED lumen maintenance of L86/100,000 hours. Color temperature (CCT) can be switched between 3000K, 4000K and 5000K with minimum CRI

of 80. Electronic driver ensures system power factor >90% and THD <20%. The luminaire operates on MVOLT (120V - 277V) input.

A module inside the luminaire allows the installer to not only switch between CCTs, but also the adjust the lumen output and switch on and off the photocell (PE).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

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W5

Performance Data

Electrical Load

ALO Setting	Input Power (W)	120 V (A)	208 V (A)	240 V (A)	277 V (A)
ALO 4	13.0	0.11	0.06	0.05	0.05
ALO 3	9.2	0.08	0.04	0.04	0.03
ALO 2	7.8	0.07	0.04	0.03	0.03
ALO 1	6.4	0.05	0.03	0.03	0.02

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.93	>0.89	>0.86

Lumen Output

ALO Setting	Color Temperature	Lumen Output
ALO 4	3000K	1,591
	4000K	1,644
	5000K	1,667
ALO 3	3000K	1,164
	4000K	1,191
	5000K	1,225
ALO 2	3000K	974
	4000K	994
	5000K	1,025
ALO 1	3000K	814
	4000K	829
	5000K	859

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.027
5°C	41°F	1.023
10°C	50°F	1.018
15°C	59°F	1.012
20°C	68°F	1.006
25°C	77°F	1.000
30°C	86°F	0.993
35°C	95°F	0.986
40°C	104°F	0.979

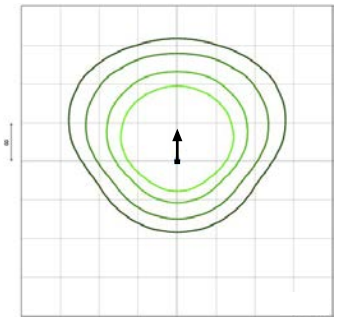
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

LEGEND

- 0.1 fc
- 0.2 fc
- 0.5 fc
- 1.0 fc

WPX0 LED ALO4



Switchable Features

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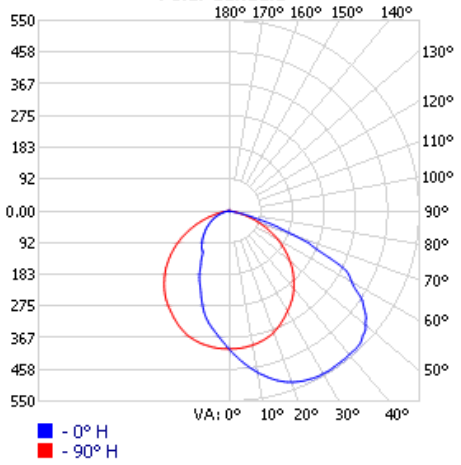
W5

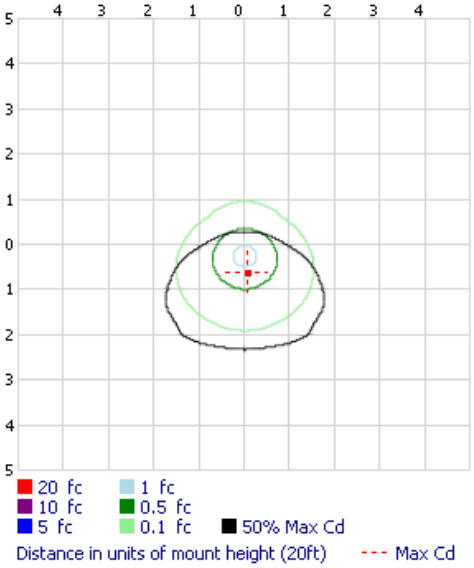
OUTDOOR PHOTOMETRIC REPORT
CATALOG: WPX0 LED ALO-3 40K MVOLT

Test #:	INT 06062022P9
Test Lab:	SCALED PHOTOMETRY
Catalog:	WPX0 LED ALO-3 40K MVOLT
Description:	WPX0 LED, 1200 Lumen setting, 4000K Setting, 120-277V
Series:	WPX0 LED Wall Mount
Lamp Output:	Total luminaire Lumens: 1191.6, absolute photometry *
Input Wattage:	8.6594
Luminous Opening:	Rectangle (L: 4.08", W: 2.04")
Max Cd:	544.5 at Horizontal: 0°, Vertical: 32°
Roadway Class:	VERY SHORT, TYPE III

Polar Candela



Isoilluminance



*Test based on absolute photometry where lamp lumens=lumens total.
*Cutoff Classification and efficiency cannot be properly calculated for absolute photometry.

Visual Photometric Tool 1.2.46 copyright 2024, Acuity Brands Lighting.
This Photometric report has been generated using methods recommended by the IESNA. Calculations are based on Photometric data provided by the manufacturer, and the accuracy of this Photometric report is dependent on the accuracy of the data provided. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual Photometric performance to differ from the performance calculated using the data provided by the manufacturer. This report is provided without warranty as to accuracy, completeness, reliability or otherwise. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this report.

INT 06062022P9
VISUAL PHOTOMETRIC TOOL

OUTDOOR PHOTOMETRIC REPORT
CATALOG: WPX0 LED ALO-3 40K MVOLT

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	318.6	26.7%
0-40	525.6	44.1%
0-60	965.1	81%
60-90	226.5	19%
70-100	66.6	5.6%
90-120	0.000	0%
0-90	1,191.6	100%
90-180	0.000	0%
0-180	1,191.6	100%

Lumens Per Zone

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	38.0	3.2%	90-100	0.000	0%
10-20	111.1	9.3%	100-110	0.000	0%
20-30	169.5	14.2%	110-120	0.000	0%
30-40	206.9	17.4%	120-130	0.000	0%
40-50	225.3	18.9%	130-140	0.000	0%
50-60	214.2	18.0%	140-150	0.000	0%
60-70	159.9	13.4%	150-160	0.000	0%
70-80	62.4	5.2%	160-170	0.000	0%
80-90	4.2	0.4%	170-180	0.000	0%

Roadway Summary

Distribution:	TYPE III, VERY SHORT	
Max Cd, 90 Deg Vert:		0.000
Max Cd, 80 to <90 Deg:		37.3
	Lumens	% Lamp
Downward Street Side:	866.4	72.7%
Downward House Side:	325.4	27.3%
Downward Total:	1,191.7	100%
Upward Street Side:	0.000	0%
Upward House Side:	0.000	0%
Upward Total:	0.000	0%
Total Lumens:	1,191.7	100%

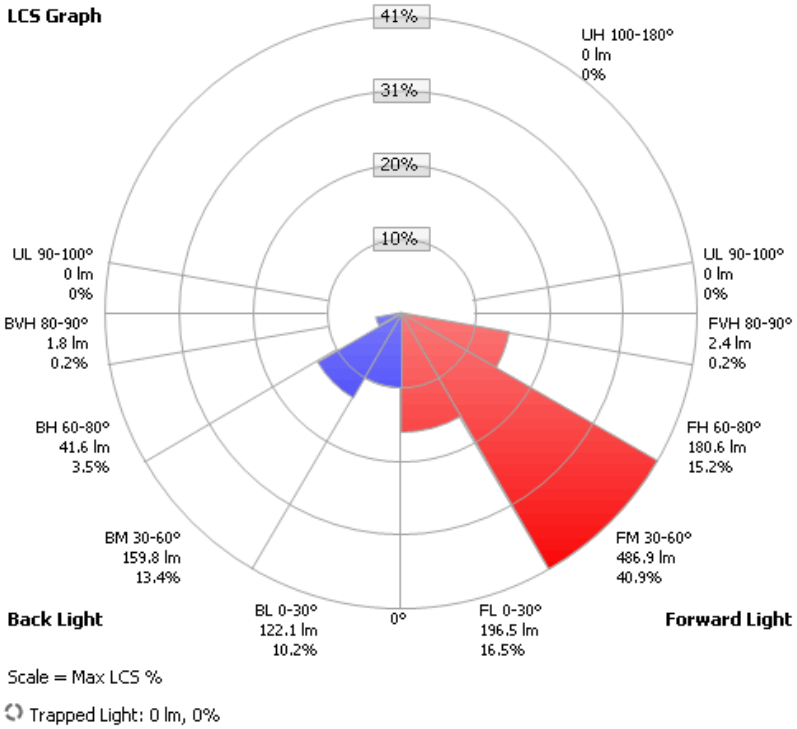
LCS Table

BUG Rating	**B1 - U0 - G0**	
Forward Light	Lumens	Lumens %
Low(0-30):	196.5	16.5%
Medium(30-60):	486.9	40.9%
High(60-80):	180.6	15.2%
Very High(80-90):	2.4	0.2%
Back Light		
Low(0-30):	122.1	10.2%
Medium(30-60):	159.8	13.4%
High(60-80):	41.6	3.5%
Very High(80-90):	1.8	0.2%
Uplight		
Low(90-100):	0.000	0%
High(100-180):	0.000	0%
Trapped Light:	0.000	0%

INT 06062022P9
VISUAL PHOTOMETRIC TOOL

W5

OUTDOOR PHOTOMETRIC REPORT
CATALOG: WPX0 LED ALO-3 40K MVOLT



W5

OUTDOOR PHOTOMETRIC REPORT
CATALOG: WPX0 LED ALO-3 40K MVOLT

Candela Table - Type C

	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180
0	399	399	399	399	399	399	399	399	399	399	399	399	399	399	399	399	399	399	399
5	438	436	435	432	428	423	417	411	404	398	391	385	379	374	370	366	364	362	362
10	474	472	468	463	455	445	433	421	407	393	381	369	358	351	343	338	334	332	331
15	505	503	497	489	477	463	446	427	406	386	368	351	338	327	316	306	298	292	290
20	526	525	519	509	496	477	455	429	401	374	349	330	314	296	278	261	250	243	241
25	538	537	531	521	506	486	459	426	390	356	327	305	282	257	235	221	212	205	202
30	543	541	535	524	509	487	455	417	375	336	303	277	246	218	199	180	168	162	159
35	543	540	533	521	505	478	444	405	360	316	279	248	211	185	161	143	137	136	136
40	541	538	528	513	493	461	429	390	341	291	252	214	178	149	130	127	124	123	122
45	538	535	524	505	474	440	408	368	316	263	221	179	144	121	116	112	109	107	106
50	515	513	504	487	454	415	379	339	288	231	187	145	113	104	100	96	92	90	90
55	474	470	466	452	423	387	345	304	254	197	153	113	92	88	83	79	77	75	75
60	409	405	399	393	372	345	306	262	216	161	118	85	75	70	66	63	61	60	59
65	320	324	337	321	299	285	255	214	170	121	85	63	57	53	50	48	46	45	45
70	185	189	202	204	218	206	189	160	123	83	54	44	39	37	35	33	31	31	30
75	72	73	84	96	101	113	113	97	73	48	31	26	24	22	21	20	18	18	18
80	5	5	17	17	24	33	35	36	28	20	14	12	11	10	9	9	9	9	8
85	0	0	0	0	0	1	2	3	3	3	3	3	2	2	2	2	2	2	2
90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
135	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
140	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
165	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

O. Architectural Design Narrative

Please find attached the design narrative completed by Primary Projects.

Primary Projects

2330 Horton Street
North Dighton, MA 02764

primaryprojects.org
+1 617 440 4674

April 6, 2024

City of Portland Maine
Planning & Urban Development Department
389 Congress Street, 4th Floor
Portland, ME 04101

Re: 42 Atlantic Housing - Design Narrative

Dear City of Portland Planning and Urban Development Department,

The proposed building at 42 Atlantic Street in the Munjoy Hill Historic District will house 30 units of affordable rental housing in a rectangular, 4-story volume with a partially daylit basement. Located at the corner of Atlantic Street and Gilbert Lane, its East (Atlantic-facing) and North (Gilbert-facing) elevations are the most visually prominent.

Over the course of the project's development, we have studied the neighborhood through reading about its history, walking its streets, and meeting with interested parties: neighbors, Greater Portland Landmarks, the Munjoy Hill Neighborhood Organization, and the Historic Preservation (HP) Board, to date. (The key development contact for the project also lives within a quarter of a mile from the site.) The immediate context is primarily made up of one-and-a-half to three-story, vertically-proportioned structures with gabled or flat roofs. The majority of the houses are clad in clapboard with stacking, vertically proportioned windows, and street-facing entry porches.

At every phase of development, the proposed building has incorporated these characteristics: clapboard siding, stacked vertically-proportioned windows, and a street-facing entry porch. Outside of that, the design has evolved considerably in response to feedback.

Initial Design

The initial design[1] was rectangular in plan. At that point, the first through third floors were clad in clapboard. The siding's ninety degree change in orientation at the fourth fourth gave it a mansard-quality, similar to the original building located at 42 Atlantic Street. On January 29th, we received feedback at an HP Pre-Application meeting asking for the East & North facades to have a greater degree of articulation to break up building volume.

Revised Design

Because of the strict dimensional requirements from MaineHousing, incorporating the feedback above resulted in the loss of three units. This design was presented to the neighborhood on March 5th at our first formal Neighborhood Meeting, and to the HP Board on March 6th at our first Public Workshop. The massing of this design stepped in plan by a foot, five times along the East elevation, and three times along the West. At each of these shifts in plane the orientation of the siding shifted from horizontal to vertical, and the tone of the siding changed subtly. In addition to responding to the feedback we'd received, these changes were meant to relate to the vertical proportions of the neighborhood.

The primary feedback, specifically from the HP Board, was that the design needed more articulation (a cornice, vertical or horizontal banding, additional detail at the windows & entries, a broader material palette), and that it

[1] This design was shared with the City at a Planning Pre-Application meeting on January 17, and with two members of the Historic Preservation Board at an HP Pre-Application meeting on January 29.

would benefit from a simpler overall massing. A rectangle in plan would allow for more units, and would be more in keeping with the neighborhood.

Current Design

The current design responds to the feedback above, and incorporates other changes meant to further root the building to its context. The rectangular, 4-story mass is broken into several bays along all four sides to give a horizontally-proportioned building form a vertical character. A vertically-oriented painted pine shiplap, referencing the brick tone of 55 Atlantic, makes up the bulk of the building. This alternates with a treated pine clapboard inspired by the unpainted clapboard of 48 Atlantic. Each bay is defined by a protruding, painted pine trim board to give it definition and create a play of shadow. Matching horizontal trim boards at the heads and sills of each window, and at the cornice, further this effect. The treated pine clapboard strategically wraps the Atlantic-facing corners of the building to soften the edges and narrow its perceived width.

Greater attention has been paid to the building's entries as well. The entry porch on Atlantic Street is still recessed (it always has been), but now it is emphasized through a projecting canopy and a material change (to treated pine) at the recess. A great deal of care has been taken to make the ramp and stair at this entry better suit its context. The stair has been rotated to be more inviting to passerby at the sidewalk. (Related to this, the secondary means of egress from the basement has been reworked to minimize its visual presence and allow for more windows at the ground floor unit.) The retaining wall at the ramp is now level, which conceals the rise of the ramp beyond, and gives the wall a sculptural character more in keeping with its neighbors. Lastly, the bike room entry on Gilbert has been made more inviting through enhanced lighting and a full glass lite in its entry door.

We look forward to discussing the project at the Planning Board workshop.

Sincerely,

Kyle Barker, AIA NCARB
Primary Projects PLLC
Founding Principal

P. Utilities

The proposed project will include installation of multiple utility services to the proposed building.

Water:

There is an existing 6" 1906 cast iron water main within Atlantic Street. It is proposed to connect into the existing 6" water main along Atlantic Street with two services to feed the proposed building. The connections include a 2" type k copper domestic service, and a 6" D.I. sprinkler line.

Sewer:

An existing 18" sewer exists in Atlantic Street. It is proposed to connect a new 6" PVC lateral to match springline of existing 18" sewer main with inserta-tee. A backflow preventer is proposed at the property line before connecting into the existing sewer main.

Stormwater:

Overall, the site was designed to decrease impervious areas and to capture and attenuate stormwater runoff from the site by utilizing a subsurface R-Tank detention system, prior to it entering the city's combined sewer system. Currently the design proposes to tie into the existing 18" combined sewer within Atlantic Street via a new doghouse manhole.

Based on the city archive plans and discussion with Portland's DPW team, the existing 18" combined sewer within Atlantic Street is intended to be separated as part of the City's East End MS4 Separation project. Further coordination with DPW is anticipated as part of this proposed project.

Please refer to the Grading & Drainage plans as well as the Stormwater Management Report for more information.

Electric/Communications:

The development currently proposes to extend 3-phase power underground through Gilbert's Lane from St. Lawrence Street to a 7'x7' Pad mount transformer on the property. Please see the Utility plan for the proposed Electric and telecommunication services routing to the proposed building. Potential improvements and temporary routing to the existing network and the proposed conditions are being coordinated with the appropriate utility companies.

Gas:

It is our understanding that a 2" gas main exists within Atlantic Street. Gas is not proposed as part of this development.

Ability to serve letters have been sent out to the respective utility companies in accordance with the City of Portland Code of Ordinances Chapter 14 Land Use. Formal responses from the utility companies are forthcoming.

Q. Construction Management Plan

Project Address: 42 Atlantic Street

Project Description:

The proposed project includes the construction of a residential building to be occupied by 30 affordable units.

Project Team Summary:

Owner:	LB Atlantic, LLC.
General Contractor:	TBD
Civil & Environmental Engineer:	Acorn Engineering, Inc.
Architect:	Primary Projects, PLLC
Structural Engineer:	Base Design Group, Inc.
MEP-FP Engineer:	BLW Engineers, Inc.
Geotechnical Engineer:	Summit Geoengineering Services

The Owner/GC and all subcontractors will work with the City of Portland and adjacent landowners to minimize any project impacts.

The GC will remain responsible for enforcement of all compliance with 1) all contract plans and specifications in their scope of work and 2) all site working conditions and safety requirements, day and night, for both persons and property, in each case for the duration of their work. These include OSHA, NIOSH, U.S. EPA, local ordinance and any other applicable governmental regulations. Both the Owner/GC and any subcontractors will remain responsible for safeguarding the general public.

The GC shall review all permits and conditions associated with the project. Refer to the Civil/Site Plan Set, Sheet C-03 Construction Management Plan for visual representation of the measures to be taken during construction.

The following outline has been developed in accordance with the City of Portland Construction Management Plan General Template and shall be referenced by the GC during construction.

A. Construction Management Principles

The control of noise, vibrations, ground movement, truck traffic, and other construction related factors will be of utmost importance. Care shall be taken to minimize these effects in the best interest of neighbors and the general public. GC to ensure that work hours conform to the City of Portland's Ordinance.

B. Development Review of Construction Management Plan

Logistics and safety program shall be submitted at or prior to the preconstruction meeting by the GC with all pertinent information required by the Maine Department of Transportation's Traffic Control Plan Standard Specification 652.3.3.

C. Performance Guarantees, Inspection Fees, Preconstruction Meeting, and Permits

Guarantees and fees will be paid at the time of the respective application. Sections 14-530 and 13-532 will be complied with all necessary permits will be obtained prior to work.

1. Street Opening and Street Occupancy Permits:

   Required permits regarding street opening and occupancy will be obtained from the Department of Public Works. The requests shall conform to the approved Construction Management Plan.

2. Blasting:

   Although not anticipated, if blasting occurs, it shall conform to Article VIII. In Chapter 14 of the City Code and Section 3.7 in the City's Technical Manual.

3. Building Code:

   Employ the best practices, as applicable, of Chapter 33 Safeguards During Construction, from the 2009 International Building Code.

D. Construction Administration and Communication

The Contractor will work closely with adjacent abutters, businesses, and all parties informed, as far in advance as possible, of scheduled work, particularly work anticipated to cause significant noise, vibrations, or dust. Communication in order to comply with all agreements, ordinances, and special permits will be of the utmost importance. Contractor and Subcontractor contact information shall be posted somewhere along the project's street frontage. Additional signage necessary for communication shall be provided but will be temporary and removed upon completion of the project.

E. Construction Schedule

The GC shall submit a construction timeline at or prior to the preconstruction meeting. Construction may occur during the daytime hours as defined in Section 17-18. Construction Activities for Building permit and City Code Section 25-129, Noise, dust and debris. Between September 1 and May 31, the following year, no person shall engage in construction activities generating noise exceeding 50 decibels, between the hours of 7 pm and 7 am of the following day within 500 feet of any buildings. From June 1 to August 31, construction activity may continue until 8 pm. No construction activity shall begin before 8 am on a Saturday, Sunday, or legal holiday. Extended hours or night work may be requested for special circumstances and street utility work if needed. These requests will be subject to approval by the Public Works Authority. Deliveries will be scheduled between 7 am and 5 pm.

The estimated timeframe of the proposed project is outlined below:

Project Start Date:	Spring 2025
Project End Date:	Spring 2026

A more detailed work schedule shall be provided by the GC at or before the pre-construction meeting with the City.

F. Security

1. The Construction Management Plan, Sheet C-03, depicts all proposed fencing and other barriers, with the intent of separating pedestrian and vehicle circulation from the construction site. Construction entrances per detail shall be installed.

2. Structures undergoing construction, alteration, or demolition operations, including those in underground locations, shall comply with NFPA 1 Chapter 16. *Safeguarding Construction, Alteration, and Demolition Operations.*

3. Fire Safety Program: Prior to construction, an overall construction and demolition fire safety program shall be developed. Essential items to be emphasized include the following:
    - Good Housekeeping
    - On-site security
    - Installation of new fire protection systems as construction progresses
    - Preservation of existing systems during demolition
    - Organization and training of an on-site fire brigade
    - Development of a pre-fire plan with the local fire department
    - Rapid communication
    - Consideration of special hazards resulting from previous occupancies
    - Protection of existing structures and equipment from exposure fires resulting from construction, alteration, and demolition operations.

4. Blasting, if required, shall conform with all measures of Article VIII. Regulation of Explosives in the Land Use Code and Section 3.7 Standards for Blasting and Regulation of Explosives in Portland's Technical Manual.

5. Temporary security lighting shall be shown on the Construction Management Plan, and all fixtures shall be full cutoffs.

G. Construction Permitting and Traffic Control Plans

1. Construction Activity in Public Streets

   Construction activity in the public right-of-way shall be compliant with Chapter 25 Article VII of the City Code. At no time will it be permissible for construction activity including delivery vehicle to close or block streets or affect public safety access without prior notice and approval of the Department of Public Works.

2. Sewer and Stormwater

   Sewer and stormwater system connections are controlled by Chapters 24 and 32 of the City code of Ordinance. Required permits for new connections and/or abandonment of existing connections are available through the Street Opening Clerk at the Department of Public Works. Rules and Regulations for these utility systems are available through the City Engineer's office of the Department of Public Works and in Section II of the Technical Manual.

3. Traffic Control Plans

   Construction activity that impacts the existing public street system must be controlled to protect the safety of the construction workers and all modes of the traveling public. The contractor shall submit a satisfactory "Maintenance of Traffic" (MOT) plan prior to any street opening permit approval. This document shall contain all pertinent information from the Maine Department of Transportation's Traffic Control Plan Standard Specification 652.3.3.

   The MOT will address the work required for utility connections in Atlantic Street. Traffic will be channelized utilizing drums and cones. Proper signage will be installed prior to the through work zone. Alternating traffic will be controlled with flaggers. Trenches will be patched with pavement daily.

   The MOT plan shall provide for the safe passage of the public through or along the construction work zone. It may be permissible to close a portion of Atlantic Street during utility connections and/or detour a mode of traffic when absolutely necessary for safety. All requests shall be subject to City approval. MOT plans shall employ the appropriate techniques and devices as called for in the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). In addition:

   - Construction speed signing may be used as needed to slow traffic.
   - Traffic Control signs shall not be placed where they would create any obstructions to bicycles or pedestrians.
   - Flaggers will be utilized when necessary.

   All existing modes of travel in the work zone area shall be accommodated if impacted by the activity. The safe passage of pedestrians, bicyclists, transit providers, and motorists are of equal importance when planning and laying out the work zone; no pre-existing travel mode may be eliminated without the express approval of the Department of Public Works. The MOT should also address on-street parking impacts, including deliveries and parking for adjoining businesses and property owners, analysis of roadway capacity or diversion capacity if street closure or change to roadway capacity is required, and coordination with other on-going or future construction or utility projects in the vicinity.

   - Traffic control bicycle and pedestrian facilities or routes through work zones shall be maintained until the bicycle and pedestrian facilities or

routes are ready for safe operation. Traffic control will not be removed to allow auto travel at the expense of bicycle and pedestrians.
- Barrier systems utilized to separate the construction activity from the public street and /or sidewalk shall not inhibit sight distances, particularly for visibility of pedestrians and bicyclists.
- ADA compliance in all capacities shall be maintained.

Use of public parking spaces or the blockage of any portion of sidewalk for the purpose of construction activity shall require an occupancy permit and appropriate fee as assessed by the Department of Public Works.

H. Site Management and Controls

1. Regular trash and debris shall be managed appropriately, and its removal shall comply with all local, state, and federal regulations.

2. Street cleaning and sweeping shall be followed as outlined in the erosion and sedimentation control notes and report. Damage to the street shall be avoided and shall be the responsibility of the contractor.

3. Dust shall be controlled and shall comply with Section 25-129 and the erosion and sedimentation control notes, plan, and details.

4. Noise shall be controlled and shall comply with Section 17-18 and Section 25-129.

5. Rodent Control shall be provided, if applicable, by a professional exterminator and shall be consistent with Chapter 22 of the City Code.

6. Snow and Ice Removal shall be provided. Pursuant to Section 25-173, the Contractor shall ensure a safe means of travel within the work zone by the following steps:

    a. Snow/ice removal or commence automatically from 1" or greater of snow or ice
    b. Remove snow as needed within the work zone, including parking spaces. Driveways and site lines shall not be blocked by piles of snow.
    c. Clear all walks and ramps within the work zone
    d. Sand or salt as needed
    e. Clear all basin or drainage to help snow melt
    f. The above steps shall be carried out Sunday-Saturday including holidays.

I. Erosion & Sedimentation Control

1. The Contractor shall install all erosion and sedimentation controls as depicted on the approved Construction Management Plan, C-03, and the approved erosion and sedimentation control report, prior to the pre-construction meeting for inspection by the City. The Contractor shall regularly inspect the control measures, no less than weekly and after storm events (0.5" or more in 24 hours). Additionally,

temporary or permanent stormwater management systems shall be inspected and maintained to ensure working order. The Contractor shall document all inspection activities and corrective actions and be prepared to provide these documents for inspection by the City, Maine Department of Environmental Protection (MDEP) or the U.S. Environmental Protection Agency (EPA) upon request.

2. Due to the existing, sparse landscaping on site, no protection during construction will be necessary.

3. Stored materials shall be identified and avoid being located under/near trees.

J. Construction Staging Area

1. The Contractor shall submit a plan with locations depicted for the location of material staging areas, the location of on-site temporary construction trailers, the location of on-site truck delivery holding areas, the location of on-site truck washing stations, masonry mixing stations, the general location of the construction security fence and the general location of temporary construction dumpsters. This plan shall be submitted at or prior to the pre-construction meeting. Any open storage areas shall be shown on the plan.

2. Delivery Truck Holding Areas On-Site: The majority of materials delivered to the site will be scheduled such that they are able to be off-loaded immediately. On days when the construction activities require multiple truck deliveries, these deliveries will be carefully scheduled so that there is always adequate on-site area for the holding of trucks until they can be unloaded. Once at the site all vehicles will be brought within the fence line and will make every attempt to avoid queuing on public streets. If, for any reason, on-site holding of trucks is not feasible, an off-site location must be designated and shown on the submitted plan referenced above in J.1.

3. All deliveries for materials shall comply with the City's noise requirements.

K. Parking During Construction

1. Adequate parking for construction workers shall be provided on site or arrangements for off-street parking at an off-site location shall be provided.

2. Truck Routes and Volumes: The following quantities are estimated as part of the reconstruction:

    - Gravel & Stone – 325 CY. Earthwork subcontractor(s) pit to project site.

L. Dewatering Plans

1. A basic dewatering plan for any construction work is required and shall be submitted by the Contractor. The plan must cover construction sites where

groundwater is not expected but the impact of rainwater may require dewatering. The plan must include operating procedures, equipment to be used, including filters, erosion and sediment control measures, or other methods of removing sediment from approved discharges.

2. For construction work that will require frequent dewatering of groundwater from site, a dewatering plan must be prepared by the Contractor and approved by the Department of Public Works. Groundwater and/or soil testing may be required to determine course of action if treatment is necessary. Approval for all discharges to City infrastructure is required. The proposed plan must address the following:

    - Project duration, discharge location, storage equipment on-site, dewatering schematic, and emergency contact.
    - General requirements include trained staff on-site for all approved discharges and required site log for documentation of all discharges.
    - Storage and/or treatment process should include proper settling time and maintain proper use of filtering medium as required.
    - Contingency/maintenance plan for all dewatering equipment devices and filtration mediums.

    Any water that is removed from an excavation must be pumped from a perforated device buried in crush stone prior discharge and/or prior to storage and treatment. There will be no discharge allowed during precipitation events.

M. Special Measures as Necessary

No special measures are necessary for the proposed reconstruction.

R. Solid Waste Disposal

The property management company and Owner will be responsible for locating the solid waste and recyclable material to the spaces allocated for solid waste storage. Ultimately, a private hauler will be contracted for removal by queuing within Gilbert's Lane. The solid waste containers will be fully enclosed and screened from the public view as shown on the Site Plan. There is no dumpster proposed on site.

S. Parking Analysis

Given the project is providing 30 affordable units, the parking requirements for the project are to be determined by the Planning Board. Per Table 19-B in the Land Use Code, the Board "may establish a parking requirement within that is less than 1 space per workforce or low-income housing unit, regardless of the size of the structure". We are requesting the Board use this exception to grant a ratio of 0.

Given the development's proximity to existing transit routes within 1,500 feet of the site, the generous bicycle room provided on site, and the availability of on-street parking, the project is not proposing on-site parking. Providing parking for tenants would sacrifice residential unit count and amenity space, neither of which is desired by the Applicant or what the City has set forth as guiding principles. We believe the proposal before the Board to be an appropriate use of the categorical exception for affordable housing given the project's location, the small size and income restrictions of the units, and the overall best practices in unbundling rent from parking. If tenants wish to pursue off-site parking, there are private options or public on-street parking.

ACORN ENGINEERING, INC.

Planning Division
City of Portland, Maine
389 Congress Street, 4th Floor
Portland, ME 04101

April 11th, 2024

Subject: 42 Atlantic Street Redevelopment Neighborhood Meeting

I, Sam Lebel, hereby certify that a neighborhood meeting was held on March 5th, 2024, at 76 Congress Street, Portland, ME 04101, at 5:30 pm.

I also certify that on February 20th, 2024, invitations were mailed to the following:

1. All addresses on the mailing list provided by the Planning Division, which includes property owners within 500 feet of the proposed development.

2. Residents on the "interested parties" list.

Sincerely,

Sam Lebel

Sam Lebel, P.E.
Project Manager
Acorn Engineering, Inc.

The following documents are included with this certification letter:

1. Copy of the invitation letter sent out prior to the neighborhood meeting.
2. Documentation of Public Notice signage posted for the neighborhood meeting and Intent to file Site Plan Review.
3. Meeting sign-in sheet.
4. Copy of the mailing list for the property owners within 500 feet of the proposed development.
5. Copy of the interested parties mailing list.

ACORN ENGINEERING, INC.

Dear Neighbor: February 20, 2024

On behalf of LB Atlantic LLC, we are pleased to invite you to a neighborhood meeting to discuss the proposed Major Site Plan Application anticipated to be submitted on April 5th, 2024. The proposal features the redevelopment of 42 Atlantic Street into 26 affordable apartments. The project will provide studios, one, and two-bedroom units while rebuilding the public sidewalk and providing on-site stormwater detention.

This meeting is required because the project intends to utilize the affordable housing density bonus in Section 18.2.4 of the City Code. A second neighborhood meeting will be held later this year prior to any Planning Board meetings, which you will also receive an invitation to. Please refer to the meeting information below:

Meeting Location: The Hill Arts,76 Congress St, Portland, ME 04101
Meeting Date/Time: Tuesday, March 5, 2024, at 5:30pm

Sincerely,

Sam Lebel

Sam Lebel, P.E.
Project Manager
Acorn Engineering, Inc.

ACORN ENGINEERING, INC.

Planning Division
City of Portland, Maine
Attn: Zach Powell
315 Cumberland Avenue
Portland, ME 04101

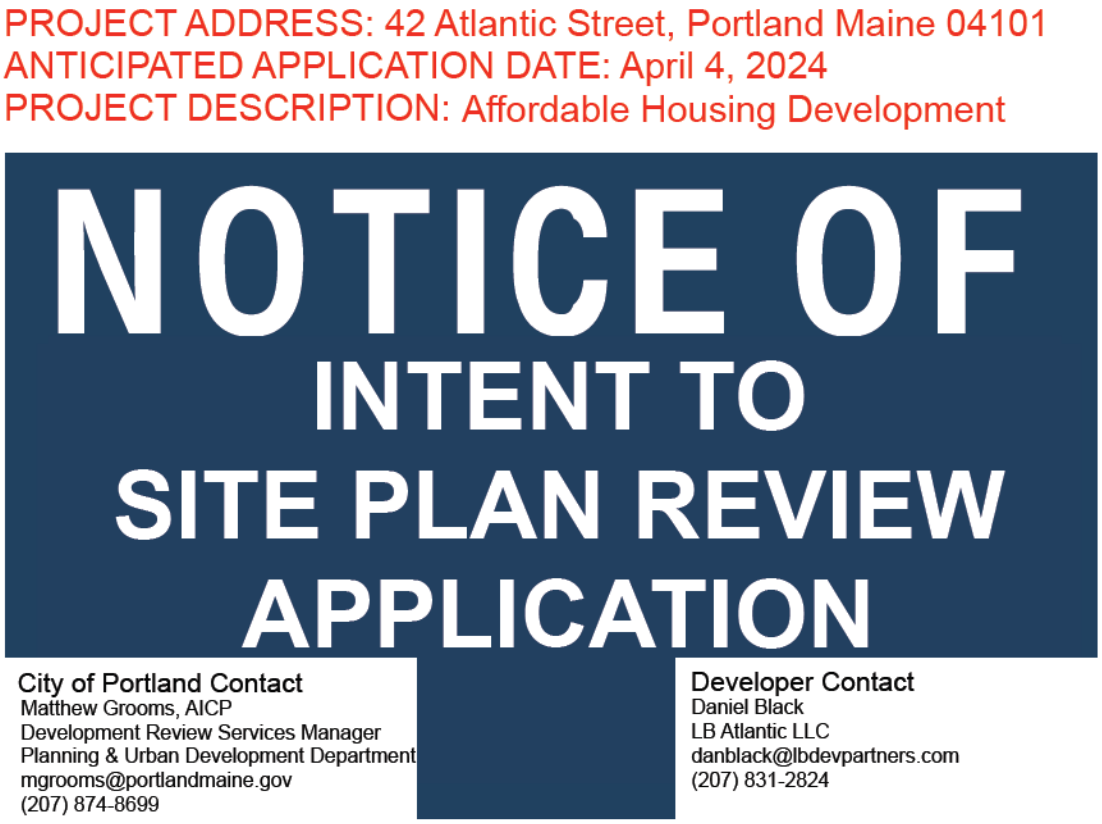
April 11th, 2024

Subject: 42 Atlantic Street Redevelopment – Notice of Public Meeting & Intent to File Site Plan Application Certification

I, Danielle McGowan, hereby certify that signage was posted for the notice of neighborhood meeting and the intent to file for the Site Plan Review. Signs were posted on February 23rd, 2024, prior to filing for the Major Site Plan Application for the proposed project. Photo documentation of sign in-situ:

Signage along the existing buildings frontage on Atlantic Street

Sign Location Along Gilbert Lane



Public Notice signage posted for Intent to file Site Plan Review

Please note, it is the applicant's responsibility and intention to remove the notice of public meeting sign within three days following the date of the meeting.

Sincerely,

Danielle McGowan, E.I.
Project Engineer
Acorn Engineering, Inc.

Sign-in Sheet **Participants:**

Name	Email
John Carter	none
Theresa Carter	—
Cynthia Greaton	—
Chris Gilbert	
Margaret Gilbert	
Viceroy Gilbert	
Carol McCracken	caldcken@aol.com
Richard Marino	marino04102@yahoo
Mike Dixon	mdixon.me@gmail.com
Markus Miller	—
Rose Heithoff	roseheithoff@gmail.com
David Beringer	davidberinger07@gmail.com

Sign-in Sheet **Participants:**

Name	Email
Dianne Cavanaugh	Dancedea2@gmail.com
Mary Casale	DMgirl1@aol.com
Brian Partridge	brianpartridge@gmail.com
Gary Akovenko	gxa@gwi.net
Melissa Sweet	melissa@melissasweet.net
Mark Holden	mark.k.holden@gmail.com
Elle Murphy	elle@abrigohome.com
Erin Kelley	Erin@[illegible].com
Jennifer Flaxman	jnflaxman@gmail.com
Adam Schaffer	schafferadam@gmail.com
Sam Dinn	Samantha.dinn@gmail.com
Annie Pasternak	Anna.r.pasternak@gmail.com
Nathaniel A MacDonald	Nathaniel.G.MacDonald@gmail.com
Joe Lewis	joe@portcitylegal.com
Colleen Bedard	colleen@portlandmaine.gov

Sign-in Sheet **Participants:**

Name	Email
Deirdre Nice	deirdre.nice@thehillarts.me
Caron Murray	caron.maso@gmail.com
Elizabeth Miller	elizasethmiller1953@hotmail.com
Peter Bass	peterbass54@gmail.com
Grant Haynes	grant.r.haynes@gmail.com
Jason Dark	email@jkdark.com
Bernard Moov-Jankowski	BMJNYC@mac.com
Udai	udai.chopra@gmail.com
Tom Pearson	tpearson72@gmail.com
Jodie Jacoby	jodiejacoby36@gmail.com
Mary Connolly	maryfconnolly@me.com
Neil Chesta	chesta@thehornedpetal.com
Barbara Vestal	vestal@churchmusicworks.com
LAURENCE GROSS	LAURENCE.GROSS@icloud.com
Caitlin Pow	caitlinmpow@gmail.com

COMPANY	FIRST NAME	LAST NAME	ADDRESS	CITY	STATE	ZIP
13 ATLANTIC STREET CONDO			13 ATLANTIC ST	PORTLAND	ME	04102
22 EASTERN PROMENADE			22 EASTERN PROMENADE	PORTLAND	ME	04101
29 SAINT LAWRENCE STREET LLC			70 CEDAR RIDGE RD	YARMOUTH	ME	04096
31 FORE STREET CONDO			31 FORE ST	PORTLAND	ME	04101
42 O'BRION STREET CONDO			42 OBRION ST	PORTLAND	ME	04101
43 O'BRION STREET LLC			PO BOX 1703	PORTLAND	ME	04104
49 WATERVILLE STREET LLC			51 WATERVILLE ST	PORTLAND	ME	04101
52-54 MOODY STREET CONDO			52 MOODY ST	PORTLAND	ME	04101
54 WATERVILLE LLC			44 COYLE ST	PORTLAND	ME	04101
56-58 MOODY STREET CONDO			58 MOODY ST	PORTLAND	ME	04101
57 ST LAWRENCE STREET LLC & HIRAM COTTAGE PROPERTIES LLC			PO BOX 593	PORTLAND	ME	04112
57-59 MOODY STREET CONDO			57 MOODY ST	PORTLAND	ME	04101
60 MUNJOY STREET CONDO			60 MUNJOY ST	PORTLAND	ME	04101
62 WATERVILLE LLC			217 OCEAN AVE	PORTLAND	ME	04103
73 WATERVILLE STREET LLC			73 WATERVILLE ST # 2	PORTLAND	ME	04101
80 WILSON STREET LLC			5 AMERESCOGGIN RD	FALMOUTH	ME	04105
	LOUISE	ABREU	37 WILSON ST	PORTLAND	ME	04101
	HEATHER	ABT	6 ATLANTIC ST	PORTLAND	ME	04101
	JORGE	ACERO	27 OBRION ST	PORTLAND	ME	04101
ADAMS SCHOOL CONDO			34 MOODY ST	PORTLAND	ME	04101
	BRENT	ADLER	PO BOX 15372	PORTLAND	ME	04112
	CHRISTOPHER	AKERLIND	44 MONUMENT ST	PORTLAND	ME	04101
	GARY	AKOENKO	14 MONUMENT ST	PORTLAND	ME	04101
	NATHANIEL	ANDERSON	77 ST LAWRENCE ST # 2	PORTLAND	ME	04101
	JAYASANKAR	ARLA	10410 DOHERTY SPRING	SAN ANTONIO	TX	78255
	THEODORE	ARMSTRONG	1 ST LAWRENCE ST # 3	PORTLAND	ME	04101
	SANDRA	ASMUSSEN	45 WILSON ST # 1	PORTLAND	ME	04101
ATLANTIC STREET FLATS			28 ATLANTIC ST	PORTLAND	ME	04101
	JOANNE	BALZANO	1202 SOUTH MONROE ST	ARLINGTON	VA	22204
	DENISE	BARTH	31 FORE ST # 4	PORTLAND	ME	04101
	CHRISTOPHER	BARTLETT	16 ST LAWRENCE ST # 1	PORTLAND	ME	04103
	CYNTHIA	BARTLETT	16 ST LAWRENCE ST # 3	PORTLAND	ME	04101
	PETER	BASS	29 WATERVILLE ST # 2	PORTLAND	ME	04101
	JOSHUA	BASTON	PO BOX 154	SOUTH GARDINER	ME	04359
BENCSHE PROPERTY LLC			24 ST LAWRENCE ST	PORTLAND	ME	04101
	JEFFREY	BENSON	24 ST LAWRENCE ST	PORTLAND	ME	04101
	ANDREW	BIFULCO	58 VESPER ST	PORTLAND	ME	04101
	DAVID	BODY	46 WATERVILLE ST	PORTLAND	ME	04101
	MARIANNA	BONETTI	PO BOX 741	PORTLAND	ME	04104
	DEBORAH	BOUCHARD	26 MUNJOY ST	PORTLAND	ME	04101
	ELIZABETH	BOYSON	66 VESPER ST	PORTLAND	ME	04101
	CHRISTINE	BRACERAS	35 ST LAWRENCE ST	PORTLAND	ME	04101
	RICHARD	BRAMLEY	45 WILSON ST # 4	PORTLAND	ME	04101
	WILLIAM	BRENNAN	23 ATLANTIC ST	PORTLAND	ME	04101
	HENRY	BRISTOL	PO BOX 619	ROCKY HILL	NJ	08553
	THOMAS	BROKISH	43 MUNJOY ST	PORTLAND	ME	04101
	KRISTIAN	BROWN	PO BOX 4605	PORTLAND	ME	04112
	MOLLY	BROWN	45 WILSON ST # 2	PORTLAND	ME	04101
	ROBERT	BUL	68 ATLANTIC ST	PORTLAND	ME	04101
	MICHAEL	CAMPBELL	62 ST LAWRENCE ST # 2	PORTLAND	ME	04101
	MATTHEW	CARR	261 SIMPSONS POINT RD	BRUNSWICK	ME	04011
	JOHN	CARTER	48 ATLANTIC ST	PORTLAND	ME	04101
CASA 62 CONDO			62 ST LAWRENCE ST	PORTLAND	ME	04101
	CARL	CASALE	45 WATERVILLE ST	PORTLAND	ME	04101
	MARY	CASALE	39 WATERVILLE ST	PORTLAND	ME	04101
CASCO BAY CONDO			25 FORE ST	PORTLAND	ME	04101
CASCO BAY ISLAND CONDO			12 OBRION ST	PORTLAND	ME	04101
CATALYST DOMUS LLC			536 WASHINGTON AVE	PORTLAND	ME	04103
	ANTHONY	CATERINA	56 WATERVILLE ST	PORTLAND	ME	04101
	DIANNE	CAVANAUGH	1202 S MONROE ST	ARLINGTON	VA	22204
	DIANNE	CAVANAUGH	39 MUNJOY ST	PORTLAND	ME	04101
	EDWIN	CHESTER	7 FORE ST	PORTLAND	ME	04101
	LISA	CHRISTIAN	27 MUNJOY ST	PORTLAND	ME	04101
	GLORIA	CLARKE	29 MUNJOY ST	PORTLAND	ME	04101
CLAYTON'S HOUSE LLC			29 LOWELL ST 5TH FLOOR	LEWISTON	ME	04240
	PHILLIP	CLOSUIS	5721 OAKSHIRE RD	BALTIMORE	MD	21209
	FAYE	COCHRANE	72 MUNJOY ST # 3	PORTLAND	ME	04101
	CHARLES	COHEN	30 OBRION ST	PORTLAND	ME	04101
	RICHARD	COHEN	389 HENRY ST	AMHERST	MA	01002
COIS FHARRIAGE CONDO			36 WATERVILLE ST	PORTLAND	ME	04101
COMPASS PROPERTY MANAGEMENT LLC			PO BOX 896	NORTH CONWAY	NH	03860
	GERALD	CONLEY	16 ATLANTIC ST	PORTLAND	ME	04101
	MARY	CONNOLLY	28 ATLANTIC ST # 1	PORTLAND	ME	04101
	MICHAEL	CONNOLLY	36 WATERVILLE ST # 4	PORTLAND	ME	04101
	JONATHAN	COOPER	44 WENDY WAY	PORTLAND	ME	04103
	MICHAEL	COPLON	9 WATERVILLE ST # C01	PORTLAND	ME	04101
	CHRISTOPHER	CORKERY	59 MOODY ST	PORTLAND	ME	04101
CROW'S NEST CONDO			49 MOODY ST	PORTLAND	ME	04101
	STEPHANIE	DAMBRIE	8 KELLOGG ST	PORTLAND	ME	04101
	CHARLOTTE	DANIELS	108 WALTON ST	PORTLAND	ME	04103
	JASON	DARK	7 GILBERT LN	PORTLAND	ME	04101
	ALEXANDRA	DAUGHERTY	814 A1A NORTH # 101	PONTE VEDRA BEACH	FL	32082
	FREDERICK	DEY	6 EASTERN PROMENADE # 2	PORTLAND	ME	04101
	THOMAS	DILLMAN	60 VESPER ST # F	PORTLAND	ME	04101
	MARTICA	DOUGLAS	11 MUNJOY ST	PORTLAND	ME	04101
	MELINDA	EATON	31 FORE ST	PORTLAND	ME	04101
	TAMERA	EDISON	110 GRANITE ST	YARMOUTH	ME	04096
	REID	EMMERICH	14 HAMILTON ST	SOUTH PORTLAND	ME	04106
	RICHARD	FARRIS	19 MUNJOY ST	PORTLAND	ME	04101
	BRIAN	FISK	66 MUNJOY ST # 3	PORTLAND	ME	04101
	SANDRA	FLANAGAN	13 WATERVILLE ST	PORTLAND	ME	04101
	PAUL	FLAXMAN	7 ATLANTIC ST	PORTLAND	ME	04101
	GIBRIAN	FOLTZ	27 OAK ST	NORTH WATERBORO	ME	04061
	AMY	FOSCHI	56 ATLANTIC ST	PORTLAND	ME	04102
	RUTH	FREEMAN	64 VESPER ST	PORTLAND	ME	04101
	STEVEN	GIFFORD	165 SPURWINK RD	SCARBOROUGH	ME	04074
	CHRISTOPHER	GILBERT	47 ST LAWRENCE ST # 1	PORTLAND	ME	04101
	ANNA	GOKEY	75 ST LAWRENCE ST	PORTLAND	ME	04101
	RICHARD	GOLD	51 WATERVILLE ST	PORTLAND	ME	04101
	RALPH	GRACEFFA	22 FRANKIE LN	CUMBERLAND CENTER	ME	04021
	CYNTHIA	GREATON	67 ATLANTIC ST	PORTLAND	ME	04101
	CHARLES	GRIMES	9 WATERVILLE ST # 2C	PORTLAND	ME	04101
	SUSAN	GRISANTI	29 ATLANTIC ST	PORTLAND	ME	04101
	YU	GUO	65 MUNJOY ST # 5	PORTLAND	ME	04101
	MARIA	HADJIYANE	72 MUNJOY ST # 2	PORTLAND	ME	04101
HADLEY COMMONS			75 ST LAWRENCE ST	PORTLAND	ME	04101
	DOUGLAS	HALL	16 FIREFLY DR	FREEPORT	ME	04032
	JACOB	HALPERT	74 ATLANTIC ST	PORTLAND	ME	04101

	ERIC	HANDLEY	56 WILSON ST # 4	PORTLAND	ME	04101
	KAREN	HARRISON	34 MUNJOY ST	PORTLAND	ME	04101
	ABIGAIL	HARVEY	17 WATERVILLE ST	PORTLAND	ME	04101
	NADIA	HASHEM	13 CORNERSTONE DR	FALMOUTH	ME	04105
	RICHARD	HEFFERN	210 E LAKE AVE	BALTIMORE	MD	21212
	EMILY	HEJLIK	1190 WESTBROOK ST	PORTLAND	ME	04102
	CARLE	HENRY	50 ST LAWRENCE ST	PORTLAND	ME	04101
	GUY	HERNANDEZ	12 ATLANTIC ST	PORTLAND	ME	04101
	ROBERT	HINCKLE	65 MUNJOY ST # 1	PORTLAND	ME	04101
	ELIZA	WEISS-HUBER	28 WATERVILLE ST	PORTLAND	ME	04101
	DIANE	HUDSON	16 OBRION ST	PORTLAND	ME	04101
	JAYNE	HURLEY	11 ST LAWRENCE ST	PORTLAND	ME	04101
	GREGORY	JABLONSKI	6 EASTERN PROMENADE # 1	PORTLAND	ME	04101
	JODIE	JACOBS	69 ATLANTIC ST	PORTLAND	ME	04101
	DAVID	JOHNSON	PO BOX 17622	PORTLAND	ME	04112
	MELINDA	JORDAN	36 WATERVILLE ST # 3	PORTLAND	ME	04101
	ROBERT	JORDAN	1050 ISLAND AVE	LONG ISLAND	ME	04050
KAPPELMAN INVESTMENTS LLC			19 ALICE ST	PORTLAND	ME	04103
	SHARON	KELLEY	42 OBRION ST # 1	PORTLAND	ME	04101
	JOSEPH	KIEVITT	74 MUNJOY ST # 2	PORTLAND	ME	04101
	ROBERT	KNAKE	36 OBRION ST	PORTLAND	ME	04101
	KRISTINA	KNIGHT	12 O'BRION ST # 4	PORTLAND	ME	04101
	GAIL	KUHLTHAU	9 ADAMS ST	PORTLAND	ME	04101
	KATHERINE	LAKE	68 VESPER ST # D	PORTLAND	ME	04101
	VICTORIA	LAMBERT	61 ST LAWRENCE ST # 3	PORTLAND	ME	04101
	KRISTEN	LAPE	71 ST LAWRENCE ST	PORTLAND	ME	04101
	SUELLE	LARGE	60 MUNJOY ST # 3	PORTLAND	ME	04101
LAWRENCE WHITTEN LLC			37 SILVER ST	PORTLAND	ME	04101
LAWSON HOLDINGS LLC			49 ST LAWRENCE ST # 1	PORTLAND	ME	04101
	JEREMY	LEACH	58 MOODY ST # 1	PORTLAND	ME	04101
	SUN	PARK-LEE	1441 FLAT ROCK RD	NARBERTH	PA	19072
	SIDNEY	LEONARD	65 MUNJOY ST # 3	PORTLAND	ME	04101
	WARREN	LEONARD	32 MORNING ST	PORTLAND	ME	04101
	LISA	LETOURNEAU	58 ATLANTIC ST	PORTLAND	ME	04101
	IRIS	LIN	13 ATLANTIC ST	PORTLAND	ME	04102
	JAN-MARIE	LINDHOLM	52 MOODY ST	PORTLAND	ME	04101
	JAN-MARIE	LINDHOLM	PO BOX 876	SCARBOROUGH	ME	04074
	AUSTIN	LINSLEY	43180 CORNA CALA CAMINO	MURRIETA	CA	92562
	DAVID	LLOYD	29 WATERVILLE ST # 1	PORTLAND	ME	04101
	MICHAEL	LONG	30 MONUMENT ST	PORTLAND	ME	04101
	JOSHUA	LONGO	59 ATLANTIC ST	PORTLAND	ME	04101
	ANNA	TOUS-LOPEZ	56 WILSON ST # 1	PORTLAND	ME	04101
	ELISE	LOSCHIAVO	36 ST LAWRENCE ST	PORTLAND	ME	04101
	CHRISTOPHER	LOW	254 COMMERCIAL ST STE 101	PORTLAND	ME	04101
	SHAWN	LYNN	51 MOODY ST # 2	PORTLAND	ME	04101
M & M PROPERTIES LLC			218 MAIN ST	FREEPORT	ME	04032
	AMY	MA	6 DEVON RD	LARCHMONT	NY	10538
	MARK	MACLEOD	32 ST LAWRENCE ST	PORTLAND	ME	04101
	PETER	MACOMBER	4 ST LAWRENCE ST	PORTLAND	ME	04101
	JON	MAHONEY	73 ATLANTIC ST	PORTLAND	ME	04101
	MARCELLA	MAKINEN	62 ST LAWRENCE ST # 1	PORTLAND	ME	04101
MALIA PAUL POST BUILDING COMMITTEE INC			42 ATLANTIC ST	PORTLAND	ME	04101
	ALISON	MANN	41 ATLANTIC ST	PORTLAND	ME	04101
	JAMES	MANN	10 OLD ROAD LN	MOUNT KISCO	NY	10549
	MURIELLYN	MARTELL	60 ATLANTIC ST	PORTLAND	ME	04101
	JENNA	MARTELLUCCI	21 MAYBERRY LN	YARMOUTH	ME	04096
	ALEXANDRE	MAS	28 O'BRION ST # 2	PORTLAND	ME	04101
	BRADFORD	MAUSHART	PO BOX 3042	KENNEBUNKPORT	ME	04046
	LAURIE	MCBRIDE	55 MOODY ST	PORTLAND	ME	04101
	SYDNEY	MCDOWEL	45 WILSON ST # 3	PORTLAND	ME	04101
	STEVEN	MCGEE	8 MARK RD	FRAMINGHAM	MA	01701
	KATHLEEN	MCINERNEY	38 MUNJOY ST	PORTLAND	ME	04101
	ARLENE	MCINTOSH	3530 MYSTIC POINT DR # 101	AVENTURA	FL	33180
	AIRADEAN	MCLAUGHLIN	18 MUNJOY ST	PORTLAND	ME	04101
	JACOB	MCNALLY	34 ATLANTIC ST	PORTLAND	ME	04101
	MARKOS	MILLER	17 ATLANTIC ST	PORTLAND	ME	04101
MINIMO INC			83 ST LAWRENCE ST # 2	PORTLAND	ME	04101
	BARRY	MINKIN	184 EAST FORK RD	CAMDEN	ME	04843
MOODY STREET CONDO			53 MOODY ST	PORTLAND	ME	04101
	BERNARD	JANKOWSKI-MOOR	37 ATLANTIC ST	PORTLAND	ME	04101
	PETER	MORRELL	42 O'BRION ST # 2	PORTLAND	ME	04101
	ELLIS	ELLIS-MORRIS	90 STRAWBERRY HILL ST	DOVER	MA	02030
	PAUL	MORRISSEY	82 MUNJOY ST	PORTLAND	ME	04101
MUNJOY SOUTH TOWNHOUSES LLC			7 THOMAS DR	CUMBERLAND FORESIDE	ME	04110
MUNJOY STREET CONDO			72 MUNJOY ST	PORTLAND	ME	04101
	NICHOLAS	MURRAY	40 ST LAWRENCE ST	PORTLAND	ME	04101
	GLORIA	NAPPI	75 ATLANTIC ST	PORTLAND	ME	04101
	BOURCARD	NESIN	28 ATLANTIC ST # 3	PORTLAND	ME	04101
	AMANDA	NICKLIN	1 FELLOWS FARM RD	AMHERST	NH	03031
	SIMON	NORWALK	PO BOX 539	ALNA	ME	04535
O'BRION 1910 LLC			PO BOX 4781	PORTLAND	ME	04112
O'BRION STREET CONDO			15 OBRION ST	PORTLAND	ME	04101
	ELIZABETH	ODAY	42 MOODY ST # 1	PORTLAND	ME	04101
	ROBERT	OLSZEWSKI	49 MOODY ST # 3	PORTLAND	ME	04101
	FREDERICK	ONION	414 HARDSCRABBLE RD	WAYNE	ME	04284
	KATHERINE	PALMER	70 WATERVILLE ST	PORTLAND	ME	04101
	LYNNE	PANICO	49 MOODY ST	PORTLAND	ME	04101
	DEBORAH	PANISH	42 MOODY ST # 3	PORTLAND	ME	04101
	BRIAN	PARTRIDGE	52 ATLANTIC ST	PORTLAND	ME	04101
	THOMAS	PEARSON	20 ATLANTIC ST #5	PORTLAND	ME	04101
	MICHAEL	PETIT	25 WATERVILLE ST	PORTLAND	ME	04101
PF LAND LLC			110 THAMES ST	PORTLAND	ME	04101
	STEPHEN	PHILLIPS	72 ST LAWRENCE ST # 1	PORTLAND	ME	04101
	NICHOLAS	PLANTE	25 KELLOGG ST # 3	PORTLAND	ME	04101
	GAYLA	PREISSER	25 FORE ST # A02	PORTLAND	ME	04101
	MARIA	PULSONI	11 ADAMS ST	PORTLAND	ME	04101
R & J 545 PARTNERS LLC			6 SOUTH ST	PORTLAND	ME	04101
	GEORGE	REICHE	50 WATERVILLE ST	PORTLAND	ME	04101
	MARY	RHOADS	22 EASTERN PROMENADE # 1	PORTLAND	ME	04101
	ROSE	RICCI	25 MARTIN RD	PORTLAND	ME	04103
	KAREN	RICHARDS	PO BOX 8768	PORTLAND	ME	04104
	WILFRID	ROLLMAN	36 WATERVILLE ST # 1	PORTLAND	ME	04101
	LESLIE	ROTHMAN	63 ATLANTIC ST	PORTLAND	ME	04101
	STEVEN	ROWE	12 ST LAWRENCE ST	PORTLAND	ME	04101
	MARY	ROY	56 WILSON ST # 3	PORTLAND	ME	04101
	JOANNE	SACHER	12 O'BRION ST # 1	PORTLAND	ME	04101
SAINT & FORE CONDO			4 ST LAWRENCE ST	PORTLAND	ME	04101
	DIANE	SAMMER	53 MOODY ST	PORTLAND	ME	04101
	RICHARD	SANTOS	31 OBRION ST	PORTLAND	ME	04101

	JENNY	SCHEU	29 WATERVILLE ST # 3	PORTLAND	ME	04101
	STEPHEN	SCHIFFMAN	9 WATERVILLE ST # 3	PORTLAND	ME	04101
	STANLEY	SCOTT	42 MOODY ST # 4	PORTLAND	ME	04101
SESAME PARK LLC			PO BOX 653	YARMOUTH	ME	04096
SHALOM HOUSE			PO BOX 560	PORTLAND	ME	04112
SIXTY-FIVE MUNJOY CONDO			65 MUNJOY ST	PORTLAND	ME	04101
	AMY	SMITH	17 KELLOGG ST	PORTLAND	ME	04101
	MELODY	SMITH	12 OBRION ST # 3	PORTLAND	ME	04101
	KAREN	SNYDER	72 WATERVILLE ST # 3	PORTLAND	ME	04101
ST LAWRNECE STREET TOWNHOUSE			9 ST LAWRENCE ST	PORTLAND	ME	04101
	AMY	STAFFORD	72 MUNJOY ST # 1	PORTLAND	ME	04101
	CARL	STARK	61 WHITE OAK ST # 5G	NEW ROCHELLE	NY	10801
	ANITA	STEWART	23 OBRION ST	PORTLAND	ME	04101
	GEORGE	STEWART	57 MOODY ST	PORTLAND	ME	04101
	PHILIPPA	STRATTON	56 WILSON ST # 2	PORTLAND	ME	04101
	PETER	STREKER	10 MUNJOY ST	PORTLAND	ME	04101
	MARYELLEN	SULLIVAN	33 ATLANTIC ST	PORTLAND	ME	04101
	ANDREA	SUMMERS	45 OBRION ST	PORTLAND	ME	04101
	MELISSA	SWEET	37 ST LAWRENCE ST	PORTLAND	ME	04101
	NATHAN	SZANTON	22 EASTERN PROMENADE	PORTLAND	ME	04101
TC3 LLC			1181 DOVER WAY	MONTEREY PARK	CA	91754
	DAVID	TEARSE	65 MUNJOY ST # 7	PORTLAND	ME	04101
	MATTHEW	THAYER	62 MUNJOY ST	PORTLAND	ME	04101
THE GOOD YELLOW HOUSE			16 ST LAWRENCE ST	PORTLAND	ME	04101
THE ISABELLE CONDO			6 EASTERN PROMENADE	PORTLAND	ME	04101
	JEFFREY	THOMPSON	94 SAWYER RD	SCARBOROUGH	ME	04074
	PETER	TOMBACK	6 EASTERN PROMENADE # 3	PORTLAND	ME	04101
	ROGER	TRETTEL	1545 BRONSON RD	GRAND ISLAND	NY	14072
	NANCY	TSAI	48 MONUMENT ST	PORTLAND	ME	04101
	SEAN	TURLEY	62 VESPER ST	PORTLAND	ME	04101
	LINDA	TYLER	52 ST LAWRENCE ST	PORTLAND	ME	04101
UMBEL PROPERTIES LLC			10 HARDY RD	WESTBROOK	ME	04092
VESPA LLC			71 FORESIDE RD	CUMBERLAND FORESIDE	ME	04110
	LORI	VOORNAS	PO BOX 4746	PORTLAND	ME	04112
	MARTHA	BOSSART-VRANA	31 FORE ST # 2	PORTLAND	ME	04101
WATERVILLE STREET CONDO			29 WATERVILLE ST	PORTLAND	ME	04101
	MARGOT	WELLER	56 ST LAWRENCE ST	PORTLAND	ME	04101
	ALEXANDER	WHEELWRIGHT	76 WILSON ST	PORTLAND	ME	04101
	GEORGE	WHITTEN	23 ST LAWRENCE ST	PORTLAND	ME	04101
	KATHRYN	WILLIAMS	156 COTTAGE RD	WINDHAM	ME	04062
WILSON HEIGHTS CONDO			56 WILSON ST	PORTLAND	ME	04101
	RHONDA	WILSON	34 MOODY ST	PORTLAND	ME	04101
WILSON STREET CONDOMINIUMS LLC			580 WEST END AVE # 4	NEW YORK	NY	10024
	BETH	WINSTEIN	4138 HIGH RIDGE	ANN ARBOR	MI	48105
	JEREMY	WINTERSTEEN	58 THIRD ST	NEWPORT	RI	02840
	MAGGY	WOLF	28 ST LAWRENCE ST	PORTLAND	ME	04101
	SAMANTHA	WOOD	74 ST LAWRENCE ST	PORTLAND	ME	04101
	SAMUEL	WOODWORTH	60 MUNJOY ST # 2	PORTLAND	ME	04101
	NAOKO	YASUI	42 MOODY ST # 2	PORTLAND	ME	04101

Company Name	First Name	Last Name	Street Number	City	State	Zip
	Anthony	Donovan	27 Riverview Street	Portland	ME	04102
	Barbara	Wood	125 Emery Street	Portland	ME	04102
	David	Nowlin	215 Oxford Street	Portland	ME	04102
	Deb	Keenan	28 Dorothy Street	Portland	ME	04103
	Devon	Platte	26 North Street, 33	Portland	ME	04101
	Edward	Suslovic	46 Kenwood Street	Portland	ME	04103
	Janice	Carpenter	9 W. Commonwealth Drive	Portland	ME	04103
	Jennifer	Munson	389 Congress Street, 4th Floor	Portland	ME	04101
Kaplan Thompson Architects	Jesse	Thompson	100 Exchange Street	Portland	ME	04103
	Lynn	Clarkson	145 Marlborough Road	Portland	ME	04103
	Mary	Griffity	6 E. Prom, Unit 2	Portland	ME	04103
	Nancy	Bartlett	PO Box 7965	Portland	ME	04112
	Pam	Burnside	64 Lester Drive	Portland	ME	04103
	Paul	Dubois	1915 Congress Street	Portland	ME	04102
	Peggy	Morin	66 Farnham Street	Portland	ME	04101
	Philip	Haughey	1660 Soldiers Field Road	Boston	MA	02135
	Priscilla	LaVallee	190 US Route 1, Unit 2	Falmouth	ME	04105
Waste Management of Mair	Rebecca	Halla	2000 Forest Avenue	Portland	ME	04103
	Glenn	Cummings	24 Nevens Street	Portland	ME	04103
	Robert	Hains	250 Holm Avenue	Portland	ME	04102-1208

ACORN ENGINEERING, INC.

Planning Division
City of Portland, Maine
389 Congress Street, 4th Floor
Portland, ME 04101

May 17th, 2024

Subject: 42 Atlantic Street Redevelopment Neighborhood Meeting #2

I, Danielle McGowan, hereby certify that a neighborhood meeting was held on May 16th, 2024, at the East End School Café, 195 North Street, Portland, ME 04101, at 5:30 pm.

I also certify that on May 1st, 2024, invitations were mailed to the following:

1. All addresses on the mailing list provided by the Planning Division, which includes property owners within 500 feet of the proposed development.

2. Residents on the "interested parties" list.

Sincerely,

Danielle McGowan, E.I.
Project Engineer
Acorn Engineering, Inc.

The following documents are included with this certification letter:

1. Copy of the invitation letter sent out prior to the neighborhood meeting.
2. Meeting sign-in sheet.
3. Meeting Minutes
4. Neighborhood Meeting #2 Presentation

ACORN ENGINEERING, INC.

Dear Neighbor: May 2, 2024

On behalf of LB Atlantic LLC, we are pleased to invite you to a neighborhood meeting to discuss the proposed Major Site Plan Application that was recently submitted to the Planning Board. The proposal features the redevelopment of 42 Atlantic Street into 30 affordable apartments. The project will provide studios, one, and two-bedroom units while rebuilding the public sidewalk and providing on-site stormwater detention.

Meeting Location: The East End School Cafe, 195 North St, Portland, ME 04101
Meeting Date/Time: Thursday, May 16, 2024, at 5:30pm

A sign-in sheet will be circulated, and a record of the meeting will be taken. Both the sign-in sheet and record will be submitted to the Planning Board. If you have any questions, please call (207) 775-2655.

Sincerely,

Sam Lebel

Sam Lebel, P.E.
Acorn Engineering, Inc.

Note: Under the City of Portland land use code, an applicant for a major site plan, master development plan, subdivision of over five lots, or zoning map amendment is required to hold a neighborhood meeting within 30 days of an application being deemed complete and no less than seven calendar days before a public hearing. Should you wish to offer additional comments on this proposed development, you may forward them by e-mail to planning@portlandmaine.gov or by mail to the Planning and Urban Development Department, Planning Division, 4th Floor, 389 Congress Street Portland, ME 04101.

Sign-in Sheet **Participants:**

Name	Email
Phyllis Reames	phyllisreames@yahoo.com
Leslie Rothman	ljrothman@yahoo.com
Mary K. Casale	dirtgirl1@AOL.COM
Brian Partridge	brian partridge@gmail.com
ROB WHITTEN	ROB@WHITTENARCHITECTS.COM
Birch Adams	Birchtrees@gmail.com
Meghen Quinn	meghenkquinn@gmail.com
megan Sutherland	megan.bannu@gmail.com
Cynthia Greaton	cjgreaton@gmail.com

Sign-in Sheet **Participants:**

Name	Email
Anna Pasternak	anna.r.pasternak@gmail.com
Nat MacDonald	nathaniel.g.macdonald@gmail.com
John Carter	none
mary Connolly	maryfconnolly@me.com
Susan Baker-Kaplan	suegdi@earthlink.net
Kendra Gozder	kendra.gzander@gmail.com
Emily Bernhard	EmilyBernhard@gmail.com
Tory Lambert	torilblueskies@gmail.com
Bernard Moav-Jankowski	BMJNYC@mac.com
Barbara Vestal	vestal@chesterandvestal.com
Ned Chester	chester@chesterandvestal.com
Karen Snyder	KarSny@yahoo.com
Robby Perkins-High	robbyph@gmail.com
Carle Henry	cdhenry3@yahoo.com

Sign-in Sheet **Presenters:**

Name	Email
Will Savage	wsavage@acorn-engineering.com
Dan Black	dan black@lbdevpartners.com
Kyle Barker	kyle@primaryprojects.org

42 Atlantic Street Redevelopment

Neighborhood Meeting Minutes

May 16th, 2024 / 5:30 pm
East End School Community Room, Portland, ME

Project Team Attendees:

Dan Black **(DB)**: Client/Presenter

Kyle Barker (**KB)**: Architect/Presenter (Primary Projects)

William Savage **(WS)**: Civil Engineer/Presenter (Acorn Engineering)

Danielle McGowan (**DM**): Civil Engineer/Note Taker (Acorn Engineering)

The meeting started at approximately 5:35 pm.

Presentation:

Will Savage:

- Overview of the Public Process including a reminder for all attendees to sign-in, how meeting minutes would be taken and submitted as part of the public record, Planning Board workshop date and that attendees may wish to separately reach out to the Project Planner. Email address provided.

Dan Black:

- Team Introduction
- Overview of the meeting
- Project Introduction

Will Savage:

- Project Overview; Existing and Proposed conditions and improvements. Outline of the affordability density bonus as part of LD 2003

Kyle Barker

- Reviewed the floor layouts, building materials, and building renderings.
- Highlighted the design changes made since the previous neighborhood meeting. Provided an overview of the existing buildings in the area and key takeaways incorporated into the proposed building design to help blend the building into the neighborhood.

Comments, Questions & Answers:

Please note that the following questions and answers were not recorded verbatim and aim to represent and summarize the actual questions, answers, and discussion that took place at the meeting.

Neighbor: Curious about the height perspective shown in the renderings and how the building will not tower over the rest of the homes in the neighborhood.

WS: Explained how the slope of Atlantic Street plays a roll in the height variability and perspective.

Neighbor: Curious about the height of the utility poles at the corner of Gilberts & Atlantic Street.

KB: Explained the process for creating the renderings: photos were taken and stitched together when needed, all of the surrounding houses were 3D-modeled, the model and the photographs were overlaid to get the scale as accurate as possible.

Neighbor: Expressed negative opinions on the buildings architectural design and felt there could be more creative opportunity. Stressed concern for straying away from the typical unique homes that exist in the area.

Neighbor: Expressed concerns about the Streetscape compatibility.

Neighbor: Appreciates an affordable housing building, however, is concerned the building is too large for the area.

Neighbor: Compared a similar sized brick building in the neighborhood and was curious if a brick building would be an option.

KB: Explained that part of the reason for keeping the form of the building simple, is to be able to spend more money on the exterior cladding. Most building use cladding that is harmful to the people who install it, and bad for the planet. We are trying to use wood clapboard which avoids that, and relates to the context. Brick is beautiful, but out of budget for this project.

DB: Explained how we're trying to reference the neighborhood, but if we tried to be another building that already exists, we feel the building would stand out more. Which is something we've been cognizant of in the design process.

Neighbor: Concerned with the scale of the building and claims it is too large for the property.

DB/KB: Addressed that the building complies with the city code and requirements and could be larger based on the City's requirements.

Neighbor: Concerns with traffic generated from the development in combination with no parking on site, as well as concerns with the capacity of the city's snow ban lots.

WS: Reiterated that every parking space provided results in less dwelling units in the building and takes that space away from someone who needs it.

Neighbor: Claims building is 20x larger by volume than the other surrounding buildings.

DB/KB: Offered to follow up with neighbor on their calculations and reiterated how the building complies with the city standards and that the currently proposed design is not maxing out the site.

Neighbor: Curious if the Client would be obtaining a TIF from the state for the development and expressed that a TIF translates into the neighbors paying taxes for the building.

DB: Has applied for a TIF for the project. Explained the mechanism of a TIF, which will increase the amount of taxes the City is collecting from the property.

Neighbor: Requested the client's tax info and wants to know what the Return on Investment would be. Reiterated negative opinion on TIF's.

Neighbor: Curious about what the rent for the building would be and how it would be calculated. Requested that the cost estimate and income range be sent to the abutters.

DB: Provided approximate rent for units (the HUD rates are updated annually and they aren't known for the year that the project will be rented, because that's in the future), and explained the Maine Housing Development subsidy process, the 50-60% AMI, and 30% of income process for future tenants. Offered to share more information on the breakdown and estimated rents.

Neighbor: Expressed that the size of the units isn't comparable to the neighbors affordable housing units.

KB/DB: Explained that the units were designed in compliance with the relevant codes and meet the Maine Housing criteria.

Neighbor: Expressed concerns on buildings appearance and the ADA ramp and railing along the front of the building.

KB: Explained how the differences in the materials were selected to visually break up the building.

Neighbor: Expressed support for the project and explained the affordability process

Neighbor: Expressed appreciation of the lack of parking on site. Provided an example that every parking space on site takes a home away from a firefighter, policeman, teacher / someone who needs it.

Neighbor: Expressed opinion that the architectural features could be better and requested clapboard paneling similar to another home in the area.

KB: Addressed the proposed building material is clapboard and reiterated the variability in the façade to assist in breaking up the scale of the building. Provided concerns when trying to recreate an existing building style on a budget; it doesn't always come out the way anticipated.

Neighbor: Interested in who will manage the building once it is developed.

DB: Explained the building will be managed by a 3rd party as required by Maine Housing.

Neighbor: Expressed that 30 units is too many for the building.

DB: Explained the Funding process and project criteria that Maine Housing considers in their determination of which project will receive funding. Reiterated how the site allows 35 units, but only 30 units are proposed.

Neighbor: Expressed appreciation for breaking up the front façade.

Neighbor: Curious about the utilities provided for the building, gas in particular.

WS/DB: Explained the proposed utilities to service the building and confirmed there will not be any gas to the building.

Neighbor: Expressed that the bus stop that was on Atlantic Street has been removed and was curious if the city would bring that bus stop back, after this building is up.

WS/DB: Reiterated the nearest bus stop at North and Congress Street.

Neighbor: Noted that the city would need to reestablish this bus stop if they felt it was necessary.

Neighbor: Will the design change again after this meeting / receiving the neighbors feedback?

DB: The design will continue to evolve based on the neighbor's and planning board comments.

Neighbor: Asked if the building could be divided into two?

BD/KB: explained that the building could not be divided and wouldn't be financially viable.

Neighbor: Curious about the meeting process with the city and requested we provide more information on the process and upcoming hearing dates when available.

DB/WS: Explained the planning board process and addressed that we can share the upcoming meeting dates and process with the neighbors.

Neighbor: Expressed concerns about potential interference with trash collection off Gilberts Lane, with regards to on-street parking and clearance issues should someone park past the allowable spaces on Atlantic Street.

WS: Explained that the trash bins will either be rolled out to Gilberts Lane or to Atlantic Street and will be collected by a private hauler. Provided the typical on-street parking zones and clearances in relation to the existing curb cuts.

Dan Black concluded the meeting and acknowledged his appreciation for the comments received tonight and looks forward to continuing the conversation and opportunities for the development. Will Savage directed Neighbors to reach out to Ameriz Gamez, the City Planner with any further questions and comments.

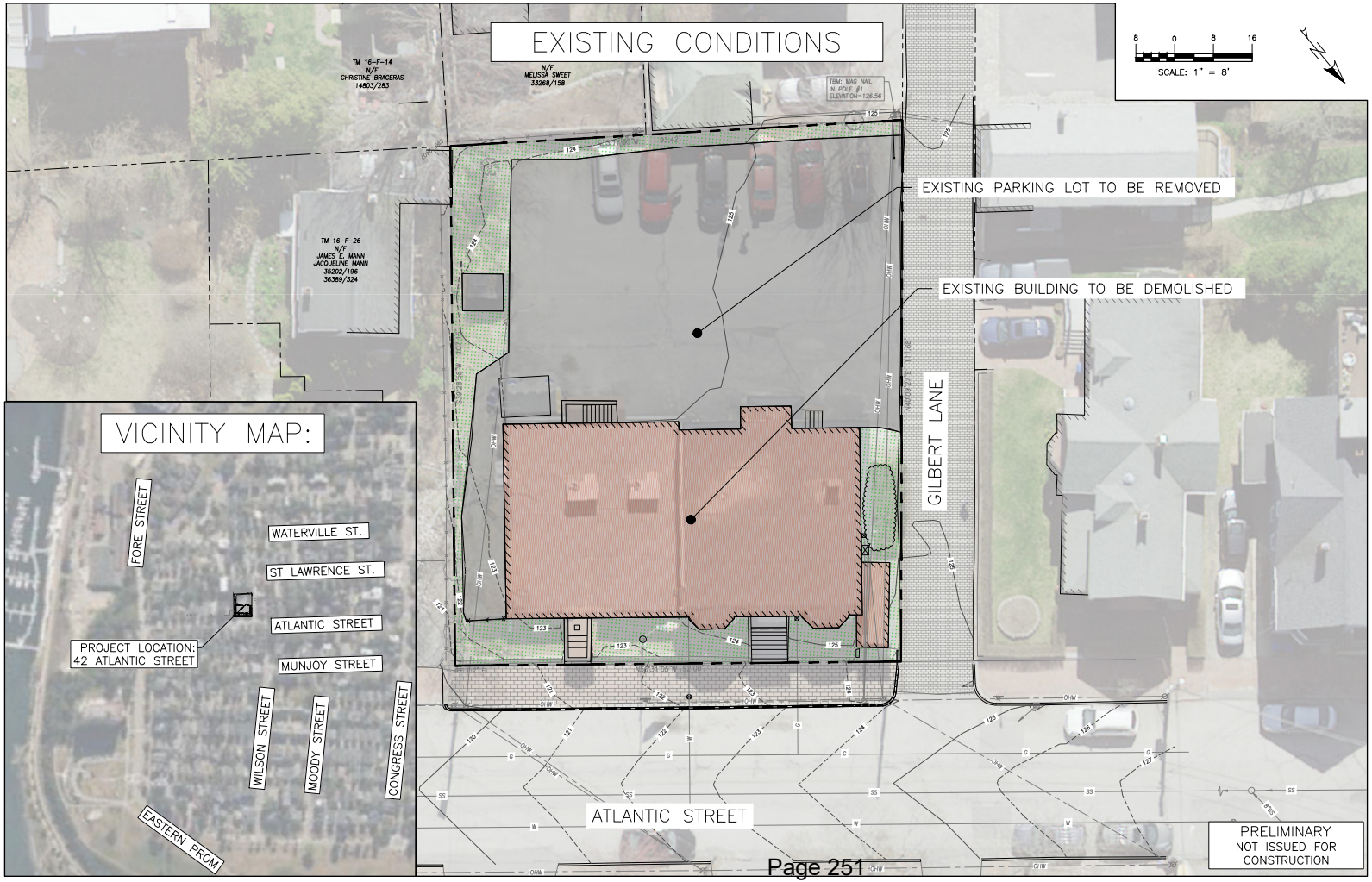
The meeting concluded at approximately 7:00 pm.

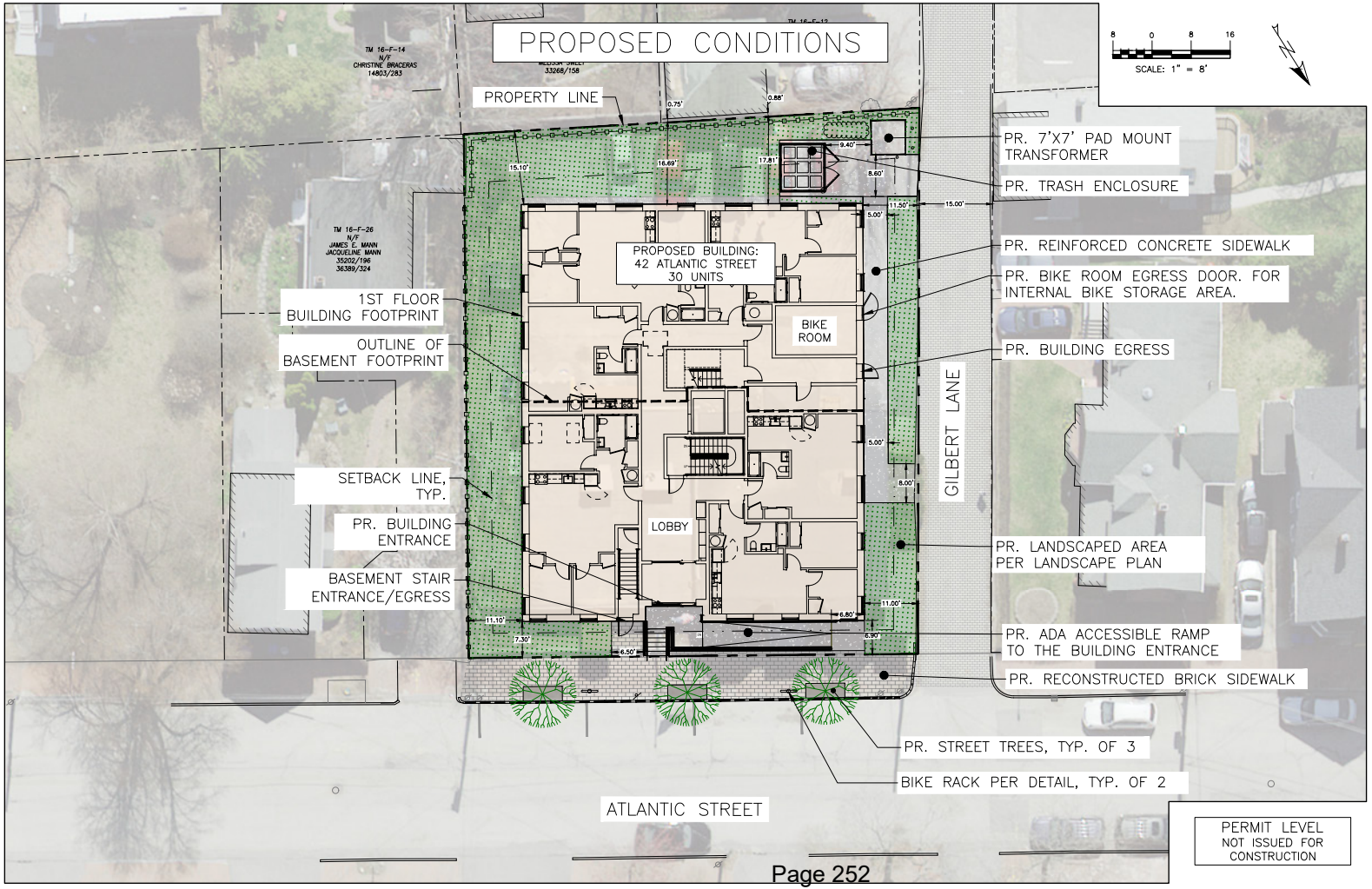
The above mentioned material was interpreted and recorded from handwritten notes. Please note and relay any discrepancies or disputed information in the recorded minutes to the below address so that they can be reviewed, revised, and resubmitted, as necessary.

Recorded by,

Danielle McGowan, E.I.
Project Engineer
Acorn Engineering, Inc.
dmcgowan@acorn-engineering.com

42 Atlantic Street Redevelopment Project
Neighborhood Meeting
May 16, 2024


EXISTING CONDITIONS
SCALE: 1" = 8'
EXISTING PARKING LOT TO BE REMOVED
EXISTING BUILDING TO BE DEMOLISHED
GILBERT LANE
ATLANTIC STREET
TM 16-F-14
N/F
CHRISTINE BRACERAS
14803/283
N/F
MELISSA SWEET
33268/158
TM 16-F-26
N/F
JAMES E. MANN
JACQUELINE MANN
35202/196
36389/324
TBM: MAG NAIL
IN POLE #1
ELEVATION=126.56
VICINITY MAP:
FORE STREET
WATERVILLE ST.
ST LAWRENCE ST.
ATLANTIC STREET
MUNJOY STREET
PROJECT LOCATION:
42 ATLANTIC STREET
WILSON STREET
MOODY STREET
CONGRESS STREET
EASTERN PROM
PRELIMINARY
NOT ISSUED FOR
CONSTRUCTION


PROPOSED CONDITIONS
SCALE: 1" = 8'
PROPERTY LINE
PR. 7'X7' PAD MOUNT TRANSFORMER
PR. TRASH ENCLOSURE
PR. REINFORCED CONCRETE SIDEWALK
PR. BIKE ROOM EGRESS DOOR. FOR INTERNAL BIKE STORAGE AREA.
PR. BUILDING EGRESS
PROPOSED BUILDING: 42 ATLANTIC STREET 30 UNITS
BIKE ROOM
LOBBY
1ST FLOOR BUILDING FOOTPRINT
OUTLINE OF BASEMENT FOOTPRINT
SETBACK LINE, TYP.
PR. BUILDING ENTRANCE
BASEMENT STAIR ENTRANCE/EGRESS
GILBERT LANE
PR. LANDSCAPED AREA PER LANDSCAPE PLAN
PR. ADA ACCESSIBLE RAMP TO THE BUILDING ENTRANCE
PR. RECONSTRUCTED BRICK SIDEWALK
PR. STREET TREES, TYP. OF 3
BIKE RACK PER DETAIL, TYP. OF 2
ATLANTIC STREET
TM 16-F-14 N/F CHRISTINE BRACERAS 14803/283
TM 16-F-26 N/F JAMES E. MANN JACQUELINE MANN 35202/196 36389/324
PERMIT LEVEL NOT ISSUED FOR CONSTRUCTION

LEGEND

PROPERTY LINE	
SETBACK LINE	
FLUSH GRANITE CURB	
VERTICAL GRANITE CURB	

PLANTING SCHEDULE

TREES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SPACING	SIZE	QTY	NOTES
	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	PER PLAN	2.5" CAL.	2	NATIVE
	OSTRYA VIRGINIA	AMERICAN HOPHORNBEAM	PER PLAN	2.5" CAL.	2	NATIVE

HERBACEOUS PERENNIALS/ SHRUBS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SPACING	SIZE	QTY	NOTES
Ar	AJUGA REPTANS	CARPET BUGLE	18" O.C.	1 GAL.	16	–
Au	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	24" O.C.	1 GAL.	10	NATIVE
As	ASTER DIVARICATUS	WOODLAND ASTER	18" O.C.	1 GAL.	9	NATIVE
Am	ARONIA MELANOCARPA	BLACK CHOKEBERRY	42" O.C.	5 GAL.	7	–
Cp	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	18" O.C.	1 GAL.	51	NATIVE
Dc	DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	18" O.C.	1 GAL.	62	NATIVE
JH	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	42" O.C.	5 GAL.	8	NATIVE
Jc	JUNIPERUS COMMUNIS 'BLUEBERRY DELIGHT'	BLUEBERRY DELIGHT JUNIPER	36" O.C.	5 GAL.	6	NATIVE
JS	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	36" O.C.	5 GAL.	4	–
MP	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	5' O.C.	5 GAL.	4	NATIVE
RAg	RHUS AROMATICA 'GRO LOW'	GROW LOW SUMAC	4.5' O.C.	5 GAL.	27	NATIVE
Sc	SEDUM TERNATUM	WOODLAND STONECROP	12" O.C.	1 GAL.	19	NATIVE
Sn	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	18" O.C.	1 GAL.	85	NATIVE
Vib	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	42" O.C.	5 GAL.	12	NATIVE
Wt	WALDESTEINA TERNATA	BARREN STRAWBERRY	18" O.C.	1 GAL.	44	–
Yf	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD YUCCA	36" O.C.	5 GAL.	6	–

SEEDING

SYMBOL	SEED MIX	SPECIES	PERCENTAGE	AREA		RATE
	TURF GRASS	SEE SEEDING NOTES	–	950 SF		25 LBS /ACRE 1750 SQ FT/LB

MATERIALS SCHEDULE

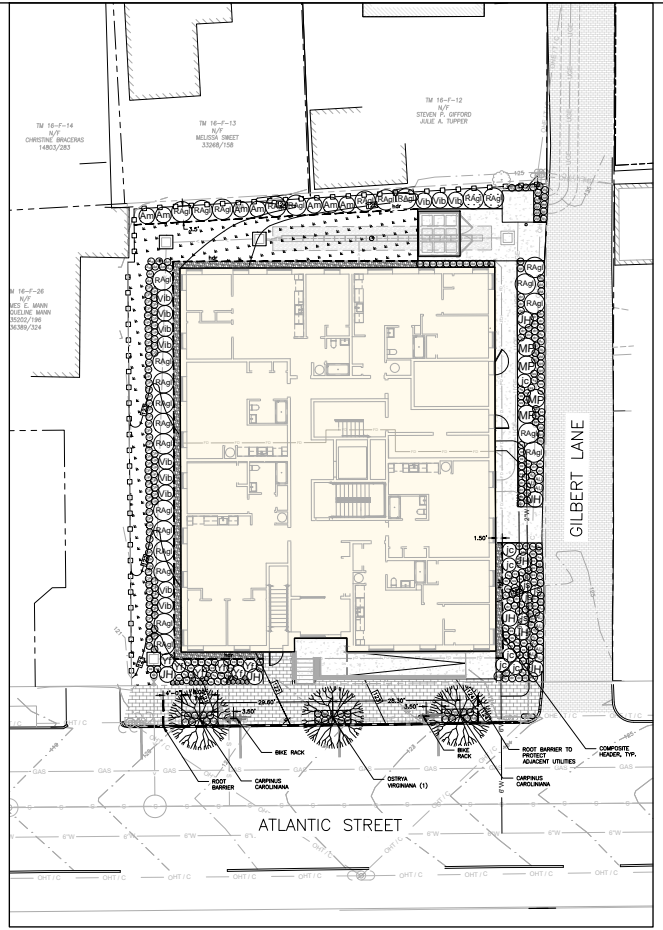
SYMBOL	DESCRIPTION	PRODUCT	MANUFACTORER	FINISH	QTY	NOTES
	BIKE RACK	"BIKE HITCH"	DERO WWW.DERO.COM	GALVANIZED	2	IN GROUND MOUNT; PROVIDE FOOTING
	DECORATIVE GRAVEL	PER PLAN	–	3/8" WASHED STONE	280 SF	
Adc	HEADER	PER PLAN	–	PAINTED BLACK	190 LF	STAKED STEEL EDGING; 1/4" THICK
	WOOD FENCE	–	–	CEDAR	200 LF TOTAL	6'-0" TALL WITH 4" STEEL POSTS
	ROOT BARRIER	UB 48-2	DEEP ROOT WWW.DEEPROOT.COM	–	12 LF TOTAL	INSTALL PER MANUFACTURER'S RECOMMENDATIONS

PLANTING NOTES:

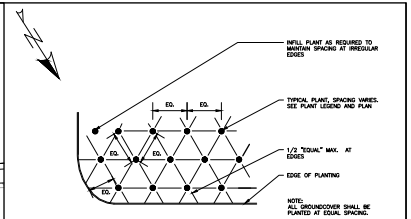
1. NO PLANTING IS TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. SUBSTITUTIONS TO THE PLANTING SCHEDULE ARE TO BE REVIEWED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
3. CONTRACTOR IS TO VERIFY UTILITIES ON PROPERTY AND TO PROTECT DURING EXCAVATION FOR PLANTS.
4. PLANT QUANTITIES LISTED IN THE PLANTING SCHEDULE ARE PROVIDED TO THE CONTRACTOR AS A CONVENIENCE; CONTRACTORS ARE TO VERIFY ALL PLANT QUANTITIES ON THE PLANS. IN THE EVENT OF A DISCREPANCY BETWEEN THE SCHEDULE AND THE DRAWING, THE DRAWING SHALL TAKE PRECEDENCE.
5. PLANTING MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMAN.
6. THE CONTRACTOR SHALL SUBMIT NURSERY PHOTOGRAPHS OF ALL SHRUBS AND HERBACEOUS MATERIAL TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ACCEPTANCE.
7. THE CONTRACTOR SHALL SUBMIT NURSERY PHOTOGRAPHS OF ALL TREES TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ACCEPTANCE.
8. ALL PLANT MATERIAL DELIVERED TO THE SITE, INCLUDING TREES, SHRUBS, AND HERBACEOUS PERENNIALS, SHALL BE LOCATED IN A TEMPORARY "NURSERY" IN A SHADED AREA PROTECTED FROM WIND AND WATERED REGULARLY, ACCORDING TO THE SEASON AND PLANTS' REQUIREMENTS.
9. ALL TREE LOCATIONS ARE TO BE STAKED IN THE FIELD FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FINAL LOCATIONS FOR ALL TREES ARE TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
10. ALL SHRUBS AND HERBS ARE TO BE LAID OUT IN THE FIELD, ACCORDING TO THE LAYOUT PROVIDED IN THE PLANS, FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
14. TOPSOIL SHALL BE FREE FROM SUBSOIL, STONES LARGER THAN 1" OR ANY UNDESIRABLE MATERIAL, CONTAIN 5% ORGANIC MATTER AND HAVE A PH SUITABLE TO THE LOCAL GROWING CONDITIONS.
15. INSTALL ALL TREES, SHRUBS, AND HERBS PER PLANTING DETAILS.
16. ALL DISTURBED AREAS, INCLUDING THOSE NOT INDICATED ON THE PLANS, DUE TO CONSTRUCTION ACTIVITY OR THE STORAGE OF MATERIALS OR EQUIPMENT ARE TO BE REPAIRED. APPLY TOPSOIL AS NEEDED, TO MEET ADJACENT GRADES AND RE-SEED TO MATCH EXISTING OR PROPOSED LANDSCAPE. IF SITE CONDITIONS ARE UNCLEAR, CONTACT THE LANDSCAPE ARCHITECT TO VERIFY THE APPROPRIATE RE-SEEDING SPECIFICATION.
17. ALL PLANTING BEDS ARE TO RECEIVE 3" OF SHREDDED HARDWOOD MULCH.
18. CONTRACTOR IS TO MAINTAIN A ONE YEAR WARRANTY ON ALL PLANTINGS FOLLOWING INSTALLATION.
19. CONTRACTOR IS TO BE RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL PLANT MATERIAL AND LANDSCAPING IMPROVEMENTS UNTIL THE START OF THE WARRANTY PERIOD.
20. THE PROPERTY OWNER IS RESPONSIBLE FOR THE CONTINUED CARE AND MAINTENANCE OF THE LANDSCAPED AREA. PLANTINGS THAT SHOW SIGNS OF CONSTRUCTION DAMAGE WITHIN A ONE YEAR PERIOD FOLLOWING CONSTRUCTION SHALL BE REPLACED PRIOR TO ANY DEFECT GUARANTEE AT NO ADDITIONAL COST TO THE OWNER.

SEEDING NOTES:

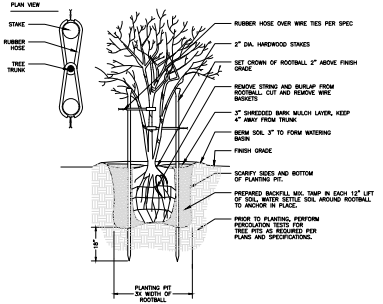
1. TURF GRASS IS TO BE "ECOGRASS" SEED MIX, PROVIDED BY PRAIRIE MOON NURSERY
   1.1. 866-417-8156
   1.2. ECOGRASS INCLUDES THE FOLLOWING SPECIES:
   1.2.1. SHEEP FESCUE, RED FESCUE, CREEPING RED FESCUE, HARD FESCUE (INCLUDING OTHERS)



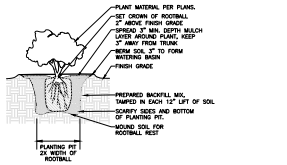
4 LANDSCAPE PLAN
1:10



3 GROUNDCOVER SPACING DETAIL
N.T.S.



2 TREE PLANTING DETAIL
N.T.S.



1 SHRUB PLANTING DETAIL
N.T.S.

10 0 10 20
SCALE: 1" = 10'

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY	DATE
MAJOR SITE PLAN		4/11/24

LANDSCAPE PLAN
42 ATLANTIC STREET REDEVELOPMENT
LB ATLANTIC, LLC
P.O. BOX: 10452, PORTLAND, ME

LANDSCAPE ARCHITECTURE
PO BOX 1501 DURHAM, NC 27702 (207) 775-3565

FILE:	1220_LA
JN:	1220
SCALE:	AS NOTED
DESIGNED BY:	ALDV
DRAWN BY:	ALDV
CHECKED BY:	SJL

ALEXIS LOPEZ DELVECCHIO
LICENSED LANDSCAPE ARCHITECT
STATE OF MAINE
4/11/2024

DRAWING NO.
L-01

Looking up Atlantic

Looking down Atlantic

From Gilbert

From Rear Parking

Houses of Atlantic Street

Common Attributes:

1. Street-Facing Porches
2. Vertically Oriented, Stacked Windows
3. Painted Wood Siding
4. Vertical Proportion (Building)

Context Constraints (Excerpted)

Zoning

- Lot Coverage: 60%
- Front Setback: 5’
- Side Setbacks: 5’
- Rear Setback: 10’ (15’ step back above 3rd floor)
- Height: 45’

Maine Housing, Quality Standards & Procedures

Minimum sizes for separate rooms:

Name of Space	Minimum Area (SF) 0 BR	1 BR	2 BR	3 BR	4 BR	Least Dimension
LR (8)	NA	160	160	170	180	11'-0"
DR	NA	100	100	110	120	8'-6"
BR, Primary (1), (2), (9)	NA	120	120	120	120	9'-6"
BR, Secondary (2), (9)	NA	NA	80	80	80	8'-0"
Total area, BR's	NA	120	200	280	360	

Minimum sizes for combined spaces:

Name, Combined Space (4)	Minimum Area (SF) (7) 0 BR	1 BR	2 BR	3 BR	4 BR
LR – DA (8)	NA	210	210	230	250
K-DA (6)	NA	120	120	140	160
LR-DA-K (5), (8)	NA	270	270	300	330
K-DA-LR-SL (2), (8)	320	NA	NA	NA	NA

Abbreviations:

SF: Square Feet DR: Dining Room DA: Dining Area K: Kitchen

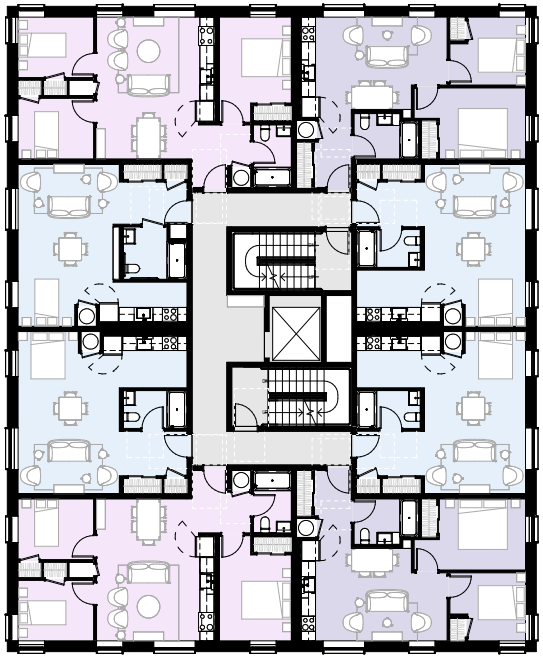
LR: Living Room NA: Not Applicable BR: Bedroom SL: Sleeping Area

Current Proposal Floor 1

- Studio
- 2-Bed Unit
- 3-Bed Unit
- Circulation
- Resident Amenity

Current Proposal Floors 2–4

- Studio
- 2-Bed Unit
- 3-Bed Unit
- Circulation
- Resident Amenity

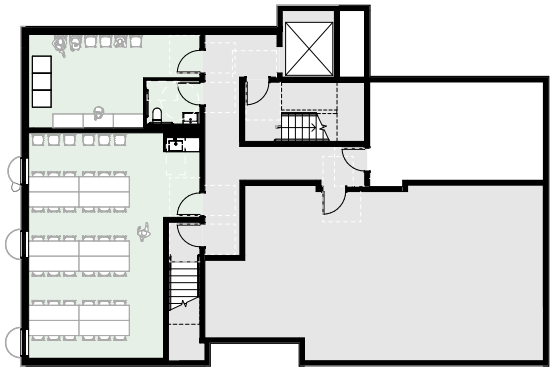


Gilbert Lane

Atlantic Street

Current Proposal Basement

- Studio
- 2-Bed Unit
- 3-Bed Unit
- Circulation
- Resident Amenity



Project Unit Counts

Unit Type	Count	Square Footage
Studio Units	14	520
2-Bed Units	8	650
3-Bed Units	8	785
Total	30	

Current Proposal East Elevation, Facing Atlantic Street

Current Proposal North Elevation, Facing Gilbert Lane

Current Proposal West Elevation

Current Proposal South Elevation

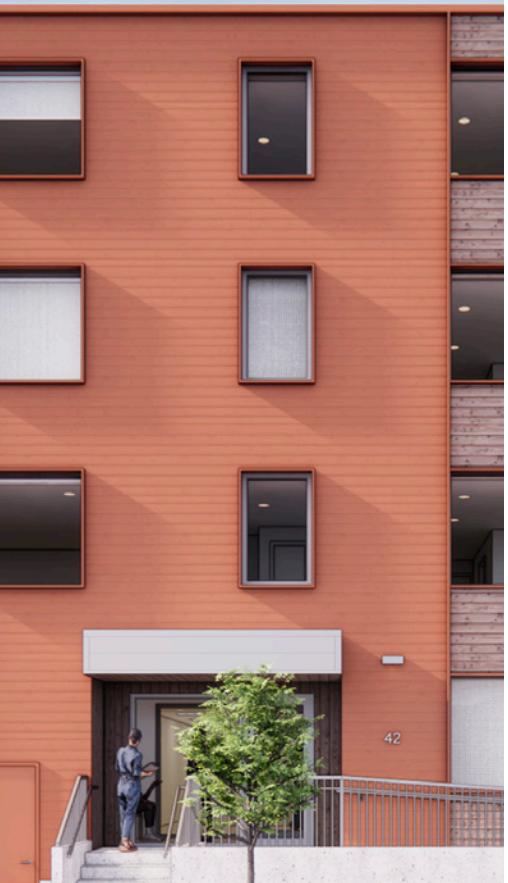
Previous Proposal View Down Atlantic

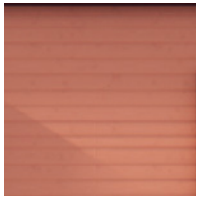
Current Proposal View Up Atlantic

Current Proposal View From Atlantic

42

Current Proposal Materials





Painted Clapboard
Primary Cladding

- Clapboard
- 4.5” Exposed Face
- Quartersawn Pine
- Rusty Neutral Paint

Natural Clapboard
Accent Cladding

- Clapboard
- 4.5” Exposed Face
- Quartersawn Pine
- Clear Finish

Metal Fascia
Awning Surround

- Seaming as Shown
- Galvalume
- Warm Gray Powdercoat (to match window & hardware finish)

42 Atlantic Street Redevelopment Project
Neighborhood Meeting
May 16, 2024

42 ATLANTIC STREET REDEVELOPMENT

LB ATLANTIC, LLC
PORTLAND, MAINE

LEGEND

EXISTING

REFER TO THE EXISTING CONDITIONS PLAN FOR ADDITIONAL INFORMATION

PROPOSED

	UNDERDRAIN
	GREEN SPACE
	UTILITY PAVEMENT CUTS
	STRIPING
	SEDIMENTATION BARRIER
	EDGE OF EX. PAVEMENT
	CURB
	SIGN
	LAMP OR LIGHT POLE
	UTILITY POLE
	GUY WIRE
	WATER VALVE
	FIRE HYDRANT
	SEWER MANHOLE
	CATCH BASIN
	DRAIN MANHOLE
UE UE	UNDERGROUND ELECTRIC LINE
W W	UNDERGROUND WATER LINE
64	MINOR CONTOURS (1 FT)
65	MAJOR CONTOURS (5 FT)
G G	GAS LINE
SD SD	STORM DRAIN LINE
S S	SEWER LINE
	EXISTING/PROPOSED BUILDING
OHE/T/C	OVERHEAD ELECTRICAL/TELEPHONE/CABLE
	PROPERTY LINE
	SETBACKS

INDEX

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C-02 GENERAL NOTES

EX BOUNDARY AND TOPOGRAPHIC SURVEY, PREPARED BY OWEN HASKEL, INC

C-03 DEMOLITION/CONSTRUCTION MGMT/ESC PLAN

C-10 SITE PLAN

L-01 LANDSCAPE PLAN

C-20 UTILITY PLAN

C-30 GRADING & DRAINAGE PLAN

C-40 SITE DETAILS

C-41 UTILITY DETAILS – 1

C-42 UTILITY DETAILS – 2

C-43 DRAINAGE DETAILS – 1

C-44 DRAINAGE DETAILS – 2 (R-TANK DETAILS)

C-45 EROSION AND SEDIMENTATION CONTROL DETAILS & NOTES

CALL BEFORE YOU DIG
1-888-DIG-SAFE
1-888-344-7233

UTILITIES

SEWER

DEPARTMENT OF PUBLIC WORKS (DPW)
250 CANCO ROAD
PORTLAND, MAINE 04101
CONTACT: BRAD ROLAND, P.E.
(207) 874-8834

WATER

PORTLAND WATER DISTRICT
225 DOUGLASS STREET
PO BOX 3553
PORTLAND, MAINE 04104
ATTN: MEANS DIVISION
(207) 774-5961

ELECTRIC

CENTRAL MAINE POWER COMPANY (CMP)
162 CANCO ROAD
PORTLAND, MAINE 04103
CONTACT: JAMIE COUGH
(207) 828-2882

TELEPHONE

CONSOLIDATED COMMUNICATIONS
(FORMERLY FAIRPOINT)
45 FOREST AVENUE
PORTLAND, MAINE 04101
CONTACT: PAT MORRISON
(207) 745-9363

CABLE

SPECTRUM CABLE
118 JOHNSON ROAD
PORTLAND, MAINE, 04102
CONTACT: STEVEN HOLMES
(207) 631-1618

PROJECT TEAM

OWNER

LB ATLANTIC, LLC
PO BOX 10452
PORTLAND, MAINE 04104
CONTACT: DAN BLACK

ARCHITECT

PRIMARY PROJECTS, PLLC
2330 HORTON STREET
NORTH DIGHTON, MA 02764
CONTACT: KYLE BARKER, AIA
(617) 440-4674

SURVEYOR

OWEN HASKEL, INC.
390 US-1, UNIT 10
FALMOUTH, MAINE 04105
CONTACT: ELLEN C. BREWER, P.L.S.
(207) 774-0424

GEOTECHNICAL ENGINEER

SUMMIT GEOENGINEERING SERVICES
LEWISTON, MAINE
CONTACT: BILL PETERLEIN, P.E.
(207) 576-3313

STRUCTURAL ENGINEER

BASE DESIGN GROUP, INC.
117 AUBURN STREET, 2ND FLOOR
PORTLAND, MAINE 04103
CONTACT: NATE BACON, P.E., S.E.
(207) 553-2070

CIVIL ENGINEER:

ACORN ENGINEERING, INC.
PORTLAND, MAINE
CONTACT: SAM LEBEL, P.E.
(207) 775-2655

LANDSCAPE ARCHITECT

ACORN ENGINEERING, INC.
PORTLAND, MAINE
CONTACT: ALEXIS DEL VECCHIO, RLA
(207) 775-2655

MEP DESIGNER

BLW ENGINEERS, INC.
311 GREAT ROAD, PO BOX 1551
LITTLETON, MA 01460
CONTACT: KENNETH R. BECK, P.E.
(978) 486-4301

VICINITY MAP
SCALE: 1:500

ABBREVIATIONS

PARTIAL LIST OF ABBREVIATIONS AND THEIR CORRESPONDING MEANING. PLEASE CONTACT THE ENGINEER FOR ANY CLARIFICATION

APPROX.	APPROXIMATE
BC	BOTTOM OF CURB
BMP	BEST MANAGEMENT PRACTICE
BOT.	BOTTOM
CAD	COMPUTER AIDED DESIGN
CB	CATCH BASIN
CF	CUBIC FOOT
CIP	CAST IN PLACE
CL	CENTERLINE
CM	CONSTRUCTION MANAGER
CMP	CENTRAL MAINE POWER
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARD
DI	DUCTILE IRON PIPE
DIA.	DIAMETER
DIM.	DIMENSION
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQUIV.	EQUIVALENT
EST.	ESTIMATE
EX.	EXISTING
FFE	FINISH FLOOR ELEVATION
FT.	FEET
HDPE	HIGH DENSITY POLY ETHYLENE
ID	INNER DIAMETER
IN.	INCH
INV.	INVERT
L	LENGTH
MAX.	MAXIMUM
MDEP	MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
MDOT	MAINE DEPARTMENT OF TRANSPORTATION
M.E.P	MECHANICAL, ELECTRICAL, PLUMBING DESIGNER
MFG.	MANUFACTURED
MH	MANHOLE
MIN.	MINIMUM
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
OHE/T/C	OVERHEAD ELECTRIC/TELEPHONE/CABLE
PC	PRECAST
PE	PROFESSIONAL ENGINEER
PL	PROPERTY LINE
PLS	PROFESSIONAL LAND SURVEYOR
PROP.	PROPOSED
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PWD	PORTLAND WATER DISTRICT
R	RADIUS
RD	ROOF DRAIN
RET.	RETAINING
ROW	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATIO
SF	SQUARE FEET
SMH	SEWER MANHOLE
SPEC.	SPECIFICATION
TC	TOP OF CURB
TW	TOP OF WALL
TYP.	TYPICAL
UD	UNDERDRAIN
UGE	UNDERGROUND ELECTRIC
VIF	VERIFY IN FIELD

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
CONCEPT	SJL 1/4/24
3-PHASE OPTIONS	SJL 2/2/24
PRELIMINARY	SJL 4/5/24
MAJOR SITE PLAN	SJL 4/11/24

DRAWING NAME: COVER SHEET & LEGEND
PROJECT NAME: 42 ATLANTIC STREET REDEVELOPMENT
CLIENT: LB ATLANTIC, LLC
P.O. BOX: 10452, PORTLAND, ME

ACORN ENGINEERING, INC.
THESE PLANS SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION OF ACORN ENGINEERING, INC. AND ANY UNAUTHORIZED MODIFICATIONS OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
PO BOX 3427, PORTLAND, MAINE 04104
(207) 775-2655

FILE: 1220_DETAILS
JN: 1220
SCALE: AS NOTED
DESIGNED BY: SJL
DRAWN BY: DNM
CHECKED BY: SJL

STATE OF MAINE
SAMUEL J. LEBEL
16506
LICENSED PROFESSIONAL ENGINEER
1/4/24

DRAWING NO.
C-01

GENERAL NOTES:

1. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE ANY POTENTIAL CONFLICTS WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN. IF DEEMED NECESSARY BY THE OWNER OR OWNER'S REPRESENTATIVE (IF APPLICABLE), ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL PREPARE THEIR OWN MATERIAL SCHEDULE BASED ON THE PLANS AND FIELD VERIFICATION BY THE CONTRACTOR. ALL MATERIAL SCHEDULES SHOWN WITHIN THE PLAN SET ARE FOR GENERAL INFORMATION ONLY.
4. ALL CONSTRUCTION METHODS, TESTING AND MATERIALS SHALL CONFORM TO THE MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE CITY OF PORTLAND AND SERVICING UTILITY REQUIREMENTS, IF ANY. IN CASES WHERE THESE CONFLICT THE MOST STRINGENT SPECIFICATION SHALL APPLY AT NO ADDITIONAL COST TO THE OWNER.
5. THE SITE CONTRACTOR SHALL MAINTAIN A SET OF PAPER AND CAD DRAWINGS WHICH SHALL RECORD THE ACTUAL LOCATION, DIMENSIONS, ELEVATIONS, MATERIALS OF THEIR WORK, INDICATING THEREON ALL VARIATIONS FROM THE CONTRACT DRAWINGS. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ONE COMPLETE SET OF REPRODUCIBLE RECORD DRAWINGS, IN .DWG FORMAT AND PAPER, STAMPED ''AS–BUILT''. IF AUTOCAD CAPABILITY IS NOT AVAILABLE, EXCLUDE FROM BID IN WRITING.
6. THE CONTRACTOR WILL REMAIN SOLELY AND COMPLETELY RESPONSIBLE FOR ENFORCEMENT OF AND COMPLIANCE WITH 1) ALL CONTRACT PLANS AND SPECIFICATIONS, 2) APPLICABLE INTERNATIONAL BUILDING CODE REQUIREMENTS, AND 3) ALL SITE WORKING CONDITIONS AND SAFETY REQUIREMENTS, DAY AND NIGHT, FOR BOTH PERSONS AND PROPERTY, IN EACH CASE BOTH BY THE CONTRACTOR AND ITS SUBCONTRACTORS. THESE INCLUDE ALL OSHA, NIOSH, U.S. EPA AND ANY OTHER APPLICABLE GOVERNMENTAL REGULATIONS.
7. EXISTING CONDITIONS, BOUNDARY SURVEY, AND TOPOGRAPHY FROM THE PLAN TITLED BOUNDARY AND TOPOGRAPHIC SURVEY BY OWEN HASKEL, INC. FOR LB DEVELOPMENT PARTNERS, DATED 12/7/23.
8. SUBSURFACE DATA HAVE BEEN OBTAINED BY **SUMMIT GEOENGINEERING SERVICES, INC.** AND SHALL BE INCLUDED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ALSO REVIEW THE REPORT PRIOR TO SUBMITTING A BID.
9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCESS TO THE SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY MARKINGS, SIGNAGE AND INCIDENTALS TO MAINTAIN A SAFE VEHICLE AND PEDESTRIAN ACCESS THOUGH THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE PORTLAND PUBLIC SAFETY DIVISION ROUTINELY REGARDING TEMPORARY IMPACTS OR CHANGES TO SITE ACCESS CONDITIONS.
10. TRAFFIC CONTROL SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. CONTRACTOR TO DETERMINE SOIL CLASSIFICATION INDEPENDENTLY FOR TRENCH, SHORING, AND OTHER SIMILAR CONSTRUCTION MEANS AND METHODS APPLICATIONS.
12. NO HOLES, TRENCHES, OR STRUCTURES SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT IN ANY AREA ACCESSIBLE TO THE PUBLIC OR WITHIN THE PUBLIC RIGHT–OF–WAY.
13. THE CONTRACTOR SHALL CONDUCT A PRE–CONSTRUCTION SURVEY OF INTERIOR SUBGRADE AND ABOVE GRADE ACCESSIBLE WALLS, CEILINGS, FLOORS, ROOF AND VISIBLE EXTERIOR AS VIEWED FROM THE GRADE LEVEL. THIS SHALL BE COMPLETED AT A MINIMUM ADJACENT STRUCTURES. PROVIDE A COPY OF THE SURVEY TO THE OWNER. DOCUMENT WITH PICTURES AT A MINIMUM.
14. THE CONTRACTOR SHALL SURVEY ROCK SURFACE PRIOR TO EXCAVATION AND DEVELOP VOLUME CALCULATIONS TO SHARE WITH THE ENGINEER, ACORN ENGINEERING INC. (ACORN), IF ANY.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL TREES AND SHRUBS ON THE PROJECT WHICH ARE NOT TO BE REMOVED.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY TRENCH PAVEMENT THAT HAS EXPERIENCED EXCESSIVE SETTLEMENT, CRACKING, OR OPENING OF JOINTS. REPAIRS MAY INCLUDE OVERLAY. REMOVAL OF WORK MAY BE NECESSARY AFTER THE FINAL ACCEPTANCE OF WORK OR PRIOR TO THE END OF THE WARRANTY PERIOD. THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

CIVIL SITE NOTES:

1. THE CONTRACTOR SHALL SUBMIT IN WRITING ANY REQUESTS TO ACORN TO MODIFY THE CONTRACT DOCUMENTS.
2. ALL SHOP, ERECTION, AND CONSTRUCTION DRAWINGS SHALL BE CHECKED AND STAMPED BY THE CONTRACTOR PRIOR TO SUBMISSION FOR ACORN'S REVIEW. ANY UNCHECKED OR NON–STAMPED SUBMITTALS WILL BE RETURNED WITHOUT REVIEW.
3. CONTRACTOR SHALL THOROUGHLY INSPECT AND SURVEY EXISTING STRUCTURES AND SITE TO VERIFY CONDITIONS THAT AFFECT THE WORK SHOWN ON THE DRAWINGS. CONTRACTOR TO NOTIFY ACORN OF ANY DISCREPANCIES PRIOR TO PROCEEDING.
4. DETAILS SHOWN APPLY TO ALL SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED.
5. ALTHOUGH ALL DUE DILIGENCE HAS BEEN APPLIED TO MAKE THE DRAWINGS AS COMPLETE AS POSSIBLE, NOT ALL DETAILS ARE ILLUSTRATED, NOR IS EVERY EXCEPTION CONDITION ADDRESSED WITHIN THE CONTRACT DOCUMENTS.
6. ALL PROPRIETARY CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK, INCLUDING DIMENSION AND LAYOUT VERIFICATION, MATERIALS COORDINATION, SHOP DRAWING REVIEW, AND THE WORK OF ANY SUBCONTRACTORS.
8. UNLESS OTHERWISE SPECIFICALLY INDICATED, THE DRAWINGS DO NOT DESCRIBE OR DIRECT MEANS OR METHODS OF CONSTRUCTION.
9. THE CONTRACTOR, IN THE PROPER SEQUENCE, SHALL PERFORM OR SUPERVISE ALL WORK NECESSARY TO ACHIEVE THE FINAL COMPLETED STRUCTURE, AND TO PROTECT THE STRUCTURE, WORKMEN, AND OTHERS DURING THE CONSTRUCTION. SUCH WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR EXCAVATION, FORMWORK, SCAFFOLDING, SAFETY DEVICES AND PROGRAMS OF ALL KINDS, SUPPORT AND BRACING FOR CRANES AND OTHER ERECTION EQUIPMENT.
10. DO NOT BACKFILL AGAINST RETAINING WALLS UNTIL SUPPORTING SLABS AND FLOOR FRAMING ARE IN PLACE AND SECURELY ANCHORED, UNLESS ADEQUATE BRACING IS PROVIDED. PRIOR TO BACKFILLING, CONCRETE SHALL BE CURED PER STRUCTURAL ENGINEER'S SPECIFICATIONS.
11. TEMPORARY BRACING SHALL REMAIN IN PLACE UNTIL ALL FLOORS, WALLS, ROOFS AND OTHER SUPPORTING ELEMENTS ARE IN PLACE, IF APPLICABLE.
12. ALL PAVEMENT JOINTS SHALL BE SAWCUT AND APPLIED WITH TACK COAT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
13. ACORN BEARS NO RESPONSIBILITY FOR THE ABOVE ITEMS, AND SITE OBSERVATION VISITS DO NOT IN ANY WAY INCLUDE INSPECTION OF THEM.
14. EXCAVATIONS ACCOMPLISHED AS PART OF THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUBPART P OF 29 CRF PART 1926.650–.652 (CONSTRUCTION STANDARD FOR EXCAVATIONS).
15. ALL TRENCH PAVEMENT REPAIR SHALL BE COMPLETED WITH THE USE OF A STREET PAVER WITH A SCREED WIDTH CAPABLE OF SPANNING THE FULL WIDTH OF THE TRENCH UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

SPECIAL INSPECTION NOTES

1. ALL SITE SOILS–RELATED WORK AND FOOTING EXCAVATIONS PRIOR TO PLACING FORMS SHALL BE REVIEWED BY THE PROJECT GEOTECHNICAL ENGINEER.
2. ALL SITE DRAINAGE–RELATED WORK SHALL BE REVIEWED BY ACORN.
3. NORMAL REVIEWS BY LOCAL BUILDING DEPARTMENT. NOTIFY 48 HOURS PRIOR TO REQUIRED REVIEW.
4. REQUIRED SPECIAL INSPECTIONS PER I.B.C. SECTION 1705.6 BY AN APPROVED SPECIAL INSPECTOR RETAINED BY OWNER. CONTRACTOR TO COORDINATE SPECIAL INSPECTIONS.
5. SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.

5.1. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR SHALL BE TO OBSERVE AND/OR TEST THE WORK ASSIGNED AND OUTLINE ABOVE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS, ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.

5.2. THE SPECIAL INSPECTOR SHALL FURNISH REGULAR REPORTS TO THE BUILDING OFFICIAL, THE ARCHITECT AND ENGINEER OF RECORD, AND OTHER DESIGNATED PERSONS. PROGRESS REPORTS FOR CONTINUOUS INSPECTION SHALL BE FURNISHED WEEKLY. INDIVIDUAL REPORTS OF PERIODIC INSPECTIONS SHALL BE FURNISHED WITHIN ONE WEEK OF INSPECTION DATES. THE REPORTS SHALL NOTE UNCORRECTED DEFICIENCIES, AND NET CHANGES TO THE APPROVED CONSTRUCTION DOCUMENTS AUTHORIZED BY THE ENGINEER OF RECORD.

5.3. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT WITHIN TEN DAYS OF THE FINAL INSPECTION STATING WHETHER THE WORK REQUIRING A SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE AND BELIEF, IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE INTERNATIONAL BUILDING CODE. WORK NOT IN COMPLIANCE SHALL BE NOTED IN THE REPORT.

5.4. SPECIAL INSPECTOR SHALL BE EMPLOYED BY OWNER AND COORDINATED BY THE CONTRACTOR.

LAYOUT NOTES:

1. MONUMENTS DELINEATING PROPERTY LINES OR RIGHT OF WAYS SHALL NOT BE DISTURBED DURING CONSTRUCTION OPERATIONS. IN THE CASE A MONUMENT IS DISTURBED, AT THE CONTRACTOR'S EXPENSE, THE MONUMENT SHALL BE RESET TO ITS ORIGINAL LOCATION AND ELEVATION BY A LICENSED PROFESSIONAL LAND SURVEYOR.
2. ALL DIMENSIONS ON THE FOLLOWING SHEETS TAKE PRECEDENT OVER SCALED DIMENSIONS. EACH DRAWING WITH A BAR SCALE MEANS THAT THE DRAWING/DETAIL HAS BEEN SCALED AS ACCURATELY AS POSSIBLE, AND THE BAR SCALE IS FOR GENERAL REFERENCE ONLY. IF NO BAR SCALE IS PRESENT, THEN THERE IS NO SCALE TO THAT DRAWING/DETAIL. AT NO TIME SHOULD DRAWINGS BE SCALED FROM. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, SPECIFICATIONS AND THE FIELD CONDITION SHALL BE IMMEDIATELY REPORTED TO ACORN FOR FURTHER DIRECTIONS BEFORE ANY ADDITIONAL WORK PROCEEDS.
3. SIGNAGE, STRIPING, AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. ALL TRAFFIC CONTROL SIGNS INDICATED ON THE SITE LAYOUT PLAN ARE TO MEET ALL REQUIREMENTS & CONDITIONS OF THE CITY OF PORTLAND, MAINE DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
5. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A LICENSED PROFESSIONAL LAND SURVEYOR TO PROVIDE A MINIMUM OF TWO TEMPORARY BENCHMARKS WITHIN THE SITE AND TO LOCATE PROPOSED STRUCTURE CORNERS.
6. CONTRACTOR TO ENSURE THAT ACCESS, INCLUDING BUT NOT LIMITED TO WALKWAYS, DRIVEWAYS, AND MAILBOXES ADJACENT TO THE PROJECT REMAIN FUNCTIONAL AND AVAILABLE FOR USE AT ALL TIMES.

PERMITTING NOTES

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF **SITE PLAN – LEVEL II PERMIT FROM THE CITY OF PORTLAND.**
2. THE CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED PERMITS PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.
3. ALL WORK WITHIN THE PUBLIC RIGHT–OF–WAY REQUIRES A STREET OPENING PERMIT FROM THE **CITY OF PORTLAND.** ADDITIONALLY, COORDINATE WITH THE DEPARTMENT OF PUBLIC WORKS.

GRADING AND DRAINAGE NOTES:

1. TOPSOIL STRIPPED FROM THE SITE THAT IS SUITABLE FOR REUSE AS LOAM (MEETS THE REQUIREMENTS WITHIN SECTION 615 OF THE MDOT STANDARD SPECIFICATIONS, MOST RECENT VERSION AND IS FREE OF TRACEABLE AMOUNTS OF CONTAMINANTS) SHALL BE STOCKPILED WITHIN THE PROPOSED LIMIT OF WORK AREA. THE CONTRACTOR SHALL NOT ASSUME THAT ANY STRIPPED TOPSOIL WILL BE ACCEPTABLE FOR REUSE WITH THEIR ESTIMATE.
2. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY; NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING. DEWATERING SHALL INCLUDE TREATMENT OF SILT THROUGH THE USE OF A DIRTBAG BY ACF ENVIRONMENTAL OR APPROVED EQUIVALENT. FLOWS FROM DEWATERING ACTIVITIES SHALL NOT BE DISCHARGED INTO SANITARY SEWERS. **SEE BORING LOGS FOR ADDITIONAL INFORMATION.**
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY EASEMENT OR TEMPORARY CONSTRUCTION RIGHTS AS NECESSARY BY PRIVATE ADJACENT LAND OWNERS. THE CONTRACTOR SHALL NOT DISTURB ANY SOIL BEYOND THE PROPERTY LINE WITHOUT NOTIFYING AND OBTAINING SUCH EASEMENT OR TEMPORARY CONSTRUCTION RIGHT FROM THE ADJACENT LAND OWNERS. PRIOR TO THE CONTRACTOR PRICING THE WORK, THEY SHALL PROVIDE ACORN WITH PROOF OF SUCH EASEMENT OR TEMPORARY RIGHTS. SHOULD EASEMENTS OR TEMPORARY RIGHTS NOT BE AVAILABLE, THE CONTRACTOR SHALL INCLUDE COST FOR BRACING AND SHORING AS NECESSARY.
4. THE MINIMUM SLOPE SHALL MEET OR EXCEED 0.5% IN ALL CASES WHERE NOT NOTED ON THE GRADING PLAN. SLOPES IDENTIFIED ON THE GRADING PLAN TAKE PRECEDENT. ALL SLOPES SHALL BE AWAY FROM BUILDINGS AND TOP OF PAVEMENT SHALL BE AT OR BELOW EXISTING FINISH FLOOR ELEVATIONS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST **GEOTECHNICAL REPORT PREPARED BY THE PROJECT GEOTECHNICAL ENGINEER.**
6. CONTRACTOR TO REVIEW EXISTING SOIL CONDITIONS, TEST PITS, AND BORINGS. THERE WILL BE NO ADDITIONAL PAYMENT FOR UNSUITABLE SOILS.
7. ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNINGS ROUGHNESS COEFFICIENT OF N=0.012 OR LESS.
8. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
9. NATIVE SOILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LIMIT THE DISTURBANCE TO SUBGRADE SOILS. SHOULD THE SUBGRADE BECOME YIELDING OR DIFFICULT TO WORK, CONTACT ACORN. THE DISTURBED AREAS SHALL BE EXCAVATED AND BACKFILLED WITH COMPACTED SELECT FILL OR CRUSHED STONE AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. ALL SUBGRADE PREPARATION IS SUBJECT TO THE RECOMMENDATIONS OF THE PROJECT **GEOTECHNICAL** ENGINEER, IF APPLICABLE.

EROSION CONTROL NOTES:

1. DISTURBED AREAS ARE DEFINED AS THOSE SURFACES WHERE EXISTING VEGETATION OR STRUCTURES HAVE BEEN REMOVED, EXPOSING NATIVE SOIL TO THE ELEMENTS.
2. ALL ROUTINE WORK ACTIVITIES SHALL BE CONDUCTED IN SUCH A WAY TO LIMIT THE AMOUNT OF DISTURBED AREA AT ONE TIME TO THE EXTENT PRACTICABLE.
3. PRIOR TO THE START OF ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL APPLICABLE EROSION CONTROL DEVICES SUCH AS PERIMETER SILT FENCE, AND OTHER APPLICABLE MEASURES. IN THE EVENT THE CONTRACTOR IS NOT SURE A EROSION CONTROL MEASURE SHOULD BE IMPLEMENTED, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD TO CONFIRM IMPLEMENTATION OF ANY EROSION CONTROL DEVICES.
4. ALL GROUND AREAS GRADED FOR CONSTRUCTION SHALL BE GRADED, LOAMED, SEEDED AND MULCH SHALL BE APPLIED AS SOON AS POSSIBLE WITHIN 7 DAYS FOLLOWING THE COMPLETION OF ANY SOIL DISTURBANCE, AND PRIOR TO ANY STORM EVENT.
5. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY. THE CONTRACTOR SHALL REFERENCE THE APPROVED EROSION AND SEDIMENTATION CONTROL REPORT FOR TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL DEVICES IN ADDITION TO THE PLAN SET. THE CONTRACTOR SHALL ALSO REFER TO THE MAINE D.E.P.'S PERMIT CONDITIONS, FINDINGS OF FACT AND ORDER (IF ANY), AND THE CURRENT MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.
6. PRIOR TO PAVING, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT FROM STORM DRAINS, CATCH BASINS, AND APPURTENANCES.
7. REFER TO THE EROSION CONTROL DETAILS & NOTES FOR ADDITIONAL INFORMATION.

UTILITY NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED UPON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO TEST PIT TO DETERMINE THE EXACT LOCATION AND ELEVATION OF UTILITIES TO COORDINATE WITH THE PROPOSED CONNECTIONS OR CROSSING. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO ACORN FOR FURTHER DIRECTIONS BEFORE ANY ADDITIONAL WORK PROCEEDS.
2. **CONTRACTOR TO BYPASS EXISTING SEWER FLOW CONTROL AT CONNECTION TO EXISTING SYSTEM AT NO ADDITIONAL COST.**
3. CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWNER, CONDUCT EXPLORATORY EXCAVATIONS AT LOCATIONS WHERE PROPOSED EXCAVATION WILL INTERSECT WITH EXISTING UTILITIES, PRIOR TO THE ORDERING OF STRUCTURES.
4. ALL NEW SANITARY MANHOLES SHALL BE VACUUM TESTED AND SHOWN TO PASS PRIOR TO BACKFILLING. TESTING SHALL BE COMPLETED IN ACCORDANCE WITH TECHNICAL REPORT #16 (TR–16): GUIDES FOR THE DESIGN OF WASTEWATER TREATMENT WORKS, PREPARED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.
5. SEWER MANHOLES SHALL BE 4' ID UNLESS OTHERWISE STATED ON THE PLANS.
6. CONTRACTOR TO PROVIDE 5.5' OF COVER FROM TOP OF PIPE TO FINISH GRADE FOR WATER MAINS.
7. THRUST BLOCKS SHALL BE USED FOR THRUST RESTRAINT ON WATER MAINS. DETAIL AND LIMITS FOR THRUST BLOCKS ARE SHOWN WITHIN THE PLAN SET.
8. WATER INFRASTRUCTURE SHALL BE TESTED IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT DOCUMENT ''WATER AND SEWER CONSTRUCTION SPECIFICATIONS AND PROCEDURE'', MOST RECENT REVISION.
9. ALL REQUIRED FITTINGS FOR THE WATER MAIN ARE NOT SHOWN ON DRAWINGS. CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY FITTINGS REQUIRED TO CONSTRUCT THE WATER MAIN IN ACCORDANCE WITH **CITY OF PORTLAND,** STATE OF MAINE, AND AMERICAN WATER WORKS ASSOCIATION STANDARDS AND REGULATIONS.
10. CONTRACTOR SHALL COORDINATE WORK REGARDING ANY WATER MAIN CONNECTION AND WATER MAIN SHUTDOWN WITH THE PORTLAND WATER DISTRICT AT LEAST SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
11. ALL WATER PIPE INSTALLATION SHALL CONFORM WITH THE **PORTLAND WATER DISTRICT** SPECIFICATIONS AND PROCEDURES, MOST RECENT EDITION.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
13. SEWER, GAS, TELEPHONE, ELECTRICITY, CABLE, WATER AND ANY OTHER UTILITY CONNECTIONS SHALL BE REVIEWED BY PLUMBING, ELECTRICAL, AND MECHANICAL DESIGNER FOR CONSISTENCY WITH THEIR PLANS PRIOR TO CONSTRUCTION.
14. COORDINATE EXIT POINT FOR SECONDARY UTILITY SERVICES WITH THE ARCHITECT/ELECTRICAL ENGINEER. SECONDARY LINE LOCATIONS NOT PROVIDED BY ACORN WITHIN THE UTILITY PLAN.
15. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL THE NECESSARY PERMITS FOR THE INSTALLATION OF THE UTILITIES AND STORMDRAINS WITHIN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SUBMIT A MAINTENANCE OF TRAFFIC PLAN TO THE CITY IN ACCORDANCE WITH **THE CITY OF PORTLAND TECHNICAL MANUAL** PRIOR TO ANY WORK.
16. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL AT NO EXTRA EXPENSE TO THE OWNER.
17. ALL UTILITY PIPES SHALL SLOPE UNIFORMLY BETWEEN ELEVATIONS INDICATED ON THE DRAWINGS. NO CRESTS OR SAGS IN THE PIPING WILL BE PERMITTED. ALL HORIZONTAL AND VERTICAL BENDS IN PRESSURIZED PIPE LINES SHALL BE SUITABLY RESTRAINED WITH THRUST BLOCKS OR RETAINER GLANDS. RETAINER GLANDS ALLOWED FOR DUCTILE IRON PIPE ONLY. PROVIDE ALL BENDS, HORIZONTAL AND VERTICAL, AS REQUIRED TO MEET THE GRADES AND ALIGNMENTS INDICATED ON THE DRAWINGS.
18. ALL WASTEWATER PIPING, EXCLUDING BUILDING DRAINS, AND ALL PRESSURIZED PIPING, TO INCLUDE WATER MAINS, INSTALLED BENEATH STRUCTURES SHALL BE ENCASED IN CONCRETE.
19. WHERE NEW PIPING IS TO BE CONNECTED TO EXISTING PIPING, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ADAPTERS, FITTINGS AND ADDITIONAL PIPE AS REQUIRED TO ENSURE A COMPLETE AND PROPERLY FUNCTIONING CONNECTION. CONTRACTOR TO VERIFY LOCATION, ELEVATION, ORIENTATION AND MATERIAL OF CONSTRUCTION. ADAPTERS AND FITTINGS ARE INCIDENTAL TO THE PIPE INSTALLATION.
20. WHENEVER POSSIBLE, WATER LINES SHOULD BE INSTALLED OVER WASTEWATER LINES. A MINIMUM SEPARATION OF 18 INCHES BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE WASTEWATER LINE SHALL BE MAINTAINED WHERE POSSIBLE. WHERE A WATER LINE CROSSES UNDER THE WASTEWATER LINE, A FULL LENGTH OF WASTEWATER PIPE SHALL BE CENTERED ABOVE THE WATER LINE SO THAT BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE,
21. THE CONTRACTOR SHALL BE ANTICIPATE THAT THE NATIVE SILT AND CLAY SOILS WILL NOT BE SUITABLE FOR PIPE TRENCH BACKFILL IN PAVED AREAS.
22. GROUNDWATER SHALL BE CONTROLLED TO A LEVEL OF AT LEAST ONE FOOT BELOW SUBGRADE OF THE PIPE OR STRUCTURE. THE CONTRACTOR SHALL MAINTAIN THE LOWERED GROUNDWATER LEVEL UNTIL CONSTRUCTION HAS BEEN COMPLETED TO SUCH AN EXTENT THAT THE STRUCTURES OR PIPES WILL NOT BE FLOATED OR OTHERWISE DAMAGED.
23. EXCAVATION TO SUBRADE IN NATIVE SILT AND CLAY SHALL BE COMPLETED WITH A SMOOTH EDGE BUCKET TO MINIMIZE SUBGRADE DISTURBANCE.
24. ALL ADJUSTMENTS TO FINISHED GRADE ARE TO BE COMPLETED BY THE CONTRACTOR. THE CONTRACTOR SHALL CONFIRM STRUCTURES THAT REQUIRE ADJUSTMENT WITH THE ENGINEER OR OWNERS REPRESENTATIVE PRIOR TO ADJUSTING FRAMES.

DEMOLITION NOTES:

1. THE FOLLOWING ITEMS ARE TYPICAL OF MATERIAL WHICH MAY BE ON SITE:
   - ROCK AND CONCRETE FOUNDATIONS
   - CONCRETE SLABS
   - BITUMINOUS ASPHALT PAVEMENT
   - CONCRETE PADS AND BLOCKS
   - FENCE POST AND FENCING
   - UNDERGROUND UTILITY LINES
   - ABOVE AND OR BELOW FUEL OIL AND PROPANE GAS TANKS
   - STORM DRAIN PIPES AND APPURTENANCE STRUCTURES
   - OTHER TRASH & MISCELLANEOUS SOLID WASTES
2. THE CONTRACTOR IS ADVISED TO VISIT THE SITE TO CONFIRM DEMOLITION ITEMS SINCE THE LIST IS NOT INCLUSIVE OF THE SITE CONDITIONS WHICH MAY BE ENCOUNTERED
3. ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTORS SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" DEMONSTRATING PROPER DISPOSAL OF ALL MATERIALS.
4. **THE CLIENT HAS NOT REQUESTED NOR HAS ACORN COMPLETED A PHASE I – ENVIRONMENTAL SITE ASSESSMENT FOR THE PROPERTY.**

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY / DATE
CONCEPT	SJL 1/24/24
3–PHASE OPTIONS	SJL 2/2/24
PRELIMINARY	SJL 4/5/24
MAJOR SITE PLAN	SJL 4/11/24

DRAWING NAME: GENERAL NOTES
PROJECT NAME: 42 ATLANTIC STREET REDEVELOPMENT
CLIENT: LB ATLANTIC, LLC
P.O. BOX: 10452, PORTLAND, ME

ACORN ENGINEERING, INC.
ACORN ENGINEERING, INC.
70 JOHN ROAD, SUITE 1
PO BOX 1237, SOUTH BERWICK, ME 04104
(207) 775–2655

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY MODIFICATIONS MADE TO THIS PLAN BY OTHERS, OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

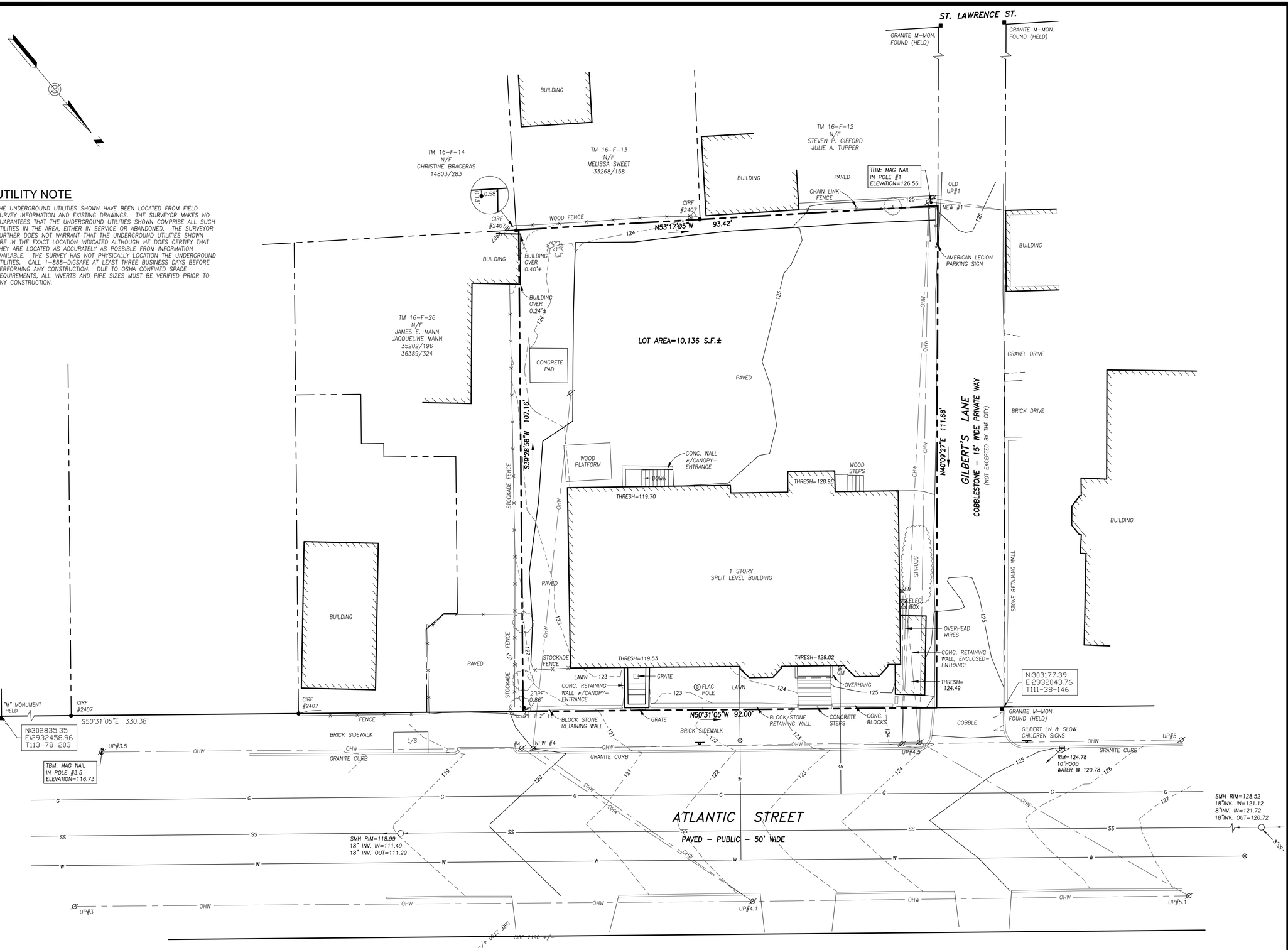
FILE: 1220_DETAILS
JN: 1220
SCALE: AS NOTED
DESIGNED BY: SJL
DRAWN BY: DNM
CHECKED BY: SJL

STATE OF MAINE — SAMUEL J. LEBEL — 16506 — REGISTERED PROFESSIONAL ENGINEER — 4/11/24

DRAWING NO.
C-02

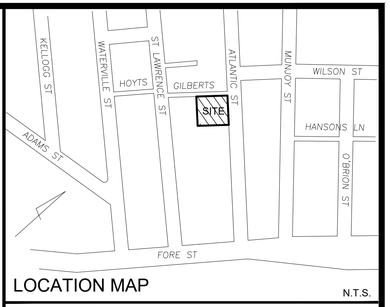
UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEY HAS NOT PHYSICALLY LOCATION THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.



SCALE : 1" = 10'

0' 5' 10' 20'



LOCATION MAP

N.T.S.

LEGEND

●	IRON PIPE OR ROD FOUND	-x-x-	FENCE
■	MONUMENT FOUND	═══	CURB
○	CAPPED IRON ROD SET	OHW	OVERHEAD WIRES
⌀	UTILITY POLE	W	WATER LINE
◯	MANHOLE	G	GAS LINE
⊠ EM/EB	ELECTRIC METER-BOX	SD	STORM DRAIN
⊠ GM	GAS METER	SS	SANITARY SEWER
	SIGN	120	1' CONTOUR
	CATCH BASIN	IPF/IRF	IRON PIPE/ROD FOUND
	HYDRANT	N/F	NOW OR FORMERLY
⊗	WATER VALVE OR SHUTOFF	000/000	DEED BOOK / PAGE
	DECIDUOUS TREE	L/S	LANDSCAPED AREA
	CONIFEROUS TREE	CONC.	CONCRETE
		THRES	THRESHOLD

PLAN REFERENCES

1. *CITY OF PORTLAND CITY BLUE SHEET FOR ATLANTIC STREET.*
2. *E.C. JORDAN CO. WORKSHEETS FOR FORE STREET AND ATLANTIC STREET.*
3. *"CONDOMINIUM PLAT "ATLANTIC STREET FLATS, A CONDOMINIUM" 28 ATLANTIC STREET, PORTLAND, MAINE MADE FOR OWNER OF RECORD 28 ATLANTIC STREET LLC" MAY 3, 2019 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 219, PAGE 392.*
4. *"BOUNDARY & TOPOGRAPHIC SURVEY AT 9-11 ST. LAWRENCE STREET, PORTLAND, MAINE MADE FOR ATELIER 3 LLC" NOVEMBER 19, 2013 BY OWEN HASKELL, INC.*
5. *"BOUNDARY & TOPOGRAPHIC SURVEY AT 30-32 ATLANTIC STREET, PORTLAND, MAINE MADE FOR KENT PARSON" DEC. 14, 2020 BY OWEN HASKELL, INC.*
6. *"LOT SPLIT PLAN, 34-36 ATLANTIC STREET, PORTLAND, MAINE, OWNER: ATLANTIC STREET, LLC, PREPARED FOR: MARNI MAYNARD" MAY 09, 2016 BY NORTHEAST CIVIL SOLUTIONS.*

GENERAL NOTES

1. *OWNER OF RECORD: MALIA PAUL POST BUILDING COMMITTEE INC. 42 ATLANTIC STREET, PORTLAND, MAINE C.C.R.D. BOOK 1879 PAGE 472*
2. *LOCUS IS SHOWN AS LOT 1 ON CITY OF PORTLAND'S ASSESSORS MAP 16 BLOCK F.*
3. *PROPERTY IS LOCATED IN CITY OF PORTLAND RESIDENTIAL ZONE R6. SEE CITY OF PORTLAND ZONING ORDINANCE FOR APPLICABLE SETBACK REQUIREMENTS.*
4. *BEARINGS ARE BASED ON CITY DATUM UTILIZING THE CONTROL POINTS SHOWN, T111-38-146 & T113-78-203.*
5. *ELEVATIONS ARE BASED ON ELEVATIONS ARE CITY DATUM AS BASED ON CITY MONUMENT T102-69-7 ELEVATION 131.02.*

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

ELLEN C. BREWER, PLS #2367

12-07-2023
DATE

STATE OF MAINE · ELLEN C. BREWER · NO. 2367 · PROFESSIONAL LAND SURVEYOR

Boundary & Topographic Survey

At

42 Atlantic Street, Portland, Maine

Made for

LB Development Partners

11 Cleeve Street, Portland, Maine

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

DRAWN BY:	RS / JLW	DATE:	DEC. 7, 2023	JOB NO.	2023-274P
CHECKED BY:	ECB	SCALE:	1" = 10'	DRWG. NO.	1

GENERAL NOTES:

1. EXISTING ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
2. ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTOR SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" TO DEMONSTRATE PROPER DISPOSAL OF ALL MATERIALS.
3. SITE DEMOLITION SHALL NOT OCCUR UNTIL PROPER ABATEMENT PROCEDURES HAVE OCCURRED. ABATEMENT, IF NECESSARY, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 72 HOURS PRIOR TO EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE POTENTIAL CONFLICT WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.
5. ALL CONSTRUCTION SIGNAGE IS TEMPORARY AND WILL BE REMOVED AT PROJECT COMPLETION. FINAL SIGNAGE WORDING AND PLACEMENT LOCATION TO BE ACCEPTED BY THE CITY.
6. SEDIMENT BARRIERS TO BE PLACED DIRECTLY ON THE FRONT AND SIDE PROPERTY LINES, DOWN GRADIENT OF THE PROPOSED PROJECT WORK PER DETAIL; FENCES ARE OFFSET OF THE PROPERTY LINES AS SHOWN ON THE PLAN FOR CLARITY PURPOSES AND DO NOT NECESSARILY DEPICT THE PHYSICAL LOCATION.
7. CONTRACTOR SHALL PLACE CATCH BASIN INLET PROTECTION ON CATCH BASINS AND FIELD INLETS DOWN-GRADIENT OF ALL NON-STABILIZED SURFACES, PER DETAIL.
8. DEMOLITION PLAN IS NOT INCLUSIVE OF ALL EXISTING ITEMS TO BE REMOVED AS PART OF SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITIES, WORK WITHIN THE ROW, ETC. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND REGULATIONS.
9. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING OFF-SITE PARKING TO EMPLOYEES; ON-SITE PARKING WILL NOT BE PROVIDED OR GUARANTEED. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING THE APPROPRIATE PERMITS FROM THE CITY FOR CLOSING ANY ON-STREET PARKING SPACES DURING THE CONSTRUCTION PERIOD.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR SNOW REMOVAL ALONG CONSTRUCTION FENCE AND GATE.
11. CONTRACTOR TO SUBMIT A DEWATERING PLAN FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE PRE-CONSTRUCTION MEETING, DURING THE BUILDING PERMIT APPLICATION PROCESS, OR PRIOR TO ADVANCED SITE WORK. CONTACT THE DEPARTMENT OF PUBLIC WORKS FOR ADDITIONAL INFORMATION AND CURRENT REGULATIONS.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE FOLLOWING:
    - 12.1. REQUEST AND REVIEW RELEVANT DOCUMENTS THAT SUMMARIZE FINDINGS FROM INITIAL ENVIRONMENTAL DUE DILIGENCE ACTIVITIES COMPLETED AT THE SITE PERFORMED BY THE ENVIRONMENTAL PROFESSIONAL.
    - 12.2. DETERMINE WHAT, IF ANY, RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs) IDENTIFIED SUBSEQUENT TO ENVIRONMENTAL DUE DILIGENCE ACTIVITIES MAY AFFECT THE CONTRACTOR'S WORK.
    - 12.3. DETERMINE IF THE SITE IS/HAS BEEN IDENTIFIED AS A STATE &/OR FEDERAL HAZARDOUS SUBSTANCE SITE, OR SIMILARLY REGULATED SITE. IF SO, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMMUNICATE AND COORDINATE WITH AN ENVIRONMENTAL PROFESSIONAL (EP) TO UNDERSTAND WHAT CONTAMINANTS &/OR HAZARDS HAVE BEEN IDENTIFIED FOR THE SITE AND HOW THEIR RESPECTIVE IMPACTS MAY AFFECT THE CONTRACTOR'S WORK. THE EP SHALL BE EMPLOYED BY THE CLIENT.
    - 12.4. COMMUNICATE AND COORDINATE WITH AN EP TO REQUEST, REVIEW AND ADHERE TO RELEVANT DOCUMENTS PREPARED FOR THE SITE DESCRIBING BEST MANAGEMENT PRACTICES FOR IMPACTED OR POTENTIALLY IMPACTED MEDIA THAT MAY BE ENCOUNTERED AS PART OF THE CONTRACTOR'S WORK INCLUDING BUT NOT LIMITED TO THE SOIL MANAGEMENT PLAN & EMMP.
    - 12.5. ENSURE THE APPROPRIATE STATE &/OR FEDERAL REGULATORY AGENCY(IES) HAVE BEEN NOTIFIED OF THE CONTRACTOR'S PLANNED WORK ACTIVITIES.

TM 16-F-14
N/F
CHRISTINE BRACERAS
14803/283

TM 16-F-13
N/F
MELISSA SWEET
33268/158

TM 16-F-12
N/F
STEVEN P. GIFFORD
JULIE A. TUPPER

TM 16-F-26
N/F
JAMES E. MANN
JACQUELINE MANN
35202/196
36389/324

CONTRACTOR TO ENSURE EX. BUILDING ON ABUTTING LOT REMAINS PROTECTED AND UNDISTURBED DURING CONSTRUCTION.

CONTRACTOR TO ENSURE EX. BUILDING ON ABUTTING LOT REMAINS PROTECTED AND UNDISTURBED DURING CONSTRUCTION.

EX. TREE TO BE REMOVED, TYP.

EX. CONCRETE PAD TO BE REMOVED

EX. OVERHEAD LIGHT POLE AND OVERHEAD WIRES TO BE REMOVED

TEMPORARY EC MIX BERM ALONG PROPERTY LINE DURING CONSTRUCTION

EX. 12" DBH NORWAY MAPLE TREE TO BE REMOVED IN COORDINATION WITH ADJACENT LANDOWNER.

COORDINATE WITH OWNER ON REMOVAL OR MAINTENANCE OF EXISTING TREE, TYP. OF 4

SIDEWALK TO REMAIN OPEN TO GREATEST EXTENT POSSIBLE. SHOULD SIDEWALK CLOSURE BE NECESSARY TO CONSTRUCTION OF A PORTION OF THE BUILDING, CONTRACTOR TO COORDINATE WITH DPW ON TIMING, SIGNAGE, AND PEDESTRIAN DETOUR

APPROX. EXTENT OF SIDEWALK TO BE TEMPORARILY REMOVED AND REPLACED. SEE SHEET C-10. CONTRACTOR TO PROVIDE TRAFFIC AND PEDESTRIAN CONTROL PLAN TO DPW PRIOR TO BUILDING PERMIT ISSUANCE.

EX. ON STREET PARKING ADA SPACE TO REMAIN. PARKING SIGNAGE TO BE TEMPORARILY REMOVED AND REPLACED IN COORDINATION WITH DPW. SEE SHEET C-10 FOR MORE INFORMATION.

APPROX. LOCATION OF EX. SEWER LATERAL TO BE RETIRED AND PLUGGED IN COORDINATION WITH DPW

EXISTING PARKING LOT TO BE REMOVED

EXISTING BUILDING TO BE DEMOLISHED

APPROX. LOCATION OF EX. WATER SERVICE TO BE RETIRED AND CUT AT THE MAIN IN COORDINATION WITH PWD.

POTENTIAL FOR REMOVAL OF EX. TREE DUE TO CONSTRUCTION OF PROPOSED BUILDING. OWNER TO COORDINATE WITH LAND OWNER ON THE EX. TREE

EX. GUY WIRE TO BE RELOCATED

MODIFY DRIVEWAY AND CURB CUT PER SHEET C-10

POTENTIAL FOR EDGING REPAIRS ALONG GILBERTS LANE. EXTENT OF WORK AFFECTING THE PRIVATE WAY AND PROPOSED MODIFICATIONS ARE TO BE COORDINATED WITH THE CITY.

EX. OVERHEAD UTILITIES TO BE TEMPORARILY REMOVED OR PERMANENTLY RELOCATED FOR CONSTRUCTION. SEE SHEET C-20 FOR MORE INFORMATION

POTENTIAL UTILIZATION OF GILBERT'S LANE TO BE COORDINATED WITH THE CITY OF PORTLAND PRIOR TO USE

INSTALL STABILIZED CONSTRUCTION ENTRANCE (PER DETAIL) DURING INITAL EARTHWORK. MAINTAIN UNTIL SITE STABILIZED AND REFRESH STONE AS NECESSARY.

INSTALL CATCH BASIN INLET PROTECTION PER DETAIL, TYP. OF ALL STRUCTURES DOWN GRADIENT OF CONSTRUCTION.

PROPOSE FOR EX. UTILITY POLE TO BE REMOVED IN COORDINATION WITH RESPECTIVE UTILITY COMPANIES

TEMPORARY CONSTRUCTION FENCE WITH ACCESS GATE AT CONSTRUCTION ENTRANCE, TYP.

EX. GAS LINE TO BE REMOVED. CONTRACTOR TO COORDINATE WITH UNITIL

CONTRACTOR TO TEST PIT FOR EXISTING SEWER LATERAL AND CONFIRM LOCATION WITH CIVIL ENGINEER PRIOR TO CONSTRUCTION OF WATER LINES FOR THE PR. BUILDING.

APPROX. EXTENTS OF TRENCH/SAWCUT TO PAVEMENT REPAIRS TO FACILITATE CONSTRUCTION OF CURB AND UNDERGROUND UTILITIES. SEE SHEET C-10 AND C-20 FOR MORE INFORMATION.

ATLANTIC STREET

GILBERT LANE

10 0 10 20
SCALE: 1" = 10'

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
CONCEPT	SJL 1/4/24
3-PHASE OPTIONS	SJL 2/2/24
PRELIMINARY	SJL 4/5/24
MAJOR SITE PLAN	SJL 4/11/24

DRAWING NAME: DEMOLITION/CONSTRUCTION MGMT/ESC PLAN
PROJECT NAME: 42 ATLANTIC STREET REDEVELOPMENT
CLIENT: LB ATLANTIC, LLC
P.O. BOX: 10452, PORTLAND, ME

ACORN ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. AND ANY MODIFICATIONS MADE WITHOUT SUCH PERMISSION SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
70 MILK STREET, PORTLAND, MAINE 04104
PO BOX 3339 (207) 775-2655

FILE:	1220_CIVIL
JN:	1220
SCALE:	AS NOTED
DESIGNED BY:	SJL
DRAWN BY:	DNM
CHECKED BY:	SJL

STATE OF MAINE
SAMUEL J LEBEL
16506
LICENSED PROFESSIONAL ENGINEER
4/11/24

DRAWING NO.
C-03

Xref ..\Title Block\2.156 TB Block.dwg

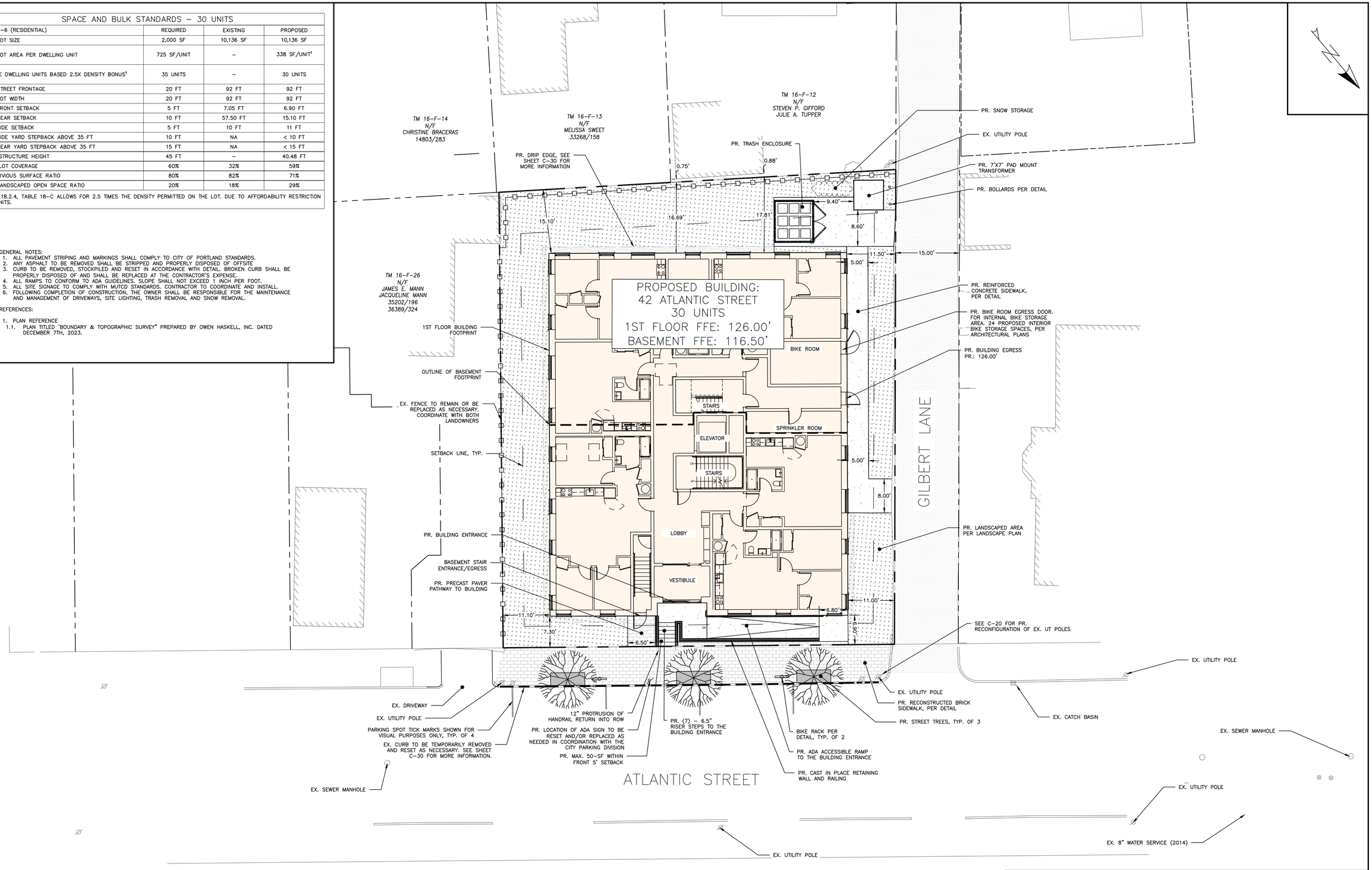
SPACE AND BULK STANDARDS – 30 UNITS			
ZONING: R-6 (RESIDENTIAL)	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	2,000 SF	10,136 SF	10,136 SF
MINIMUM LOT AREA PER DWELLING UNIT	725 SF/UNIT	–	338 SF/UNIT[1]
ALLOWABLE DWELLING UNITS BASED 2.5X DENSITY BONUS[1]	35 UNITS	–	30 UNITS
MINIMUM STREET FRONTAGE	20 FT	92 FT	92 FT
MINIMUM LOT WIDTH	20 FT	92 FT	92 FT
MINIMUM FRONT SETBACK	5 FT	7.05 FT	6.90 FT
MINIMUM REAR SETBACK	10 FT	57.50 FT	15.10 FT
MINIMUM SIDE SETBACK	5 FT	10 FT	11 FT
MINIMUM SIDE YARD STEPBACK ABOVE 35 FT	10 FT	NA	< 10 FT
MINIMUM REAR YARD STEPBACK ABOVE 35 FT	15 FT	NA	< 15 FT
MAXIMUM STRUCTURE HEIGHT	45 FT	–	40.48 FT
MAXIMUM LOT COVERAGE	60%	32%	59%
MAX IMPERVIOUS SURFACE RATIO	80%	82%	71%
MINIMUM LANDSCAPED OPEN SPACE RATIO	20%	18%	29%

[1] SECTION 18.2.4, TABLE 18-C ALLOWS FOR 2.5 TIMES THE DENSITY PERMITTED ON THE LOT. DUE TO AFFORDABILITY RESTRICTION ON THE UNITS.

GENERAL NOTES:
1. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF PORTLAND STANDARDS.
2. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE
3. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
4. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
5. ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
6. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.

REFERENCES:

1. PLAN REFERENCE
   1.1. PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY OWEN HASKELL, INC. DATED DECEMBER 7TH, 2023.



PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
CONCEPT	SJL 1/4/24
3-PHASE OPTIONS	SJL 2/2/24
PRELIMINARY	SJL 4/5/24
MAJOR SITE PLAN	SJL 4/11/24

DRAWING NAME: SITE PLAN
PROJECT NAME: 42 ATLANTIC STREET REDEVELOPMENT
CLIENT: LB ATLANTIC, LLC
P.O. BOX: 10452, PORTLAND, ME

ACORN ENGINEERING, INC.

THESE PLANS SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. AND ANY UNAUTHORIZED MODIFICATIONS OR REUSE OF THESE PLANS BY ANYONE OTHER THAN ACORN ENGINEERING, INC. OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
49 FARMINGTON FALLS, MAINE 04104
PO BOX 3357 (207) 775-2655

FILE:	1220_CIVIL
JN:	1220
SCALE:	AS NOTED
DESIGNED BY:	SJL
DRAWN BY:	DNM
CHECKED BY:	SJL

STATE OF MAINE
SAMUEL J LEBEL
16506
LICENSED PROFESSIONAL ENGINEER
4/11/24

DRAWING NO.
C-10

Xref ..\Title Block\2.156 TB Block.dwg

LEGEND

PROPERTY LINE	
SETBACK LINE	
FLUSH GRANITE CURB	
VERTICAL GRANITE CURB	

PLANTING SCHEDULE

TREES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SPACING	SIZE	QTY	NOTES
	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	PER PLAN	2.5" CAL.	2	NATIVE
	OSTRYA VIRGINIA	AMERICAN HOPHORNBEAM	PER PLAN	2.5" CAL.	2	NATIVE

HERBACEOUS PERENNIALS/ SHRUBS

SYMBOL						
(AR)	AJUGA REPTANS	CARPET BUGLE	18" O.C.	1 GAL.	16	–
(AU)	ARCTOSTAPHYLOS UVA–URSI	KINNIKINNICK	24" O.C.	1 GAL.	10	NATIVE
(AV)	ASTER DIVARICATUS	WOODLAND ASTER	18" O.C.	1 GAL.	9	NATIVE
Am	ARONIA MELANOCARPA	BLACK CHOKEBERRY	42" O.C.	5 GAL.	7	–
(CP)	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	18" O.C.	1 GAL.	81	NATIVE
(DI)	DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	18" O.C.	1 GAL.	62	NATIVE
JH	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	42" O.C.	5 GAL.	8	NATIVE
jc	JUNIPERUS COMMUNIS 'BLUEBERRY DELIGHT'	BLUEBERRY DELIGHT JUNIPER	36" O.C.	5 GAL.	6	NATIVE
js	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	36" O.C.	5 GAL.	4	–
MP	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	5' O.C.	5 GAL.	4	NATIVE
RAgl	RHUS AROMATICA 'GRO LOW'	GROW LOW SUMAC	4.5' O.C.	5 GAL.	27	NATIVE
(SE)	SEDUM TERNATUM	WOODLAND STONECROP	12" O.C.	1 GAL.	19	NATIVE
(SN)	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	18" O.C.	1 GAL.	85	NATIVE
Vib	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	42" O.C.	5 GAL.	12	NATIVE
(WI)	WALDESTIENIA TERNATA	BARREN STRAWBERRY	18" O.C.	1 GAL.	44	–
Yf	YUCCA FILAMENTOSA 'COLOR GUARD'	COLOR GUARD YUCCA	36" O.C.	5 GAL.	6	–

SEEDING

SYMBOL	SEED MIX	SPECIES	PERCENTAGE	AREA		RATE
	TURF GRASS	SEE SEEDING NOTES	–	950 SF		25 LBS /ACRE 1750 SQ FT/LB

MATERIALS SCHEDULE

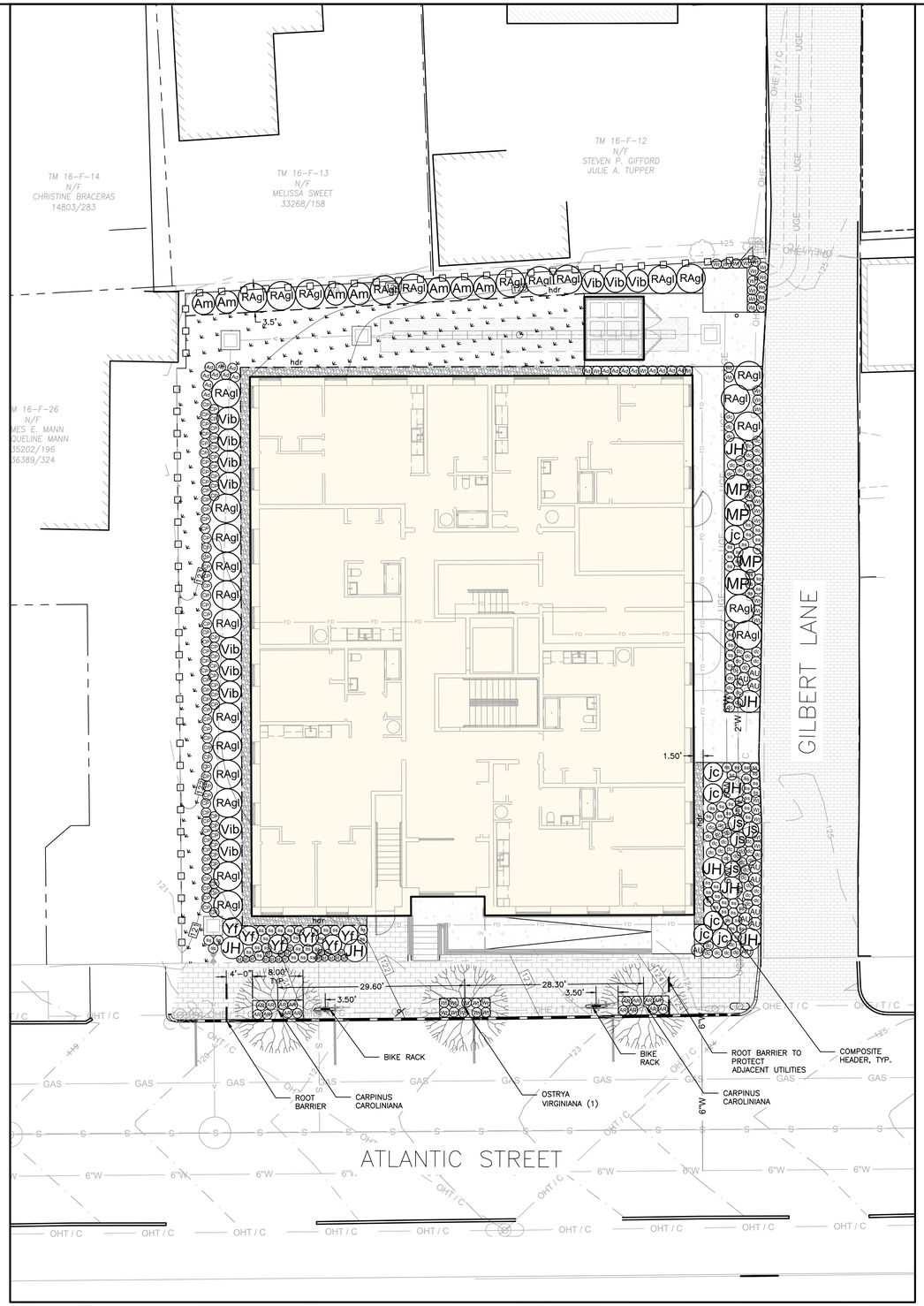
SYMBOL	DESCRIPTION	PRODUCT	MANUFACTORER	FINISH	QTY	NOTES
	BIKE RACK	"BIKE HITCH"	DERO WWW.DERO.COM	GALVANIZED	2	IN GROUND MOUNT; PROVIDE FOOTING
	DECORATIVE GRAVEL	PER PLAN	–	3/8" WASHED STONE	280 SF	
hdr	HEADER	PER PLAN	–	PAINTED BLACK	190 LF	STAKED STEEL EDGING; 1/4" THICK
	WOOD FENCE	–	–	CEDAR	200 LF TOTAL	6'–0" TALL WITH 4" STEEL POSTS
	ROOT BARRIER	UB 48–2	DEEP ROOT WWW.DEEPROOT.COM	–	12 LF TOTAL	INSTALL PER MANUFACTURER'S RECOMMENDATIONS

PLANTING NOTES:

1. NO PLANTING IS TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. SUBSTITUTIONS TO THE PLANTING SCHEDULE ARE TO BE REVIEWED FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
3. CONTRACTOR IS TO VERIFY UTILITIES ON PROPERTY AND TO PROTECT DURING EXCAVATION FOR PLANTS.
4. PLANT QUANTITIES LISTED IN THE PLANTING SCHEDULE ARE PROVIDED TO THE CONTRACTOR AS A CONVENIENCE; CONTRACTORS ARE TO VERIFY ALL PLANT QUANTITIES ON THE PLANS. IN THE EVENT OF A DISCREPANCY BETWEEN THE SCHEDULE AND THE DRAWING, THE DRAWING SHALL TAKE PRECEDENCE.
5. PLANTING MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMAN.
6. THE CONTRACTOR SHALL SUBMIT NURSERY PHOTOGRAPHS OF ALL SHRUBS AND HERBACEOUS MATERIAL TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ACCEPTANCE.
7. THE CONTRACTOR SHALL SUBMIT NURSERY PHOTOGRAPHS OF ALL TREES TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ACCEPTANCE.
8. ALL PLANT MATERIAL DELIVERED TO THE SITE, INCLUDING TREES, SHRUBS, AND HERBACEOUS PERENNIALS, SHALL BE LOCATED IN A TEMPORARY "NURSERY" IN A SHADED AREA PROTECTED FROM WIND AND WATERED REGULARLY, ACCORDING TO THE SEASON AND PLANTS' REQUIREMENTS.
9. ALL TREE LOCATIONS ARE TO BE STAKED IN THE FIELD FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FINAL LOCATIONS FOR ALL TREES ARE TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
10. ALL SHRUBS AND HERBS ARE TO BE LAID OUT IN THE FIELD, ACCORDING TO THE LAYOUT PROVIDED IN THE PLANS, FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
14. TOPSOIL SHALL BE FREE FROM SUBSOIL, STONES LARGER THAN 1" OR ANY UNDESIRABLE MATERIAL, CONTAIN 5% ORGANIC MATTER AND HAVE A PH SUITABLE TO THE LOCAL GROWING CONDITIONS.
15. INSTALL ALL TREES, SHRUBS, AND HERBS PER PLANTING DETAILS.
16. ALL DISTURBED AREAS, INCLUDING THOSE NOT INDICATED ON THE PLANS, DUE TO CONSTRUCTION ACTIVITY OR THE STORAGE OF MATERIALS OR EQUIPMENT ARE TO BE REPAIRED. APPLY TOPSOIL AS NEEDED, TO MEET ADJACENT GRADES AND RE–SEED TO MATCH EXISTING OR PROPOSED LANDSCAPE. IF SITE CONDITIONS ARE UNCLEAR, CONTACT THE LANDSCAPE ARCHITECT TO VERIFY THE APPROPRIATE RE–SEEDING SPECIFICATION.
17. ALL PLANTING BEDS ARE TO RECEIVE 3" OF SHREDDED HARDWOOD MULCH.
18. CONTRACTOR IS TO MAINTAIN A ONE YEAR WARRANTY ON ALL PLANTINGS FOLLOWING INSTALLATION.
19. CONTRACTOR IS TO BE RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL PLANT MATERIAL AND LANDSCAPING IMPROVEMENTS UNTIL THE START OF THE WARRANTY PERIOD.
20. THE PROPERTY OWNER IS RESPONSIBLE FOR THE CONTINUED CARE AND MAINTENANCE OF THE LANDSCAPED AREA. PLANTINGS THAT SHOW SIGNS OF CONSTRUCTION DAMAGE WITHIN A ONE YEAR PERIOD FOLLOWING CONSTRUCTION SHALL BE REPLACED PRIOR TO ANY DEFECT GUARANTEE AT NO ADDITIONAL COST TO THE OWNER.

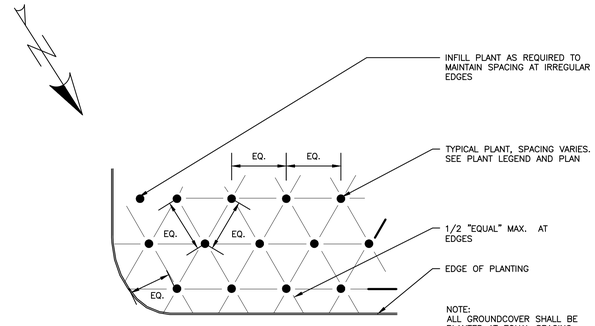
SEEDING NOTES:

1. TURF GRASS IS TO BE "ECOGRASS" SEED MIX, PROVIDED BY PRAIRIE MOON NURSERY
   1.1. 886–417–8156
   1.2. ECOGRASS INCLUDES THE FOLLOWING SPECIES:
   1.2.1. SHEEP FESCUE, RED FESCUE, CREEPING RED FESCUE, HARD FESCUE (INCLUDING OTHERS)

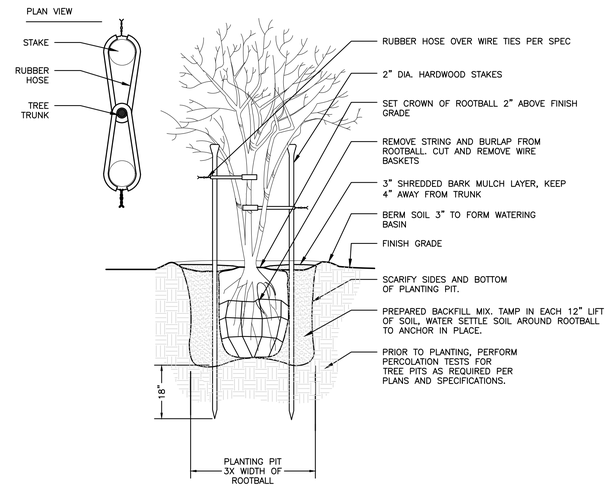


4 LANDSCAPE PLAN
1:10

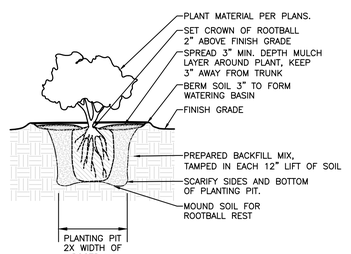
10 0 10 20
SCALE: 1" = 10'



3 GROUNDCOVER SPACING DETAIL
N.T.S.



2 TREE PLANTING DETAIL
N.T.S.



1 SHRUB PLANTING DETAIL
N.T.S.

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
MAJOR SITE PLAN	SJL	4/11/24

DRAWING NAME: LANDSCAPE PLAN
PROJECT NAME: 42 ATLANTIC STREET REDEVELOPMENT
CLIENT: LB ATLANTIC, LLC
P.O. BOX: 10452, PORTLAND, ME

LANDSCAPE ARCHITECTURE

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. AND ANY UNAUTHORIZED MODIFICATIONS OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC
70 COMMERCIAL STREET, SUITE 104
PO BOX 3370, PORTLAND, MAINE 04104
(207) 775–2655

ACORN

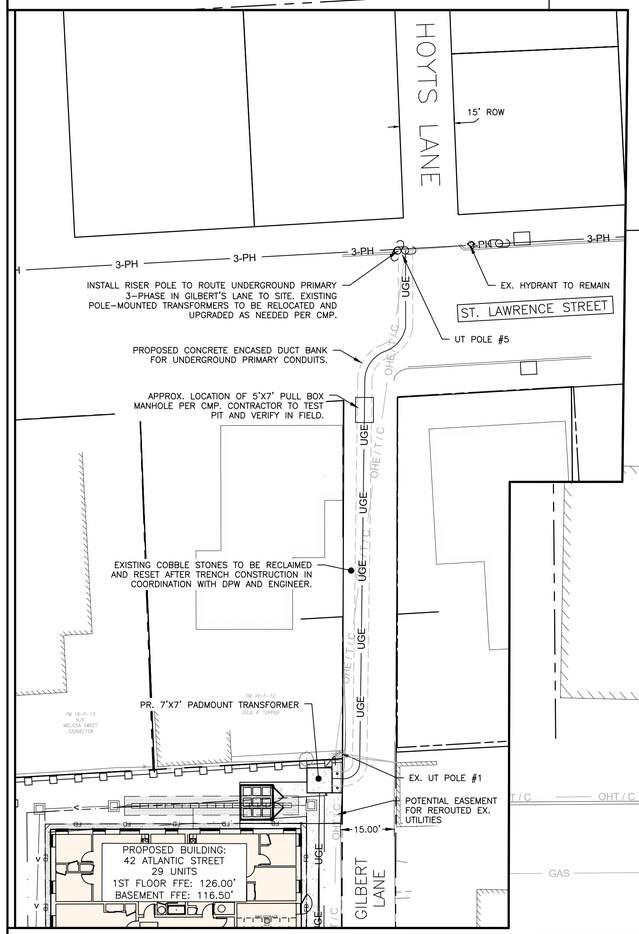
FILE:	1220_LA
JN:	1220
SCALE:	AS NOTED
DESIGNED BY:	ALDV
DRAWN BY:	ALDV
CHECKED BY:	SJL

LICENSED LANDSCAPE ARCHITECT
ALEXIS LOPEZ DELVECCHIO
LAR5303
4/11/2024
STATE OF MAINE

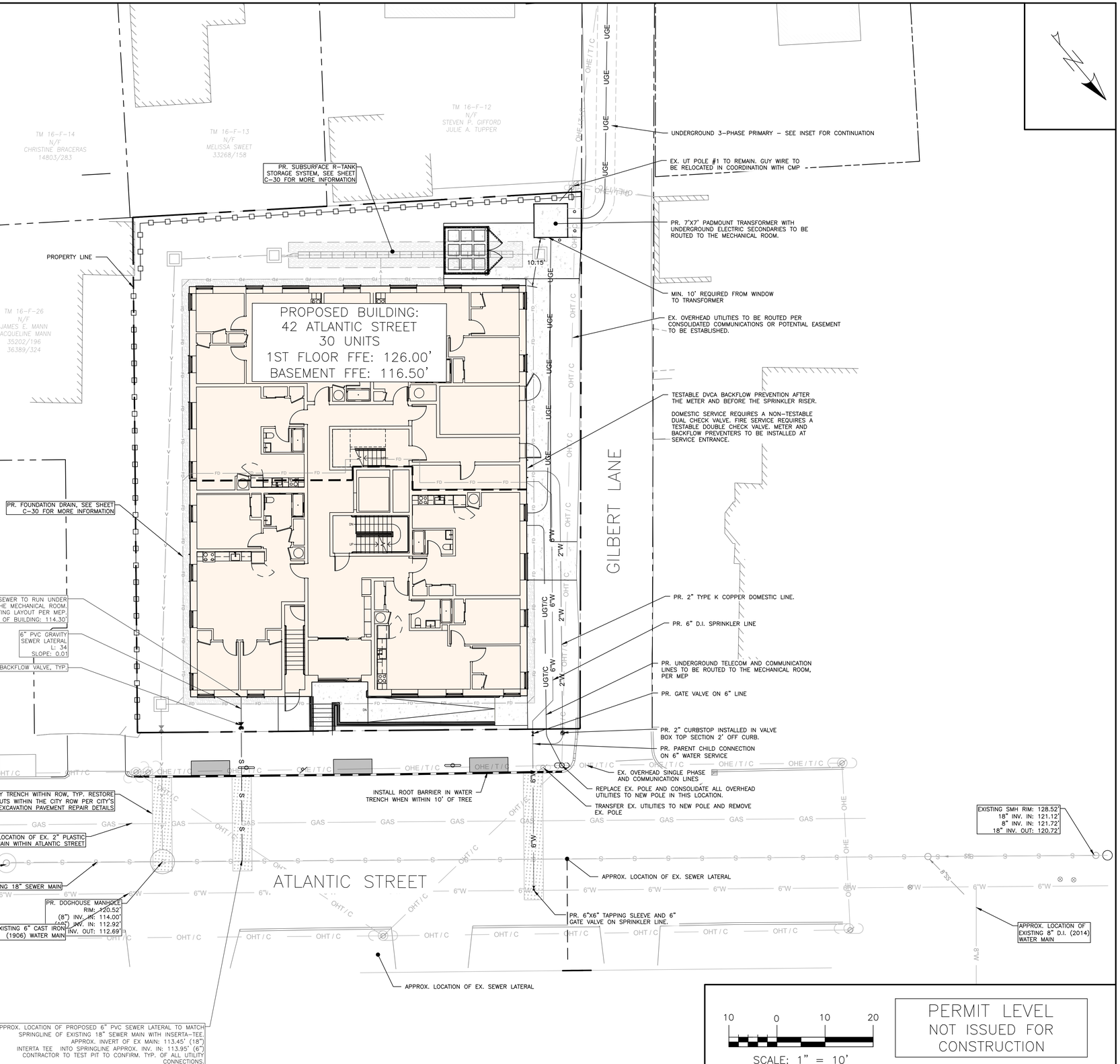
DRAWING NO.
L-01

GENERAL 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, ACORN 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 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 UNITIL.
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.



3-PHASE PRIMARY EXTENSION
SCALE 1:20



10 0 10 20
SCALE: 1" = 10'

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
CONCEPT	SJL 1/4/24
3-PHASE OPTIONS	SJL 2/2/24
PRELIMINARY	SJL 4/5/24
MAJOR SITE PLAN	SJL 4/11/24

DRAWING NAME: UTILITY PLAN
PROJECT NAME: 42 ATLANTIC STREET REDEVELOPMENT
CLIENT: LB ATLANTIC, LLC
P.O. BOX: 10452, PORTLAND, ME

ACORN ENGINEERING, INC.
ACORN ENGINEERING, INC
70 JOHN ROAD, SUITE 1 SOUTH BERWICK, MAINE 04104
PO BOX 1237 (207) 775-2655

THIS PLAN IN WHOLE OR IN PART IS NOT TO BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. AND SHALL NOT BE USED BY THE OWNER OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

FILE:	1220_CIVIL
JN:	1220
SCALE:	AS NOTED
DESIGNED BY:	SJL
DRAWN BY:	DNM
CHECKED BY:	SJL

SAMUEL J. LEBEL
16506
LICENSED PROFESSIONAL ENGINEER
STATE OF MAINE
4/11/24

DRAWING NO.
C-20

Xref ..\Title Block\2.156 TB Block.dwg

GENERAL NOTES:

1. ALL WORK WITHIN THE CITY STREET RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
2. DESIGN OF TEMPORARY SOIL RESTRAINT MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IF NECESSARY FOR CONSTRUCTION.
3. CONTRACTOR SHALL ENSURE THAT UNDERDRAINS ARE CONSTRUCTED WITH POSITIVE OUTLET TO PROPOSED CONNECTIONS.
4. CATCH BASIN INLET PROTECTION TO BE INSTALLED WITHIN ANY STRUCTURES DOWNGRADIENT OF ACTIVE CONSTRUCTION.
5. SEDIMENTATION BARRIERS ARE TO BE INSTALLED DOWNGRADIENT OF ALL ACTIVE CONSTRUCTION WORK PER DETAIL. BARRIERS TO NOT EXTEND PAST PROPERTY LINES; BARRIERS SHOWN OFFSET FROM PROPERTY LINES ON PLANS FOR VISUAL PURPOSES ONLY.
6. STORM DRAINS SHALL BE PVC SDR 35, ADS N-12, OR APPROVED EQUAL.

AVERAGE GRADE & BUILDING HEIGHT BREAKDOWN:

TOP OF STRUCTURE: 164.36'

AVERAGE GRADE: 123.88'

(121.50'+124.27'+125.75'+124')/4 = 123.88'

BUILDING HEIGHT: 40.48'

(164.36'-123.88') = 40.48'

(2) 4" OVERFLOW INV. OUT: 123.25'
PR. 4" UNDERDRAIN AND 4" OVERFLOW PIPES FROM R-TANK TO BE ROUTED TO PR. F-BASIN. L=5', S=0.02
PR. 4"X8" COUPLING/INCREASER ON 4" OVERFLOW PIPE, FOLLOWED BY 4"X8" WYE CONNECTOR TO INTERCEPT FLOW FROM SECOND 4" OVERFLOW PIPE. 2 LF OF 8" STORMDRAIN TO BE ROUTED TO PR. F-BASIN.
PR. F-BASIN WITH SOLID COVER: RIM: 125.00'
8" INV. IN: 122.00' (OVERFLOW)
4" INV. IN: 118.38' (4" PIPE FROM R-TANK UNDERDRAIN WITH 4" CAP AND 1" ECCENTRIC ORIFICE DRILLED ON CAP INSIDE F-BASIN)
10" INV. OUT: 118.28'
PR. VEGETATED SWALE TO CATCH BASIN
10" PVC SDR 35, L=18', S=0.008
F-BASIN TO BE SURROUNDED BY 2" RIVERSTONE UNDERLAIN BY GEOTEXTILE, PER DETAIL
PR. 123.60'
EX.~122.80'
EX.~122.74'
PR. F-BASIN WITH BEEHIVE GRATE AND 2" SUMP
RIM: 123.40'
10" INV. IN: 118.10'
10" INV. OUT: 118.00'
PR. 123.60'
EX.~123.06'
PR. 123.50'
SPLIT FLOW EACH WAY, HIGH POINT 123.75'
4" HDPE FOUNDATION DRAIN
TOTAL LENGTH 327', SLOPE=0.0025
CONTRACTOR TO BUILD GRASSED/VEGETATED BERM ALONG PROPERTY LINE AND CREATE A SWALE BETWEEN THE PR. BUILDING AND PL
PR. LOCATION OF R-TANK SUBSURFACE STORAGE SYSTEM.
1 ROW WITH 19 CHAMBERS PER ROW:
608 CF (AT ELE 123.25') 5.31' X 46.57'
4" UNDERDRAIN, L=47'
PR. INSPECTION PORT ON R-TANK SYSTEM, PER DETAIL
PR.: 125.25'
PR.: 124.25'
PR.: 124.75'
PR.: 125.74'
PR. 125.65'
EX.~124.95'
PR. F-BASIN WITH 2' SUMP.
RIM: 125.60'
INV. OUT: 122.90' (8")
SUMP: 119.39'
MATCH INTO EXISTING GRADE OF STREET, APPROX. 125.48'
PR.: 125.70'
PR. HIGH POINT AND CLEANOUT FOR 4" PVC (1ST FLOOR) FOUNDATION DRAIN; HIGH POINT: 123.17'. TO BE ROUTED TO OUTLET CONTROL STRUCTURE. L=327', S=0.0025
PR.: 125.75'
PR.: 125.96'
PR.: 125.90'
PR.: 125.96'
CONTRACTOR TO SLOPE 1ST FLOOR FOUNDATION DRAIN TO TIE INTO BASEMENT FOUNDATION DRAIN AT APPROX. 114.38'.
PR.: 125.90'
PR.: 125.71'
PR.: 125.77'
PR.: 125.69'
MATCH INTO EX. GRADE APPROX.: 125.55'
MATCH INTO EX. GRADE APPROX.: 125.30'
PR.: 124.27'
PR. 124.22'
PR. 124.20'
124.30'
PR. FLUSH CURBING
EX.~124.10'
PR. 7" TIPDOWN CURB TO 123.97'
BC: 123.70'
TC: 124.28'
APPROX. 80 LF. OF NEW OR SALVAGED GRANITE CURB WITH 7" REVEAL
BC: 123.52'
TC: 124.10'
EXISTING CATCH BASIN
RIM: 124.78'
(10") INV. OUT: 120.78'
EXISTING 18" COMBINED SEWER
[L=191.57' ; S=0.048]
[L=226' ; S=0.041]
EXISTING SMH
RIM: 128.52'
(8") INV. IN: 121.72'
(18") INV. IN: 121.12'
(18") INV. OUT: 120.72'
PROPOSED BUILDING:
42 ATLANTIC STREET
30 UNITS
1ST FLOOR FFE: 126.00'
BASEMENT FFE: 116.50'
6" ROOF LEADER TO TEE INTO R-TANK SYSTEM
PR.: 125.50'
PR.: 125.85'
PR. 124.00'
BIKE ROOM FFE: 126.00'
EGRESS PR.: 126.00'
SPRINKLER ROOM
PR. BASEMENT FFE: 116.50'
PR. (10) - 6.75" RISER STEPS TO THE BASEMENT
122.16' WITH 1/2 INCH THRESHOLD UP TO 122.20'
PR. 1ST FLOOR FFE: 126.00' WITH 1/2 INCH THRESHOLD DOWN TO 125.96'
PR. HANDRAILS ALONG RAMP
125.90'
125.90'
125.85'
PR.: 124.20'
PR.: 124.12'
25' RAMP @ 7.4%
PR.: 124.05'
PR.: 121.50'
PR. 121.92'
BC: 121.18'
PR. TC: 121.76'
BOTTOM OF LANDING
WEST: 122.14'
EAST: 121.92'
BC: 121.40'
PR. TC: 121.98'
BC: 122.19'
PR. TC: 122.77'
REVEAL ON LAST STEP VARIES. LAST STEP RISER NOT TO EXCEED 7" REVEAL. PR. ELEVATION AT NE CORNER OF LAST STEP 122.37'
PR. (7) - 6.5" RISER STEPS
BC: 123.32'
PR. TC: 123.90'
BC: 123.08'
PR. TC: 123.66'
10" SD STORM DRAIN
L=91'
S=0.023
10" SD STORM DRAIN
L=30'
S=0.005
PR. F-BASIN WITH BEEHIVE GRATE, RIM: 120.50'
4" INV. IN: 114.24'
(FOUNDATION DRAIN)
10" INV. IN: 115.83'
10" INV. OUT: 114.14'
PR. BACKFLOW PREVENTER
EX. BW: 120.44'
120.21'
PR.: 120.72'
EX. BW: 120.72'
EX. TC: 119.69'
EX. BC: 119.52'
EX. TC: 119.72'
BC: 119.52'
PR. TC: 120.62'
EX. TC: 120.34'
EX. BC: 120.04'
RECONSTRUCTED BRICK SIDEWALK WITH CROSS SLOPE BETWEEN 1 AND 1.8%
EXISTING SMH
RIM: 118.99'
(18") INV. IN: 111.49'
(18") INV. OUT: 111.29'
PR. DOGHOUSE MANHOLE
RIM: 120.52'
(8") INV. IN: 114.00'
(18") INV. IN: 112.92'
(18") INV. OUT: 112.69'
GILBERT LANE
ATLANTIC STREET
TM 16-F-12 N/F STEVEN D. GIFFORD SUPER
TM 16-F-13 N/F NICHOLAS SWEET 35282/168
TM 16-F-26 N/F JACQUELINE MANN 35282/196
OHE / T / C
OHT / C
GAS
S
6"W
8"W

10 0 10 20
SCALE: 1" = 10'

PERMIT LEVEL
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ISSUED FOR	BY DATE
CONCEPT	SJL 1/4/24
3-PHASE OPTIONS	SJL 2/2/24
PRELIMINARY	SJL 4/5/24
MAJOR SITE PLAN	SJL 4/11/24

DRAWING NAME: GRADING & DRAINAGE PLAN
PROJECT NAME: 42 ATLANTIC STREET REDEVELOPMENT
CLIENT: LB ATLANTIC, LLC
P.O. BOX: 10452, PORTLAND, ME

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ACORN ENGINEERING, INC.
ACORN ENGINEERING, INC
70 ALLEN AVENUE, SUITE 4 PORTLAND, MAINE 04104
PO BOX 4371 PORTLAND, MAINE 04104
(207) 775-2655

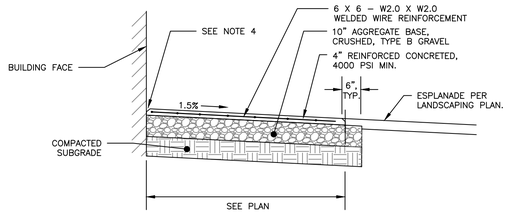
FILE: 1220_CIVIL
JN: 1220
SCALE: AS NOTED
DESIGNED BY: SJL
DRAWN BY: DNM
CHECKED BY: SJL

SAMUEL J. LEBEL 16506 LICENSED PROFESSIONAL ENGINEER 4/11/24

DRAWING NO.
C-30

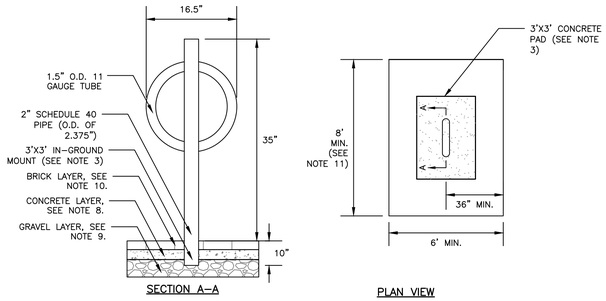
Xref ..\Title Block\2.156 TB Block.dwg

NOTES:
1. AT A MINIMUM, TESTING SHALL CONSIST OF ENTRAINED AIR AND SLUMP TESTS ON SITE PRIOR TO POURING THE SIDEWALKS. ENTRAINED AIR TESTS SHALL BE DONE IN ACCORDANCE WITH AASHTO T152. TEST FIRST TWO LOADS AND EVERY THIRD LOAD THEREAFTER PROVIDED CONSISTENT RESULTS ARE ACHIEVED.
2. WELDED WIRE FABRIC SHALL BE PLACED 2 INCHES ABOVE THE CRUSHED GRAVEL, AND 2 INCHES FROM ALL FINISHED EDGES, EXPANSION JOINTS AND CURBS. ALL FABRIC JOINTS SHALL BE OVERLAPPED A MINIMUM OF 1 FOOT AND BE PROPERLY TIED. IF THE CONTRACTOR ELECTS TO USE REBAR, ONLY 4–GAUGE WILL BE ACCEPTABLE. IF THE CONTRACTOR ELECTS TO USE A PRE–MIXED FIBER MESH, A SPECIFICATION SHEET MUST BE SUBMITTED AND PRE–APPROVED BY THE ENGINEER PRIOR TO ITS APPLICATION.
3. SLABS SHALL BE PLACED ALTERNATELY IN LENGTHS NOT TO EXCEED 30 FEET OR AS DIRECTED AND SHALL BE SEPARATED BY AN EXPANSION JOINT OF PREFORMED EXPANSION FILLER ½ INCH IN THICKNESS.
4. WHEN CONSTRUCTED ADJACENT TO A BUILDING, RETAINING WALL OR OTHER FIXED STRUCTURE, A ½ INCH THICK PREFORMED JOINT FILLER SHALL BE USED BETWEEN THE SLAB AND THE STRUCTURE.
5. THE SIDEWALK SURFACE SHALL BE SCORED INTO BLOCK UNITS NO GREATER THAN 40 SQUARE FEET AS DIRECTED. THE DEPTH OF THE SCORING SHALL BE AT LEAST ONE QUARTER OF THE THICKNESS OF THE SLAB.
6. ANY MATCHING INTO EXISTING SIDEWALKS SHALL BE DONE SO WITH A CLEAN VERTICAL FACE CONNECTION.
7. THE SURFACE SHALL BE FINISHED TO PRODUCE A BROOMLIKE "BRUSHED" PATTERN. NO PLASTERING OF THE SURFACE WITH MORTAR WILL BE PERMITTED. THE FINISH SHALL RESULT IN A SURFACE OF UNIFORM TEXTURE AND COLOR. ALL OUTSIDE EDGES OF THE SLAB AND ALL JOINTS SHALL BE ROUNDED WITH A ¼ INCH RADIUS EDGING TOOL.
8. CONCRETE SHALL BE CURED FOR 72 HOURS. CURING SHALL BE BY MEANS OF THOMPSON'S WATER SEAL AS MANUFACTURED BY E.A. THOMPSON CO., INC. OF MEMPHIS, TENNESSEE, BOILED LINSEED OIL, WHITE PIGMENTED CURING COMPOUND, OR BY OTHER APPROVED METHODS. CONCRETE SIDEWALK TO BE SEALED WITH CONSOLIDECK SALTGUARD WB OR APPROVED EQUAL 28 DAYS AFTER PLACEMENT. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR APPLICATION.
9. GENERAL CONTRACTOR TO COLLECT DELIVERY SLIPS AND TRANSFER TO THE OWNER.
10. REFER TO CITY OF PORTLAND CONCRETE SPECIFICATIONS SECTION 608 FOR MORE INFORMATION.

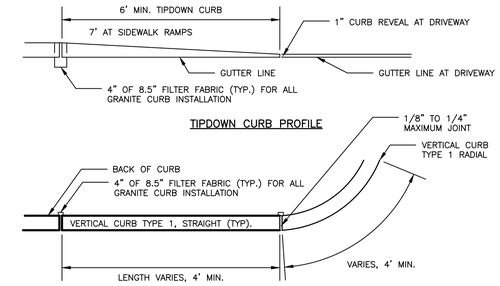


REINFORCED CONCRETE SIDEWALK
NOT TO SCALE

NOTES:
1. BICYCLE RACK SHALL HAVE CAPACITY FOR TWO BICYCLES.
2. BICYCLE RACK PARTS SHALL BE OF UNIFORM COLOR AND SHALL BE FINISHED IN ACCORDANCE WITH PRODUCT SPECIFICATION. PER CITY OF PORTLAND TECHNICAL STANDARDS ALL BICYCLE RACKS WITHIN THE RIGHT–OF–WAY SHALL MATCH THE FURNITURE COLOR FOR THAT LOCATION AS DESCRIBED IN THE MUNICIPAL LIGHTING STANDARDS; IF NO DESIGNATED COLOR FOR THAT AREA EXISTS, BICYCLE RACKS SHALL BE BLACK.
3. BICYCLE RACK SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S MOST RECENT INSTALLATION RECOMMENDATIONS, AND SHALL BE INSTALLED WITH AN IN–GROUND MOUNT UNLESS OTHERWISE APPROVED BY ENGINEER.
4. BICYCLE RACK SHALL BE "DERO BIKE HITCH", AS MANUFACTURED BY DERO BIKE RACKS.
5. MINIMUM OFFSETS SHOWN. MANUFACTURER'S RECOMMENDED OFFSETS SHALL BE ENFORCED WHERE POSSIBLE.
6. MINIMUM DISTANCE BETWEEN BICYCLE RACKS SHALL BE 24". RECOMMENDED DISTANCE BETWEEN BICYCLE RACKS SHALL BE 38".
7. ALL OFFSETS ARE FROM OUTSIDE EDGES OF ITEMS.
8. CONCRETE SHALL BE 4000 PSI @28 DAYS. BOTTOM OF CONCRETE SHALL BE AT TOP OF SIDEWALK GRAVEL ELEVATION. DEPTH VARIES APRROX. 4"–7".
9. GRAVEL LAYER SHALL BE INSTALLED IN ACCORDANCE WITH BRICK SIDEWALK WITH BITUMINOUS BASE DETAIL, AND SHALL BE MAINEDOT 703.06 TYPE B.
10. TOP OF BRICK LAYER SHALL BE AT SAME ELEVATION IN ACCORDANCE WITH BRICK SIDEWALK DETAIL.
11. MINIMUM 6' X 8' PAVED PAD WITH HITCH TO BE CENTERED BETWEEN PROPERTY LINE AND SIDEWALK. BICYCLE RACK MUST BE PLACED ON PUBLIC PROPERTY.

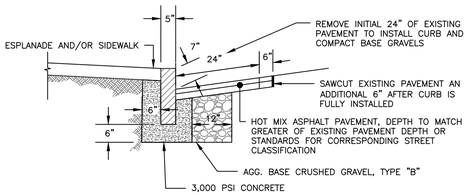


BICYCLE RACK DETAIL
NOT TO SCALE



TIPDOWN CURB PROFILE

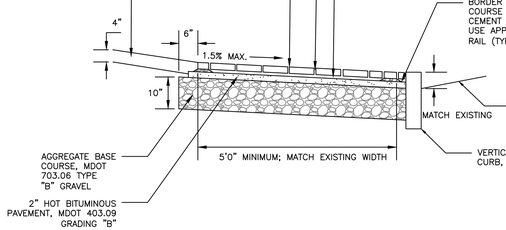
VERTICAL GRANITE CURB PLAN VIEW



VERTICAL GRANITE CURB CROSS SECTION

NOTES:
1. CURB SHALL BE RESET IN ACCORDANCE WITH MDOT 609.08 WITH THE EXCEPTION OF CURB SPACING TO BE INSTALLED PER DETAIL.
2. INDIVIDUAL PIECES OF CURB SHORTER THAN 4 L.F. ARE NOT ALLOWED, WITH THE EXCEPTION OF RADIAL CURB.
3. THE MINIMUM HEIGHT OF THE CONCRETE BACKING SHALL BE 10 INCHES OR TO THE BOTTOM OF THE HOT MIX ASPHALT PAVEMENT, WHICHEVER IS GREATER, MEASURED FROM THE BOTTOM OF THE CURB.
4. CURBING SHALL BE SET IN A 6–INCH BED OF POURED IN PLACE 3,000 PSI CONCRETE MIX.
5. WOODEN SHIMS MAY BE USED TO SET CURB.

VERTICAL GRANITE CURB AND TIPDOWN INSTALLATION IN EXISTING STREETS DETAIL
NOT TO SCALE

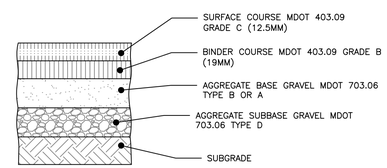


NOTES:
1. BRICKS TO BE USED:
   NEW CONSTRUCTION:
   4"x8" PINE HALL PATHWAY PAVER BRICK; MFG. BY PINE HALL BRICK CO., MADISON, NORTH CAROLINA. LACHANCE ITEM #193623;. PINE HALL PATHWAY PAVER BRICK.
   REPAIR/MAINTENANCE TO EXISTING BRICK SIDEWALKS:
   VERMONT BACKER SUPPLIED BY GAGNE AND SONS SPECIFICATION NUMBER: "VERMONT PAVER BRICK", ITEM NUMBER #VBBB
2. INSTALL BRICK FLUSH UP TO BUILDING, PAVEMENT, STAIRS, CONCRETE SURFACES, CURB OR LANDSCAPED AREAS.

BRICK SIDEWALK WITH BITUMINOUS BASE DETAIL
NOT TO SCALE

NOTES:
1. ALL ASPECTS OF RESERVED PARKING SIGN CONSTRUCTION SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2023 OR MOST RECENT EDITION
2. SIGN SHALL BE CONSTRUCTED AS SIGN R7–8 UNDER THE "PARKING AND STANDING SIGNS AND PLAQUES" (R7 SERIES) WITHIN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2023 OR MOST RECENT EDITION. VAN ACCESSIBILITY SHALL BE CONSTRUCTED AS SIGN R7–8a OR R7–8b.
3. SIGN POST CONSTRUCTION AND MOUNTING SHALL BE IN ACCORDANCE WITH CHAPTER 2A OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2023 OR MOST RECENT EDITION.

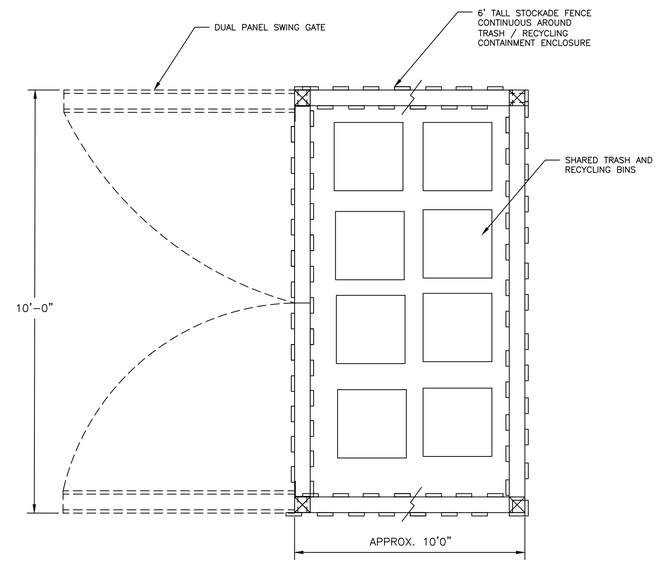
BARRIER FREE PARKING SIGN
NOT TO SCALE



NOTE:
COMPACT SUBGRADE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D–1557

THICKNESS OF LAYERS	
STANDARD	LAYERS
1–1/2"	SURFACE COURSE MDOT 403.09 GRADE C (12.5mm)
2"	BINDER COURSE MDOT 403.09 GRADE B (19mm)
3"	AGGREGATE BASE GRAVEL MDOT 703.06 TYPE B OR A
15"	AGGREGATE SUBBASE GRAVEL MDOT 703.06 TYPE D

LOCAL BITUMINOUS PAVEMENT PROFILE
NOT TO SCALE



PLAN VIEW

TRASH ENCLOSURE DETAIL
NOT TO SCALE

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
CONCEPT	SJL 1/4/24
3–PHASE OPTIONS	SJL 2/2/24
PRELIMINARY	SJL 4/5/24
MAJOR SITE PLAN	SJL 4/11/24

DRAWING NAME: SITE DETAILS
PROJECT NAME: 42 ATLANTIC STREET REDEVELOPMENT
CLIENT: LB ATLANTIC, LLC, P.O. BOX: 10452, PORTLAND, ME

ACORN ENGINEERING, INC.

THESE PLANS SHALL NOT BE MODIFIED WITHOUT WRITTEN AUTHORIZATION FROM ACORN ENGINEERING, INC. AND IF SO MODIFIED, OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
70 JOHN ROAD, SUITE 1, SOUTH BERWICK, MAINE 03908
PO BOX 472, EXETER, MAINE 04435
(207) 775–2655

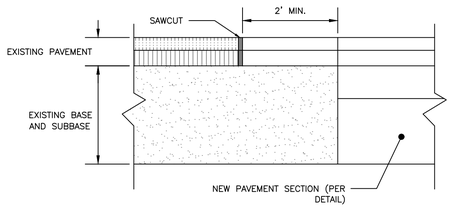
FILE: 1220_DETAILS
JN: 1220
SCALE: AS NOTED
DESIGNED BY: SJL
DRAWN BY: DNM
CHECKED BY: SJL

STATE OF MAINE — SAMUEL J. LEBEL — 16506 — LICENSED PROFESSIONAL ENGINEER — 4/11/24

DRAWING NO. C-40

NOTES:

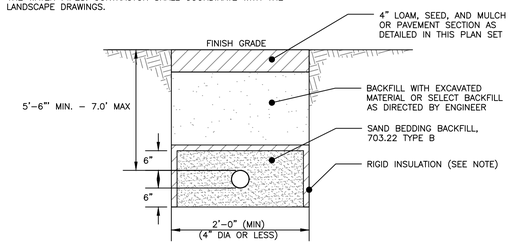
1. SAWCUT EXISTING PAVEMENT AND REMOVE 2' STRIP OF EXISTING PAVEMENT. APPLY BITUMINOUS TACK COAT PRIOR TO PLACEMENT OF NEW BITUMINOUS PAVEMENT.
2. THE NEW PAVEMENT SECTION SHALL MEET THE CITY OF PORTLAND ARTERIAL BITUMINOUS PAVEMENT SECTION DETAIL AT A MINIMUM OR THE THE EXISTING PAVEMENT AND AGGREGATE BASE AND SUBBASE DEPTH WHICHEVER IS GREATER.



PAVEMENT SAWCUT DETAIL
NOT TO SCALE

NOTES:

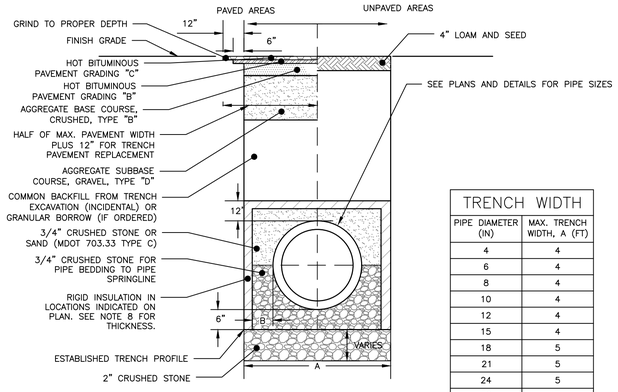
1. THE WATER TRENCH SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT STANDARD DETAILS & SPECIFICATIONS.
2. IF LESS THAN 5'–6" OF COVER IS POSSIBLE ADD 1 INCH OF "BLUE DOW" RIGID INSULATION FOR EVERY 12" LESS COVER.
3. ALL PROPOSED TREES PLANTED LESS THAN 10 FEET FROM THE WATER PIPE SHALL BE PLANTED AT A DEPTH NO GREATER THAN 3' DEEP. PERMEABLE LANDSCAPE FABRIC SHALL CREATE A ROOT BARRIER AROUND THE WATER PIPES. CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE DRAWINGS.



WATER SERVICE TRENCH SECTION DETAIL
NOT TO SCALE

DESIGN NOTES:

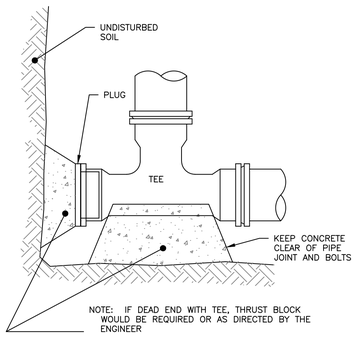
1. ANY ALTERNATE TRENCHING METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
2. ALL CONSTRUCTION METHODS SHALL CONFORM TO THE CITY OF PORTLAND TECHNICAL STANDARDS FIGURE II–2.
3. BRACING & SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. WHERE APPLICABLE, PERFORATIONS IN STORM DRAIN (PERF. SD) SHALL BE ORIENTED UP.
5. ALL STORM DRAINS SHALL BE PVC SDR 35 MIN PS–46 RATING OR OR IN ACCORDANCE WITH CITY OF PORTLAND TECHNICAL MANUAL , SECTION 2 – SANITARY SEWER AND STORM DRAIN – PART 2.5.2
6. IN PAVED AREAS, DEPTHS OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GREATER OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.
7. THIS DETAIL SHALL BE APPLIED ONLY TO PIPE TRENCHES WITHIN OF THE CITY OF PORTLAND R.O.W.
8. STORM DRAIN COVER BETWEEN 2' AND 3' SHALL INCLUDE 4" OF RIGID INSULATION. COVER BETWEEN 3' AND 4' SHALL INCLUDE 2" RIGID INSULATION. OTHER UTILITIES: ADD 2" OF RIGID INSULATION FOR EACH FOOT ABOVE MINIMUM DEPTH.
9. DEPTH OF BITUMINOUS PAVEMENT AND AGGREGATE COURSES SHALL BE DETERMINED BY STREET CLASSIFICATION.
10. DIMENSION B SHALL BE SUFFICIENT TO ALLOW CRUSHED STONE BEDDING TO BE PLACED AND COMPACTED UNDER THE HAUNCHES OF THE PIPE; BUT IN ALL CASES DIMENSION B SHALL BE AT LEAST 9".
11. DIMENSION A IS THE MAXIMUM WIDTH ALLOWED FOR CALCULATING PAY QUANTITIES UNDER GRANULAR BORROW, CRUSHED STONE, STRUCTURAL EARTH EXCAVATION, AND STRUCTURAL ROCK EXCAVATION. DIMENSION A SHALL BE BASED ON PIPE DIAMETER D, AS SET FORTH IN THE TABLE BELOW.



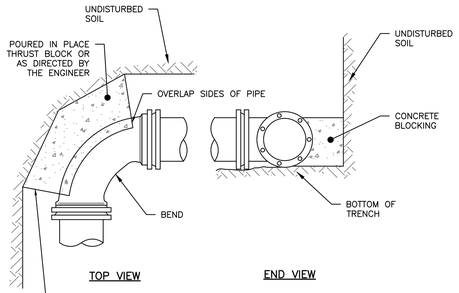
TRENCH WIDTH	
PIPE DIAMETER (IN)	MAX. TRENCH WIDTH, A (FT)
4	4
6	4
8	4
10	4
12	4
15	4
18	5
21	5
24	5
36	7
48	8
54	8
60	9

ALLOWABLE PIPE MATERIALS:
- REINFORCED CONCRETE PIPE (RCP) MIN. STRENGTH OF CLASS III
- PVC RING TYPE SEWER (SDR 35) OR EQUIVALENT, MIN PS–46 RATING
- PVC RING TYPE SEWER PIPE MEETING ASTM F 789
- DUCTILE IRON PIPE (DIP)
- ADS N–12 HP TRIPLE–WALL MIN PS–46 RATING
- ADS SANITITE HP MIN. PS–46

CITY OF PORTLAND TYPICAL PIPE TRENCH DETAIL
NOT TO SCALE



END SECTION



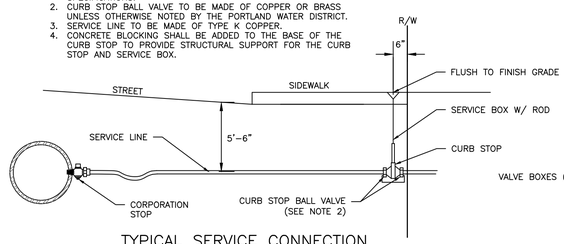
TOP VIEW END VIEW

REGULAR BEND

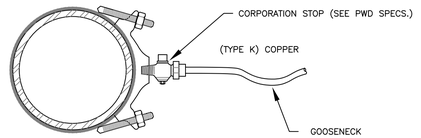
THRUST BLOCKING
NOT TO SCALE

NOTES:

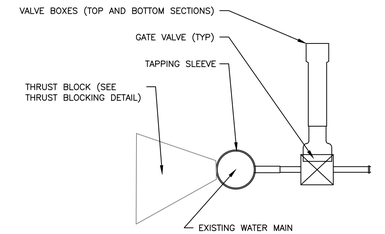
1. ALL MATERIALS AND INSTALLATION PROCEDURES MUST COMPLY WITH THE CITY OF PORTLAND WATER DISTRICT (PWD) SPECIFICATIONS.
2. CURB STOP BALL VALVE TO BE MADE OF COPPER OR BRASS UNLESS OTHERWISE NOTED BY THE PORTLAND WATER DISTRICT.
3. SERVICE LINE TO BE MADE OF TYPE K COPPER.
4. CONCRETE BLOCKING SHALL BE ADDED TO THE BASE OF THE CURB STOP TO PROVIDE STRUCTURAL SUPPORT FOR THE CURB STOP AND SERVICE BOX.



TYPICAL SERVICE CONNECTION
NOT TO SCALE

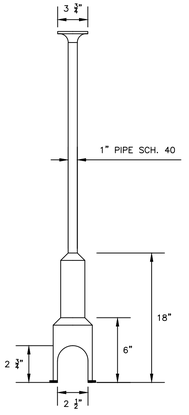


SERVICE SADDLE: 1–1/2" AND 2" C.C. THREAD
NOT TO SCALE



SIDE VIEW

TAPPING SLEEVE AND VALVE
NOT TO SCALE

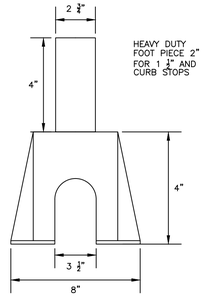


SERVICE BOX
NOT TO SCALE

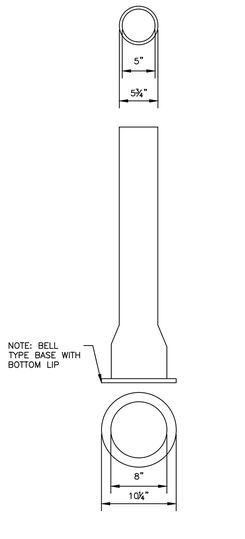
NOTES: ANY EXTENSION OF SERVICE BOX REQUIRES
1. 1" FEMALE IRON PIPE COUPLING
2. 1" THREADED PIPE (THIS IS TO BE A NON–WELDED, TWO PIECE ARRANGEMENT. SLIP ON ADAPTER ARE NOT PERMISSIBLE)

COVER

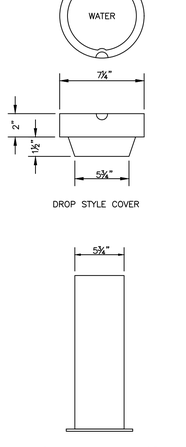
STANDARD FOOT PIECE 1" FOR ¾" AND CURB/STOPS



FOOT PIECE
NOT TO SCALE



VALVE BOX & COVER
NOT TO SCALE



PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
CONCEPT	SJL 1/4/24
3–PHASE OPTIONS	SJL 2/2/24
PRELIMINARY	SJL 4/5/24
MAJOR SITE PLAN	SJL 4/11/24

DRAWING NAME: UTILITY DETAILS – 1
PROJECT NAME: 42 ATLANTIC STREET REDEVELOPMENT
CLIENT: LB ATLANTIC, LLC P.O. BOX: 10452, PORTLAND, ME

ACORN ENGINEERING, INC.
ENGINEERING, INC.
ACORN ENGINEERING, INC. 04104
70 CENTRAL AVE. PORTLAND, MAINE
PO BOX 3242 (207) 775–2655

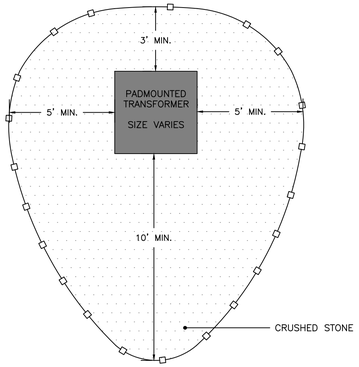
ALL PLANS SHALL NOT BE USED, MODIFIED, WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. AND SHALL BE RETURNED AT THE USER'S OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

FILE:	1220_DETAILS
JN:	1220
SCALE:	AS NOTED
DESIGNED BY:	SJL
DRAWN BY:	DNM
CHECKED BY:	SJL

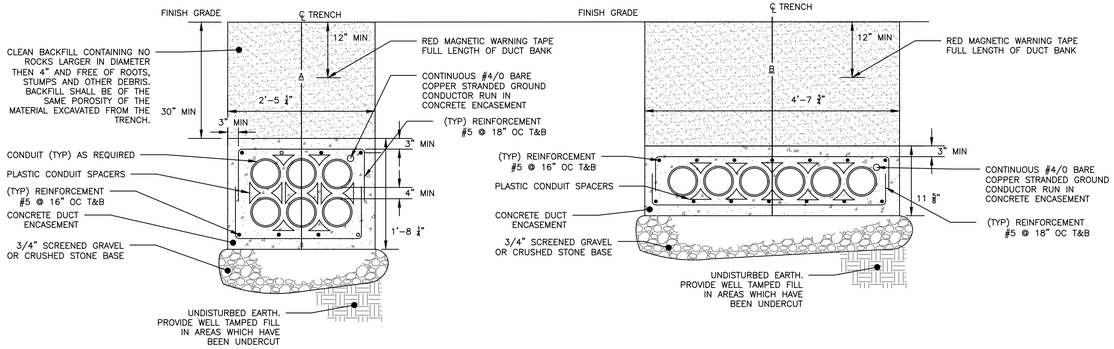
STATE OF MAINE
SAMUEL J. LEBEL
16596
LICENSED PROFESSIONAL ENGINEER
4/11/24

DRAWING NO.
C-41

NOTES:
1. WHERE DANGER OF PLOW OR TRAFFIC DAMAGE EXISTS, BARRIERS CONSISTING OF CONCRETE FILLED 6 INCH IPS STEEL POSTS SET 4 FEET DEEP SHALL BE PROVIDED FOR PROTECTION (PRESSURE TREATED 6X6 INCH MIN. TIMBER POSTS MAY BE SUBSTITUTED IN RESIDENTIAL AREAS). POSTS SHALL NOT INTERFERE WITH TRANSFORMER ACCESS. GENERALLY THE POSTS SHALL BE LOCATED NEAR THE CORNERS OF THE TRANSFORMERS.
2. THE SETBACKS DEPICT CLEARANCES FROM OBSTRUCTIONS INCLUDING TREES, SHRUBS, AND FENCES.
3. THERE SHALL BE NO OPENINGS IN THE BUILDING WALL IN BACK OF, BESIDE, OR OVER THE TRANSFORMER UNLESS THE TRANSFORMER IS A MIN. OF 10 FEET FROM THE BUILDING.
4. SIDE CLEARANCES FROM DOORS OR WINDOWS SHALL NOT BE LESS THAN 10 FEET.
5. THERE SHALL BE A MIN. OF 10 FEET BETWEEN THE TRANSFORMER AND ANY GAS METER/REGULATOR, GAS RELIEF VALVE, GAS VENT DISCHARGE, GAS FILLING CONNECTION, OR PROPANE TANK. SOME INSURANCE COMPANIES MAY REQUIRE INCREASED CLEARANCES.
6. TRANSFORMER SHALL BE LOCATED FAR ENOUGH AWAY FROM BUILDING OVERHANGS SO THAT THEY WILL NOT BE SUBJECT TO DAMAGE BY FALLING ICE AND SNOW.
7. IF TRANSFORMER IS NOT INSTALLED IMMEDIATELY UPON THE INSTALLATION OF THE CABLE IN THE PAD, THE DEVELOPER SHALL PROVIDE AND INSTALL A CMP APPROVED CONCRETE, STEEL, OR FIBERGLASS COVER OVER THE PAD OPENING TO ELIMINATE EXPOSURE OF THE CABLE.

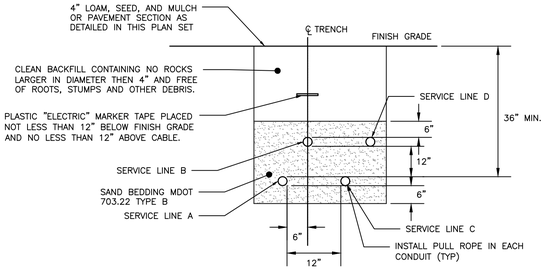


CMP TRANSFORMER SETBACKS
NOT TO SCALE



NOTES:
1. "A" WILL BE USED FOR MAJORITY OF INSTALLATION. DUCT BANK WILL NEED TO BE DEEPER AND NARROWER NEAR MANHOLES.
2. "B" WILL BE USED AS NEEDED. DUCT BANK WILL NEED TO BE WIDER AND SHALLOWER.
3. CONDUITS WITHIN THE CITY RIGHT-OF-WAY SHALL BE ENCASED IN CONCRETE.
4. FINAL SIZE OF CONDUITS TO BE SPECIFIED BY MEP, ELECTRICIAN, OR DESIGN/BUILD ELECTRICAL CONTRACTOR.
5. ALL CONSTRUCTION TO BE IN COMPLIANCE WITH CMP'S CONSTRUCTION STANDARDS AND THE LATEST EDITION OF THE NATIONAL ELECTRICAL SAFETY CODE.
6. ALL 90 DEGREE BENDS SHALL BE GALVANIZED LONG SWEEP BENDS. CONDUIT BELL ENDS REQUIRED AT SPLICE BOXES, TRANSFORMER BASES, AND SWITCH CABINETS.
7. CONDUITS SHALL BE PROPERLY PITCHED TO DRAIN INTO TRANSFORMER FOUNDATIONS, MANHOLES, OR SPLICE BOXES. THREE INCHES PER 100 FEET MINIMUM SLOPE. IF CONDUITS SLOW TOWARD THE RISER POLE, A COMPANY APPROVED DRAINAGE BOX AT THE RISER BASE SHALL BE INSTALLED.
8. INSTALL 1" (OR MULE TAPE) PULLING LINE IN EACH CONDUIT.
9. INSTALL 4/0 CU NEUTRAL IN CONDUIT DUCT BANK.
10. INSTALL CONDUIT SPACERS

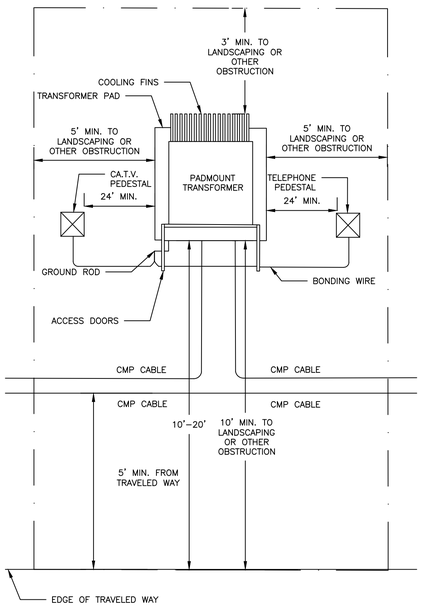
PRIMARY POWER CONDUIT DUCT BANK
NOT TO SCALE



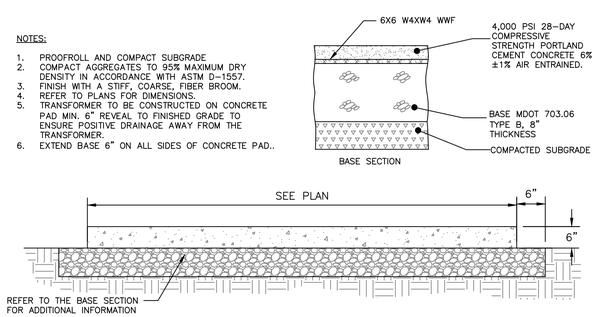
CONDUIT TYPE				
SERVICE	CONDUIT SIZE	GRASS AND PAVED AREAS	UTILITY	REMARKS
A	2-5"	SCHEDULE 40 PVC ELECTRICAL GRADE	PRIMARY POWER	SEE NOTE 1
B	2-4"	SCHEDULE 40 PVC	COMMUNICATION	-
C	2-4"	SCHEDULE 40 PVC ELECTRICAL GRADE	SPARE	IF REQUIRED
D	2-4"	SCHEDULE 40 PVC	CABLE	-

NOTES:
1. ONE CONDUIT CAPPED FOR SPARE, PROVIDE GALVANIZED STEEL LONG SWEEP AT RISER POLE AND EXTEND GALVANIZED CONDUIT TO 10" ABOVE GRADE AT POLE WITH STAND-OFF BRACKETS.
2. MINIMUM SEPARATION OF 24 INCHES BETWEEN PRIMARY CABLE/CONDUIT AND GAS LINES SHALL BE MAINTAINED.

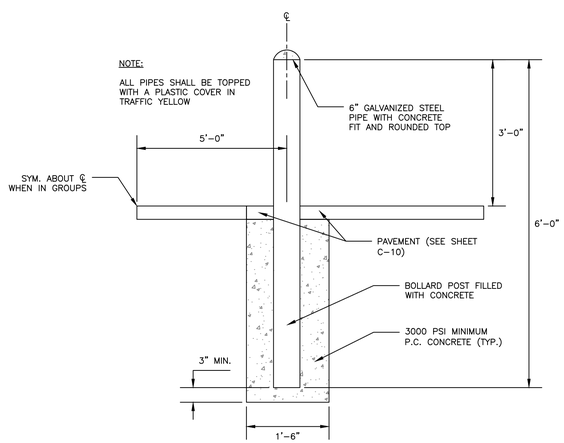
UTILITY TRENCH:
PRIMARY AND SECONDARY POWER, TELEPHONE, AND CABLE
NOT TO SCALE



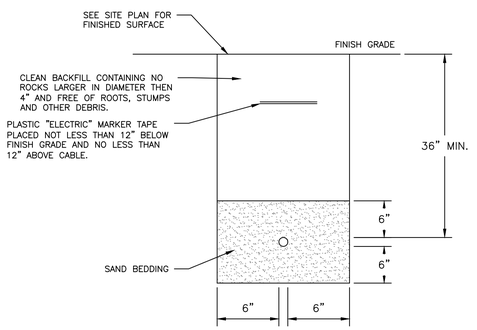
7'X7' PAD MOUNTED TRANSFORMER
NOT TO SCALE



CONCRETE PAD DETAIL
NOT TO SCALE



PIPE BOLLARD
NOT TO SCALE



SECONDARY ELECTRICAL TRENCH
NOT TO SCALE

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
CONCEPT	SJL 1/4/24
3-PHASE OPTIONS	SJL 2/2/24
PRELIMINARY	SJL 4/5/24
MAJOR SITE PLAN	SJL 4/11/24

DRAWING NAME: UTILITY DETAILS - 2
PROJECT NAME: 42 ATLANTIC STREET REDEVELOPMENT
CLIENT: LB ATLANTIC, LLC
P.O. BOX: 10452, PORTLAND, ME

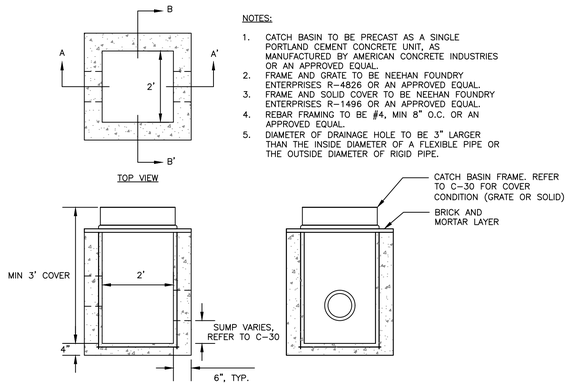
ACORN ENGINEERING, INC.
THIS PLAN IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
70 FORE RIVER PARKWAY, PORTLAND, MAINE 04104
P.O. BOX 7234, PORTLAND, ME 04112
(207) 775-2655

FILE:	1220_DETAILS
JN:	1220
SCALE:	AS NOTED
DESIGNED BY:	SJL
DRAWN BY:	DNM
CHECKED BY:	SJL

STATE OF MAINE
SAMUEL J. LEBEL
16508
LICENSED PROFESSIONAL ENGINEER
4/11/24

DRAWING NO.
C-42

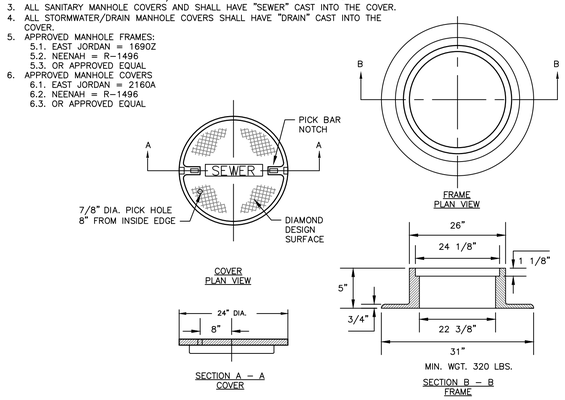


NOTES:

1. CATCH BASIN TO BE PRECAST AS A SINGLE PORTLAND CEMENT CONCRETE UNIT, AS MANUFACTURED BY AMERICAN CONCRETE INDUSTRIES OR AN APPROVED EQUAL.
2. FRAME AND GRATE TO BE NEEHAN FOUNDRY ENTERPRISES R-4826 OR AN APPROVED EQUAL.
3. FRAME AND SOLID COVER TO BE NEEHAN FOUNDRY ENTERPRISES R-1496 OR AN APPROVED EQUAL.
4. REBAR FRAMING TO BE #4, MIN 8" O.C. OR AN APPROVED EQUAL.
5. DIAMETER OF DRAINAGE HOLE TO BE 3" LARGER THAN THE INSIDE DIAMETER OF A FLEXIBLE PIPE OR THE OUTSIDE DIAMETER OF RIGID PIPE.

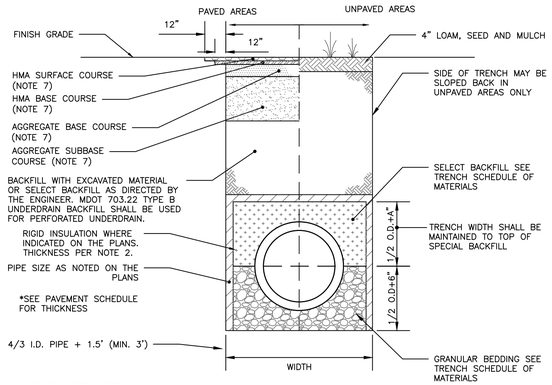
'TYPE F' PRECAST CATCH BASIN

NOT TO SCALE



SOLID CAST IRON MANHOLE COVER AND FRAME

NOT TO SCALE



SCHEDULE OF MATERIALS		
TYPE OF PIPE	GRANULAR BEDDING	SELECT BACKFILL
CMP DUCTILE IRON RCP	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL
PVC/HDPE	MDOT 703.22 TYPE C 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL
CMP	MDOT 703.22 TYPE C 3/4" CRUSHED STONE	MDOT 703.22 TYPE C 3/4" CRUSHED STONE

NOTES:

1. BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. STORM DRAIN COVER BETWEEN 2' AND 3' SHALL INCLUDE 4" OF RIGID INSULATION. COVER BETWEEN 3' AND 4' SHALL INCLUDE 2' RIGID INSULATION. OTHER UTILITIES: ADD 2" OF RIGID INSULATION FOR EACH FOOT ABOVE MINIMUM DEPTH.
3. INSTALL WARNING TAPE DIRECTLY ABOVE UTILITIES AT THE TOP OF SUBGRADE.
4. MINIMUM COVER
   4.1. 2'-0" - STORM DRAIN
   4.2. 5'-0" - SEWER
5. NO TREES SHALL BE PLANTED WITHIN 5' OF A SEWER PIPE OR SERVICE
6. THIS DETAIL SHALL BE APPLIED ONLY TO DRAINAGE PIPE TRENCHES OUTSIDE OF THE CITY OF PORTLAND ROW.
7. THICKNESS AS NOTED BY SURFACE DETAILS

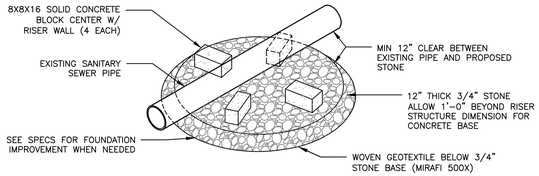
ALLOWABLE PIPE MATERIALS:
- REINFORCED CONCRETE PIPE (RCP) MIN. STRENGTH OF CLASS III
- PVC RING TYPE SEWER (SDR 35) OR EQUIVALENT, MIN PS-46 RATING
- PVC RING TYPE SEWER PIPE MEETING ASTM F 789
- DUCTILE IRON PIPE (DIP)
- ADS N-12 HP TRIPLE-WALL MIN PS-46 RATING
- ADS SANITITE HP MIN. PS-46

INTERNAL STORM DRAIN AND SEWER TYPICAL TRENCH SECTION

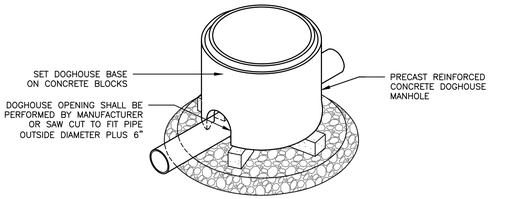
NOT TO SCALE

NOTES:

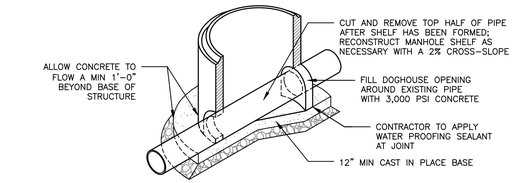
1. UNLESS OTHERWISE SPECIFIED, CONCRETE SHALL BE 4000 PSI @28 DAYS.
2. RECONSTRUCT INTERIOR MANHOLE INVERT AS NECESSARY TO ACCOMMODATE NEW PIPE.
3. THIS DETAIL IS INTENDED TO PROVIDE ADDITIONAL INFORMATION TO THE CONTRACTOR IN REGARDS TO THE CONNECTION OF THE DOGHOUSE MANHOLE BASE TO THE EXISTING SANITARY SEWER SYSTEM. MANHOLE INSTALLATION INFORMATION NOT EXPLICITLY REFERRED TO IN THIS DETAIL SHALL BE PER THE "STANDARD PRECAST SEWER MANHOLE" DETAIL



BASE ISOMETRIC VIEW



RISER ISOMETRIC VIEW



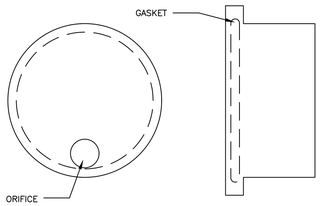
FOUNDATION SECTION VIEW

DOGHOUSE MANHOLE DETAIL

NOT TO SCALE

NOTES:

1. PVC END CAP SHALL BE SDR35, GASKETED
2. 1" ECCENTRIC ORIFICE SHALL BE DRILLED AND POSITIONED AT THE BOTTOM OF THE PIPE TO ALLOW DRAINDOWN.

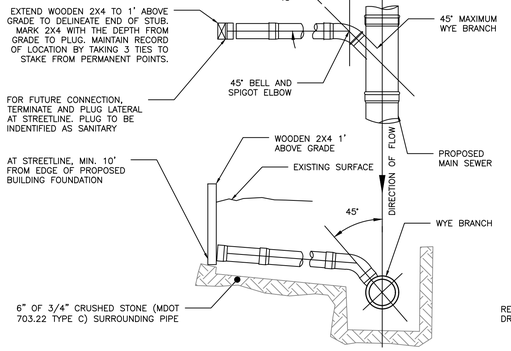


GASKETED PVC END CAP WITH ECCENTRIC DRILLED ORIFICE

NOT TO SCALE

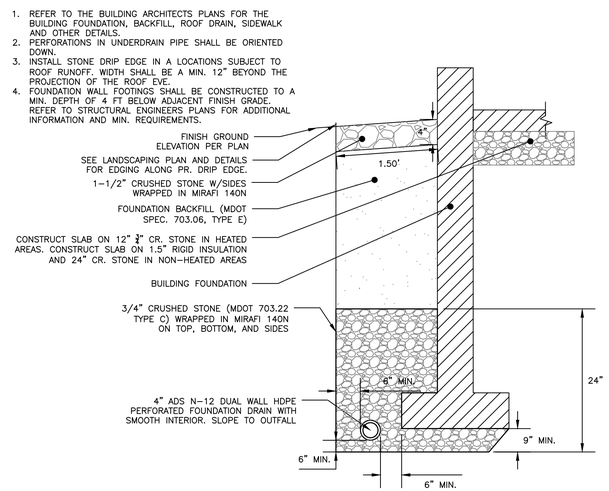
NOTES:

1. LOCATION WITH WARNING TAPE SHALL BE INSTALLED OVER CENTERLINE OF PIPE AT A MAXIMUM OF 24 INCHES BELOW FINISH GRADE.
2. SITE CONTRACTOR TO COORDINATE CONNECTION OF SEWER LATERAL TO HOUSEHOLD PLUMBING WITH ARCHITECTURAL CONTRACTOR.
3. CONNECTION OF PROPOSED SEWER LATERAL TO HOUSEHOLD PLUMBING SHOULD INCORPORATE USE OF SIMILAR PIPE MATERIALS. IN THE CASE OF DISSIMILAR PIPES BEING USED, A FERNCO FLEXIBLE COUPLING SHALL BE USED.



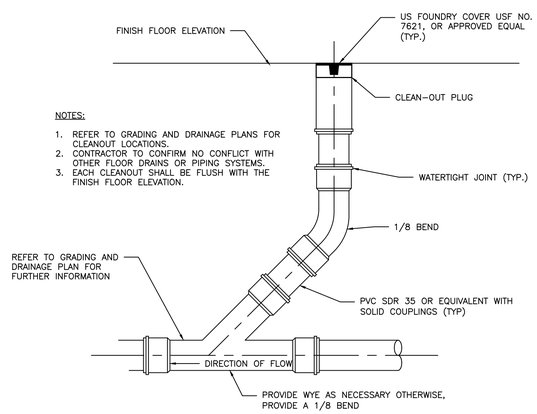
SEWER TEE/WYE CONNECTION DETAIL

NOT TO SCALE



FOUNDATION DRAIN DETAIL

NOT TO SCALE

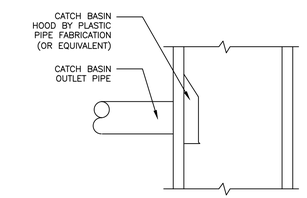


NOTES:

1. REFER TO GRADING AND DRAINAGE PLANS FOR CLEANOUT LOCATIONS.
2. CONTRACTOR TO CONFIRM NO CONFLICT WITH OTHER FLOOR DRAINS OR PIPING SYSTEMS.
3. EACH CLEANOUT SHALL BE FLUSH WITH THE FINISH FLOOR ELEVATION.

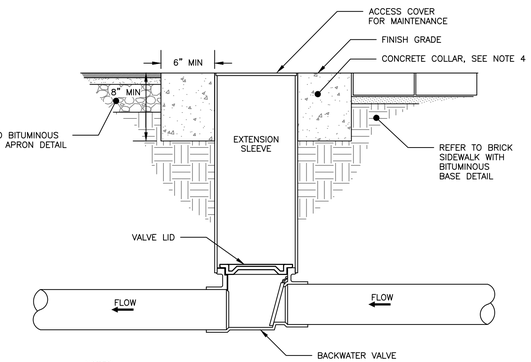
FOUNDATION DRAIN CLEANOUT DETAIL

NOT TO SCALE



CATCH BASIN HOOD DETAIL

NOT TO SCALE



NOTES:

1. BACKFLOW VALVE TO BE PROVIDED BY AGRI DRAIN CORPORATION OR AN APPROVED EQUAL.
2. VALVE TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS AND COMPLY WITH RULES AND REGULATIONS AS OUTLINED IN SECTION 2 OF THE CITY OF PORTLAND TECHNICAL MANUAL.
3. VALVE SHALL BE INSTALLED WITH A VALVE BOX AND COVER TO PROVIDE EASY ACCESS AND MAINTENANCE; VALVE COVER SHALL STATE 'SEWER' ON LID FLUSH TO SURFACE. REFER TO VALVE & BOX COVER DETAIL FOR ADDITIONAL INFORMATION.
4. CONCRETE COLLAR AT A MINIMUM 24-HOUR COMPRESSIVE STRENGTH OF 3,000 PSI.

BACKFLOW VALVE ASSEMBLY

NOT TO SCALE

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
CONCEPT	SJL 1/4/24
3-PHASE OPTIONS	SJL 2/2/24
PRELIMINARY	SJL 4/5/24
MAJOR SITE PLAN	SJL 4/11/24

DRAWING NAME: DRAINAGE DETAILS - 1
PROJECT NAME: 42 ATLANTIC STREET REDEVELOPMENT
CLIENT: LB ATLANTIC, LLC, P.O. BOX: 10452, PORTLAND, ME

ACORN ENGINEERING, INC.
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. AND IF MODIFIED, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

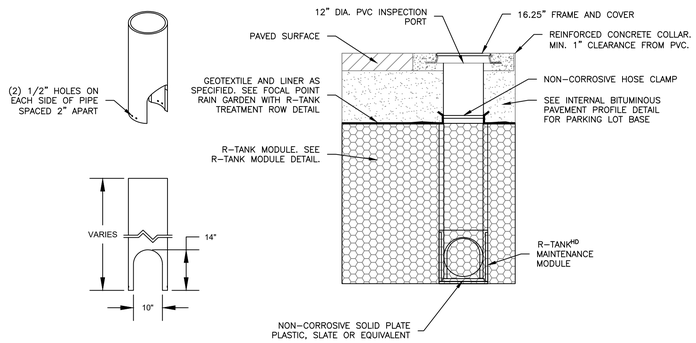
ACORN ENGINEERING, INC
ANNAPOLIS, MAINE 04104
PO BOX 272
(207) 775-2655

FILE:	1220_DETAILS
JN:	1220
SCALE:	AS NOTED
DESIGNED BY:	SJL
DRAWN BY:	DNM
CHECKED BY:	SJL

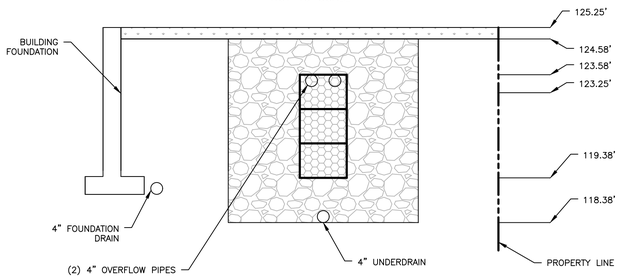
STATE OF MAINE
SAMUEL J. LEBEL
16506
LICENSED PROFESSIONAL ENGINEER
4/11/24

DRAWING NO.
C-43

NOTES
1. THE INSPECTION PORT IS USED IN THE MAINTENANCE MODULE TO INSPECT THE LEVEL OF SEDIMENT ACCUMULATION.
2. MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH MAINTENANCE ROW VIA THE ACCESS STRUCTURE FROM EITHER END AS NEEDED.
3. R-TANK^{HD} MAY BE USED IN TRAFFIC APPLICATIONS.
4. SEE TRAFFIC LOADING DETAIL FOR MINIMUM & MAXIMUM COVER REQUIREMENTS.
5. IF INSPECTION PORT IS LOCATED IN A NON-TRAFFIC AREA, A PLASTIC CAP CAN B USED IN LIEU OF A FRAME AND COVER WITH CONCRETE COLLAR

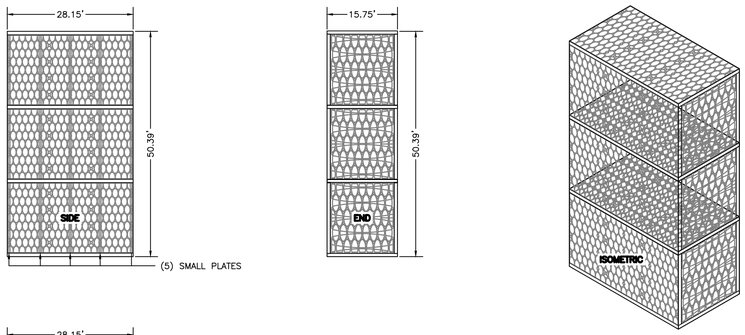


ACCESS PORT WITH SOLID COVER
NOT TO SCALE



SECTION B-B

INSET OF DRAINAGE AREA IN BACK OF LOT
SCALE 1:2



MODULE DATA

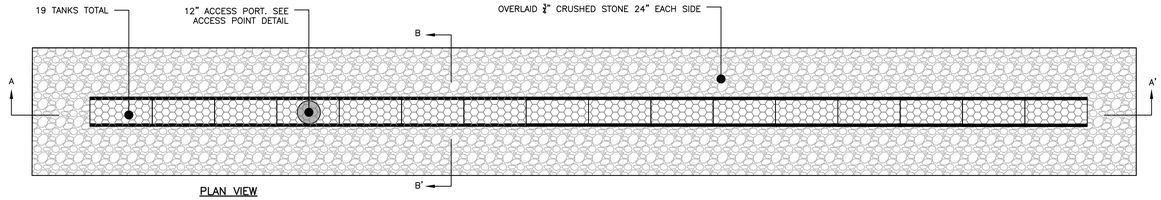
GEOMETRY: LENGTH = 28.15 IN. (715 MM)
WIDTH = 15.75 IN. (400 MM)
HEIGHT = 50.39 IN. (1280 MM)
TANK VOLUME = 12.93 CF
STORAGE VOLUME = 12.28 CF
VOID INTERNAL VOLUME: 95%
VOID SURFACE AREA: 90%

LOAD RATING: 33.4 PSI, (MODULE ONLY)
HS20/HS25 - SEE SPEC FOR COVER REQUIREMENTS

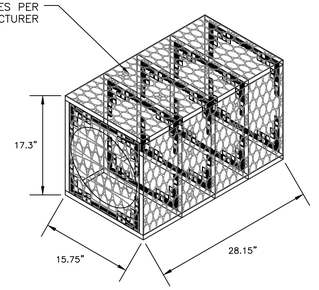
MATERIAL: 100% RECYCLED POLYPROPYLENE

SMALL PLATES REQUIRED: 5/SEGMENT, 15/MODULE

R-TANK TRIPLE STACKED-HD MODULAR DETAIL
NOT TO SCALE



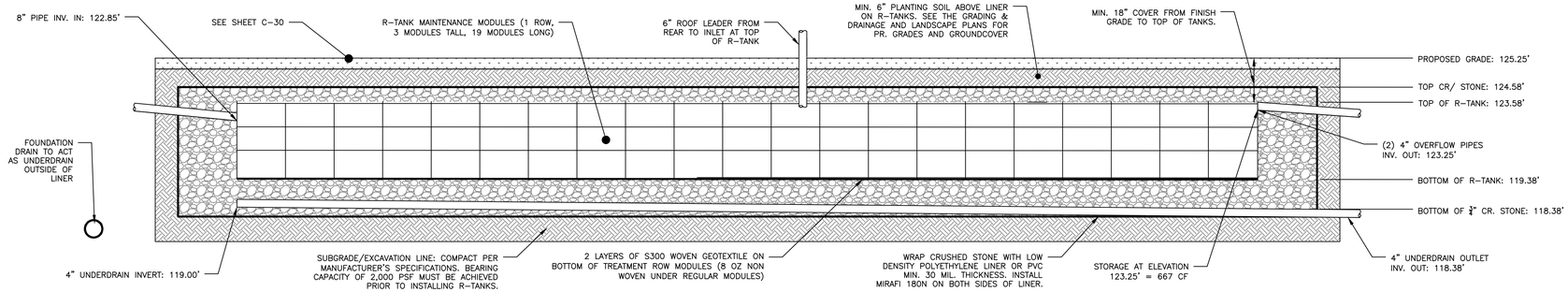
PLAN VIEW



ISOMETRIC VIEW

R-TANK MODULE DETAIL
NOT TO SCALE

NOTES:
INSTALLATION TO MEET MANUFACTURER'S SPECIFICATIONS.



SECTION A-A

R-TANK PROFILE
NOT TO SCALE

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
CONCEPT	SJL 1/4/24
3-PHASE OPTIONS	SJL 2/2/24
PRELIMINARY	SJL 4/5/24
MAJOR SITE PLAN	SJL 4/11/24

DRAWING NAME: DRAINAGE DETAILS - 2
PROJECT NAME: 42 ATLANTIC STREET REDEVELOPMENT
CLIENT: LB ATLANTIC, LLC
P.O. BOX: 10452, PORTLAND, ME

ACORN ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC
PO BOX 4337, PORTLAND, MAINE 04104
(207) 775-2655

FILE: 1220_DETAILS
JN: 1220
SCALE: AS NOTED
DESIGNED BY: SJL
DRAWN BY: DNM
CHECKED BY: SJL

STATE OF MAINE
SAMUEL J LEBEL
16506
LICENSED PROFESSIONAL ENGINEER

DRAWING NO.
C-44

1.0 EROSION CONTROL MEASURES AND SITE STABILIZATION

AS PART OF THE SITE DEVELOPMENT, THE FOLLOWING TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE IMPLEMENTED. DEVICES SHALL BE INSTALLED AS DESCRIBED IN THIS REPORT OR WITHIN THE PLAN SET. SEE THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES FOR FURTHER REFERENCE.

1.1 TEMPORARY EROSION CONTROL MEASURES

THE FOLLOWING TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE PLANNED FOR THE PROJECT'S CONSTRUCTION PERIOD:

1.1.1 CRUSHED STONE STABILIZED CONSTRUCTION ENTRANCES SHALL BE PLACED AT ALL ACCESS POINTS TO THE PROJECT SITE WHERE THERE ARE DISTURBED AREAS. THE FOLLOWING SPECIFICATIONS SHALL BE FOLLOWED AT A MINIMUM:
- STONE SIZE SHALL BE 2–3 INCHES, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- THE THICKNESS OF THE ENTRANCE STONE LAYER SHALL BE NO LESS THAN 6 INCHES.
- THE ENTRANCE SHALL NOT BE LESS THAN 20 FEET WIDE, HOWEVER NOT LESS THAN THE FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS. THE LENGTH SHALL NOT BE LESS THAN 50 FEET IN LENGTH.
- GEOTEXTILE FABRIC (WOVEN OR NON–WOVEN) SHALL BE PLACED OVER THE ENTIRE ENTRANCE AREA.
- THE ENTRANCE/EXIT SHALL BE MAINTAINED TO THE EXTENT THAT IT WILL PREVENT THE TRACKING OF SEDIMENT ONTO PUBLIC ROAD WAYS.

1.1.2 SILTATION FENCE OR EROSION CONTROL BERM SHALL BE INSTALLED DOWN GRADIENT OF ANY DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL PERMANENT STABILIZATION IS ACHIEVED. THE SILT FENCE OR EROSION CONTROL BERM SHALL BE INSTALLED PER THE DETAILS PROVIDED IN THE PLAN SET AND INSPECTED BEFORE AND IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. REPAIRS SHALL BE MADE IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE LINE OR BERM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THE FENCE OR BERM, THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM.

1.1.3 HAY MULCH INCLUDING HYDRO SEEDING IS INTENDED TO PROVIDE COVER FOR DENUDED OR SEEDED AREAS UNTIL REVEGETATION IS ESTABLISHED. MULCH PLACED BETWEEN APRIL 15TH AND NOVEMBER 1ST ON SLOPES OF LESS THAN 15 PERCENT SHALL BE COVERED BY FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. MULCH PLACED BETWEEN NOVEMBER 1ST AND APRIL 15TH ON SLOPES EQUAL TO OR STEEPER THAN 8 PERCENT AND EQUAL TO OR FLATTER THAN 2:1 SHALL USE MATS OR FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.

1.1.4 AT ANY TIME OF THE YEAR, ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH DOUBLE NET EROSION CONTROL BLANKET BIONET SC150BN BY NORTH AMERICAN GREEN OR APPROVED EQUAL, OR EROSION CONTROL MIX SLOPE PROTECTION AS DETAILED WITHIN THE PLANS.

1.1.5 ATLANTIC STREET AND GILBERT LANE SHALL BE SWEPT TO CONTROL MUD AND DUST FROM THE CONSTRUCTION SITE AS NECESSARY. ADD ADDITIONAL STONE TO THE STABILIZED CONSTRUCTION ENTRANCE TO MINIMIZE THE TRACKING OF MATERIAL OFF THE SITE AND ONTO THE SURROUNDING ROADWAYS.

1.1.6 DURING DEMOLITION, CLEARING AND GRUBBING OPERATIONS, STONE CHECK DAMS SHALL BE INSTALLED AT ANY AREAS OF CONCENTRATED FLOW. THE MAXIMUM HEIGHT OF THE CHECK DAM SHALL NOT EXCEED 2 FEET. THE CENTER OF THE CHECK DAM SHALL BE 6 INCHES BELOW THE OUTER EDGES OF THE DAM. THE CONTRACTOR SHALL MULCH THE SIDE SLOPES AND INSTALL STONE CHECK DAMS FOR ALL NEWLY EXCAVATED DITCH LINES WITHIN 24 HOURS OF THEIR CREATION.

1.1.7 SILT FENCE STAKE SPACING SHALL NOT EXCEED 6 FEET UNLESS THE FENCE IS SUPPORTED WITH 14 GAUGE WIRE IN WHICH CASE THE MAXIMUM SPACING SHALL NOT EXCEED 10 FEET. THE SILT FENCE SHALL BE "TOED" INTO THE GROUND.

1.1.8 STORMDRAIN INLET PROTECTION SHALL BE PROVIDED TO STORMDRAINS THROUGH THE USE OF ANY OF THE FOLLOWING: HAY BALE DROP INLET STRUCTURES, SILT FENCE DROP INLET SEDIMENT FILTER, GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER, OR CURB INLET SEDIMENT FILTER. BARRIERS SHALL BE INSPECTED AFTER EVERY RAINFALL EVENT AND REPAIRED AS NECESSARY. SEDIMENTS SHALL BE REMOVED WHEN ACCUMULATION HAS REACHED ½ THE DESIGN HEIGHT.

1.1.9 DUST CONTROL SHALL BE ACCOMPLISHED BY THE USE OF ANY OF THE FOLLOWING: WATER, CALCIUM CHLORIDE, STONE, OR AN APPROVED MDEP PRODUCT. DUST CONTROL SHALL BE APPLIED AS NEEDED TO ACCOMPLISH DUST CONTROL.

1.1.10 TEMPORARY LOAM, SEED, AND MULCHING SHALL BE USED IN AREAS WHERE NO OTHER EROSION CONTROL MEASURE IS USED. APPLICATION RATES FOR SEEDING ARE PROVIDED AT THE END OF THIS REPORT.

1.1.11 STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS OF FORMATION UNLESS A SCHEDULED RAIN EVENT OCCURS PRIOR TO THE 7 DAY WINDOW, IN WHICH CASE THE STOCKPILE SHALL BE STABILIZED PRIOR TO THE RAIN EVENT. METHODS OF STABILIZATION SHALL BE MULCH, EROSION CONTROL MIX, OR EROSION CONTROL BLANKETS/MATS. SILT FENCE OR A WOOD WASTE COMPOST FILTER BERM SHALL BE PLACED DOWNHILL OF ANY SOIL STOCKPILE LOCATION.

1.1.12 FOR DISTURBANCE BETWEEN NOVEMBER 1 AND APRIL 15, PLEASE REFER TO WINTER STABILIZATION PLAN IN THIS REPORT AND THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR FURTHER INFORMATION.

1.1.13 IT IS OF THE UTMOST IMPORTANCE THAT STORMWATER RUNOFF AND POTENTIAL SEDIMENT FROM THE CONSTRUCTION SITE BE DIVERTED AROUND THE PROPOSED UNDERDRAINS UNTIL THE TRENCH IS BACKFILLED.

1.2 PERMANENT EROSION CONTROL MEASURES

THE FOLLOWING PERMANENT EROSION CONTROL MEASURES ARE INTENDED FOR POST DISTURBANCE AREAS OF THE PROJECT.

1.2.1 ALL DISTURBED AREAS DURING CONSTRUCTION, NOT SUBJECT TO OTHER PROPOSED CONDITIONS, SHALL RECEIVE A MINIMUM 4" OF LOAM AND SHALL BE LIMED, AND MULCHED.

EROSION CONTROL BLANKETS OR MATS SHALL BE PLACED OVER THE MULCH IN AREAS NOTED IN PARAGRAPH 4.2 OF THIS REPORT.

1.2.2 ALL STORMWATER DEVICES SHALL BE INSTALLED AND TRIBUTARY AREAS STABILIZED PRIOR RECEIVING STORMWATER.

1.2.3 REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.

2.0 EROSION AND SEDIMENTATION CONTROL PLAN

2.1 THE EROSION AND SEDIMENTATION CONTROL PLAN IS INCLUDED WITHIN THE PLAN SET.

3.0 DETAILS AND SPECIFICATIONS

3.1 EROSION CONTROL DETAILS AND SPECIFICATIONS ARE INCLUDED IN THE PLAN SET.

4.0 STABILIZATION PLAN FOR WINTER CONSTRUCTION

WINTER CONSTRUCTION CONSISTS OF EARTHWORK DISTURBANCE BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15. IF A CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15, THEN THE SITE SHALL BE PROTECTED WITH OVER–WINTER STABILIZATION. ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MIX, EROSION CONTROL MATS, RIPRAP, OR GRAVEL BASE ON A ROAD SHALL BE CONSIDERED OPEN.

THE CONTRACTOR SHALL LIMIT THE WORK AREA TO AREAS THAT WORK WILL OCCUR IN DURING THE SUBSEQUENT 15 DAYS AND SO THAT IT CAN BE MULCHED ONE DAY PRIOR TO A SNOW EVENT. THE CONTRACTOR SHALL STABILIZE WORK AREAS PRIOR TO OPENING ADDITIONAL WORK AREAS TO MINIMIZE AREAS WITHOUT EROSION CONTROL MEASURES.

THE FOLLOWING MEASURES SHALL BE IMPLEMENTED DURING WINTER CONSTRUCTION PERIODS:

4.1 SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS MAY CONSIST OF EROSION CONTROL MIX BERMS OR ANY OTHER RECOGNIZED SEDIMENT BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES OR SILT FENCES.

4.2 MULCHING

ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75–LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX MUST BE APPLIED WITH A MINIMUM 4 INCH THICKNESS. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW SHALL BE REMOVED DOWN TO A ONE–INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA SHALL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED OR ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER MULCH NETTING, TRACKING OR WOOD CELLULOSE FIBER. THE COVER WILL BE CONSIDERED SUFFICIENT WHEN THE GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. AFTER NOVEMBER 1ST, MULCHING AND ANCHORING OF ALL EXPOSED SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

4.3 SOIL STOCKPILING

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR–INCH LAYER OF EROSION CONTROL MIX. THIS SHALL BE DONE WITHIN 24 HOURS OF STOCKING AND RE–ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL.

4.4 SEEDING

BETWEEN THE DATES OF OCTOBER 15TH AND APRIL 1ST, LOAM OR SEED SHALL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS NOT BEEN LOAMED, FINAL GRADING WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED.

DORMANT SEEDING MAY BE PLACED PRIOR TO THE PLACEMENT OF MULCH OR EROSION CONTROL BLANKETS. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS/1,000 S.F. ALL AREAS SEEDED DURING THE WINTER SHALL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

4.5 OVER WINTER STABILIZATION OF DISTURBED SOILS

BY SEPTEMBER 15TH, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% SHALL BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS SHALL BE TAKEN TO STABILIZE THE SOIL FOR LATE FALL AND WINTER:

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION – BY OCTOBER 1ST, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3LBS PER 1,000 S.F., LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 LBS PER 1,000 S.F., AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1ST, THEN MULCH THE AREA FOR OVER–WINTER PROTECTION.
- STABILIZE THE SOIL WITH SOD – STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
- STABILIZE THE SOIL WITH MULCH – BY NOVEMBER 15TH, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 LBS PER 1,000 S.F. ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

4.6 OVER WINTER STABILIZATION OF DISTURBED SLOPES

ALL STONE–COVERED SLOPES SHALL BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15TH. ALL SLOPES TO BE VEGETATED SHALL BE SEEDED AND MULCHED BY SEPTEMBER 1ST. A SLOPE IS CONSIDERED A GRADE GREATER THAN 15%. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1ST, THEN ONE OF THE FOLLOWING ACTION SHALL BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER:

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS – BY OCTOBER 1ST THE DISTURBED SLOPE SHALL BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 LBS PER 1,000 S.F. AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1ST, THEN THE CONTRACTOR SHALL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIPRAP.
- STABILIZE THE SOIL WITH SOD – THE DISTURBED SLOPE SHALL BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR SHALL NOT USE LATE–SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 3H:1V OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
- STABILIZE THE SOIL WITH EROSION CONTROL MIX – EROSION CONTROL MIX SHALL BE PROPERLY INSTALLED BY NOVEMBER 15TH. THE CONTRACTOR SHALL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GRADES GREATER THAN 2H:1V OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
- STABILIZE THE SOIL WITH STONE RIPRAP – PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15TH. A REGISTERED PROFESSIONAL ENGINEER SHALL BE HIRED TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

5.0 INSPECTION AND MAINTENANCE

A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT PERIODIC VISUAL INSPECTIONS OF INSTALLED EROSION CONTROL MEASURES. THE FREQUENCY OF INSPECTION SHALL OCCUR AT LEAST ONCE EVERY TWO WEEKS, AS WELL AS AFTER A "STORM EVENT". A "STORM EVENT" SHALL CONSIST 0.5 INCHES OF RAIN WITHIN A 24 HOUR PERIOD. THE FOLLOWING EROSION AND SEDIMENT CONTROL – BEST MANAGEMENT PRACTICES (BMP'S) SHALL INSPECTED IN THE MANNER AS DESCRIBED.

5.1 SEDIMENT BARRIERS

HAY BALE BARRIERS, SILT FENCES AND FILTER BERMS SHALL BE INSPECTED AND REPAIRED FOR THE FOLLOWING IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE–HALF THE HEIGHT OF THE BARRIER. FILTER BERMS SHOULD BE RESHAPED AS NEEDED. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHOULD BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

5.2 STABILIZED STONE CONSTRUCTION ENTRANCES

THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. WHEN THE CONTROL PAD BECOMES INEFFECTIVE, THE STONE SHALL BE REMOVED ALONG WITH THE COLLECTED SOIL MATERIAL AND REDISTRIBUTED ON SITE IN A STABLE MANNER. THE ENTRANCE SHOULD THEN BE RECONSTRUCTED. THE CONTRACTOR SHALL SWEEP OR WASH PAVEMENT AT EXITS, WHICH HAVE EXPERIENCED MUD–TRACKING ON TO THE PAVEMENT OR TRAVELED WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

5.3 MULCHED AREAS

ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED. NETS MUST BE INSPECTED AFTER RAIN EVENTS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, RE–INSTALL THE NETS AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE. REPAIR AS NEEDED.

5.4 DUST CONTROL

WHEN TEMPORARY DUST CONTROL MEASURES ARE USED, REPETITIVE TREATMENT SHALL BE APPLIED AS NEEDED TO ACCOMPLISH CONTROL.

5.5 STORMWATER APPURTENANCES

ALL UNDERDRAINS, STORM DRAINS, AND CATCH BASINS NEED TO BE OPERATING EFFECTIVELY AND FREE OF DEBRIS.

5.6 EROSION AND SEDIMENTATION CONTROL INSPECTIONS:

ACORN ENGINEERING HAS PERSONNEL QUALIFIED TO CONDUCT EROSION AND SEDIMENTATION CONTROL INSPECTIONS. FOR FURTHER INFORMATION CONTACT:

CONTACT: WILL SAVAGE, PE
TELEPHONE: (207) 775–2655

QUALIFICATIONS:

- MAINE PROFESSIONAL ENGINEERING LICENSE #11419
- MAINE DEP – CERTIFIED IN MAINTENANCE & INSPECTION OF STORMWATER BMP'S CERT #14
- CERTIFIED EROSION, SEDIMENT AND STORM WATER INSPECTOR (CESSWI) CERT #0293
- CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) CERT. #4620

THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR COMPLYING WITH THE EROSION AND SEDIMENTATION REPORT/PLAN, INCLUDING CONTROL OF FUGITIVE DUST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONETARY PENALTIES RESULTING FROM FAILURE TO COMPLY WITH THESE STANDARDS.

6.0 IMPLEMENTATION SCHEDULE

THE FOLLOWING IMPLEMENTATION SEQUENCE IS INTENDED TO MAXIMIZE THE EFFECTIVENESS OF THE ABOVE DESCRIBED EROSION CONTROL MEASURES. CONTRACTORS SHOULD AVOID OVEREXPOSING DISTURBED AREAS AND LIMIT THE AMOUNT OF STABILIZATION AREA.

1. INSTALL A STABILIZED CONSTRUCTION ENTRANCE IN ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC WILL ENTER AND EXIT THE SITE.
2. INSTALL PERIMETER SILT FENCE OR EROSION CONTROL BERM.
3. INSTALL ALL OTHER EROSION CONTROL DEVICES AS NECESSARY THROUGHOUT THE REMAINDER OF THIS SCHEDULE.
4. COMMENCE INSTALLATION OF DRAINAGE INFRASTRUCTURE.
5. PRIORITIZE THE DOWNHILL SIDE TO CONTAIN RUNOFF WITHIN THE SITE WHILE PROVIDING AN ENGINEERED OUTLET WITH SILTATION BARRIER TO THE MUNICIPAL STORMWATER SYSTEM WITHIN ATLANTIC STREET AND GILBERT LANE.
6. COMMENCE EARTHWORK OPERATIONS, WALL AND FOUNDATION INSTALLATION.
7. COMMENCE INSTALLATION OF UTILITIES.
8. CONTINUE EARTHWORK AND GRADING TO SUBGRADE AS NECESSARY FOR CONSTRUCTION.
9. COMPLETE INSTALLATION OF DRAINAGE INFRASTRUCTURE, AS WELL AS OTHER UTILITY WORK.
10. COMPLETE REMAINING EARTHWORK OPERATIONS.
11. INSTALL SUB–BASE AND BASE GRAVELS IN PAVED AREAS.
12. INSTALL PAVING, CURBING AND BRICKWORK.
13. LOAM, LIME, FERTILIZE, SEED AND MULCH ALL DISTURBED AREAS AND COMPLETE ALL LANDSCAPING.
14. ONCE THE SITE IS STABILIZED, 90% CATCH OF GRASS HAS BEEN OBTAINED, OR MULCHING OF LANDSCAPE AREAS IS COMPLETE REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
15. TOUCH UP AREAS WITHOUT A VIGOROUS CATCH OF GRASS WITH LOAM AND SEED.
16. COMPLETE SITE SIGNAGE AND STRIPING.
17. EXECUTE PROPER MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.

THE ABOVE IMPLEMENTATION SEQUENCE SHOULD BE GENERALLY FOLLOWED BY THE SITE CONTRACTOR. HOWEVER, THE CONTRACTOR MAY CONSTRUCT SEVERAL ITEMS SIMULTANEOUSLY. THE CONTRACTOR SHALL SUBMIT TO THE OWNER A SCHEDULE OF THE COMPLETION OF THE WORK. IF THE CONTRACTOR IS TO COMMENCE THE CONSTRUCTION OF MORE THAN ONE ITEM ABOVE, THEY SHALL LIMIT THE AMOUNT OF EXPOSED AREAS TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE FOLLOWING 30 DAYS.

THE CONTRACTOR SHALL RE–VEGETATE DISTURBED AREAS AS RAPIDLY AS POSSIBLE. ALL AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR BEFORE A STORM EVENT. THE CONTRACTOR SHALL INCORPORATE PLANNED INLETS AND DRAINAGE SYSTEMS AS EARLY AS POSSIBLE INTO THE CONSTRUCTION PHASE.

7.0 SEEDING PLAN

7.1 SITE PREPARATION

THE SEEDED AREAS SHALL BE FEASIBLY GRADED OUT TO PROVIDE THE USE OF EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. IF NECESSARY, THE SITE MAY REQUIRE ADDITIONAL TEMPORARY EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL REPORT.

7.2 SEEDBED PREPARATION

FERTILIZER SHALL BE APPLIED TO THE SITE AT A RATE OF 13.8 POUNDS PER 1,000 SQUARE FEET. THE COMPOSITION OF THE FERTILIZER SHALL BE 10–10–10 (N–P205–K20) OR EQUIVALENT.

LIMESTONE SHALL BE APPLIED TO THE SITE AT A RATE OF 138 POUNDS PER 1,000 SQUARE FEET.

7.3 SEEDING

THE COMPOSITION AND AMOUNT OF TEMPORARY SEED APPLIED TO A SITE SHALL BE DETERMINED BY THE FOLLOWING TABLE:

TEMPORARY SEED APPLICATION RATES

SEED	LBS / ACRE	RECOMMENDED SEEDING DATES
WINTER RYE	2.57	8/15 TO 10/1
OATS	1.84	4/1 TO 7/1 8/15 TO 9/15
ANNUAL RYGRASS	0.92	4/1 TO 7/1
SUDANGRASS	0.92	5/15 TO 8/15
PERENNIAL	0.92	8/15 TO 9/15
TOTAL	7.17 LBS/ACRE	

PERMANENT SEED APPLICATION RATES

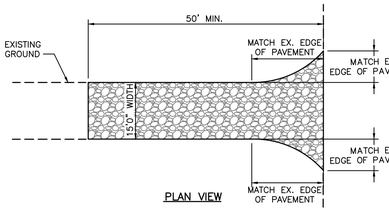
SEED	LBS / ACRE
KENTUCKY BLUEGRASS	20.00
CREEPING RED FESCUE	20.00
PERENNIAL RYEGRASS	4.80
TOTAL	44.8 LBS/ACRE

7.4 MULCHING

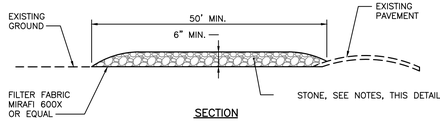
MULCH SHALL BE HARDWOOD AND APPLIED AT A RATE OF 70 LBS – 90 LBS PER 1,000 SQUARE FEET. THE MULCH SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4 INCHES. THE SEEDED AREA SHALL BE MULCHED IMMEDIATELY AFTER SEED IS APPLIED. MULCHING DURING THE WINTER SEASON SHALL BE DOUBLE THE NORMAL AMOUNT. REFER TO DETAIL FOR MORE INFORMATION.

8.0 CONCLUSION

THE ABOVE EROSION CONTROL NARRATIVE IS INTENDED TO MINIMIZE THE DEVELOPMENT IMPACT BY IMPLEMENTING TEMPORARY AND PERMANENT EROSION CONTROL MEASURES. THE CONTRACTOR SHALL ALSO REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.



PLAN VIEW



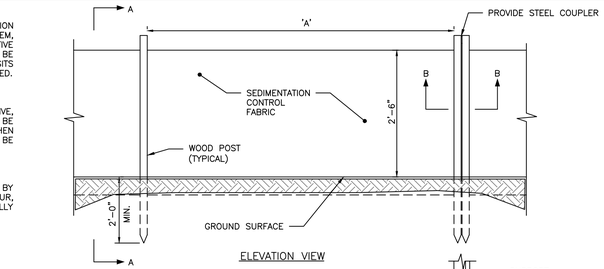
SECTION

NOTES:

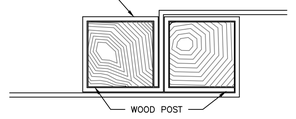
1. CONTRACTOR SHALL ADD STONE TO ENTRANCE AS MUD/SILT MATERIAL ACCUMULATES
2. STONE SHALL BE 2"–3" COARSE AGGREGATE
3. CONSTRUCTION ENTRANCE SHALL BE GRADED TO NOT ALLOW ANY STORMWATER TO BE CONVEYED OFF SITE. IN SITUATIONS WHERE THIS IS NOT POSSIBLE, ANY STORMWATER CONVEYED OFFSITE SHALL BE TREATED OR RETAINED IN A MANNER APPROVED BY ENGINEER.
4. WHEN NECESSARY, ON–SITE VEHICLES SHALL HAVE THEIR WHEELS CLEANED PRIOR TO LEAVING SITE.
5. CONSTRUCTION ENTRANCE SHALL BE GRADED IN A MANNER THAT PREVENTS TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT–OF–WAY

STABILIZED CONSTRUCTION ENTRANCE

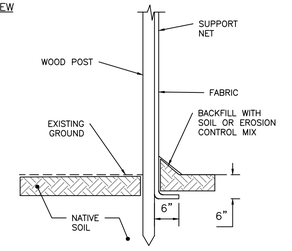
NOT TO SCALE



ELEVATION VIEW



SECTION B–B



SECTION A–A

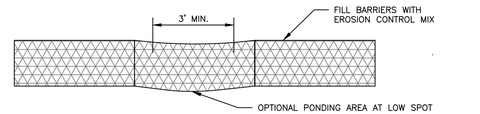
SILT FENCE REINFORCEMENT	MAX. SPACING "A"
NONE	6'
WIRE REINFORCEMENT 14 GAUGE, 6" MESH	10'

SILTATION FENCE DETAIL

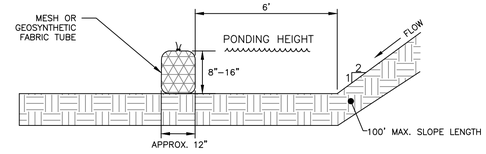
NOT TO SCALE

NOTES:

1. FULL CONTACT WITH THE GROUND IS CRITICAL TO PREVENT SHORT CIRCUITING UNDER THE TUBE – THE GROUND SURFACE SHOULD BE SMOOTH AND LEVEL. IN WOODED AREAS, PROTRUDING ROOTS AND DEBRIS MAY NEED TO BE REMOVED. IN GRASSED AREAS, THE GRASS NEEDS TO BE EITHER MOWED OR COMPRESSED DOWN.
2. STAKING MAY BE NECESSARY ON STEEP SLOPES.
3. UPON FINAL STABILIZATION, THE TUBE CAN BE CUT OPEN AND THE MATERIAL SPREAD OUT ONTO THE GROUND. THE MESH MATERIAL SHOULD BE REMOVE.
4. LOOSE COMPOST MAY BE BACKFILLED ALONG THE UPSLOPE SIDE OF THE COMPOST FILTER SOCK, FILLING THE SEAM BETWEEN THE SOIL SURFACE AND THE DEVICE, IMPROVING FILTRATION AND SEDIMENT RETENTION.



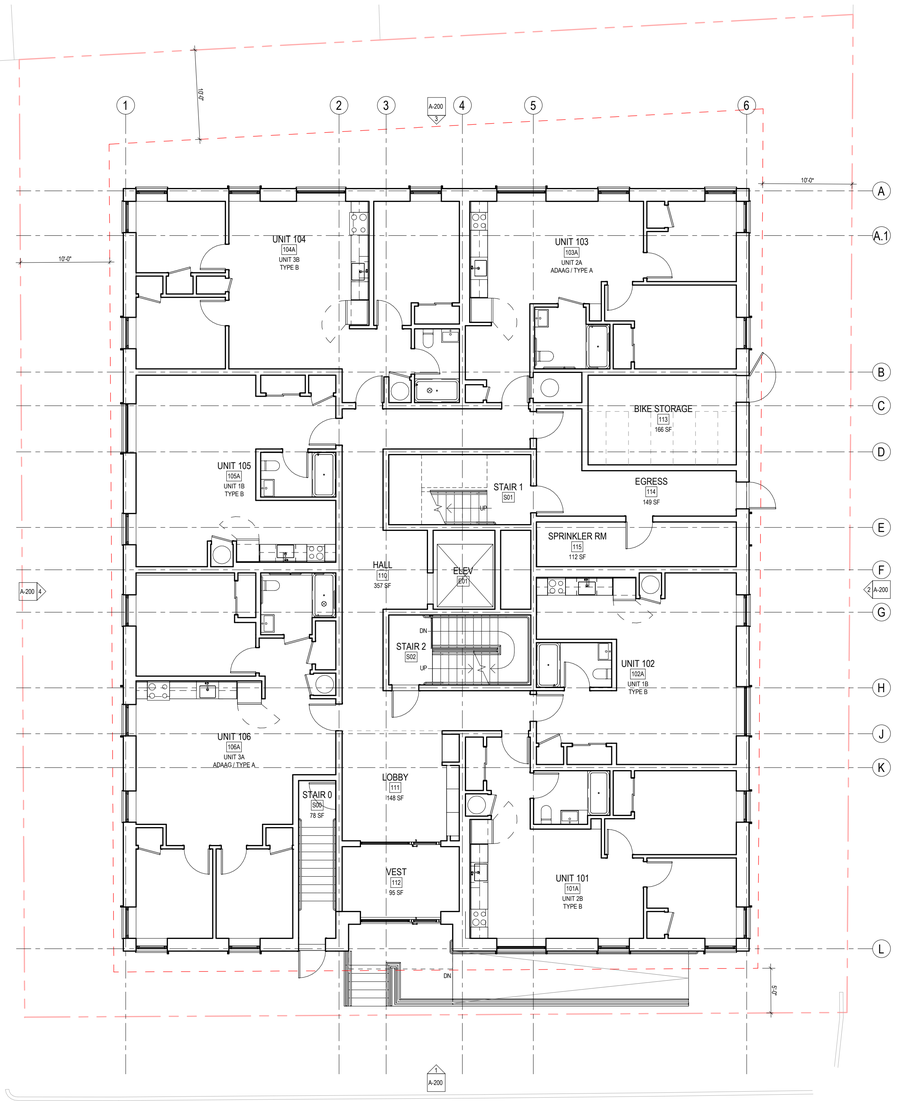
FRONT VIEW



SIDE VIEW

FILTER SOCK DETAIL

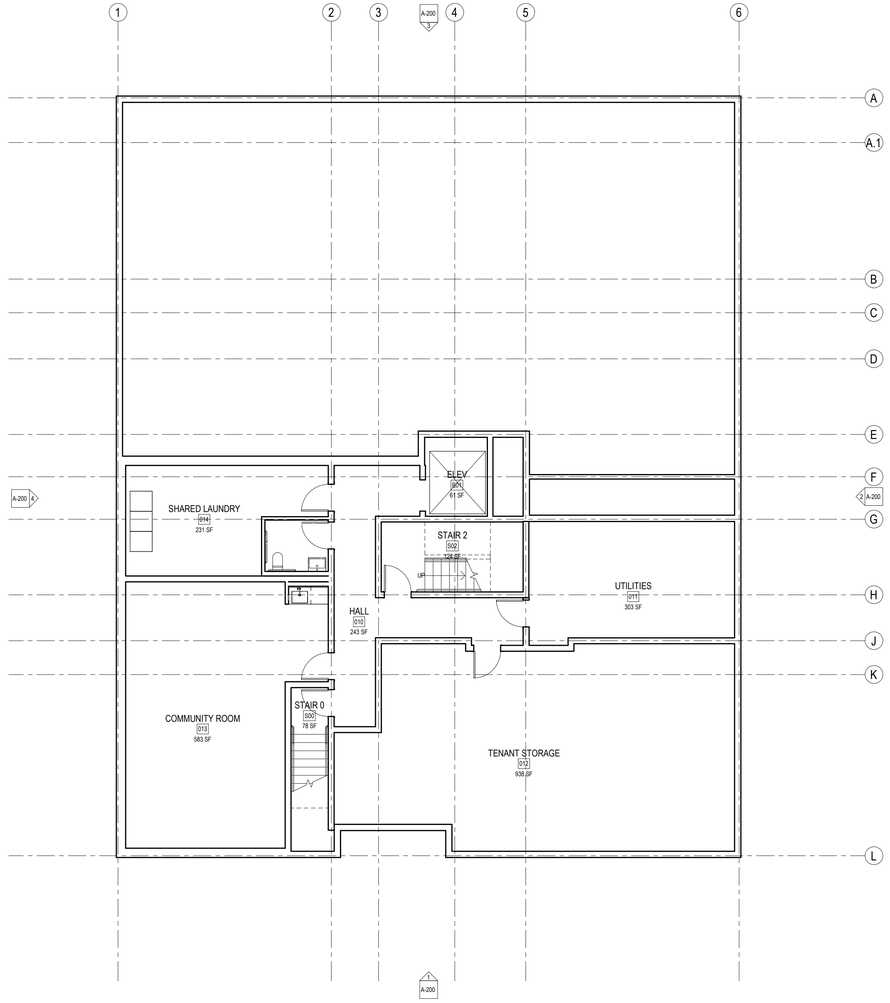
NOT TO SCALE



FLOOR AREA: 5,938 SF

2 STUDIOS
2 2-BEDS
2 3-BED

2 LEVEL 1 PLAN
1/8" = 1'-0"



FLOOR AREA: 2,981 SF

1 BASEMENT PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION

Primary Projects

ARCHITECT
PRIMARY PROJECTS, PLLC
2330 HORTON STREET
NORTH DIGHTON, MA 02764

KYLE BARKER, AIA (ME LICENSE: ARC5339)
KYLE@PRIMARYPROJECTS.ORG
617 440 4674

42 ATLANTIC STREET HOUSING

PROJECT #
2309

PROJECT ADDRESS
42 ATLANTIC ST
PORTLAND, ME 04101
PARCEL ID: 016 F001001

OWNER
LB ATLANTIC LLC
P.O. BOX 10452
PORTLAND, ME 04104

CIVIL ENGINEER
ACORN ENGINEERING, INC.
PO BOX 3372
PORTLAND, ME 04104

STRUCTURAL ENGINEER
BASE DESIGN GROUP, INC.
117 AUBURN STREET, 2ND FLOOR
PORTLAND, ME 04103

MEP-FP ENGINEER
BLW ENGINEERS, INC
311 GREAT ROAD, PO BOX 1551
LITTLETON, MA 01460

DATE	ISSUANCE

THE CONTRACTOR IS RESPONSIBLE FOR MATERIALS, DETAILS & ACCURACY, FOR ALL QUANTITIES & DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, FOR PERFORMING WORK IN A SAFE MANNER, AND FOR COORDINATING WORK WITH THAT OF ALL TRADES.

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FINISH INDEX

SEE A-600 FOR FULL DETAIL

KEY	DESCRIPTION
CON-01	Concrete
GS-01	Galvanized Steel
PF-01	Parged Finish
PT-01	Paint, Satin Finish
WS-01	Painted Vertical Pine Shiplap (1x8)
WS-02	Treated Pine Clapboard (1x6)
WS-03	Treated Vertical Pine Shiplap (1x8)

DRAWING SYMBOLS LEGEND

- Elevation Callout — Sheet # in center, Drawing # in triangle
- Section Callout — Drawing # / Sheet #
- Detail Callout — Drawing # / Sheet #
- Datum or Elevation — From t.o. subfloor
- Room Tag — Area to inside of walls
- Door Tag — See schedule for specs
- Window Tag — See schedule for specs
- Wall Tag — See schedule for specs
- Revision Tag — See title block for date
- Product Tag — See schedule for specs
- Stair Tag
- Finish Tag — See schedule for specs
- Slope Tag — Arrow points downward
- 2x6 Stud Wall — See schedule for specs
- 8" CMU Wall — See schedule for specs

PLAN NOTES
1. ALL DIMENSIONS ARE TO FACE OF FINISH

SCALE	DATE
As indicated	04/01/24

SHEET TITLE

BASEMENT & FIRST FLOOR PLANS

SHEET #

A-102

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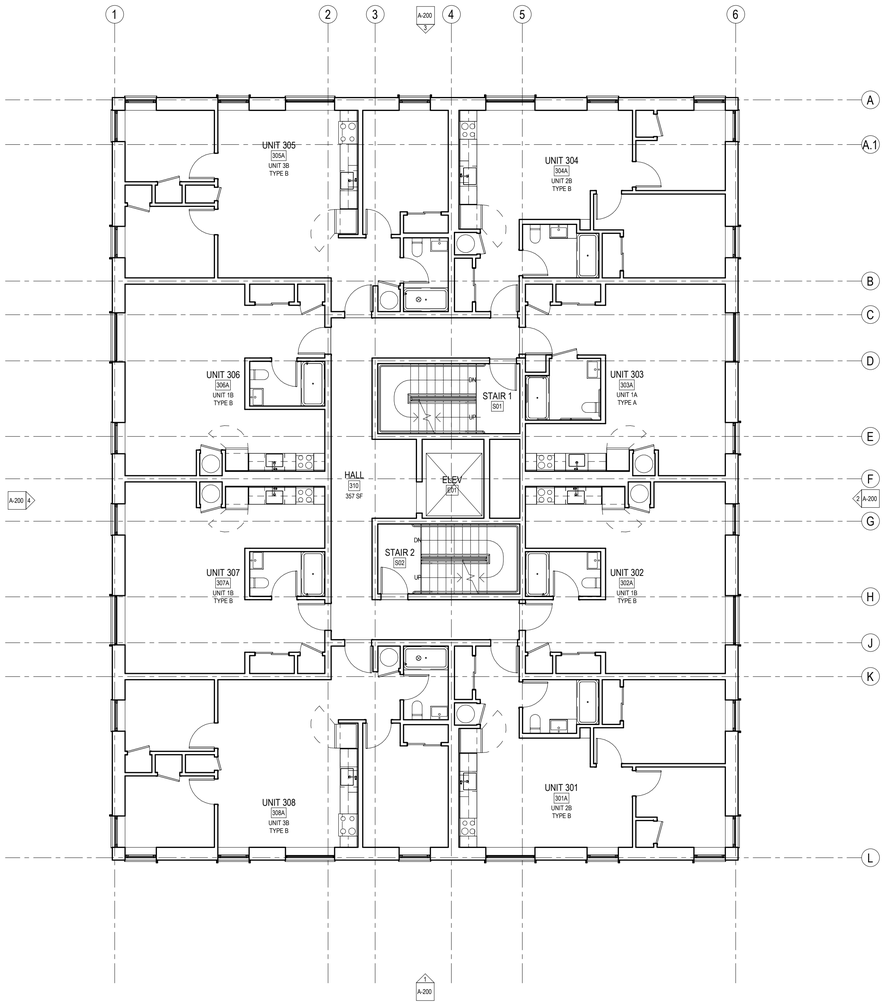
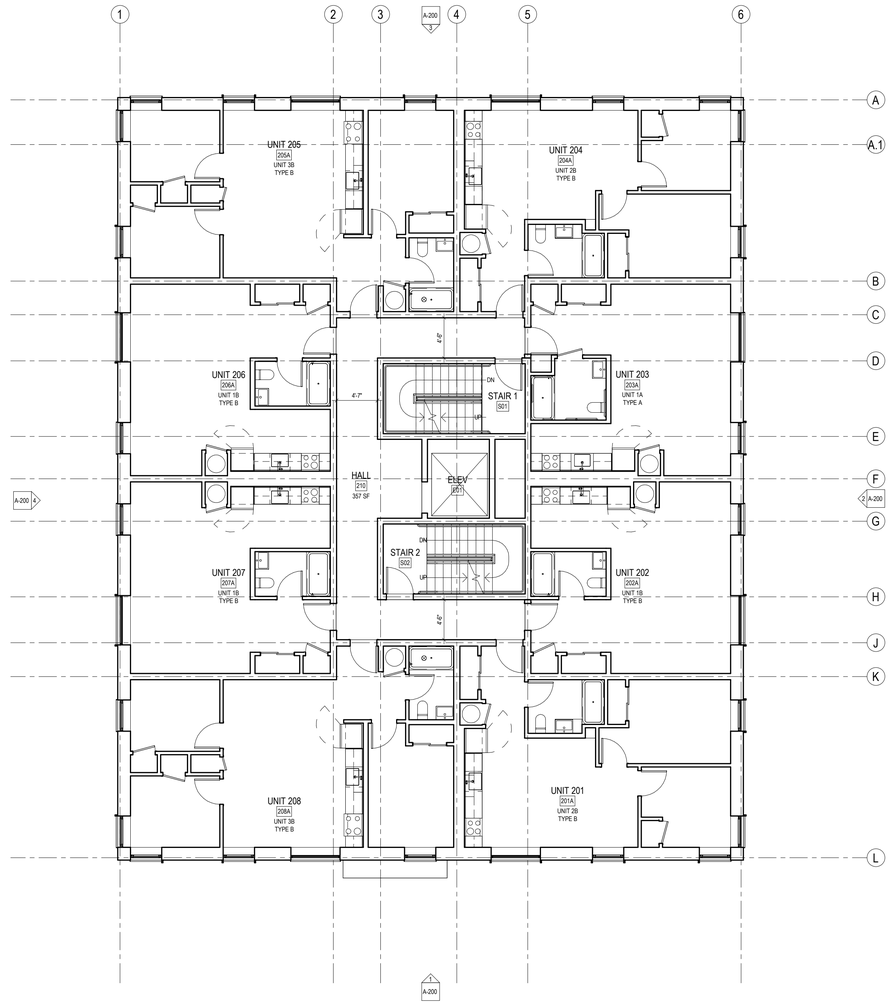


FLOOR AREA: 5,973 SF 4 STUDIOS
2 2-BEDS
2 3-BEDS

2 LEVEL 3 PLAN
1/8" = 1'-0"



FLOOR AREA: 5,973 SF 4 STUDIOS
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1 LEVEL 2 PLAN
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- Wall Tag — See schedule for specs
- Revision Tag — See title block for date
- Product Tag — See schedule for specs
- Stair Tag — 20 RISERS @ 7"
- Finish Tag — WM-01 — See schedule for specs
- Slope Tag — 8 1/2" / 1'-0" — Arrow points downward
- 2x6 Stud Wall — See schedule for specs
- 8" CMU Wall — See schedule for specs

PLAN NOTES
1. ALL DIMENSIONS ARE TO FACE OF FINISH

SCALE As indicated
DATE 04/01/24

SHEET TITLE
SECOND & THIRD FLOOR PLANS

SHEET #
A-103

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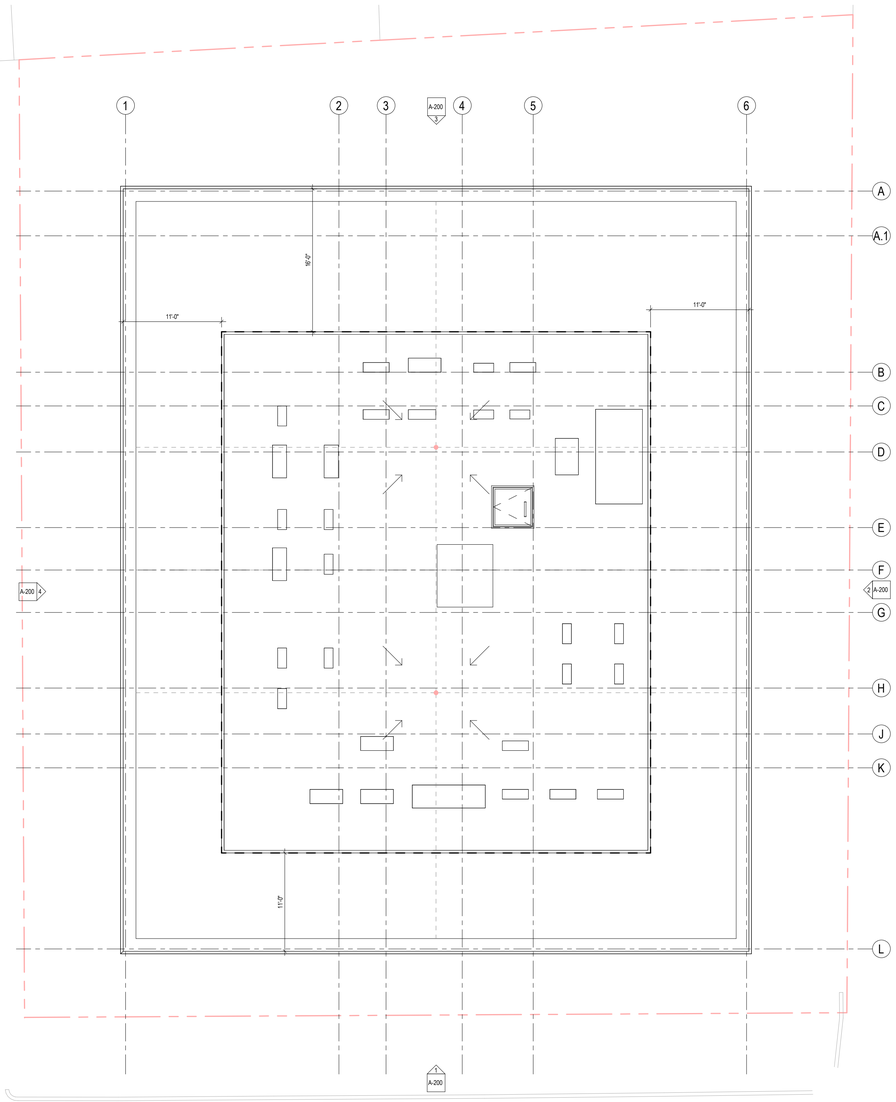
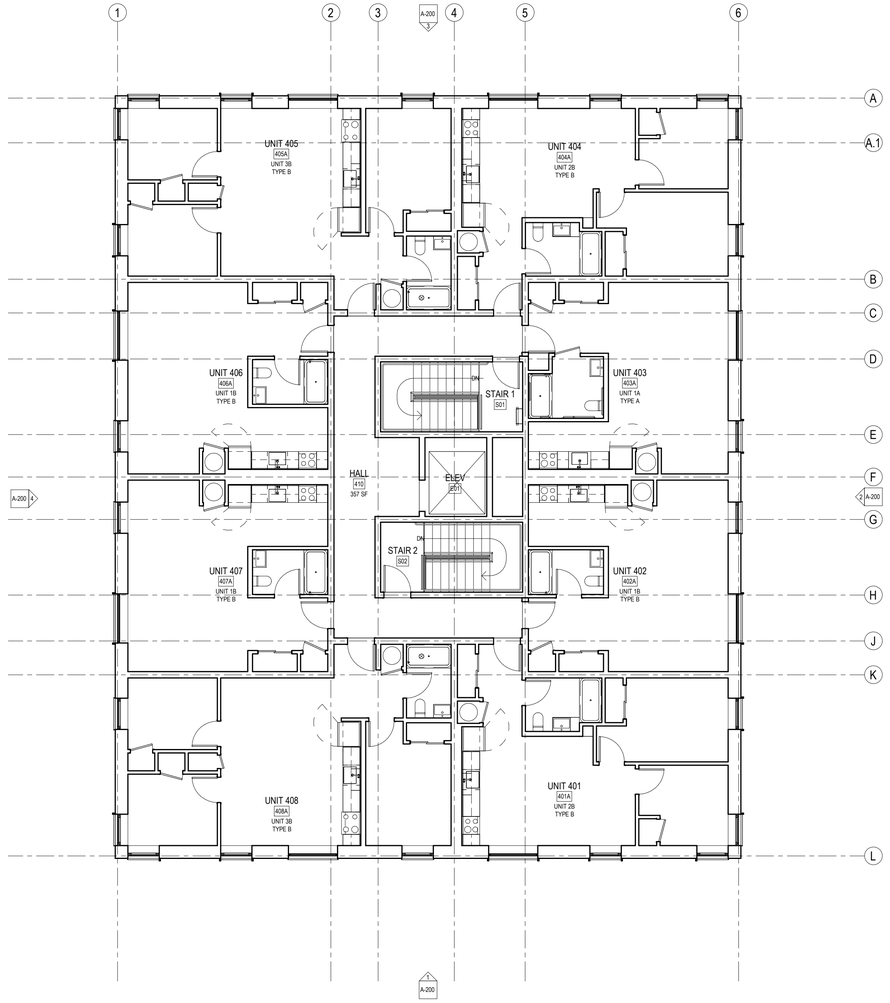


2 ROOF PLAN
1/8" = 1'-0"



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KYLE@PRIMARYPROJECTS.ORG
617 440 4674

42 ATLANTIC STREET HOUSING

PROJECT #
2309

PROJECT ADDRESS
42 ATLANTIC ST
PORTLAND, ME 04101
PARCEL ID: 016 F001001

OWNER
LB ATLANTIC LLC
P.O. BOX 10452
PORTLAND, ME 04104

CIVIL ENGINEER
ACORN ENGINEERING, INC.
PO BOX 3372
PORTLAND, ME 04104

STRUCTURAL ENGINEER
BASE DESIGN GROUP, INC.
117 AUBURN STREET, 2ND FLOOR
PORTLAND, ME 04103

MEP-FP ENGINEER
BLW ENGINEERS, INC
311 GREAT ROAD, PO BOX 1551
LITTLETON, MA 01460

DATE	ISSUANCE

THE CONTRACTOR IS RESPONSIBLE FOR MATERIALS, DETAILS & ACCURACY, FOR ALL QUANTITIES & DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, FOR PERFORMING WORK IN A SAFE MANNER, AND FOR COORDINATING WORK WITH THAT OF ALL TRADES.

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FINISH INDEX

SEE A-600 FOR FULL DETAIL

KEY	DESCRIPTION
CON-01	Concrete
GS-01	Galvanized Steel
PF-01	Parged Finish
PT-01	Paint, Satin Finish
WS-01	Painted Vertical Pine Shiplap (1x8)
WS-02	Treated Pine Clapboard (1x6)
WS-03	Treated Vertical Pine Shiplap (1x8)

DRAWING SYMBOLS LEGEND

- Elevation Callout — Sheet # in center, Drawing # in triangle
- Section Callout — Drawing #, Sheet #
- Detail Callout — Drawing #, Sheet #
- Datum or Elevation — From t.o. subfloor
- Room Tag — NAME, [10], 150 SF — Area to inside of walls
- Door Tag — See schedule for specs
- Window Tag — See schedule for specs
- Wall Tag — See schedule for specs
- Revision Tag — See title block for date
- Product Tag — See schedule for specs
- Stair Tag — 20 RISERS @ 7"
- Finish Tag — See schedule for specs
- Slope Tag — 8 1/2" / 1'-0" — Arrow points downward
- 2x6 Stud Wall — See schedule for specs
- 8" CMU Wall — See schedule for specs

PLAN NOTES
1. ALL DIMENSIONS ARE TO FACE OF FINISH

SCALE As indicated
DATE 04/01/24

SHEET TITLE
FOURTH FLOOR & ROOF PLANS

SHEET #
A-104

Printed On: 4/3/2024 3:57:20 PM

4 ELEVATION - SOUTH
1/8" = 1'-0"

3 ELEVATION - WEST
1/8" = 1'-0"

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

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

NOT FOR CONSTRUCTION

Primary Projects

ARCHITECT
PRIMARY PROJECTS, PLLC
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NORTH DIGHTON, MA 02764

KYLE BARKER, AIA (ME LICENSE: ARC5339)
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617 440 4674

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- 1.01 — Window Tag — See schedule for specs
- 1A — Wall Tag — See schedule for specs
- 01 — Revision Tag — See title block for date
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- WM-01 — Finish Tag — See schedule for specs
- 8 1/2" / 1'-0" — Slope Tag — Arrow points downward
- 2x6 Stud Wall — See schedule for specs
- 8" CMU Wall — See schedule for specs

BUILDING ELEVATIONS NOTES

1. WINDOW & DOOR DIMENSIONS ARE TO OUTSIDE OF UNIT (NOT TO RO)

SCALE	DATE
As indicated	04/01/24

SHEET TITLE

BUILDING ELEVATIONS

SHEET #

A-200

Plotted On: 4/3/2024 3:05:20 PM

6 VIEW - UP ATLANTIC

5 VIEW - DOWN ATLANTIC

4 VIEW - AXON

3 VIEW - FROM GILBERT TO ATLANTIC

2 VIEW - AT MAIN ENTRY

1 VIEW - EAST ELEVATION

NOT FOR CONSTRUCTION

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3D-IMAGES NOTES
1. THESE ARE ABSTRACT RENDERINGS WITHOUT MATERIALS, LANDSCAPE, OR TOPOGRAPHY
2. THEY ARE EXPRESSIVE OF INTENT; THEY SHOULD NOT BE USED FOR DIMENSIONS / DETAILS

SCALE
As indicated

DATE
04/06/24

SHEET TITLE
3D VIEWS

SHEET #
A-900

Printed On: 4/2/2024 3:55:21 PM

Planning and Urban Development
Kevin Kraft, AICP
Interim Director

From: Kevin Kraft, AICP – Interim Director
To: Chair Mazer and the Portland Planning Board
Date: 5/24/2024
Subject: 9 Boyd Street – Major Site Plan - Tabling

Planning Staff are requesting that the Major Site Plan for 9 Boyd Street be removed from the May 28, 2024 Planning Board agenda and tabled to a date certain, Tuesday, July 9, 2024. Staff is requesting this change to allow the applicant time to revise application materials based on Planning Board feedback and to allow Planning staff adequate time to review revised materials.

389 Congress Street, Portland, Maine 04101 | ph: 207.874.8430 | kkraft@portlandmaine.gov

186 Woodford Street
Major Site Plan Amendment
PL-002925-2024
Community Housing of Maine, Applicant

Submitted to:	Portland Planning Board	**Prepared By:**	Maya Balassa
Public Hearing Date:	May 28, 2024	**Date:**	May 24, 2024

I. INTRODUCTION AND PROPOSED AMENDMENT

Community Housing of Maine (CHOM) has submitted a Major Site Plan Amendment application to amend the previous application (PL-002753-2023) approved on March 26, 2024 (Report Attachment 1). The original site plan and subdivision application as approved would facilitate the construction of 82 residential units across two buildings, with associated site and circulation improvements, and the creation of a three-lot subdivision on property located at 186 Woodford Street, site of the Woodford Congregational Church, in the B-2 Community Business zone.

The amendment proposes one additional unit within the renovated Parish House building, which would increase the total unit count to 83 (41 in the renovated Parish House and 42 in the new building). This amendment would not involve an increase in the building's footprint, and would occur within a portion of the redeveloped Parish House that was approved as part of the original application. This amendment is being brought to the Planning Board in accordance with Land Use Code Section 14.14.2 Minor Amendments.

Four additional revisions are proposed as a part of the amendment, all of which are in response to the conditions of approval that were approved by the Planning Board for the original application (Report Attachment 2). The sidewalk improvements have been extended to include the Woodford Street frontage of Lot 2, to meet condition 5. An internal crosswalk is proposed to be striped to facilitate safe pedestrian movements, to meet condition 3. The parking along the rear of the lot has been redesigned into 90-degree spaces, with an increase of two parking spaces, to meet condition 4. The bike rack layout has been updated to ensure ADA sidewalk widths and functional bike parking racks, per condition 2. The applicant has also updated the Transportation Demand Management Plan, in accordance with condition 10. Staff have reviewed the proposed changes and are supportive of the amendment.

The Planning and Urban Development Department mailed 129 notices advertising this meeting to property owners within 500 feet of the site. A legal advertisement ran in the May 18 and 21, 2024 editions of the Portland Press Herald.

Applicant:	Community Housing of Maine and Community Housing of Maine Development Corp
Applicant Representatives:	Acorn Engineering, Inc.

II. STAFF RECOMMENDATION

Subject to the proposed motions and conditions of approval listed below, Planning Department staff recommends that the Planning Board find the site plan and subdivision amendment at 186 Woodford Street to build 83 affordable housing units in two buildings meets the applicable standards of Portland's Land Use Code.

III. PROPOSED MOTIONS

A. SITE PLAN REVIEW

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 May 28, 2024 for application PL-002925-2024 relevant to the site plan regulations; and the testimony presented at the Planning Board hearing, the Planning Board [finds/does not find] that the plan is in conformance with the site plan standards of the land use code subject to the following conditions of approval:

D. PLANNING BOARD DECISION

On the basis of the findings, conclusions and recommendations contained in the Planning Board report for the public hearing on May 28, 2024 related to application PL-002925-2024 at 186 Woodford Street, which is attached to the draft approval letter and incorporated therein, the Planning Board [adopts/does not adopt] the approval letter as drafted as the Planning Board's decision for application PL-002925-2024, and authorizes the Planning Board Chair to sign the approval letter as drafted.

IV. ATTACHMENTS

Applicant Submittal

A. Cover Letter
B. Wastewater Capacity
C. TDM Plan 186 Woodford Street

Plans

P1. Cover Letter
P2. Construction Management Plan
P3. Site Plan
P4. Utility Plan
P5. Grading Plan
P6. East & North Exterior Elevations
P7. West & South Elevation
P8. First Floor New Work Plans
P9. Landscape Plan

Report Attachments

1. Woodford Street – 186 (Hearing Report)
2. Woodford Street – 186 Approval Letter (PL-002753-2023)

Planning Board Report
Planning & Urban Development Department

186 Woodford Street
Major Site Plan and Subdivision
PL-002753-2023
Community Housing of Maine, Applicant

Submitted to:	Portland Planning Board	**Prepared By:**	Maya Balassa
Public Hearing Date:	March 26, 2024	**Date:**	March 22, 2024

I. INTRODUCTION

Community Housing of Maine (CHOM) has submitted a Major Site Plan and Subdivision application to facilitate the development of 82 affordable housing units at 186 Woodford Street zoned B-2 Community Business. The project proposes the renovation of an ell of the existing Parish House into 40 age-restricted affordable units, and the construction of a new building with 42 age-restricted affordable units. The project also includes various parking, utility and landscaping improvements. A subdivision is proposed to divide the existing lot into three lots, one with the new building, one with the redeveloped Parish House, and one with the remaining church. The lots containing the Parish House and the new affordable housing building will be owned and maintained by CHOM, and the church will continue to function as a place of worship under the existing ownership authority. The subject property totals 1.92 acres.

The Planning and Urban Development Department mailed 129 notices advertising this meeting to property owners within 500 feet of the site. A legal advertisement ran in the March 16 and 19, 2024 editions of the Portland Press Herald.

Applicant:	Community Housing of Maine and Community Housing of Maine Development Corp
Applicant Representatives:	Acorn Engineering, Inc.

II. REQUIRED REVIEWS

Review	*Applicable Standards*
Site Plan	Section 14.6
Subdivision	Section 15.4
Design Review	Design Manual Section D

Waiver Requests	*Applicable Standards*
The applicant is requesting a drive aisle width of 23 feet through the parking lot due to site constraints and low turnover.	Technical Manual, Section 1.10.3 requires that the minimum two-way drive aisle width be 24 feet for right-angle parking. *Staff are supportive*

III. PROJECT DATA

Existing Zoning	B-2 Community Business

Property Size	1.92 acres
Existing Use	Place of assembly
Proposed Use	Residential / Place of assembly

	Existing	*Proposed*	*Net Change*
Building Footprint	19,805 square feet	28,199 square feet	+8,394 square feet
Building Floor Area	24,600 square feet	79,472 square feet	+54,872 square feet
Impervious Surface Area	60,065 square feet	58,880 square feet	-1,185 square feet
Parking Spaces	83	56	-27
Bicycle Parking Spaces	0	15	+15
EV Charging Stations	0	12	+12

IV. BACKGROUND AND EXISTING CONDITIONS

The site currently contains the Woodfords Congressional Church and a large surface parking lot with 83 parking spaces. The property also leases space to A Company of Girls, Maine Council of Churches, Project Feed, and Stages Youth Theater. There are two curb cuts along Woodford Street that are used for both an entrance and exit and a curb cut along Beacon Street. The property at 186 Woodford Street is bounded by Woodford Street to the north and Beacon Street to the west. The site is zoned B-2 Community Business zone, which runs along Forest Avenue to the east and along Woodford Street, up to Beacon Street. Beyond Beacon Street to the west is a swath of B-1 Business zone. Surrounding the Business zones along Woodford Street to the north and south are large swaths of R-5 Residential zone, with an R-3 Residential zone mapped several blocks south.

Figure 1 Google Street View of the site from June, 2011

The surrounding area contains a mixture of residential, commercial, institutional, and light industrial uses. Woodfords Corner is two blocks to the east, which serves as a commercial node for the neighboring Back Cove, Rosemont, and Deering neighborhoods along Forest Avenue. Woodford Street includes a mixture of both commercial and residential uses. Low-density residential uses largely surround the site to the north and south.

On October 10, 2023, the Planning voted unanimously to recommend to the City Council adoption of a zoning map amendment (ZN-002535-2023) (Report Attachment 1) to rezone the Woodford's Congregational Church property from B-1 Neighborhood Business, B-2 Community Business and R-5 Residential to B-2 Community Business zone. The rezoning was adopted by the City Council on December 18, 2023.

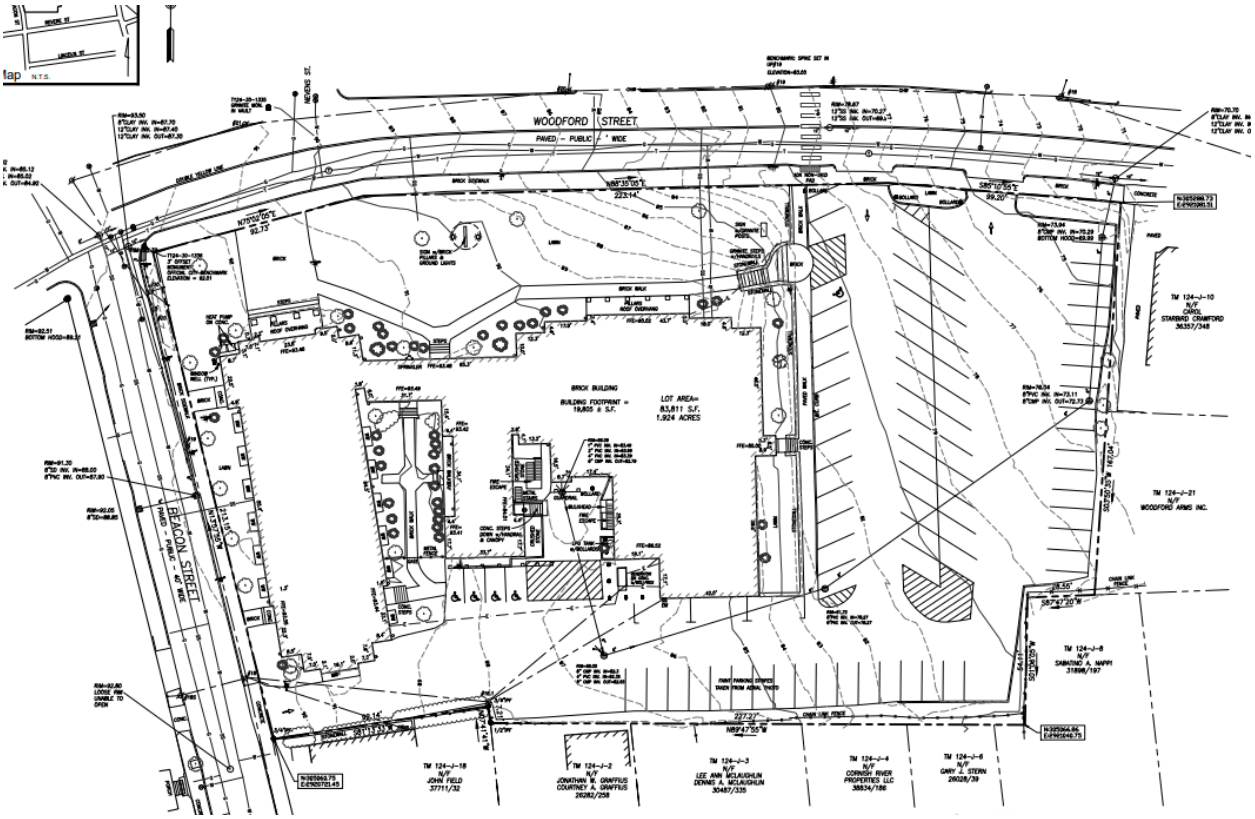


Figure 2 Existing Conditions survey of 186 Woodford Street

V. PROPOSED DEVELOPMENT

The applicant is proposing to demolish the parish house that is connected to the existing building and then construct a four-story building with 40 low-income residential units in its place. Additionally, the applicant is also proposing to construct a separate four-story building along the easterly property boundary with 42 low-income residential units, and redesign the remaining parking lot. The applicant is proposing two-way access from the Woodford Street driveway and one-way ingress from the Beacon street driveway.

A three-lot subdivision is being proposed in conjunction with the development. An access, utility, and maintenance easement (depicted on the Subdivision, Plan 17) is proposed within the shared drive aisle onsite, that would benefit all three proposed lots. In support of the residential units, the applicant is proposing a subsurface stormwater system to meet treatment standards, adding landscaping around the site, and reconstructing parts of the existing sidewalk along Woodford Street.

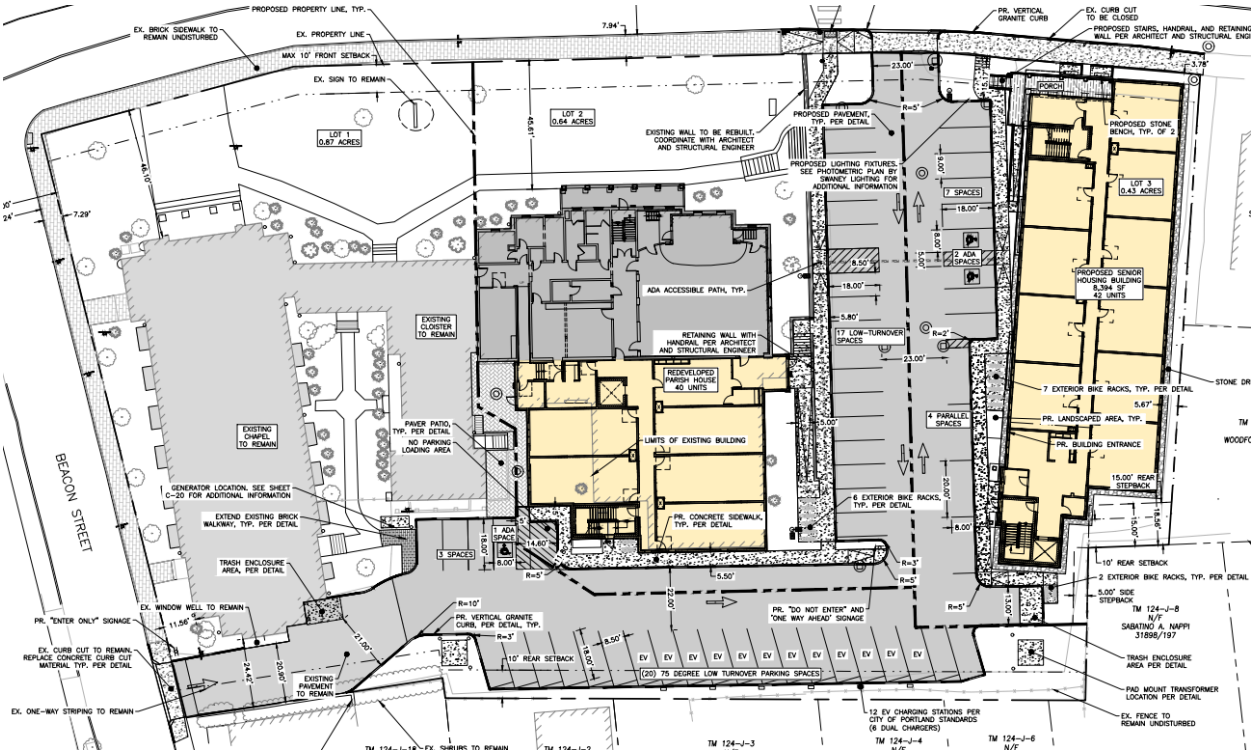


Figure 3 Site plan

VI. PREVIOUS WORKSHOPS

A workshop was held on February 13, 2024 for this project. During the meeting the Planning Board discussed the design, traffic movement, landscaping and ADA routing. Staff brought up concerns around the originally proposed one-way circulation, with the Board varying on opinion on the ideal routing. Since the workshop, the applicant has altered the site plan to provide two-way traffic from Woodford Street with one-way ingress from Beacon Street. The Board echoed staff's concerns around the design and the proposed ADA routing from Woodford Street to the new senior housing building. In response, the applicant has updated the design of the building to address the front façade comments and has proposed an improved ADA routing plan from Woodford Street to the new 42-unit building. The landscaping plan has been updated, and a calculated fee for the tree fund is provided below.

VII. RIGHT, TITLE, & INTEREST

The applicant submitted the option to purchase agreement from Woodford Congregational Church of the United Church of Christ by Community Housing of Maine showing right, title and interest.

VIII. FINANCIAL & TECHNICAL CAPACITY

The Community Housing of Maine submitted a letter self-certifying they have financial capacity to finance the proposed project. (Applicant Submittal H) The project team includes Acorn Engineering and CWS Architects, demonstrating technical capacity to complete the project. (Applicant Submittal I)

IX. ZONING ANALYSIS

The site is located within the B-2 Community Business zone. Alongside the proposed development, the applicant is proposing to subdivide the site into three lots. The proposed multi-family residential is a

permitted use in the B-2 Community Business zone. The analysis of the dimensional standards is provided in the table below:

Standard	*Requirement*	*Proposed (Lot 1)*	*Proposed (Lot 2)*	*Proposed (Lot 3)*	*Finding*
Lot Size (SF)	*None*	*37,289 SF*	*27,883 SF*	*18,641 SF*	*Standard Met.*
Area per D.U.	*1,000 SF/ unit* *400 SF/ Unit (Table 18-C Affordable Housing Bonus)*	*N/A*	*753*	*444*	*Standard Met.*
Street Frontage	*20 feet*	*369.13 feet*	*152.56 feet*	*106.52 feet*	*Standard Met.*
Front Setback (Max)	*10 feet*	*46.10 feet (existing)*	*45.61 feet (existing)*	*3.78 feet*	*Standard Met.*
Rear Setback	*10 feet* *0 feet (Table 18-C Affordable Housing Bonus)*	*24.42 feet*	*16.55 feet*	*20.05 feet*	*Standard Met.*
Side Setback	*None*	*n/a*	*n/a*	*n/a*	*Standard Met.*
Stepback (above 35 ft is abutting residential)	*Side: 5 ft.* *Rear: 15 ft.*	*n/a*	*Rear: 50 feet*	*Side: 5 feet* *Rear: 25 feet*	
Building Height	*45 feet* *70 feet (Table 18-C Affordable Housing Bonus)*	*n/a*	*41.96 feet*	*46.76 feet*	*Standard Met.*
Lot Coverage (max)	*None*	*n/a*	*n/a*	*n/a*	*Standard Met.*
Impervious surface ratio (max)	*Residential: None* *Other uses in B-2: 80%*	*73.3%*	*75.1%*	*88.3% (Residential)*	*Standard Met*

The project is exempt from Section 18.2 Affordable Housing standards as the project is utilizing public financing requiring affordability restrictions.

X. SUBDIVISION REVIEW STANDARDS (Section 15.4)

The proposed development has been reviewed by staff for conformance with the relevant review standards of Portland's Subdivision Ordinance and applicable regulations. Staff comments are listed below:

1. Will Not Result in Undue Water and Air Pollution (Section 15.4.1.A), and will not result in undue soil erosion (Section 15.4.1.D)

   The project site currently comprises Woodfords Congressional Church and a large surface parking lot. Included in the applicant's proposal is a subsurface stormwater treatment system that will then discharge into the City's separated stormwater system. The proposed project will decrease

impervious area onsite by 1,185 square feet. The subdivision associated with the development is not anticipated to result in undue water or air pollution. The standard is being met.

2. Has sufficient water available and will not cause unreasonable burden on existing water supply (Section 15.4.1.B and C)
   The applicant has requested ability to serve confirmation from the Portland Water District. A condition has been added for the applicant to submit confirmation once received.

3. Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highway or public roads existing or proposed (Section 15.4.1.E)
   The site is located along Woodford Street, which runs between Forest Avenue and Stevens Avenue. The project is utilizing the proximity to transit parking exemption (Table 19-B) to reduce the off-street parking requirement for the project. The existing roadways can reasonably accommodate the additional traffic associated with the development and therefore the subdivision will not cause unreasonable highway or public congestion, or unsafe conditions in relation to roadways. The project is meeting the standard.

4. Will provide for adequate sanitary sewer and stormwater disposal (Section 15.4.1.F) and will not cause an unreasonable burden on municipal solid waste and sewage (Section 15.4.1.G)
   The new building is proposed to connect into the City sewer and stormwater systems below Woodford Street.

5. Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat (Section 15.4.1.H)
   The site is currently improved with a church and existing surface parking lot surrounded by a mix of uses including businesses and multi-family housing. The location for the proposed housing is in context with the neighborhood, is located near community amenities and will not negatively impact the aesthetics. The site is not within a historic district or within 100 feet of a historic district or landmark.

6. Is in conformance with the Comprehensive Plan (Section 15.4.1.I)
   The proposed subdivision is in line with the Comprehensive Plan as it complies with the B-2 zoning requirements, and it facilitates the development of high-density, affordable housing that is proximate to existing transit, sidewalks, jobs, and amenities.

   The project supports several Comprehensive Plan goals including:

   Housing
   - "Increase, preserve, and modify the overall supply of housing city-wide to meet the needs, preferences and financial capabilities of all Portland residents"
   - "Encourage additional contextually appropriate housing density in and proximate to neighborhood centers, concentrations of services, and transit nodes and corridors as a means of supporting complete neighborhoods."
   - "Pursue policies to enable people who work in Portland to have the option to live in Portland."

   Support Age-Friendly Housing Options

- "Create, promote, and facilitate safe, affordable, and practical housing solutions that will meet the evolving needs of Portland residents as they age."

Future Land Use: Priority Nodes & Corridors

- "Priority nodes and corridors indicate areas that would be appropriate for new development to provide needed housing, businesses, and services proximate to transit, or areas that otherwise warrant some examination of potential for positive change in form and/or function."

7. Adequate financial and technical capacity (Section 15.4.1.J)
   The applicant has provided documentation to verify they have financial and technical capacity to complete the proposed project (Applicant Submittal H). CHOM has developed several projects in Portland (Applicant Submittal I). The standard is being met.

8. Whenever situated, in whole or in part, within the watershed of any pond or lake or within 250 feet of any wetland, great pond, or river, will not adversely affect the quality of such body of water or unreasonably affect the shoreline of such body of water (Section 15.4.1.K)
   Not applicable. The site is not within a watershed or within 250 feet of a wetland, great pond, river or other body of water.

9. Will not, adversely affect the quality and quantity of groundwater (Section 15.4.1.L)
   The project is not proposing activities that are known for impacting the quality of groundwater. The standard is being met.

10. Is or is not in a flood-prone area (Section 15.4.1.M)
    Not applicable. The site is not located in a flood prone area.

11. Will provide for adequate stormwater management (Section 15.4.1.N)
    The project is providing a subsurface stormwater treatment system that is meeting City and State standards in regards to the on-site detention of stormwater, water quality treatment, and erosion and sedimentation control. The standard is being met.

12. Will not have lots with a lot depth-to-shore frontage ratio greater than 5 to 1 if any lots in the proposed subdivision have shore frontage on a river, stream brook, great pond, or coastal wetland (Section 15.4.1.O)
    Not applicable. The site does not have shore frontage.

13. For any proposed subdivision that crosses municipal boundaries, will not cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality in which part of the subdivision is located (Section 15.4.1.P)

Not applicable. The site does not cross municipal boundaries.

XI. SITE PLAN STANDARDS (Section 14.6)

The proposed development has been reviewed by staff for conformance with the relevant review standards of the City of Portland's Site Plan Ordinance, Section 14.6. Staff comments are below.

1. Transportation Standards (Section 14.6.1)

A. Impact on surrounding street systems

The applicant is proposing to retain the existing traffic pattern. The two curb cuts from Woodford Street will be reduced to one, two-way driveway. The existing curb cut from Beacon Street will remain a one-way entrance. The switch to two-way movement occurs at the end of either straight away. Staff are supportive of the traffic pattern as it limits traffic from Beacon Street and keeps it on Woodford Street, a larger arterial.

The applicant is proposing to reconstruct the Woodford Street sidewalk along Lot 3 and the driveway entrance along Beacon Street. Staff have proposed a condition of approval for the applicant to expand the reconstruction to the Woodford Street sidewalk along Lot 2. DPW finds the sidewalk along Lot 2 to be in substandard condition and the applicant is proposing utility connections through the sidewalk in Lot 2.

Access and circulation

There is an existing sidewalk along the Woodford Street and Beacon Street frontage. There are currently two curb cuts along Woodford Street to the site that are proposed to be reduced to one, two-way driveway. The existing curb cut off of Beacon Street is being proposed to remain as a one way, enter only, driveway. The parking spaces along the rear of the lot are proposed to be angled and accessible only by the Beacon street entrance. Staff are proposing a condition to change those spaces to perpendicular to allow access for vehicles entering from the Woodford Street entrance, while retaining the one-way from Beacon Street.

The new 42-unit building has the main entrance along Woodford Street with stairs leading up to the front porch, and lobby. There is an ADA ramp along the west side of the new building, leading from the ADA parking spaces to the porch and front entrance. The front entrance of the renovated Parish house is proposed on the eastern façade with an ADA ramp coming from the west.

The internal sidewalks are proposed to be five-feet in width. Based on staff and Board feedback, the applicant has adjusted the proposed ADA routing from Woodford Street to the 42-unit building to cross between the two ADA parking spaces on the eastern side of the parking lot. A parking space on the west has been dashed at the tip down to provide safe access. Staff have proposed a condition of approval to require the applicant to install a painted crosswalk between the tip downs to support safety for pedestrians and clarity for drivers. In addition, staff are suggesting the applicant designate the two parking spaces on the opposite side of the parking as the proposed ADA spaces also be designated ADA.

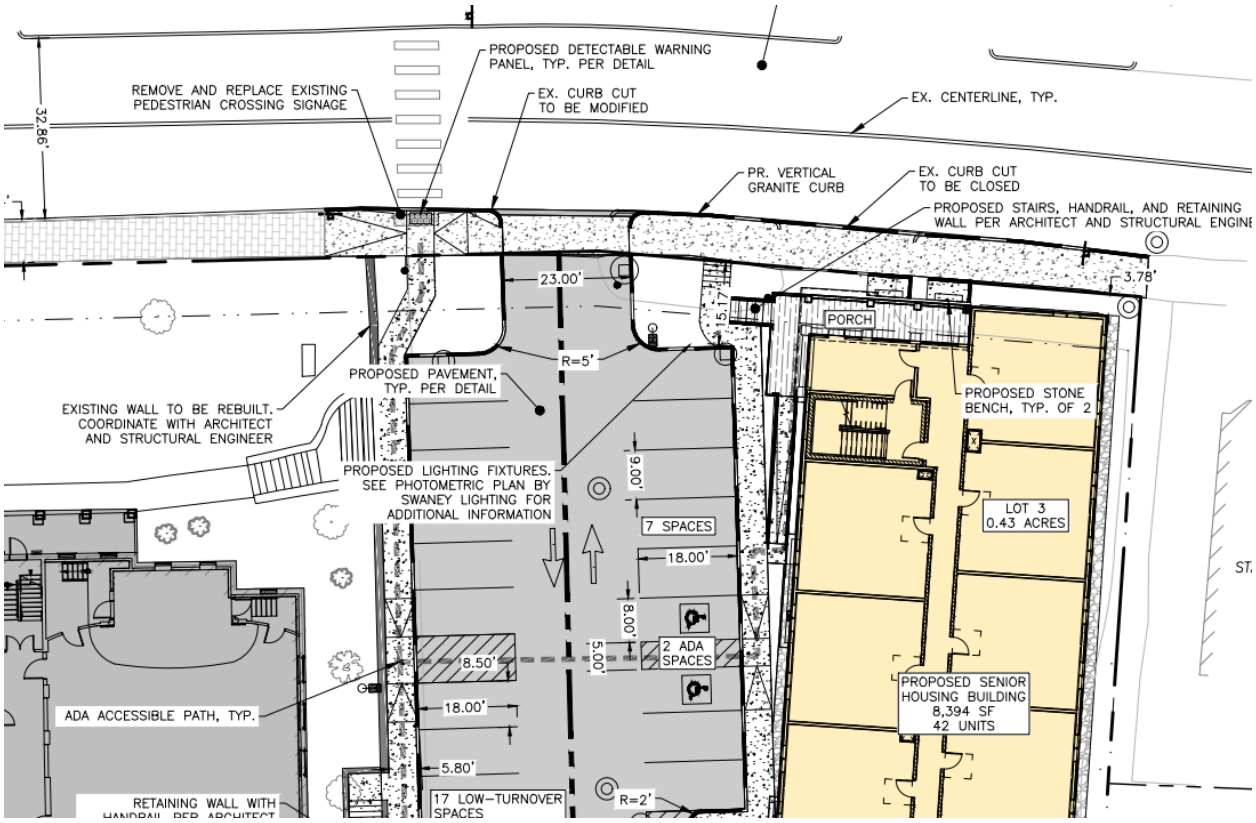


Figure 4 Proposed ADA routing to 42-unit building

WAIVER REQUESTS

The applicant is seeking one waiver for this project.

I. *Technical Manual, Section 1.10.3:* Technical Manual Section 1.10.3 requires 90-degree standard parking spaces to have a minimum aisle width of 24 feet. The applicant is proposing a drive aisle width of 23 feet, for a total reduction of one foot. The reduction in the drive aisle would allow the proposed development, which is expected to have low turnover, to minimize impervious surfaces and maximize construction of on-site housing with other amenities such as sidewalks. Staff recommend that the Planning Board support the requested waiver.

B. Public transit access

Not applicable. The site is not located along an existing public transit route.

C. Parking

The applicant is utilizing the exception to the off-street parking minimum per table 19-B, which allows for no off-street parking for development sites within a quarter mile of transit. The applicant has submitted a Transportation Demand Management Plan (TDM) (Applicant Submittal T) in accordance with this exception. The applicant is proposing 56 parking spaces (of which, three are ADA and three are compact), a reduction of 27 spaces from the existing condition. The applicant is proposing 12 EV charging parking spaces along the rear of the site, which meets the City's requirement per Technical Manual Section 1.14. A total of 32 bike parking spaces are proposed for the housing units near the building entrances. The two bike-parking location, as proposed, are not spaced properly to maintain

adequate clear sidewalk width and/or full functionality of the bike racks. A condition has been added to require the applicant to reconfigure the racks or reduce one rack from the two areas highlighted in Figure 4.

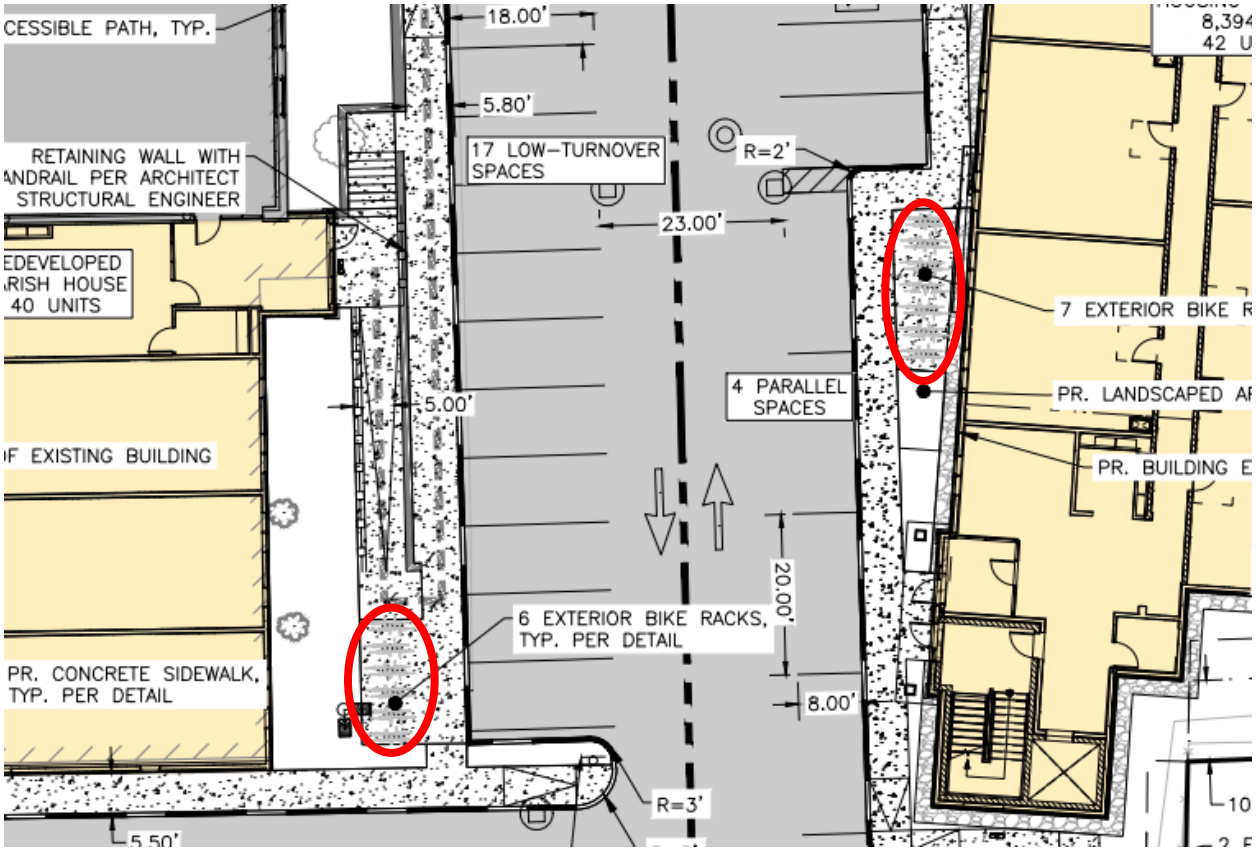


Figure 5 Bike racks locations

The 56 parking spaces will be first come, first serve for residents, visitors, employees and the church. There will be a staff member of CHOM designated to coordinate parking in the event there is an issue, but as of now, there is no formal agreement between the uses and number of spaces designated for each. From the applicant's research of other similar facilities, there are between 0.2 and 0.3 spaces needed for each unit, which equates to 16.4 to 24.6 spaces anticipated being needed for residents. The rest of the 31 spaces are left open for visitors of the site and employees.

D. <u>Transportation demand management (TDM)</u>

The applicant has submitted a TDM Plan (Applicant Submittal T). The plan outlines key strategies for promoting and supporting the transportation methods of biking, public transportation, and walking for residents. The location of the project is within walking distance of many restaurants and business for residents to utilize. The Metro bus 2 and 4 are nearby and route across the city including downtown and South Portland. To support residents to utilize the bus, the owners are offering educational materials and initial funds for riding the METRO. The project is providing 32 bike parking spaces and a bike repair station inside.

2. <u>Environmental Quality Standards (Section 14.6.2)</u>

A. Preservation of significant natural features

No significant natural features have been identified onsite. The project site is an existing parking lot and building.

B. Landscape preservation

The development site is an already developed site with a church, associated buildings, landscaped open space, and a surface parking lot. There are three trees along the eastern edge of the property that are proposed to be removed. The existing trees along the Woodford Street frontage are proposed to be preserved.

C. Site landscaping and buffers

The project is proposing five street trees (Northern Red Oak), six internal trees ('Street keeper' Honeylocust), 64 shrubs, and 86 perennials.

The 82 units requires 82 street trees. The applicant is proposing five street trees, with three existing trees to remain. For remaining street trees (74) that cannot feasibly fit on the site, the applicant shall pay $29,600 (74*$400) into the City's tree fund. A condition has been added.

The site landscaping standard requires developments subject to zoning setbacks to include at least one shade tree or six plantings per 30 linear feet of all frontages- to be planted anywhere on the site. The existing lot, to be subdivided, has 623.21 linear feet on frontage, which requires 20 trees or 125 plantings (623.21/30). One planting is defined as one shrub, one ornamental grass, or three perennials. The landscaping plan proposes more than the required number of plantings to meet this requirement.

D. Water quality/storm water management/erosion control

The project is subject to the Maine DEP Chapter 500 and City of Portland Technical Manual Section 5 for stormwater management. The applicant is proposing underground stormwater detention to treat 57% of the redeveloped non-roof impervious area with a StormTech subsurface sand filter. Staff and the third-party stormwater engineer find the proposed detention volume and flow to be adequate and meet the standard.

The applicant will be required to submit a Stormwater Maintenance Agreement for the proposed stormwater system, per the standard conditons.

3. Public Infrastructure and Community Safety Standards (Section 14.6.3)

A. Consistency with City Master Plans

The project is in line with the City's Comprehensive Plan. The addition of high density, housing, including affordable housing on an existing parking lot near transit and businesses is in line with housing and transportation goals for the City.

B. Public safety and fire prevention

There is an existing fire hydrant at the corner of Revere Street and Beacon Street and a fire hydrant in front of 170 Woodford Street, both within 500 feet. The site has space for emergency vehicle access.

C. Availability and capacity of public utilities

The applicant has requested ability to serve confirmation from utilities. The applicant has received confirmation from CMP, but is still awaiting Portland Water District. A condition is proposed to submit capacity confirmation of all utilizes once received.

4. Site Design Standards (Section 14.6.4)

A. Massing, ventilation, and wind impact

The building bulk and height is appropriate for the area, is meeting zoning requirements, and is not anticipated to have negative impacts.

B. Shadows

Not applicable.

C. Snow and ice loading

The applicant has stated that snow storage areas will not encroach on parking, walkways, or stormwater management systems. The applicant has stated that snow will be removed offsite in the case of a large snow event. The standard is being met.

D. View corridors

Not applicable. The project is not in a view corridor.

E. Historic resources

Not applicable. The project is not a designated historic resource.

F. Exterior lighting

Lighting is proposed around the residential building and surface parking. The plan is meeting maximum foot candle and light trespass standards.

G. Noise and vibration

Heating, ventilation, and air conditioning equipment are proposed to be located on the roof. The applicant is proposing rooftop screening for the neighboring properties.

H. Signage and wayfinding

The existing signage along Woodford Street in the right-of-way will likely be impacted by construction. Staff are proposing a condition to address the replacement of any impacted signage.

Any proposed signage will be reviewed by the Office of Permitting and Inspection as part of a separate sign permit application.

I. Zoning-related design standards

The project is being reviewed against B-2 multi-family design standards (Report Attachment 3). The applicant has responded to the initial design review by adding a new stepped sidewalk entrance near the front entrance of the new senior housing building, by adding additional landscaping in front of the new building, and by creating a more consistent fenestration pattern along the front façade of the new building. The updated design review suggests a fence along the eastern property line to screen the abutting residential building, an updated annotation on the elevations to reflect the proposed materiality, and a painted crosswalk at the mid-parking lot ADA routing cross.

XII. NEIGHBORHOOD MEETING & PUBLIC COMMENT

The applicant held a neighborhood meeting on January 31, 2024 at 5:30 pm at 186 Woodford Street. Several questions were raised during the neighborhood meeting in regards to parking, public transportation, open space, resident demographics, façade treatment, and construction. There have been zero public comments submitted to the city in regards to this project.

XIII. STAFF RECOMMENDATION

Subject to the proposed motions and conditions of approval listed below, Planning Department staff recommends that the Planning Board find the site plan and subdivision at 186 Woodford Street to build 82 affordable housing units in two buildings meets the applicable standards of Portland's Land Use Code.

XIV. PROPOSED MOTIONS

A. WAIVERS

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 March 26, 2024 for application PL-002753-2023 relevant to the Site Plan Standards of the Land Use Code and Portland's Technical and Design Standards, and other regulations, and testimony presented at the Planning Board public hearing:

1. Drive aisle width

The Planning Board [finds/does not find] based upon the City's and the Traffic Engineer's Review, that extraordinary conditions exist or undue hardship may result from strict compliance with the Technical Manual standard Section 1.10.3, which requires that the minimum two-way drive aisle width be 24 feet for right-angle parking, that substantial justice and the public interest are secured with the proposed variation in this standard, and that variation is consistent with the intent of the ordinance. The Planning Board [waives/does not waive] the Technical Manual standard Section 1.10.3 to allow for a drive aisle width of 23 feet.

B. SUBDIVISION REVIEW

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 March 26, 2024 for application PL-002753-2023 relevant to the subdivision regulations, and the testimony presented at the Planning Board hearing, the Planning Board [finds/does not find] that the plan is in conformance with the subdivision standards of the land use code subject to the following conditions of approval:

PRIOR TO THE SUBMISSION OF THE PLAT FOR PLANNING BOARD SIGNATURE

1. The subdivision plat shall be finalized to the satisfaction of the Planning Authority, Corporation Counsel and Department of Public Works and include clear descriptions of the number, location, type and size of all subdivided units, along with relevant notes and conditions.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

2. The signed subdivision plat shall be recorded at the Cumberland County Registry of Deeds.

C. SITE PLAN REVIEW

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 March 26, 2024 for application PL-002753-2023 relevant to the site plan regulations; and the testimony presented at the Planning Board hearing, the Planning Board [**finds/does not find**] that the plan is in conformance with the site plan standards of the land use code subject to the following conditions of approval:

PRIOR TO APPLYING FOR A BUILDING PERMIT

1. The applicant shall submit ability to serve confirmation from PWD for the additional capacity needed to support the development, to be reviewed and approved by the Planning Authority.
2. The applicant shall update the site plan to reconfigure the bike racks in order to retain sidewalk width and functionality. Updated plans shall be reviewed and approved by the Planning Authority.
3. The applicant shall update the site plan to add a painted crosswalk across the parking lot to be reviewed and approved by the Planning Authority.
4. The applicant shall update the site plan to change the rear row of parking to be perpendicular to the drive aisle. Updated plans shall be reviewed and approved by the Planning Authority.
5. The applicant shall update the site plan to include reconstruction of the portion of sidewalk along the Woodford Street frontage of Lot 2, which shall be reviewed and approved by the Planning Authority and Department of Public Works.
6. The applicant shall provide a signage plan to ensure any street signage within the right-of-way that is being disturbed as part of construction will be reset and/or replaced as needed in its current location. The signage plan shall be reviewed and approved by the Public Works Authority.
7. The applicant shall update the plans to dimension proposed improvements in the right-of-way, which shall be reviewed and approved by the Planning Authority.
8. The applicant shall update the plans with either striping, signage, or a combination thereof, to better enforce and communicate that the driveway off of Beacon Street is for one-way ingress only. Updated plans shall be reviewed and approved by the Public Works Authority.
9. The applicant shall update the plans to show the existing crosswalk and accessible ramp at Nevens Street and Woodford Street, which shall be reviewed and approved by the Public Works Authority.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

10. The applicant shall coordinate with the Transportation Program Manager to update the TDM.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

11. The applicant shall pay a total of $29,600 into the City of Portland's Tree Fund.

D. PLANNING BOARD DECISION

On the basis of the findings, conclusions and recommendations contained in the Planning Board report for the public hearing on March 26, 2024 related to application PL-002753-2023 at 186 Woodford Street, which is attached to the draft approval letter and incorporated therein, the Planning Board [adopts/does not adopt] the approval letter as drafted as the Planning Board's decision for application PL-002753-2023, and authorizes the Planning Board Chair to sign the approval letter as drafted.

XV. ATTACHMENTS

Applicant Submittal

A. Cover Letter
B. Major Site Plan Application and Subdivision Application
C. Zoning Analysis Table
D. Right, Title and Interest
E. Easements
F. Wavier Table
G. Financial Capacity
H. Technical Capacity
I. Conformity with Land Use ordinance
J. Stormwater Report
K. Erosion and Sedimentation Control Report
L. Fire Department Letter
M. Wastewater Capacity
N. Lighting
O. Arch Design Narrative
P. Utilities
Q. Construction Management Report
R. Solid Waste Disposal
S. Parking Analysis
T. TDM Plan 186 Woodford Street
U. Meeting Certification letter
V. Woodford CHOM Neighborhood Letter
W. Sign-in Sheet
X. Meeting Minutes
Y. Parking Management Letter
Z. Comment Response Letter

Plans

P1. Cover Letter
P2. General Notes
P3. Survey
P4. CM Plan
P5. Site Plan
P6. Utility Plan
P7. Grading Plan
P8. Site Details -1
P9. Site Details -2
P10. Site Details -3
P11. Utility Details -1
P12. Utility Details-2
P13. Drainage Details
P14. Stormwater BMP Details
P15. Erosion and Sedimentation Control Details
P16. Erosion and Sedimentation Control Notes

P17. Subdivison Plat
P18. Photometric Plan
P19. Parish House Floor Plans and Elevations
P20. Senior Housing Building Floor Plans and Elevations

Report Attachments

1. City Staff Site Plan Comment Letter 1.26.24
2. Woodford Street – 186 Rezoning Report (ZN-002325-2023)
3. Design Review Memo (Updated 3.14.24)

CITY OF PORTLAND, MAINE

PLANNING BOARD

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

March 26, 2024

Brian Kilgallen
CHOM DEVELOPMENT CORP
City Center Unit: 4th Floor
Portland, ME 04101

Pete Heil
Acorn Engineering, Inc.
65 Hanover Street 1
Portland, ME 04101

Project Name:	Major Site Plan and Subdivision	**Project ID:**	PL-002753-2023
Address:	186 Woodford Street	**CBL:**	124 J005001
Applicant:	Brian Kilgallen		
Planner:	Maya Balassa		

Dear Brain Kilgallen:

On March 26, the Planning Board approved a major site plan and subdivision for the development of 82 residential units in two buildings on a surface parking lot and with the renovation of the parish house on the lot with the existing Woodfords Congregational Church in the B-2 Community Business zone. The project consists of renovating an existing section of the parish house with 40 affordable units and constructing a new 42 unit building on the associated surface parking lot. The project will also update parts of the sidewalk along Woodford Street, install a subsurface stormwater system, add landscaping, and reduce parking spots. The decision is based upon the application, documents and plans as submitted. The Planning Board reviewed the proposal for conformance with the standards of the Site Plan Ordinance, Ch. 14, Article 14, Section 14.6, and Ch. 15. Based on the information provided to the Board in the application, plans, reports, through testimony and other information submitted by the applicant, the Planning Board adopted the findings, conclusions and recommendations contained in the Planning Board Report for the public hearing on March 26, 2024, which is attached hereto and incorporated herein by reference. Based upon those findings, conclusions and recommendations, the Planning Board found that the application met all relevant standards and voted 6-0, Silk Recused to approve the application with the following waivers and conditions as presented below.

Waivers

The Planning Board voted 6-0, Silk Recused to waive the following City of Portland Technical standards:

1. The Planning Board waives the Technical Standard, 1.10.3, requiring 90-degree parking to have an aisle width of 24 feet, to allow for a width of 23 feet.

Subdivision Review

The Planning Board voted 6-0, Silk Recused that the plan is in conformance with the subdivision standards of the Land Use Code, subject to the following conditions of approval:

PRIOR TO THE SUBMISSION OF THE PLAT FOR PLANNING BOARD SIGNATURE

1. The subdivision plat shall be finalized to the satisfaction of the Planning Authority, Corporation Counsel and Department of Public Works and include clear descriptions of the number, location, type and size of all subdivided units, along with relevant notes and conditions.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

2. The signed subdivision plat shall be recorded at the Cumberland County Registry of Deeds.

Site Plan Review

The Planning Board finds that the plan is in conformance with the site plan standards of the Land Use Code, subject to the following conditions of approval:

PRIOR TO APPLYING FOR A BUILDING PERMIT

1. The applicant shall submit ability to serve confirmation from PWD for the additional capacity needed to support the development, to be reviewed and approved by the Planning Authority.
2. The applicant shall update the site plan to reconfigure the bike racks in order to retain sidewalk width and functionality. Updated plans shall be reviewed and approved by the Planning Authority.
3. The applicant shall update the site plan to add a painted crosswalk across the parking lot to be reviewed and approved by the Planning Authority.
4. The applicant shall update the site plan to change the rear row of parking to be perpendicular to the drive aisle. Updated plans shall be reviewed and approved by the Planning Authority.
5. The applicant shall update the site plan to include reconstruction of the portion of sidewalk along the Woodford Street frontage of Lot 2, which shall be reviewed and approved by the Planning Authority and Department of Public Works.
6. The applicant shall provide a signage plan to ensure any street signage within the right-of-way that is being disturbed as part of construction will be reset and/or replaced as needed in its current location. The signage plan shall be reviewed and approved by the Public Works Authority.
7. The applicant shall update the plans to dimension proposed improvements in the right-of-way, which shall be reviewed and approved by the Planning Authority.
8. The applicant shall update the plans with either striping, signage, or a combination thereof, to better enforce and communicate that the driveway off of Beacon Street is for one-way ingress only. Updated plans shall be reviewed and approved by the Public Works Authority.
9. The applicant shall update the plans to show the existing crosswalk and accessible ramp at Nevens Street and Woodford Street, which shall be reviewed and approved by the Public Works Authority.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

10. The applicant shall coordinate with the Transportation Program Manager to update the TDM.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

11. The applicant shall pay a total of $29,600 into the City of Portland's Tree Fund.

The approval is based on the submitted plans and findings related to site plan and subdivision review as contained in the Planning Board report dated 03/26/2024 for application PL-002753-2023 which is attached.

Standard Procedures

Note: The following standard procedures and requirements apply to all approved site plans:

1. Subdivision Recording Plat A final recording plat, listing all conditions of subdivision approval, must be submitted to the Planning and Urban Development Department for review. Once approved, the plat shall be signed by the Planning Board. A performance guarantee must be issued prior to release of the recording plat for recording at the Cumberland County Registry of Deeds. One mylar copy of the recording plat with signatures and the recorded book and page must be returned to the Planning and Urban Development Department.

2. Subdivision Waivers Pursuant to 30-A MRSA section 4406(B)(1), any waiver must be specified on the subdivision plan or outlined in a notice. The plan or notice must be recorded in the Cumberland County Registry of Deeds within two (2) years of the final subdivision approval.

3. Site Plan Expiration The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.

4. Subdivision Expiration Subdivision approval is valid for up to three (3) years from the date of Planning Board approval.

5. Separate Building Permits Are Required This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Permitting and Inspections Department.

6. Performance Guarantee and Inspection Fees A performance guarantee covering the site improvements and an inspection fee payment of 2.0% of the guarantee amount and three (3) final sets of plans must be submitted to and approved by the Planning and Urban Development Department and Public Works Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans.

7. Construction Management Plans The applicant, contractor and subcontractors are required to conform to the approved Construction Management Plan, and all conditions contained within the project's approval, for the entire duration of the project. Any amendments to the approved Construction Management Plan shall be reviewed and approved by the Department of Public

Works prior to the execution. The Planning Authority and the Department of Public Works have the right to seek revisions to an approved Construction Management Plan. The applicant shall coordinate the project's construction schedule with the timing of nearby construction activities to avoid cumulative impacts on a neighborhood and prevent unsafe vehicle and pedestrian movements. Accordingly, nearby construction activities could involve a delay in the commencement of construction.

8. Preconstruction Meeting Prior to the release of a building permit and scheduling of a preconstruction meeting, a hard copy set of approved plans shall be submitted to the Development Review Coordinator. A pre-construction meeting shall be held at the project site with the contractor, Development Review Coordinator, Public Works representative, and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan and the approved Construction Management Plan. The site/building contractor shall provide one (1) copy of a detailed construction schedule to the attending City representative. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

9. Department of Public Works Permits If work or obstructions will occur within the public right-of-way, such as utilities, curb, sidewalk, driveway construction, site deliveries and equipment siting, a Street Opening and/or Occupancy Permits are required for your site. Please contact the Department of Public Works Permit Clerk at (207) 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

10. Develop Site According to Plan The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Any modifications of an approved site plan or alteration of a parcel, or of any approved exterior elevations, which were the subject of site plan approval after May 20, 1974, shall require the prior approval of an amended site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.

11. Stormwater Management The owner/operator of an approved stormwater management system, and all assigns shall comply with the conditions of Chapter 32, Stormwater including Article III, Post Construction Stormwater Management, which specifies the annual inspections and reporting requirements.

    A maintenance agreement for the stormwater drainage system, as attached, or in substantially the same form, shall be submitted for review by Corporation Counsel. Once approved, the document shall be signed and recorded at the Cumberland County Registry of Deeds prior to the issuance of a building permit. Final copies shall be submitted to both the Department of Planning and Urban Development and the Department of Public Works.

12. Third Party Inspections For all sites with one acre or greater of disturbance, the applicant shall retain the services of a third-party inspector for the duration of construction until final site stabilization is in place. The inspection is required in order to ensure that all construction and stabilization activities comply with the approved drawings and specifications; that field decisions regarding erosion control implementation, stormwater system installation, and natural resource protection are based on sound engineering and environmental considerations; and that any

changes to the development's erosion control plan, stormwater management plan, or final stabilization plan is communicated to the City of Portland for additional review and approval.

The inspector will submit weekly written reports to the Stormwater Coordinator(s) in the Water Resources Division of Public Works. Reports must include: project ID, project address, the date(s) and time(s) of inspection(s), site photographs of areas under construction, and the date(s) and approximate duration(s) of any rainfall events. The report will identify and describe any erosion problems or discharge of pollutants and what actions will be taken to address these issues and repair any damage to other properties or natural resources, actions to eliminate the erosion source, and actions to prevent future sediment discharges from the area.

13. Defect Guarantee A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

14. As-Built Final Plans Final sets of as-built plans shall be submitted digitally to the Planning and Urban Development Department, on a CD or DVD, in AutoCAD format (.dwg), release AutoCAD 2005 or greater. Please provide one hard copy of the mylar.

15. Mylar Copies Mylar copies of the as-built drawings for the public streets and other public infrastructure in the subdivision must be submitted to Public Works prior to the issuance of a certificate of occupancy.

16. Impact Fees New development or changes of use that result in net new residential dwelling units, non- residential building square footage, or water meters, are subject to the City of Portland's impact fee ordinance (Chapter 14, Article XVII). Impact fees are calculated at the time of building permit and must be paid prior to the certificate of occupancy. For more information, visit https://www.portlandmaine.gov/2409/Impact-Fees

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning and Urban Development Department at (207)874-8901. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Maya Balassa at (207)847-8718 or via mbalassa@portlandmaine.gov.

Sincerely,

Brandon Mazer, Planning Board Chair

Attachments:

1. Planning Board Report
2. Portland City Code: Chapter 32
3. Sample Stormwater Maintenance Agreement
4. Performance Guarantee Packet

ACORN ENGINEERING, INC.

Planning & Urban Development Department
Attn: Matthew Grooms, Development Review Manager
City of Portland, Maine
389 Congress Street, 4th Floor
Portland, ME 04101

May 9, 2024

Subject: Major Site Plan & Subdivision Application Amendment
186 Woodford Street, Portland, ME

Mr. Grooms:

On behalf of Community Housing of Maine (CHOM), we are pleased to submit a Major Site Plan Amendment Application for the approved Major Site Plan and Subdivision Application on March 26, 2024 (PL-002753-2023). The 1.92-acre parcel is located at 186 Woodford Street (Map 124, Block J, Lot 5). The parcel is currently located within the Community Business B2 zoning district. The project proposes to construct a 42-unit affordable senior housing building in the location of the existing parking lot and partially demolish and rebuild/renovate the existing Parish House to contain **41** affordable housing units. It is anticipated that the senior housing building will contain all single bedroom units while the Parish House will be a mixture of single bedroom and studio units. (83 affordable housing units total for the project). The project also includes various parking, utility, and landscape improvements. Lastly, the project proposes to create a new subdivision separating the existing church lot and individual lots for the respective affordable housing projects onsite. The land containing the Parish House and the new affordable housing building will be owned and maintained by CHOM and the church will continue to function as a place of worship under existing ownership.

The plan changes as part of this Amendment Application include:

- The Parish House proposes 41 units resulting in 83 total units for the project (previously 40 units for the Parish House and 82 total units)
- Additional plan revisions as a result of the Conditions of Approval for the original approval.
    - The sidewalk improvement limits have been extended to include the frontage of Lot 2.
    - Additional ADA spaces and a crosswalk have been incorporated into the internal parking area.
    - Parking on the south side of the lot has been revised from angled to 90 degrees. As such the parking space count has increased to 56 parking spaces (previously 54).
    - Bike rack layout has been updated based on a call with Bruce Hyman on spacing.

We look forward to your review of this project, if you have any questions regarding these application materials, please do not hesitate to reach out.

Sincerely,

Peter Heil, P.E.
Project Manager
Acorn Engineering, Inc.

The following documents and drawings will be uploaded onto the City's electronic submission site per the procedure outlined in the application:

Documents:

- Section A: Cover Letter
- Section M: Wastewater Capacity Letter
- Section T: Transportation Demand Management Plan

Drawings:

- Updated Civil Site Plans
- Updated Architectural First Floor Plan for Parish House

M. Calculation of Wastewater Flowrate for 186 Woodford Street

The project proposes to construct a 42-unit affordable senior housing building in the location of the existing parking lot and partially demolish and rebuild/renovate the existing Parish House to contain 41 affordable housing units. It is anticipated that the senior housing building will contain all single bedroom units while the Parish House will be a mixture of single bedroom and studio units. (83 affordable housing units total for the project). The project also includes various parking, utility, and landscape improvements. Lastly, the project proposes to create a new lot division separating the existing church from the rest of the development onsite. The land containing the Parish House and the new affordable housing building will be owned and maintained by CHOM and the church will continue to function as a place of worship under existing ownership.

Based upon Section 4 of the *Maine Subsurface Wastewater Disposal Rules*, the table below outlines the proposed flow. We have negated the existing church from the calculations as the flows are anticipated to remain the same or decrease as a result of the proposed redevelopment.

Estimate of Anticipated Daily Flows			
Development	Unit Size	Gallons per Day per Unit	Total Gallons per Day (GPD)
Existing Flow			
Church	-	-	-
Total Gallons per Day (Existing)			**-**
Proposed Flow			
Redeveloped Parish House (41 Units)	1-Bedroom	120 GPD/ Unit	4,920 GPD
Proposed Senior Housing Building (42 Units)	1-Bedroom / Studio	120 GPD/ Unit	5,040 GPD
Church	-	-	No change
Total Gallons per Day (Proposed)			**9,960 GPD**
Net Change			**+9,960 GPD**
*Values based on Chapter 241 State of Maine: Subsurface Wastewater Disposal Rules, most recent edition			

The proposed project is anticipated to increase the net flow by approximately 9,960 gallons per day (GPD).

Department of Public Works
Mike Murray
Director

Date: January 3, 2024 Revised May 7, 2024
Re: Wastewater Capacity Authorization
Address: 186 Woodford Street
Applicant: Community Housing of Maine – Brian Kilgallen
Planner: Matthew Grooms

Estimate of Anticipated Wastewater Flows				
Development	**Unit Size**	**Number of Units**	**Gallons per Day per Unit**	**Total Gallons per Day**
Existing Flow to Remain				
Church	Existing flows to remain			
Vacant				
Proposed flow				
Multiple Family Dwelling Units – Parish House	1-Bedroom	41	120	4920
Multiple Family Dwelling Units – Senior Housing	Studio/ 1-Bedroom	42	120	5040
Net Change				**+ 9,960**
*Values based on STATE OF MAINE: SUBSURFACE WASTEWATER DISPOSAL RULES, most recent edition				

Comments:
The Department of Public Works, which includes the Water Resource Division, have reviewed and determined that the downstream sewers from the project address have the capacity to convey the estimated dry weather wastewater flows which will be generated from this development.

However, storm drainage and sanitary sewer flows in this project area drain to the City's combined sewer system. Lack of wet weather capacity results in frequent system wide combined sewer overflows. City wide mitigation of combined sewer overflows is required as part of the City's CSO consent decree administered by the EPA and Maine DEP.

Section 2.2.3 of the City's Technical Manual requires DPW Water Resources approval when rain water is being proposed to discharge into a sewer which conveys sanitary waste. Prior to authorizing a new stormwater connection into the combined sewer, DPW will require that the applicant provide an on-site stormwater detention volume equal to the greater of: 1" of rainfall over the entire project redeveloped area being proposed on the parcel, or the projected average 24 hour daily sanitary sewer flow being added to the combined sewer system by the project.

You are also reminded that new connections into the combined sewer system shall be equipped with backflow prevention in accordance with Section 2.6.10 of the City's Technical Manual.

If the City can be of further assistance, please contact me at 207-874-8840 or brad@portlandmaine.gov

Sincerely,

Bradley A. Roland, P.E.,
Senior Project Engineer

TRANSPORTATION DEMAND MANAGEMENT PLAN

186 WOODFORD STREET, PORTLAND, MAINE

Submitted for Community Housing of Maine

by Levine Planning Strategies, LLC

May 2024

LEVINE PLANNING STRATEGIES
Tools for Building Communities

Project Overview

On behalf of Community Housing of Maine, we are pleased to submit a Transportation Demand Management (TDM) Plan for the proposed below-market affordable housing project located at 186 Woodford Street. The site is in the B-2 zoning district.

The project involves construction of a new multistory residential building with 83 residential units, a 5,200 sf. place of assembly and 54 parking spaces on an existing parking lot. No additional on-street parking is being proposed.

By providing a robust TDM plan, this project aims to significantly reduce the number of tenants who choose to rent off-site spaces or utilize street parking. In addition, by not incorporating on-site parking into the cost of the development will allow financial feasibility within the cost constraints of affordable housing finance programs.

A Transportation Demand Management Plan is required for this project per the Portland Land Use Code Table 19.b: " No off-street parking shall be required within ¼ mile of fixed route transit service. New uses or changes of use of more than 10,000 SF taking advantage of this exception shall be required to provide a Transportation Demand Management Plan if they use this provision in lieu of parking requirements."

For ease of review, we have drafted this TDM plan generally following the format of the City's Technical Manual Section 17.3. ("Transportation Demand Management.")

Transportation Narrative

This project is located in the Woodfords Corner neighborhood, with a myriad of transportation options that lend themselves towards transportation demand management. Woodfords Corner is identified as an "enhance" node identified in *Portland's Plan*. The building is located close to the METRO Route 2 and not far from the Route 4, 9A/B and Husky Lines. In addition, via Route 2, the South Portland Bus Service offers nearby service to South Portland locations.

Roadways

As mentioned above, this project is located on Woodford Street, between Forest Avenue and Stevens Avenue. These streets are designed to provide multimodal access, with good sidewalk connections that are generally compliant with accessibility standards. Bicycle accommodations are good, though improvements are needed. There are striped (but not separated) lanes on major streets and the Neighborhood Byway passes by the site. New bike lanes on Stevens Avenue have contributed to this network for bikers.

Figure 1: 186 Woodford Street on City Map

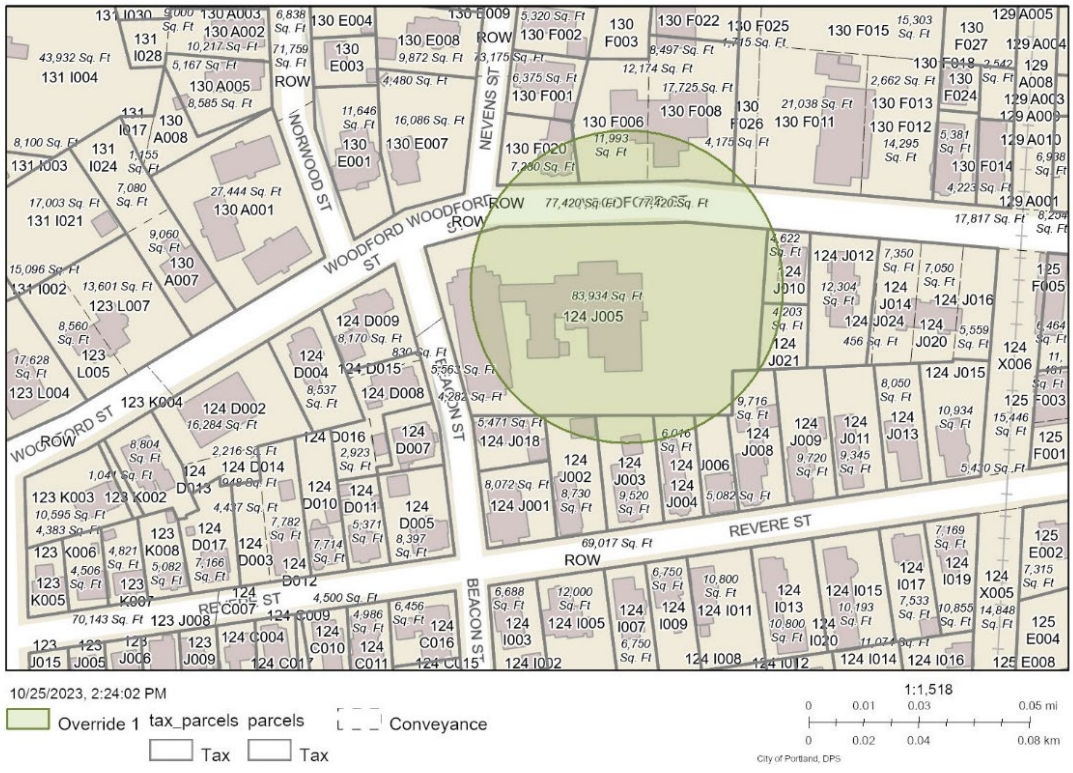


Figure 2: 186 Woodford Street on Tax Map

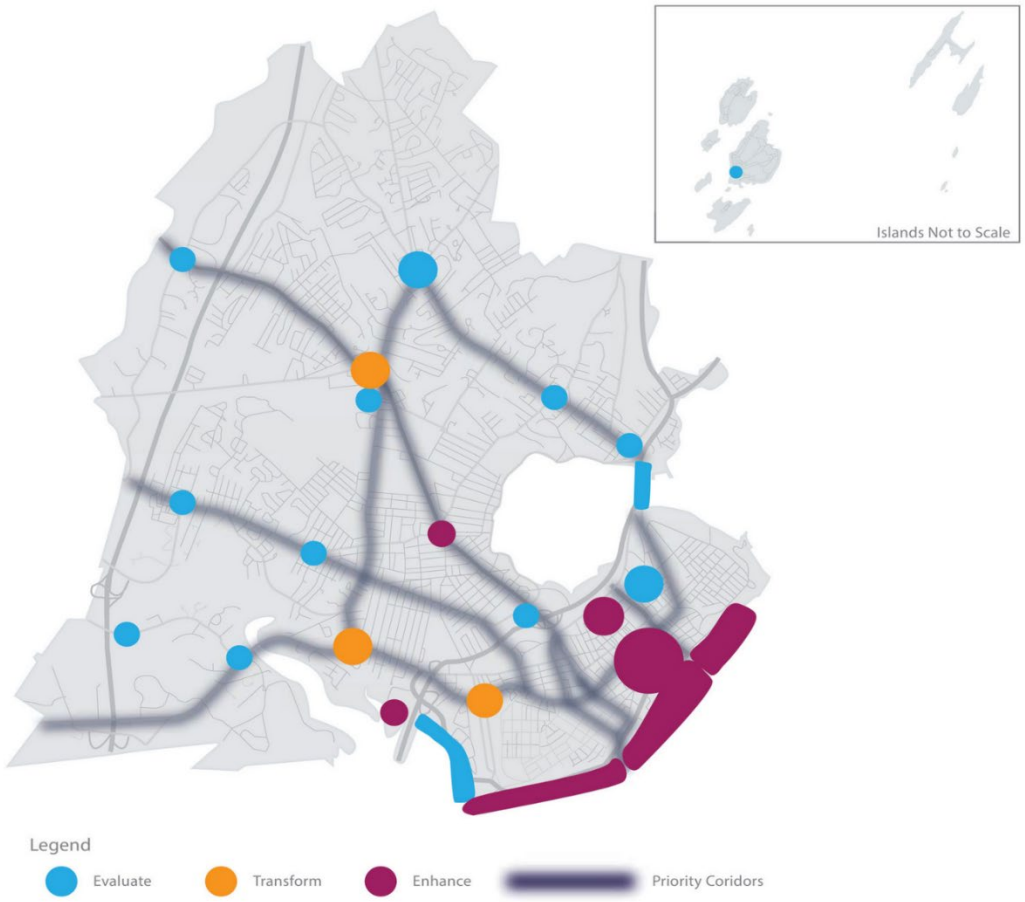


Figure 3: Nodes and Corridors for Development Focus from Portland's Plan 2030

Transit

Very few developments are in as good a position as this one to take advantage of existing transit.

This project is served well by the Greater Portland Transit District's system. The Route 2 is just a block away and the Route 4 and Husky Line stop less than half a mile away, as does the Route 9A/B Loop.

The Gorham-Westbrook-Portland Rapid Transit project is being led by the Greater Portland Council of Governments to assess the potential for rapid transit service along that general corridor. All of the alternatives under consideration pass relatively close to 186 Woodford Street, increasing mobility options for residents. The preferred alternative is on Brighton Avenue.

In addition, the South Portland Bus Service operates routes via transfer from this area to destinations across the Casco Bay Bridge, including Southern Maine Community College and services and offices in South Portland.

Ridership recovery on METRO since the start of the COVID pandemic in 2020 has been very strong, reaching approximately 80 to 90 percent of 2019 levels.

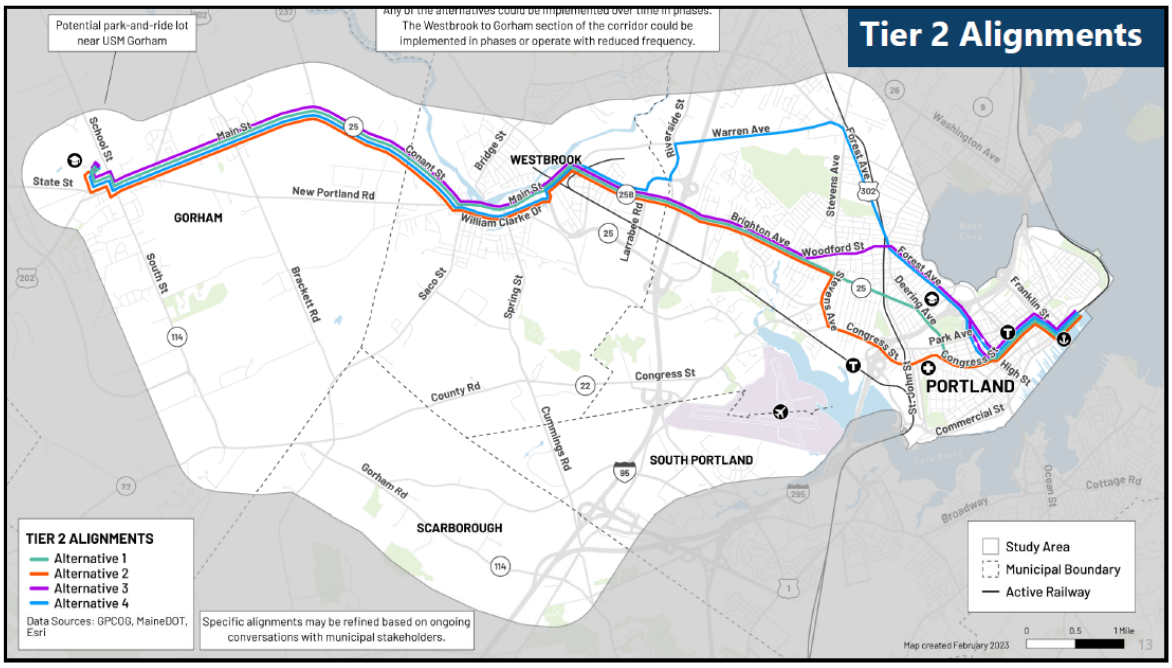


Figure 4: Alignments under Consideration for the Gorham-Westbrook-Portland Rapid Transit project

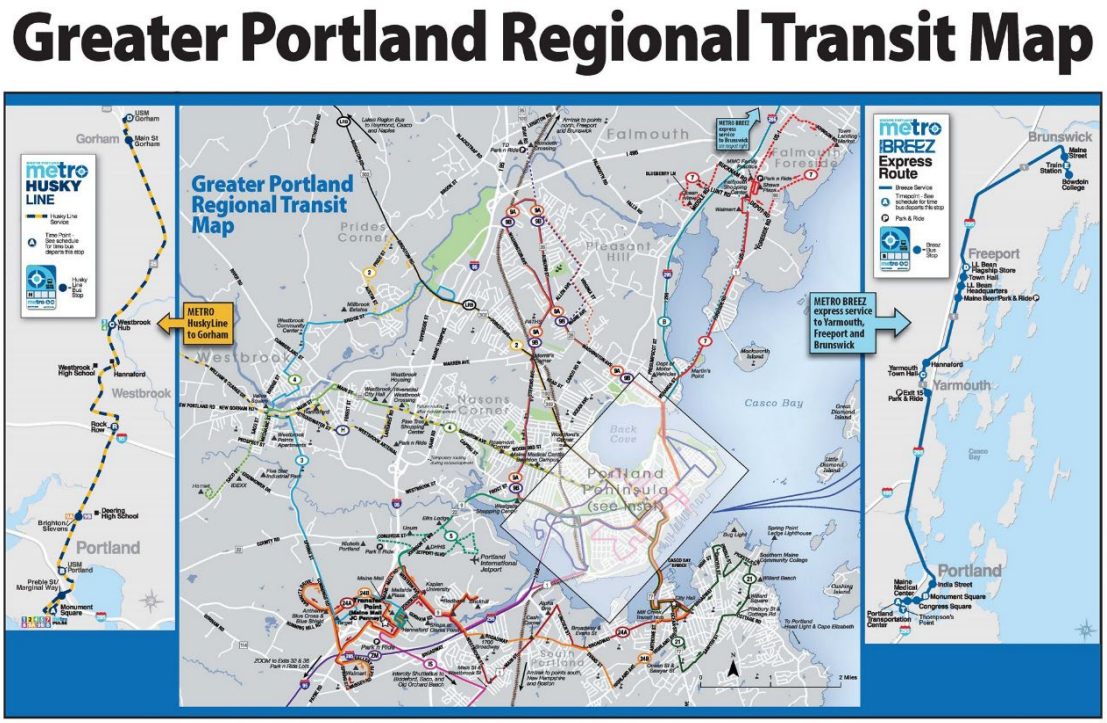
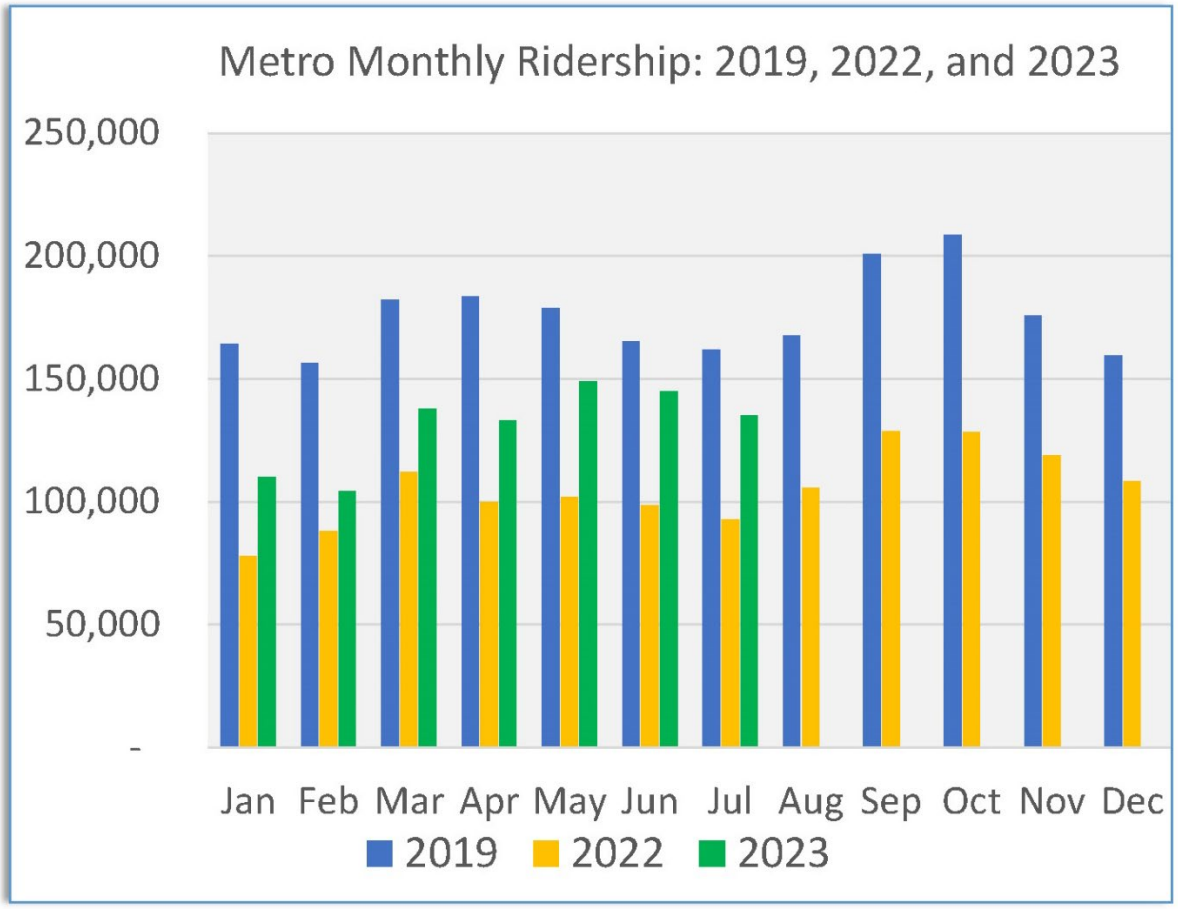
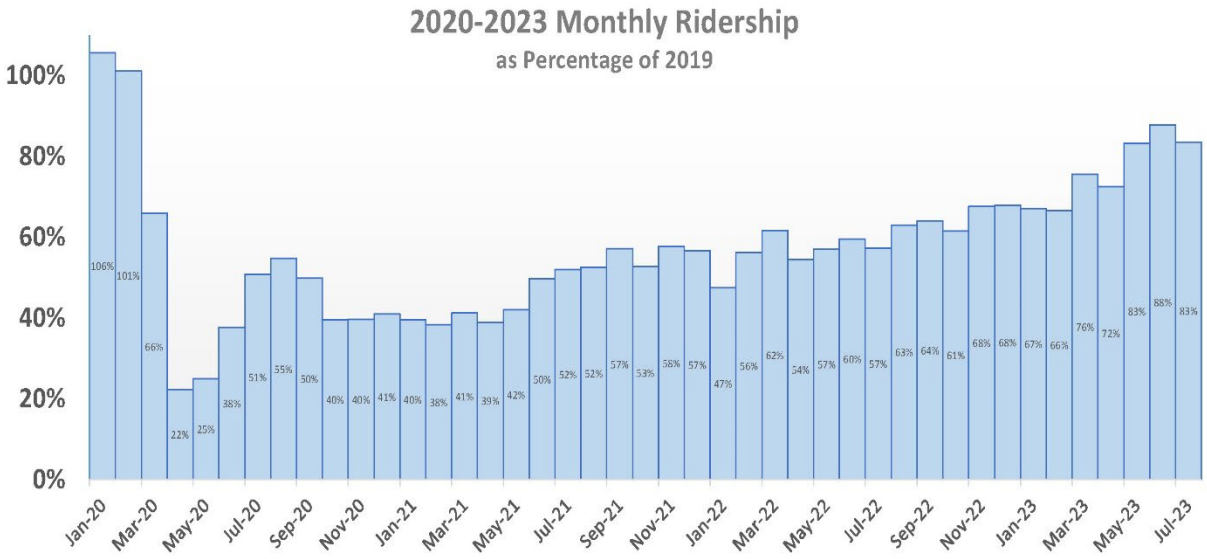


Figure 5: Greater Portland METRO's transit network





Figures 6a and 6b: Ridership recovery on METRO routes since the start of the pandemic

Figure 7: New Portland Bikeshare Station Nearby

Bicycle and Pedestrian Facilities

As mentioned above, all the nearby roadways have sidewalks on both sides. Accessibility is generally acceptable on these sidewalks, with tip downs generally provided. Many of these sidewalks are cleared in the winter by the city, with others the responsibility of property owners. Some of the brick surfaces are not ideal in the rain or snow for those with limited mobility, making this sidewalk clearing particularly important.

The area has good bike facilities, though improvements are needed. The Back Cove Trail nearby offers safe, grade-separated access to the Peninsula. In addition, the City recently partnered with Tandem Mobility to launch a bike sharing system. That system offers both conventional and e-bikes for general use. In 2023, a new Portland Bikeshare station opened nearby at Revere Street and Deering Avenue, which is expected to remain in future years. The Neighborhood Byway connects Deering Center to the Portland Transportation Center and the Fore River Parkway Trail, as well as providing an improved pedestrian/bicycle connection across Woodford Street.

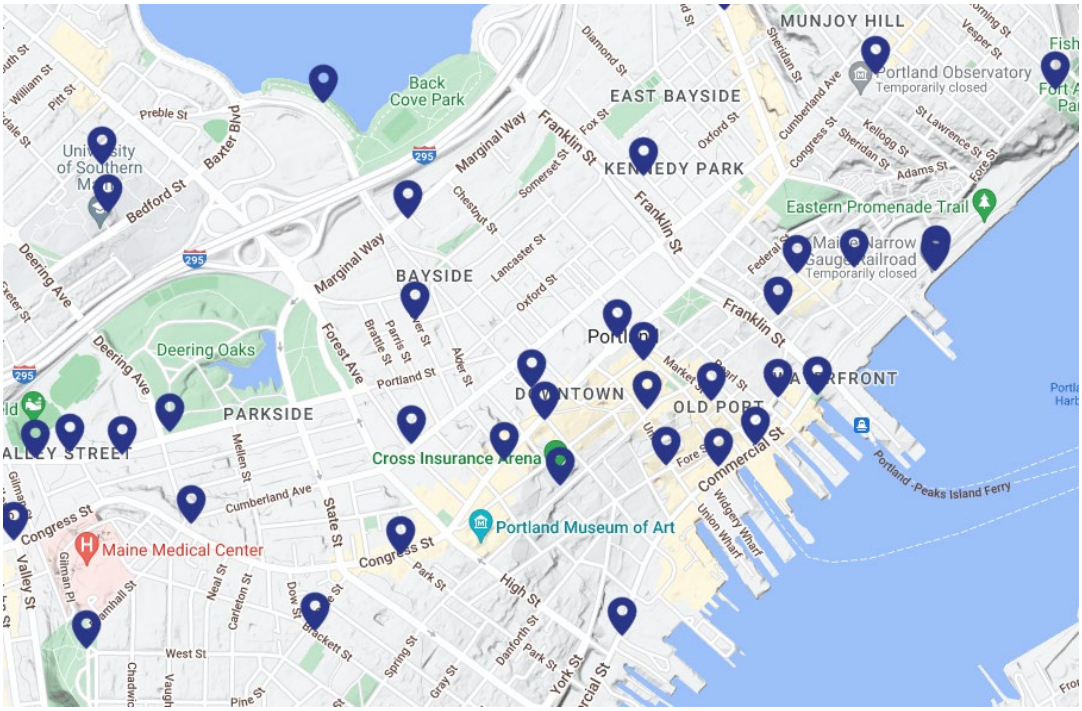


Figure 8: Other Portland Bikeshare Stations near 196 Woodford Street providing connectivity

Walkability

The Woodfords Corner area has been the subject of a great deal of public investment to improve mobility by foot. The transportation system was entirely rebuilt in the last ten years to improve sidewalks, crossings, and public spaces. In addition, this past fall, the crossing was tightened on one crossing of Forest Avenue nearby to improve pedestrian safety. A similar tightening is planned for another Forest Avenue crossing, pending contractor availability. An active local organization, the Active Transportation Committee of the Friends of Woodfords Corner, works to improve multimodal transportation options generally in the area.

Figure 9: The Active Transportation Committee of the Friends of Woodfords Corner, working with the City, has been activating streetscapes as well as raising awareness of walking, biking and transit

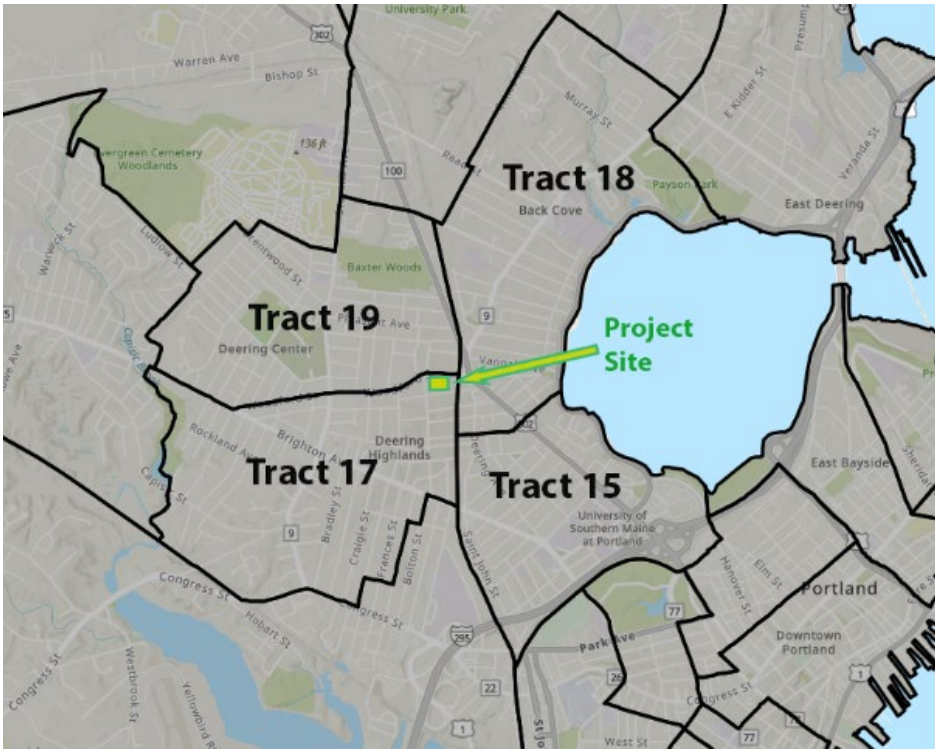


Figure 10: Census Tracts in Area

Characteristics of Likely Residents and Workers

In thinking through who may be likely to live in this building, it makes sense to first look at who currently lives in the neighborhood. While this project is on the edge of Census Tract 17, Census Tracts 15 and 18 include much of the surrounding neighborhood and include far more multifamily dwellings like 186 Woodford Street. For that reason, we've looked at data from the 2021 American Community Survey 5-year data from the U.S. Census for those two tracts. That data provides a sense of some key characteristics of likely residents, with respect to car ownership, household size and commuting patterns. This data informs the best TDM strategies for this development.

In Tract 15, almost 40% of all households have just one vehicle available. In Tract 18, that number is just over 25%. The proximity of key assets, such as downtown amenities, jobs, and supermarkets, make this a good place to live car-free, or car-light.

As shown in Figure 9 below, many workers in these Census tracts walk to work, work from home, or use alternative modes to get to work. Less than 2/3 of the workers in these tracts drive to work.

The uses in the remaining church buildings will attract a combination of pass-by visitors – who simply added a visit as part of another trip – and those making special trips to visit. Those trips will be accommodated through a mix of automobile trips, walking, biking, and transit.

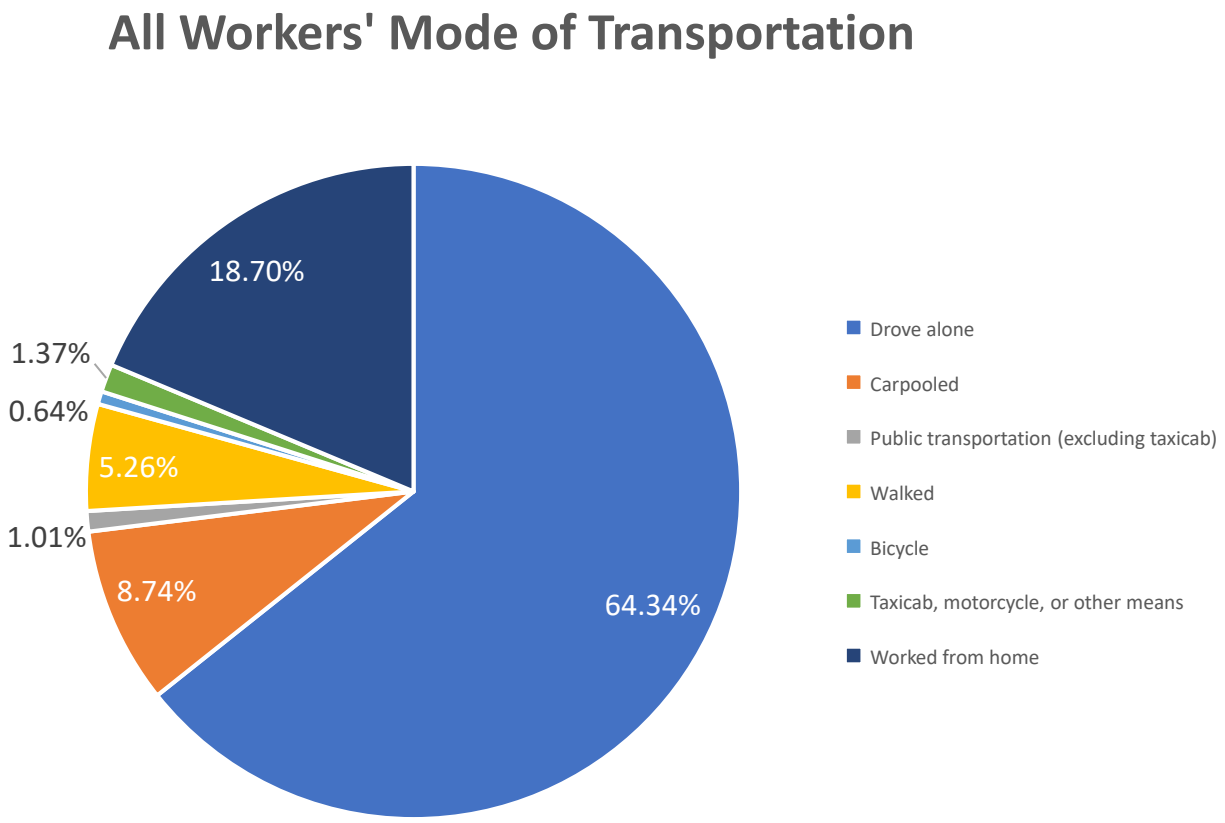


Figure 11: Commuting modes for workers in Census Tracts 15 and 18 (2021 5-Year American Community Survey)

TDM Administrator

The TDM Administrator for this project will be:

Brian Kilgallen (he/him)
Development Officer
Community Housing of Maine
One City Center, 4th Floor
Portland, Maine 04101
(207) 879-0347
brian@chomhousing.org

Mr. Kilgallen may work with property management to implement details of this TDM plan but will be the one-stop contact when needed.

Resident Survey

To gauge the effectiveness of this TDM plan – and to adjust it if needed – the TDM Administrator will conduct an annual survey of residents in the building. This survey will be conducted electronically using contact information on file with the management office for each unit. It will include questions on:

- Vehicle ownership and parking location
- Modes of transportation for commuting, household chores, and recreation
- Interest in carpooling or otherwise sharing transportation expenses with other tenants to reduce trips
- Barriers to vehicle trip reduction best practices, such as bicycle use and transit ridership, and
- Other transportation needs and/or interests of tenants.

Those tenants that express interest in sharing information for carpooling or other trip reduction purposes will have their information provided to others who have also expressed interest.

The results of this survey will be provided to the City's Planning & Urban Development Department using a form like the one provided on the City's web site (see Attachment.) The survey will remain substantively consistent from year to year, to allow the results to be used to monitor the effectiveness of this TDM plan and allow for adjustments as needed.

Trip Generation and Parking Supply

This project's trip generation rates were determined using the following ITE Trip Generation Land Use Code:

- ✓ LUC 223 Affordable Housing – Income Limits

In total, the development is expected to generate 81 trips at morning peak hour and 49 at evening peak hour. Those figures are based on a typical development without nearby amenities. For this project, there is likely to be some trip-chaining, or combining of separate trips.

Research has shown that parking demand in transit-oriented developments such as this one can be as little as one-fifth the ITE supply guideline (see, for example, Ewing et al, *Landscape & Urban Planning* 160 (2017) 69-78.) We believe that, given the project's location and the robust measures proposed in this TDM plan, the parking generation of this project can be accommodated in nearby lots and overnight on-street parking with limited negative impacts. For those who may need it, there is on-street parking on Woodford Street as well as other locations nearby.

Mode Shift Targets

The mode and distance of these trips is likely to vary from a typical housing development in Maine. In many cases, most of the trips generated would involve long individual vehicle trips. However, in this case, with good TDM strategies in place, most of the expected trips from residences will be on foot, on bike, or on transit. This project sets the following mode split targets as per the City TDM guidelines:

Mode Split Targets (work trips)

	Baseline	3-5 Year Target	7 Year Target
Drive Alone	64%	55%	46%
Carpool/Vanpool	9%	12%	15%
Transit	1%	3%	5%
Bicycle	1%	2%	3%
Walk	5%	6%	7%
Other	20%	22%	24%

Mode Shift Strategies

As a residential building with units best suited to one to three persons, this project will have different mode shift strategies than commercial buildings, or even residential buildings with larger units.

The mode shift strategies for this development are focused on the needs of likely tenants. These strategies are designed to respond to the following needs:

- Convenience
- Cost-effectiveness
- Leverage of multimodal location, and
- Pushing of information to users rather than expecting them to pull information from on-line sources.

Shift strategies will include education as well as provision of convenient alternatives.

A key part of this TDM plan is to convey clear, compelling and accurate information to tenants and visitors as to the transportation options available other than driving. As part of a welcome packet, all new tenants will be provided information including the following:

- Transit maps, schedules, and information about real-time transit trackers
- Information about transportation providers, including transit operators, transportation-as-a-service (TAAS) companies, and other options to avoid driving
- A building-wide ride board to allow tenants to share trips, and

- Information on bike routes, parking infrastructure, and other incentives.

This educational packet will be provided online as well, so tenants and visitors can refer to it at any time.

Monitoring

As mentioned above, there is a TDM Administrator designated for this development who will be responsible for monitoring this plan. Following an annual survey of residents, the TDM Administrator will report results to the City's Department of Planning & Urban Development and propose modifications to this plan to make it more effective, if need. This reporting will also be helpful in reviewing future TDM plans, as we expect that additional developments will propose using the option in Table 19-B in the future.

The report for this development will include, at a minimum, the following:

1. Building occupancy
2. Mode split
3. Suggested enhancements to transit, bicycle and pedestrian infrastructure, and
4. Barriers to non-single-occupant-vehicle options

TDM Action Steps

The core actions of this TDM Plan are consistent with, and in many cases exceed, the recommended actions in the Technical Manual. These action steps will result in trip and parking demand reductions that meet the goals listed. In addition, by providing residents with transportation options that reduce per-capita emissions, these steps will have external benefits that will improve the quality of the air and help address the goals of the *One Climate Future* plan. Finally, by reducing vehicle trips in individual vehicles, this TDM Plan will save the City and state money by reducing the wear and tear on city streets.

1. Infrastructure

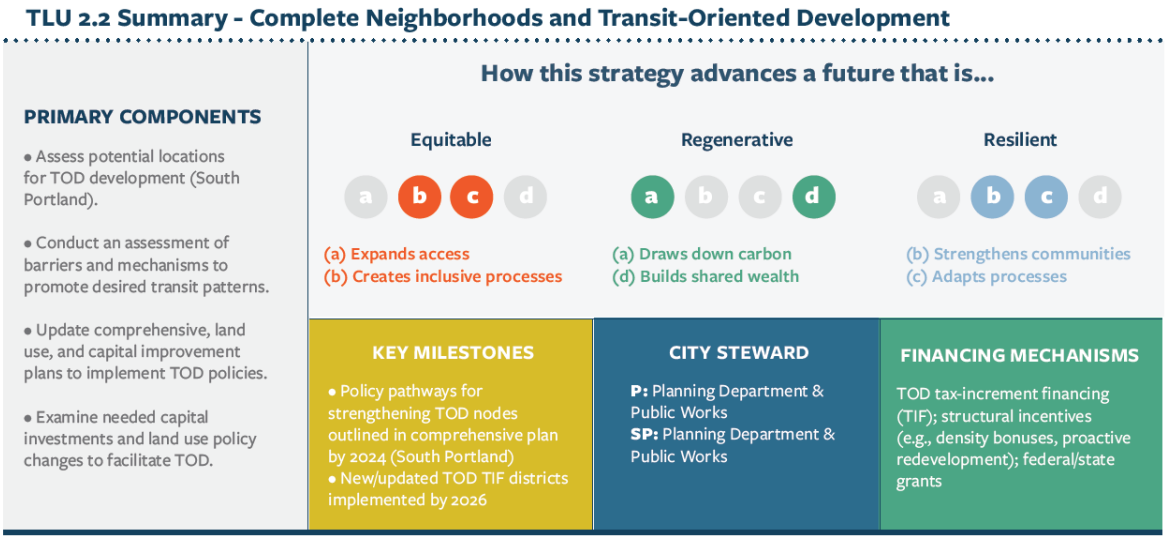


Figure 12: Portland's Climate Action Plan calls for infill development such as this project (Source: One Climate Future, p. 151)

a. Transit Lounge: With the closest transit stops nearby, it will be easy for tenants to access the Route 2 and other lines. The developer will work with METRO to develop a "transit lounge" in the lobby that provides a comfortable place to wait for buses, with posted schedules and, as noted below, cost-effective real-time transit arrival information as current technology permits.
b. Transit Information: As has become a best practice in transit-oriented developments in other cities, real-time transit information is key. The developer will plan to provide cost-effective transit information to residents.
c. Bicycle Parking: This development will provide at least 32 bicycle parking spaces available to residents.
d. Bike Repair Station: The development will offer a bike repair station for the use of residents, located conveniently in a common area.

2. **Incentives**
    a. Transit Incentives: Research has shown that moving into a new home is a chance for residents to try new transportation options. To make sure that new tenants are aware of, and have incentives to try, transit, will provide all new tenants with easy access to the Umo app for use on METRO, BSOOB Transit and/or South Portland Bus Service. All new tenants will also receive $25 pre-loaded onto their Umo account to allow them to try transit options and develop new habits (or continue previous ones) in this location. For tenants without smartphones, a METRO fare card loaded with $50 will be provided.
    b. Car and Bike Sharing: While Portland currently does not have a car-sharing vendor, should one become available, the owners commit to working with the City to provide a carsharing vehicle nearby. Similarly, they agree to working with the City as it seeks to expand Portland Bikeshare nearby and will provide new tenants with a one-month membership in Portland Bikeshare so they can try it out (not to exceed current cost of $15.)
    c. Telecommuting: This building will be wired with broadband infrastructure that meets the build-to standard of the Maine Connectivity Authority and ConnectMaine, to encourage telecommuting as a trip reduction strategy.

3. **Education**
    a. Information: As part of a welcome packet, all new tenants will be provided information including the following:
        - Transit maps, schedules, and information about real-time transit trackers
        - Information about transportation providers, including transit operators, transportation-as-a-service (TAAS) companies, and other options to avoid driving
        - A building-wide ride board to allow tenants to share trips, and
        - Information on bike routes, parking infrastructure, and other incentives.
        - This educational packet will be provided online as well, so tenants and visitors can refer to it at any time.
    b. Recognition: To recognize and provide positive reinforcement for resident TDM efforts, the building management will also provide an annual recognition of leaders in trip reduction from the building.

WOODFORD STREET AFFORDABLE HOUSING REDEVELOPMENT

COMMUNITY HOUSING OF MAINE
PORTLAND, MAINE

LEGEND

EXISTING

REFER TO THE EXISTING CONDITIONS PLAN FOR ADDITIONAL INFORMATION

PROPOSED

	UNDERDRAIN
	GREEN SPACE
	UTILITY PAVEMENT CUTS
	STRIPING
ECB ECB	SEDIMENTATION BARRIER
	EDGE OF EX. PAVEMENT
	CURB
	SIGN
	LAMP OR LIGHT POLE
	UTILITY POLE
	GUY WIRE
	WATER VALVE
	FIRE HYDRANT
	SEWER MANHOLE
	CATCH BASIN
	DRAIN MANHOLE
UGE UGE	UNDERGROUND ELECTRIC LINE
UW	UNDERGROUND WATER LINE
84	MINOR CONTOURS (1 FT)
85	MAJOR CONTOURS (5 FT)
	GAS LINE
	STORM DRAIN LINE
S S	SEWER LINE
	EXISTING/PROPOSED BUILDING
OHE/T/C	OVERHEAD ELECTRICAL/TELEPHONE/CABLE
	PROPERTY LINE
	SETBACKS

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C-46	STORMWATER BMP DETAILS
C-47	EROSION & SEDIMENTATION CONTROL DETAILS
C-48	EROSION & SEDIMENTATION CONTROL NOTES

CALL BEFORE YOU DIG
1-888-DIG-SAFE
1-888-344-7233

UTILITIES

SEWER

DEPARTMENT OF PUBLIC WORKS (DPW)
250 CANCO ROAD
PORTLAND, MAINE 04101
CONTACT: BRADLEY ROLAND, P.E.
(207) 874-8840

WATER

PORTLAND WATER DISTRICT
225 DOUGLASS STREET
PO BOX 3553
PORTLAND, MAINE 04104
ATTN: MEANS DIVISION
(207) 774-5961

ELECTRIC

CENTRAL MAINE POWER COMPANY (CMP)
162 CANCO ROAD
PORTLAND, MAINE 04103
CONTACT: KATHERINE DUMONT
(207) 828-2882

CABLE

SPECTRUM CABLE
118 JOHNSON ROAD
PORTLAND, MAINE, 04102
CONTACT: STEVEN HOLMES
(207) 631-1618

TELEPHONE

CONSOLIDATED COMMUNICATIONS
(FORMERLY FAIRPOINT)
5 DAVIS FARM ROAD
PORTLAND, MAINE 04103
CONTACT: JAY CUNHA
(207) 745-9363

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FIRST LIGHT
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ALBANY NY, 12207
CONTACT: MIKE ELLINGWOOD
(207)-462-2759

VICINITY MAP
SCALE: NTS

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ONE CITY CENTER, 4TH FLOOR,
PORTLAND MAINE, 04101
CONTACT: BRIAN KILGALLEN
(207) 879-0347

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(207) 774-4441

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390 U.S. ROUTE 1,
FALMOUTH, MAINE, 04105
CONTACT: RANDY R. LOUBIER PLS
(207) 774-0424

CIVIL ENGINEER:

ACORN ENGINEERING, INC.
500 WASHINGTON AVE
PORTLAND, MAINE
CONTACT: PETER HEIL, P.E.
(207) 775-2655

MEP:

BENNETT ENGINEERING
P.O. BOX 297
FREEPORT, MAINE 04032
CONTACT: WILLIAM S. BENNETT, PE
(207) 865-1800

LANDSCAPE ARCHITECT:

ANTHONY MUENCH
94 COMMERCIAL STREET
PORTLAND, MAINE 04101
CONTACT: ANTHONY MUENCH, RLA
(207) 751-1937

ABBREVIATIONS

PARTIAL LIST OF ABBREVIATIONS AND THEIR CORRESPONDING MEANING. PLEASE CONTACT THE ENGINEER FOR ANY CLARIFICATION

APPROX.	APPROXIMATE
BC	BOTTOM OF CURB
BMP	BEST MANAGEMENT PRACTICE
BOT.	BOTTOM
CAD	COMPUTER AIDED DESIGN
CB	CATCH BASIN
CF	CUBIC FOOT
CIP	CAST IN PLACE
CL	CENTERLINE
CM	CONSTRUCTION MANAGER
CMP	CENTRAL MAINE POWER
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARD
DI	DUCTILE IRON PIPE
DIA.	DIAMETER
DIM.	DIMENSION
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQUIV.	EQUIVALENT
EST.	ESTIMATE
EX.	EXISTING
FFE	FINISH FLOOR ELEVATION
FT.	FEET
HDPE	HIGH DENSITY POLY ETHYLENE
ID	INNER DIAMETER
IN.	INCH
INV.	INVERT
L	LENGTH
MAX.	MAXIMUM
MDEP	MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
MDOT	MAINE DEPARTMENT OF TRANSPORTATION
M.E.P	MECHANICAL, ELECTRICAL, PLUMBING DESIGNER
MFG.	MANUFACTURED
MH	MANHOLE
MIN.	MINIMUM
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
OHE/T/C	OVERHEAD ELECTRIC/TELEPHONE/CABLE
PC	PRECAST
PE	PROFESSIONAL ENGINEER
PL	PROPERTY LINE
PLS	PROFESSIONAL LAND SURVEYOR
PROP.	PROPOSED
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PWD	PORTLAND WATER DISTRICT
R	RADIUS
RD	ROOF DRAIN
RET.	RETAINING
ROW	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATIO
SF	SQUARE FEET
SMH	SEWER MANHOLE
SPEC.	SPECIFICATION
TC	TOP OF CURB
TW	TOP OF WALL
TYP.	TYPICAL
UD	UNDERDRAIN
UGE	UNDERGROUND ELECTRIC
VIF	VERIFY IN FIELD

PERMITTING
NOT ISSUED FOR CONSTRUCTION

STATE OF MAINE — WILLIAM H. SAVAGE — 11419 — 5/8/24 — LICENSED PROFESSIONAL ENGINEER

STATE OF MAINE — PETER F. HEIL — 15318 — LICENSED PROFESSIONAL ENGINEER

ISSUED FOR	BY DATE
CSS	PFH 12/1/23
MAJOR SITE PLAN	PFH 12/21/23
COMMENT RESPONSE	PFH 2/7/24
COMMENT RESPONSE II	PFH 3/7/24
MAJOR SITE PLAN AMENDMENT	PFH 5/9/24

DRAWING NAME: COVER SHEET & LEGEND
PROJECT NAME: WOODFORD STREET AFFORDABLE HOUSING REDEVELOPMENT
186 WOODFORD STREET, PORTLAND, MAINE
CLIENT: COMMUNITY HOUSING OF MAINE
ONE CITY CENTER, 4TH FLOOR, PORTLAND, MAINE, 04101

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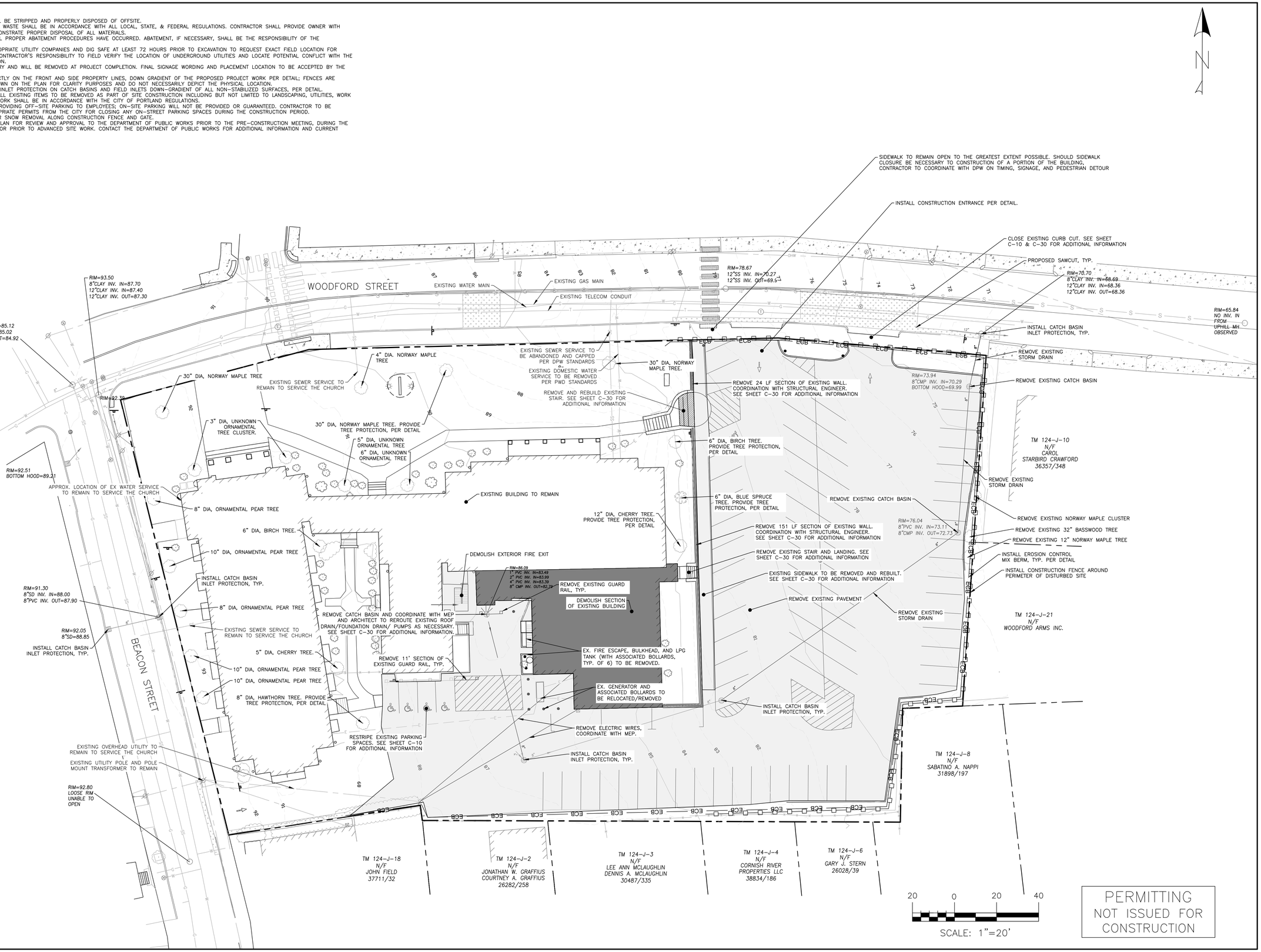
ACORN ENGINEERING, INC.
500 WASHINGTON AVE, PORTLAND, MAINE 04104
PO BOX 3323, PORTLAND, MAINE 04104
(207) 775-2655

FILE:	1200_CIVL
JN:	1200
SCALE:	AS NOTED
DESIGNED BY:	PFH
DRAWN BY:	DSH
CHECKED BY:	WHS

DRAWING NO.
C-01

GENERAL NOTES:

1. EXISTING ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
2. ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTOR SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" TO DEMONSTRATE PROPER DISPOSAL OF ALL MATERIALS.
3. SITE DEMOLITION SHALL NOT OCCUR UNTIL PROPER ABATEMENT PROCEDURES HAVE OCCURRED. ABATEMENT, IF NECESSARY, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 72 HOURS PRIOR TO EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE POTENTIAL CONFLICT WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.
5. ALL CONSTRUCTION SIGNAGE IS TEMPORARY AND WILL BE REMOVED AT PROJECT COMPLETION. FINAL SIGNAGE WORDING AND PLACEMENT LOCATION TO BE ACCEPTED BY THE CITY.
6. SEDIMENT BARRIERS TO BE PLACED DIRECTLY ON THE FRONT AND SIDE PROPERTY LINES, DOWN GRADIENT OF THE PROPOSED PROJECT WORK PER DETAIL; FENCES ARE OFFSET OF THE PROPERTY LINES AS SHOWN ON THE PLAN FOR CLARITY PURPOSES AND DO NOT NECESSARILY DEPICT THE PHYSICAL LOCATION.
7. CONTRACTOR SHALL PLACE CATCH BASIN INLET PROTECTION ON CATCH BASINS AND FIELD INLETS DOWN-GRADIENT OF ALL NON-STABILIZED SURFACES, PER DETAIL.
8. DEMOLITION PLAN IS NOT INCLUSIVE OF ALL EXISTING ITEMS TO BE REMOVED AS PART OF SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITIES, WORK WITHIN THE ROW, ETC. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND REGULATIONS.
9. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING OFF-SITE PARKING TO EMPLOYEES; ON-SITE PARKING WILL NOT BE PROVIDED OR GUARANTEED. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING THE APPROPRIATE PERMITS FROM THE CITY FOR CLOSING ANY ON-STREET PARKING SPACES DURING THE CONSTRUCTION PERIOD.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR SNOW REMOVAL ALONG CONSTRUCTION FENCE AND GATE.
11. CONTRACTOR TO SUBMIT A DEWATERING PLAN FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE PRE-CONSTRUCTION MEETING, DURING THE BUILDING PERMIT APPLICATION PROCESS, OR PRIOR TO ADVANCED SITE WORK. CONTACT THE DEPARTMENT OF PUBLIC WORKS FOR ADDITIONAL INFORMATION AND CURRENT REGULATIONS.



PERMITTING
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
CSS	PFH 12/1/23
MAJOR SITE PLAN	PFH 12/21/23
COMMENT RESPONSE	PFH 2/7/24
COMMENT RESPONSE II	PFH 3/7/24
MAJOR SITE PLAN AMENDMENT	PFH 5/9/24

DRAWING NAME: **CONSTRUCTION MANAGEMENT PLAN**

PROJECT NAME: **WOODFORD STREET AFFORDABLE HOUSING REDEVELOPMENT**
186 WOODFORD STREET, PORTLAND, MAINE

CLIENT:
COMMUNITY HOUSING OF MAINE
ONE CITY CENTER, 4TH FLOOR, PORTLAND, MAINE, 04101

ACORN ENGINEERING, INC.

THESE PLANS SHALL NOT BE MODIFIED WITHOUT THE WRITTEN AUTHORIZATION OF ACORN ENGINEERING, INC. ANY MODIFICATIONS TO THESE PLANS WITHOUT SUCH AUTHORIZATION SHALL RELIEVE ACORN ENGINEERING, INC. OF ALL RESPONSIBILITY FOR THE PROFESSIONAL WORK PRODUCT AND SHALL PLACE ALL RESPONSIBILITY FOR SUCH MODIFICATIONS ON THE PERSON MAKING THE MODIFICATIONS. IN ADDITION, ANY MODIFICATIONS MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF ACORN ENGINEERING, INC. SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
70 CENTER STREET, PORTLAND, MAINE 04104
PO BOX 7234 (207) 775-2655

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SCALE:	AS NOTED
DESIGNED BY:	PFH
DRAWN BY:	DSH
CHECKED BY:	WHS

STATE OF MAINE
PETER F. HEIL
15318
LICENSED PROFESSIONAL ENGINEER
5/9/24

DRAWING NO.
C-03

SPACE AND BULK STANDARDS

ZONE: B2 – COMMUNITY BUSINESS	REQUIRED	EXISTING	LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
MIN. LOT AREA	NONE	83,811 SF	37,208 SF	27,961 SF	18,641 SF
MIN. LOT AREA PER DWELLING UNIT (OFF–PENINSULA)*	1,000 SF / UNIT 400 SF/ UNIT*	N/A	N/A	682*	444*
BUILDING (PRINCIPAL): MAX. FRONT SETBACK	10'**	46.10'	EX. 46.10'	45.61'	3.78'
BUILDING MIN. SIDE SETBACK	NONE	11.56'	11.56'	0'	5.67'
BUILDING MIN. REAR SETBACK	10' 0'*	24.42'	24.42'	11.80'	18.56'
BUILDING MIN. SIDE STEPBACK ABOVE 35'	5'	–	–	N/A	N/A
BUILDING MIN. REAR STEPBACK ABOVE 35'	15'	–	–	N/A	N/A
MIN. STREET FRONTAGE	20'	628.22'	369.13'	152.56'	106.52'
LOT COVERAGE	N/A	24.1%	28.3%	37.0%	44.0%
MAX. BUILDING HEIGHT	45' 70'*	N/A	N/A	41.07'	46.37' *
IMPERVIOUS SURFACE RATIO	RESIDENTIAL: NONE	75.3%	66.0%	75.1%	88.7%

* PER CITY OF PORTLAND LAND USE CODE, TABLE 18–C: BONUSES FOR ELIGIBLE PROJECTS: (75% LOW INCOME UNITS GRANTS A 2.5X BONUS DENSITY FROM THE BASE OF 1,000 SF/UNIT TO 400 SF/UNIT) & (GRANTS 10' SETBACK REDUCTIONS) & (GRANTS AN ADDITIONAL 25' BUILDING HEIGHT).

PARKING SUMMARY

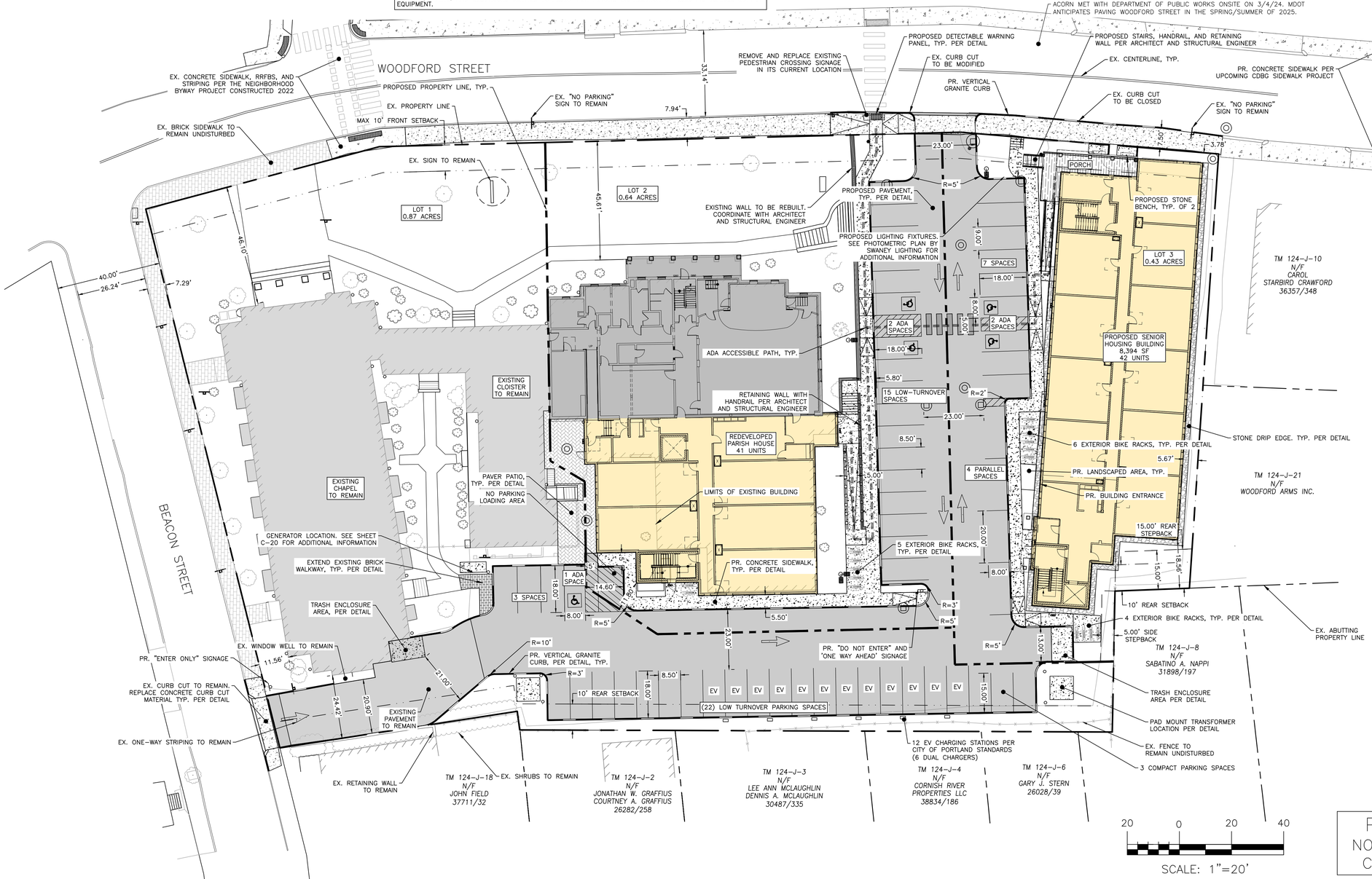
	UNITS	SPACES REQUIRED	EXISTING	PROPOSED	PROPOSED EV
MULTIFAMILY	82	1 SPACE PER DWELLING UNIT = 82 SPACES*	–	–	–
PLACES OF ASSEMBLY	APPROX. 5,200SF FLOOR AREA	1 SPACE PER 150 SF OF FLOOR AREA = 35 SPACES	–	–	–
ADA (8'X18')	–	–	5	5	–
STANDARD (9'X18')	–	–	36	10	–
LOW TURNOVER (8.5' X 18')	–	–	0	34	12
PARALLEL (8' X 20')	–	–	3	4	–
ANGLED 60° (9' X 18')	–	–	41	0	–
COMPACT LOW TURNOVER (8.5' X 15')	–	–	–	3	–
TOTAL SPACES	–	117*	85	56*	12

* PER THE CITY OF PORTLAND LAND USE CODE, TABLE 19–B: CATEGORICAL EXCEPTIONS TO OFF–STREET PARKING MINIMUMS.
1. NO OFF STREET PARKING SHALL BE REQUIRED FOR NON RESIDENTIAL USES IN THE B–2 ZONE.
2. NO OFF–STREET PARKING SHALL BE REQUIRED WITHIN 1/4 MILE OF FIXED ROUTE TRANSIT SERVICE. NEW USES OR CHANGES OF USE OF MORE THAN 10,000 SF TAKING ADVANTAGE OF THIS EXCEPTION SHALL BE REQUIRED TO PROVIDE A TRANSPORTATION DEMAND MANAGEMENT PLAN IF THEY USE THIS PROVISION IN LIEU OF PARKING REQUIREMENTS.
3. AFFORDABLE HOUSING: THE PLANNING BOARD MAY ESTABLISH A PARKING REQUIREMENT WITHIN THAT IS LESS THAN 1 SPACE PER AFFORDABLE HOUSING UNIT REGARDLESS OF SIZE OF STRUCTURE

** IN ACCORDANCE WITH SECTION 14.6.1 OF THE CITY OF PORTLAND LAND USE CODE, AND SECTION 1.14 OF THE PORTLAND TECHNICAL MANUAL, NEW PARKING LOTS WITH FIVE OR MORE SPACES SHALL INCLUDE ENERGIZED ELECTRICAL OUTLETS OR INSTALLED CHARGERS CAPABLE OF PROVIDING LEVEL 2 ELECTRIC VEHICLE CHARGING OR HIGHER TO 20% OF PARKING SPACES. REMAINING SPACES MUST BE SERVED BY SUFFICIENT CONDUIT, WIRING, AND ELECTRICAL SERVICE TO ALLOW FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT.

GENERAL NOTES:

1. ALL SIDEWALK AND VERTICAL GRANITE CURB TO BE REPLACED SHALL BE REBUILT TO CITY OF PORTLAND STANDARD.
2. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF PORTLAND STANDARDS.
3. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
4. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
6. ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
7. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.
8. CONTRACTOR SHALL VERIFY BOTTOM AND TOP OF CURB ELEVATIONS ALONG BUILDING FRONTAGES PRIOR TO CONSTRUCTION OF THE FOUNDATIONS. CONTACT ENGINEER PRIOR TO CONSTRUCTION IF DISCREPANCIES ARE FOUND.
9. DURING LARGE SNOW EVENTS, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR SNOW REMOVAL FOR THE PARCEL
10. PLAN REFERENCE
    10.1. PLAN TITLED ALTA/NSPS LAND TITLE SURVEY MADE BY OWEN HASKELL, INC., FOR COMMUNITY HOUSING OF MAINE, LAST REV. 10/12/2023



PERMITTING
NOT ISSUED FOR CONSTRUCTION

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MAJOR SITE PLAN	PFH 12/21/23
COMMENT RESPONSE	PFH 2/7/24
COMMENT RESPONSE II	PFH 3/7/24
MAJOR SITE PLAN AMENDMENT	PFH 5/9/24

SITE PLAN

DRAWING NAME:

PROJECT NAME: WOODFORD STREET AFFORDABLE HOUSING REDEVELOPMENT
186 WOODFORD STREET, PORTLAND, MAINE

CLIENT:
COMMUNITY HOUSING OF MAINE
ONE CITY CENTER, 4TH FLOOR, PORTLAND, MAINE, 04101

ACORN ENGINEERING, INC.

THESE PLANS, IN PART OR WHOLE, ARE NOT TO BE USED OR REPRODUCED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ACORN ENGINEERING, INC. ANY UNAUTHORIZED USE OF THESE PLANS AND DESIGNS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

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DRAWN BY:	DSH
CHECKED BY:	WHS

STATE OF MAINE
PETER F. HEIL
15318
LICENSED PROFESSIONAL ENGINEER
5/9/24

DRAWING NO.
C-10

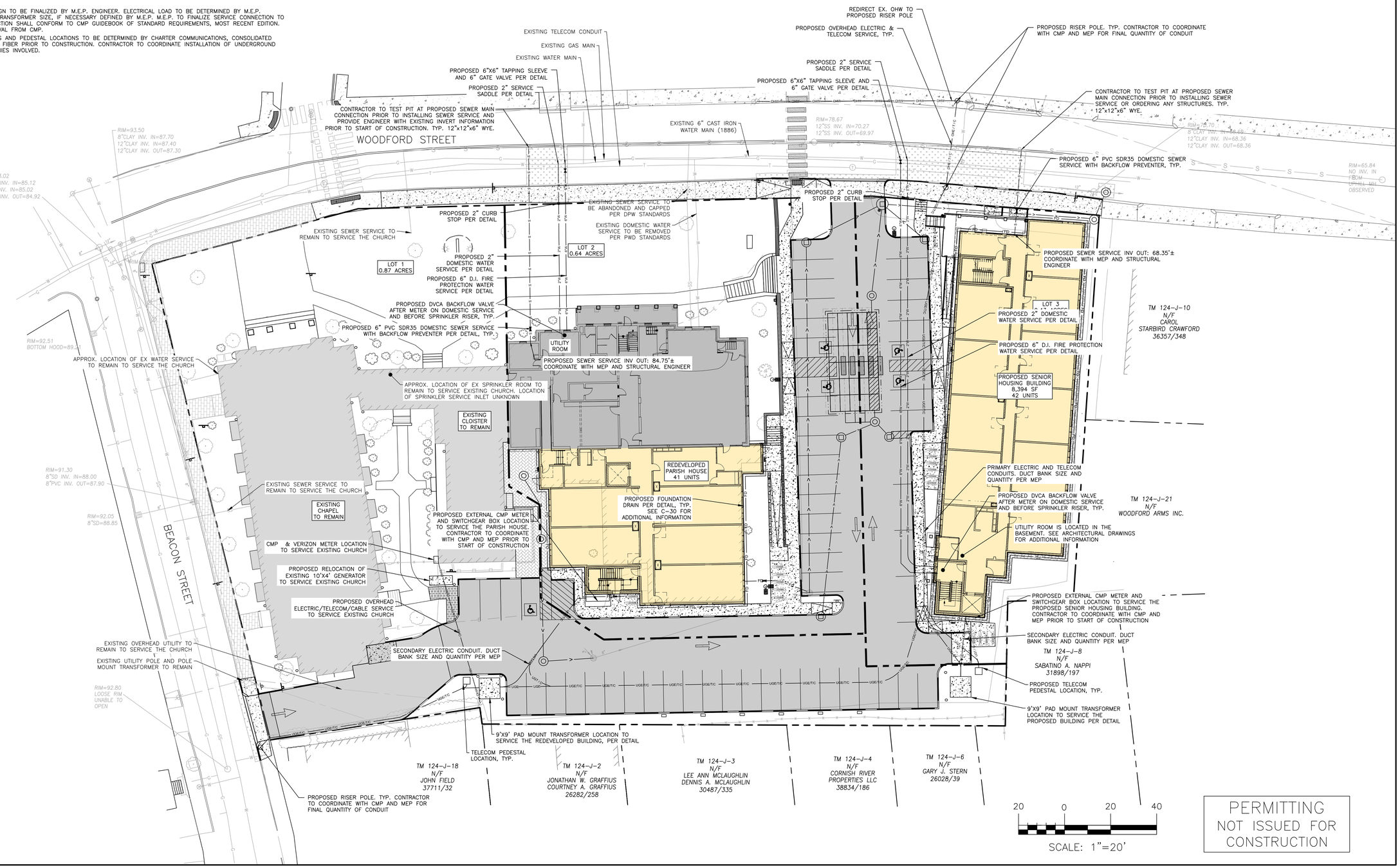
GENERAL NOTES:

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, ACORN 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 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 UNITIL.
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, CONSOLIDATED COMMUNICATIONS AND FIRST LIGHT FIBER PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND UTILITIES WITH ALL UTILITY COMPANIES INVOLVED.

MINIMUM HORIZONTAL UTILITY SEPARATION

UTILITY	UGE/T/C	WATER	SEWER	GAS	STORMWATER
UGE/T/C	–	6'	5'	4'	6'
WATER	6'	–	5'*	6'	3'
SEWER	5'	5'*	–	5'	10'
GAS	4'	6'	5'	–	3'
STORMWATER	6'	3'	10'	3'	–

*PERMISSIBLE ONLY IF SEWER IS LAID MIN. 18" BELOW WATER SERVICE; OTHERWISE, 10' OF HORIZONTAL SEPARATION MUST BE MAINTAINED.



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COMMENT RESPONSE	PFH 2/7/24
COMMENT RESPONSE II	PFH 3/7/24
MAJOR SITE PLAN AMENDMENT	PFH 5/9/24

DRAWING NAME: UTILITY PLAN

PROJECT NAME: WOODFORD STREET AFFORDABLE HOUSING REDEVELOPMENT
186 WOODFORD STREET, PORTLAND, MAINE

CLIENT: COMMUNITY HOUSING OF MAINE
ONE CITY CENTER, 4TH FLOOR, PORTLAND, MAINE, 04101

ACORN ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED IN ANY WAY WITHOUT THE PRIOR WRITTEN AUTHORIZATION FROM ACORN ENGINEERING, INC. AND/OR THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS HEREON, AND ANY UNAUTHORIZED CHANGES TO THIS PLAN WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

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DESIGNED BY: PFH
DRAWN BY: DSH
CHECKED BY: WHS

STATE OF MAINE
PETER F. HEIL
15318
LICENSED PROFESSIONAL ENGINEER

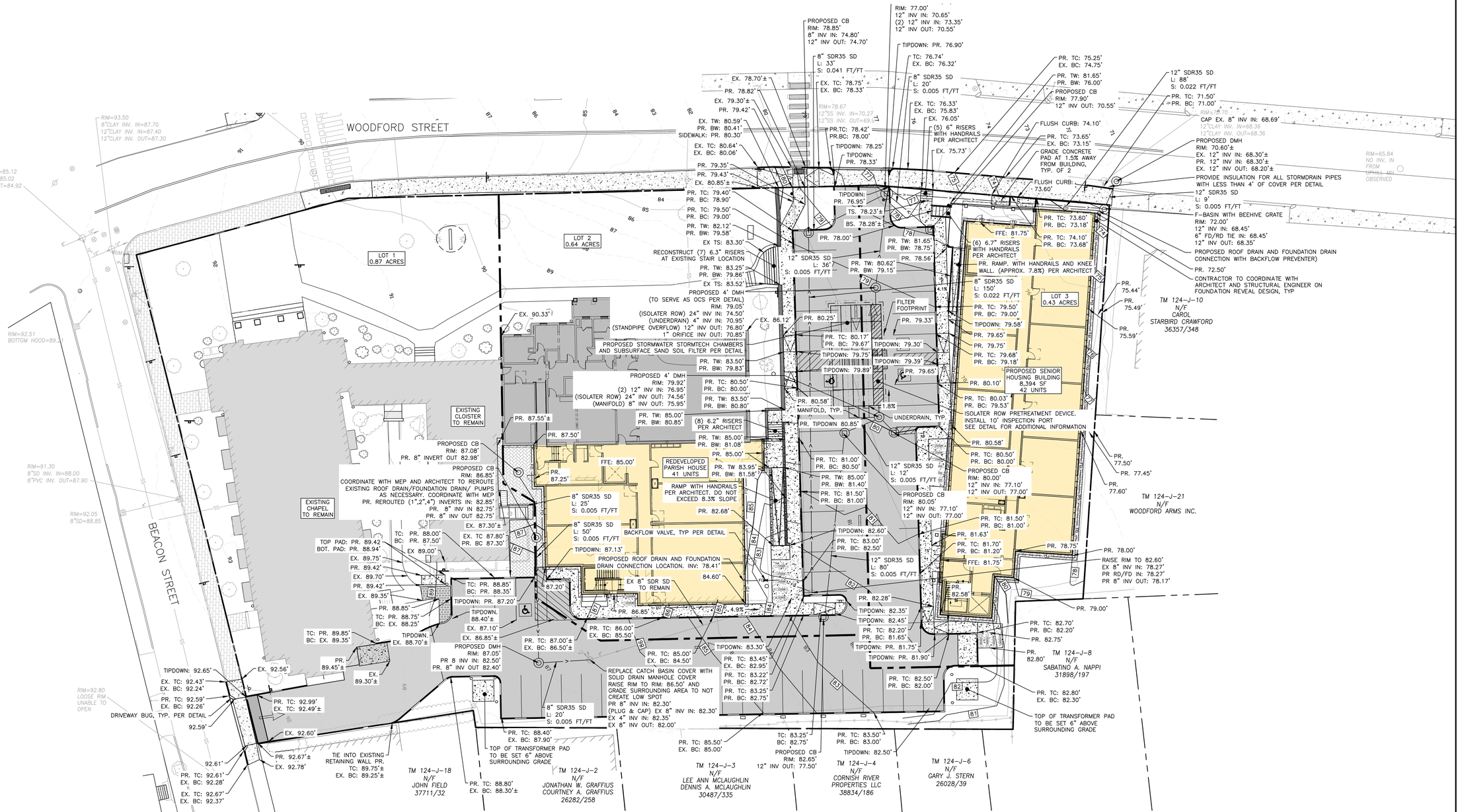
DRAWING NO.
C-20

GENERAL NOTES:

1. ALL WORK WITHIN THE CITY STREET RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
2. DESIGN OF TEMPORARY SOIL RESTRAINT MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IF NECESSARY FOR CONSTRUCTION.
3. CONTRACTOR SHALL ENSURE THAT UNDERDRAINS ARE CONSTRUCTED WITH POSITIVE OUTLET TO PROPOSED CONNECTIONS.
4. CATCH BASIN INLET PROTECTION TO BE INSTALLED WITHIN ANY STRUCTURES DOWNGRADIENT OF ACTIVE CONSTRUCTION.
5. SEDIMENTATION BARRIERS ARE TO BE INSTALLED DOWNGRADIENT OF ALL ACTIVE CONSTRUCTION WORK PER DETAIL. BARRIERS TO NOT EXTEND PAST PROPERTY LINES; BARRIERS SHOWN OFFSET FROM PROPERTY LINES ON PLANS FOR VISUAL PURPOSES ONLY.
6. CONTRACTOR SHALL VERIFY BOTTOM AND TOP OF CURB ELEVATIONS ALONG BUILDING FRONTAGES PRIOR TO CONSTRUCTION OF THE FOUNDATIONS. CONTACT ENGINEER PRIOR TO CONSTRUCTION IF DISCREPANCIES ARE FOUND.

SENIOR HOUSING BUILDING ELEVATION
NORTH: 81.75'
EAST: 72.50'
SOUTH: 78.00'
WEST: 82.58'
AVERAGE GRADE: 78.71'
FFE: 81.75'
TOP OF BUILDING ELEVATION: 125.08'
BUILDING HEIGHT: 46.37'
MAX ALLOWABLE HEIGHT: 70'

PARISH HOUSE BUILDING ELEVATION
NORTH: 90.33'
EAST: 86.12'
SOUTH: 84.60'
WEST: 87.20'
AVERAGE GRADE: 87.06'
FFE: 85.00'
TOP OF BUILDING ELEVATION: 128.13'
BUILDING HEIGHT: 41.07'
MAX ALLOWABLE HEIGHT: 70'



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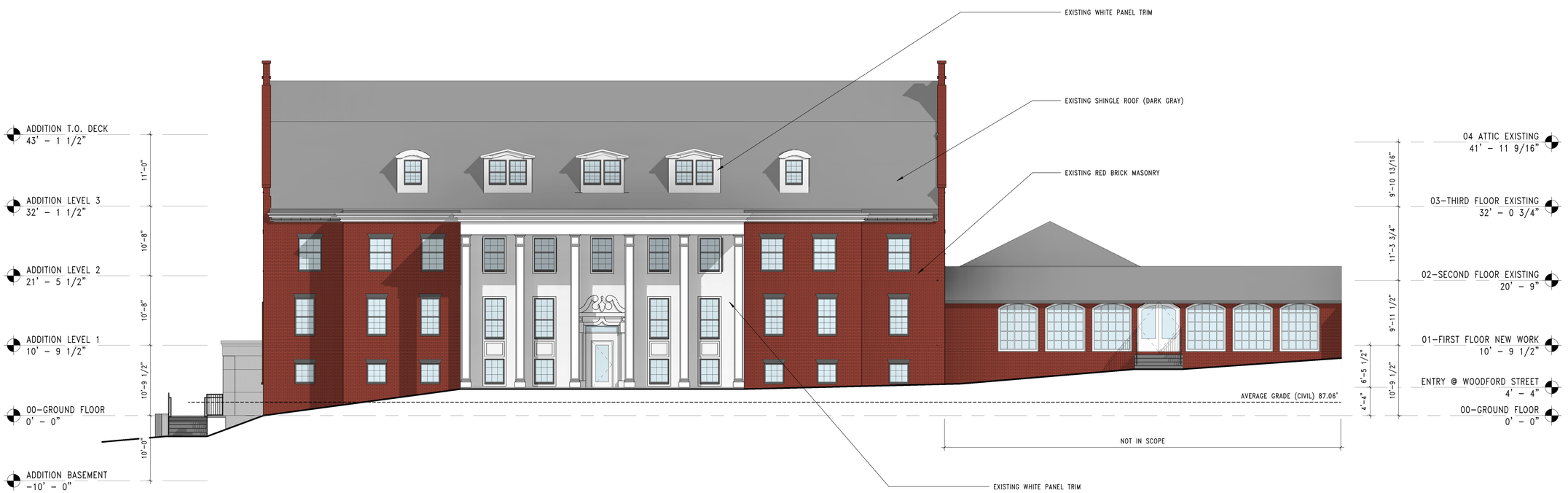
MAJOR SITE PLAN AMENDMENT	PFH 5/9/24

DRAWING NAME: **GRADING PLAN**
PROJECT NAME: **WOODFORD STREET AFFORDABLE HOUSING REDEVELOPMENT**
186 WOODFORD STREET, PORTLAND, MAINE
CLIENT: COMMUNITY HOUSING OF MAINE
ONE CITY CENTER, 4TH FLOOR, PORTLAND, MAINE, 04101

ACORN ENGINEERING, INC.
CIVIL ENGINEERING LAND SURVEYING
ACORN ENGINEERING, INC. PROVIDES THIS PLAN, NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC.

A3 EAST ELEVATION - SIDE PARKING LOT

REFERENCED FROM: LS1.10 SCALE: 1/8" = 1'-0"



A5 NORTH ELEVATION - WOODFORD STREET

REFERENCED FROM: LS1.10 SCALE: 1/8" = 1'-0"

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CWS ARCHITECTURE + INTERIOR DESIGN

PLANNING + DESIGN CONSTRUCTION SERVICES

DESIGNER

CWS ARCHITECTURE + INTERIOR DESIGN
264 US ROUTE ONE, SUITE 100-2A
SCARBOROUGH, ME 04074
207 774 4441
CWSARCH.COM

OWNER

COMMUNITY HOUSING OF MAINE

1 City Ctr Ste 4, Portland, ME 04101

PROJECT

WOODFORDS PARISH HOUSE SENIOR APARTMENTS

202 Woodford Street, Portland, ME 04103

DRAWING

EXTERIOR ELEVATIONS

CWS PROJECT NUMBER: 20058

REVISIONS

DRAWING

A3.00

SCALE: 1/8" = 1'-0"

DATE: 03/25/2024

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CITY OF PORTLAND PLANNING APPROVAL

A3 WEST ELEVATION - CHURCH SIDE

REFERENCED FROM: LS1.00 SCALE: 1/8" = 1'-0"

A5 SOUTH ELEVATION - BACK PARKING LOT

REFERENCED FROM: LS1.10 SCALE: 1/8" = 1'-0"

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CWS ARCHITECTURE + INTERIOR DESIGN

PLANNING + DESIGN CONSTRUCTION SERVICES

DESIGNER

CWS ARCHITECTURE + INTERIOR DESIGN
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COMMUNITY HOUSING OF MAINE
1 City Ctr Ste 4, Portland, ME 04101

PROJECT

WOODFORDS PARISH HOUSE SENIOR APARTMENTS
202 Woodford Street, Portland, ME 04103

DRAWING

EXTERIOR ELEVATIONS
CWS PROJECT NUMBER: 20058

REVISIONS

DRAWING
A3.01

SCALE: 1/8" = 1'-0"
DATE: 03/25/2024

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CITY OF PORTLAND PLANNING APPROVAL

A5 FIRST FLOOR NEW WORK PLAN

REFERENCED A3.00 SCAL 1/8" = 1'-0"

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CWS ARCHITECTURE + INTERIOR DESIGN

PLANNING + DESIGN CONSTRUCTION SERVICES

DESIGNER

CWS ARCHITECTURE + INTERIOR DESIGN
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CWSARCH.COM

OWNER

COMMUNITY HOUSING OF MAINE

1 City Ctr Ste 4, Portland, ME 04101

PROJECT

WOODFORDS PARISH HOUSE SENIOR APARTMENTS

202 Woodford Street, Portland, ME 04103

DRAWING

FIRST FLOOR NEW WORK PLAN

CWS PROJECT NUMBER: 20058

REVISIONS

DRAWING

A1.10

SCALE: 1/8" = 1'-0"

DATE: 03/06/24

CM RFP

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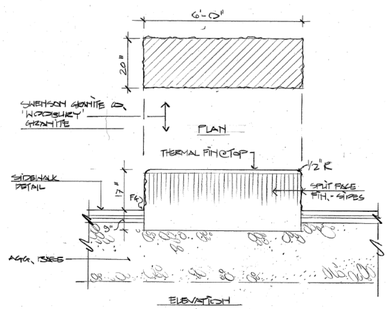
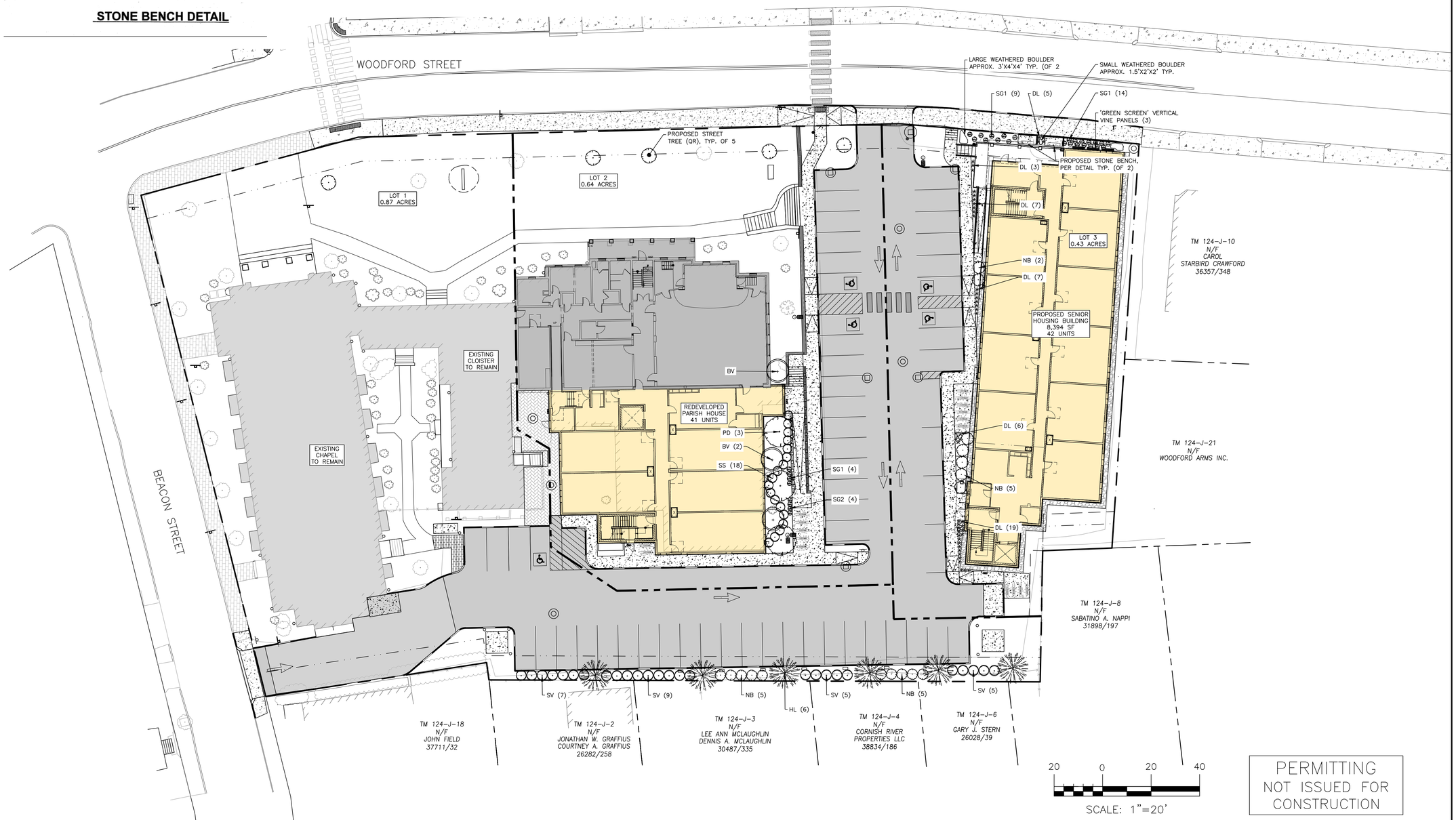
1. LANDSCAPE NOTES
   1.1. INSTALL DEDICATED MULCH RINGS AROUND EXISTING AND NEWLY PLANTED TREES
   1.2. PROVIDE DECIMATION AND SOIL AMENDMENTS (COMPOST) FOR EXISTING TREES
   1.3. AIR SPADE THE ROOT ZONE OF EXISTING TREES AND APPLYING COMPOST

PLANT SCHEDULE						
ID	BOTANICAL NAME	COMMON NAME	QTY	SIZE	ROOT	NOTES
TREES & SHRUBS						
HL	GLEDITSIA TRIACANTHOS V. 'INERMIS'	'STREET KEEPER' HONEYLOCUST	6	2" CAL	B&B	TRIM FOR 7' CLEAR UNDER BRANCHES
SV	V. PLICATUM VAR. TOMENTOSUM 'SHASTA'	SHASTA VIBURNUM	26	3'-4' HT.	B&B	
BV	V. PRUNIFOLIUM	BLACKHAW VIBURNUM	3	4-5" HT.	B&B	MULTI-TRUNK (3)
SS	V. PLICATUM VAR. TOMENTOSUM 'SUMMER SNOWFLAKE'	'SUMMER SNOWFLAKE' VIBURNUM	18	#5	#5	
NB	M. PENSYLVANCA	NORTHERN BAYBERRY	17	3-4' HT.	CONT.	
QR	QUERCUS RUBA	NORTHERN RED OAK	5	2" CAL	B&B	
PERENNIALS						
SG1	PANICUM VIRGATUM 'HEAVY METAL'	SWITCH GRASS	27			@18" O.C.
SG2	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	4			@18" O.C.
DL	HEMEROCALLIS	DAYLILY VAR.	47	PTD		
CH	ANOMALA PETIOLARIS	CLIMBING HYDRANGEA	2	CONT.		
VC	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER [WOODBINE]	6			



STONE BENCH DETAIL



PERMITTING
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
CSS	PFH 12/1/23
MAJOR SITE PLAN	PFH 12/21/23
COMMENT RESPONSE	PFH 2/7/24
COMMENT RESPONSE II	PFH 3/7/24
MAJOR SITE PLAN AMENDMENT	PFH 5/9/24

DRAWING NAME: **LANDSCAPE PLAN**

PROJECT NAME: **WOODFORD STREET AFFORDABLE HOUSING REDEVELOPMENT**
186 WOODFORD STREET, PORTLAND, MAINE

CLIENT: COMMUNITY HOUSING OF MAINE
ONE CITY CENTER, 4TH FLOOR, PORTLAND, MAINE, 04101

ACORN ENGINEERING, INC.
ACORN ENGINEERING, INC
PO BOX 4321, PORTLAND, MAINE 04104
(207) 775-2655

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN AUTHORIZATION FROM ACORN ENGINEERING, INC. AND ANY MODIFICATIONS MADE BY ANY PERSON OTHER THAN ACORN ENGINEERING, INC. OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

FILE:	1200_CIVL
JN:	1200
SCALE:	AS NOTED
DESIGNED BY:	PFH
DRAWN BY:	DSH
CHECKED BY:	WHS

REGISTERED LANDSCAPE ARCHITECT
ANTHONY PERENCH
No. 7
State of Maine

DRAWING NO.
L-1

638/654 Riverside Street, Homeless Services Center
Amendment: Major Site Plan and Conditional Use
PL-002935-2024 & CU-002947-2024
City of Portland, Applicant

Submitted to:	Portland Planning Board	**Prepared by:**	Natasha Kypfer, Senior Planner
Public Hearing Date:	May 28, 2024	**Date:**	May 24, 2024

Figure 1: An exterior image of the Homeless Services Center, from the HHS website.

I. INTRODUCTION

At the public hearing on May 28, the Planning Board will review an Amendment to an approved Major Site Plan and Conditional Use Review for an expansion of the Homeless Services Center, located at 638 / 654 Riverside Street, within the I-M, Industrial Moderate and I-H, Industrial High-Impact zones. This application focuses on the placement of fifty (50) additional permanent beds, to the existing 208 bed facility, resulting in an emergency shelter supporting 258 beds total. Other improvements at the site include an expansion of the on-site guest locker accommodations, which are proposed within the passive-use plaza area at the entrance of the facility.

On September 14, 2021, the Planning Board approved a Major Site Plan and Conditional Use application (PL-001682-2021) for this property, submitted by DC Predevelopment LLC and the City of Portland, which proposed the development of an approximately 51,960 square foot, 208-person capacity emergency shelter at 654 (638) Riverside Street. Meeting materials for the public hearing associated with the original application PL-001682-2021 can be viewed using the link below, and the approval letter for the prior application is included herein as Staff Attachment A:
https://portlandme.portal.civicclerk.com/event/2746/files/agenda/5484

On November 13, 2023, the City Council under Order 37-23/24 (Staff Attachment B), voted to declare a limited state of emergency so it could temporarily expand capacity at the Homeless Services Center by fifty (50) beds, until February 5, 2024. They voted again, under Order 120-23/24 (Staff Attachment C), on February 5, 2024 to extend the emergency order to June 3, 2024. The application before you this evening, seeks to make this increase permanent.

The Planning and Urban Development Department mailed 62 notices advertising this meeting to property owners within 500 feet of the site. A legal advertisement ran in the May 18, 2024 and the May 21, 2024 editions of the *Portland Press Herald*.

Owner/Applicant: City of Portland, represented by: Aaron Geyer, Director of Social Services

II. PROJECT ACTIONS

Review	Applicable Standards
Major Site Plan, Amendment	Land Use Code, Section 14.14.3
Conditional Use Review, Emergency Shelters General Conditional Use	Land Use Code, Section 6.5.2
Conditional Use Review, Emergency Shelters Use-Specific Conditional Use	Land Use Code, Section 6.5.6.B

III. PROJECT DATA

Existing Zoning	I-M, Industrial Moderate I-H, Industrial High-Impact
Property Size	7.01 acres (323 A003001, 323 A005001)
Existing Use	Emergency Shelter with associated kitchen, dining hall, staff office, recreational facilities, and health clinic
Proposed Use	Same as above, plus expand beds (permanently) from 208 to 258

	Existing	Proposed	Net Change
Building Footprint	51,690 sq. ft.	n/a	n/a
Building Floor Area	51,690 sq. ft.	n/a	n/a
Impervious Surface Area	121,552 sq. ft.	n/a	n/a
Number of Beds	208	258	+ 50
Parking Spaces	56	n/a	n/a
Bicycle Parking Spaces	40	n/a	n/a

IV. EXISTING CONDITIONS AND SURROUNDING AREA

The project site totals 7.01 acres and is located at 638/654 Riverside Street, within the Riverton neighborhood. The subject property is split between the I-M, Industrial Moderate and I-H, Industrial High-Impact zones and encompasses two lots, 323 A003 001 and 323 A005 001. Further, the site abuts the Resource Protection zone (RPZ) and directly borders the Presumpscot River. The Homeless Services Center (HSC) was built in 2023, and is a single-story 51,690 square foot building which serves as an emergency shelter and has a present capacity for 208 overnight guests. Aside from the dormitory quarters,

the HSC includes a kitchen which serves three daily meals, an adjacent day room / cafeteria, an eating pavilion, external locker facility, outdoor planting area, a health clinic, office area, and washroom facilities.

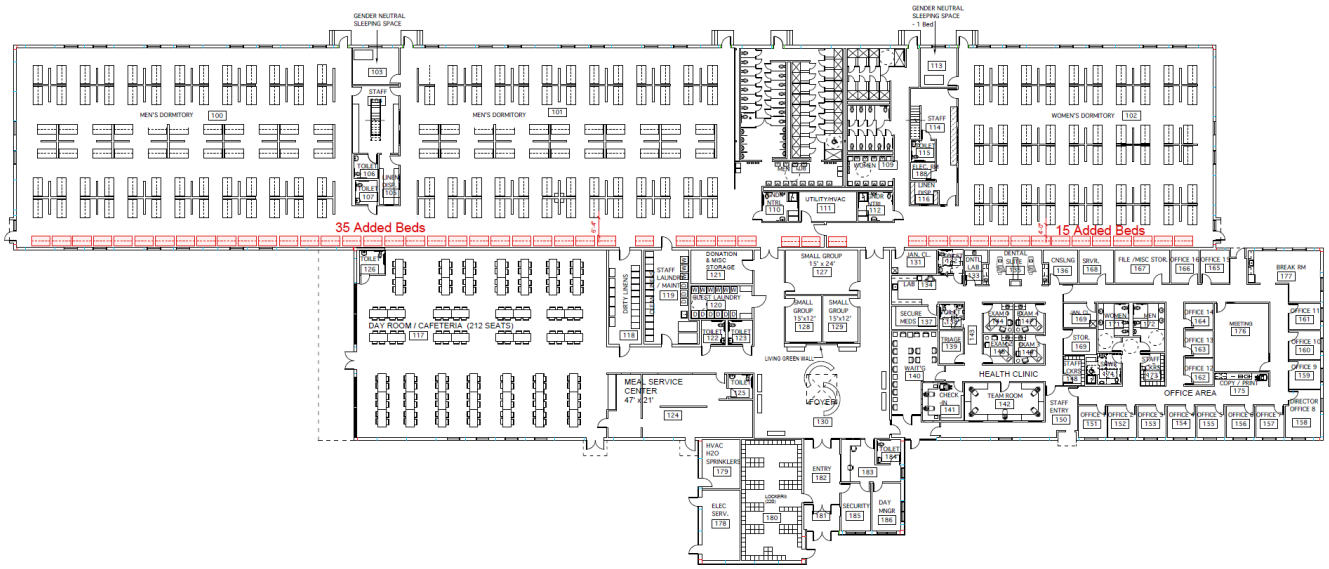


Figure 2: A snip from the updated floor plan (Attachment 2), showing the location of the additional 50 (fifty) beds.

V. PROPOSED DEVELOPMENT AND BASIS FOR SITE PLAN AMENDMENT AND CONDITIONAL USE

As a result of the emergency order(s) detailed above, in order to make the addition of fifty (50) beds at the facility permanent, an Amendment is required to modify one of the original conditions of approval of PL-001682-2021, which stated: *The maximum number of persons staying at the shelter at any one time shall be no more than 208 persons.* This condition is retained, within this application, and is modified to account for the increase in beds, as the second condition. The proposed development associated with the Amendment is exclusively related to the permanent addition of the fifty (50) beds to the facility, due to the needed increase in capacity on a permanent basis in order to best serve the community. This also constitutes an expansion of the Conditional Use, which as a result requires that a new Conditional Use approval be granted. Therefore, Planning staff is not reopening a full review of the site plan, and not including discussion of the site plan standards within this report.

As a result of the bed increase, there is also the addition of a bank of outdoor storage lockers (72 lockers in total) which have been provided on-site, for use by the shelter guests. The new lockers have been added behind the existing bank of outdoor 'storage cages', as depicted in Figure 3 below which is within the passive-use plaza area, proximate to the entrance of the facility. Otherwise, no changes have been made to the HSC, and the staff's goal continues to be to assist people in need of temporary emergency shelter services by providing a clean, safe, and secure environment at all times. The two modifications are detailed in the attached cover letter provided by the applicant (Attachment 1). Further, within the I-M and I-H, the zoning is permissive with respect to the types of impact sited in conditional use standards, and the shelter does not exhibit a greater degree of impact than other permitted industrial uses.

Figure 3: An exterior image of the locker bay at the HSC showing the 72 new lockers, taken during the staff site visit.

VI. RIGHT, TITLE, AND INTEREST

The owners of record of the subject property are the City of Portland, with DC Riverside LLC the landlord of the facility, (previously owners, under DC Predevelopment LLC), as documented in the Quitclaim Deed with Covenant from Downtown Portland Corporation recorded at the Cumberland County Registry of Deeds (Book 27825 Page 68) dated May 18, 2010, as evidence of right, title, and interest in the property (Attachment D).

VII. ZONING ANALYSIS

A. DIMENSIONAL AND USE REQUIREMENTS

The existing use of emergency shelter is a Conditional Use within the I-M, Industrial Moderate and I-H, Industrial High-Impact zones per Table 6-E of the Land Use Code, and whose purpose statements are included below. The property at 638/654 Riverside Street (Parcels 323 A003, A005) has been operating as an emergency shelter based on its previous approval (PL-001682-2021). Due to the Amendment application, the zones I-M and I-H therefore require a conditional use review, and the project is subject to the General Conditional Use Standards, within Section 6.5.2, as well as Supplemental Use-Specific Conditional Use Standards, within Section 6.5.6.B. Further, the dimensional requirements of the of the I-M and I-H zones are generally permissive and the HSC, built in 2023, conforms with all of the dimensional standards, as demonstrated by the table below.

	Required		Proposed
	IH	IM	
Minimum Street Frontage	60 feet	60 feet	95.1 feet
Front Yard Minimum	25 feet	* 22 feet	608 feet
Rear Yard	35 feet	** 22 feet	50 feet
Side Street Setback	35 feet	** 22 feet	38 feet
Maximum Height	75 feet	75 feet	22 feet

Maximum Impervious Area	85%	75%	11.5%
Pavement Setback	10 feet	10 feet	91 feet
Off Street Parking Spaces	15	15	56

** 1 foot for each foot of building height*

*** 1 foot for each foot of building height up to 25' except 35' when abutting a residential zone.*

VIII. CONDITIONAL USE REVIEW

I. General Conditional Use Standards (Section 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.

Staff Finding: The facility currently has 56 parking spaces and 40 bicycle parking spaces, which is not proposed to change with this Amendment. Primarily, the parking is utilized by staff, with shelter guests predominately using the City-operated shuttle to reach the facility, as detailed on page 16 of the HSC Management Plan "Plan" (Attachment 4). Further, when a site visit was recently conducted mid-day on a weekday, Planning staff observed availability of approximately twelve (12) open parking spaces. Given these characteristics, this standard is considered to be met.

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.

Staff Finding: The proposed development is not expected to create or result in adverse impacts relative to noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter. The Plan (Attachment D) documents the facility's staffing and management roles, which will aide in ensuring this standard is met through the routine duties of the on-site staff, which includes general cleaning, trash removal, cleaning of bathrooms, floor care, waiting rooms, laundry, light maintenance, grounds work, routine facility maintenance as necessary, routine exterior maintenance, including snow removal, and other tasks as required. Trash will be continued to be stored on-site in an enclosed dumpster, located at the edge of the loading and delivery area. Therefore, this standard is considered to be met.

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.

Staff Finding: Due to the facility location within the I-M and I-H zones, which already allow for high intensity industrial land uses with significant impact to surrounding property, this standard is considered to be met. A designated loading/service area is identified on the provided site layout plan located just off the kitchen, in which food, donation deliveries, and linen drop-off/pick-up occurs. Further, due to the installation of a full perimeter fence when the facility was built, unauthorized access is restricted and is further mitigated by an extensive vegetative buffering.

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

Staff Finding: Yes, under the Section 6.5.6.B, the supplemental use-specific conditional use standards, as documented in detail below.

II. Supplemental use-specific conditional use standards (Section 6.5.6.B)

1. The facility shall provide adequate space for conducting security searches and other assessments.

Staff Finding: As built, the main entryway and primary entrance at the front of the facility have a dual door entry system which is monitored closely by security staff. As detailed in the Plan: "Once buzzed through the secured double door entry system, 24-hour staff will greet new shelter clients and familiarize them with shelter services. Due to the confidential nature of our services, guests will not be permitted on-site with the exception of service providers. Adequate space for service providers will be provided and will allow for confidential meetings on-site." This standard is considered met.

2. The facility shall be designed with a centralized shelter operations office on each level providing sight lines to sleeping areas.

Staff Finding: As built, multiple observation areas offer clear sight lines to each of the dormitory areas and from the foyer into the shared common areas. This includes two 'crow's nest' style elevated vantage points within each of the dormitory sides, allowing for complete sight lines to all beds, including the new beds. The updated floor plan (Attachment 2) clearly depicts the locations of the additional beds along each of the dormitory's perimeter, and demonstrates their visibility from the designated observation areas. On-site surveillance is further enhanced by the use of CCTV, and external lighting is placed around the exterior perimeter of the building to ensure it is well lit for arriving guests and whilst staff are conducting safety checks, of which occur every half hour. The Plan details how best practice dictates clear sight lines which allow staff easy visibility across dormitories and day space to maintain safety, which is why this standard is considered met.

3. A management plan adequately outlining the following areas shall be provided: management responsibilities; process for resolving neighborhood concerns; staffing; access restrictions; on-site surveillance; safety measures; controls for resident behavior and noise levels; and monitoring reports.

Staff Finding: The Plan (Attachment D) associated with the original application has been updated and revised to account for the permanent increase of fifty (50) beds and the additional outdoor lockers added on-site. Due to the beds and lockers being the only modification to the facility, the existing Plan adequately outlines and addresses the above criteria, and this standard is considered met.

4. Adequate access to and from METRO service shall be provided. The facility shall be within a ¼ mile of a METRO line, or shall be within ½ mile of a METRO line and provide adequate indoor space to permit all shelter guests day shelter, as well as implement strategies to help residents utilize transit.

Staff Finding: The site is located off-peninsula, but is located within approximately 0.5 mile of the METRO Route 2 (Forest Avenue and Prides Corner), further, the facility has dedicated shuttle service which operates on the half hour from 7:30 A.M. – 7:30 P.M. every day but Sunday. Therefore, this standard is considered met. Further, a condition of approval on the original application, required that the applicant construct and improve sidewalks between the HSC and to the nearest transit stop along Forest Avenue, in addition to installing wayfinding signage; this work has since been completed.

5. *The facility shall provide on-site services to support residents, such as case management, life skills training, counseling, employment and educational services, housing assistance, or other programs.*

Staff Finding: This standard is considered met, as on-site support services are discussed in detail in the Plan, including: employment services, housing assistance, regular access to a number of community partners, peer support services, and on-site health care clinic managed by Greater Portland Health.

6. *Suitable laundry, kitchen, pantry, bicycle storage, and secure storage facilities for shelter stayers shall be provided on-site.*

Staff Finding: As built, this standard is considered met, as the facility includes established areas for laundry, a kitchen, pantry, on-site bicycle parking, and secure storage facilities (lockers) for shelter guests. Further, as detailed, the additional bay of lockers (72 in total) have been added to account for the additional shelter guests at the facility, as well as a surplus of lockers.

7. *An outdoor area for guest use shall be provided on-site with adequate screening to protect privacy of guests.*

Staff Finding: As built, the standard is considered met, with the facility's outdoor recreational space totaling approximately 70,000 square feet and including multiple areas for shelter guests to enjoy designated outdoor zones, including two plaza areas, an enclosed courtyard, an outdoor pavilion, and planting areas (including raised garden beds and a healing garden). The outdoor areas are screened by way of vegetative buffers, and the perimeter fencing ensures both privacy and security for shelter guests.

IV. PUBLIC COMMENT

At the time of the writing of this memo, the Planning Department has received no public comment.

V. STAFF RECOMMENDATION

Subject to the proposed motions and conditions of approval listed below, Planning Department staff finds that the application PL-002935-2024, an Amendment to an existing Major Site Plan and Conditional Use at 638/654 Riverside Street, seeking to operate an emergency shelter with an increase to the permanent bed count from 208 to 258, meets the applicable conditional use standards of the City of Portland's Land Use Code.

VI. 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 May 28, 2024 for application CU-002947-2024 for 638/654 Riverside Street relevant to the Conditional Use Standards and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board **[finds/does not find]** the proposed conditional use for an emergency shelter meets the standards of Section 6.5.2 and 6.5.6.B.

B. SITE PLAN REVIEW

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 May 28, 2024 for application PL-002935-2024 for 638/654 Riverside Street relevant to the site plan regulations; and the testimony presented at the Planning Board hearing, the Planning Board **[finds/does not find]** that the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following conditions:

PRIOR TO ISSUANCE OF A BUILDING PERMIT

1. The applicant shall submit an updated wastewater capacity authorization to DPW to account for the additional permanent beds proposed.

ONGOING CONDITIONS OF APPROVAL

2. The maximum number of persons staying at the shelter at any one time shall be no more than 258 persons.

C. PLANNING BOARD DECISION

On the basis of the findings, conclusions, and recommendations contained in the Planning Board report for the public hearing on May 28, 2024 related to application PL-002935-2024 and application CU-002947-2024 for 638/654 Riverside Street, which is attached to the draft approval letter and incorporated therein, the Planning Board **[adopts/does not adopt]** the approval letter as drafted as the Planning Board's decision for application PL-001682-2021 and application CU-002947-2024, and authorizes the Planning Board Chair to sign the approval letter as drafted.

VII. ATTACHMENTS

Staff Attachments

A. Project Approval Letter (PL-001682-2021), September 22, 2021
B. Council Order #37/23-24
C. Council Order #120/23-24
D. Right, Title, and Interest (PL-001682-2021)

Applicant Attachments

1. Cover Letter with Exhibits
2. Revised HSC Shelter Beds Layout
3. HSC Management Plan 50-bed Increase, Red Line
4. HSC Management Plan 50-bed Increase, Clean

CITY OF PORTLAND, MAINE

PLANNING BOARD

Brandon Mazer, Chair
Maggie Stanley, Vice Chair
Marpheen Chann
Sean Dundon
Bob Dunfey
David Silk
Austin Smith

September 17, 2021

Kevin Bunker
Developer's Collaborative
100 Commercial Street, Ste. 414
Portland, ME 04101

Steve Bushey, P.E.
Gorrill Palmer Consulting Engineers
707 Sable Oaks Drive
South Portland, ME 04106

Project Name: Homeless Services Center
Address: 638/ 654 Riverside Street
Applicant: DC Predevelopment LLC
Planner: Matthew Grooms, AICP

Project ID: PL-001682-2021, CU-001687-2021
CBL: 323-A003001

Dear Mr. Bunker:

On September 14, 2021, the Planning Board approved a Major Site Plan, Conditional Use, and Site Location of Development (SLOD) application for a proposed 51,590 square foot, low-barrier emergency shelter with day space and wrap-around services to be located at 638/654 Riverside Street in both the I-M (Industrial Moderate) and I-H (Industrial High-Impact) zones. The decision is based upon the application, documents and plans as submitted. The Planning Board reviewed the proposal for conformance with the general conditional use standards (6.5.2) and conditional use standards specific to emergency shelters (6.5.6.B), Site Plan standards (14.6), and Site Location of Development (SLOD) review standards (Technical Manual - Section 14.3).

Waivers

The Planning Board voted 5-1 (Chann opposed, Silk recused) to waive Technical Manual Section 5.III – Maine DEP Ch. 500 Flooding Standard on the basis of the peer review engineer's finding that the Presumpscot River has sufficient receiving capacity, and that adequate measures are proposed to ensure the stability of the adjacent slope along the banks of the Presumpscot River.

Site Plan Review and Site Location of Development

The Planning Board voted 5-1 (Chann opposed, Silk recused) to find that the plan is in conformance with the site plan standards of the Land Use Code and the Site Location of Development Act, subject to the following conditions of approval:

Prior to the Issuance of a Building Permit

1. The applicant shall coordinate with the Department of Public Works and Corporation Counsel to finalize and execute the stormwater maintenance agreement for this development.

2. The applicant shall finalize the construction management plan for the project and identify whether or not dewatering is required and if so, where it would occur. The updated construction management plan shall be submitted to the Planning Authority and Department of Public Works for review and approval.

3. The SLOD application materials shall be updated to reflect the most recent plan changes and be provided to the Planning Authority to include in the post approval findings to be sent to Maine DEP.

Prior to the Issuance of a Certificate of Occupancy

4. The applicant shall finalize the design and construct an ADA accessible sidewalk between the HSC facility and nearest fixed transit route stops along Forest Avenue. This plan shall be submitted to the Planning Authority and Department of Public Works for review and approval.

5. The wayfinding signage plan shall be finalized to include a selected sign detail. This plan shall be submitted to the Planning Authority for review and approval.

6. The pedestrian signal equipment at the intersection of Forest Avenue and Riverside Street will need to be upgraded to meet current city standards. The applicant shall coordinate with the Planning Authority and Department of Public Works to evaluate and implement signal improvements.

7. The applicant shall provide a site plan showing the location of both internal and external surveillance cameras for review and approval by the Portland Police Department.

Ongoing Conditions of Approval

The maximum number of persons staying at the shelter at any one time shall be no more than 208 persons.

Conditional Use Review

The Planning Board voted 4-2 (Chann and Dunfey opposed, Silk recused) to find that the proposed emergency shelter conditional use does meet the standards of Land Use Code Section 6.5.2 and 6.5.6.B.

The approval is based on the submitted plans and findings related to the conditional use standards as contained in the Planning Board report dated September 14, 2021 for application #CU-001687-2021 which is attached.

The approval is based on the submitted plans and findings related to site plan review and site location of development review as contained in the Planning Board report dated September 14, 2021 for application #PL-001682-2021 which is attached.

Standard Procedures

Note: The following standard procedures and requirements apply to all approved site plans:

1. Site Plan Expiration The site plan approval will be deemed to have expired unless work has

commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.

2. Separate Building Permits Are Required This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Permitting and Inspections Department.

3. Performance Guarantee and Inspection Fees A performance guarantee covering the site improvements and an inspection fee payment of 2.0% of the guarantee amount and three (3) final sets of plans must be submitted to and approved by the Planning and Urban Development Department and Public Works Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans.

4. Construction Management Plans The applicant, contractor and subcontractors are required to conform to the approved Construction Management Plan, and all conditions contained within the project's approval, for the entire duration of the project. Any amendments to the approved Construction Management Plan shall be reviewed and approved by the Department of Public Works prior to the execution. The Planning Authority and the Department of Public Works have the right to seek revisions to an approved Construction Management Plan. The applicant shall coordinate the project's construction schedule with the timing of nearby construction activities to avoid cumulative impacts on a neighborhood and prevent unsafe vehicle and pedestrian movements. Accordingly, nearby construction activities could involve a delay in the commencement of construction.

5. Preconstruction Meeting Prior to the release of a building permit and scheduling of a preconstruction meeting, a hard copy set of approved plans shall be submitted to the Development Review Coordinator. A pre-construction meeting shall be held at the project site with the contractor, Development Review Coordinator, Public Works representative, and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan and the approved Construction Management Plan. The site/building contractor shall provide one (1) copy of a detailed construction schedule to the attending City representative. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

6. Department of Public Works Permits If work or obstructions will occur within the public right-of-way, such as utilities, curb, sidewalk, driveway construction, site deliveries and equipment siting, a Street Opening and/or Occupancy Permits are required for your site. Please contact the Department of Public Works Permit Clerk at (207) 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

7. Develop Site According to Plan The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Any modifications of an approved site plan or alteration of a parcel, or of any approved exterior elevations, which were the subject of site plan approval after May 20, 1974, shall require the prior approval of an amended site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.

8. Stormwater Management The owner/operator of an approved stormwater management system, and all assigns shall comply with the conditions of Chapter 32, Stormwater including Article III, Post Construction Stormwater Management, which specifies the annual inspections and reporting requirements.

   A maintenance agreement for the stormwater drainage system, as attached, or in substantially the same form, shall be submitted for review by Corporation Counsel. Once approved, the document shall be signed and recorded at the Cumberland County Registry of Deeds prior to the issuance of a building permit. Final copies shall be submitted to both the Department of Planning and Urban Development and the Department of Public Works.

9. Defect Guarantee A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

10. Third Party Inspections for all sites with one acre or greater of disturbance, the applicant shall retain the services of a third-party inspector for the duration of construction until final site stabilization is in place. The inspection is required in order to ensure that all construction and stabilization activities comply with the approved drawings and specifications; that field decisions regarding erosion control implementation, stormwater system installation, and natural resource protection are based on sound engineering and environmental considerations; and that any changes to the development's erosion control plan, stormwater management plan, or final stabilization plan is communicated to the City of Portland for additional review and approval.

    The inspector will submit weekly written reports to the Stormwater Coordinator(s) in the Water Resources Division of Public Works. Reports must include: Project ID, project address, the date(s) and time(s) of inspection, site photographs of areas under construction, and the date(s) and approximate duration(s) of any rainfall events. The report will identify and describe any erosion problems or discharge of pollutants and what actions will be taken to address these issues and repair any damage to other properties or natural resources, actions to eliminate the erosion source, and actions to prevent future sediment discharges from the area.

11. As-Built Final Plans Final sets of as-built plans shall be submitted digitally to the Planning and Urban Development Department, on a CD or DVD, in AutoCAD format (.dwg), release AutoCAD 2005 or greater.

12. Mylar Copies Mylar copies of the as-built drawings for the public streets and other public infrastructure in the subdivision must be submitted to Public Works prior to the issuance of a certificate of occupancy.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning and Urban Development Department at (207)874-8699. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Matthew Grooms (207)874-8725 or mgrooms@portlandmaine.gov.

Sincerely,

Brandon Mazer, Chair

Attachments:

1. Planning Board Report and Report Attachments
2. Portland City Code: Chapter 32
3. Sample Stormwater Maintenance Agreement
4. Performance Guarantee Packet

Order 37-23/24
Passage: FAILED 4-5 (Dion, Zarro, Trevorrow, Pelletier, Phillips opposed) on 10/2/2023
Motion to postpone indefinitely: 5-4 (Rodriguez, Ali, Trevorrow, Snyder opposed) on 10/2/2023
Motion to reconsider motion to postpone indefinitely: 6-2 (Fournier absent, Dion, Trevorrow opposed.) on 10/16/2023
Motion to reconsider: 5-3 (Fournier absent, Dion, Trevorrow, Zarro opposed) on 10/16/2023
Passage: FAILED 4-4 (Fournier absent, Dion, Zarro, Trevorrow, and Pelletier opposed) on 10/16/2023
Motion to postpone indefinitely: FAILED 4-4 (Fournier absent, Dion, Zarro, Trevorrow, Ali opposed) on 10/16/2023
Motion to amend to return to City Council Agenda on February 5, 2024: 6-2 (Trevorrow, Pelletier opposed) on 11/13/2023
Passage as amended: 6-2 (Trevorrow, Pelletier opposed) on 11/13/2023 Effective 11/23/2023

KATE SNYDER (MAYOR)
APRIL D. FOURNIER(A/L)
PIOUS ALI (A/L)
ROBERTO RODRÍGUEZ (A/L)

CITY OF PORTLAND
IN THE CITY COUNCIL

ANNA TREVORROW (1)
VICTORIA L. PELLETIER (2)
REGINA L. PHILLIPS (3)
ANDREW ZARRO (4)
MARK DION (5)

ORDER DECLARING A STATE OF LIMITED EMERGENCY AT 654 RIVERSIDE STREET

WHEREAS, as the result of many factors, the City of Portland experienced an upswell in its unhoused population in 2023; and

WHEREAS, some of these factors include, among other things, the conclusion of federal Emergency Rental Assistance program benefits, an increase in the number of asylum-seeking individuals and families seeking assistance from the City of Portland, and a shortage of affordable housing in the City and region; and

WHEREAS, the new City of Portland Homeless Services Center (HSC) reached capacity within one day of its opening on March 27, 2023, with each of its 208 beds being occupied every night since; and

WHEREAS, this confluence of factors has resulted in an overwhelming increase in unsheltered individuals sleeping outside, in places not meant for human habitation; and

WHEREAS, on June 4, 2023, City staff observed 168 tents on public and private property in Portland. An increase in the number of tents in Portland has been observed nearly every week since, such that, from June 4 to September 15, the number of tents in the City increased by over 42%; and

WHEREAS, on September 15, 2023, more than 239 tents were observed throughout the City; and

WHEREAS, in 2023, the City has received many requests to address the health and safety hazards at and near encampments within the city, including requests to address trash, sanitation conditions, domestic violence, criminal conduct, sexual assaults, stabbings, theft, overdoses, and even fatalities; and

WHEREAS, in 2023, eight fatalities have occurred so far at encampments, including one homicide, and seven fatal overdoses; and

WHEREAS, on May 31, 2023, the City held the first meeting of its Encampment Crisis Response Team (ECRT), which was established to help unhoused individuals living at encampments transition to shelter or housing prior to the scheduled resolution of that encampment. An estimated 30 social services and housing nonprofits have joined the ECRT in support of its housing-focused mission; and

WHEREAS, the ECRT worked to transition unhoused individuals at the Fore River Parkway Trail encampment for three (3) months, coordinating the delivery of regular meals and providing restroom facilities and water, and working to find housing for all who were there; and

WHEREAS, costs associated with the ECRT's work at the Fore River Parkway Trail encampment included the delivery of basic services to individuals; the removal of abandoned materials and debris after the encampment's resolution, and mitigating hazards such as human waste and hypodermic needles so that the public could safely access the public trail once more; and

WHEREAS, ECRT work at the Fore River Trail Encampment over the summer of one-on-one contact and at the end during its clean-up in September cost the City more than $65,000+/- for various services, which does not include staff time; and

WHEREAS, City staff and elected officials have received numerous expressions of concern, fear, and outrage from citizens and business owners related to the dangerous and illegal behaviors commonly observed at encampments, as well as direct threats to their personal safety and negative impact on small businesses; and

WHEREAS, a Homelessness Information & Listening Session was held by the City and City Council on June 13, 2023 at Ocean Gateway attending by approximately 300 people, many of whom brought questions and suggestions, and in a follow-up Frequently Asked Questions document, published responses to some of the ideas expressed, available here: https://content.civicplus.com/api/assets/e10a1c0c-c3ed-4f90-a593-bcd0d89184b5; and

WHEREAS, on June 29, 2023, the City Manager and Mayor sent a letter to Governor Janet Mills requesting help housing some of the more than 1,500 asylum seekers who had arrived at the City in 2023, many of whom are housed in the City's family homeless shelter and its Homeless Services Center, suggesting the Maine National Guard could help set up temporary facilities to come to the City's aid; and

WHEREAS, while state funding has been provided to the City, no specific emergency shelter or transitional housing proposals have been received to date, leaving the City on its own to figure out a solution to the encampments as the weather grows cold and the unhoused need indoor shelter to survive;

NOW THEREFORE BE IT ORDERED, that the Mayor and City Council of the City of Portland, do hereby declare and order that a civil state of limited emergency exists within the City of Portland at the site of its Homeless Services Center at the property located at 654 Riverside Street; and

BE IT FURTHER ORDERED, that, within the property contained at the Homeless Services Center, the laws and rules outlined in the Land Use Code, including, but not limited to, the Site Plan, Subdivision, and other procedures applicable to the City planning and land use application and review processes contained in Chapter 14, as well as the requirements in the Homeless Services Center Site Plan Approval and Management Plan, to the extent, among other things, that they impose limitations on the number of shelter beds, amount of time permitted for the holding of public hearings, the certification of applications, the submission of recommendations, any required or necessary voting, the taking of final actions, and the issuance of determinations, are suspended, and any such time limitations are tolled for the duration of the limited emergency established by this Order; and

BE IT FURTHER ORDERED, that, within the property contained at the Homeless Services Center at 654 Riverside Street the rules and laws relating to Buildings and Building Regulations (Chapter 6) and Fire Prevention and Protection (Chapter 10) are suspended for the duration of the limited emergency established by this Order; and

BE IT FURTHER ORDERED, that the City Manager is hereby authorized to implement an increased capacity of the HSC by an additional Fifty (50) beds, according to the schedule of the installation of beds and any other necessary facilities following consultation with the Landlord of the facility, DC Riverside LLC; and

BE IT FURTHER ORDERED, that this Order shall remain in effect until February 5, 2023, wherein it shall be placed on the City Council's agenda for review in order to discuss the continued need for the declaration and the additional beds at the HSC as a result of the opening of a second homeless shelter at 166 Riverside Industrial Parkway, which will house many of the present inhabitants of the Homeless Services Center at 654 Riverside Street, again following consultation with the Landlord of the facility, DC Riverside LLC; and

BE IT FURTHER ORDERED, that if any provision of this Order or its application to any person or circumstance is held to be invalid, then the remainder of the Order, including the application of such part or provision to other persons or circumstances, shall not be affected and shall continue in full force and effect and to this end, the provisions of this Proclamation are severable.

Order 120-23/24
Passage as an emergency: 9-0 on 02/05/2024 Effective 02/05/2024

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL D. FOURNIER(A/L)
ROBERTO RODRÍGUEZ (A/L)

CITY OF PORTLAND
IN THE CITY COUNCIL

ANNA TREVORROW (1)
VICTORIA L. PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

ORDER EXTENDING THE DECLARATION OF A STATE OF LIMITED EMERGENCY AT 654 RIVERSIDE STREET

ORDERED , that the Order Declaring a State of Limited Emergency at 654 Riverside Street, approved as Order 37-23/24 on November 13, 2023, is hereby amended to include all the provisions of Order 37-23/24 and.to extend the Declaration of a State of Limited Emergency to June 3, 2024 and

BE IT FURTHER ORDERED, that the City Council hereby authorizes the City Manager or designee to execute any related documents necessary or convenient to carry out the intent of this Order.

RIGHT, TITLE & INTEREST

As outlined in City Council Order 281 – 20/21 the Portland City Council has authorized DC Predevelopment LLC to pursue conceptual site, building design, and the handling of a public engagement process. The following is an excerpt of the June 21, 2021, Council packet confirming the vote taken at the June 7, 2021 Council meeting.

"

Order 281-20/21 Approving and Authorizing First Letter Agreement with Developers Collaborative for the Homeless Service Center Project on Riverside Street - Sponsored by Councilor Spencer Thibodeau, Chair, Housing & Economic Development Committee

Motion was made by Councilor Thibodeau and seconded by Councilor Ray for passage. Passage 8-0 (Dion out).

"

The Record Owner of the property is the City of Portland by deed dated May 18, 2010 and recorded at the Cumberland County Registry of Deeds in Book 27825, page 68. A copy of the deed accompanies this section.

QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, that **DOWNTOWN PORTLAND CORPORATION**, a Maine non-profit corporation with an address at Portland City Hall, 389 Congress Street, Portland, Maine 04101 (together with its successors and assigns, "Grantor"), for consideration paid, grants to **THE CITY OF PORTLAND**, a municipal corporation with an address of 389 Congress Street, Portland, Maine 04101 ("Grantee"), with QUITCLAIM COVENANT, a certain parcel of land, together with any improvements thereon, containing 40.9 acres, more or less, located on Riverside Street, Portland, Cumberland County, State of Maine, subject to all matters of record, including, but not limited to, that certain conservation easement granted to Portland Trails contemporaneously herewith, and being more particularly described in a Conservation Easement Plan recorded in the Cumberland County Registry of Deeds in Plan Book 210, Page 129, incorporated herein by reference.

IN WITNESS WHEREOF, Downtown Portland Corporation has caused this instrument to be executed in its name by Gregory Mitchell, its Assistant Secretary, thereunto duly authorized, this 18 day of May, 2010

WITNESS:

DOWNTOWN PORTLAND CORPORATION

By: Gregory Mitchell
Its: Assistant Secretary

State of Maine
Cumberland, ss.

May 18, 2010

Personally appeared the above named Gregory Mitchell, Assistant Secretary of the Downtown Portland Corporation and acknowledged the foregoing to be his free act and deed, in said capacity and the free act and deed of the Downtown Portland Corporation.

Before me,

#7990

~~Notary Public~~/Attorney-at-Law

Ann M. Freeman
Print or Type Name

Received
Recorded Register of Deeds
Jun 08,2010 08:59:38A
Cumberland County
Pamela E. Lovley

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Health & Human Services
Dena Libner
Interim Director
Aaron Geyer
Social Services Director

TO: Members of the Planning Board

FROM: Aaron Geyer, Social Services Director

DATE: May 28, 2024

SUBJECT: 50 Bed Increase at the Homeless Services Center (HSC)

On April 23, 2024, the Health & Human Services and Public Safety Committee requested staff prepare a Planning Board application to make the 50 bed increase at the HSC permanent based on recommendations by CHOM, Preble Street, Commonspace, and City of Portland staff. Below is a brief history of the facility, the need for additional capacity, and the changes we are proposing.

The HSC opened on March 28, 2023 with 208 beds to offer individuals experiencing homelessness low-barrier shelter that incudes lockers available for storage, private showers, laundry on-site, large indoor and outdoor day space, shuttle service for guests, flexible check-in times, and on-site access to a full continuum of care: health care, housing navigators, and other providers. In the calendar year 2023, the Homeless Services Center placed a total of 159 clients, 27 of whom were chronically homeless into permanent housing. The 159 housing placements represent 33,173 bed nights or 90.9 years. The 27 chronically homeless placements represented 10,664 of those bed nights or 32%.

The process to make the HSC a reality was informed by task force recommendations dating back to 2011 and 2015. Those efforts led to a 2016 trip to Boston area shelters to identify best practices.

The process to increase the bed capacity at the HSC is informed by the need of a growing number of people experiencing unsheltered homelessness and the work done by the Encampment Crisis Response Team. The increased number of single adult asylum seekers arriving to call Maine, specifically Portland, home exacerbated this issue. While we have for many years welcomed asylum seeking families to Portland the arrival of singles was a new trend. As that trend increased and beds at the Homeless Services Center became occupied there was an increased unsheltered population. 166 Riverside became a solution to both help build shelter capacity and serve those who have traditionally been underserved.

39 Forest Ave, Portland, Maine 04101 | c: 207.756.8288 | dlibner@portlandmaine.gov

The Homeless Services Center's bed capacity was temporarily increased by 50 beds via a November emergency order, approved by the City Council, in response to the significant number of unsheltered individuals in the City of Portland, public health and safety hazards existing at encampments, and the imminent threat of further danger to those individuals' health and safety during the winter season. As a result of the increase in shelter capacity from the opening of 166 Riverside Industrial Parkway and adding 50 beds, outreach workers have had greater success in helping individuals access shelter, addressing urgent health needs, preventing fatalities, and mitigating the public health and safety consequences of hazardous encampments. The HSC has been consistently above its original 208 bed capacity since the 50-bed increase, averaging 222 individuals nightly.

It is for the consistent need to shelter individuals above our 208-bed capacity that we request an additional 50 beds for a total of 258 beds in our emergency shelter facility. As reflected in the management plan, we have added a row of exterior lockers on the back side of the current exterior lockers. The addition of the 50 beds does not require any physical changes to the building and as such we continue to meet the Conditional Use Standards pertaining to Emergency Shelters (exhibit A).

Thank you for your consideration,

Aaron, Geyer

Director of Social Services

39 Forest Ave, Portland, Maine 04101 | c: 207.756.8288 |dlibner@portlandmaine.gov

CONDITIONAL USE STANDARDS

In accordance with Section 6.5.2 General Conditional Use Standards we offer the following supporting evidence:

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.*

Supporting Evidence: The proposed shelter is expected to produce less than 100 peak hours trips based on the staffing of fewer than 30 persons and the fact that shelter guest/visitors will most often not have a private vehicle for transportation. The site will have only 43 parking spaces for passenger vehicles. By comparison nearby development includes the Lucas Tree Experts site that often has more than 25 company vehicles including large trucks and a similar number of staff passenger vehicles parked and generating traffic. The nearby Schnitzer property has greater than 30 parking spaces and over 4 acres of impervious area.

The proposed pavement area will be approximately 151,456 Sf or 49.6% coverage which is considerably lower than the 75% allowed in the IM zone and 85% allowed in the IH zone.

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.*

Supporting Evidence: The proposed shelter is intended to provide for the safe and comfortable temporary housing of homeless guests and by its nature will not be the producer of excessive noise, glare, dust or emissions. The site will be served by public sewer and water systems. The site will contain lighting coverage that is compliant with the City's standards. This includes lights of appropriate height and separation to avoid any glare or spillover of lighting onto nearby residential properties. Measures for the collection and disposal of litter will be provided and maintained on the property. The site is located in a relatively densely developed commercial corridor along Riverside Street and surrounding land uses are considered more intensely developed than the Shelter site proposed.

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.*

Supporting Evidence: The development site will have a single access from Riverside Street into the property. The building has been positioned to include a loading area for deliveries and related building support services. The site is relatively well screened on the east and north sides by an existing large tract of undeveloped wooded conservation land. A landscaping plan has been developed that offers ample outdoor space for shelter guests as well as new landscaping that will provide aesthetic appeal, improved buffering and screening, and solid waste collection and management. There will be no materials storage associated with the use, although nearby uses involve substantial outdoor materials storage. Nearby land uses including two communications towers, a recycling facility, a propane fuel depot and other uses on Riverside Street represent far more intense land development.

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

Supporting Evidence: Table 6-E applies to the site and it lists Emergency Shelters as a conditional use in the IM/IH zones. It references the Use Standards in Section 6.5.6(B).

In accordance with Section 6.5.6 Supplemental Use-Specific Conditional Use Standards pertaining to Emergency Shelters we offer the following information:

B. Emergency Shelters

1. The facility shall provide adequate space for conducting security searches and other assessments.

Supporting Evidence: See accompanying Operational Standards Key Plan by Winton Scott Architects for further information.

2. The facility shall be designed with a centralized shelter operations office on each level providing sight lines to sleeping areas.

Supporting Evidence: See accompanying Operational Standards Key Plan by Winton Scott Architects for further information.

3. A management plan adequately outlining the following areas shall be provided: management responsibilities; process for resolving neighborhood concerns; staffing; access restrictions; on-site surveillance; safety measures; controls for resident behavior and noise levels; and monitoring reports.

Supporting Evidence: See the accompanying Operations Management Plan from City Staff.

4. *Adequate access to and from METRO service shall be provided. The facility shall be within a ¼ mile of a METRO line, or shall be within ½ mile of a METRO line and provide adequate indoor space to permit all shelter guests day shelter, as well as implement strategies to help residents utilize transit.*

   Supporting Evidence: The site is located approximately 0.3 mile from the transit stops of the METRO Route 2 along Forest Avenue. The building will provide for indoor space to permit shelter guests day shelter.

5. *The facility shall provide on-site services to support residents, such as case management, life skills training, counseling, employment and educational services, housing assistance, or other programs.*

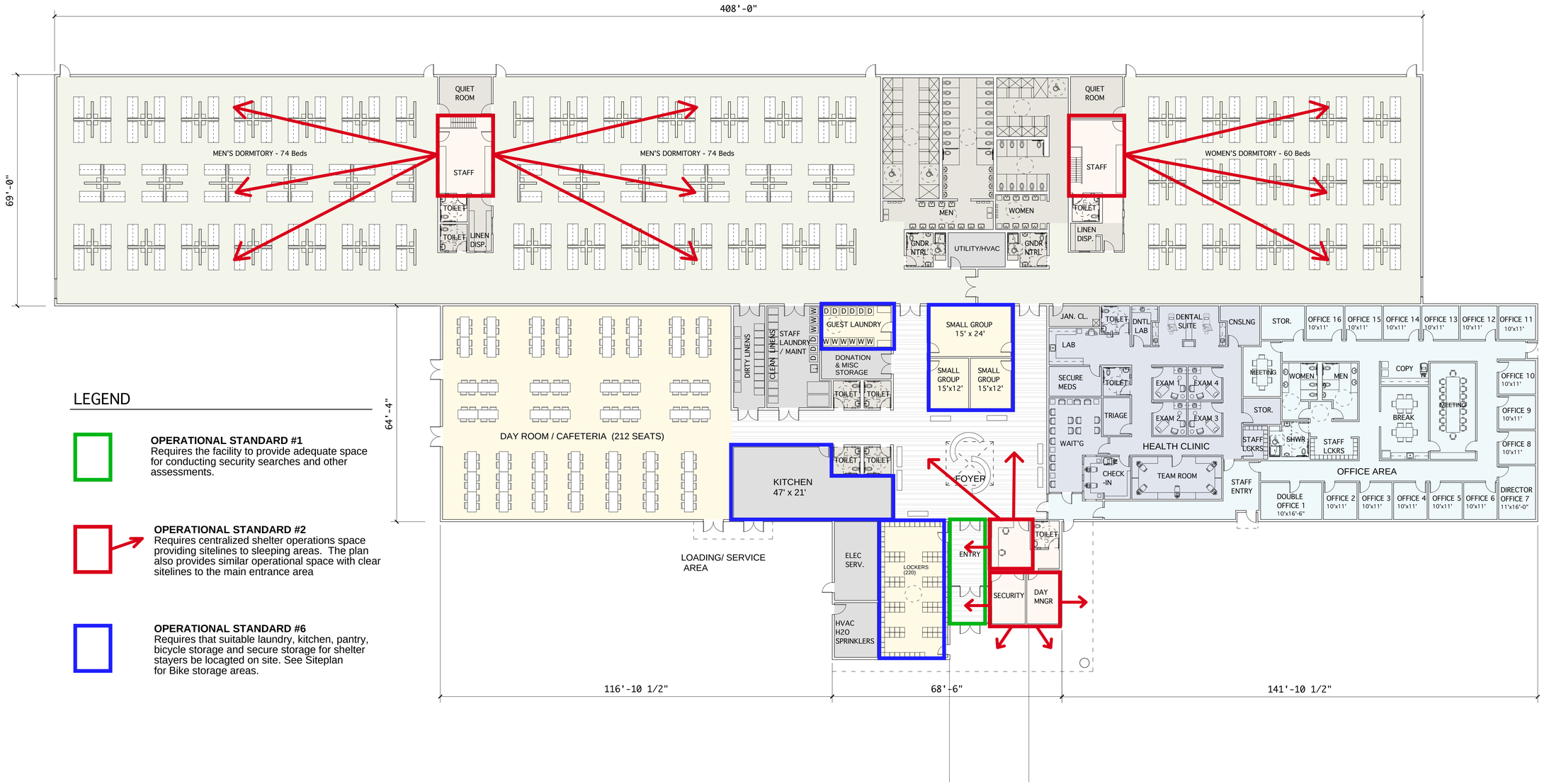
   Supporting Evidence: See the accompanying Operations Management Plan from City Staff.

6. *Suitable laundry, kitchen, pantry, bicycle storage, and secure storage facilities for shelter stayers shall be provided on-site.*

   Supporting evidence: See accompanying Operational Standards Key Plan by Winton Scott Architects for further information.

7. *An outdoor area for guest use shall be provided on-site with adequate screening to protect privacy of guests.*

   Supporting Evidence: The Site plan contains a plaza at the front of the building where guests may congregate. A second plaza area is also located to the south side of the building and that will contain space for guest to congregate, socialize and participate in activities.



LEGEND

OPERATIONAL STANDARD #1
Requires the facility to provide adequate space for conducting security searches and other assessments.

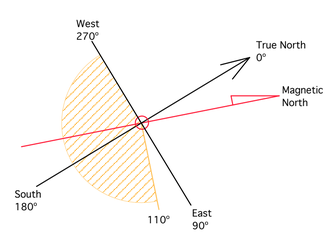
OPERATIONAL STANDARD #2
Requires centralized shelter operations space providing sitelines to sleeping areas. The plan also provides similar operational space with clear sitelines to the main entrance area

OPERATIONAL STANDARD #6
Requires that suitable laundry, kitchen, pantry, bicycle storage and secure storage for shelter stayers be locagted on site. See Siteplan for Bike storage areas.

OPERATIONAL STANDARDS KEY PLAN

SCALE: 1/16" = 1'-0"

51,690 S.F.



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• 207.774.4811 • wintonscott.com

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GORRILL PALMER
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South Portland, ME 04106
T. 207.772.2515

Landscape Architecture:
ACETO LANDSCAPE ARCHITECTS
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Structural Engineering:
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Sustainability Consultant:
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14 York Street, Suite 201
Portland, ME 04101
T. 207.245.6061

CITY OF PORTLAND
HOMELESS SERVICES CENTER
654 Riverside Street, Portland

BUILDING CONCEPT SET

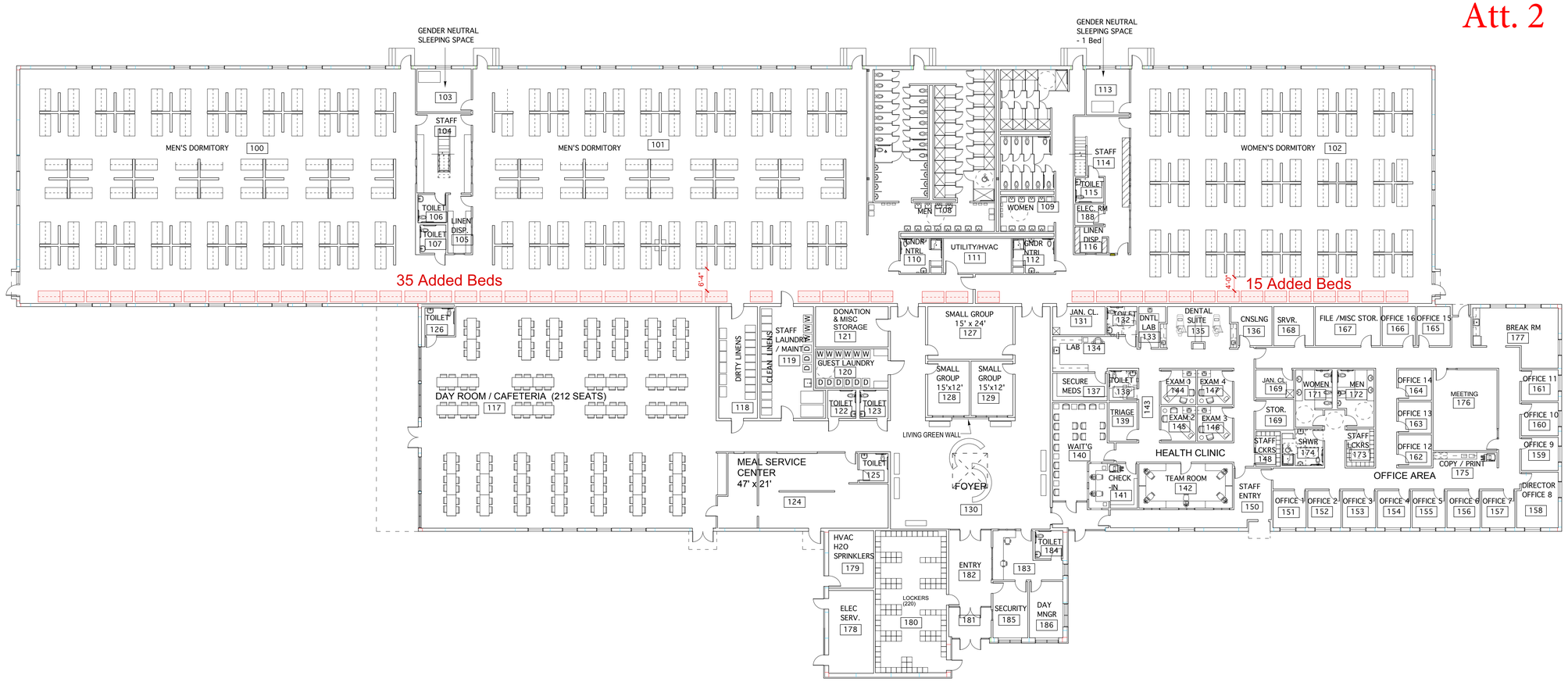
Scale: 1/16" = 1'-0"

OPERATIONAL STANDARDS KEY PLAN

A1.2

JUNE 14, 2021

Att. 2



Winton Scott Architects, LLC

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CITY OF PORTLAND
HOMELESS SERVICES CENTER

654 Riverside Street,
Portland

Scale: 1/16" = 1'-0"

Att. 3

City of Portland Homeless Services Center

Management Plan

I. Overview:

Description:

The City of Portland Homeless Services Center at 654 Riverside Street will provide low barrier, temporary emergency shelter to individuals experiencing homelessness over the age of 18.

This will continue the city's mission of providing quality programming to low-income Portland residents that encourages dignity, self-respect, and self-reliance in the transition from public assistance to self-sufficiency. In partnership with area service providers, we provide services to our consumers with an emphasis on compassion, dignity, respect and the highest standard professional demeanor toward this mission.

In the calendar year 2019 (last full year pre-Covid) the City served nearly 1,700 unduplicated individuals providing over 71,000 bed nights.

The Oxford Street Shelter currently serves a diverse population and we intend to continue that at our Homeless Services Center. We serve homeless women, men, youth, veterans, LGBTQ+ individuals, individuals of color, refugee, immigrant & asylees, individuals fleeing domestic violence, as well as those struggling with substance use and mental health. The Homeless Services Center has the capacity to serve an entire community's needs, complementing the smaller specialized shelters in the city and enhancing their capacity through a robust referral process maximizing resources across our system. This provides the highest level of service by those most equipped to help. This Homeless Services Center is designed to be compatible with the latest thinking of service provision, as the hub in the hub and spoke model as detailed in the work of the Statewide Homeless Council.

History of Oxford Street Shelter:

The Oxford Street Shelter opened in December of 1989. At 50 beds, it was the largest adult shelter in the state of Maine. Beds increased to 62 four years later and again to 80 beds in 1996 after leasing the adjacent building due to an increase in homelessness. The City and shelter staff continued to step up and meet community needs as they increased, seeing a rise in census in 1998 and 1999 until reaching 154 beds in 2000. Need continued to increase and community overflows were opened at the Salvation Army and the Preble Street Resource Center. Realizing the limitations of our space on an operational level (not having enough beds, difficulties being spread over multiple floors, transitioning from dorm to day use, etc.) and at the client experience level (not having the dignity of sleeping in a bed, needing to move throughout the day to meet basic needs of food and shelter, etc.), City

leadership started exploring the best way to improve our services and the lives of the people we serve. The process of this pursuit is outlined in **Exhibit 1**.

Impacts of COVID:

Prior to the COVID-19 Pandemic, our current facility at 203 Oxford Street was able to accommodate 154 individuals for overnight shelter. We utilized the Preble Street Resource Center to provide overnight accommodations for additional overflow space increasing capacity by 75 male beds. Our client's additionally utilized Preble Street's congregate soup kitchen for meal services.

At the onset of the pandemic, Oxford Street Shelter consulted with the CDC and reduced its maximum capacity to 75 beds based on their recommendations. Due to social distancing requirements causing the closure of our overflow space and meal facility, we opened a second 24 hour, socially distanced shelter. In addition, our staff began picking up meals three times a day from the Preble Street Soup kitchen and delivering them to our two facilities.

The pandemic has had a large influence on the design of the Homeless Services Center. The design team was given guidance from City HHS staff based on National CDC recommendations for shelter operations during COVID 19.The footprint of the center has increased to allow for appropriate social distancing in areas where guests will be frequenting, including both the dining and sleeping areas. CDC space recommendations equate to 113 s.f. of floor area be allocated per person in sleeping areas. There is a total bed count of 250~~8~~ beds with a total dormitory floor area of 22,587 s.f. of floor area in the dormitories which equals 87.5~~108.6~~ s.f. per bed. During periods of active COVID transmission, facility capacity would need to be reduced slightly to 200 beds to meet the 113 s.f. requirement.

All beds are arranged to maintain a minimum of 6' distance between guests' heads while sleeping. There are 7' to 8' distances typically throughout the dormitories and beds are arranged to allow for head to toe organization. Beds will also be arranged in clusters separated by low partitions to afford some privacy and to provide a physical barrier between guests to further protect against COVID transmission. The CDC recommendations also include maintaining 6' distances between guests in eating areas. To accommodate this, the cafeteria would provide food service in two sittings to allow for spreading out of seats at the tables.

The CDC also provides guidance for HVAC systems to minimize transmission that include: maximization of outside air intake; use of HEPA level filters that are changed out at regular intervals; supplemental filtering systems including ultraviolet germicidal irradiation cleaning systems; humidity control systems. Design staff will be working with our HVAC engineering consultant to review system options and implement cost effective solutions to meeting CDC recommendations.

During the pandemic, our clients were grateful. While many of our community partners understandably closed programs or reduced hours, the City shelter remained open. Many of the spaces individuals had utilized for years were no longer available to them. At Oxford Street, many clients slept, connected with staff for their daily needs and ate their meals in metal folding chairs all in the same room. We feel strongly that clients deserve a better and more dignified space. We have seen that a more dignified space allows clients to feel more self-worth and motivation towards moving forward from temporary emergency shelter.

Lessons Learned:

Running two 24 hour facilities during the pandemic created challenges but also presented learning opportunities. Staff had been envisioning our new Homeless Services Center with a more dignified approach to shelter for some time, well before we began operating a temporary shelter at the Portland Expo.

At the time that we began utilizing the Expo, staff were amazed in the ways in which the open space could be used to create a more all-inclusive shelter: the layout of the Expo building with open site lines, the ability for clients to have more privacy and not need to line up outside, the room to have both day and night spaces set up without needing to be broken down for cleaning (thus shuffling clients around throughout the day), the capacity for providers to meet with their clients on-site, and the space for clients to store their belongings. This aligned with many of our goals for the Homeless Services Center.

Vision of a Homeless Services Center:

It is the goal of the City of Portland to open a new state-of-the-art, one-story, adult emergency shelter to replace the Oxford Street Shelter. The new shelter will be open 24-hours a day, 7-days a week with on-site meals and a wide range of services including: health and mental health care, substance use treatment, housing assistance, peer support, case management, employment assistance and more. Please see **Exhibit 2** for a more comprehensive list of services.

The City of Portland's shelter clients and valued staff deserve to live and work in a respectful and safe environment. We will no longer allow some of our most vulnerable community members to live in inadequate conditions and in locations where they are easily abused, taken advantage of, and judged for their perceived shortcomings.

The new location will be a one story building easily accessible to all. Our clients will be able to access the space 24-hours a day and will not need to leave with their belongings. They will have a large day space with an area for meal services including a kitchen where staff will serve meals. We will have indoor and outdoor storage lockers, bathrooms, laundry services, and clients will be assigned to beds rather than mats on the floor. Sleeping areas will have beds where each individual will have a headboard charging station, allowing them a space to keep their phones fully charged to receive calls from potential landlords, employers or outside providers. Guests occupying the new beds will have access to charging stations inside. The bed layout will provide increased ability to socially distance and will provide an increased sense of privacy, as beds will be set in quads. New beds will be set along the perimeter.

Additionally, our new location will have a full service federally qualified health clinic, offering medical, mental health, substance use treatment, and dental services on-site. We will have small group rooms and offices for peer support and community providers to access, greatly improving the service delivery model and community collaboration.

Importantly, the design of the new facility has been informed not only by the multi-year planning process described elsewhere in this document, but by actual potential users of the facility. As part of the planning and design process, Amistad has conducted current client surveys regarding aspects of the new facility. Additionally, Amistad facilitated a design listening session with unhoused peer groups, who had a chance to offer direct feedback to the developer and the design team in attendance. Further workshops will be held on detailed design (during the architectural design development phase) and on operations (during the construction phase). Amistad's work has been submitted under separate cover as part of the Planning Board application.

Housing Services:

The City is dedicated to providing housing services to all who access our facility. While the pandemic made housing access difficult, our established relationships with landlords continued to afford our clients options to secure housing. In the year of July 1, 2020 to July 1, 2021 the housing team successfully placed 103 individuals into housing. The housing team's extraordinary work is recognized by experts in the field; in 2017, the National Alliance to End Homelessness (NAEH) honored the Oxford Street Shelter for our work on the Long Term Stayers Initiative with their Pioneers in Innovation and Excellence award, highlighting that in "the program's first two years, 125 people – representing a combined 150 years of shelter stays – have been successfully housed."[1]

The Long Term Stayers (LTS) initiative started in April of 2015 when the City collaborated with local housing services providers to target their efforts with a by-name list of the most vulnerable and difficult to house individuals staying at the Oxford Street Shelter. At the time, the shelter had 44% of the state's long term stayers[2]. In Portland, long term stayers are defined as people staying over 180 cumulative days in shelters or outdoors within a 365-day period. This definition was created because HUD's Chronic Homelessness definition did not capture single adults who tend to bounce from shelter to shelter whose lengths of stay in any one shelter do not meet the HUD definition of chronically homeless. From April 2015 through June 2021, this initiative targeted 580 people identified as long term stayers and housed 345 of them. According to their HMIS data, this group collectively had more than 650 years of homelessness, and more than 200,000 total bed nights. There has been a 91.03% success rate in scattered site apartments due to the combination of rental subsidies and support services.

[1] NAEH. (n.d.). *National Alliance to End Homelessness Honors Pioneers inInnovation and Excellence at Annual Awards Ceremony.* End Homelessness. https://endhomelessness.org/wp-content/uploads/2016/10/Awards-Ceremoney-for-distro-101017.pdf
[2] Community Housing of Maine. (2021, July). *Maine's Long Term Stayers Initiative History & Accomplishments* [PowerPoint presentation].

On-Site Services Provided by Community Partners:

An integral part of the design for the Homeless Services Center is a facility that allows for providers to be on-site with our clients. Throughout the planning process we have received great support and commitments from many of our community partners seeking to offer services to clients at the new Homeless Services Center location. (Please see **Exhibit 3** for a list of community partners.) Below are a selection of responses we received from providers describing their plans for outreach and service delivery at the new facility in no particular order:

Greater Portland Health

Through a harm reduction model and through trauma informed approach, we propose to provide primary medical care, behavioral health services, substance use services, infectious disease services, dental services, and outreach support.]The clinic will include two medical providers and two medical assistants along with a dental team consisting of a dentist, hygienist and two dental assistants. Additional staff will include a social worker, a psychiatric nurse practitioner, patient service representative, community health worker and a financial assistance counselor.

Preble Street

Preble Street is very excited about partnering with the City of Portland to support the centralized service model for the Homeless Services Center. Preble Street offers a variety of services that specifically target individuals experiencing homelessness, so having a robust involvement with the Homeless Services Center, the largest emergency shelter in Maine, would be a necessary and important component of their work.

Preble Street would actively seek to have an outreach presence at the new Homeless Services Center through various programs. Preble Street's Veteran Housing Services currently tracks all veterans that enter the emergency shelter system in Maine and would work collaboratively with HSC staff to identify and link homeless veterans with intensive housing-focused case management. Similarly, the Anti-trafficking Services (ATS) offered by Preble Street would serve as a valuable resource for any victims of human trafficking who present at the HSC. In conjunction with providing intensive outreach and case management to these individuals, the ATS team would be available to coordinate services and referrals with HSC staff and able to provide trainings as requested to increase staff's awareness of human trafficking.

Additionally, staff from Preble Street's Rapid-Rehousing Services (RRH) would outreach and engage eligible individuals at the HSC and coordinate services with HSC staff. In its first year of operation, the RRH team enrolled many individuals who regularly stayed at the Oxford Street Shelter and secured permanent housing for a high percentage of these individuals. Given these precedents, it is likely that the HSC would be an important referral source for Preble Street's ongoing RRH work. Along these lines, the Street Outreach Collaborative (SOC), Preble Street's mobile street outreach team which targets individuals experiencing unsheltered homelessness, would work specifically with the unsheltered

community to problem-solve the barriers that may be preventing them from accessing the HSC and other emergency shelters. The SOC would also be able to help HSC staff support clients in maintaining their emergency shelter placement. In its first year of operation, SOC connected 158 individuals to emergency shelters in Portland.

In addition to these service specific outreach efforts, Preble Street Homeless Voices for Justice (HVJ) would also seek to have a presence at the HSC. HVJ currently does regular outreach at Oxford Street Shelter, which they would plan to continue at the new Homeless Services Center. This outreach is done to inform clients of campaigns, to share what HVJ is working on, to hear from clients about what needs are arising, and to build connections between HVJ Advocates and current shelter clients. Additionally, HVJ sees potential for future collaboration with the HSC in the areas of voter outreach and HVJ's You Don't Need a Home to Vote Campaign, including Candidates' Forums held as a part of that campaign, outreach for the Discrimination Against Homelessness Pilot Project through the Maine Human Rights Commission, and legislative work with clients at the City and State level. When appropriate, HVJ also hopes to be able to have advocacy meetings at the HSC for the purpose of involving shelter clients in advocacy work.

As demonstrated, the clients at the HSC would be an important focus of outreach from a wide variety of Preble Street programs. In addition to this considerable outreach presence, Preble Street envisions a continuation of the close collaboration between the HSC and their emergency shelters (Joe Kreisler Teen Shelter, Florence House Women's Shelter, and the Wellness Shelter) to ensure that youth, vulnerable women, members of the unsheltered community, and other at-risk individuals are triaged and linked to other shelters, as necessary. This would occur because of on-the-ground coordination between HSC and Preble Street staff to help streamline emergency shelter bed management across both organizations and ensure that individual clients are matched to the most appropriate emergency shelter resource available. The Wellness Shelter, in particular, will be an integral part of the City's shelter work and recently an MOU was created between the City of Portland and Preble Street to formalize this: "The Preble Street Wellness Shelter works closely with the City of Portland Oxford Street Shelter to best serve individuals experiencing homelessness and plan effective overflow options. As a result of this partnership, including coordinated assessments and referrals to the Preble Street Wellness Shelter, the number of persons within the City who are unsheltered, unsafe, and become a concern for emergency services is greatly reduced."

Furthermore, Preble Street commits to continued collaboration with HSC staff and clients through Preble Street case management and advocacy programming including the H.O.U.S.E. (Homeless Opioid Users Service and Engagement) program, the Long-Term Stayers meetings, Maine Homeless Legal Aid Project, and needed clinical assessments provided by Preble Street LCSWs.

Homeless Voices for Justice

Homeless Voices for Justice's engagement with the new Homeless Services Center will mirror our current engagement at Oxford Street Shelter. Homeless Voices for Justice currently does regular outreach at Oxford Street Shelter, which we plan to continue at the

new Homeless Services Center. This outreach is done to inform clients of our campaigns, to share what HVJ is working on, to hear from folks about what needs are arising, and to build connections between the Homeless Voices for Justice Program and Advocates and current shelter clients. Additionally, we see potential for future collaboration with the HSC in the areas of voter outreach and HVJ's You Don't Need a Home to Vote Campaign, including Candidates' Forums held as a part of that campaign, outreach for the Discrimination Against Homelessness Pilot Project through the Maine Human Rights Commission, and legislative work with clients at the City and State level. When appropriate, we hope to be able to have advocacy meetings at the HSC for the purpose of involving shelter clients in our advocacy work.

Spurwink

Spurwink is excited to partner with the City of Portland's new Homeless Services Center (HSC). Currently Spurwink provides Behavioral Health Home, Opioid Health Home, and Assertive Community Treatment services to individuals staying at the Oxford Street Shelter. These services provide an integrated, multi-disciplinary team-based approach to care coordination, treatment, and support. Spurwink will continue to offer these services to clients at the new HSC.

During the pandemic, Spurwink offered emergency medication assisted treatment for opioid use disorder for quarantined clients, committed staff to daily outreach in Deering Oaks and at City Hall during the summer of 2020, and recently committed staff to outreach related to TB testing. We hope to continue these types of innovative partnerships to help meet community needs.

Finally, the City is contracting with Spurwink to hire two Community Engagement Specialists. These staff will be dedicated to the new 22 Park Street housing first collaborative, but will also assist as needed with city-wide outreach and engagement efforts. Spurwink expects these staff members will have a heavy presence at the new HSC.

The HSC offers a terrific opportunity to streamline services for both clients and community providers. Spurwink is excited to support this initiative.

Through These Doors

Through These Doors is Cumberland County's domestic violence resource center, serving victims and survivors of abuse and anyone affected by abuse and other related issues such as stalking, dating abuse, elder abuse, and both human trafficking and sexual abuse in the context of intimate partner relationships. TTD has an important role in working within the City of Portland's array of services to homeless individuals. We know that domestic violence is a leading cause of homelessness, especially for women, and that homeless people are vulnerable to further abuse when they lack housing security. TTD's advocates are trained to provide holistic safety planning, advocacy, support, and resource sharing in the context of the homeless system.

In the City's planned homeless center, we envision embedding a full-time advocate (as funding permits) on-site to be easily accessible. TTD has a wide variety of other services including legal and court advocacy, assistance with legal practices such as protection from abuse orders, navigating the justice system, and engaging and working within the CPS system. Our advocate on-site within the City's planned homeless center will be a link to all other TTD services to provide seamless, consistent services, all free of charge to homeless individuals.

TTD's on-site advocate will also be a resource to City staff as they support homeless individuals dealing with current safety issues and/or long term impacts of violence. TTD advocates work within other systems in Cumberland County (including CPS, law enforcement, and the schools) and we are told that employees within each system appreciate having on-site consultation available.

Amistad

Amistad's contributions to the HSC's model of supports and services will reflect the unique, peer-to-peer role that the agency plays in the community. Amistad's front-line Peer Support Specialists are not social workers or case managers; they are people with life experiences that are relatable to those who may present as guests at the HSC. Peer Support Specialists engage with guests/clients in a manner that is relationship-based, that acknowledges the expertise of each individual within their own life experience, and that allows for each person in the relationship to respectfully challenge the other to recognize their personal opportunities for growth and change.

At the HSC, Amistad's certified Peer Support Specialists will be able to contribute by providing:

- One-to-one peer support with HSC guests. The support offered is relationship-based, goal-focused, and private, and will be provided on-site and by phone or video conference.
- Facilitation of peer support-based groups. Trained facilitators will provide support groups, with a curriculum that will rotate and evolve based on the current needs and interests of the HSC guests.
- Support for the establishment of the HSC's Utilizers Union, and services, in an ombudsman-like role, for HSC management and guests. Identified Peer Support Specialists will hold roles that support the establishment and ongoing functions of a Utilizer's Union at the HSC, and will provide ombudsman-like support between HSC guests and HSC management and staff regarding complaints, areas of tension, and prospective changes to HSC policies and practices.

The Opportunity Alliance

The Opportunity Alliance (TOA) is a dynamic, results-focused Community Action Agency for Cumberland County, which was founded in 1965. TOA provides 50 integrated community based and clinical programs serving more than 20,000 people annually throughout the state of Maine. With over 50 years of experience, TOA draws from a comprehensive set of

programs which address issues such as mental health, substance use, homelessness, lack of basic needs, and access to community supports. Through an extensive array of services, TOA provides opportunities for individuals to stabilize fragile situations and then works with them to achieve self-sufficiency. TOA has strong working relationships with system wide partners and providers including The City of Portland.

TOA's Project for Assistance in Transition of Homelessness (PATH) program is the beginning of services for unsheltered individuals with serious mental health and struggling with substance use, in our state's continuum of care. The PATH team's outreach and engagement component allows these individuals to build trust with a provider. Currently, the PATH team works closely with the Oxford Street Shelter to support individuals to access the shelter.

PATH will continue our collaboration with the new center, by continuing to provide outreach case management services in the community and encourage and support individuals who are interested in accessing the center.

The new center will allow our collaboration to strengthen, as it provides meeting spaces for PATH to work alongside center staff to initiate and complete applications for long term housing and other mainstream services.

Milestone

I am writing to share Milestone Recovery's plan to support the operations of the City of Portland's Homeless Services Center by offering on-site support services. Those services will include the regular presence of our Homeless Outreach and Mobile Engagement (HOME) Team both on the campus and to assist in providing transportation. In addition to the HOME Team supporting the Service Center, we are willing and able to offer our expertise around supporting people with substance use disorder (SUD) through sharing of resources and providing training.

We will continue engaging in coordinated and collaborative support for people that are unhoused and experiencing SUD. Milestone Recovery will also be able to offer group support and will explore offering treatment within the Service Center or engaging in facilitating access and transportation to community-based SUD treatment programming.Through collaboration with other community providers,we seek to support the needs of people who are unhoused through a holistic approach.

Shalom House

Shalom House will:

- Work with the Identified Individuals to provide assistance with housing, housing subsidies and to the extent permitted by funding, staffing, and all applicable state and federal guidelines, including program eligibility; and

- Communicate with the City and/or with the Identified Individuals any deficiencies in applications, issues with continuing required paperwork, and other issues that could jeopardize an Identified Individual's housing at the Homeless Services Center.

Portland Trails

Portland Trails is eager to partner with the City of Portland as well as the staff, service providers and folks who are receiving services at the Service Center. As a land manager of adjacent public conservation land and the trail system that provides both transportation and recreation opportunities for all community members, we will be part of the everyday experience of many service recipients. As a previously industrialized neighborhood invites more human activity, we want to engage in regular dialogue to ensure that transition is as smooth as possible for all.

II. Staffing and Management Responsibilities

Staffing Roles:

The Homeless Services Center will be operated by a Management team consisting of a Shelter Director, Assistant Director of Shelter Operations and an Assistant Director of Housing Services. Amongst the three managers there will be on-site coverage 6am-11pm, as well as 24/7 on-call rotation. Having round-the-clock coverage affords clients the opportunity to connect with a member of the management team whenever desired. This level of access fosters an environment responsive to the needs of our clients.

The Shelter Director is responsible for supervisory and administrative work managing homeless shelters, supervising shelter attendants, security staff, housing counselors, senior human service counselors and managers. This work typically involves the development, planning, promotion, coordination and administration of Division programs. The Program Manager of a City Shelter is directly responsible for the operations and housing programs of the shelter. This position will be directly involved in budget development & management, personnel supervision, and development and implementation of various policies. Regular assessment of program plans and accomplishments will be reviewed in conjunction with the Social Services Division Director. The Director supervises a staff of professional, administrative and support staff, both directly and through designated supervisors. The Shelter Director participates in all grant application processes, program planning, and service evaluations including shelter audits. This position is responsible for meeting program reporting requirements, monitoring outcome measures and expenditures, compliance with all applicable federal and state regulations. The Shelter Director represents Shelter programs in the community, serves as a member of relevant committees, task forces, etc. The Director serves as liaison with community groups and individuals and neighbors regarding homeless issues. Additionally, the Director develops policies and procedures to support complex safety needs associated with homeless shelters.

The Assistant Director of Shelter Operations works a flexible schedule but primarily provides evening management coverage. The Assistant Director of Operations is an administrative management position responsible for oversight of overall shelter operations including

compliance and ADA regulations, purchasing, human resources management, and ensuring overall consistency for shelter operations. This position assists the Shelter Director with compliance of policies, procedures and regulations. In concert with the Shelter Director, this position oversees safety guidelines for facilities. This role is responsible for hiring shelter attendants, security guards and shelter supervisors in consultation with the Shelter Director. The Assistant Director of Operations must have knowledge of local homeless resources, staff supervision, crisis management, experience working with a diverse population including chronically homeless, mentally ill, physically disabled and substance addicted populations.

The Assistant Director of Housing Services works a flexible schedule but primarily provides daytime coverage. This is an administrative/management position responsible for coordinating housing and support services and will provide direct supervision to the Housing Service's Team. This position will be responsible for implementing established shelter policies regarding housing for all clients. This individual will maintain relationships with service providers and landlords that will help benefit our clients. The Assistant Director of Housing Services is responsible for connecting shelter consumers to needed services, including but not limited to mental health, substance use services, and employment services. The Assistant Director of Housing Services must have experience with housing search and placement and a strong understanding of HUD best practices, the ability to communicate effectively and the ability to provide excellent customer service.

In addition to the management team, the HSC will have a robust supervisory team with 24/7 coverage. Our supervisors, or Senior Human Service Counselors, will work flexible hours providing both day and overnight coverage to include weekends. They will supervise program staff in the uninterrupted operations of the shelter and are part of the team that facilitates orientation of new program staff. This position assists in staff scheduling and performance evaluations. They will serve as liaisons between community groups and members of the public regarding program issues. They will respond to crises including medical or mental health emergencies, and physical altercations or threats of violence. Senior Human Service Counselors will also provide housing orientation and housing triage to new clients.

The HSC will be staffed 24/7 by our Shelter Attendants who are trained to provide a confidential safe space to those seeking temporary emergency shelter. Our shelter attendants are integral to every day operations and work a flexible schedule across 24 hours. They will assist new clients with orientation to the facility. Our shelter attendants must possess the experience and the ability to work with clients with mental health and substance use issues. Building on their experience, each Shelter Attendant receives training to provide the following knowledge, skills, and abilities: a working knowledge of shelter policies, procedures and best practices, as well as working knowledge of community resources. This equips shelter staff to support our clients and make the necessary referrals to our housing team, as well as referring to other community partners. With the new model, many referrals will occur on-site, including to the Federally Qualified Health Clinic.

The Homeless Services Center will have a team of dedicated Housing Counselors to work diligently with individuals experiencing homelessness to ensure their time in temporary emergency shelter is as brief as possible in the transition to self-sufficiency. All of our

Housing Counselors have experience working with the homeless population, housing, mental health, substance use, and community outreach. They have knowledge of the principles and practices of case management/casework. Additionally, they must have working knowledge of mental health, substance use issues and homelessness.

The Homeless Services Center offers housing services to all clients accessing the service center and will have housing staff on-site 7 days a week from 6am-8:30pm. Housing-focused conversations occur with individuals from their very first night at intake and will be a collaborative effort to include staff from the Prevention and Diversion team. Clients attend a housing orientation to connect them to the most appropriate resources for their housing needs and each individual is assigned a housing counselor. We understand that each situation is unique and self-sufficiency looks different for each client. As such, we work with our clients to create individualized housing plans. At the City, we believe in the housing-first approach, "prioritizing permanent housing placement for an individual so that they can pursue their personal goals and improve their quality of life."[3]

A key part of our housing team is the Housing Retention Specialists. They connect with clients as they transition from the shelter. In support of the housing-first model, these specialists wrap services around clients to ensure success. This can include helping them navigate landlord relations, accessing furniture, assisting them with food, which can include connecting to community meals. Housing Retention Specialists also work to make appropriate, supportive referrals to medical care and case management services. Our Housing Retention Specialists increase the housing stability of clients and reduce the risk of returns to homelessness.

Our Administrative Assistant enters and tracks individualized client data into Homeless Management Information Systems HMIS (ServicePoint) for public reporting. The Administrative Assistant aids management with review of data before grant submissions. This position ensures accurate filing of incoming client intakes and nightly paperwork in accordance with state regulations. They assist in ordering appropriate supplies for the HSC. This person also works with management on specialized tasks, giving great attention to detail and a high level of accuracy.

Our Facilities Team is an integral part of ensuring that the space is a safe, clean and inviting environment for clients to access and staff to work. We have facilities staff on-site from 6am-2am. Our Facilities Team responds to all maintenance emergencies and works with all maintenance vendors to ensure our building and grounds are operating at peak condition. Facilities staff duties include general cleaning, trash removal, cleaning of bathrooms, floor care, waiting rooms, laundry, light maintenance, grounds work, routine facility maintenance as necessary, routine exterior maintenance, including snow removal, and other tasks as required. The team coordinates with the Barron Center staff to ensure that we have clean linens for our clients daily.

[3] NAEH. (2016, April 16). *Housing First.* End Homelessness. https://endhomelessness.org/resource/housing-first/

The HSC will have 24/7 security coverage that is provided by full-time non-uniformed City staff members. Security Staff will have an office located at the entryway to the new facility to ensure safety for all clients seeking shelter. Security Staff will conduct half hour perimeter well-being checks of both the interior and exterior of the facility. Security Staff are trained to address conflicts that arise on property or grounds and will assist HSC staff and Emergency First Responders in securing an area during an emergency. Security Staff must have strong and effective communication skills, including strong active listening skills and speaking skills as they will be communicating with clients, other staff, first responders and neighbors. Security team members must have excellent customer service skills. Additionally, security staff must have the ability to remain calm during unusual occurrences, disturbances, or other stressful situations.

The management team will meet on a weekly basis to discuss pertinent HSC issues (policies, professional development of staff, client and neighborhood issues). The supervisor team meets on a monthly basis to discuss similar topics. The full staff attends mandatory monthly meetings for formal and informal training and full staff discussion around relevant topics.

At the City of Portland we value professional development; service center staff are required to take job specific training and are also afforded opportunities for growth through Citywide training. Training includes: new employee orientations, CPR and first aid, Narcan and Overdose Reversal/Response, mental health training, housing training, etc. For a full list please see **Exhibit 4**

III. Client Access, Assessments and Access Restrictions:

The City's Health and Human Services Offices at 39 Forest Avenue will house the Prevention and Diversion Program. This will operate 7 days a week and will be the centralized assessment location for those seeking shelter. Using this client-centered model, staff will have the ability to connect with individuals before they enter an emergency shelter and enter homelessness to assist them in mitigating their emergency. Staff will work to seek alternate resources, connect with landlords to mediate evictions, and enroll individuals in preventative case management services. When other options are not available, individuals are referred to the shelter for intake and provided transportation to the Homeless Services Center. If guests need shelter after this program's hours the Homeless Services Center phone number and the after hours General Assistance number will be prominently displayed at the Prevention and Diversion Center, our contact information will be available through 2-1-1 and community outreach programs will have access to our 24-hour line for after hour admissions. Should a client call for assistance after hours, Homeless Services Center staff will provide transportation from the Prevention and Diversion Program to the Homeless Services Center.

The City of Portland does not turn anyone in an emergency of homelessness away. Clients accessing the shelter complete a housing-focused, strengths-based intake assessment, are assessed for symptoms of infectious disease (at which point appropriate medical referrals would be made) and after completion of an intake are assigned a bed.

The Homeless Services Center will continue the City's current model of providing 24 hour continuous services to our clients. Unlike the City's current shelter, clients will have ample room to move throughout the facility, allowing for the space to remain clean, safe and sanitized while not restricting individuals to small areas. Following the lessons learned from the Expo shelter, City staff feel it is best practice to ensure that we have an open facility with clear site lines where clients can have access to services on-site. Clients will have the ability to utilize laundry facilities and shower facilities as needed. On-site meals will be available three times a day, understanding that many of our clients are busy seeking housing or are employed and may miss meal times, staff will ensure clients have access to food outside of those meals. Mail services will be provided on-site to ensure their ability to receive important documents that are imperative to housing: state identification, birth certificates, etc. In addition, clients will have access to their assigned beds throughout the day.

It is important to the City that all clients entering the Homeless Services Center feel comfortable in their sleeping areas. HUD's Equal Access Rule protects the rights of transgender and gender non-conforming people by mandating that "access to shelter and housing must conform with, and adhere to, an individual's self expressed gender identity." [4]. Homeless Services Center staff ask individuals to self-select their dormitory based on their self-identified gender. For individuals who do not feel safe or comfortable sleeping in the men's or the women's dormitories, the City will provide separate sleeping space. Self-identified trans, nonbinary and gender-diverse clients are informed that they can request this accommodation. In addition, the Homeless Services Center will include nine restrooms for clients and three in staff areas which are barrier free, fully accessible and designated gender neutral in addition to the larger restroom facilities.

The new facility will also have an expansive outdoor space-allowing clients to safely gather in a number of private areas. Clients will have access to an enclosed courtyard just off the general dayspace- part of this courtyard will have a covered pavilion for eating space, meeting with community providers and housing workers or social gathering. Additionally, the private courtyard will have exercise facilities and raised garden beds so that clients can participate in growing food for the meals. A green space with a raised platform area will be available for client use. In addition to the raised garden beds, a healing garden will be located on the other side of the facility. This will be a space for quiet reflection, small groups or meetings with community providers and housing staff.

The programmed outdoor spaces detailed above will be fenced. This will be to maintain site control and provide a higher level of protection to those seeking emergency shelter. We will work to ensure this fencing design fits in with the trauma informed design of the property. We will also continue to seek feedback from our neighbors as, and if, operational issues relating to fencing arise.

The security staff will be responsible for monitoring entry and exit into the building, as well as the perimeter entrance and exits via video surveillance. This will leave our front desk staff

[4] NAEH. (n.d.). *Trans and Gender Non-Conforming Homelessness*. End Homelessness. https://endhomelessness.org/trans-and-gender-non-conforming-homelessness/

available to respond to the needs of clients and service providers. The access points to the building include:

- *The primary building entry off Riverside Street*- The HSC's main entryway will be off the well lit and inviting walking path leading from Riverside Street to the HSC. The main doorway will be a dual door system monitored by security staff. Once buzzed through the secured double door entry system, 24-hour staff will greet new shelter clients and familiarize them with shelter services. Due to the confidential nature of our services, guests will not be permitted on-site with the exception of service providers. Adequate space for service providers will be provided and will allow for confidential meetings on-site.
- *Controlled External Entrance to locker facilities*- Located in tandem to the primary entrance, clients may first enter the external locker facility. There will be enough on-site locker storage for each client accessing the Homeless Service Center. Clients will have the ability to access their own storage space as needed. This space will exit into the dual door vestibule.
- *Controlled Staff entrance and exit*- These entrances will lead to staff administrative and housing offices, space for community providers to hold confidential meetings with clients, as well as conference room space for on-site lease signings or small trainings.
- *Clinic entrance*- The clinic will be a space that is open to the general community. Clinic staff will have the ability to admit any patient they may be treating.
- *Controlled exit from the dayspace to the private courtyard with covered eating space, controlled exit from the male dormitory to the community garden, controlled exit from the female dormitory to the community garden*- These three exits will be accessible only to individuals who are already accessing the facility and will lead to fenced in areas that provide privacy, confidentiality and safety our clients.
- *Controlled fire exits off dormitories and client bathrooms*- a mandatory number of fire exits that meet the necessary fire code requirements will be located along the rear of the building. These will be accessed in emergency situations and will be accessible for entry to those who have already accessed this facility when needed.
- *Loading and service area*- the secure loading and service area off of the kitchen and dining area will be utilized for food and donation deliveries, as well as pick up of dirty linens and the drop off of clean linens through the City's partnership with the Barron Center. We anticipate food deliveries to occur three times daily, in line with our three meals a day. We also anticipate a daily morning laundry pick up and drop off and will be receiving weekly deliveries for service center supplies.

In accordance with the Americans with Disabilities Act and Chapter 5 of the City of Portland Code of Ordinances, service animals are always welcome and are required to remain on a leash or harness at all times. Pets and other animals, however, are not allowed. We recognize the positive impact and importance companion animals have in the lives of the clients who present with them as well as the barrier to entering shelter their interdiction presents. To mitigate this barrier and improve the experience and housing success of our clients, whenever possible we work with community partners to attempt to find their animals alternative accommodations for the duration of their stay in shelter. This includes collaborating with the animal control officer, leveraging their relationships with local programs and rehousing individuals with their animals as soon as possible.

IV. Transportation

The Homeless Services Center will employ a Transportation Demand Management (TDM) approach to handle client transportation needs. Because most clients are not anticipated to drive, TDM is important beyond its traditional goals of simply reducing vehicle trips. The facility's TDM plan is included as **Exhibit 5**. Some additional points and summary information are below.

The Homeless Services Center will include a City operated 15 passenger van as a shuttle service to clients. The shuttle will operate with regular scheduled trips throughout the day to stop at service centers for appointments as well as get back to the facility, and will include after hours operation on an as needed basis. A regular stop will include the on-peninsula Prevention and Diversion Center for those clients who have been referred to emergency shelter services. This transportation service will allow clients continued uninterrupted access to services they currently utilize.

As a safety policy, staff operate the shuttle or any City vehicle, in pairs while transporting clients. This allows for the driver to remain fully focused on the safe operation of the vehicle should the passenger staff need to assess a client in medical distress or help to de-escalate any situation in the vehicle. It also allows the passenger to safely assess the vehicle inhabitants and engage with them so that nothing rises to this level of need. For individuals departing directly from the Homeless Services Center our staff will have developed relationships with these clients. They will be aware of whether these individuals are appropriate to transport via the shuttle or may require an alternate form of transport at that time. They will also be able to assess whether some clients may have previous conflicts that might indicate they should be transported separately. For individuals coming from the Prevention and Diversion Center, a safety assessment will be done with all individuals prior to transporting them. Any staff person driving the 15 passenger van must receive training from the City's Safety and Training Officer that includes safe driving practices specific to vans. As a Covid precaution the van and other city vehicles have partitions that have been installed for safety.

In addition to the shuttle van, the Homeless Services Center will continue the long-standing practices of Oxford Street by using taxi vouchers, Metro, and our current sport utility vehicles for transportation and follow-up services.

V. On-Site Surveillance

Staff at the Homeless Services Center will assist people in need of temporary emergency shelter services and will provide a clean, safe, and secure environment at all times. The Homeless Services Center premises are staffed 24 hours a day by awake and alert staff members, including City security staff. Best practice dictates clear sight lines which will allow staff easy visibility across dormitories and day space to maintain safety.

Both staff and security do perimeter checks to ensure the safety and wellbeing of clients every half hour. These perimeter checks include the inside of our facility and bathrooms, as well as the outside of our facility including the courtyard, property lines and neighboring

area. All staff members carry portable two-way radios and are trained in how to communicate their location and situation in an emergency.

HSC staff will provide once daily checks of the trail system adjacent to the property. Staff will also coordinate with Portland Trails and will participate in their weekly walk of that section of trail.

Cameras will be mounted externally for easy surveillance of the perimeter. Cameras are also mounted in internal common spaces not to include private areas, such as sleeping quarters and restrooms. Camera monitors will be visible from the security office, which will be staffed. Our security staff will review live feed of the cameras and we will also have access to recorded data as needed. External lighting will be placed around the perimeter of the building to ensure it is well lit for arriving clients, as well as staff conducting safety checks.

VI. Safety Measures.

The City of Portland takes the safety of the clients we serve, our staff and our neighbors seriously.

Upon intake, each client will sign a resident contract (please see **Exhibit 6**) which clearly outlines the Homeless Services Center rules and behavior expectations. This will be reviewed carefully with each client to ensure that it is understood. Larger copies are also posted in common spaces for client review as needed.

The mission of maintaining safety for all clients may involve making crucial decisions about clients who are displaying behavioral difficulties and who are impacting their own safety, staff safety, the safety of others and/or the safety of the entire Homeless Services Center population. Staff will use verbal de-escalation tactics in an attempt to calm conflicts and to intervene in negative behavioral situations. Staff receive training in Verbal Judo and Crisis de-escalation techniques. Staff also partner with The Opportunity Alliance Crisis Response Services as needed. Staff receive training on effective communication over two way radios to emergency responders including 911 and non-emergency dispatch. Staff work with all first responders including Portland Police Department, Portland Fire Department and Medcu to facilitate good communication between departments and stay abreast of and address emerging issues. In addition, all workstations are equipped with panic alarms for any potential emergency. After any critical incident staff debrief the incident together and provide check-ins with any affected clients while maintaining confidentiality and utilizing a trauma-informed approach.

VII. Controls for Client Behavior and Noise Levels:

The Homeless Services Center presents a unique opportunity to incorporate security considerations and neighborhood impact into the building design and facility operations on the front end. Trauma-informed design impacts client success as well as the neighboring community. This Homeless Services Center was designed to be open and inviting for clients and to empower them to become fully self-reliant; it was also designed to maximize the

safety, security and privacy for those seeking shelter- a historical problem for those unhoused in Portland.

The Homeless Services Center will continue the shelter's model of being a low barrier shelter. Low barrier means we do not require identification at time of entry, income verification, sobriety, etc. Low barrier does not mean there are no rules or behavior expectations. Making these expectations clear and utilizing progressive discipline with consequences helps us meet our responsibility to provide a safe place for our clients, staff and neighbors. These expectations are distilled in the Reasonable Rules policy (see **Exhibit 7**). We hold regular house meetings to elicit feedback from clients regarding a variety of topics including operational issues and policies. Frequent discussion topics at house meetings also include housing services, community resources available, operational changes, reinforcement of important shelter rules and guidelines, including our good neighbor policy. The Reasonable Rules policy will be revisited annually.

VIII. Neighborhood Concerns:

City of Portland's staff recognize that we are part of a neighborhood and are committed to being a good neighbor. Conversations begin with clients regarding good neighbor relations at intake. As stated in the above section *Controls for Client Behavior and Noise Levels*, we feel it is important to provide clients clear expectations of the Homeless Service Center Rules at intake. This ensures clients are aware of the expectations for their behavior while utilizing the HSC and clearly outlines the rules in place to provide safety to clients, staff and the neighborhood. Additionally, we have a Neighborhood Engagement Strategy (please see **Exhibit 8**) recognizing that our neighbors are an important community partner. The Neighborhood Engagement Strategy will be revisited and updated at least twice per year to reflect the Homeless Services Center surroundings, the neighborhood and meet any neighborhood needs or concerns.

The following steps are taken to ensure guests of the HSC are informed and engaged around the rules and expectations of our facility:

- Upon intake, each client will sign a resident contract (please see **Exhibit 6**) which clearly outlines the Homeless Services Center rules and behavior expectations, including the importance of being a good neighbor.
- The Homeless Service Center Staff hold regular house meetings to cover a variety of topics including reinforcement of important shelter rules and guidelines and the importance of being a good neighbor.
- Supervisors and staff meet multiple times daily for "shift change" meetings to pass along critical information, such as any client who may have an important housing appointment they need connecting to, a client who may be struggling due to ongoing mental or physical health concerns, or neighborhood concern that has been relayed that needs ongoing monitoring.
- If needed, staff will meet with clients on an individual basis to address concerns in a proactive manner and work to connect clients with any helpful resources such as but not limited to Cumberland County Crisis through The Opportunity Alliance, Detox and

substance use services, Adult Protective Services, First Responder Services of Portland Medics, Police and Fire and Greater Portland Healths onsite services.

Neighborhood safety concerns are our safety concerns and we work to mitigate those as quickly as possible, recognizing that we want to have a positive impact on our community. As such, when neighborhood concerns arise, staff take immediate action to resolve the concern. Homeless Service Center staff are committed to working with clients, neighbors, businesses, and community partners until an issue has been resolved.

Mechanisms to resolve neighborhood complaints include, but are not limited to:

- Half-hour perimeter checks of our facility, grounds and surrounding areas, this will include as needed checks of the Portland Trail System.
- As mentioned previously, staff conduct perimeter checks every half-hour around our facility, grounds and surrounding areas. In addition, this will include as-needed, but in any event no less than daily, checks of the Portland Trails System.
- The Homeless Services Center staff will provide a 24/7 telephone number that connects neighbors and community members directly to staff at any time of the day or night. Concerned neighbors are invited to call to discuss any potential issue or concern related to the Homeless Services Center. All calls will be logged and tracked.
- Additionally, The Homeless Service Center will have a member of the management team on call 24/7 to assist in resolving any issue. This allows for swift notification to managers of any neighborhood issue or concern.
- While neighborhood complaints could involve a discussion and staff intervention with a small group or single client of the Homeless Services Center, occasionally larger interventions will include our committed community partners listed in this management plan. Staff may also request assistance from:
    - The HOME Team
    - TOA Crisis Response Team
    - Police Department
    - MEDCU and Fire Department
- Once addressed, a supervisor of the Homeless Services Center will make a return call to the neighbor in order to confirm resolution.
- Calls will be tracked and logged and reviewed monthly at the neighborhood advisory committee meeting.
- The Homeless Services Center staff is happy to meet with all partners and neighbors to ensure a sense of positive community, overall wellbeing and safety.
- The Homeless Services Center will provide a representative to a minimum of 75% of regularly scheduled monthly Neighborhood Association meetings and looks forward to feedback from our neighbors at these meetings.

The City will also create an advisory group consisting of representatives from the neighborhood association, neighborhood residents, area businesses, Portland Police Department, Homeless Service Center staff, Homeless Service Center clients, the District

Attorney's office, Portland Trails and the District 5 City Councilor or his/her designee.[5] Specific members of the Neighborhood Advisory Committee will be identified and finalized before the end of construction of the Homeless Services Center.

For the first year, the Neighborhood Advisory Committee will meet monthly and will be chaired by a representative of the City's executive staff. The group will review complaints made during the prior month and recommend operational changes to reduce neighborhood impacts and/or improve client services. This group will also provide the review of the Neighborhood Engagement Strategy. Minutes will be recorded and maintained for a 24 month period at the Homeless Service Center and will be made available for review by interested parties. These minutes will reflect specific recommendations of the advisory group and will be annotated to reflect whether these recommendations have been implemented. Upon agreement of the majority of group members, the advisory panel will shift to quarterly meetings in year two.

IX. Monitoring:

The Homeless Services Center management team will provide the City of Portland's HHS Department with reports on a regular basis as required. These reports may include:

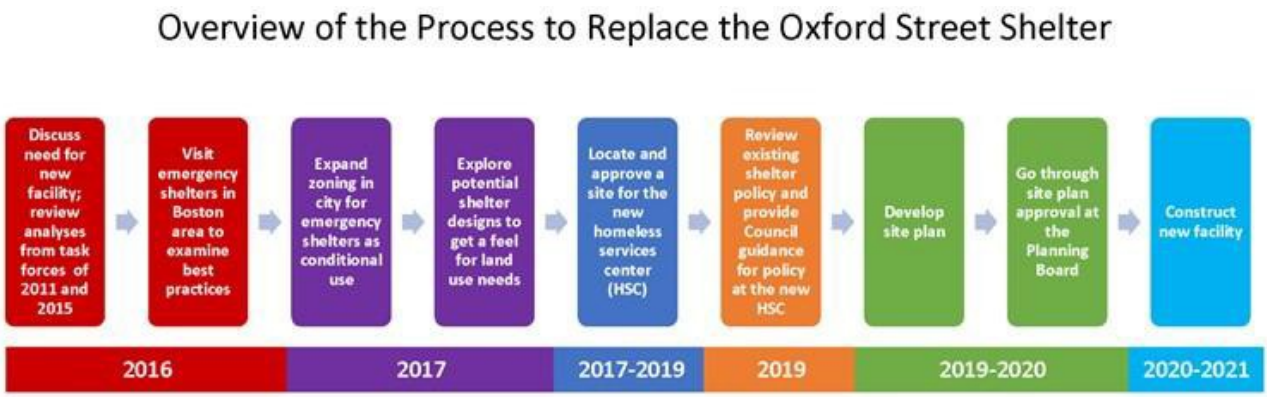
(i) Number of unique individuals served at the shelter
(ii) Total number of bednights accessed at the shelter
(iii) Number of intakes during a reporting period
(iv) Total number of individuals who had previously been unsheltered and staying outside in Portland
(v) Total number of individuals who are defined as having long time stayer status
(vi) The average length of stay
(vii) Number of housing placements
(viii) Record of neighborhood concerns and resolutions
(ix) Summary of meetings with individual neighbors, neighborhood associations and businesses
(x) Number of Criminal Trespass Orders (CTO) issued, the reasons for those CTOs, the length of those CTOs, and whether the person issued the CTO has been issued a CTO previously
(xi) Record of police calls for service related to mental health, substance use, crime or other reasons and outcomes
(xii) Any additional information requested by the Department of Health and Human Services and/or the HHS Public Safety Committee, and various housing related boards and committees of the City, such as, but not limited to, the Rent Board and the Housing and Economic Development Committee.

[5] Sauschuck, M. J. (2018, September 8). *Security Planning and Procedures for Proposed Homeless Service Center.* Portland Maine. https://www.portlandmaine.gov/DocumentCenter/View/22367/HSC-Memo

In addition to reporting requirements at the City level, the Homeless Services Center will submit reports to funding sources as required; those sources currently include Maine State Housing Authority, State of Maine DHHS and HUD. The Homeless Services Center will continue to report statistics to ESAC (Emergency Shelter Assessment Committee) monthly and those will be posted on the ESAC webpage which are linked from the City's webpage. Additionally, we post weekly updated data and statistics to the City of Portland Health and Human Services website.

This management plan may be subject to periodic updating and review. As with all elements of an approved plan, proposed changes to the approval require amendments. In the event that changes to the management plan are needed, Health and Human Service Staff shall submit to the Department of Planning & urban Development any proposed amendments to this management plan and the Department of Planning and Urban Development will determine whether such changes qualify as a major amendment, and therefore subject to review and approval by the Planning Board, or whether they qualify as a minor amendment, and may be reviewed and approved by the Planning Authority.

Exhibit 1: Overview of the Process to Replace the Oxford Street Shelter



During site plan approval, the Planning Board will ensure that the plan for the new HSC complies with the ordinance requirements we passed in 2017. Emergency Shelters must have:

- *adequate space for security searches and other assessments*
- *a centralized operations office with sightlines to sleeping areas*
- *a management plan with: 1) management responsibilities; 2) a process for addressing neighborhood concerns; 3) staffing; 4) access restrictions; 5) on-site surveillance; 6) safety measures; 7) controls for resident behavior and noise levels; 8) monitoring reports*
- *adequate access to and from METRO service as well as strategies to help residents utilize transit*
- *on-site services such as case management, life skills training, counseling, employment and educational services, and housing assistance.*
- *suitable laundry, kitchen, pantry, bicycle storage, and secure storage facilities for guests*
- *an outdoor area for guests that is screened for privacy*

We are here.

The Riverside location is in the IL Zone. Examples of other allowable uses in this zone include bakeries, breweries, bottling plants, pharmaceuticals, machine shops, food packaging, indoor amusement and recreation centers, plant and tree nurseries, lumber yards, repair services (including all types of automotive repair), day care facilities, dairies, dog training services, intermodal transportation facilities, and utility substations.

Exhibit 2: Increased services

- A more comfortable 24-hour facility
- Community partner outreach on-site
- Employment services
- General Assistance staff
- Increased access to public transportation
    - Metro Route 2
    - City of Portland shuttle
- Increased bathrooms for day use
- Inside lockers
- Laundry services
- Mail services
- Meals
- On-site health care clinic
    - Primary Medical care
    - Infectious Disease Services
    - Mental health care
    - Substance use treatment
    - Dentist services
- Peer services
    - Peer support groups

Exhibit 3: Service Providers Planning to Offer Services or Outreach On-Site[6]

- Amistad
- Catholic Charities Maine
    - Refugee and Immigration Services (RIS)
- City of Portland
    - Social Services
        - General Assistance
        - Helping Individuals Regain Employment (HIRE)
    - The Public Health Division
- Cultivating Community
- Frannie Peabody Center
- Goodwill Northern New England
- Greater Portland Health
- Homeless Voices for Justice
- Maine Department of Health & Human Services
    - Adult Protective Services
- Milestone Recovery
- Pine Tree Legal Assistance Inc.
- Portland Adult Education
- Portland Public Library
- Preble Street
- Sexual Assault Response Services of Southern Maine (SARSSM)
- Spurwink
- The Opportunity Alliance
    - Project for Assistance in Transition from Homelessness (PATH)
- Through These Doors

[6] This list appears in alphanumeric order.

Exhibit 4: Staff Training and Professional Development[7]

- **Bloodborne Pathogens training**
  OSHA's Bloodborne Pathogens standard prescribes safeguards to protect workers against the health hazards from exposure to blood and other potentially infectious materials, and to reduce their risk from this exposure
  Implementation of this standard not only will prevent hepatitis B cases, but also will significantly reduce the risk of workers contracting HIV, Hepatitis C, or other bloodborne diseases
- **Cardiac Science: AED**
  The Automated External Defibrillator (AED) training teaches basic AED rescue skills and correct defibrillation procedures.
- **Customer Service Training**
  Through this customized training, you will have the opportunity to explore the City's vision, goals, and values and how they relate to a culture of excellent customer service, learn about our new customer service vision, renew your commitment to customer service, learn best practices, reinforce the structures already in place that support great customer service, and identify the things you need to improve customer service.
- **Diversity and Inclusion Workshop**
  The City of Portland is committed to an inclusive workplace in which differences are respected and valued. Portland's demographics are rapidly changing and, by extension, so are our employee, visitor, and customer populations. During this interactive, two-hour workshop, participants will increase their awareness of personal biases - both explicit and implicit - and how they impact the way in which we navigate the world; explore practical, proactive strategies for responding to acts of bias and prejudice; and examine strategies to promote respect for diversity, equity and inclusion within the City.
  https://implicit.harvard.edu/implicit/takeatest.html
  Implicit Association Tests are online tests designed to explore our hidden or implicit biases, aimed to detect the strength of a person's automatic associations between concepts(e.g. women, homosexuals) and evaluations (e.g. good, bad) or stereotypes (e.g. athletic, clumsy). You will be asked to sort pictures and words into groups as fast as you can. IATs evaluate automatic associations on many different topics such as race, religion, gender, sexual orientation, and weight
- **Emergency Action Plan training**
  Helps train employees on what to do in an emergency whether it's a fire, flood or an active shooter. The City has a predetermined emergency action plan to assist employees in knowing what to do in these different emergency situations. The training goes through the plan.
- **Equal Access to Housing training by GLAD**
  This training covers ways you can create a more welcoming and safer environment for LGBTQ persons. Learn the basic concepts and expectations of the HUD Equal Access to Housing rules and what rights are covered under this rule for individuals regardless of their sexual orientation and in accordance with the individual's gender identity, and in a manner that affords equal access to the individual's family.

[7] This list appears in alphanumeric order.

- **First Aid and CPR**
  Providing basic first aid, CPR and knowledge to assist guests until EMS arrives.
- **General Assistance Training**
  An overview of the General Assistance Program and the nuances that impact securing housing for individuals experiencing homelessness.
- **Homeless Management Information Systems trainings**
  -Maine Housing Emergency Shelter and Housing Assistance Program
  -Stability Through Employment Program
  -Rent Smart
  -Data & Security
- **Housing Training for Supervisors**
  An ongoing overview of housing assistance, voucher programs, general assistance, community resources and ways to keep conversations in shelter housing and solutions focused.
- **Human Trafficking in Maine: Identification and Response by Preble Street and Maine Coalition Against Sexual Assault**
  Understand the problem of human trafficking. Learn how to identify survivors of human trafficking. Learn how to meet the needs of people who have been trafficked.
- **In their Shoes Refugee Training**
  This is an interactive simulation provided by Catholic Charities Refugee and Immigration Services. The program is designed to help participants walk in the shoes of a refugee and come to understand the tough decisions faced by someone fleeing for safety.
- **Introduction to Cultural Competency**
  This interactive class explores the various cultures that we inhabit and steps that we can take to become more culturally competent. Cultural competency - the ability to understand, communicate with, and effectively interact with people across various cultures- is a lifelong journey and a skill essential to succeeding in today's culturally-diverse work environment.
- **Language Access Training**
  In this one-hour training, we cover how to identify a Limited English Proficiency individual; the distinctions between interpretation and translation; how to access and best utilize an interpreter; and translation of departments' vital documents. City staff who routinely interact with members of the public are expected to attend.
- **Mental Health First Aid Training Conducted by NAMI Maine**
  Mental Health First Aid is a national best-practice, evidenced-based certification course that is 8 hours in length and leads to a 3 year certification issued by the National Council on Behavioral Health.
- **Military Culture 101**
  A program designed to educate service providers on Military culture and resources Veterans can access.
- **Narcan/Overdose Reversal/Response Training**
  The Public Health Division provides best practice training on recognizing and responding to an overdose, on an as-needed basis, at the request of shelter staff. This training includes: risk factors, prevention strategies, signs and symptoms, and appropriate response, including calling 911 and administering Narcan. In addition to training, the Public Health Division provides Narcan at no cost to the Shelter.
- **National Alliance to End Homelessness Conference & Capitol Hill Day**

The 2019 National Conference on Ending Homelessness and Capitol Hill Day was the nation's largest convening of service providers, leaders, advocates, and consumers working to end homelessness in the United States. The July conference featured dedicated tracks focused on families and youth experiencing homelessness, updated content on chronic homelessness, veterans, single adults, and other populations. Capitol Hill Day offered an opportunity to speak with members of Congress and their staff and advocate directly for the resources that will benefit homeless families, individuals and youth in your districts.[8]

- **New Employee Orientation**
  For all newly hired employees, a New Employee Safety Orientation online training is required to be completed by new hires through our Maine Municipal Association website, NEOgov. This training covers the following safety issues: Accidents and Emergencies, Fire Safety, Preventing Slips, Trips and Falls, Back Safety, Ergonomics for the Office, Personal Protective Equipment, Hazard Communication, Bloodborne Pathogens, Defensive Driving and Equipment Safety.
  In addition, the following City policies are reviewed with new hires within the first 4-6 weeks of their employment: Equal Employment Opportunity and Nondiscrimination Policy, Policy against Harassment, Workplace Conduct Policy, Drug Free Workplace Policy, Work Related Injury Management, Technology Use Policy, and our Communication and Social Media Policy. New hires are provided an overview of policies via a powerpoint presentation either in person or at the employee's discretion (new protocol during response to COVID pandemic).
- **New Per Diem Training**
  Conducted with all new employees, this training is an overview that covers a broad range of topics including customer service, review of shelter policies and safety, emergency response (how to call for assistance in an emergency, how to communicate to dispatch, use of your two way radio), overdose reversal and use of naloxone, scenario training (which can include how to de-escalate a client in distress, use of progressive discipline, etc).
- **Rapid Resolution Housing Training**
  Rapid resolution is a client-centered, problem-solving approach designed to meet the housing stability needs of most persons seeking homeless assistance.
  Client-centered—with a focus on the client's agency in resolving his or her own housing crisis; Flexible–all available housing options are creatively explored through a problem solving conversation; and Immediate–providers recognize a critical window of opportunity to act swiftly to resolve the housing crisis.
- **Reasonable Suspicion for Supervisors**
  This training is to assist when supervisors have evidence or reasonable cause to suspect an employee of drug use. This is needed for the supervisor to know how to follow proper protocols and documentation.
- **Serious Accident Reporting**
  This training defines "serious physical injuries" and the steps to take when reporting to the Maine Department of lAbor is necessary as outlined in the City policy "City of Portland Mandatory Reporting Requirements for Employee On-the-Job Death

[8] "Conferences" *National Alliance to End Homelessness* https://endhomelessness.org/events/conferences/

or Serious Injury Standard Operating Procedure."

- **Trauma Informed Care and Compassion Fatigue by Maine Behavioral Health**
  Trauma-informed care recognizes the physical, mental, behavioral, social and emotional impacts of the experience. Tese training covers core principles and explains Adverse childhood experiences (ACEs) which are stressful or traumatic experiences that happen during the first 18 years of life.
- **Understanding and Supporting LGBTQ Individuals**
  Provides attendees the opportunity to learn more about what it means to be part of the LGBTQ community with special attention given to understanding what it means to be transgender, non binary, and gender non conforming. The presentation will address ways in which City of Portland staff can be more inclusive in their day-to-day work by using inclusive language and terminology, navigating names and pronouns, processing forms and documents, and implementing smart practices to use to make your workspace more inclusive of everyone.
- **Verbal Judo**
  Provides staff with de-escalation techniques through verbal communication to avoid further conflict with individuals including redirection strategies, ultimately decreasing resistance. The goal of the course is to enhance professionalism, decrease community complaints, decrease liability, lessen stress and increase morale for guests employees.
- **Violence Against Women Act training by Through These Doors**
  Provides an overview of the Maine Coalition to End Domestic Violence, the individual resource centers serving Maine and the services offered, presents *Violence Against Women Act overview: "What is VAWA? Who is protected? What programs are impacted?"* and reviews housing protections for survivors and the responsibilities for housing providers.
- **Workers Compensation for Supervisors**
  Explains the procedure for referral to partner urgent care providers and reporting requirements when staff are injured while performing their duties.

Exhibit 5: Transportation Demand Management Plan

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Transportation Demand Management (TDM) Plan

Homeless Services Center
654 Riverside Street – Portland, Maine
Revised August 31, 2021

Introduction

The City of Portland Health & Human Services Department (HHS) provides this Transportation Demand Management (TDM) Plan to supplement the application for the proposed Homeless Services Center (HSC) at 654 Riverside Street. This TDM Plan applies to the proposed site on a 7-acre campus on Riverside Street as well as ancillary HHS services throughout the City. Each facility is described in more detail as follows:

Oxford Street Shelter (Existing)

- Size – 9,634 SF
- 154 Guest Beds

New Homeless Services Center on Riverside Street

- Size (Proposed) – 51,690 SF
- 250~~0~~8 Guest Beds

TDM goals and objectives are aimed to outline strategies for utilizing existing infrastructure in more efficient ways to influence both facility staff as well as Center guests to use the available 15 seat shuttle service, METRO transit, carpools and/or leveraging and expanding existing bike, pedestrian routes and trail opportunities – all with a goal of reducing single occupancy vehicle trips on the surrounding street network. The HHS Department is committed to continuing to progress, refine, and expand its TDM plan over time.

Transportation and Infrastructure Narrative

Site Location:

The proposed 7.0-acre Riverside Street site is located off the peninsula but is located within 0.5 mile[1] of the METRO Route 2 Forest Avenue/Prides Corner Bus Route, likely the main public transit link for the Center. Riverside Street, between Warren Avenue and Forest Avenue, consists primarily of single travel lanes in each direction with a two-way center left turn lane extending nearly its full length. Traffic data for the location includes the following:

- Posted Speed – 35 mph
- Average Annual daily Traffic – 18,300 vpd[2]
- Sight lines in each direction at driveway exceed 500 feet[3]
- Driveway separation – 176 feet4
- Collision data for Riverside Street from Waldron Way to Forest Avenue (nodes 10385 – 16892) yields 14 crashes and Critical Rate Factor (CRF) of 0.785. Riverside Street at the site driveway is not a High Accident Location.

[1] Measure from Forest Ave outbound Transit stop to the proposed door is 2,340 LF or 0.44 mile
[2] MDOT AADT information – Riverside St N/O Warren Avenue
[3] Per section 1.6 of the Technical Manual the measured distance shall be 305 feet for a 35-mph speed limit.
[4] Per Section 1.7.2.7 the minimum separation is 150 feet for a 35-mph speed limit.
[5] From MDOT for period 01/01/2018 to 12/31/2020

- Collision data for the Intersection of Forest Ave and Riverside Street (Node 16892) yields 41 accidents from 01/01/2018 to 12/31/2020. The intersection is considered a high crash location with a CRF of 1.17. The majority of accidents result from vehicles following too close and driver inattention on the Forest/Route 302 inbound leg and on the Riverside northbound leg. Accidents do not appear to be related to pedestrian crosswalk movements.
- Collision data for Forest Avenue from the Riverside Intersection to the Riverton Drive (nodes 16892 to 18508) yields 5 accidents. This location is not identified as a high accident location. Safety measures at the Transit stop crosswalk include a recently installed Rectangular Rapid Flashing Beacon (RRFB) assembly that is push button activated to signal vehicular traffic of crossing pedestrian movements. The project has also committed to wayfinding strategies to include signage and pavement markings to clearly identify the safe walking route for Shelter users from the transit stops to the Shelter.
- Street lighting from the Forest Ave transit stops to the shelter includes a cobra head light over the outbound transit stop and a streetlight on the NW corner of the Riverside intersection. On Riverside Street there are several pole mounted cobra head streetlights. At least four utility poles are available for additional streetlights if necessary to improve lighting over the proposed 6' wide sidewalk on the west side of the street. Additional lighting will be discussed with the City DPW and CMP.
- Nearby Peak hour traffic volumes are summarized as follows:[6]

TABLE 1
TRIP GENERATION

Site	Traffic Count AM Peak Hour (6:30 – 7:30 am)	Traffic Count PM Peak hour (3:45 – 4:45 pm)	ITE[7] AM Peak Trips	ITE PM Peak Trips
Suburban Propane (Orig. Permit Documents)	15	18	23	22
Schnitzer (LUC 140 Manufacturing)	19	3	9	9
Lucas Tree (LUC 180 Specialty Contractor)	9	8	28	33
Seacoast Scaffolding (LUC 811 Construction Equip Rental)	9	6	8	8
Subtotal	**52**	**35**	**68**	**72**
Riverside Peak Hour Thru Traffic Volume (Total Both Directions)	**1,229**	**1,652**		

The site is located 1.25 miles from the Larrabee Road/MTA Interchange and approximately 4 miles from the Forest Avenue/I-295 Interchange. Riverside Street contains a sidewalk on the east side of the street that extends from the site, northerly to Forest Avenue, where sidewalks are located on both sides of that road. A new minimum 6' wide ADA compliant bituminous sidewalk is proposed on the west (site) side of Riverside Street to extend from the site, northerly to match the existing sidewalk/crosswalk at Forest Avenue, approximately 1,250 feet away. This will provide ADA sidewalk connectivity from the site to the full vehicular and push button pedestrian signalization at Forest Avenue and to the nearby inbound and outbound bus stops on Forest Avenue. The new sidewalk will comply with the City construction standards including a stable bituminous surface, cross slope to not exceed 2% and longitudinal slope no greater than 5%. These existing bus stops are located about 325 feet east of the intersection on Forest Avenue. The Forest Ave/Riverside intersection pedestrian signal crossing conditions offer a safe means of walking access to/from the Services Center to the METRO transit stops. The City has recently installed a set of Rectangular Rapid Flashing Beacons (RRFB) for a midblock crosswalk between the inbound/outbound transit stops further improving safety conditions in addition to the existing pedestrian signals at the Forest/Riverside intersection. HHS will be pursuing a robust offsite wayfinding

[6] Counts conducted by Gorrill Palmer Consulting Engineers on 08/09/21 (3:30pm to 6:00pm) and 08/10/21 (6:30am to 9:00am)
[7] Institute of Transportation Engineers "Trip Generation" Manual 10th edition – provided for comparison purposes

signage strategy and plans that will aid with providing clear direction and safety for those seeking the shelter from typical areas both intown and off-peninsula. HHS will also work with City DPW staff to assure that ADA accessibility i.e. ramps at street crossings, lighting and winter sidewalk maintenance along the main pedestrian access routes, including Riverside Street, Forest Avenue and Brighton Avenue is safe along their full length.

Forest Avenue is considered the principal travel link between the Portland Peninsula and the HSC for the following reasons:

- Forest Ave is a primary vehicle arterial within the City;
- The HHS operates the Prevention and Diversion Center at 39 Forest Avenue, which is ideally located to afford convenient access to/from the site for HSC shuttle services, METRO Transit users, walkers and bikers;
- Forest Avenue contains City standard sidewalks on both sides of the road for its full length, thus offering safe walking access from intown to the site. The proposed sidewalk on Riverside Street will complete a linkage for walkers whereby safe street crossing conditions will be available from intown to the site;
- Forest Avenue is a dedicated Bike Route as identified in the City's Technical Manual and mapping shown on the following page. The Forest Avenue Bike Route provides either dedicated bike lanes or "Share the Road" methods along its length along with signage and others measures out to Riverside Street; and
- Forest Avenue is on the METRO transit Route 2 circuit. The circuit originates at the METRO Pulse station on Elm Street with outbound flow to Prides Corner in Westbrook. As evidenced by the Route 2 map and schedule below, access to the outbound and inbound transit is very good with pickups at 20-30 minute intervals spread across stops that are at ¼ mile intervals. There are basically 30 runs from METRO Pulse outbound beginning at 5:45 am and ending at 10:40 pm. The Route 2 alternates hourly service to the Hannaford Street on Riverside and to Prides Corner which does reduce overall service to Westbrook and points west. Saturday service is decreased with 16 outbound runs beginning at 6:20 am and ending at 9:40 pm. Sunday service includes 8 runs from 8:20 am to 3:20 pm.

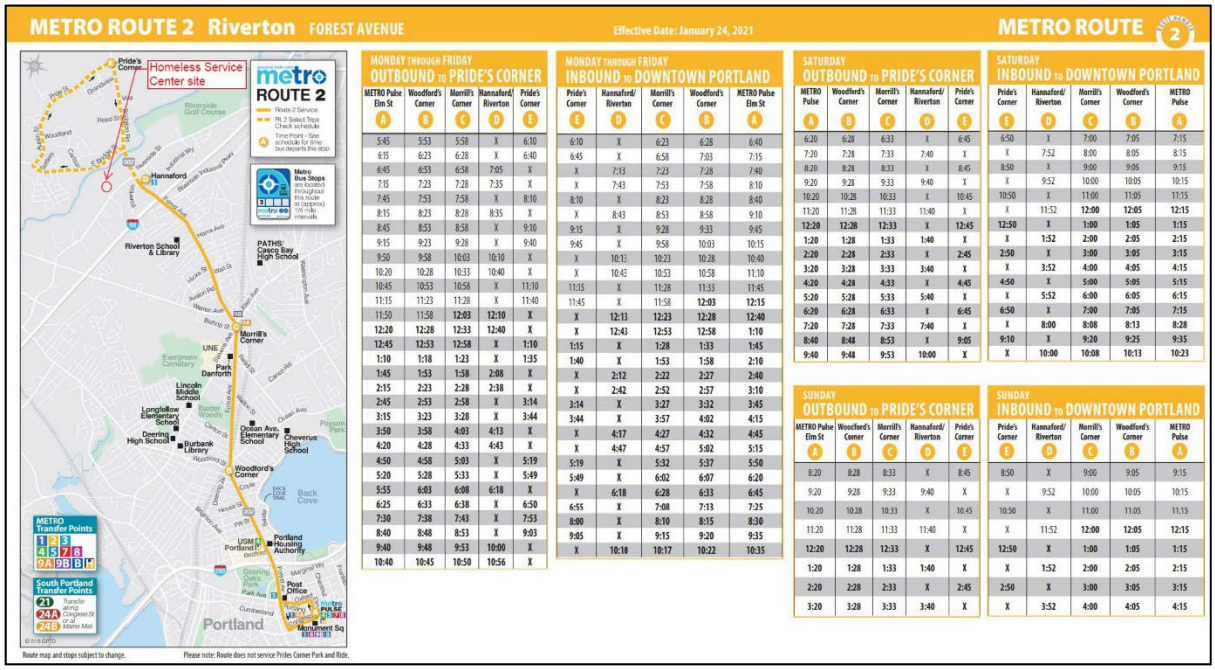


FIGURE 1 – METRO ROUTE 2 MAP AND SCHEDULE

The figure on the following page identifies the available Bikeway & Pedestrian networks in the City. The major arterials of Forest Avenue, Brighton Avenue, and Washington Avenue are primary bike routes in the City. The HSC proximity to Forest Avenue provides advantages on this basis. As of August 2021, City DPW Staff have indicated that a bike lane improvement project is also underway for Brighton Avenue. Warren Avenue also supports safe Bike traffic on its striped paved shoulders on each side.

Although not expected to be used to a great extent, the Portland site may benefit from proximity to the Portland Transportation Center with access to the train and Concord Bus service. By being surrounded by direct access to the City's primary vehicle arterial corridors of Riverside Street, Forest Avenue, and Brighton Avenue that contain linkages to the MTA and I-295, it allows access to the site from other areas in the region without requiring vehicles to pass through the more congested downtown peninsula.

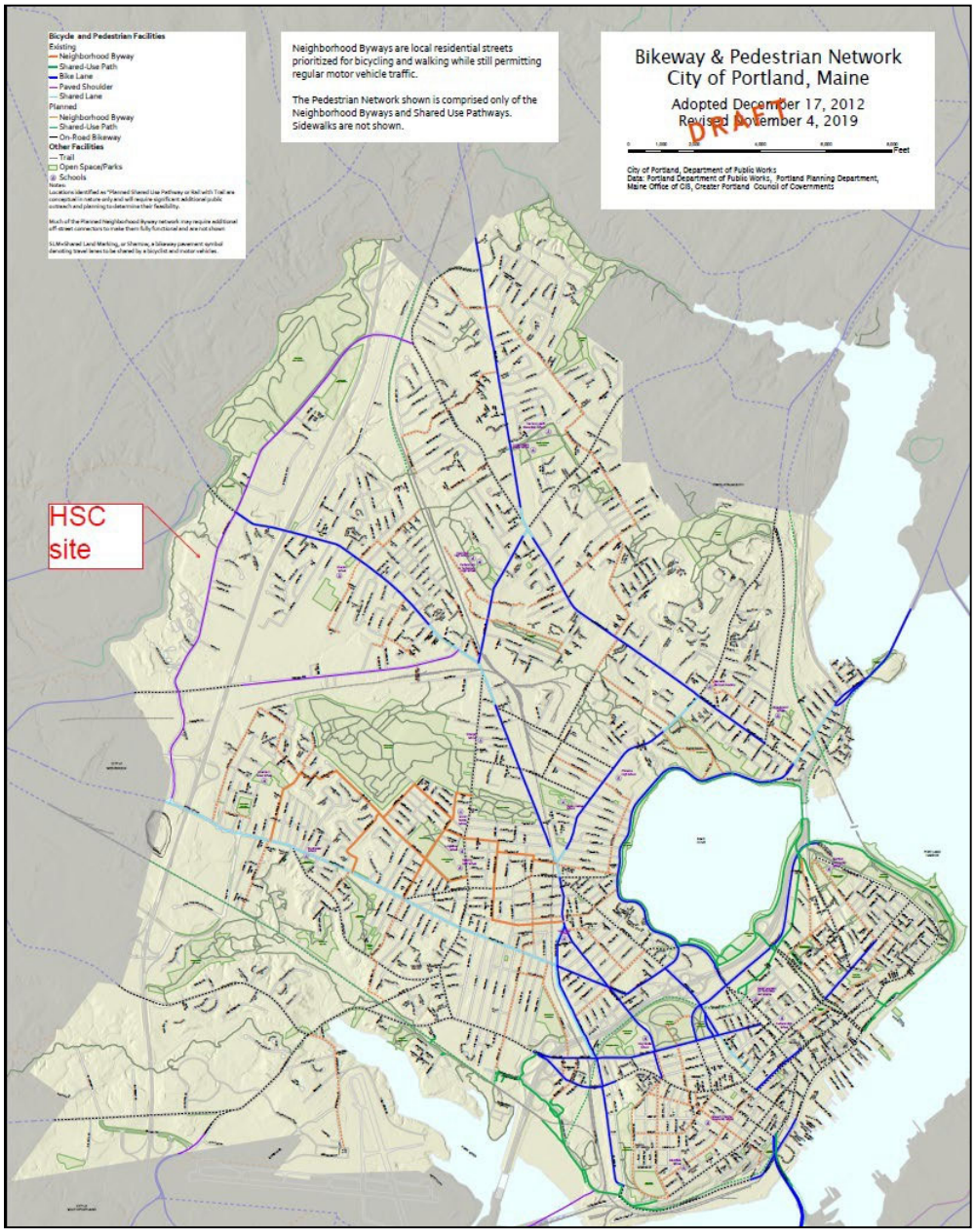


FIGURE 2 – BIKEWAY & PEDESTRIAN NETWORK MAP (*CITY DPW*)

Site Benefits:

In addition to the benefits that the location of the site provides, there are significant positive impacts to traffic and transportation because of the proposed Riverside site. Those positive impacts are as follows:

- ***New Parking Available*** – The proposed site will provide a total of 56 parking spaces. As shown in Table 2 below, while there are as many as 63 positions over the 24 hour staffing period (two basic shifts with some overlapping time periods), they will not all occupy the site at the same time. The remainder of the spaces will be used for drop-offs and other short duration parking, deliveries, guests, and as many as four (4) HHS vehicles that occupy the site full time. The staff travels patterns for accessing the site will be carefully developed and managed to assure parking use efficiency between shifts and during peak traffic periods to minimize the site's impacts to the nearby traffic networks and patterns. This is discussed in greater depth further below. Clearly, most Center Guests will arrive to the site without benefit of a personal vehicle; however, in general, site use will remove vehicle traffic from the peninsula. Greater parking availability onsite will substantially reduce on-peninsula traffic by staff at the existing facilities.

- ***Larger Pool of Employees*** – By creating this new Services Center, many program functions will be consolidated into a central facility, thus, the employee pool will also be consolidated. This will provide a larger group of employees which will increase the opportunities for other benefits such as carpooling.

TDM Coordinator

The TDM Coordinator for the Homeless Services Center is the Shelter Director and that person is charged with administering and coordinating the TDM Plan. As an employee themselves, the Coordinator will have more direct access to the general working environment and other employees, and thus more opportunities to discuss and promote TDM benefits with them.

The TDM Coordinator will be responsible for the following items:

- Coordinate and promote Shuttle Service opportunities and use by Guests.
- Coordinate to/from travel from the On-Peninsula Prevention and Diversion Center at 39 Forest Avenue.
- Coordinate and promote employee and guests rideshare opportunities and incentives.
- Coordinate and promote the use of the following alternatives to single occupant vehicle travel:
  - Providing METRO information and advancing incentives to increase ridership
  - Providing Ride Share/Carpool service information
  - Providing Taxi Vouchers
  - Providing coordination and efficient use of the City HHS vehicle fleet
- Supporting use of bicycling and walking through education and promotion of available amenities and infrastructure in the area, as well as available incentives. This will include safe and secure onsite bicycle storage for Center Guests, staff and visitors.
- Overseeing ongoing monitoring and updating of this TDM plan on a yearly basis.
- Administering and reviewing TDM surveys on a yearly basis.
- Filing annual TDM reports with the City and working with other City staff on strategies for improvement.

Trip and Parking Reduction Targets

There are primarily two contributors to the traffic volumes: visitors/guests and employees/staff. Given the type of facility, a realistic target is not expected to be more than 5% of peak and daily traffic. These are small goals on the vehicle and parking side. More important will be the effectiveness of providing Center Guests continued convenience for shuttle services, METRO access, walking/biking access and travel to/from off campus services. Once the campus is developed and during each annual review period, the reduction targets will be reassessed to ensure that targets and mode reduction assumptions made in the TMP are reasonable, and if not, modifications to this TDM plan will be considered. A target period of 3 years is set and will be re-evaluated as part of the annual reviews.

Current Projected Employee Travel Patterns

A projection of employee shifts, and therefore trips, including in the peak hour, is a useful first step in projecting overall commuter demand and therefore, various TDM strategies. A table of employee patterns is below:

TABLE 2 – HSC TRIP PATTERN

Agency/Position	Number of Anticipated Vehicles	Time-in	Time-out
Shelter Director	1	9:00 AM	5:30 PM
Asst Dir Housing	1	6:30 AM	3:30 PM
Asst Shelter Dir	1	3:00 PM	11:30 PM
Overnight Supervisor	1	6:30 PM	7:30 AM
Daytime Supervisor	1	7:00 AM	4:30 PM
Daytime Security	2	7:00 AM	3:00 PM
Afternoon Security	2	2:30 PM	10:30 PM
Overnight Security	2	10:00 PM	6:00 AM
Daytime Shelter Attendants	6	7:00 AM	8:00 PM
Afternoon Shelter Attendants	4	12:00 PM	8:00 PM
Overnight Shelter Attendants	10	7:00 PM	8:00 AM
Housing Supervisor	1	11:30 AM	7:30 PM
Housing Retention Spec	2	9:00 AM	5:30 PM
Housing Counselors	2	8:00 AM	4:30 PM
Housing Counselors	2	10:00 AM	6:30 PM
Housing Counselors	2	12:00 PM	8:30 PM
Admin Assist	1	9:00 AM	5:30 PM
GPH Clinic Staff - early arrival	7	7:30 AM	4:30 PM
GPH Clinic Staff - late arrival	6	8:30 AM	5:30 PM
Food delivery	1	7:15 AM	7:30 AM
Food delivery	1	11:15 AM	11:30 AM
Food delivery	1	3:30 PM	3:45 PM
Laundry Pickup	1	7:00 AM	7:15 AM
Community Providers	~5	10:00 AM	3:00 PM
Shuttle	~10 per day	Shuttle van will run 24 hrs per day.	

Based on these arrival and departure times, the HSC will manage its peak hour trip generation to avoid overlap with the typical 6:30 – 7:30 AM and 3:30 – 4:30 PM peak hour traffic volumes within the nearby street network. Currently, HSC peak hour AM and PM trips are projected at 22 and 13, respectively.

Trip and Parking Reduction Strategies

The proposed trip and parking reduction strategies have been divided into three categories: infrastructure, incentives, and information. The following summarizes the proposed strategies for each category.

Infrastructure Strategies

Infrastructure strategies primarily include modifications and improvements to the accessibility of modes of transportation other than single occupant vehicles. The following summarizes the proposed infrastructure strategies for the site.

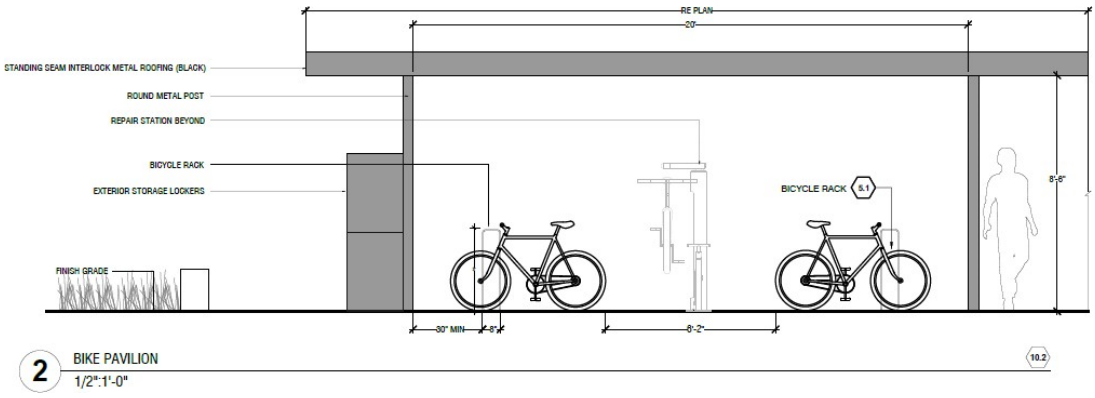
Public Transit Access

METRO does not currently service the site directly. There are multiple inbound and outbound METRO Route 2 transit stops on Forest Avenue, north of the site, with the nearest approximately 0.4 miles away. To promote transit use, the Homeless Services Center is engaged with METRO to develop a program that would provide discounted METRO bus fare for Center Guests and employees. Currently free bus passes are offered to shelter guests. These incentives are in place currently at the Oxford Street Shelter and will continue at the new Services Center. The project will be responsible to construct a new sidewalk on the west side of Riverside Street that will improve walking connectivity to Forest Avenue and to the existing signalized street crossing safety measures already in place at the Riverside/Forest Avenue intersection. Signal improvements will include the implementation of Leading Pedestrian Interval or Blank out signs to prohibit vehicular right turn conflicts with pedestrian crossing movements. Wayfinding signage will be provided at bus stops and along Forest Avenue and Riverside Street to direct Shelter Guests to/ from these transit routes in a safe and efficient manner. HHS will work with the City DPW to assure pedestrian signals are routinely maintained and in safe working order. A new bus shelter[8] is proposed for the Inbound transit stop at the Riverton Drive location.

Pedestrian and Bicycle Access

The TDM Coordinator will work to promote pedestrian walking paths, safe sidewalk use, bicycle routes and the use of on-site bicycle racks to increase the number of bicyclists both as staff and guests to the facility. It is recommended that bicycle parking be provided in key locations around the site and monitored by the TDM Coordinator, who will identify if additional bicycle parking/security/amenities are warranted. Shower and locker facilities are also provided to encourage bicycle use and for those who arrive at the facility using these forms of transportation. At least 40 spaces for bike parking will be provided in an outdoor bike pavilion as detailed as follows:

[8] Per city staff a private fuel station development on Forest Ave is responsible to install the new bus shelter.



The development activity will result in the construction of a new 6' wide City standard paved sidewalk from the Forest Avenue intersection to the site entrance as well as 12' wide paved entry sidewalk into the site. Pedestrian Signal improvements at the Forest Ave/Riverside intersection will be performed for safety and coordination with the existing traffic signals. A restriction on right turns off Forest Ave onto Riverside will be implemented during crossing phases to minimize conflicts with vehicles and pedestrians.

The operators will prioritize the availability of information to guests to include bicycle and walking information. Equipment will be made available to guests to include reflective material for clothing, bicycles and carts. The operator will consider partnership opportunities with support organizations for such things as bike repair training.

Incentives

Incentives can be used to encourage employees and visitors to reduce trip generation and parking demand. These incentives are different depending on the specific use and need to cater to the various needs and desires of contributing users to the site. In this specific case, most vehicular users include the employees/staff, programming personnel, partnering agencies and visitors.

Employee Incentives

Employer incentives to actively encourage use of alternative modes of transportation through employee orientation, on-going communications, and intranet reminders will include:

- Designate preferential parking or equivalent perks for ride shares of two or more persons; At least 2 spaces closest to the building will be designated for ride share parking; The TDM Coordinator will query staff participants for other possible perks that may interest them that might include gift certificates or similar rewards for promoting and participating in the TDM;
- Implement a ride share registry to match employees interested in ride share;
- Employees are encouraged to bike or walk as part of the City's Wellness Program that offers discounts as part of the health coverage benefits package; and
- Continued participation in the annual Commuter Challenge events.

The Homeless Services Center commits to tasking the TDM Coordinator with educating employees and guests about the incentives listed above and helping them facilitate participation in these programs and benefits. The annual report will provide suggested follow up action items and modifications.

Visitor Incentives

Visitor incentives are more challenging for the Center, which does not lend itself to conventional visitor incentives. The Homeless Services Center intends to provide information on their website that describes the potential options for guests and visitors such as transit, bicycling and walking. We would expect the incentives for guests/visitors to be improved once the site is consolidated and receipt of the first few guest/visitor surveys are processed. Please see the following section for more information.

Education, Information, & Marketing

A bulletin board within the lobby or at the support assistant's desk will post shuttle services, transit and taxi resources, rideshare opportunities, bicycle and pedestrian information, and any promotions that are beneficial to not only promoting vehicle trip reduction but providing safe and convenient access to the site for all users. This bulletin board will also be used to post educational information regarding the benefits of alternative transportation, as well as periodic recognition of employees who contribute to meeting TDM goals. The TDM Coordinator will promote and educate on the following:

- Provide information and resources which will include employee commute incentive suggestions, where transit resources are posted on the site and other relevant information. The information may be provided on intranet and include alternate commute options, Shuttle services, METRO information, and walking/ biking resources.
- Encourage rideshare groups, lists and use intranet to inform employees about carpooling options.
- Communicating with staff and guests by acknowledging the challenges associated with TDM goals and objectives that may include lack of access for walking, biking, equipment, ample opportunity for access to transit or other aspects that just make it difficult for guests or staff to participate in TDM strategies. Understanding participant's views and challenges will help inform future modification and improvement to the TDM plan and this will be prioritized as part of the annual reporting.
- Communicating with other City Departments and staff about TDM measures and what is working or not working for them; including participation in a City employee Transportation Management Association if one is in place or planned.

Monitoring and Reporting Plan

As part of the TDM Plan monitoring program, the TDM Coordinator will be responsible for overseeing the assessment of the TDM Plan use of its various operational components. The monitoring will be through surveys, direct observation, and interaction with employees/staff, guests, and visitors. The following summarizes the components of the monitoring and reporting plan.

Employee Surveys

Six months after opening and annually thereafter, the employees will be surveyed regarding their transportation choices such as automobile/bicycle/motorcycle-scooter ownership, parking demand, and the frequency of trips

using bicycling, walking, car Share, carpool/vanpool, drive alone, and the bus. The survey will be updated periodically by the TDM Coordinator. The surveys will be conducted to determine:

- Mode of travel to and from work (car/carpool/biking/walking/bus);
- Preferences or barriers to use of the modes of travel; and
- The flexibility and receptivity of employees to utilizing various travel modes (and to ascertain whether individual employees make use of multiple modes during a given year or season).

Various questions will be created in the survey to determine which measures to encourage increased use of transit, walking, cycling, and carpooling are most effective.

Guest/Visitor Surveys

For guests/visitors to the site, surveys will also be conducted to gather the following information:

- Mode of travel to and from the Center (car/biking/walking/bus)
- Preferences or concerns with modes of travel, availability, safety etc.
- Barriers to using alternative modes of transportation
- The flexibility and receptivity of guests/visitors to utilizing various travel modes to access the site

All guests/visitor surveys will need to be simple and convenient. Various questions will be created in the survey to determine measures to encourage increased use of transit. The TDM Coordinator will work with City staff to determine what kinds of incentives elicit consistent and engaged participation in these surveys. The TDM Coordinator will document, track, and summarize the information collected from visitor surveys in the annual report.

Traffic Volume Monitoring

The applicant shall conduct a traffic monitoring study at six months post-occupancy and again at 12 months post-occupancy of the Services Center. The study shall provide documentation on traffic volumes entering and exiting the site during the weekday AM and PM peak hours of adjacent street traffic at both entrances and observations of pedestrian movements along the frontage of the site.

Reporting

The TDM Plan will be updated on an annual basis and submitted to the City's TDM Manager for review along with an annual summary report. The report will include information from the employee, guests and visitor surveys such as:

- Number of people walking to the site
- Number of people bicycling to the site
- Number of people using transit
- Carpooling usage
- Parking utilization
- Summary of success in TDM reduction targets and maintaining safe, convenient access to the site

The TDM Coordinator will need to discuss future options for additional TDM strategies as they become available with the City.

Exhibit 6: Resident Contract

GUEST CONTRACT

The Homeless Services Center is operated by the CITY OF PORTLAND to offer safe, temporary shelter to homeless individuals at least 18 years of age. Support services staff are available to work with guests to secure transitional to permanent housing and to help form linkages with other community resources. The following rules are intended to provide a safe and comfortable environment for all guests accessing our facility. Any violations of our safety protocols will not be tolerated.

Rules & Responsibility

- Illegal drugs and drug paraphernalia are not allowed in the building or anywhere on the premises.
- Alcohol and marijuana are not allowed in the building or anywhere on the premises.
- There is no smoking of any kind in the building at any time, or within 25 feet of any window or entrance/exit.
- Using, selling, purchasing, or distributing any form of illegal drugs, alcohol, or marijuana in the building or on the premises is strictly prohibited and could be grounds for restriction from access.
- **Weapons of any kind are not allowed in the building or on the premises. Including but not limited to: Guns, Pellet/BB Guns, Paint Guns, Stun Guns/Tasers, Knives of any kind, Multi-tools, Screwdrivers, Walking sticks or canes not otherwise prescribed, etc. This list is not exhaustive.**
- **All guests and their belongings are subject to immediate search or random searches upon entry and/or re-entry into the building or waiting areas. Any illegal drugs, alcohol, weapons or other contraband will be confiscated and discarded by staff or Portland Police for safe discard.**
- **No fighting, intimidation, provocation, threatening, or verbal abuse at any time. Any acts of violence will result in immediate revocation of access.**
- **Use of inappropriate speech can result in restriction of access. The City has a zero tolerance policy for racial slurs/derogatory language and hate speech.**
- **The City has a zero tolerance policy for sexual harassment. Engaging in harassing behaviors can result in restriction to access.**
- Sexual activity of any kind is not permitted in the facility or on the grounds.
- You must be appropriately dressed (*i.e. fully clothed)* while in the facility and on the grounds. This includes wearing shoes while moving around the facility to protect from injury.
- Out of respect for others, cell phones must be turned off or silenced after 8pm in the dorms. Guest phones are available for use. **For reasons of client confidentiality, there is no filming allowed inside the shelter.**
- Electronic devices that do not emit light, are used with headphones and do not disturb other shelter guests may be permitted at the discretion of the supervisor on duty.
- The lights out in the dorms will be 8:30pm.
- Good personal hygiene is a priority. Showers are available with 24 hour access, personal hygiene items are available upon request from staff at the front desk.
- Guest laundry services are available, please see staff for any assistance needed.
- Clean blankets, towels and other linens will be provided.
- All guests are expected to keep the building and grounds clean by disposing of all trash in appropriate containers that are located throughout the facility.
- Lockers are available on-site. Please see a staff member to sign up. You must have a picture ID to access your locker. Only you are able to access your locker and you may not access the locker of any other guest. There is a limit of one locker per guest.

- The City is not responsible for lost and stolen belongings. You may bring into the facility the amount of personal possessions that you can reasonably carry by yourself in one trip. You are not permitted to bring shopping carts, carriages, and similar carrying devices into the building.
- All individuals who access the shelter must be able to safely exit the building in the event of an emergency, guests also must be able to ambulate to meals on their own and toilet themselves. Staff are not able to provide medical assistance. If you feel you need medical assistance at any time please notify staff and we will assist you in contacting the appropriate resource.
- Service Center ID's are available daily at housing orientation from 1:00pm-2:00pm. All guests are expected to attend housing orientation the day following their intake to the service center for important referrals to services. If you have questions or concerns please ask a supervisor.
- Please respect our neighbors and neighborhood at all times.

Agreements

- *I hereby accept shelter at the City of Portland Social Services Division Homeless Services Center and consent to abide by all of the rules and regulations and procedures listed above. I understand that the City of Portland is not responsible for any lost, stolen or discarded items.*
- *I understand that I am applying for General Assistance through the City of Portland Social Services Division to pay for my Shelter bed night stay and that at any time in the future I am found to be eligible to receive Supplemental Security Income (SSI) benefits, an amount equal to the amount of public assistance given to me may be deducted by the Maine Department of Human Services from my first retroactive payments of SSI benefits.*
- *I authorize the Social Services Division Homeless Service Center to release any information necessary to determine General Assistance eligibility and understand that this information may also be used in the formulation of case management plans and hereby give my consent. As provided by the General Assistance statute, this information will not be given to the general public.*
- *I understand that Service Center Staff and/or management may restrict my access to the facility and/or grounds if I violate any of the rules listed above and that I have the right to grieve decisions made by staff and relating to staff at the Service Center.*

Guest Signature _____ Date _____

Guest Name Printed

Staff Signature _____ Date _____

In accordance with title VI of the Civil Rights Act of 1964 (42 U.S.C. s 2000 et.seq.), Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. s794), the Maine Human Rights Act (5 MRSA 4551, et.seq.) and the Age Discrimination Act 1975, as amended (42 U.S.C. s6101 et. Seq.), the City of Portland Social Services Division does not discriminate on the basis of race, sexual orientation, national origin, handicap or age in admission or access to treatment or employment in its program or activities.

Exhibit 7: Reasonable Rules

HOMELESS SERVICES CENTER POLICY – REASONABLE RULES

The **Homeless Services Center (HSC)** is a City run facility for homeless individuals, intended to provide temporary shelter for adults who do not have any other housing available to them. The City does not discriminate against any person based upon race, color, gender, sexual orientation, age, national origin, disability or religion.

The City does, however, reserve the right to make reasonable rules governing the behavior of individuals while residing at or in the City run facility. In addition, the City reserves the right to refuse admission to the HSC to any individual whose presence is determined by the City to pose a danger to other individuals residing in the HSC or the neighborhood. Such a determination will be made only upon verified information obtained from a reliable source, and will be applied only in the most serious circumstances.

The following individuals are prohibited from residing in City operated shelters:

- Individuals who have been restricted from shelters due to violation of shelter rules including but not limited to criminal acts, physical damage, violence or verbal abuse towards other consumers, staff, or neighborhood.

To ensure the safety of residents, staff and neighborhood - the City has established the following rules:

- No alcohol or illegal substances
- No pets of any kind are allowed
- No weapons are permitted in the HSC facility
- No violence, harassment or threats to other consumers, staff or neighbors or emergency responders (police, fire, medcu, etc.)
- No damage or vandalism to the facilities or property or neighborhood
- Smoking or vaping is not permitted in shelter facilities at any time
- No one will be allowed to enter the premises unless directly involved in the program

In addition to the above, each of the City operated shelters may have additional rules and procedures. It is expected that individuals will adhere to all shelter policies at all times.

Exhibit 8: Neighborhood Engagement Strategy

Homeless Services Center

Neighborhood Engagement Strategy

Staff of the **Homeless Services Center** are committed to maintaining a positive relationship with our surrounding neighbors through engagement and collaboration.

Staff build and maintain good relationships with both clients and neighbors and can assist in neighborhood issues as they arise. We work to ensure client behavior expectations are clear through regular Service Center meetings with clients. A recurring topic at these meetings will include having a positive impact on our neighboring community.

The HSC runs a 24-hour hotline for neighbors to call in any issues they may see. This would be for issues that do not rise to the level of police calls, such as moving guests along from a neighbor's front steps, etc. and can decrease police calls for service.

Staff conduct half hour perimeter checks on all of our 24-hour shifts, these will include the perimeter of our property and neighboring areas.

The HSC offers ample locker storage to allow clients a place to leave their belongings while going on housing showings, job interviews, etc.

A representative of the HSC will attend a minimum of 75% of the monthly Riverton Community Association meetings.

Att. 4

City of Portland Homeless Services Center

Management Plan

I. Overview:

Description:

The City of Portland Homeless Services Center at 654 Riverside Street will provide low barrier, temporary emergency shelter to individuals experiencing homelessness over the age of 18.

This will continue the city's mission of providing quality programming to low-income Portland residents that encourages dignity, self-respect, and self-reliance in the transition from public assistance to self-sufficiency. In partnership with area service providers, we provide services to our consumers with an emphasis on compassion, dignity, respect and the highest standard professional demeanor toward this mission.

In the calendar year 2019 (last full year pre-Covid) the City served nearly 1,700 unduplicated individuals providing over 71,000 bed nights.

The Oxford Street Shelter currently serves a diverse population and we intend to continue that at our Homeless Services Center. We serve homeless women, men, youth, veterans, LGBTQ+ individuals, individuals of color, refugee, immigrant & asylees, individuals fleeing domestic violence, as well as those struggling with substance use and mental health. The Homeless Services Center has the capacity to serve an entire community's needs, complementing the smaller specialized shelters in the city and enhancing their capacity through a robust referral process maximizing resources across our system. This provides the highest level of service by those most equipped to help. This Homeless Services Center is designed to be compatible with the latest thinking of service provision, as the hub in the hub and spoke model as detailed in the work of the Statewide Homeless Council.

History of Oxford Street Shelter:

The Oxford Street Shelter opened in December of 1989. At 50 beds, it was the largest adult shelter in the state of Maine. Beds increased to 62 four years later and again to 80 beds in 1996 after leasing the adjacent building due to an increase in homelessness. The City and shelter staff continued to step up and meet community needs as they increased, seeing a rise in census in 1998 and 1999 until reaching 154 beds in 2000. Need continued to increase and community overflows were opened at the Salvation Army and the Preble Street Resource Center. Realizing the limitations of our space on an operational level (not having enough beds, difficulties being spread over multiple floors, transitioning from dorm to day use, etc.) and at the client experience level (not having the dignity of sleeping in a bed, needing to move throughout the day to meet basic needs of food and shelter, etc.), City

leadership started exploring the best way to improve our services and the lives of the people we serve. The process of this pursuit is outlined in **Exhibit 1**.

Impacts of COVID:

Prior to the COVID-19 Pandemic, our current facility at 203 Oxford Street was able to accommodate 154 individuals for overnight shelter. We utilized the Preble Street Resource Center to provide overnight accommodations for additional overflow space increasing capacity by 75 male beds. Our client's additionally utilized Preble Street's congregate soup kitchen for meal services.

At the onset of the pandemic, Oxford Street Shelter consulted with the CDC and reduced its maximum capacity to 75 beds based on their recommendations. Due to social distancing requirements causing the closure of our overflow space and meal facility, we opened a second 24 hour, socially distanced shelter. In addition, our staff began picking up meals three times a day from the Preble Street Soup kitchen and delivering them to our two facilities.

The pandemic has had a large influence on the design of the Homeless Services Center. The design team was given guidance from City HHS staff based on National CDC recommendations for shelter operations during COVID 19.The footprint of the center has increased to allow for appropriate social distancing in areas where guests will be frequenting, including both the dining and sleeping areas. CDC space recommendations equate to 113 s.f. of floor area be allocated per person in sleeping areas. There is a total bed count of 258 beds with a total dormitory floor area of 22,587 s.f. of floor area in the dormitories which equals 87.5 s.f. per bed. During periods of active COVID transmission, facility capacity would need to be reduced slightly to 200 beds to meet the 113 s.f. requirement.

All beds are arranged to maintain a minimum of 6' distance between guests' heads while sleeping. There are 7' to 8' distances typically throughout the dormitories and beds are arranged to allow for head to toe organization. Beds will also be arranged in clusters separated by low partitions to afford some privacy and to provide a physical barrier between guests to further protect against COVID transmission. The CDC recommendations also include maintaining 6' distances between guests in eating areas. To accommodate this, the cafeteria would provide food service in two sittings to allow for spreading out of seats at the tables.

The CDC also provides guidance for HVAC systems to minimize transmission that include: maximization of outside air intake; use of HEPA level filters that are changed out at regular intervals; supplemental filtering systems including ultraviolet germicidal irradiation cleaning systems; humidity control systems. Design staff will be working with our HVAC engineering consultant to review system options and implement cost effective solutions to meeting CDC recommendations.

During the pandemic, our clients were grateful. While many of our community partners understandably closed programs or reduced hours, the City shelter remained open. Many of the spaces individuals had utilized for years were no longer available to them. At Oxford Street, many clients slept, connected with staff for their daily needs and ate their meals in metal folding chairs all in the same room. We feel strongly that clients deserve a better and more dignified space. We have seen that a more dignified space allows clients to feel more self-worth and motivation towards moving forward from temporary emergency shelter.

Lessons Learned:

Running two 24 hour facilities during the pandemic created challenges but also presented learning opportunities. Staff had been envisioning our new Homeless Services Center with a more dignified approach to shelter for some time, well before we began operating a temporary shelter at the Portland Expo.

At the time that we began utilizing the Expo, staff were amazed in the ways in which the open space could be used to create a more all-inclusive shelter: the layout of the Expo building with open site lines, the ability for clients to have more privacy and not need to line up outside, the room to have both day and night spaces set up without needing to be broken down for cleaning (thus shuffling clients around throughout the day), the capacity for providers to meet with their clients on-site, and the space for clients to store their belongings. This aligned with many of our goals for the Homeless Services Center.

Vision of a Homeless Services Center:

It is the goal of the City of Portland to open a new state-of-the-art, one-story, adult emergency shelter to replace the Oxford Street Shelter. The new shelter will be open 24-hours a day, 7-days a week with on-site meals and a wide range of services including: health and mental health care, substance use treatment, housing assistance, peer support, case management, employment assistance and more. Please see **Exhibit 2** for a more comprehensive list of services.

The City of Portland's shelter clients and valued staff deserve to live and work in a respectful and safe environment. We will no longer allow some of our most vulnerable community members to live in inadequate conditions and in locations where they are easily abused, taken advantage of, and judged for their perceived shortcomings.

The new location will be a one story building easily accessible to all. Our clients will be able to access the space 24-hours a day and will not need to leave with their belongings. They will have a large day space with an area for meal services including a kitchen where staff will serve meals. We will have indoor and outdoor storage lockers, bathrooms, laundry services, and clients will be assigned to beds rather than mats on the floor. Sleeping areas will have beds where each individual will have a headboard charging station, allowing them a space to keep their phones fully charged to receive calls from potential landlords, employers or outside providers. Guests occupying the new beds will have access to charging stations inside. The bed layout will provide increased ability to socially distance and will provide an increased sense of privacy, as beds will be set in quads. New beds will be set along the perimeter.

Additionally, our new location will have a full service federally qualified health clinic, offering medical, mental health, substance use treatment, and dental services on-site. We will have small group rooms and offices for peer support and community providers to access, greatly improving the service delivery model and community collaboration.

Importantly, the design of the new facility has been informed not only by the multi-year planning process described elsewhere in this document, but by actual potential users of the facility. As part of the planning and design process, Amistad has conducted current client surveys regarding aspects of the new facility. Additionally, Amistad facilitated a design listening session with unhoused peer groups, who had a chance to offer direct feedback to the developer and the design team in attendance. Further workshops will be held on detailed design (during the architectural design development phase) and on operations (during the construction phase). Amistad's work has been submitted under separate cover as part of the Planning Board application.

Housing Services:

The City is dedicated to providing housing services to all who access our facility. While the pandemic made housing access difficult, our established relationships with landlords continued to afford our clients options to secure housing. In the year of July 1, 2020 to July 1, 2021 the housing team successfully placed 103 individuals into housing. The housing team's extraordinary work is recognized by experts in the field; in 2017, the National Alliance to End Homelessness (NAEH) honored the Oxford Street Shelter for our work on the Long Term Stayers Initiative with their Pioneers in Innovation and Excellence award, highlighting that in "the program's first two years, 125 people – representing a combined 150 years of shelter stays – have been successfully housed."[1]

The Long Term Stayers (LTS) initiative started in April of 2015 when the City collaborated with local housing services providers to target their efforts with a by-name list of the most vulnerable and difficult to house individuals staying at the Oxford Street Shelter. At the time, the shelter had 44% of the state's long term stayers[2]. In Portland, long term stayers are defined as people staying over 180 cumulative days in shelters or outdoors within a 365-day period. This definition was created because HUD's Chronic Homelessness definition did not capture single adults who tend to bounce from shelter to shelter whose lengths of stay in any one shelter do not meet the HUD definition of chronically homeless. From April 2015 through June 2021, this initiative targeted 580 people identified as long term stayers and housed 345 of them. According to their HMIS data, this group collectively had more than 650 years of homelessness, and more than 200,000 total bed nights. There has been a 91.03% success rate in scattered site apartments due to the combination of rental subsidies and support services.

[1] NAEH. (n.d.). *National Alliance to End Homelessness Honors Pioneers inInnovation and Excellence at Annual Awards Ceremony.* End Homelessness. https://endhomelessness.org/wp-content/uploads/2016/10/Awards-Ceremoney-for-distro-101017.pdf
[2] Community Housing of Maine. (2021, July). *Maine's Long Term Stayers Initiative History & Accomplishments* [PowerPoint presentation].

On-Site Services Provided by Community Partners:

An integral part of the design for the Homeless Services Center is a facility that allows for providers to be on-site with our clients. Throughout the planning process we have received great support and commitments from many of our community partners seeking to offer services to clients at the new Homeless Services Center location. (Please see **Exhibit 3** for a list of community partners.) Below are a selection of responses we received from providers describing their plans for outreach and service delivery at the new facility in no particular order:

Greater Portland Health

Through a harm reduction model and through trauma informed approach, we propose to provide primary medical care, behavioral health services, substance use services, infectious disease services, dental services, and outreach support.]The clinic will include two medical providers and two medical assistants along with a dental team consisting of a dentist, hygienist and two dental assistants. Additional staff will include a social worker, a psychiatric nurse practitioner, patient service representative, community health worker and a financial assistance counselor.

Preble Street

Preble Street is very excited about partnering with the City of Portland to support the centralized service model for the Homeless Services Center. Preble Street offers a variety of services that specifically target individuals experiencing homelessness, so having a robust involvement with the Homeless Services Center, the largest emergency shelter in Maine, would be a necessary and important component of their work.

Preble Street would actively seek to have an outreach presence at the new Homeless Services Center through various programs. Preble Street's Veteran Housing Services currently tracks all veterans that enter the emergency shelter system in Maine and would work collaboratively with HSC staff to identify and link homeless veterans with intensive housing-focused case management. Similarly, the Anti-trafficking Services (ATS) offered by Preble Street would serve as a valuable resource for any victims of human trafficking who present at the HSC. In conjunction with providing intensive outreach and case management to these individuals, the ATS team would be available to coordinate services and referrals with HSC staff and able to provide trainings as requested to increase staff's awareness of human trafficking.

Additionally, staff from Preble Street's Rapid-Rehousing Services (RRH) would outreach and engage eligible individuals at the HSC and coordinate services with HSC staff. In its first year of operation, the RRH team enrolled many individuals who regularly stayed at the Oxford Street Shelter and secured permanent housing for a high percentage of these individuals. Given these precedents, it is likely that the HSC would be an important referral source for Preble Street's ongoing RRH work. Along these lines, the Street Outreach Collaborative (SOC), Preble Street's mobile street outreach team which targets individuals experiencing unsheltered homelessness, would work specifically with the unsheltered

community to problem-solve the barriers that may be preventing them from accessing the HSC and other emergency shelters. The SOC would also be able to help HSC staff support clients in maintaining their emergency shelter placement. In its first year of operation, SOC connected 158 individuals to emergency shelters in Portland.

In addition to these service specific outreach efforts, Preble Street Homeless Voices for Justice (HVJ) would also seek to have a presence at the HSC. HVJ currently does regular outreach at Oxford Street Shelter, which they would plan to continue at the new Homeless Services Center. This outreach is done to inform clients of campaigns, to share what HVJ is working on, to hear from clients about what needs are arising, and to build connections between HVJ Advocates and current shelter clients. Additionally, HVJ sees potential for future collaboration with the HSC in the areas of voter outreach and HVJ's You Don't Need a Home to Vote Campaign, including Candidates' Forums held as a part of that campaign, outreach for the Discrimination Against Homelessness Pilot Project through the Maine Human Rights Commission, and legislative work with clients at the City and State level. When appropriate, HVJ also hopes to be able to have advocacy meetings at the HSC for the purpose of involving shelter clients in advocacy work.

As demonstrated, the clients at the HSC would be an important focus of outreach from a wide variety of Preble Street programs. In addition to this considerable outreach presence, Preble Street envisions a continuation of the close collaboration between the HSC and their emergency shelters (Joe Kreisler Teen Shelter, Florence House Women's Shelter, and the Wellness Shelter) to ensure that youth, vulnerable women, members of the unsheltered community, and other at-risk individuals are triaged and linked to other shelters, as necessary. This would occur because of on-the-ground coordination between HSC and Preble Street staff to help streamline emergency shelter bed management across both organizations and ensure that individual clients are matched to the most appropriate emergency shelter resource available. The Wellness Shelter, in particular, will be an integral part of the City's shelter work and recently an MOU was created between the City of Portland and Preble Street to formalize this: "The Preble Street Wellness Shelter works closely with the City of Portland Oxford Street Shelter to best serve individuals experiencing homelessness and plan effective overflow options. As a result of this partnership, including coordinated assessments and referrals to the Preble Street Wellness Shelter, the number of persons within the City who are unsheltered, unsafe, and become a concern for emergency services is greatly reduced."

Furthermore, Preble Street commits to continued collaboration with HSC staff and clients through Preble Street case management and advocacy programming including the H.O.U.S.E. (Homeless Opioid Users Service and Engagement) program, the Long-Term Stayers meetings, Maine Homeless Legal Aid Project, and needed clinical assessments provided by Preble Street LCSWs.

Homeless Voices for Justice

Homeless Voices for Justice's engagement with the new Homeless Services Center will mirror our current engagement at Oxford Street Shelter. Homeless Voices for Justice currently does regular outreach at Oxford Street Shelter, which we plan to continue at the

new Homeless Services Center. This outreach is done to inform clients of our campaigns, to share what HVJ is working on, to hear from folks about what needs are arising, and to build connections between the Homeless Voices for Justice Program and Advocates and current shelter clients. Additionally, we see potential for future collaboration with the HSC in the areas of voter outreach and HVJ's You Don't Need a Home to Vote Campaign, including Candidates' Forums held as a part of that campaign, outreach for the Discrimination Against Homelessness Pilot Project through the Maine Human Rights Commission, and legislative work with clients at the City and State level. When appropriate, we hope to be able to have advocacy meetings at the HSC for the purpose of involving shelter clients in our advocacy work.

Spurwink

Spurwink is excited to partner with the City of Portland's new Homeless Services Center (HSC). Currently Spurwink provides Behavioral Health Home, Opioid Health Home, and Assertive Community Treatment services to individuals staying at the Oxford Street Shelter. These services provide an integrated, multi-disciplinary team-based approach to care coordination, treatment, and support. Spurwink will continue to offer these services to clients at the new HSC.

During the pandemic, Spurwink offered emergency medication assisted treatment for opioid use disorder for quarantined clients, committed staff to daily outreach in Deering Oaks and at City Hall during the summer of 2020, and recently committed staff to outreach related to TB testing. We hope to continue these types of innovative partnerships to help meet community needs.

Finally, the City is contracting with Spurwink to hire two Community Engagement Specialists. These staff will be dedicated to the new 22 Park Street housing first collaborative, but will also assist as needed with city-wide outreach and engagement efforts. Spurwink expects these staff members will have a heavy presence at the new HSC.

The HSC offers a terrific opportunity to streamline services for both clients and community providers. Spurwink is excited to support this initiative.

Through These Doors

Through These Doors is Cumberland County's domestic violence resource center, serving victims and survivors of abuse and anyone affected by abuse and other related issues such as stalking, dating abuse, elder abuse, and both human trafficking and sexual abuse in the context of intimate partner relationships. TTD has an important role in working within the City of Portland's array of services to homeless individuals. We know that domestic violence is a leading cause of homelessness, especially for women, and that homeless people are vulnerable to further abuse when they lack housing security. TTD's advocates are trained to provide holistic safety planning, advocacy, support, and resource sharing in the context of the homeless system.

In the City's planned homeless center, we envision embedding a full-time advocate (as funding permits) on-site to be easily accessible. TTD has a wide variety of other services including legal and court advocacy, assistance with legal practices such as protection from abuse orders, navigating the justice system, and engaging and working within the CPS system. Our advocate on-site within the City's planned homeless center will be a link to all other TTD services to provide seamless, consistent services, all free of charge to homeless individuals.

TTD's on-site advocate will also be a resource to City staff as they support homeless individuals dealing with current safety issues and/or long term impacts of violence. TTD advocates work within other systems in Cumberland County (including CPS, law enforcement, and the schools) and we are told that employees within each system appreciate having on-site consultation available.

Amistad

Amistad's contributions to the HSC's model of supports and services will reflect the unique, peer-to-peer role that the agency plays in the community. Amistad's front-line Peer Support Specialists are not social workers or case managers; they are people with life experiences that are relatable to those who may present as guests at the HSC. Peer Support Specialists engage with guests/clients in a manner that is relationship-based, that acknowledges the expertise of each individual within their own life experience, and that allows for each person in the relationship to respectfully challenge the other to recognize their personal opportunities for growth and change.

At the HSC, Amistad's certified Peer Support Specialists will be able to contribute by providing:

- One-to-one peer support with HSC guests. The support offered is relationship-based, goal-focused, and private, and will be provided on-site and by phone or video conference.
- Facilitation of peer support-based groups. Trained facilitators will provide support groups, with a curriculum that will rotate and evolve based on the current needs and interests of the HSC guests.
- Support for the establishment of the HSC's Utilizers Union, and services, in an ombudsman-like role, for HSC management and guests. Identified Peer Support Specialists will hold roles that support the establishment and ongoing functions of a Utilizer's Union at the HSC, and will provide ombudsman-like support between HSC guests and HSC management and staff regarding complaints, areas of tension, and prospective changes to HSC policies and practices.

The Opportunity Alliance

The Opportunity Alliance (TOA) is a dynamic, results-focused Community Action Agency for Cumberland County, which was founded in 1965. TOA provides 50 integrated community based and clinical programs serving more than 20,000 people annually throughout the state of Maine. With over 50 years of experience, TOA draws from a comprehensive set of

programs which address issues such as mental health, substance use, homelessness, lack of basic needs, and access to community supports. Through an extensive array of services, TOA provides opportunities for individuals to stabilize fragile situations and then works with them to achieve self-sufficiency. TOA has strong working relationships with system wide partners and providers including The City of Portland.

TOA's Project for Assistance in Transition of Homelessness (PATH) program is the beginning of services for unsheltered individuals with serious mental health and struggling with substance use, in our state's continuum of care. The PATH team's outreach and engagement component allows these individuals to build trust with a provider. Currently, the PATH team works closely with the Oxford Street Shelter to support individuals to access the shelter.

PATH will continue our collaboration with the new center, by continuing to provide outreach case management services in the community and encourage and support individuals who are interested in accessing the center.

The new center will allow our collaboration to strengthen, as it provides meeting spaces for PATH to work alongside center staff to initiate and complete applications for long term housing and other mainstream services.

Milestone

I am writing to share Milestone Recovery's plan to support the operations of the City of Portland's Homeless Services Center by offering on-site support services. Those services will include the regular presence of our Homeless Outreach and Mobile Engagement (HOME) Team both on the campus and to assist in providing transportation. In addition to the HOME Team supporting the Service Center, we are willing and able to offer our expertise around supporting people with substance use disorder (SUD) through sharing of resources and providing training.

We will continue engaging in coordinated and collaborative support for people that are unhoused and experiencing SUD. Milestone Recovery will also be able to offer group support and will explore offering treatment within the Service Center or engaging in facilitating access and transportation to community-based SUD treatment programming.Through collaboration with other community providers,we seek to support the needs of people who are unhoused through a holistic approach.

Shalom House

Shalom House will:

- Work with the Identified Individuals to provide assistance with housing, housing subsidies and to the extent permitted by funding, staffing, and all applicable state and federal guidelines, including program eligibility; and

- Communicate with the City and/or with the Identified Individuals any deficiencies in applications, issues with continuing required paperwork, and other issues that could jeopardize an Identified Individual's housing at the Homeless Services Center.

Portland Trails

Portland Trails is eager to partner with the City of Portland as well as the staff, service providers and folks who are receiving services at the Service Center. As a land manager of adjacent public conservation land and the trail system that provides both transportation and recreation opportunities for all community members, we will be part of the everyday experience of many service recipients. As a previously industrialized neighborhood invites more human activity, we want to engage in regular dialogue to ensure that transition is as smooth as possible for all.

II. Staffing and Management Responsibilities

Staffing Roles:

The Homeless Services Center will be operated by a Management team consisting of a Shelter Director, Assistant Director of Shelter Operations and an Assistant Director of Housing Services. Amongst the three managers there will be on-site coverage 6am-11pm, as well as 24/7 on-call rotation. Having round-the-clock coverage affords clients the opportunity to connect with a member of the management team whenever desired. This level of access fosters an environment responsive to the needs of our clients.

The Shelter Director is responsible for supervisory and administrative work managing homeless shelters, supervising shelter attendants, security staff, housing counselors, senior human service counselors and managers. This work typically involves the development, planning, promotion, coordination and administration of Division programs. The Program Manager of a City Shelter is directly responsible for the operations and housing programs of the shelter. This position will be directly involved in budget development & management, personnel supervision, and development and implementation of various policies. Regular assessment of program plans and accomplishments will be reviewed in conjunction with the Social Services Division Director. The Director supervises a staff of professional, administrative and support staff, both directly and through designated supervisors. The Shelter Director participates in all grant application processes, program planning, and service evaluations including shelter audits. This position is responsible for meeting program reporting requirements, monitoring outcome measures and expenditures, compliance with all applicable federal and state regulations. The Shelter Director represents Shelter programs in the community, serves as a member of relevant committees, task forces, etc. The Director serves as liaison with community groups and individuals and neighbors regarding homeless issues. Additionally, the Director develops policies and procedures to support complex safety needs associated with homeless shelters.

The Assistant Director of Shelter Operations works a flexible schedule but primarily provides evening management coverage. The Assistant Director of Operations is an administrative management position responsible for oversight of overall shelter operations including

compliance and ADA regulations, purchasing, human resources management, and ensuring overall consistency for shelter operations. This position assists the Shelter Director with compliance of policies, procedures and regulations. In concert with the Shelter Director, this position oversees safety guidelines for facilities. This role is responsible for hiring shelter attendants, security guards and shelter supervisors in consultation with the Shelter Director. The Assistant Director of Operations must have knowledge of local homeless resources, staff supervision, crisis management, experience working with a diverse population including chronically homeless, mentally ill, physically disabled and substance addicted populations.

The Assistant Director of Housing Services works a flexible schedule but primarily provides daytime coverage. This is an administrative/management position responsible for coordinating housing and support services and will provide direct supervision to the Housing Service's Team. This position will be responsible for implementing established shelter policies regarding housing for all clients. This individual will maintain relationships with service providers and landlords that will help benefit our clients. The Assistant Director of Housing Services is responsible for connecting shelter consumers to needed services, including but not limited to mental health, substance use services, and employment services. The Assistant Director of Housing Services must have experience with housing search and placement and a strong understanding of HUD best practices, the ability to communicate effectively and the ability to provide excellent customer service.

In addition to the management team, the HSC will have a robust supervisory team with 24/7 coverage. Our supervisors, or Senior Human Service Counselors, will work flexible hours providing both day and overnight coverage to include weekends. They will supervise program staff in the uninterrupted operations of the shelter and are part of the team that facilitates orientation of new program staff. This position assists in staff scheduling and performance evaluations. They will serve as liaisons between community groups and members of the public regarding program issues. They will respond to crises including medical or mental health emergencies, and physical altercations or threats of violence. Senior Human Service Counselors will also provide housing orientation and housing triage to new clients.

The HSC will be staffed 24/7 by our Shelter Attendants who are trained to provide a confidential safe space to those seeking temporary emergency shelter. Our shelter attendants are integral to every day operations and work a flexible schedule across 24 hours. They will assist new clients with orientation to the facility. Our shelter attendants must possess the experience and the ability to work with clients with mental health and substance use issues. Building on their experience, each Shelter Attendant receives training to provide the following knowledge, skills, and abilities: a working knowledge of shelter policies, procedures and best practices, as well as working knowledge of community resources. This equips shelter staff to support our clients and make the necessary referrals to our housing team, as well as referring to other community partners. With the new model, many referrals will occur on-site, including to the Federally Qualified Health Clinic.

The Homeless Services Center will have a team of dedicated Housing Counselors to work diligently with individuals experiencing homelessness to ensure their time in temporary emergency shelter is as brief as possible in the transition to self-sufficiency. All of our

Housing Counselors have experience working with the homeless population, housing, mental health, substance use, and community outreach. They have knowledge of the principles and practices of case management/casework. Additionally, they must have working knowledge of mental health, substance use issues and homelessness.

The Homeless Services Center offers housing services to all clients accessing the service center and will have housing staff on-site 7 days a week from 6am-8:30pm. Housing-focused conversations occur with individuals from their very first night at intake and will be a collaborative effort to include staff from the Prevention and Diversion team. Clients attend a housing orientation to connect them to the most appropriate resources for their housing needs and each individual is assigned a housing counselor. We understand that each situation is unique and self-sufficiency looks different for each client. As such, we work with our clients to create individualized housing plans. At the City, we believe in the housing-first approach, "prioritizing permanent housing placement for an individual so that they can pursue their personal goals and improve their quality of life."[3]

A key part of our housing team is the Housing Retention Specialists. They connect with clients as they transition from the shelter. In support of the housing-first model, these specialists wrap services around clients to ensure success. This can include helping them navigate landlord relations, accessing furniture, assisting them with food, which can include connecting to community meals. Housing Retention Specialists also work to make appropriate, supportive referrals to medical care and case management services. Our Housing Retention Specialists increase the housing stability of clients and reduce the risk of returns to homelessness.

Our Administrative Assistant enters and tracks individualized client data into Homeless Management Information Systems HMIS (ServicePoint) for public reporting. The Administrative Assistant aids management with review of data before grant submissions. This position ensures accurate filing of incoming client intakes and nightly paperwork in accordance with state regulations. They assist in ordering appropriate supplies for the HSC. This person also works with management on specialized tasks, giving great attention to detail and a high level of accuracy.

Our Facilities Team is an integral part of ensuring that the space is a safe, clean and inviting environment for clients to access and staff to work. We have facilities staff on-site from 6am-2am. Our Facilities Team responds to all maintenance emergencies and works with all maintenance vendors to ensure our building and grounds are operating at peak condition. Facilities staff duties include general cleaning, trash removal, cleaning of bathrooms, floor care, waiting rooms, laundry, light maintenance, grounds work, routine facility maintenance as necessary, routine exterior maintenance, including snow removal, and other tasks as required. The team coordinates with the Barron Center staff to ensure that we have clean linens for our clients daily.

[3] NAEH. (2016, April 16). *Housing First.* End Homelessness. https://endhomelessness.org/resource/housing-first/

The HSC will have 24/7 security coverage that is provided by full-time non-uniformed City staff members. Security Staff will have an office located at the entryway to the new facility to ensure safety for all clients seeking shelter. Security Staff will conduct half hour perimeter well-being checks of both the interior and exterior of the facility. Security Staff are trained to address conflicts that arise on property or grounds and will assist HSC staff and Emergency First Responders in securing an area during an emergency. Security Staff must have strong and effective communication skills, including strong active listening skills and speaking skills as they will be communicating with clients, other staff, first responders and neighbors. Security team members must have excellent customer service skills. Additionally, security staff must have the ability to remain calm during unusual occurrences, disturbances, or other stressful situations.

The management team will meet on a weekly basis to discuss pertinent HSC issues (policies, professional development of staff, client and neighborhood issues). The supervisor team meets on a monthly basis to discuss similar topics. The full staff attends mandatory monthly meetings for formal and informal training and full staff discussion around relevant topics.

At the City of Portland we value professional development; service center staff are required to take job specific training and are also afforded opportunities for growth through Citywide training. Training includes: new employee orientations, CPR and first aid, Narcan and Overdose Reversal/Response, mental health training, housing training, etc. For a full list please see **Exhibit 4**

III. Client Access, Assessments and Access Restrictions:

The City's Health and Human Services Offices at 39 Forest Avenue will house the Prevention and Diversion Program. This will operate 7 days a week and will be the centralized assessment location for those seeking shelter. Using this client-centered model, staff will have the ability to connect with individuals before they enter an emergency shelter and enter homelessness to assist them in mitigating their emergency. Staff will work to seek alternate resources, connect with landlords to mediate evictions, and enroll individuals in preventative case management services. When other options are not available, individuals are referred to the shelter for intake and provided transportation to the Homeless Services Center. If guests need shelter after this program's hours the Homeless Services Center phone number and the after hours General Assistance number will be prominently displayed at the Prevention and Diversion Center, our contact information will be available through 2-1-1 and community outreach programs will have access to our 24-hour line for after hour admissions. Should a client call for assistance after hours, Homeless Services Center staff will provide transportation from the Prevention and Diversion Program to the Homeless Services Center.

The City of Portland does not turn anyone in an emergency of homelessness away. Clients accessing the shelter complete a housing-focused, strengths-based intake assessment, are assessed for symptoms of infectious disease (at which point appropriate medical referrals would be made) and after completion of an intake are assigned a bed.

The Homeless Services Center will continue the City's current model of providing 24 hour continuous services to our clients. Unlike the City's current shelter, clients will have ample room to move throughout the facility, allowing for the space to remain clean, safe and sanitized while not restricting individuals to small areas. Following the lessons learned from the Expo shelter, City staff feel it is best practice to ensure that we have an open facility with clear site lines where clients can have access to services on-site. Clients will have the ability to utilize laundry facilities and shower facilities as needed. On-site meals will be available three times a day, understanding that many of our clients are busy seeking housing or are employed and may miss meal times, staff will ensure clients have access to food outside of those meals. Mail services will be provided on-site to ensure their ability to receive important documents that are imperative to housing: state identification, birth certificates, etc. In addition, clients will have access to their assigned beds throughout the day.

It is important to the City that all clients entering the Homeless Services Center feel comfortable in their sleeping areas. HUD's Equal Access Rule protects the rights of transgender and gender non-conforming people by mandating that "access to shelter and housing must conform with, and adhere to, an individual's self expressed gender identity." [4]. Homeless Services Center staff ask individuals to self-select their dormitory based on their self-identified gender. For individuals who do not feel safe or comfortable sleeping in the men's or the women's dormitories, the City will provide separate sleeping space. Self-identified trans, nonbinary and gender-diverse clients are informed that they can request this accommodation. In addition, the Homeless Services Center will include nine restrooms for clients and three in staff areas which are barrier free, fully accessible and designated gender neutral in addition to the larger restroom facilities.

The new facility will also have an expansive outdoor space-allowing clients to safely gather in a number of private areas. Clients will have access to an enclosed courtyard just off the general dayspace- part of this courtyard will have a covered pavilion for eating space, meeting with community providers and housing workers or social gathering. Additionally, the private courtyard will have exercise facilities and raised garden beds so that clients can participate in growing food for the meals. A green space with a raised platform area will be available for client use. In addition to the raised garden beds, a healing garden will be located on the other side of the facility. This will be a space for quiet reflection, small groups or meetings with community providers and housing staff.

The programmed outdoor spaces detailed above will be fenced. This will be to maintain site control and provide a higher level of protection to those seeking emergency shelter. We will work to ensure this fencing design fits in with the trauma informed design of the property. We will also continue to seek feedback from our neighbors as, and if, operational issues relating to fencing arise.

The security staff will be responsible for monitoring entry and exit into the building, as well as the perimeter entrance and exits via video surveillance. This will leave our front desk staff

[4] NAEH. (n.d.). *Trans and Gender Non-Conforming Homelessness*. End Homelessness. https://endhomelessness.org/trans-and-gender-non-conforming-homelessness/

available to respond to the needs of clients and service providers. The access points to the building include:

- *The primary building entry off Riverside Street*- The HSC's main entryway will be off the well lit and inviting walking path leading from Riverside Street to the HSC. The main doorway will be a dual door system monitored by security staff. Once buzzed through the secured double door entry system, 24-hour staff will greet new shelter clients and familiarize them with shelter services. Due to the confidential nature of our services, guests will not be permitted on-site with the exception of service providers. Adequate space for service providers will be provided and will allow for confidential meetings on-site.
- *Controlled External Entrance to locker facilities*- Located in tandem to the primary entrance, clients may first enter the external locker facility. There will be enough on-site locker storage for each client accessing the Homeless Service Center. Clients will have the ability to access their own storage space as needed. This space will exit into the dual door vestibule.
- *Controlled Staff entrance and exit*- These entrances will lead to staff administrative and housing offices, space for community providers to hold confidential meetings with clients, as well as conference room space for on-site lease signings or small trainings.
- *Clinic entrance*- The clinic will be a space that is open to the general community. Clinic staff will have the ability to admit any patient they may be treating.
- *Controlled exit from the dayspace to the private courtyard with covered eating space, controlled exit from the male dormitory to the community garden, controlled exit from the female dormitory to the community garden*- These three exits will be accessible only to individuals who are already accessing the facility and will lead to fenced in areas that provide privacy, confidentiality and safety our clients.
- *Controlled fire exits off dormitories and client bathrooms*- a mandatory number of fire exits that meet the necessary fire code requirements will be located along the rear of the building. These will be accessed in emergency situations and will be accessible for entry to those who have already accessed this facility when needed.
- *Loading and service area*- the secure loading and service area off of the kitchen and dining area will be utilized for food and donation deliveries, as well as pick up of dirty linens and the drop off of clean linens through the City's partnership with the Barron Center. We anticipate food deliveries to occur three times daily, in line with our three meals a day. We also anticipate a daily morning laundry pick up and drop off and will be receiving weekly deliveries for service center supplies.

In accordance with the Americans with Disabilities Act and Chapter 5 of the City of Portland Code of Ordinances, service animals are always welcome and are required to remain on a leash or harness at all times. Pets and other animals, however, are not allowed. We recognize the positive impact and importance companion animals have in the lives of the clients who present with them as well as the barrier to entering shelter their interdiction presents. To mitigate this barrier and improve the experience and housing success of our clients, whenever possible we work with community partners to attempt to find their animals alternative accommodations for the duration of their stay in shelter. This includes collaborating with the animal control officer, leveraging their relationships with local programs and rehousing individuals with their animals as soon as possible.

IV. Transportation

The Homeless Services Center will employ a Transportation Demand Management (TDM) approach to handle client transportation needs. Because most clients are not anticipated to drive, TDM is important beyond its traditional goals of simply reducing vehicle trips. The facility's TDM plan is included as **Exhibit 5**. Some additional points and summary information are below.

The Homeless Services Center will include a City operated 15 passenger van as a shuttle service to clients. The shuttle will operate with regular scheduled trips throughout the day to stop at service centers for appointments as well as get back to the facility, and will include after hours operation on an as needed basis. A regular stop will include the on-peninsula Prevention and Diversion Center for those clients who have been referred to emergency shelter services. This transportation service will allow clients continued uninterrupted access to services they currently utilize.

As a safety policy, staff operate the shuttle or any City vehicle, in pairs while transporting clients. This allows for the driver to remain fully focused on the safe operation of the vehicle should the passenger staff need to assess a client in medical distress or help to de-escalate any situation in the vehicle. It also allows the passenger to safely assess the vehicle inhabitants and engage with them so that nothing rises to this level of need. For individuals departing directly from the Homeless Services Center our staff will have developed relationships with these clients. They will be aware of whether these individuals are appropriate to transport via the shuttle or may require an alternate form of transport at that time. They will also be able to assess whether some clients may have previous conflicts that might indicate they should be transported separately. For individuals coming from the Prevention and Diversion Center, a safety assessment will be done with all individuals prior to transporting them. Any staff person driving the 15 passenger van must receive training from the City's Safety and Training Officer that includes safe driving practices specific to vans. As a Covid precaution the van and other city vehicles have partitions that have been installed for safety.

In addition to the shuttle van, the Homeless Services Center will continue the long-standing practices of Oxford Street by using taxi vouchers, Metro, and our current sport utility vehicles for transportation and follow-up services.

V. On-Site Surveillance

Staff at the Homeless Services Center will assist people in need of temporary emergency shelter services and will provide a clean, safe, and secure environment at all times. The Homeless Services Center premises are staffed 24 hours a day by awake and alert staff members, including City security staff. Best practice dictates clear sight lines which will allow staff easy visibility across dormitories and day space to maintain safety.

Both staff and security do perimeter checks to ensure the safety and wellbeing of clients every half hour. These perimeter checks include the inside of our facility and bathrooms, as well as the outside of our facility including the courtyard, property lines and neighboring

area. All staff members carry portable two-way radios and are trained in how to communicate their location and situation in an emergency.

HSC staff will provide once daily checks of the trail system adjacent to the property. Staff will also coordinate with Portland Trails and will participate in their weekly walk of that section of trail.

Cameras will be mounted externally for easy surveillance of the perimeter. Cameras are also mounted in internal common spaces not to include private areas, such as sleeping quarters and restrooms. Camera monitors will be visible from the security office, which will be staffed. Our security staff will review live feed of the cameras and we will also have access to recorded data as needed. External lighting will be placed around the perimeter of the building to ensure it is well lit for arriving clients, as well as staff conducting safety checks.

VI. Safety Measures.

The City of Portland takes the safety of the clients we serve, our staff and our neighbors seriously.

Upon intake, each client will sign a resident contract (please see **Exhibit 6**) which clearly outlines the Homeless Services Center rules and behavior expectations. This will be reviewed carefully with each client to ensure that it is understood. Larger copies are also posted in common spaces for client review as needed.

The mission of maintaining safety for all clients may involve making crucial decisions about clients who are displaying behavioral difficulties and who are impacting their own safety, staff safety, the safety of others and/or the safety of the entire Homeless Services Center population. Staff will use verbal de-escalation tactics in an attempt to calm conflicts and to intervene in negative behavioral situations. Staff receive training in Verbal Judo and Crisis de-escalation techniques. Staff also partner with The Opportunity Alliance Crisis Response Services as needed. Staff receive training on effective communication over two way radios to emergency responders including 911 and non-emergency dispatch. Staff work with all first responders including Portland Police Department, Portland Fire Department and Medcu to facilitate good communication between departments and stay abreast of and address emerging issues. In addition, all workstations are equipped with panic alarms for any potential emergency. After any critical incident staff debrief the incident together and provide check-ins with any affected clients while maintaining confidentiality and utilizing a trauma-informed approach.

VII. Controls for Client Behavior and Noise Levels:

The Homeless Services Center presents a unique opportunity to incorporate security considerations and neighborhood impact into the building design and facility operations on the front end. Trauma-informed design impacts client success as well as the neighboring community. This Homeless Services Center was designed to be open and inviting for clients and to empower them to become fully self-reliant; it was also designed to maximize the

safety, security and privacy for those seeking shelter- a historical problem for those unhoused in Portland.

The Homeless Services Center will continue the shelter's model of being a low barrier shelter. Low barrier means we do not require identification at time of entry, income verification, sobriety, etc. Low barrier does not mean there are no rules or behavior expectations. Making these expectations clear and utilizing progressive discipline with consequences helps us meet our responsibility to provide a safe place for our clients, staff and neighbors. These expectations are distilled in the Reasonable Rules policy (see **Exhibit 7**). We hold regular house meetings to elicit feedback from clients regarding a variety of topics including operational issues and policies. Frequent discussion topics at house meetings also include housing services, community resources available, operational changes, reinforcement of important shelter rules and guidelines, including our good neighbor policy. The Reasonable Rules policy will be revisited annually.

VIII. Neighborhood Concerns:

City of Portland's staff recognize that we are part of a neighborhood and are committed to being a good neighbor. Conversations begin with clients regarding good neighbor relations at intake. As stated in the above section *Controls for Client Behavior and Noise Levels*, we feel it is important to provide clients clear expectations of the Homeless Service Center Rules at intake. This ensures clients are aware of the expectations for their behavior while utilizing the HSC and clearly outlines the rules in place to provide safety to clients, staff and the neighborhood. Additionally, we have a Neighborhood Engagement Strategy (please see **Exhibit 8**) recognizing that our neighbors are an important community partner. The Neighborhood Engagement Strategy will be revisited and updated at least twice per year to reflect the Homeless Services Center surroundings, the neighborhood and meet any neighborhood needs or concerns.

The following steps are taken to ensure guests of the HSC are informed and engaged around the rules and expectations of our facility:

- Upon intake, each client will sign a resident contract (please see **Exhibit 6**) which clearly outlines the Homeless Services Center rules and behavior expectations, including the importance of being a good neighbor.
- The Homeless Service Center Staff hold regular house meetings to cover a variety of topics including reinforcement of important shelter rules and guidelines and the importance of being a good neighbor.
- Supervisors and staff meet multiple times daily for "shift change" meetings to pass along critical information, such as any client who may have an important housing appointment they need connecting to, a client who may be struggling due to ongoing mental or physical health concerns, or neighborhood concern that has been relayed that needs ongoing monitoring.
- If needed, staff will meet with clients on an individual basis to address concerns in a proactive manner and work to connect clients with any helpful resources such as but not limited to Cumberland County Crisis through The Opportunity Alliance, Detox and

substance use services, Adult Protective Services, First Responder Services of Portland Medics, Police and Fire and Greater Portland Healths onsite services.

Neighborhood safety concerns are our safety concerns and we work to mitigate those as quickly as possible, recognizing that we want to have a positive impact on our community. As such, when neighborhood concerns arise, staff take immediate action to resolve the concern. Homeless Service Center staff are committed to working with clients, neighbors, businesses, and community partners until an issue has been resolved.

Mechanisms to resolve neighborhood complaints include, but are not limited to:

- Half-hour perimeter checks of our facility, grounds and surrounding areas, this will include as needed checks of the Portland Trail System.
- As mentioned previously, staff conduct perimeter checks every half-hour around our facility, grounds and surrounding areas. In addition, this will include as-needed, but in any event no less than daily, checks of the Portland Trails System.
- The Homeless Services Center staff will provide a 24/7 telephone number that connects neighbors and community members directly to staff at any time of the day or night. Concerned neighbors are invited to call to discuss any potential issue or concern related to the Homeless Services Center. All calls will be logged and tracked.
- Additionally, The Homeless Service Center will have a member of the management team on call 24/7 to assist in resolving any issue. This allows for swift notification to managers of any neighborhood issue or concern.
- While neighborhood complaints could involve a discussion and staff intervention with a small group or single client of the Homeless Services Center, occasionally larger interventions will include our committed community partners listed in this management plan. Staff may also request assistance from:
    - The HOME Team
    - TOA Crisis Response Team
    - Police Department
    - MEDCU and Fire Department
- Once addressed, a supervisor of the Homeless Services Center will make a return call to the neighbor in order to confirm resolution.
- Calls will be tracked and logged and reviewed monthly at the neighborhood advisory committee meeting.
- The Homeless Services Center staff is happy to meet with all partners and neighbors to ensure a sense of positive community, overall wellbeing and safety.
- The Homeless Services Center will provide a representative to a minimum of 75% of regularly scheduled monthly Neighborhood Association meetings and looks forward to feedback from our neighbors at these meetings.

The City will also create an advisory group consisting of representatives from the neighborhood association, neighborhood residents, area businesses, Portland Police Department, Homeless Service Center staff, Homeless Service Center clients, the District

Attorney's office, Portland Trails and the District 5 City Councilor or his/her designee.[5] Specific members of the Neighborhood Advisory Committee will be identified and finalized before the end of construction of the Homeless Services Center.

For the first year, the Neighborhood Advisory Committee will meet monthly and will be chaired by a representative of the City's executive staff. The group will review complaints made during the prior month and recommend operational changes to reduce neighborhood impacts and/or improve client services. This group will also provide the review of the Neighborhood Engagement Strategy. Minutes will be recorded and maintained for a 24 month period at the Homeless Service Center and will be made available for review by interested parties. These minutes will reflect specific recommendations of the advisory group and will be annotated to reflect whether these recommendations have been implemented. Upon agreement of the majority of group members, the advisory panel will shift to quarterly meetings in year two.

IX. Monitoring:

The Homeless Services Center management team will provide the City of Portland's HHS Department with reports on a regular basis as required. These reports may include:

(i) Number of unique individuals served at the shelter
(ii) Total number of bednights accessed at the shelter
(iii) Number of intakes during a reporting period
(iv) Total number of individuals who had previously been unsheltered and staying outside in Portland
(v) Total number of individuals who are defined as having long time stayer status
(vi) The average length of stay
(vii) Number of housing placements
(viii) Record of neighborhood concerns and resolutions
(ix) Summary of meetings with individual neighbors, neighborhood associations and businesses
(x) Number of Criminal Trespass Orders (CTO) issued, the reasons for those CTOs, the length of those CTOs, and whether the person issued the CTO has been issued a CTO previously
(xi) Record of police calls for service related to mental health, substance use, crime or other reasons and outcomes
(xii) Any additional information requested by the Department of Health and Human Services and/or the HHS Public Safety Committee, and various housing related boards and committees of the City, such as, but not limited to, the Rent Board and the Housing and Economic Development Committee.

[5] Sauschuck, M. J. (2018, September 8). *Security Planning and Procedures for Proposed Homeless Service Center.* Portland Maine. https://www.portlandmaine.gov/DocumentCenter/View/22367/HSC-Memo

In addition to reporting requirements at the City level, the Homeless Services Center will submit reports to funding sources as required; those sources currently include Maine State Housing Authority, State of Maine DHHS and HUD. The Homeless Services Center will continue to report statistics to ESAC (Emergency Shelter Assessment Committee) monthly and those will be posted on the ESAC webpage which are linked from the City's webpage. Additionally, we post weekly updated data and statistics to the City of Portland Health and Human Services website.

This management plan may be subject to periodic updating and review. As with all elements of an approved plan, proposed changes to the approval require amendments. In the event that changes to the management plan are needed, Health and Human Service Staff shall submit to the Department of Planning & urban Development any proposed amendments to this management plan and the Department of Planning and Urban Development will determine whether such changes qualify as a major amendment, and therefore subject to review and approval by the Planning Board, or whether they qualify as a minor amendment, and may be reviewed and approved by the Planning Authority.

Exhibit 1: Overview of the Process to Replace the Oxford Street Shelter

During site plan approval, the Planning Board will ensure that the plan for the new HSC complies with the ordinance requirements we passed in 2017. Emergency Shelters must have:

- *adequate space for security searches and other assessments*
- *a centralized operations office with sightlines to sleeping areas*
- *a management plan with: 1) management responsibilities; 2) a process for addressing neighborhood concerns; 3) staffing; 4) access restrictions; 5) on-site surveillance; 6) safety measures; 7) controls for resident behavior and noise levels; 8) monitoring reports*
- *adequate access to and from METRO service as well as strategies to help residents utilize transit*
- *on-site services such as case management, life skills training, counseling, employment and educational services, and housing assistance.*
- *suitable laundry, kitchen, pantry, bicycle storage, and secure storage facilities for guests*
- *an outdoor area for guests that is screened for privacy*

We are here.

The Riverside location is in the IL Zone. Examples of other allowable uses in this zone include bakeries, breweries, bottling plants, pharmaceuticals, machine shops, food packaging, indoor amusement and recreation centers, plant and tree nurseries, lumber yards, repair services (including all types of automotive repair), day care facilities, dairies, dog training services, intermodal transportation facilities, and utility substations.

Exhibit 2: Increased services

- A more comfortable 24-hour facility
- Community partner outreach on-site
- Employment services
- General Assistance staff
- Increased access to public transportation
    - Metro Route 2
    - City of Portland shuttle
- Increased bathrooms for day use
- Inside lockers
- Laundry services
- Mail services
- Meals
- On-site health care clinic
    - Primary Medical care
    - Infectious Disease Services
    - Mental health care
    - Substance use treatment
    - Dentist services
- Peer services
    - Peer support groups

Exhibit 3: Service Providers Planning to Offer Services or Outreach On-Site[6]

- Amistad
- Catholic Charities Maine
    - Refugee and Immigration Services (RIS)
- City of Portland
    - Social Services
        - General Assistance
        - Helping Individuals Regain Employment (HIRE)
    - The Public Health Division
- Cultivating Community
- Frannie Peabody Center
- Goodwill Northern New England
- Greater Portland Health
- Homeless Voices for Justice
- Maine Department of Health & Human Services
    - Adult Protective Services
- Milestone Recovery
- Pine Tree Legal Assistance Inc.
- Portland Adult Education
- Portland Public Library
- Preble Street
- Sexual Assault Response Services of Southern Maine (SARSSM)
- Spurwink
- The Opportunity Alliance
    - Project for Assistance in Transition from Homelessness (PATH)
- Through These Doors

[6] This list appears in alphanumeric order.

Exhibit 4: Staff Training and Professional Development[7]

- **Bloodborne Pathogens training**
  OSHA's Bloodborne Pathogens standard prescribes safeguards to protect workers against the health hazards from exposure to blood and other potentially infectious materials, and to reduce their risk from this exposure
  Implementation of this standard not only will prevent hepatitis B cases, but also will significantly reduce the risk of workers contracting HIV, Hepatitis C, or other bloodborne diseases
- **Cardiac Science: AED**
  The Automated External Defibrillator (AED) training teaches basic AED rescue skills and correct defibrillation procedures.
- **Customer Service Training**
  Through this customized training, you will have the opportunity to explore the City's vision, goals, and values and how they relate to a culture of excellent customer service, learn about our new customer service vision, renew your commitment to customer service, learn best practices, reinforce the structures already in place that support great customer service, and identify the things you need to improve customer service.
- **Diversity and Inclusion Workshop**
  The City of Portland is committed to an inclusive workplace in which differences are respected and valued. Portland's demographics are rapidly changing and, by extension, so are our employee, visitor, and customer populations. During this interactive, two-hour workshop, participants will increase their awareness of personal biases - both explicit and implicit - and how they impact the way in which we navigate the world; explore practical, proactive strategies for responding to acts of bias and prejudice; and examine strategies to promote respect for diversity, equity and inclusion within the City.
  https://implicit.harvard.edu/implicit/takeatest.html
  Implicit Association Tests are online tests designed to explore our hidden or implicit biases, aimed to detect the strength of a person's automatic associations between concepts(e.g. women, homosexuals) and evaluations (e.g. good, bad) or stereotypes (e.g. athletic, clumsy). You will be asked to sort pictures and words into groups as fast as you can. IATs evaluate automatic associations on many different topics such as race, religion, gender, sexual orientation, and weight
- **Emergency Action Plan training**
  Helps train employees on what to do in an emergency whether it's a fire, flood or an active shooter. The City has a predetermined emergency action plan to assist employees in knowing what to do in these different emergency situations. The training goes through the plan.
- **Equal Access to Housing training by GLAD**
  This training covers ways you can create a more welcoming and safer environment for LGBTQ persons. Learn the basic concepts and expectations of the HUD Equal Access to Housing rules and what rights are covered under this rule for individuals regardless of their sexual orientation and in accordance with the individual's gender identity, and in a manner that affords equal access to the individual's family.

[7] This list appears in alphanumeric order.

- **First Aid and CPR**
  Providing basic first aid, CPR and knowledge to assist guests until EMS arrives.
- **General Assistance Training**
  An overview of the General Assistance Program and the nuances that impact securing housing for individuals experiencing homelessness.
- **Homeless Management Information Systems trainings**
  -Maine Housing Emergency Shelter and Housing Assistance Program
  -Stability Through Employment Program
  -Rent Smart
  -Data & Security
- **Housing Training for Supervisors**
  An ongoing overview of housing assistance, voucher programs, general assistance, community resources and ways to keep conversations in shelter housing and solutions focused.
- **Human Trafficking in Maine: Identification and Response by Preble Street and Maine Coalition Against Sexual Assault**
  Understand the problem of human trafficking. Learn how to identify survivors of human trafficking. Learn how to meet the needs of people who have been trafficked.
- **In their Shoes Refugee Training**
  This is an interactive simulation provided by Catholic Charities Refugee and Immigration Services. The program is designed to help participants walk in the shoes of a refugee and come to understand the tough decisions faced by someone fleeing for safety.
- **Introduction to Cultural Competency**
  This interactive class explores the various cultures that we inhabit and steps that we can take to become more culturally competent. Cultural competency - the ability to understand, communicate with, and effectively interact with people across various cultures- is a lifelong journey and a skill essential to succeeding in today's culturally-diverse work environment.
- **Language Access Training**
  In this one-hour training, we cover how to identify a Limited English Proficiency individual; the distinctions between interpretation and translation; how to access and best utilize an interpreter; and translation of departments' vital documents. City staff who routinely interact with members of the public are expected to attend.
- **Mental Health First Aid Training Conducted by NAMI Maine**
  Mental Health First Aid is a national best-practice, evidenced-based certification course that is 8 hours in length and leads to a 3 year certification issued by the National Council on Behavioral Health.
- **Military Culture 101**
  A program designed to educate service providers on Military culture and resources Veterans can access.
- **Narcan/Overdose Reversal/Response Training**
  The Public Health Division provides best practice training on recognizing and responding to an overdose, on an as-needed basis, at the request of shelter staff. This training includes: risk factors, prevention strategies, signs and symptoms, and appropriate response, including calling 911 and administering Narcan. In addition to training, the Public Health Division provides Narcan at no cost to the Shelter.
- **National Alliance to End Homelessness Conference & Capitol Hill Day**

The 2019 National Conference on Ending Homelessness and Capitol Hill Day was the nation's largest convening of service providers, leaders, advocates, and consumers working to end homelessness in the United States. The July conference featured dedicated tracks focused on families and youth experiencing homelessness, updated content on chronic homelessness, veterans, single adults, and other populations. Capitol Hill Day offered an opportunity to speak with members of Congress and their staff and advocate directly for the resources that will benefit homeless families, individuals and youth in your districts.[8]

- **New Employee Orientation**
  For all newly hired employees, a New Employee Safety Orientation online training is required to be completed by new hires through our Maine Municipal Association website, NEOgov. This training covers the following safety issues: Accidents and Emergencies, Fire Safety, Preventing Slips, Trips and Falls, Back Safety, Ergonomics for the Office, Personal Protective Equipment, Hazard Communication, Bloodborne Pathogens, Defensive Driving and Equipment Safety.
  In addition, the following City policies are reviewed with new hires within the first 4-6 weeks of their employment: Equal Employment Opportunity and Nondiscrimination Policy, Policy against Harassment, Workplace Conduct Policy, Drug Free Workplace Policy, Work Related Injury Management, Technology Use Policy, and our Communication and Social Media Policy. New hires are provided an overview of policies via a powerpoint presentation either in person or at the employee's discretion (new protocol during response to COVID pandemic).
- **New Per Diem Training**
  Conducted with all new employees, this training is an overview that covers a broad range of topics including customer service, review of shelter policies and safety, emergency response (how to call for assistance in an emergency, how to communicate to dispatch, use of your two way radio), overdose reversal and use of naloxone, scenario training (which can include how to de-escalate a client in distress, use of progressive discipline, etc).
- **Rapid Resolution Housing Training**
  Rapid resolution is a client-centered, problem-solving approach designed to meet the housing stability needs of most persons seeking homeless assistance.
  Client-centered—with a focus on the client's agency in resolving his or her own housing crisis; Flexible–all available housing options are creatively explored through a problem solving conversation; and Immediate–providers recognize a critical window of opportunity to act swiftly to resolve the housing crisis.
- **Reasonable Suspicion for Supervisors**
  This training is to assist when supervisors have evidence or reasonable cause to suspect an employee of drug use. This is needed for the supervisor to know how to follow proper protocols and documentation.
- **Serious Accident Reporting**
  This training defines "serious physical injuries" and the steps to take when reporting to the Maine Department of lAbor is necessary as outlined in the City policy "City of Portland Mandatory Reporting Requirements for Employee On-the-Job Death

[8] "Conferences" *National Alliance to End Homelessness*
https://endhomelessness.org/events/conferences/

or Serious Injury Standard Operating Procedure."

- **Trauma Informed Care and Compassion Fatigue by Maine Behavioral Health**
  Trauma-informed care recognizes the physical, mental, behavioral, social and emotional impacts of the experience. Tese training covers core principles and explains Adverse childhood experiences (ACEs) which are stressful or traumatic experiences that happen during the first 18 years of life.
- **Understanding and Supporting LGBTQ Individuals**
  Provides attendees the opportunity to learn more about what it means to be part of the LGBTQ community with special attention given to understanding what it means to be transgender, non binary, and gender non conforming. The presentation will address ways in which City of Portland staff can be more inclusive in their day-to-day work by using inclusive language and terminology, navigating names and pronouns, processing forms and documents, and implementing smart practices to use to make your workspace more inclusive of everyone.
- **Verbal Judo**
  Provides staff with de-escalation techniques through verbal communication to avoid further conflict with individuals including redirection strategies, ultimately decreasing resistance. The goal of the course is to enhance professionalism, decrease community complaints, decrease liability, lessen stress and increase morale for guests employees.
- **Violence Against Women Act training by Through These Doors**
  Provides an overview of the Maine Coalition to End Domestic Violence, the individual resource centers serving Maine and the services offered, presents *Violence Against Women Act overview: "What is VAWA? Who is protected? What programs are impacted?"* and reviews housing protections for survivors and the responsibilities for housing providers.
- **Workers Compensation for Supervisors**
  Explains the procedure for referral to partner urgent care providers and reporting requirements when staff are injured while performing their duties.

Exhibit 5: Transportation Demand Management Plan

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Transportation Demand Management (TDM) Plan

Homeless Services Center
654 Riverside Street – Portland, Maine
Revised August 31, 2021

Introduction

The City of Portland Health & Human Services Department (HHS) provides this Transportation Demand Management (TDM) Plan to supplement the application for the proposed Homeless Services Center (HSC) at 654 Riverside Street. This TDM Plan applies to the proposed site on a 7-acre campus on Riverside Street as well as ancillary HHS services throughout the City. Each facility is described in more detail as follows:

Oxford Street Shelter (Existing)

- Size – 9,634 SF
- 154 Guest Beds

New Homeless Services Center on Riverside Street

- Size (Proposed) – 51,690 SF
- 258 Guest Beds

TDM goals and objectives are aimed to outline strategies for utilizing existing infrastructure in more efficient ways to influence both facility staff as well as Center guests to use the available 15 seat shuttle service, METRO transit, carpools and/or leveraging and expanding existing bike, pedestrian routes and trail opportunities – all with a goal of reducing single occupancy vehicle trips on the surrounding street network. The HHS Department is committed to continuing to progress, refine, and expand its TDM plan over time.

Transportation and Infrastructure Narrative

Site Location:

The proposed 7.0-acre Riverside Street site is located off the peninsula but is located within 0.5 mile[1] of the METRO Route 2 Forest Avenue/Prides Corner Bus Route, likely the main public transit link for the Center. Riverside Street, between Warren Avenue and Forest Avenue, consists primarily of single travel lanes in each direction with a two-way center left turn lane extending nearly its full length. Traffic data for the location includes the following:

- Posted Speed – 35 mph
- Average Annual daily Traffic – 18,300 vpd[2]
- Sight lines in each direction at driveway exceed 500 feet[3]
- Driveway separation – 176 feet4
- Collision data for Riverside Street from Waldron Way to Forest Avenue (nodes 10385 – 16892) yields 14 crashes and Critical Rate Factor (CRF) of 0.785. Riverside Street at the site driveway is not a High Accident Location.

[1] Measure from Forest Ave outbound Transit stop to the proposed door is 2,340 LF or 0.44 mile
[2] MDOT AADT information – Riverside St N/O Warren Avenue
[3] Per section 1.6 of the Technical Manual the measured distance shall be 305 feet for a 35-mph speed limit.
[4] Per Section 1.7.2.7 the minimum separation is 150 feet for a 35-mph speed limit.
[5] From MDOT for period 01/01/2018 to 12/31/2020

- Collision data for the Intersection of Forest Ave and Riverside Street (Node 16892) yields 41 accidents from 01/01/2018 to 12/31/2020. The intersection is considered a high crash location with a CRF of 1.17. The majority of accidents result from vehicles following too close and driver inattention on the Forest/Route 302 inbound leg and on the Riverside northbound leg. Accidents do not appear to be related to pedestrian crosswalk movements.
- Collision data for Forest Avenue from the Riverside Intersection to the Riverton Drive (nodes 16892 to 18508) yields 5 accidents. This location is not identified as a high accident location. Safety measures at the Transit stop crosswalk include a recently installed Rectangular Rapid Flashing Beacon (RRFB) assembly that is push button activated to signal vehicular traffic of crossing pedestrian movements. The project has also committed to wayfinding strategies to include signage and pavement markings to clearly identify the safe walking route for Shelter users from the transit stops to the Shelter.
- Street lighting from the Forest Ave transit stops to the shelter includes a cobra head light over the outbound transit stop and a streetlight on the NW corner of the Riverside intersection. On Riverside Street there are several pole mounted cobra head streetlights. At least four utility poles are available for additional streetlights if necessary to improve lighting over the proposed 6' wide sidewalk on the west side of the street. Additional lighting will be discussed with the City DPW and CMP.
- Nearby Peak hour traffic volumes are summarized as follows:[6]

TABLE 1
TRIP GENERATION

Site	Traffic Count AM Peak Hour (6:30 – 7:30 am)	Traffic Count PM Peak hour (3:45 – 4:45 pm)	ITE[7] AM Peak Trips	ITE PM Peak Trips
Suburban Propane (Orig. Permit Documents)	15	18	23	22
Schnitzer (LUC 140 Manufacturing)	19	3	9	9
Lucas Tree (LUC 180 Specialty Contractor)	9	8	28	33
Seacoast Scaffolding (LUC 811 Construction Equip Rental)	9	6	8	8
Subtotal	**52**	**35**	**68**	**72**
Riverside Peak Hour Thru Traffic Volume (Total Both Directions)	**1,229**	**1,652**		

The site is located 1.25 miles from the Larrabee Road/MTA Interchange and approximately 4 miles from the Forest Avenue/I-295 Interchange. Riverside Street contains a sidewalk on the east side of the street that extends from the site, northerly to Forest Avenue, where sidewalks are located on both sides of that road. A new minimum 6' wide ADA compliant bituminous sidewalk is proposed on the west (site) side of Riverside Street to extend from the site, northerly to match the existing sidewalk/crosswalk at Forest Avenue, approximately 1,250 feet away. This will provide ADA sidewalk connectivity from the site to the full vehicular and push button pedestrian signalization at Forest Avenue and to the nearby inbound and outbound bus stops on Forest Avenue. The new sidewalk will comply with the City construction standards including a stable bituminous surface, cross slope to not exceed 2% and longitudinal slope no greater than 5%. These existing bus stops are located about 325 feet east of the intersection on Forest Avenue. The Forest Ave/Riverside intersection pedestrian signal crossing conditions offer a safe means of walking access to/from the Services Center to the METRO transit stops. The City has recently installed a set of Rectangular Rapid Flashing Beacons (RRFB) for a midblock crosswalk between the inbound/outbound transit stops further improving safety conditions in addition to the existing pedestrian signals at the Forest/Riverside intersection. HHS will be pursuing a robust offsite wayfinding

[6] Counts conducted by Gorrill Palmer Consulting Engineers on 08/09/21 (3:30pm to 6:00pm) and 08/10/21 (6:30am to 9:00am)
[7] Institute of Transportation Engineers "Trip Generation" Manual 10th edition – provided for comparison purposes

signage strategy and plans that will aid with providing clear direction and safety for those seeking the shelter from typical areas both intown and off-peninsula. HHS will also work with City DPW staff to assure that ADA accessibility i.e. ramps at street crossings, lighting and winter sidewalk maintenance along the main pedestrian access routes, including Riverside Street, Forest Avenue and Brighton Avenue is safe along their full length.

Forest Avenue is considered the principal travel link between the Portland Peninsula and the HSC for the following reasons:

- Forest Ave is a primary vehicle arterial within the City;
- The HHS operates the Prevention and Diversion Center at 39 Forest Avenue, which is ideally located to afford convenient access to/from the site for HSC shuttle services, METRO Transit users, walkers and bikers;
- Forest Avenue contains City standard sidewalks on both sides of the road for its full length, thus offering safe walking access from intown to the site. The proposed sidewalk on Riverside Street will complete a linkage for walkers whereby safe street crossing conditions will be available from intown to the site;
- Forest Avenue is a dedicated Bike Route as identified in the City's Technical Manual and mapping shown on the following page. The Forest Avenue Bike Route provides either dedicated bike lanes or "Share the Road" methods along its length along with signage and others measures out to Riverside Street; and
- Forest Avenue is on the METRO transit Route 2 circuit. The circuit originates at the METRO Pulse station on Elm Street with outbound flow to Prides Corner in Westbrook. As evidenced by the Route 2 map and schedule below, access to the outbound and inbound transit is very good with pickups at 20-30 minute intervals spread across stops that are at ¼ mile intervals. There are basically 30 runs from METRO Pulse outbound beginning at 5:45 am and ending at 10:40 pm. The Route 2 alternates hourly service to the Hannaford Street on Riverside and to Prides Corner which does reduce overall service to Westbrook and points west. Saturday service is decreased with 16 outbound runs beginning at 6:20 am and ending at 9:40 pm. Sunday service includes 8 runs from 8:20 am to 3:20 pm.

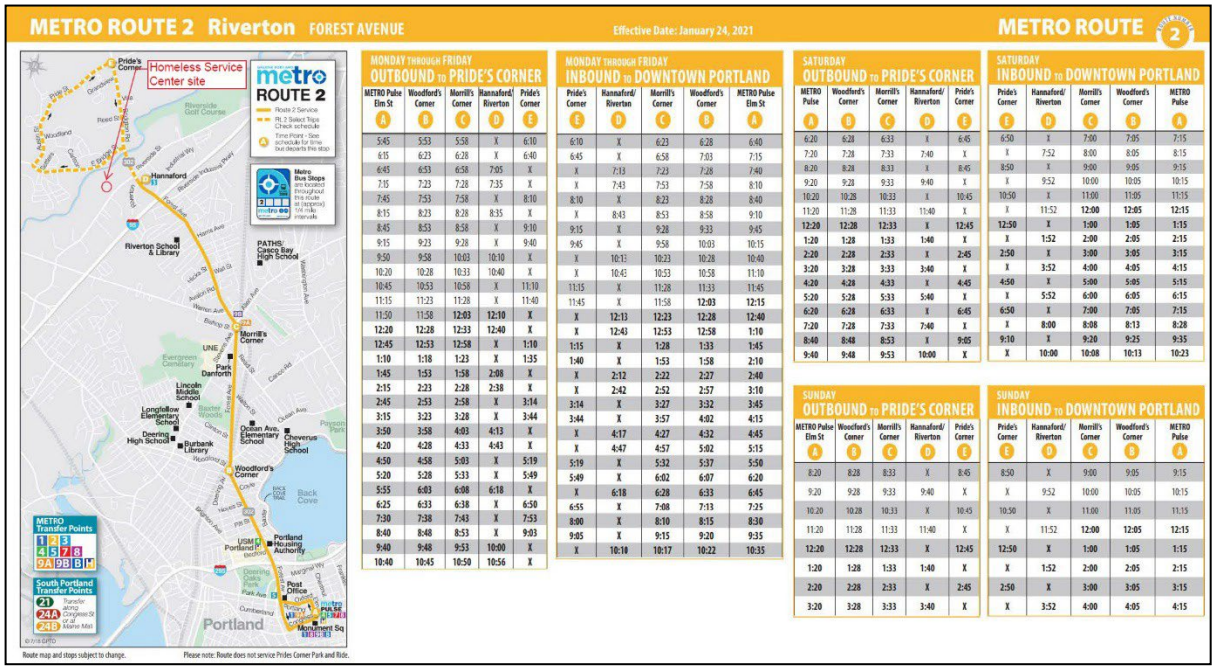


FIGURE 1 – METRO ROUTE 2 MAP AND SCHEDULE

The figure on the following page identifies the available Bikeway & Pedestrian networks in the City. The major arterials of Forest Avenue, Brighton Avenue, and Washington Avenue are primary bike routes in the City. The HSC proximity to Forest Avenue provides advantages on this basis. As of August 2021, City DPW Staff have indicated that a bike lane improvement project is also underway for Brighton Avenue. Warren Avenue also supports safe Bike traffic on its striped paved shoulders on each side.

Although not expected to be used to a great extent, the Portland site may benefit from proximity to the Portland Transportation Center with access to the train and Concord Bus service. By being surrounded by direct access to the City's primary vehicle arterial corridors of Riverside Street, Forest Avenue, and Brighton Avenue that contain linkages to the MTA and I-295, it allows access to the site from other areas in the region without requiring vehicles to pass through the more congested downtown peninsula.

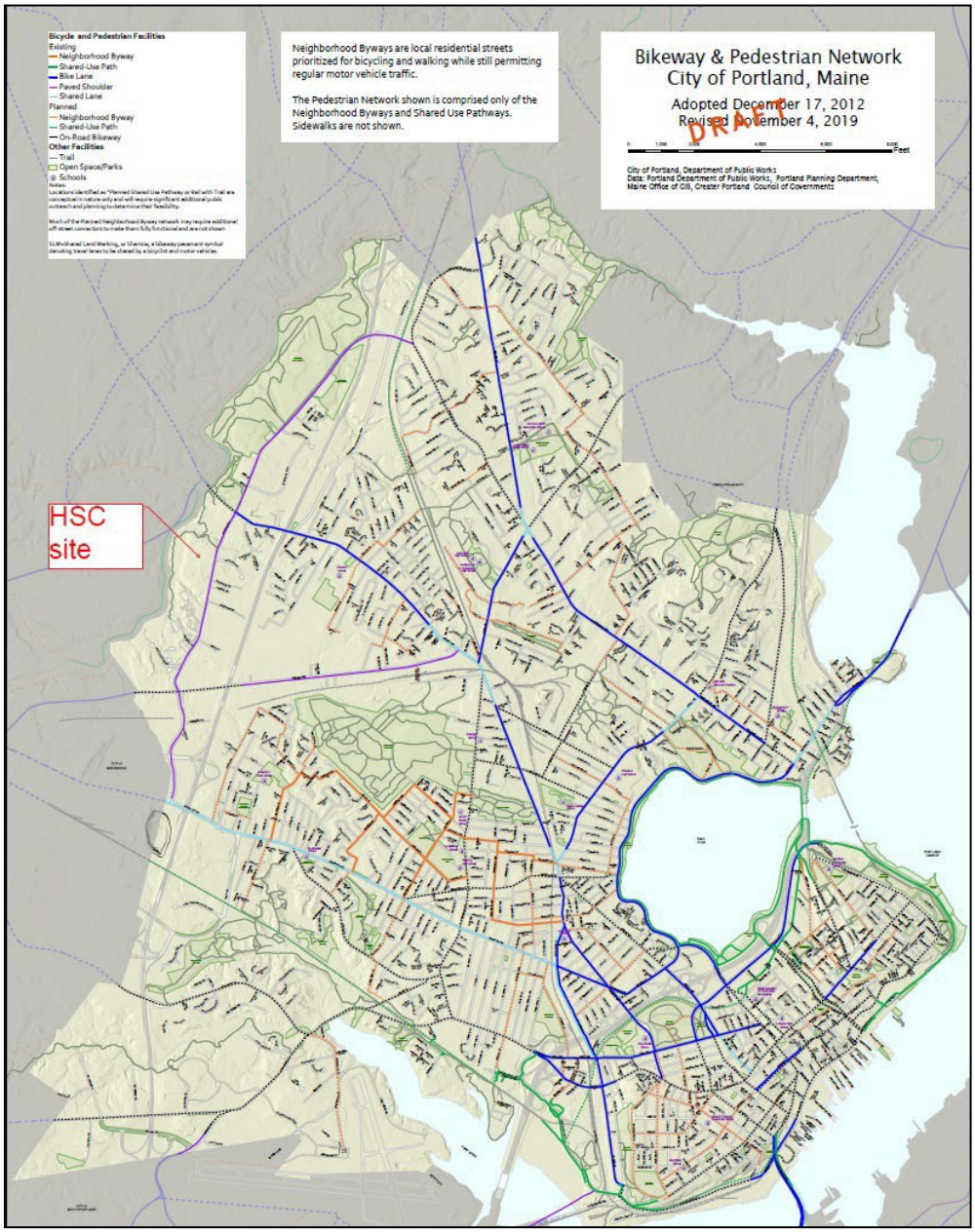


FIGURE 2 – BIKEWAY & PEDESTRIAN NETWORK MAP (*CITY DPW*)

Site Benefits:

In addition to the benefits that the location of the site provides, there are significant positive impacts to traffic and transportation because of the proposed Riverside site. Those positive impacts are as follows:

- ***New Parking Available*** – The proposed site will provide a total of 56 parking spaces. As shown in Table 2 below, while there are as many as 63 positions over the 24 hour staffing period (two basic shifts with some overlapping time periods), they will not all occupy the site at the same time. The remainder of the spaces will be used for drop-offs and other short duration parking, deliveries, guests, and as many as four (4) HHS vehicles that occupy the site full time. The staff travels patterns for accessing the site will be carefully developed and managed to assure parking use efficiency between shifts and during peak traffic periods to minimize the site's impacts to the nearby traffic networks and patterns. This is discussed in greater depth further below. Clearly, most Center Guests will arrive to the site without benefit of a personal vehicle; however, in general, site use will remove vehicle traffic from the peninsula. Greater parking availability onsite will substantially reduce on-peninsula traffic by staff at the existing facilities.

- ***Larger Pool of Employees*** – By creating this new Services Center, many program functions will be consolidated into a central facility, thus, the employee pool will also be consolidated. This will provide a larger group of employees which will increase the opportunities for other benefits such as carpooling.

TDM Coordinator

The TDM Coordinator for the Homeless Services Center is the Shelter Director and that person is charged with administering and coordinating the TDM Plan. As an employee themselves, the Coordinator will have more direct access to the general working environment and other employees, and thus more opportunities to discuss and promote TDM benefits with them.

The TDM Coordinator will be responsible for the following items:

- Coordinate and promote Shuttle Service opportunities and use by Guests.
- Coordinate to/from travel from the On-Peninsula Prevention and Diversion Center at 39 Forest Avenue.
- Coordinate and promote employee and guests rideshare opportunities and incentives.
- Coordinate and promote the use of the following alternatives to single occupant vehicle travel:
  - Providing METRO information and advancing incentives to increase ridership
  - Providing Ride Share/Carpool service information
  - Providing Taxi Vouchers
  - Providing coordination and efficient use of the City HHS vehicle fleet
- Supporting use of bicycling and walking through education and promotion of available amenities and infrastructure in the area, as well as available incentives. This will include safe and secure onsite bicycle storage for Center Guests, staff and visitors.
- Overseeing ongoing monitoring and updating of this TDM plan on a yearly basis.
- Administering and reviewing TDM surveys on a yearly basis.
- Filing annual TDM reports with the City and working with other City staff on strategies for improvement.

Trip and Parking Reduction Targets

There are primarily two contributors to the traffic volumes: visitors/guests and employees/staff. Given the type of facility, a realistic target is not expected to be more than 5% of peak and daily traffic. These are small goals on the vehicle and parking side. More important will be the effectiveness of providing Center Guests continued convenience for shuttle services, METRO access, walking/biking access and travel to/from off campus services. Once the campus is developed and during each annual review period, the reduction targets will be reassessed to ensure that targets and mode reduction assumptions made in the TMP are reasonable, and if not, modifications to this TDM plan will be considered. A target period of 3 years is set and will be re-evaluated as part of the annual reviews.

Current Projected Employee Travel Patterns

A projection of employee shifts, and therefore trips, including in the peak hour, is a useful first step in projecting overall commuter demand and therefore, various TDM strategies. A table of employee patterns is below:

TABLE 2 – HSC TRIP PATTERN

Agency/Position	Number of Anticipated Vehicles	Time-in	Time-out
Shelter Director	1	9:00 AM	5:30 PM
Asst Dir Housing	1	6:30 AM	3:30 PM
Asst Shelter Dir	1	3:00 PM	11:30 PM
Overnight Supervisor	1	6:30 PM	7:30 AM
Daytime Supervisor	1	7:00 AM	4:30 PM
Daytime Security	2	7:00 AM	3:00 PM
Afternoon Security	2	2:30 PM	10:30 PM
Overnight Security	2	10:00 PM	6:00 AM
Daytime Shelter Attendants	6	7:00 AM	8:00 PM
Afternoon Shelter Attendants	4	12:00 PM	8:00 PM
Overnight Shelter Attendants	10	7:00 PM	8:00 AM
Housing Supervisor	1	11:30 AM	7:30 PM
Housing Retention Spec	2	9:00 AM	5:30 PM
Housing Counselors	2	8:00 AM	4:30 PM
Housing Counselors	2	10:00 AM	6:30 PM
Housing Counselors	2	12:00 PM	8:30 PM
Admin Assist	1	9:00 AM	5:30 PM
GPH Clinic Staff - early arrival	7	7:30 AM	4:30 PM
GPH Clinic Staff - late arrival	6	8:30 AM	5:30 PM
Food delivery	1	7:15 AM	7:30 AM
Food delivery	1	11:15 AM	11:30 AM
Food delivery	1	3:30 PM	3:45 PM
Laundry Pickup	1	7:00 AM	7:15 AM
Community Providers	~5	10:00 AM	3:00 PM
Shuttle	~10 per day	Shuttle van will run 24 hrs per day.	

Based on these arrival and departure times, the HSC will manage its peak hour trip generation to avoid overlap with the typical 6:30 – 7:30 AM and 3:30 – 4:30 PM peak hour traffic volumes within the nearby street network. Currently, HSC peak hour AM and PM trips are projected at 22 and 13, respectively.

Trip and Parking Reduction Strategies

The proposed trip and parking reduction strategies have been divided into three categories: infrastructure, incentives, and information. The following summarizes the proposed strategies for each category.

Infrastructure Strategies

Infrastructure strategies primarily include modifications and improvements to the accessibility of modes of transportation other than single occupant vehicles. The following summarizes the proposed infrastructure strategies for the site.

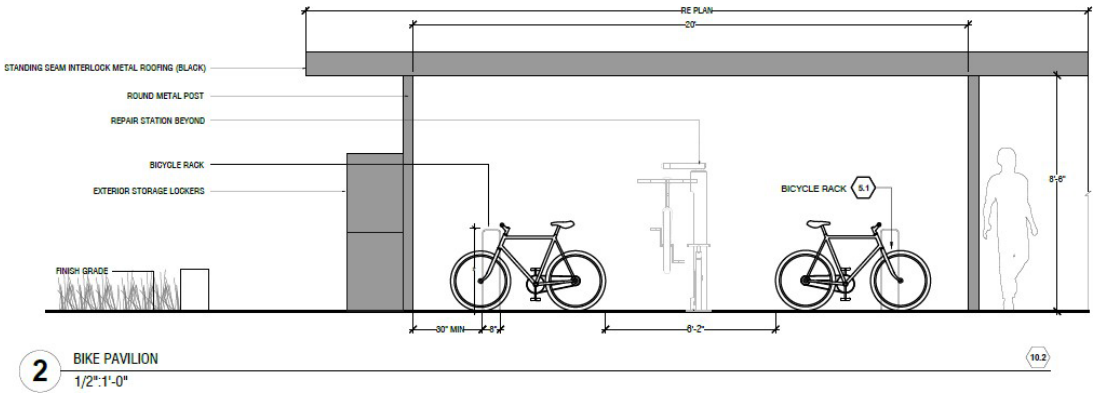
Public Transit Access

METRO does not currently service the site directly. There are multiple inbound and outbound METRO Route 2 transit stops on Forest Avenue, north of the site, with the nearest approximately 0.4 miles away. To promote transit use, the Homeless Services Center is engaged with METRO to develop a program that would provide discounted METRO bus fare for Center Guests and employees. Currently free bus passes are offered to shelter guests. These incentives are in place currently at the Oxford Street Shelter and will continue at the new Services Center. The project will be responsible to construct a new sidewalk on the west side of Riverside Street that will improve walking connectivity to Forest Avenue and to the existing signalized street crossing safety measures already in place at the Riverside/Forest Avenue intersection. Signal improvements will include the implementation of Leading Pedestrian Interval or Blank out signs to prohibit vehicular right turn conflicts with pedestrian crossing movements. Wayfinding signage will be provided at bus stops and along Forest Avenue and Riverside Street to direct Shelter Guests to/ from these transit routes in a safe and efficient manner. HHS will work with the City DPW to assure pedestrian signals are routinely maintained and in safe working order. A new bus shelter[8] is proposed for the Inbound transit stop at the Riverton Drive location.

Pedestrian and Bicycle Access

The TDM Coordinator will work to promote pedestrian walking paths, safe sidewalk use, bicycle routes and the use of on-site bicycle racks to increase the number of bicyclists both as staff and guests to the facility. It is recommended that bicycle parking be provided in key locations around the site and monitored by the TDM Coordinator, who will identify if additional bicycle parking/security/amenities are warranted. Shower and locker facilities are also provided to encourage bicycle use and for those who arrive at the facility using these forms of transportation. At least 40 spaces for bike parking will be provided in an outdoor bike pavilion as detailed as follows:

[8] Per city staff a private fuel station development on Forest Ave is responsible to install the new bus shelter.



The development activity will result in the construction of a new 6' wide City standard paved sidewalk from the Forest Avenue intersection to the site entrance as well as 12' wide paved entry sidewalk into the site. Pedestrian Signal improvements at the Forest Ave/Riverside intersection will be performed for safety and coordination with the existing traffic signals. A restriction on right turns off Forest Ave onto Riverside will be implemented during crossing phases to minimize conflicts with vehicles and pedestrians.

The operators will prioritize the availability of information to guests to include bicycle and walking information. Equipment will be made available to guests to include reflective material for clothing, bicycles and carts. The operator will consider partnership opportunities with support organizations for such things as bike repair training.

Incentives

Incentives can be used to encourage employees and visitors to reduce trip generation and parking demand. These incentives are different depending on the specific use and need to cater to the various needs and desires of contributing users to the site. In this specific case, most vehicular users include the employees/staff, programming personnel, partnering agencies and visitors.

Employee Incentives

Employer incentives to actively encourage use of alternative modes of transportation through employee orientation, on-going communications, and intranet reminders will include:

- Designate preferential parking or equivalent perks for ride shares of two or more persons; At least 2 spaces closest to the building will be designated for ride share parking; The TDM Coordinator will query staff participants for other possible perks that may interest them that might include gift certificates or similar rewards for promoting and participating in the TDM;
- Implement a ride share registry to match employees interested in ride share;
- Employees are encouraged to bike or walk as part of the City's Wellness Program that offers discounts as part of the health coverage benefits package; and
- Continued participation in the annual Commuter Challenge events.

The Homeless Services Center commits to tasking the TDM Coordinator with educating employees and guests about the incentives listed above and helping them facilitate participation in these programs and benefits. The annual report will provide suggested follow up action items and modifications.

Visitor Incentives

Visitor incentives are more challenging for the Center, which does not lend itself to conventional visitor incentives. The Homeless Services Center intends to provide information on their website that describes the potential options for guests and visitors such as transit, bicycling and walking. We would expect the incentives for guests/visitors to be improved once the site is consolidated and receipt of the first few guest/visitor surveys are processed. Please see the following section for more information.

Education, Information, & Marketing

A bulletin board within the lobby or at the support assistant's desk will post shuttle services, transit and taxi resources, rideshare opportunities, bicycle and pedestrian information, and any promotions that are beneficial to not only promoting vehicle trip reduction but providing safe and convenient access to the site for all users. This bulletin board will also be used to post educational information regarding the benefits of alternative transportation, as well as periodic recognition of employees who contribute to meeting TDM goals. The TDM Coordinator will promote and educate on the following:

- Provide information and resources which will include employee commute incentive suggestions, where transit resources are posted on the site and other relevant information. The information may be provided on intranet and include alternate commute options, Shuttle services, METRO information, and walking/ biking resources.
- Encourage rideshare groups, lists and use intranet to inform employees about carpooling options.
- Communicating with staff and guests by acknowledging the challenges associated with TDM goals and objectives that may include lack of access for walking, biking, equipment, ample opportunity for access to transit or other aspects that just make it difficult for guests or staff to participate in TDM strategies. Understanding participant's views and challenges will help inform future modification and improvement to the TDM plan and this will be prioritized as part of the annual reporting.
- Communicating with other City Departments and staff about TDM measures and what is working or not working for them; including participation in a City employee Transportation Management Association if one is in place or planned.

Monitoring and Reporting Plan

As part of the TDM Plan monitoring program, the TDM Coordinator will be responsible for overseeing the assessment of the TDM Plan use of its various operational components. The monitoring will be through surveys, direct observation, and interaction with employees/staff, guests, and visitors. The following summarizes the components of the monitoring and reporting plan.

Employee Surveys

Six months after opening and annually thereafter, the employees will be surveyed regarding their transportation choices such as automobile/bicycle/motorcycle-scooter ownership, parking demand, and the frequency of trips

using bicycling, walking, car Share, carpool/vanpool, drive alone, and the bus. The survey will be updated periodically by the TDM Coordinator. The surveys will be conducted to determine:

- Mode of travel to and from work (car/carpool/biking/walking/bus);
- Preferences or barriers to use of the modes of travel; and
- The flexibility and receptivity of employees to utilizing various travel modes (and to ascertain whether individual employees make use of multiple modes during a given year or season).

Various questions will be created in the survey to determine which measures to encourage increased use of transit, walking, cycling, and carpooling are most effective.

Guest/Visitor Surveys

For guests/visitors to the site, surveys will also be conducted to gather the following information:

- Mode of travel to and from the Center (car/biking/walking/bus)
- Preferences or concerns with modes of travel, availability, safety etc.
- Barriers to using alternative modes of transportation
- The flexibility and receptivity of guests/visitors to utilizing various travel modes to access the site

All guests/visitor surveys will need to be simple and convenient. Various questions will be created in the survey to determine measures to encourage increased use of transit. The TDM Coordinator will work with City staff to determine what kinds of incentives elicit consistent and engaged participation in these surveys. The TDM Coordinator will document, track, and summarize the information collected from visitor surveys in the annual report.

Traffic Volume Monitoring

The applicant shall conduct a traffic monitoring study at six months post-occupancy and again at 12 months post-occupancy of the Services Center. The study shall provide documentation on traffic volumes entering and exiting the site during the weekday AM and PM peak hours of adjacent street traffic at both entrances and observations of pedestrian movements along the frontage of the site.

Reporting

The TDM Plan will be updated on an annual basis and submitted to the City's TDM Manager for review along with an annual summary report. The report will include information from the employee, guests and visitor surveys such as:

- Number of people walking to the site
- Number of people bicycling to the site
- Number of people using transit
- Carpooling usage
- Parking utilization
- Summary of success in TDM reduction targets and maintaining safe, convenient access to the site

The TDM Coordinator will need to discuss future options for additional TDM strategies as they become available with the City.

Exhibit 6: Resident Contract

GUEST CONTRACT

The Homeless Services Center is operated by the CITY OF PORTLAND to offer safe, temporary shelter to homeless individuals at least 18 years of age. Support services staff are available to work with guests to secure transitional to permanent housing and to help form linkages with other community resources. The following rules are intended to provide a safe and comfortable environment for all guests accessing our facility. Any violations of our safety protocols will not be tolerated.

Rules & Responsibility

- Illegal drugs and drug paraphernalia are not allowed in the building or anywhere on the premises.
- Alcohol and marijuana are not allowed in the building or anywhere on the premises.
- There is no smoking of any kind in the building at any time, or within 25 feet of any window or entrance/exit.
- Using, selling, purchasing, or distributing any form of illegal drugs, alcohol, or marijuana in the building or on the premises is strictly prohibited and could be grounds for restriction from access.
- **Weapons of any kind are not allowed in the building or on the premises. Including but not limited to: Guns, Pellet/BB Guns, Paint Guns, Stun Guns/Tasers, Knives of any kind, Multi-tools, Screwdrivers, Walking sticks or canes not otherwise prescribed, etc. This list is not exhaustive.**
- **All guests and their belongings are subject to immediate search or random searches upon entry and/or re-entry into the building or waiting areas. Any illegal drugs, alcohol, weapons or other contraband will be confiscated and discarded by staff or Portland Police for safe discard.**
- **No fighting, intimidation, provocation, threatening, or verbal abuse at any time. Any acts of violence will result in immediate revocation of access.**
- **Use of inappropriate speech can result in restriction of access. The City has a zero tolerance policy for racial slurs/derogatory language and hate speech.**
- **The City has a zero tolerance policy for sexual harassment. Engaging in harassing behaviors can result in restriction to access.**
- Sexual activity of any kind is not permitted in the facility or on the grounds.
- You must be appropriately dressed (*i.e. fully clothed)* while in the facility and on the grounds. This includes wearing shoes while moving around the facility to protect from injury.
- Out of respect for others, cell phones must be turned off or silenced after 8pm in the dorms. Guest phones are available for use. **For reasons of client confidentiality, there is no filming allowed inside the shelter.**
- Electronic devices that do not emit light, are used with headphones and do not disturb other shelter guests may be permitted at the discretion of the supervisor on duty.
- The lights out in the dorms will be 8:30pm.
- Good personal hygiene is a priority. Showers are available with 24 hour access, personal hygiene items are available upon request from staff at the front desk.
- Guest laundry services are available, please see staff for any assistance needed.
- Clean blankets, towels and other linens will be provided.
- All guests are expected to keep the building and grounds clean by disposing of all trash in appropriate containers that are located throughout the facility.
- Lockers are available on-site. Please see a staff member to sign up. You must have a picture ID to access your locker. Only you are able to access your locker and you may not access the locker of any other guest. There is a limit of one locker per guest.

- The City is not responsible for lost and stolen belongings. You may bring into the facility the amount of personal possessions that you can reasonably carry by yourself in one trip. You are not permitted to bring shopping carts, carriages, and similar carrying devices into the building.
- All individuals who access the shelter must be able to safely exit the building in the event of an emergency, guests also must be able to ambulate to meals on their own and toilet themselves. Staff are not able to provide medical assistance. If you feel you need medical assistance at any time please notify staff and we will assist you in contacting the appropriate resource.
- Service Center ID's are available daily at housing orientation from 1:00pm-2:00pm. All guests are expected to attend housing orientation the day following their intake to the service center for important referrals to services. If you have questions or concerns please ask a supervisor.
- Please respect our neighbors and neighborhood at all times.

Agreements

- *I hereby accept shelter at the City of Portland Social Services Division Homeless Services Center and consent to abide by all of the rules and regulations and procedures listed above. I understand that the City of Portland is not responsible for any lost, stolen or discarded items.*
- *I understand that I am applying for General Assistance through the City of Portland Social Services Division to pay for my Shelter bed night stay and that at any time in the future I am found to be eligible to receive Supplemental Security Income (SSI) benefits, an amount equal to the amount of public assistance given to me may be deducted by the Maine Department of Human Services from my first retroactive payments of SSI benefits.*
- *I authorize the Social Services Division Homeless Service Center to release any information necessary to determine General Assistance eligibility and understand that this information may also be used in the formulation of case management plans and hereby give my consent. As provided by the General Assistance statute, this information will not be given to the general public.*
- *I understand that Service Center Staff and/or management may restrict my access to the facility and/or grounds if I violate any of the rules listed above and that I have the right to grieve decisions made by staff and relating to staff at the Service Center.*

_____ _____

Guest Signature Date

Guest Name Printed

_____ _____

Staff Signature Date

In accordance with title VI of the Civil Rights Act of 1964 (42 U.S.C. s 2000 et.seq.), Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. s794), the Maine Human Rights Act (5 MRSA 4551, et.seq.) and the Age Discrimination Act 1975, as amended (42 U.S.C. s6101 et. Seq.), the City of Portland Social Services Division does not discriminate on the basis of race, sexual orientation, national origin, handicap or age in admission or access to treatment or employment in its program or activities.

Exhibit 7: Reasonable Rules

HOMELESS SERVICES CENTER POLICY – REASONABLE RULES

The **Homeless Services Center (HSC)** is a City run facility for homeless individuals, intended to provide temporary shelter for adults who do not have any other housing available to them. The City does not discriminate against any person based upon race, color, gender, sexual orientation, age, national origin, disability or religion.

The City does, however, reserve the right to make reasonable rules governing the behavior of individuals while residing at or in the City run facility. In addition, the City reserves the right to refuse admission to the HSC to any individual whose presence is determined by the City to pose a danger to other individuals residing in the HSC or the neighborhood. Such a determination will be made only upon verified information obtained from a reliable source, and will be applied only in the most serious circumstances.

The following individuals are prohibited from residing in City operated shelters:

- Individuals who have been restricted from shelters due to violation of shelter rules including but not limited to criminal acts, physical damage, violence or verbal abuse towards other consumers, staff, or neighborhood.

To ensure the safety of residents, staff and neighborhood - the City has established the following rules:

- No alcohol or illegal substances
- No pets of any kind are allowed
- No weapons are permitted in the HSC facility
- No violence, harassment or threats to other consumers, staff or neighbors or emergency responders (police, fire, medcu, etc.)
- No damage or vandalism to the facilities or property or neighborhood
- Smoking or vaping is not permitted in shelter facilities at any time
- No one will be allowed to enter the premises unless directly involved in the program

In addition to the above, each of the City operated shelters may have additional rules and procedures. It is expected that individuals will adhere to all shelter policies at all times.

Exhibit 8: Neighborhood Engagement Strategy

Homeless Services Center

Neighborhood Engagement Strategy

Staff of the **Homeless Services Center** are committed to maintaining a positive relationship with our surrounding neighbors through engagement and collaboration.

Staff build and maintain good relationships with both clients and neighbors and can assist in neighborhood issues as they arise. We work to ensure client behavior expectations are clear through regular Service Center meetings with clients. A recurring topic at these meetings will include having a positive impact on our neighboring community.

The HSC runs a 24-hour hotline for neighbors to call in any issues they may see. This would be for issues that do not rise to the level of police calls, such as moving guests along from a neighbor's front steps, etc. and can decrease police calls for service.

Staff conduct half hour perimeter checks on all of our 24-hour shifts, these will include the perimeter of our property and neighboring areas.

The HSC offers ample locker storage to allow clients a place to leave their belongings while going on housing showings, job interviews, etc.

A representative of the HSC will attend a minimum of 75% of the monthly Riverton Community Association meetings.

246 Eastern Promenade
Major Site Plan Application (PL-002490-2023, CU-002500-2023)
Terradyn Consultants. LLC, Applicant

Submitted to:	Portland Planning Board	**Prepared By:**	Sean King, Urban Designer
Public Hearing Date:	May 28, 2024	**Date:**	May 24, 2024

I. INTRODUCTION

Terradyn Consultants, LLC, on behalf of ECK Realty LLC, has submitted a Major Site Plan and Inclusionary Zoning Conditional Use application to facilitate the construction of a multi-family building containing 13 residential units, along with covered and surface parking at 246 Eastern Promenade in the Munjoy Hill neighborhood. This application is being referred to the Planning Board for compliance with the City of Portland's Land Use Code (LUC) Site Plan Standards, Article 14.6 and Inclusionary Zoning Conditional Use Standards, Article 18.2.3.

The Planning and Urban Development Department mailed 151 notices advertising this meeting to property owners within 500 feet of the site. A legal advertisement ran in the May 18 and 21, 2024 editions of the *Portland Press Herald*.

Applicant:	Michael E. Tadema-Wielandt, Terradyn Consultants. LLC
Applicant Representatives:	Greg Shinberg, Shinberg Consulting, LLC; Carol Morrissette, RDS Architects; Nick Aceto, Aceto Landscape Architects; Samuel Glidden, Owen Haskell Inc.

Figure 1: Aerial of development site looking towards the Eastern Promenade

II. REQUIRED REVIEWS

Review	*Applicable Standards*
Site Plan	LUC Article 14.6
Inclusionary Zoning Conditional Use	LUC Article 18.2.3
Design Review	City of Portland Design Manual (i) Multi-family

Waiver Requests	*Applicable Standards*
To modify the minimum two-way driveway width requirements of the Technical Manual Section 1.5.1 (B). The Applicant requests a waiver to allow a reduced two-way driveway width of 18 feet due to site constraints.	*Technical Manual Section 1.5.1 (B) – Minimum / Maximum driveway width:* Two-way driveways to be a minimum of 20 feet, maximum of 24 feet for residential use.
To modify the minimum drive aisle requirements of the *Technical Manual, Section 1.10.3*, which requires a minimum two-way drive aisle width of 24 feet. The Applicant requests a waiver to allow a two-way drive aisle width of 18 feet within the proposed garage under the 13-unit building due to constraints by the building structure.	*Technical Manual, Section 1.10.3 – Parking lot and parking space design:* Vehicular access provided by a two-way drive aisle shall have a minimum width of 24 feet for standard, right-angle parking.

III. PROJECT DATA

Existing Zoning	R-6
Property Size	27,206 Square feet
Existing Use	Residential, surface parking lot
Proposed Use	Residential
Proposed Development Program	One multi-family buildings totaling 13 residential units

	Existing	*Required*	*Proposed*	*Net Change*
Building Footprint	3,000 square feet	n/a	14,286 square feet	+11,286 square feet
Building Floor Area	6,000 square feet	n/a	43,936 square feet	+37,936 square feet
Impervious Surface Area	16,596 square feet	n/a	19,262 square feet	+2,666 square feet
Residential Units	12	n/a	13	+1 residential units
Parking Spaces	39	10	17	-22
Bicycle Parking Spaces	0	6	6	+6
EV Charging Stations	0	5	7	+7

IV. EXISTING CONDITIONS AND SURROUNDING AREA

The subject property is located at 246 Eastern Promenade (CBL 014 I012) in the Munjoy Hill neighborhood of Portland and is located within 100 feet of the Munjoy Hill Historic District and Eastern Promenade Historic Landscape. The subject property is approximately 27,200 square feet in total lot area and is

currently occupied by an existing two-story, 12-unit apartment building and surface parking lot with 39 parking spaces, that are utilized by residents in the vicinity of this property.

Land uses in the surrounding area are primarily residential, including single-family, and multi-family buildings ranging in height from between two and four stories. Immediately to the north is the Eastern Promenade, a 78-acre park that includes sweeping views of Casco Bay, direct access to the waterfront, the Eastern Prom multi-use trail, playground, public boating ramps, East End Beach, and community garden. The site is well served by public transit. METRO provides service along the Eastern Promenade with a METRO Route 1 stop located at the corner of Turner Street and Eastern Promenade.

Figure 2: Aerial of surrounding neighborhood context

V. PROPOSED DEVELOPMENT

The proposed Major Site Plan application would facilitate the development of a multi-family residential building, to include a four-story, 13-unit building with frontage on the Eastern Promenade. In total, the residential building would contain 43,936 square feet of building floor area.

A total of 17 parking spaces would be provided on site, including two surface parking spaces and 15 parking spaces located in a garage within the multi-family building. The Applicant has prepared a parking study to request four additional parking spaces beyond the parking requirement for purchase by residents in the building. All parking would be accessed from an 18-foot wide curb cut along Turner Street and the development would include seven EV chargers all located within the garage.

The proposed project would include trees along Turner Street and Eastern Promenade within the private property to contribute towards street tree alternatives under Technical Manual Section 4 Landscaping and Landscape Preservation Standards. The Applicant proposes to construct a low retaining wall along the Turner Street property line, stairs at the Eastern Promenade property, communal terrace areas and walkways that provide residents with direct pedestrian access to existing public sidewalks as shown on the overall site plan (Plan 6).

To facilitate this development, the applicant would demolish the existing 12-unit residential building. As the proposed project will result in more residential units being created than lost, the City's Housing Preservation and Replacement ordinance (Sec. 18.1.3) does not apply.

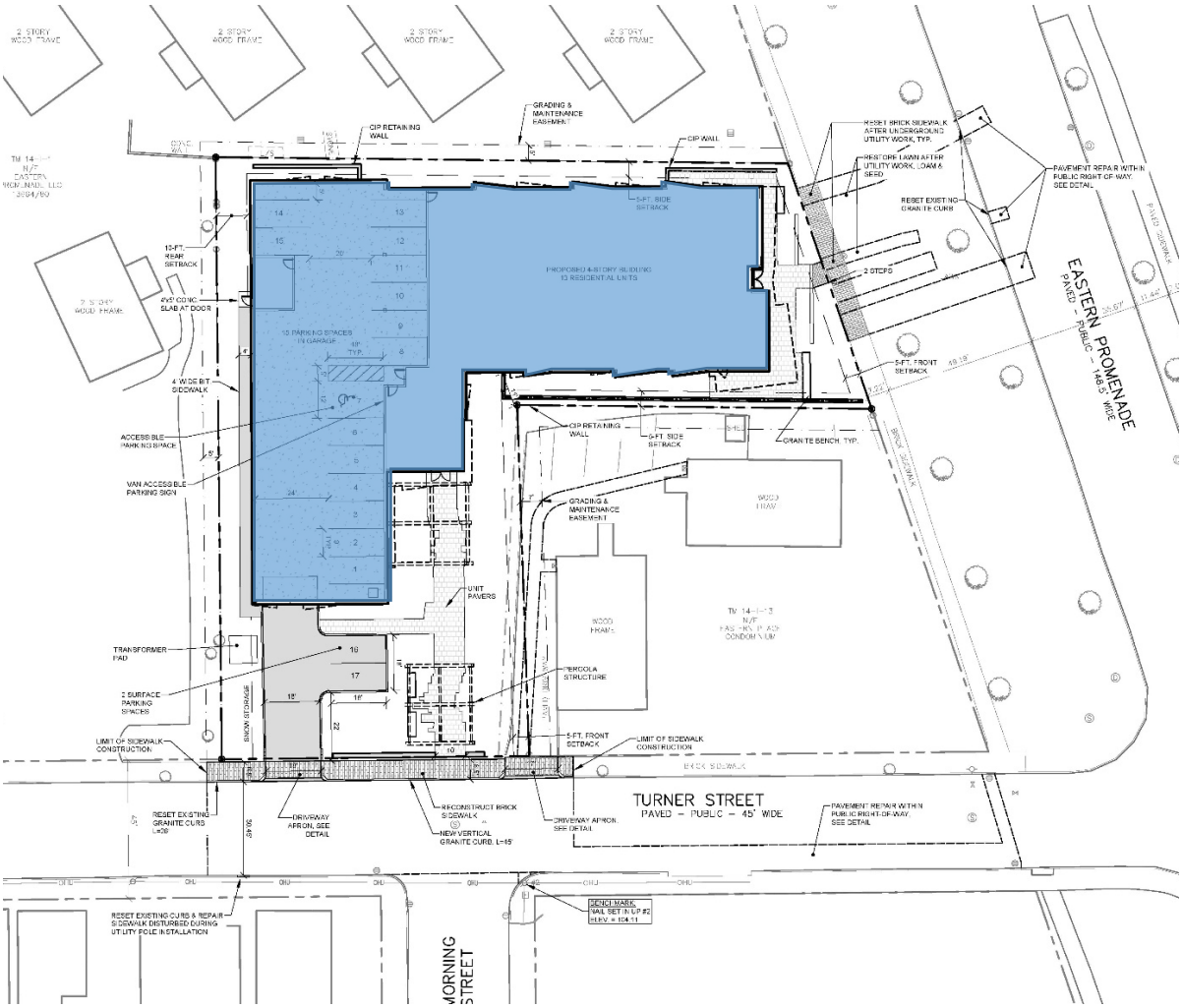


Figure 3: Proposed development site plan

Figure 4: Proposed Eastern Promenade rendering with context

Figure 5: Proposed Eastern Promenade rendering

Figure 6: Proposed Tuner Street rendering

VI. PREVIOUS WORKSHOPS

The Planning Board held an initial workshop on August 15, 2023. During Board clarifying questions, the Board requested clarification on existing tree removals and historic preservation advisory review per the design review requirement. During deliberation, the Board recommended that the proposed architectural design fit within the neighborhood context, specifically the window selection and exterior materials, and that the Applicant compare surrounding building heights to the proposed building heights.

The Planning Board held a second workshop on March 26, 2024 to review site and architectural changes initiated by the Applicant. During Board clarifying questions, the Board requested clarification on a parking study under L.U.C. Article 14.6.1.D.1.c. that states developments proposing to exceed minimum parking requirements by 10% or more must demonstrate through a parking study that the amount of parking is appropriate for the proposed use of the site.

Since the previously held workshop, the Applicant has submitted a parking study, average grade calculation, surrounding neighboring building heights and has updated architectural images to reduce the shadowing to highlight the exterior material selection.

VII. RIGHT, TITLE, & INTEREST

The owner of the property is Ellie & Chaya, Inc. dated November 12, 2021 and recorded in the Cumberland County Registry of Deeds in Book 38884, Page 117 (Applicant Submittal D). The property is managed for Ellie & Chaya, Inc. by E.C.K. Realty LLC.

VIII. FINANCIAL & TECHNICAL CAPACITY

The Applicant has submitted a letter of financial capacity from Gorham Savings Bank (Applicant Submittal I) and supplied supporting information related to the technical capacity of the Applicant team (Applicant Submittal J).

IX. ZONING ANALYSIS

The site is located within the R-6 (Residential) zone. Relevant Articles of the R-6 purpose statements include:

- ***R-6**: To set aside areas on the peninsula for housing characterized primarily by multi-family dwellings at a high density providing a wide range of housing for differing types of households; to conserve the existing housing stock and residential character of neighborhoods by controlling the scale and external impacts of professional offices and other nonresidential uses; and to encourage new housing development consistent with the compact lot development pattern typically found on the peninsula.*

As submitted, the Major Site Plan is consistent with the R-6 zoning requirements. Multi-family uses are permitted in the R-6 zone (Table 6-A Permitted Uses in Residential Zones), with unit density being limited by a lot area per dwelling unit requirement of 725 square feet. Additionally, the proposed project is consistent with the R-6 dimensional standards per §7.3 Dimensional Standards, (Table 7-A Residential Zone Dimensional Standards). A zoning analysis of the proposed project is provided in the table below:

R-6 Residential Zone	*Permitted*	*Proposed*
Lot Area (min.)	2,000 Square feet	27,206 Square feet
Lot area per dwelling unit (min.)	725 Square feet	2,093 Square feet

Lot coverage (max.)	60%	54.5%
Street Frontage (min.)	20 feet	184 feet
Lot Width (min.)	20 feet	186 feet
Front Setback (min.)	5 feet	6 feet
Rear Setback (min.)	10 feet	10 feet
Side setback (min.)	5 feet	6 feet
Stepbacks (above 35 feet when property line abuts a residential zone) (min.)	10 feet from side property line and 15 feet from rear property line	10 feet side, 15 feet rear
Structure Height (max.)	45 feet	40.16 feet
Landscaped open space ratio (min.)	20%	29%
Width of garage opening on front façade (max.)	9 feet or 40% of the front façade.	Not applicable

X. INCLUSIONARY ZONING (LUC Article 18.2.3)

New residential projects totaling 10 or more residential units are subject to the City's Inclusionary Zoning (IZ) requirements per LUC Article 18.2.3 to provide a minimum of 25 percent of new dwelling units be workforce housing units, affordable to households earning 80 percent of the area median income (AMI). Given the project proposes a total of 13 units, a minimum of 3.25 workforce housing units are required to meet the IZ requirement.

The Applicant has indicated they intend to meet the Inclusionary Zoning requirements by paying a fee in lieu to the Jill C. Duson Housing Trust Fund for the required 3.25 workforce housing units. LUC Article 18.2.3.C.2 requires where a fee-in-lieu is being paid, that it be paid based upon the fractional requirement, the 2024 rate is $177,559 per unit.

XI. SITE PLAN REVIEW STANDARDS (LUC Article 14.6)

The proposed development has been reviewed by Staff for conformance with the relevant review standards of the City of Portland's Site Plan Ordinance, LUC Article 14.6. Staff comments are below.

1. Transportation Standards (LUC Article 14.6.1)

A. Impact on surrounding street systems

The proposed development is located on an Elle-shaped lot with the property having frontage on both Turner Street and Eastern Promenade. The Applicant proposes to have all vehicular access into the property from Turner Street. The City's consulting Traffic Engineer finds that the new traffic volumes from the proposed project would not impact existing levels of service on area-wide streets or result in unsafe conditions.

The Applicant has proposed improvements within the public right-of-way, including new granite curbing, and reconstructed brick sidewalk and driveway apron that Staff finds to meet Technical Manual Standard Section 1. Staff has provided additional requirements to repair the Turner Street roadway with an asphalt overlay from curb face to curb face to include the gap between proposed trenches for utilities that the Applicant has incorporated into the plans.

B. Access and circulation

The proposed development would access parking on the site by a new driveway at Turner Street. The City's Consulting Traffic Engineer has evaluated the turning templates and finds accessibility to be reasonable to address vehicle maneuvering at the garage and surface parking spaces.

The Applicant has indicated that pedestrians will access building entrances from the public sidewalks located at Turner Street and the Eastern Promenade.

C. Public transit access

Not applicable. There is an existing Greater Portland METRO local service Route 1 transit stop at the corner of Turner Street and Eastern Promenade, and the proposed development does not exceed 20 dwelling units. Therefore, the project is not required to provide a transit shelter.

D. Parking

In general, a residential development is required to provide one parking space per dwelling unit unless a project is eligible for parking exceptions as listed in Table 19-B of the Land Use Code. No exceptions are being sought for this application.

The proposed development plan meets the minimum parking with the first three units exempt for a total requirement of ten parking spaces, the Applicant seeks to provide 17 parking spaces for a reduction of 22 from the existing surface lot. Under L.U.C. Article 14.6.1.D.1.c., a development proposing to exceed minimum parking requirements by 10% or more must demonstrate through a parking study that the amount of parking is appropriate for the proposed use of the site. The City's Consulting Traffic Engineer has reviewed the Applicant's submitted parking study and finds the methods and conclusions to be acceptable based on ITE data that an adequate parking supply is provided.

The project is meeting the minimum bicycle parking requirement, which requires that two spaces be provided for every five units. As there are a total of 13 residential units being proposed, a minimum of six bicycle parking spaces is required, and six are proposed to be located within the garage.

The Applicant has indicated that 7 parking spaces in the garage would include new electrical vehicle (EV) chargers to meet the minimum EV charger requirements of three EV chargers (20% of 17 parking spaces times = 3.4) per Section 1.14 of the City of Portland Technical Manual.

E. Transportation demand management (TDM)

Not applicable. A TDM plan is not required as the proposed development is a residential use.

2. Environmental Quality Standards (LUC Article 14.6.2)

A. Preservation of significant natural features

The site is currently developed with a multi-family building and surface parking lot with no significant natural features including wetlands, vernal pools or other protected wildlife habitats.

B. Landscape preservation

The survey (Plan 2) depicts existing trees with a diameter at breast height (dbh) abutting the property per Section 4.3.1 of the City's technical manual. Per LUC Article 14.6.2.B.3, the requirement is that 30% of all trees 10" DBH or greater within the required setback area unless trees are non-

native invasive species. The City's Arborist has identified the Norway Maple tree located in the side setback is invasive and is not appropriate to preserve.

C. Site landscaping and buffers

The Applicant submitted a revised planting plan (Plan 21) that include ten trees and densely planted native shrubs along the property frontage on Eastern Promenade to meet LUC Article 14.6.2.C that require one tree or six shrub plantings per 30 linear feet of frontage.

The creation of 13 residential units requires either the planting of 13 street trees or an acceptable alternative under Technical Manual Section 4.6.4. The Applicant has proposed to provide 12 trees within twenty feet of the property line, which is an acceptable alternative per the Technical Manual standards. The Applicant has indicated that the remaining one street tree will be met by a contribution to the City of Portland Tree Fund in the amount of $400 per tree.

D. Water quality/storm water management/erosion control

The Applicant has submitted a stormwater management report, a grading and drainage plan to indicate erosion and sedimentation control measures and stormwater treatment for the proposed development. The City's Consulting Stormwater Reviewer finds the updated design complies with the Maine Department of Environmental Protection (DEP) Chapter 500 for redevelopment general standard to significantly reduce the amount of non-roof impervious surface with the replacement of new impervious roof area under 5,000 square feet to not require specific treatment measures.

Under DEP Chapter 500 flooding standard, the Applicant is providing an R-Tank subsurface storage system to maintain or reduce flows in each of the modeled storm events. The City's Consulting Stormwater Reviewer has reviewed the manufacturer information for the R-tank system and has indicated that the Applicant will need to provide a stormwater maintenance agreement for the proposed system.

3. Public Infrastructure and Community Safety Standards (LUC Article 14.6.3)

A. Consistency with City Master Plans

The proposed project is consistent with the R-6 zoning and therefore is consistent with the City's Comprehensive Plan. **One Climate Future** identifies strategies relevant to the proposed development including encouraging transit-oriented infill development to support travel by walking, biking, and public transportation as well as increasing the housing stock in areas proximate to jobs and public transit. Furthermore, One Climate Future prioritizes infill development through redevelopment over greenfield development to ensure the protection of the state's forest, wetlands, and healthy soils.

B. Public safety and fire prevention

The City's Fire Marshall has reviewed the application materials and finds that the proposed plan to allow firetruck access at both Turner Street and the Eastern Promenade is acceptable.

C. Availability and capacity of public utilities

The Department of Public Works has provided a wastewater capacity authorization letter to serve the anticipated wastewater flows (Report Attachment 7). Ability to serve letters from the Portland

Water District and electrical utility provider has not been provided, with the Applicant stating discussions with CMP and utility companies have been initiated.

City Staff has provided comments to the Applicant related to the existing utility easement 1694/437 for the existing utility pole and overhead utility wire that currently spans across the property and existing access easement 25665/101 to maintain or replace the existing overhead utility wire for the abutting property at 236 Eastern Promenade.

4. Site Design Standards (LUC Article 14.6.4)

A. Massing, ventilation, and wind impact

The proposed four-story multi-family building with 13 residential units meets all applicable dimensional requirements of the R-6 zone, including setbacks, stepbacks, lot coverage and building height, and is not expected to adversely impact abutting structures or properties. City Staff has reviewed the resubmitted plans and average grade calculation and find these to be compliant with the zoning and dimensional standards.

B. Shadows

The proposed building height does not exceed 45 feet. Per the City's technical manual Section 11.3, a preliminary shadow analysis is not applicable as the proposed building height does not exceed 45 feet.

C. Snow and ice loading

The Applicant has indicated snow storage adjacent to the proposed two-way driveway on the overall site (Plan 6) that Staffs finds to be sufficient.

D. View corridors

There are no designated view corridors within the project vicinity. This standard is not applicable.

E. Historic resources

The proposed development is within 100 feet of the Munjoy Hill historic district and the Eastern Promenade historic landscape and requires an advisory Staff review by the Historic Preservation program, that occurred as part of the project's design review. The Historic Preservation staff finds the latest building design to be compatible with the surrounding neighborhood context for a multi-family structure setback from the street.

F. Exterior lighting

The Applicant has submitted a photometric lighting plan (Plan 11) and proposed lighting fixture (Plan 13) that complies with Section 12.5 in the City of Portland's Technical Manual.

G. Noise and vibration

The Applicant has submitted the proposed rooftop mechanical HVAC equipment specifications and location on the architectural rooftop plan (Plan 32) that Staff finds to meet standards under LUC Article 14.6.4.G.

H. Signage and wayfinding

Not applicable, there is no signage beyond property addressing.

I. Zoning-related design standards

The proposed development plan is subject to the site design standards, LUC Article 14.6.4.I Design standards per the City of Portland Design Manual under section (i.) multi-family. The project is also within 100 feet of a historic district and is subject to an advisory design review by Historic Preservation Program Manager, which occurred as part of the overall project design review.

The Applicant has resubmitted architectural plans and elevations that indicate adjustments to the building design with a consolidation of residential units into one structure. Staff finds that previous comments to visually divide the multi-family building into two parts facing the Eastern Promenade are addressed in the latest submission and reduce the blank walls facing Turner Street has been addressed by the Applicant.

Figure 7: Front elevation at Eastern Promenade

Figure 8: Side elevation facing abutting property

Figure 9: Side elevation facing Turner Street

Figure 10: Rear elevation facing abutting property

XII. NEIGHBORHOOD MEETING & PUBLIC COMMENT

The Applicant held a neighborhood meeting on Friday, June 7, 2023 (Applicant Submittal O, P). Invitations for the in-person meeting were sent to properties within 500 feet of the proposed development. Attendees of the meeting inquired about the loss of parking spaces on private property, proposed architectural character, building heights, and construction schedule.

Written public comments are included for the Planning Board.

XIII. PROPOSED MOTIONS

A. WAIVERS

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 held on May 28, 2024 for application PL-002490-2023 relevant to the Site Plan Standards of the Land Use Code and Portland's Technical and Design Standards, and other regulations, and testimony presented at the Planning Board public hearing:

1. Parking Lot Drive Aisle Width

   The Planning Board [finds/does not find] based upon the Consulting Traffic Engineer's review, that extraordinary conditions exist or undue hardship may result from strict compliance with Technical Manual Section 1.10.3, which requires parking lot layouts provide a minimum drive aisle width of 24 feet, that substantial justice and the public interest are secured with the proposed variation in this standard, and that the variation is consistent with the intent of the ordinance. The Planning Board [waives/does not waive] Technical Manual Section 1.10.3 to allow a reduced drive aisle width of 18 feet.

2. Parking Lot Drive Aisle Width

The Planning Board [finds/does not find] based upon the Consulting Traffic Engineer's review, that extraordinary conditions exist or undue hardship may result from strict compliance with Technical Manual Section 1.5.1 (B), which requires for two-way driveways to be a minimum of 20 feet, and a maximum of 24 feet, that substantial justice and the public interest are secured with the proposed variation in this standard, and that the variation is consistent with the intent of the ordinance. The Planning Board [waives/does not waive] Technical Manual Section 1.5.1 (B) to allow a reduced two-way driveway width of 18 feet.

B. CONDITIONAL USE – INCLUSIONARY ZONING

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 May 28, 2024 for application # PL-002490-2023 relevant to Portland's Inclusionary Zoning Conditional Use Standards and other regulations, and the testimony presented at the Planning Board public hearing, the Planning Board, [finds/does not find] the proposed conditional use for workforce housing meets the standards of Land Use Code Article 18.2.3 with the following conditions:

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

1. The Applicant shall pay an agreed upon fee-in-lieu into the City's Jill C. Duson Housing Trust Fund for the 3.25 units not provided. The Inclusionary Zoning Fee-in-Lieu for 2024 is $177,559 per unit.

C. SITE PLAN REVIEW

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 May 28, 2024 for application # PL-002490-2023 relevant to the site plan regulations; and the testimony presented at the Planning Board hearing, the Planning Board [finds/does not find] that the plan is in conformance with the site plan standards of the Land Use Code subject to the following conditions of approval:

PRIOR TO APPLYING FOR A BUILDING PERMIT

1. The Applicant shall provide a letter from the Portland Water District and Central Maine Power demonstrating their ability to serve this development.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

1. The Applicant shall contribute to the City's tree fund in the amount of $400 per tree for one tree for a total of $400.

XIV. ATTACHMENTS

PUBLIC COMMENTS

PC 1 Mary Roy – 06/20/2023
PC 2 Abutters – 08/08/2023
PC 3 David Bannon – 08/10/2023

PC 4 David Bannon – 08/15/2023
PC 5 Jeff Marks – 03/24/2024
PC 6 George Rheault – 03/25/2024

REPORT ATTACHMENTS

Att. 1 City review comment letter – 03/14/2024
Att. 2 City review updated comment letter – 06/14/2023
Att. 3 City review comment letter – 08/18/2024
Att. 4 City's design review memo – 03/29/2024
Att. 5 City's consulting traffic engineer comments
Att. 6 City's consulting stormwater reviewer comments
Att. 7 Wastewater Capacity Authorization

APPLICANT SUBMITTAL

A. Project description
B. Architectural narrative
C. Major Site Plan checklist
D. Right, Title & Interest
E. Summary of Existing Easements
F. Proposed easements
G. Zoning analysis table
H. Site Plan standards assessment
I. Financial capacity
J. Technical capacity
K. Waiver request
L. Stormwater report
M. Site Utilities
N. Construction management plan narrative
O. Neighborhood meeting attendance
P. Neighborhood meeting certificate
Q. Comment response letter 07/28/2023
R. Certificate of Notice of public meeting 08/03/2023
S. Certificate of Notice of public meeting 03/26/2023
T. Recorded easement agreement – Promenade Place Condo Association
U. Recorded easement agreement – Tree and Maintenance
V. Comment response letter 09/08/2023
W. CMP Quote to serve
X. Comment response letter 03/19/2024
Y. Y. R-tank stormwater system specification
Z. Parking study
AA. Condominium bylaws
BB. Condominium declaration
CC. Condominium public offering statement
DD. Certification of notice of public meeting 05/28/2024
EE. Parking garage equipment cut sheets
FF. Condo Conversion letter – 05/20/2024
GG. Architectural revisions – 05/20/2024

PLANS AND DRAWINGS

Plan 1. Civil cover sheet
Plan 2. Survey
Plan 3. General Notes
Plan 4. Erosion Sedimentation Control and Demolition Plan
Plan 5. Construction Management Plan
Plan 6. Site Plan
Plan 7. Grading and Drainage Plan
Plan 8. Detailed Grading Plan
Plan 9. Erosion Sedimentation Control Notes and Details
Plan 10. Utility Plan
Plan 11. Photometric Plans
Plan 12. Site Lighting Fixtures
Plan 13. Site Details
Plan 14. Utility and drainage details
Plan 15. Stormwater details
Plan 16. Turning template
Plan 17. Turning template
Plan 18. Landscape Cover Sheet
Plan 19. Landscape Notes
Plan 20. Landscape Material Plan
Plan 21. Planting Plan
Plan 22. Architecture Cover
Plan 23. Architecture Area and Unit Calculations
Plan 24. Average Grade Calculation
Plan 25. Surrounding Building Heights
Plan 26. Context Renderings
Plan 27. Basement Plan
Plan 28. First floor plan
Plan 29. Second floor plan
Plan 30. Third floor plan
Plan 31. Fourth floor plan
Plan 32. Roof plan
Plan 33. Elevations
Plan 34. Elevations
Plan 35. Elevations with labels
Plan 36. Elevations with labels
Plan 37. Elevations monochromatic
Plan 38. Elevations monochromatic
Plan 39. Building sections
Plan 40. Building sections

Review Comments Round 3 | 03/14/2023 |PL-002490-2023 | 246 Eastern Promenade

Sean King, Urban Designer (sking@portlandmaine.gov) | 207-874-8901

City Staff and Third-Party Peer Reviewers have completed the latest review of this application based off of the most recent submissions. Comments below have been provided to the Planning & Urban Development Department from the Department of Public Works, Water Resources, Zoning, Parks Department and Third-Party Consulting Engineers (Stormwater + Traffic).

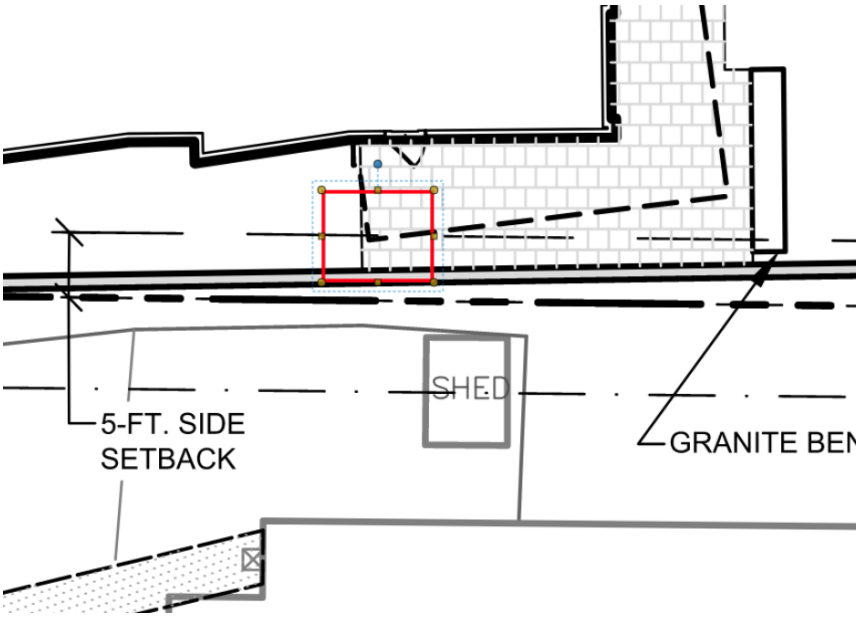
Please submit a written response to the comments below and upload the response, revised submissions, and new material to Project Dox (make sure all submissions maintain the same file naming format to allow for versioning). Once uploaded, please send an email to sking@portlandmaine.gov notifying the planner of the resubmission.

Be advised that additional comments may be forthcoming and other changes may still be required if the comments are not addressed adequately. If you have any questions, please do not hesitate to ask.

General Review Comments

Review	Discussion	Status
RTI	Overview: The owner of the property is Ellie & Chaya, Inc. dated November 12, 2021 and recorded in the Cumberland County Registry of Deeds in Book 38884, Page 117 (Applicant Submittal D). The property is managed for Ellie & Chaya, Inc. by E.C.K. Realty LLC. The applicant's existing conditions survey (Plan 2) indicates the property has one utility easement present on site which was granted by Public Works in 2016 to Northern Utilities, Inc. for an anode bed (Book 33292, Page 266). The anode bed easement is currently in the process of being amended by the City's attorney to accommodate the development proposal as part of the sale of the property. Applicant has prepared preliminary condominium documents to indicate site maintenance and operations. Comments: • Applicant to provide signed easement agreements or is required to proceed as a condition of approval prior to applying for building permits.	Not met
Financial & Technical Capacity	Overview: The applicant has submitted a letter of financial capacity from Gorham Savings Bank and supplied supporting information related to the technical capacity of the Applicant team. Comments: •	Met
Permits / Other Requirements	Overview: The applicant has indicated they intend to meet the Inclusionary Zoning requirements by paying a fee in lieu to the Jill C. Duson Housing Trust Fund for the required 4 workforce housing units. Comments: • Applicant to pay fee-in-lieu as a condition of approval prior to certification of occupancy.	Not met
Zoning	Overview: The Major Site Plan is consistent with the R-6 zoning requirements. Multi-family uses are permitted use in the R-6 zone (Table 6-A Permitted Uses in Residential Zones) and are permitted at a lot area per dwelling unit of 725 square feet. Additionally, the proposed project is consistent with the R-6 dimensional standards per §7.3 Dimensional Standards, (Table 7-A Residential Zone Dimensional Standards). Average grade shown to meet standards for maximum structure height Comments:	Met

- Concerns about the 5′ setback for the front left side where the deck extends out. The site plan shows the corner of the deck extending beyond the 5′ setback, the Applicant is required to meet dimensional standards for decks as structures projecting from building.



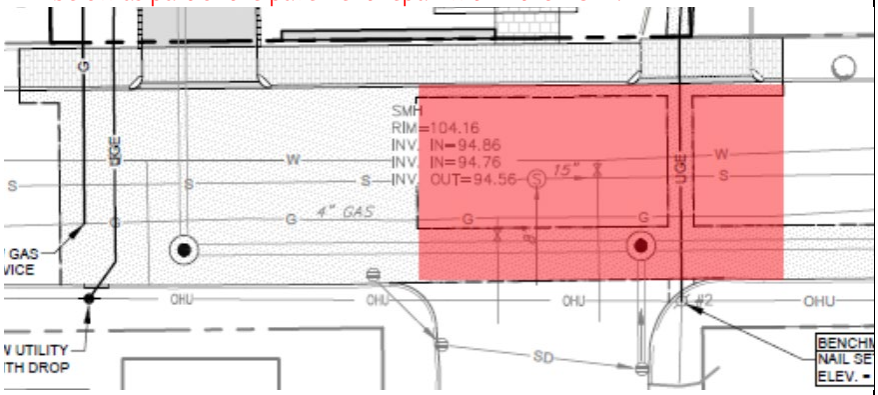
- The Applicant to submit an average grade calculation

Additional Submissions Requested:

-

14.6.1: Transportation Standards

Standard	*Discussion*	*Status*
Impact on Surrounding Street Systems	Overview: The applicant has proposed public right-of-way improvements including reconstructing granite curbing, brick sidewalk, and driveway apron. Comments: • The applicant shall mill (2") then overlay (with 2" of asphalt) Turner Street from curb face to curb face to include the gap between trenches as shown below as part of the pavement repair within the ROW.	Not met



Access and Circulation	Overview: The proposed development would access parking on the site by a new driveway at Turner Street. The City's Consulting Traffic Engineer will evaluate the turning templates and two-way driveway dimensioned at 18'. The technical manual 1.5 driveway design requires 20' minimum for two-way driveways for residential uses. Comments: • Two-way drive isle from Turner Street dimensions at 18', the Applicant is required to meet Technical Manual standards 1.5 for 20' minimum or provide sufficient justification with a waiver request.	Not met
Public Transit Access	Overview: While there is a Greater Portland METRO local service Route 1 transit stop at the corner of Turner Street and Eastern Promenade the proposed development does not exceed 20 dwelling units and therefore is not required to provide a transit shelter. Comments: •	Not applicable
Parking	Overview: In general, a residential development is required to provide one parking space per dwelling unit unless a project is eligible for parking exceptions as listed in Table 19-B of the Land Use Code. No exceptions are being sought for this application. The proposed development plan meets the minimum parking with the first three units exempt for a total requirement of 10 parking spaces, the applicant seeks to provide 17 parking spaces for a reduction of 22 from the existing surface lot. Comments: • The applicant is requested to indicate the minimum bicycle parking requirement, which requires that two spaces be provided for every five units, this requires the development to include a total of six bicycle parking spaces on the plan based on the proposed 13 dwelling units. • The applicant has indicated 14 parking spaces in the garage and 2 surface parking spaces, Staff is requesting the applicant indicate where on the plan new Level 2 electrical vehicle (EV) chargers are proposed, to meet the minimum EV charger requirements of 3 EV chargers (20% of 17 parking spaces = 3 (rounded down to nearest whole number) and EV-ready locations per Section 1.14 of the City of Portland Technical Manual.	Not met
Transportation Demand Management	Overview: Not applicable, no parking study is required for a redevelopment project reducing current parking Comments: •	Not applicable
Additional Submissions Requested: •		

14.6.2: Environmental Quality Standards		
Standard	***Discussion***	***Status***
Preservation of Significant Natural Features	Overview: The site is currently developed with a multi-family building and surface parking lot with no significant natural features including wetlands, vernal pools or other protected wildlife habitats. Comments: •	Not applicable
Landscape Preservation	Overview: The survey indicates existing trees with a diameter at breast height (dbh) under 24 inches do not require preservation under City's technical manual section 4 Landscaping and Landscape Preservation standards. The Applicant has	Met

	incorporated landscaping to screen the parking areas and buildings from adjacent properties. Comments: •	
Site Landscaping and Buffers	Overview: The creation of 13 residential units requires either the planting of 13 street trees or an acceptable alternative under Technical Manual section 4.6.4. The applicant has proposed to provide 10 trees within twenty feet of the property line, which is an acceptable alternative per the Technical Manual standards. Comments: • The applicant will be required to indicate how the remaining 3 street trees will be met, either as an acceptable alternative or a contribution to the City of Portland Tree Fund in the amount of $400 per tree. • The applicant is requested to provide screening from the proposed transformer at the east property line from the abutting property as it appears that the existing trees will not be preserved due to excavation in the critical root zone.	Not met
Water Quality, Stormwater Management and Erosion Control	Overview: The layout of the project has changed, but the general approach to compliance with the stormwater standards has stayed the same, and they will be in compliance. Redevelopment/General Standard: As a redevelopment project, they will be significantly reducing the amount of non-roof impervious surface, and will have just under 5,000 SF of non-roof redeveloped impervious area. No specific treatment measures are required. Flooding Standard: They are providing an R-Tank subsurface storage system, and are now maintaining or reducing flows in each of the modeled storm events. Comments: • The Applicant to confirm manufacturer's design of the R-Tank system, and resubmit information for review. The Applicant will need a stormwater maintenance agreement for the proposed system. • The Applicant has also noted that they will be providing ability to serve confirmation when received from utilities. Comments: •	Not met
Additional Submissions Requested: •		

14.6.3: Public Infrastructure + Community Safety Standards		
Standard	***Discussion***	***Status***
Consistency with City Master Plans	Overview: **Portland's Plan 2030** Comprehensive Plan goals and policies (state and local) relevant to the proposed development align with these vision statements and goals, by creating a new well-connected housing development accessible to public transit supporting the Plans goal of *increasing, preserving, and modifying the overall supply of housing city-wide.* **One Climate Future** identifies strategies relevant to the proposed development including encouraging transit-oriented infill development to support travel by	

	walking, biking, and public transportation as well as increasing the housing stock in areas proximate to jobs and public transit. Furthermore, One Climate Future prioritizes infill development through redevelopment over greenfield development to ensure the protection of the state's forest, wetlands, and healthy soils. Comments: •	
Public Safety and Fire Prevention	Overview: The City's Fire Marshall has reviewed the application materials and finds that the proposed plan to allow firetruck access at both Turner Street and the Eastern Promenade is acceptable. Comments: •	
Public Utilities	Overview: Wastewater capacity letter sent to Applicant. City Staff has provided comments to the Applicant related to the existing utility easement 1694/437 for the existing utility pole and overhead utility wire that currently spans across the property and existing access easement 25665/101 to maintain or replace the existing overhead utility wire for the abutting property at 236 Eastern Promenade. The Applicant has indicated a meeting with Central Maine Power (CMP) on site and will provide written acceptance for Staff review. The Department of Public Works, which includes the Water Resource Division, has reviewed and determined that the downstream sewers from the project address have the capacity to convey the estimated dry weather wastewater flows that will be generated from this development. You are also reminded that new connections into the combined sewer system shall be equipped with backflow prevention in accordance with Section 2.6.10 of the City's Technical Manual • Staff is requesting the Applicant provide appropriate clearance for the proposed gas line along west property line within close proximity to the proposed transformer.	Met
Additional Submissions Requested: •		

14.6.4: Site Design Standards		
Standard	***Discussion***	***Status***
Massing, Ventilation and Wind Impact	Overview: The proposed four-story multi-family building with 13 dwelling units is required to meet the R-6 setback requirements to not adversely impact abutting structures or properties. Comments: • Dimensional standards for stepbacks in the R-6 zone require a 15' stepback from rear property line for structures above 35'. How are the stepbacks being met? The elevations on sheet A2.1 show the 35' line above the average grade.	Not Met

	On the rear, right side the height needs to be measured to the roof beam for a flat roof. The roof beam needs to be indicated on the elevations. The average grade and the height of the roof beam also need to be shown on the elevations on sheet A2.2.	
Shadow	**Overview:** No shadow study is required as the proposed development plan and building height is consistent with adjacent properties that face the Eastern Promenade right-of-way. The proposed 13-unit building will be four-stories. **Comments:** •	Not applicable
Snow and Ice Loading	**Overview:** Snow storage required is limited to drive aisle and two surface parking spaces **Comments:** • Applicant to show snow storage on site plan	Not Met
View Corridors	**Overview:** There are no designated view corridors within the project vicinity. **Comments:** •	Not applicable
Historic Resources	**Overview:** The proposed development is within 100 feet of the Munjoy Hill historic district and the Eastern Promenade historic landscape and requires an advisory staff review by the Historic Preservation (HP) program that is captured within the design review memo. **Comments:** • HP staff has reviewed the resubmitted plans and finds the latest building design to be generally compatible with the surrounding neighborhood context for a multi-family structure setback from the street.	Met
Exterior Lighting	**Overview:** The applicant has resubmitted a photometric lighting plan and proposed lighting fixture cut sheets that meets section 12.5 in the City of Portland's Technical Manual. **Comments:** •	Met
Noise and Vibration	**Overview:** All heating, ventilation and air conditioning equipment (HVAC), air handling units (AHU), emergency generators, and similar equipment shall meet applicable state and federal emissions requirements and shall be located to the interior of the site, away from abutting residential properties **Comments:** • The Applicant to indicate any rooftop mechanical equipment for noise and vibration to be reviewed by Staff.	Not Met
Signage and Wayfinding	**Overview:** There is no signage beyond property addressing. **Comments:** •	Not applicable
Design Standards	**Overview:** The proposed development plan is subject to the site design standards, Land Use Code section 14.6.4.I Design standards per the City of Portland Design Manual under section (i.) multi-family. **Comments:**	Not met

	• Staff is requesting that the Applicant indicate all proposed building materials onto elevation plans for Staff review. • The Applicant is requested to indicate all rooftop appurtenances onto roof plan and elevations for Staff review. • Staff is requesting the Applicant explore a greater symmetrical arrangement of projecting windows along the side elevations that abut neighboring properties • Staff is requesting the Applicant adjust the main entry to provide additional privacy from Level 3, Unit 303, that allows for the communal entry to not pass under the private deck above. • Staff is requesting the Applicant add the proposed landscape and building lighting to the elevations. • Staff is requesting the Applicant adjust the northeast elevation to match the proposed grading and adjust the building design as needed due to swale along north property line. • Staff recommends the addition of a trellis system along the southeast and northeast walls at ground level to allow for trailing vines (as indicated on the renderings) to grow independent of the building façade and reduce the visual impact of blank facades facing the street.	
Additional Submissions Requested: •		

City Staff Comments | 06/06/2023 *UPDATED - 6/14/2023*
|PL-002490-2023 | 246 Eastern Promenade
Sean King, Urban Designer (sking@portlandmaine.gov)

Please provide a comment response document detailing the applicant's response to the City Staff comments provided below. Please be sure to upload the response document and new/updated documents and drawings to the project folder (PL-002490-2023) on ProjectDox (aka ePlan).

Description:
Redevelopment of an existing apartment into two multi-family condominium buildings, consisting of an 11-unit building facing Eastern Promenade and a 3-unit building facing Turner Street. The existing 11-unit building, shed and parking lot would be demolished.

INCLUSIONARY ZONING CONDITIONAL USE

- The applicant shall indicate how the development will provide requirements for workforce housing under Land Use Code 18.2.3.

SITE REVIEW

- The applicant shall submit ability to serve for all respective utility services under 14.6.3.C.1.
- Applicant shall provide boundary of excavation, replacement of grades, brick sidewalk and seeded loam for new sewer and storm drainage connection at Eastern Promenade. In addition, utility trenching and installation of utilities shall not significantly impact existing mature trees and root systems at the Eastern Promenade.
- The applicant shall address the existing utility easement 1694/437 for the existing utility pole and overhead utility wire that currently spans across the property. The applicant shall provide acceptance of proposed removal from Cumberland County Power and Light Company and its successors.
- The applicant shall address the existing access easement 25665/101 to maintain or replace the existing overhead utility wire for the abutting property at 236 Eastern Promenade.
- The applicant shall indicate snow storage areas on site plans under 14.6.4.C.
- The applicant shall submit preliminary condominium documents for buildings, shared spaces, parking and all site operations.
- The applicant shall indicate EV charger symbols for each parking space required and/or proposed in addition to on-site plans under Technical Manual 1.14.
- The applicant shall indicate any existing parking lease agreements that would impact the proposed development program.
- The applicant has provided a Construction Management Plan and narrative, staff finds the following:
    - Construction management plan shall utilize the existing conditions plan to include site management, erosion control, construction staging areas, parking during construction, dewatering and other special measures. See attached template
    - All temporary crosswalks require ADA compliance and cannot utilize the existing abutting property driveway, staff recommends the temporary crosswalk relocate to the corner of Turner Street and to observe street occupancy permit requirements.
    - Proposed grading and maintenance easement must be acceptable in writing from abutting properties. Construction activity shall not occur on abutting properties without prior authorization.

- Utility construction and sidewalk replacement at Eastern Promenade shall require an appropriate sidewalk closure to reroute pedestrians for any work within City's right of way, staff recommends temporary crosswalks redirect pedestrians to north sidewalk at Eastern Promenade.
- Traffic control plans shall be provided and use of public parking spaces or the blockage of any portion of sidewalk for the purpose of construction activity shall require an occupancy permit and appropriate fee as assessed by the Department of Public Works.

DESIGN REVIEW

The site plan application is subject to the City of Portland Design Manual – *(i) Two-family, special needs independent living units, multiple-family, lodging houses, bed and breakfasts and emergency shelters.* Preliminary comments for the Applicant to address are below, a design review memo will be issued at a later date

- The development project at 246 Eastern Promenade is subject to the site design standards, Land Use Code section 14.6.4.I Design standards. The project is also within 100' of a historic landmark and is subject to an advisory design review by Historic Preservation staff.
- The Applicant should consider darker (heavier) materials at the base of the 11-unit building and lighter tone materials to terminate the building's upper floor.
- Staff recommends a front façade composition that segments the building into two parts to further reduce the scale of the building's width. Staff suggests the elimination of the deck overhang and façade projection located in the middle of the front elevation along with stacked balconies that carry to the top floor. In addition, the Applicant shall be aware that stepbacks in the R-6 are only required for building heights above 35 feet to be 10 feet from the side property line and 15 feet from the rear property line. The current stepback distance at the right elevation is approximately 17'-4" and at the left elevation is approximately 21'-4".
- The proposed three-unit building with frontage on Turner Street fits within the surrounding context as a two-story height structure. Staff finds the building recession at the front elevation for bicycle storage does not contribute to a balanced front elevation, the Applicant should consider an alternative storage location to provide a more balanced front elevation composition.
- Staff recommends the applicant consider a shared entry and stairway for the three-unit building facing Turner Street to allow for direct access to the public street for each dwelling unit that is consistent with the surrounding neighborhood context.

ZONING

- The applicant needs to provide the average grade for both buildings. They need to provide the finished grade at the major corners of each building and then add the average grade line to the elevations for each building.

TRAFFIC CONSULTANT

- New traffic volumes from the proposed project would not be expected to impact area mobility or safety.

- The applicant shall provide information in support of a waiver for parking lot aisle width proposed for the 11-unit building. This shall include vehicle turning templates for all parking spaces.
- The applicant shall provide information on how the tandem parking spaces will be managed.
- The applicant should provide information that the elimination of existing parking spaces is not associated with an existing site plan approval.

DEPARTMENT OF PUBLIC WORKS – ENGINEERING & TRANSPORTATION

- Turner Street nor Eastern Promenade is under street moratorium.
- The City's Technical Manual has been recently updated and approved. After reviewing the proposed details for this project it is clear that you are using the outdated details. The applicant shall update all proposed details (Site, Sewer, Stormwater, Landscape, …. details) to meet the requirements of the recently approved technical manual update. CAD files can be obtained upon request.
- The applicant shall label all improvements in the ROW. Improvements and existing conditions in the ROW shall be dimensions on the plan view sheets. For example ROW, street, lanes sidewalk, esplanade driveways (and other improvements) widths as well as when a width changes.
- The applicant shall update the plans to label and or provide spot grades and slopes for the proposed sidewalks and driveway improvements at grade breaks.
- The proposed brick sidewalk cross slope shall not exceed 2% at the property line. If the existing sidewalk grades are not compliant at the property line, then the limits of sidewalk replacement shall be extended to include a 5 foot minimum transition zone from the proposed 2% to the existing sidewalk slope.
- The plans need to show and label existing and proposed curb. Is the applicant planning to reset the existing granite curb?If the existing Granite Curb will be reset the applicant shall insure that the existing granite is free of any defects such as but not limited to chipping and cracking. Be aware that Public Works may require the use of new granite curb upon inspection of the existing granite curb prior to installation / during construction.
- On the site plan note the location of the curb that will be removed and reset or new curb installed per the current City standards.
- It is the City's standard to have the sidewalk material continued through the driveway aprons at grade with the proposed sidewalk and not in excess of 2% cross-slope. The applicant shall depict the proposed sidewalk and driveway on the plans to meet the current City standards. The sidewalk and driveway shall be constructed in accordance with the City's Sidewalk and Driveway Apron Material Policy and the granite curb installed per the current City standards. The applicant shall update the plans and provide spot grades and slopes for the proposed sidewalk. The sidewalk material shall be continued through the driveway aprons at grade with the proposed sidewalk and not in excess of 2% cross-slope per the current City standards.
- All pavement cuts in the City ROW shall be repaired per the Minor Excavation Pavement Repair Details (prior to paving the finished surface) found in the Rules and Regulations for Excavation Activity.
- The applicant is required to get an excavation permit and coordinate with the Department of Public Works prior to any work within the street Right of Way.

- If during the proposed renovations the applicant's contractor requires occupying the City's right of way for placing a dumpster, staging, additional parking spaces and or parking / using vehicles for construction purposes (for example), then the applicant will be required to apply for a Street Occupancy Permit or a Sidewalk Occupancy Permit. Also, be aware that a traffic control plan is required with the submission of an occupancy permit impacting pedestrian routing and or the normal movement of vehicles.
- The applicant shall reconstruct the existing driveway aprons to be compliant per the City's Technical Manual Section 1, Figure I-9C and the City's Sidewalk and Driveway Apron Material Policy.

DEPARTMENT OF PUBLIC WORKS – WATER RESOURCES

- The applicant shall submit a wastewater capacity application to DPW water resources for review and approval.
- Flows from the grassed swale running along the northerly and westerly edge of the property should be conveyed into the site's proposed storm drain network to prevent concentrated flows from discharging across eastern promenade esplanade. The concern would be nuisance erosion occurring on City park land downstream of the proposed development site.
- The applicant shall add City standard details from the most current version of section # 2 of the Tech Manual for private sewer lateral connections into public sewers.
- It is requested that the applicant add a note to the plans pertaining to existing catch basin structures impacted by the proposed storm drain work in Turner street: "The Contractor and City of Portland DPW to assess the condition of existing catch basin structures in the field to determine if reuse is acceptable."
- DPW does not have a hydraulic model of the existing City storm drain system in this project area to fully understand the impacts of the increased stormwater runoff flows this project is proposing to add into the system. The applicant should provide stormwater management in order for the project to meet the flooding standard to ensure the flow increases don't cause or contribute to existing capacity issues in the system.
- DPW is requesting that SD-5 and SD-6 be upsized to 18" storm drains.
- DPW is requesting that the applicant upsize the existing 12" storm drain pipe connecting DMH-5 to the existing City CB on the northerly side of Turner to a 18" storm drain. City records indicate the outlet pipe from the City catch basin on the northerly side of Turner Street is an 18" PVC pipe.
- The existing City storm drain outlet pipe at DMH-7 is a 10" ID pipe according to City mapping records. SD-8 shall be downsized such that it isn't larger than the outlet pipe.

STORMWATER

- The project is required to provide for stormwater management in accordance with Maine DEP Chapter 500 and City of Portland Technical Manual Section 5 standards for stormwater management. The project is a redevelopment project and is reducing the amount of non-roof impervious surface.
    - The Applicant has calculated a slight increase in stormwater runoff amounts. It should be confirmed that there is not concern with downstream stormwater system capacities.

The project also includes installation of new stormwater infrastructure in the ROW, and this should be coordinated with the Department of Public Works.

- The project is proposing to direct stormwater along the western edge of the site onto the adjacent property. A grading easement has been identified along the western edge of the property. The Applicant should confirm with the neighboring property that there are no concerns with the proposed grading. The amount of flow is anticipated to be very small, but will be within a defined swale that did not exist based on existing conditions grades. Further evaluation and coordination with the neighboring property is required.

- The demolition and site plans should reflect the pavement impact in the Eastern Promenade due to the proposed stormwater infrastructure installation and the water service retiring.
- The grading plan shows grades within the parking area. The collection of runoff in this area should be clarified – drainage from within covered parking areas must be sent through an oil water separator and to the sanitary sewer separate from site stormwater and sewer.
- The grading plan shows grades that encroach into abutting properties, the Applicant is required to document any drainage easement with abutting property owners. The Applicant shall handle stormwater drainage on site to not require drainage problems onto the City right of way or adjacent lots under 14.6.2.D.1.b.

LANDSCAPING & ENVIRONMENTAL QUALITY

- *General comment* - ensure any additional planting / street tree requirements for the number of housing units meet waiver standards in section 4.6 of city technical manual. Provide information on any tree fund donations that will occur for unit requirements that are unable to be met with new plantings proposed.
- *C-3.1 CMP V1* - Please show tree protection,limits of work, laydown and delivery storage locations on CMP. Any removal of significant trees that are unable to be replaced and require waiver request / approval shall be done under guidance of 4.3.8 for replacement tree cost contributions.
- *C-3.1 CMP V1* - Include notes or other means of referencing tree and site protection standards that meet sections 4.2 and 4.3 of Chapter 4 in the city technical manual. These standards are for preservation of existing vegetation and significant site features.
- *C-5.1 Detailed Grading plan* - show TOW elevation at eastern walkway edge along east side of building and for retaining wall along Eastern Promenade sidewalk area. .
- *C - 5.1 Detailed Grading plan* - label all existing walkways,streets, and significant on site or adjacent structures
- *L 1-00 Planting Plan - Provide labels and quantities for specific tree species proposed.*
- *L 1-00 Planting Plan* - shed is referenced in plan notes as being relocated. Update note to reference specific plan within larger plan submittal set and/ or show actual relocation of shed.
- *L 1-00 Planting Plan* - NF is shown along turner street under new street tree plantings. Is this meant to be NE - walkers low catmint? Please clarify.
- *L100 Planting Plan* - ensure plantings along accessible walkways are species with compact or non ranging growth habit that do not encroach into these areas. Concern with Rhus aromatica

adjacent to such spaces . The species is a fine selection for massing or naturalizations, but should be planted with generous clearance from pedestrian pathways.

- *L100 Planting Plan* - Clarify shrub species at western surface parking spaces adjacent to transformer planting bed and on the west side of entrance driveway. Recommend cornus sericea species not be in areas that will obstruct site lines for vehicular drivers or in circumstances where pedestrians might be screened from vehicular traffic view. Any woody stemmed plants in areas that impact vehicular sight lines for drivers parking or entering/exiting sites should be species with mature growth dimensions that will not create visibility concerns.
- *L100 Planting Plan* - Indicate height of retaining walls proposed and ensure plantings along walls and abutting boundaries comply with 4.5.7 and 4.5.2 of the site buffer requirements in chapter 4 of the technical manual.

Subject:	246 Eastern Promenade
Zone:	R-6
Date of Review:	Monday June 13, 2023
Reviewer(s):	Sean King (Urban Designer), Evan Schueckler (Historic Preservation Program Manager), Maya Balassa (Planner)
Project ID:	PL-002490-2023

I. DESIGN REVIEW CRITERIA

The development project at 246 Eastern Promenade is subject to the site design standards, Land Use Code section 14.6.4.I Design standards. The project is also within 100' of a historic district and is subject to an advisory design review by Historic Preservation staff.

The site plan application is subject to the policies and design standards listed below:

A. City of Portland Design Manual –
   - (*i*) *Two-family, special needs independent living units, multiple-family, lodging houses, bed and breakfasts and emergency shelters.*

II. HISTORIC PRESERVATION ADVISORY REVIEW

Portions of the proposed development at Turner Street and Eastern Promenade are within 100 feet of the Munjoy Hill historic district and Eastern Promenade historic landscape, those portions not within a historic district shall be generally compatible with the major character-defining elements of the portions of the historic districts in the immediate vicinity of the proposed development. Character-defining elements of historic districts are identified in the historic resources inventory and respective historic district designation reports. For the purposes of this provision, "compatible" design shall be defined as design that respects the established building patterns and visual characteristics that exist in a given setting and, at the same time, is a distinct product of its own time. Historic Preservation staff have provided a written analysis of the proposed development's immediate context, identifying the major character-defining elements and any established building patterns that characterize the context.

Munjoy Hill:

Munjoy Hill has a long history of development and features highly varied architectural expressions across buildings. Many buildings also feature historical alterations, creating varied and dynamic layers of history. Regardless, there are several unifying features within the district. Construction is primarily of wood frame over masonry foundations, with only a handful of primarily brick structures. Buildings are typically independent, but constructed densely, with tight driveways and side yards. Front yards are typically shallow. Projecting bay windows or entry porches are often used to create variety along the sidewalk. Windows are predominantly vertically oriented with regular placement on front facades and more variation on sides. The immediate vicinity of the proposed development is eclectic, reflecting the overall diversity of the district's architecture, including examples of high-style grand houses, Queen Anne multi-family buildings typical of those found throughout the district.

A typical street showing examples of triple-deckers and Italianate duplexes in the Munjoy Hill Historic District (82, 84, 86, & 88 Beckett).

III. DESIGN REVIEW COMMENTS: **bold** text denotes recent updates met, **red** text denotes standards not met to require resubmission.

(i) Two-family, special needs independent living units, multiple-family, lodging houses, bed and breakfasts and emergency shelters.

MULTIPLE-FAMILY STANDARDS. Multiple-family shall meet the following standards:

1. *The exterior design of the proposed structure, …. ,shall be designed to complement and enhance the nearest residential neighborhood.*

Staff comment: Staff finds the development is generally designed to complement and enhance the surrounding residential neighborhood, however, recommends the applicant further integrate within the context by incorporating the following architectural elements:

- Architectural style – The 11-unit building is a contemporary style with a flat roof form, large fenestration facing the Eastern Promenade and delineation of exterior materials by floors. The three-unit building is a contemporary style with a flat roof form, clear fenestrations pattern and a covered parking area with dwelling units above that is unique to the surrounding context. Staff recommends the Applicant provide a description of the proposed surface parking to indicate if existing parking leases are present that would require stacked parking under dwelling units. Staff finds the suspended second story of the three-unit to be unique to the surrounding context and recommends further enclosure similar to the proposed 11-unit building;
- Façade materials - The proposed buildings include a transition of durable exterior materials that relate to the surrounding residential context, Staff recommends the Applicant consider darker (heavier) materials at the base of the 11 unit building and lighter tone materials to terminate the building's upper floor;
- Roof pitch - The proposed buildings include a flat roof form that is compatible with multi-family buildings found throughout the neighborhood;

- Building form and height – The proposed 11-unit building with frontage on Eastern Promenade is wider in comparison to adjacent buildings, staff recommends a front façade composition that segments the building into two distinct parts to further reduce the scale of the building's width. Staff suggest eliminating deck overhang and façade projection located in the middle of the front elevation and consider stacked balconies that carry to the top floor. In addition, the Applicant shall be aware that stepbacks in the R-6 are only required for building heights above 35 feet to be 10 feet from the side property line and 15 feet from the rear property line. The current stepback distance at the right elevation is approximately 17'-4" and at the left elevation is approximately 21'-4", staff finds the symmetrical stepback proposed contributes to the overall front elevation composition;
- Window pattern and spacing – The window pattern and spacing are oriented horizontally with a clear fenestration pattern;
- Porches and entryways – Included at the front elevations and clearly articulated;
- Cornerboard and trim details – Simple and contemporary;
- Façade variation in projecting or recessed building elements - The proposed three-unit building with frontage on Turner Street fits within the surrounding context as a two-story height structure. Staff finds the building recession at the front elevation for bicycle storage does not contribute to a balanced front elevation, the Applicant shall consider an alternate location for bicycle storage and revise the front elevation.

2. *The proposed development shall respect the existing relationship of buildings to public streets.*

Staff comment: Staff finds the building placement along Eastern Promenade relates to adjacent properties with an angled street frontage while providing for a low retaining wall at the existing sidewalk. Building entrances for both the three-unit building facing Turner Street and the 11-unit facing Eastern Promenade are oriented towards the street and can be directly accessed from the sidewalk. Staff finds the transition open space areas between the sidewalk and covered entries to be appropriate. However, staff recommends the applicant consider a shared entry and stairway for the three-unit building facing Turner Street to allow for direct access to the public street for each dwelling unit that is consistent with the surrounding neighborhood context.

3. *Open space on the site for all … multiple-family development shall be integrated into the development site.*

Staff comment: The development has proposed open space functions through terraces at the building entries, planting buffers along the perimeter and private terraces for each unit that staff finds appropriate.

4. *The design of proposed dwellings shall provide ample windows to enhance opportunities for sunlight and air in each dwelling in principal living areas and shall also provide sufficient storage areas.*

Staff comment: Staff finds the allocation of windows for each proposed dwelling is appropriate and well-balanced within the exterior facades. In addition, sufficient storage is proposed within each dwelling unit along with shared storage for larger items within the covered parking area.

5. *The scale and surface area of parking and driveways and paved areas are arranged and landscaped to properly screen vehicles from adjacent properties and streets.*

Staff comment: The development proposes to screen all surface parking areas with multiple rows of screening shrubs or linear arrangement of deciduous trees with understory shrubs that staff finds acceptable.

6. *Two-family or multi-family dwellings shall not be converted to lodging houses unless all units in the building have been vacant for at least one (1) year prior to the date conversion is sought or unless the individual multiple-family units are less than one thousand (1,000) square feet in size. In no event shall any single-family dwelling in the R-5 or R-6 zone be converted in whole or in part to a lodging house.*

Staff comment: Not applicable as the proposed development does not include a lodging house conversion.

Construction Management Plan
General Template
[Applicant and Project Name]

Construction Management Plans shall depict the overall planning, coordination, and control of a construction site, including phases as applicable, from beginning to completion. The City's goal for a construction management plan is to support a safe construction site and protect the public safety, accessibility (including preserving accessible pedestrian, bicycle, and vehicular modes of transport throughout the city), and welfare during construction. In addition, the construction management plan shall minimize construction impacts in their duration and magnitude to the surrounding area and develop an effective communication process for resolving concerns and conflicts.

The Construction Management Plan will be submitted as part of the Site Plan Review and it shall address the construction logistics for a project. The Construction Management Plan shall include the following submissions:

1) a construction management site plan;
2) a construction schedule (time frame); and
3) a written narrative addressing the categories below.

A. Construction Management Principles

The following narrative provides an overview of the construction management principles that the [Applicant and Contractor] has identified to minimize impacts from the construction, such as noise, vibrations, ground movement, truck traffic, and other construction related factors to the surrounding building and communities.

B. Development Review of Construction Management Plan

[Applicant and Contractor] shall submit a construction management plan that provides a comprehensive logistics and safety program for the construction project, which will be reviewed and approved as part of the site plan review process. Minimizing impacts to areas surrounding the building/construction site will be primary considerations in the process.

The Planning Authority and the Department of Public Works have the right to seek revisions to an approved Construction Management Plan or require a condition of approval that states an applicant shall coordinate a project's construction schedule with the timing of nearby construction activity, in order to avoid cumulative impacts on a neighborhood. Such a condition may involve a delay in commencement of construction, if necessary.

The following details define the intended approach to the successful management of the project construction and the construction management plan will address the general conditions contained below.

C. Performance Guarantees, Inspection Fees, Preconstruction Meeting, and Permits

Prior to scheduling a preconstruction meeting and the issuance of any city required permits, [Applicant and Contractor] shall meet all of the requirements contained in Section 14-530. Development review fees and post approval requirements and 14-532. General requirements and enforcement of Portland's Land Use Code.

Other permits, as applicable, include

1. **Street Opening and Street Occupancy Permits:** Construction activity in the public right-of-way are controlled by Chapter 25 and sewer and stormwater system connections are controlled by Chapters 24 and 32 of the Land Use Code. All required permits shall be obtained through the Department of Public Works and the requests shall conform with the approved construction management plan.
2. **Blasting:** Blasting, if required, shall conform with all measures of Article VIII. Regulation of Explosives in the Land Use Code and Section 3.7 Standards for Blasting and Regulation of Explosives in Portland's Technical Manual.
3. **Building Code:** Employ the best practices, as applicable, of Chapter 33 Safeguards During Construction, from the 2009 International Building Code.

D. Construction Administration and Communication

[Applicant and Contractor] will work diligently to implement a communication strategy as outlined below. The communication strategy is intended to ensure that all construction operations are performed in accordance with all agreements, ordinances and special permits applicable to this project. The Construction Manager will work closely with adjacent abutters, businesses, nearby construction sites, and all parties informed, as far in advance as possible, of scheduled work, particularly work anticipated to cause significant noise, vibrations, or dust. The final construction management plan shall provide for the following:

1. Contact Person and contact information for the [applicant and contractor] and who is available 24 hours
2. Construction Signage posted on the site with Contact Information for Contractor
3. Describe any additional communication strategies
4. All construction site signage is temporary and shall be removed at project completion.

E. Construction Schedule

1. The contractor shall submit a schedule or time line for the construction project, including any Phasing.
2. Hours of Construction. Construction may occur during the daytime hours as defined in Section 17-18. Construction Activities for Building permit (Attachment 1) and Section 25-129. Noise, dust and debris (Attachment 2).
3. Extended Hours or Night Work: Pursuant to Section 17-18, this section not apply to emergency utility work or "Situations where the public works authority or the office of building inspections determines that the construction activity is of a unique character which cannot reasonably be completed or performed during the permitted hours and which is not of a recurring nature, provided that prior to engaging in such activity the contractor or his representatives gives notice of the time and scope of such proposed activity, the notice to be given in a manner approved by the public works authority."
4. Material Deliveries: Schedule and designated location for delivery of materials and boxed goods.

F. Security & Public Safety

1. The Construction Management Plan will depict all proposed fencing or other barriers and access gates (with knox locking devices) with the intent of separating pedestrian and vehicle circulation from the construction site.

2. Structures undergoing construction, alteration, or demolition operations, including those in underground locations, shall comply with NFPA 1 Chapter 16. *Safeguarding Construction, Alteration, and Demolition Operations.*
3. Fire Safety Program. An overall construction of demolition fire safety program shall be developed. Essential items to be emphasized include the following:
    - Good Housekeeping
    - On-site security
    - Installation of new fire protection systems as construction progresses
    - Preservation of existing systems during demolition
    - Organization and training of an on-site fire brigade
    - Development of a pre-fire plan with the local fire department
    - Rapid communication
    - Consideration of special hazards resulting rom previous occupancies
    - Protection of existing structures and equipment from exposure fires resulting from construction, alteration, and demolition operations
4. Blasting, if required, shall conform with all measures of Article VIII. Regulation of Explosives in the Land Use Code and Section 3.7 Standards for Blasting and Regulation of Explosives in Portland's Technical Manual.
5. Any proposed temporary security lighting shall be shown on CMP and all fixtures shall be full cutoffs.

G. Construction Permitting and Traffic Control Plans

1. Construction Activity in Public Streets: Construction activity in the public right-of-way is controlled by Chapter 25 Article VII of the City Code of Ordinances. Required licenses and permits, restrictions on activity, and fees & area are outlined in that Chapter. Rules and Regulations for Excavation Activity are available through the Street Opening Clerk at the Department of Public Works. At no time can construction activity including delivery vehicles close or block streets or affect public safety access without prior notice and approval of the Department of Public Works.
2. Sewer and Stormwater: Sewer and stormwater water system connections are controlled by Chapters 24 and 32 of the City Code of Ordinance. Required permits for new connections and/or abandonment of existing connections are available through the Street Opening Clerk at the Department of Public Works. Rules and Regulations for these utility systems are available through the City Engineer's office of the Department of Public Works and in Section II of the Technical Manual.

3. Traffic Control Plans: Construction activity that impacts the existing public street system must be controlled to protect the safety of the construction workers and all modes of the traveling public. Projects are required to submit a satisfactory 'maintenance of traffic" (MOT) plan prior to any site plan, subdivision, or street opening permit approval. MOT plans may be required for projects that have impacts on local streets.

   Maintenance of Traffic (MOT) plans shall provide for the safe passage of the public through or along the construction work zone. On a case-by-case basis, applicants may be allowed to close a street and/or detour a mode of traffic when absolutely necessary

for safety. MOT plans shall employ the appropriate techniques and devices as called for n the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). In addition:

- Construction speed signing may be used as needed to slow traffic
- Traffic Control signs shall not be placed where they are an obstruction to bicycles or pedestrians.
- In some situations, flaggers may be required.
- Police details may be required at lighted intersections and may be requested by the City's transportation engineer or his designee.

All existing modes of travel in work zone area shall be accommodated if impacted by the activity. The safe passage of pedestrians, bicyclists, transit providers, and motorists are of equal importance when planning out the work zone; no pre-existing travel mode may be eliminated without the express approval of the Department of Public Works. The MOT should also address on-street parking impacts, including deliveries and parking for adjoining businesses and property owners, analysis of roadway capacity or diversion capacity if street closure or change to roadway capacity is required, and coordination with other on-going or future construction or utility projects in the vicinity.

- Traffic control of bicycle and pedestrian facilities or routes through work zones shall be maintained until the bicycle and pedestrian facilities or routes are ready for safe operation. Traffic control will not be removed to allow auto travel at the expense of bicycle and pedestrians.
- Barrier systems utilized to separate the construction activity from the public street and /or sidewalk shall not inhibit sight distances, particularly for visibility of pedestrians and bicyclists.
- ADA compliance shall be maintained.

Use of public parking spaces or the blockage of any portion of sidewalk for the purpose of construction activity shall require an occupancy permit and appropriate fee as assessed by the Department of Public Works.

H. Site Management and Controls

The final Construction Management Plan will address maintaining the site in a safe condition and will include the following:

1. Regular trash and debris removal
2. Street cleaning and damage controls
3. Dust controls- The construction shall comply with Portland's requirements under Section 25-129 on Noise, dust and debris (Attachment 2).
4. Noise: The construction shall comply with Portland's requirements under Section 17-18 of the City Code (Attachment 1) and Section 25-129 on Noise, dust and debris Attachment 2).
5. Rodent Control will be provided, if applicable, by a professional exterminator and consistent with Chapter 22 of the City Code.

6. Snow Removal: Pursuant to Section 25-173 Contractors to ensure a safe means of travel within the work zone.
    1) Snow/ice removal or commence automatically from (1" of snow and up) or Ice
    2) Remove snow as needed within the work zone, including parking spaces & not to block any driveways or sight lines with the piles of snow.
    3) Clear all walks & ramps with the work zone
    4) Sand or Salt as needed
    5) Clear all basin or drainage to help snow melt
    6) This would include Monday-Friday Sat/Sunday/Holidays

I. Erosion Control and Preservation of Trees

1. The [contractor] shall install all erosion and sedimentation controls as depicted on the approved erosion and sedimentation control plan prior to the pre-construction meeting for inspection by the City. The contractor shall regularly inspect the control measures, no less than weekly and after significant storm events, and maintain any installed temporary or permanent stormwater management systems in working order. The contractor shall document all inspection activities and corrective actions and be prepared to provide these documents for inspection by the City, Maine Department of Environmental Protection or the U.S. Environmental Protection Agency upon request.
2. The [contractor] shall maintain all tree and landscaping preservation measures as depicted on the landscaping plan (Exhibit) within the area of construction.
3. The storage of materials shall be identified and avoid being located under/near trees.

J. Construction Staging Area

1. The Construction Management Plan shall depict location of the material staging areas, the location on onsite temporary construction trailers, the location on onsite truck delivery holding areas, the location onsite truck washing stations, masonry mixing stations, the general location of the construction security fence and the general location of temporary construction dumpsters. An open storage areas shall be shown on the plan.
2. Delivery Truck Holding Areas On-Site: The delivery holding area shall be shown on the plan and shall not be blocked during construction. On days when the construction activities require multiple truck deliveries, these deliveries will be carefully scheduled so that there is always adequate on-site area for the holding of the trucks until they can be unloaded. Once at the site all vehicles well be brought within the fence line and will make every attempt to avoid queueing on public streets.
3. Delivery Truck Holding Areas Off-Site: In the event that adequate on-site area for holding of trucks is not available, an off-site marshalling area will be utilized for trucking. The designated off-site location will be identified in the construction management plan.

K. Parking During Construction

1. Construction Parking: Adequate parking for construction workers shall be provided on site or arrangements for off-street parking at an off-site location shall be provided. The parking arrangements shall be included in the construction management plan.

2. Parking: Where existing facilities are remaining in operation during construction, the construction management plan shall identify how the parking for employees and others shall be managed.
3. Truck Routes and Volumes: The Construction Management Plan shall address the designated truck routes and expected truck volumes.

L. Dewatering Plans

A basic dewatering plan for any construction work is required. The plan must cover construction sites where groundwater is not expected but the impact of rainwater may require dewatering. The plan must include operating procedures, equipment to be used, including filters, erosion and sediment control measures, or other methods of removing sediment from approved discharges.

For construction work that will require frequent dewatering of groundwater from site, a dewatering plan must be prepared and approved by the Department of Public Works. Groundwater and/or soil testing may be required to determine course of action if treatment is necessary. Approval for all discharges to City infrastructure is required.

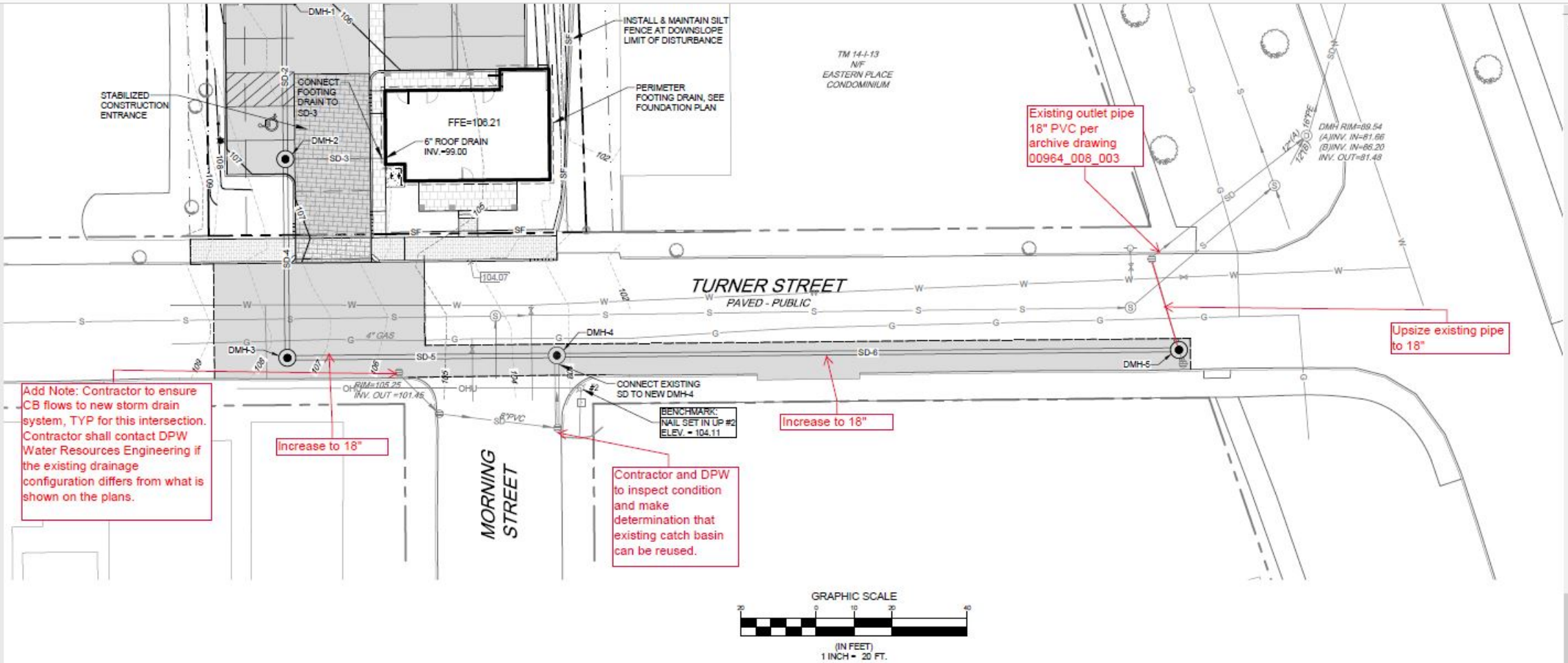
The proposed plan must address the following:

- Project duration, discharge location, storage equipment on-site, dewatering schematic, and emergency contact.
- General requirements include trained staff on-site for all approve discharges and required site log for documentation of all discharges.
- Storage and/or treatment process should include proper settling time and maintain proper use of filtering medium as required.
- Contingency/maintenance plan for all dewatering equipment devices and filtration mediums.

Any water that is removed from an excavation must be pumped from a perforated device buried in crush stone prior discharge and/or prior to storage and treatment. There will be no discharge allowed during precipitation events.

M. Special Measures as Necessary

For construction work that will take place over a long period (e.g. 12 months or more), involve major demolition/ deep excavation/ piling and/or special construction techniques, or are located near sensitive uses (e.g. medical care facilities, schools), the Construction Management Plan should provide details and demonstrate that all appropriate special measures have been taken to avoid, minimize, or possibly compensate for potential impacts. This may include taking baseline measurements before construction, such as arranging to photograph the foundations of nearby properties upon consent of the owners, in order to assess any future impacts of vibration, noise, etc.


DMH-1
INSTALL & MAINTAIN SILT FENCE AT DOWNSLOPE LIMIT OF DISTURBANCE
TM 14-I-13
N/F
EASTERN PLACE CONDOMINIUM
STABILIZED CONSTRUCTION ENTRANCE
CONNECT FOOTING DRAIN TO SD-3
PERIMETER FOOTING DRAIN, SEE FOUNDATION PLAN
FFE=106.21
6" ROOF DRAIN INV.=99.00
DMH-2
SD-3
SD-2
SD-4
SF
Existing outlet pipe 18" PVC per archive drawing 00964_008_003
DMH RIM=89.54
(A)INV. IN=81.66
(B)INV. IN=86.20
INV. OUT=81.48
TURNER STREET
PAVED - PUBLIC
104.07
4" GAS
DMH-3
DMH-4
SD-5
SD-6
DMH-5
Upsize existing pipe to 18"
Add Note: Contractor to ensure CB flows to new storm drain system, TYP for this intersection. Contractor shall contact DPW Water Resources Engineering if the existing drainage configuration differs from what is shown on the plans.
RIM=105.25
INV. OUT =101.45
Increase to 18"
CONNECT EXISTING SD TO NEW DMH-4
BENCHMARK:
NAIL SET IN UP #2
ELEV. = 104.11
Increase to 18"
8"PVC
MORNING STREET
Contractor and DPW to inspect condition and make determination that existing catch basin can be reused.
GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

A. D. and recorded in Cumberland County Registry of Deeds, Book 1471, Page 32, do hereby acknowledge that it has received full payment and satisfaction of the same, and of the debt thereby secured, and in consideration thereof it does hereby cancel and discharge said mortgage, and release unto the said Ethel A. Staples and Sidney J. Staples, their heirs and assigns forever the premises therein described.

IN WITNESS WHEREOF, it the said Casco Bank & Trust Company has hereunto caused its name to be signed and its seal affixed by its Asst. Treasurer, Albert E. Libby, duly authorized this 17th day of October A. D. 1942.

Signed, Sealed and Delivered in Presence of

CASCO BANK & TRUST COMPANY CORPORATE SEAL

F. B. Nelson

By Albert E. Libby

Its Assistant Treasurer

State of Maine. County of Cumberland,ss. Portland, October 17, 1942.

Then personally appeared the above named Albert E. Libby, Assistant Treasurer 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, Frederick B. Nelson Notary Public, Notarial Seal

= Received October 19, 1942, at 2h 11m P. M., and recorded according to the original

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KNOW ALL MEN BY THESE PRESENTS, That Herman Albert, Inc., a corporation organized and existing under the laws of the State of Maine and having a place of business at Portland in the County of Cumberland and State of Maine, in consideration of One Dollar and other valuable considerations paid by Cumberland County Power and Light Company, a corporation duly organized and existing under the laws of Maine and located at Portland in the County of Cumberland and State of Maine, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto said Cumberland County Power and Light Company, its successors and assigns, the right to erect, construct and maintain one pole on land of the Grantor situated northwesterly of Turner Street and southwesterly of the Eastern Promenade in the City of Portland, County of Cumberland and State of Maine, said pole being located as follows: Beginning at a stake set in the northwesterly side line of Turner Street about five (5) feet southwesterly by Turner Street from an iron pipe in the line between land of this Grantor and land of Victory Development Corp.;thence northwesterly about one hundred thirteen (113) feet to a pole set about three (3) feet southwesterly from an iron pipe in an angle in the northeasterly side line of land of this Grantor; and the right to erect and maintain a line of wires from Turner Street to said pole and from said pole to land and buildings of Victory Development Corp. for the transmission of electricity and with all necessary foundations, fixtures, anchors, guys, braces, cables, wires and other appurtenances;also the right to transmit electricity through said wires for all purposes of the Grantee, its successors and assigns; also the right to maintain, repair, replace, respace or remove said pole and wires and all the appurtenances thereof; also the right from

Herman Albert, Inc. to Cumb. Co.Pow. & Lt.Co. Deed

time to time to trim such trees, limbs and bushes growing on either side of said wires as if allowed to remain would interfere with the safe and efficient operation of said line and also the right to enter on land of this Grantor at any and all times to carry out any or all of the foregoing purposes.

TO HAVE AND TO HOLD the above granted rights and easements to said Cumberland County Power and Light Company, its successors and assigns, to its and their use and behoof forever.

AND said Herman Albert, Inc. does covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises, that they are free of all incumbrances; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors and assigns shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, said Herman Albert, Inc. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Herman Albert, its President, thereunto duly authorized this 12th day of October, A. D. 1942.

Signed, Sealed and Delivered in Presence of

HERMAN ALBERT, INC. CORPORATE SEAL

Earl C. Skillings By Herman Albert, Inc. President

State of Maine. County of Cumberland,ss. October 12, 1942.

Personally appeared the above named Herman Albert, President of said Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Corporation.

Before me, Earl C. Skillings Justice of the Peace

Received October 19, 1942, at 2h 30m P. M., and recorded according to the original

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Sicard to Sicard Disch.

KNOW ALL MEN BY THESE PRESENTS, That I, Augustin Sicard, of Windham, County of Cumberland and State of Maine, mortgagee owner of a certain mortgage given by Joseph Sicard, of said Windham, in said County and State, to to me, the said Augustin Sicard, dated June 3rd., A. D. 1938, and recorded in Cumberland Registry of Deeds, Book 1550, Page 152, do hereby acknowledge that I have received full payment and satisfaction of the same and of the debt thereby secured, and in consideration thereof I do hereby cancel and discharge said mortgage, and release unto the said Joseph Sicard, his heirs and assigns forever the premises therein described.

IN WITNESS WHEREOF, I the said Augustin Sicard have hereunto set my hand and seal this 19th day of October, A. D. 1942.

Signed, Sealed and Delivered in Presence of

Josiah D. Winship Augustin his X mark Sicard Seal

State of Maine. Cumberland,ss. October 19, 1942.

Personally appeared the above named Augustin Sicard and acknowledged the foregoing instrument to be his free act and deed.

Review Comments Round 2 | 08/18/2023 |PL-002490-2023 | 246 Eastern Promenade

Sean King, Urban Designer (sking@portlandmaine.gov) | 207-874-8901

City Staff and Third-Party Peer Reviewers have completed the latest review of this application based off of the most recent submissions. Comments below have been provided to the Planning & Urban Development Department from the Department of Public Works, Water Resources, Zoning, Parks Department and Third-Party Consulting Engineers (Stormwater + Traffic).

Please submit a written response to the comments below and upload the response, revised submissions, and new material to Project Dox (make sure all submissions maintain the same file naming format to allow for versioning). Once uploaded, please send an email to ctetelman@portlandmaine.gov notifying the planner of the resubmission.

Be advised that additional comments may be forthcoming and other changes may still be required if the comments are not addressed adequately. If you have any questions, please do not hesitate to ask.

General Review Comments		
Review	***Discussion***	***Status***
RTI	Overview: The owner of the property is Ellie & Chaya, Inc. dated November 12, 2021 and recorded in the Cumberland County Registry of Deeds in Book 38884, Page 117 (Applicant Submittal D). The property is managed for Ellie & Chaya, Inc. by E.C.K. Realty LLC. The applicant's existing conditions survey (Plan 2) indicates the property has one utility easement present on site which was granted by Public Works in 2016 to Northern Utilities, Inc. for an anode bed (Book 33292, Page 266). The anode bed easement is currently in the process of being amended by the City's attorney to accommodate the development proposal as part of the sale of the property. Applicant has prepared preliminary condominium documents to indicate site maintenance and operations. Comments: • Applicant to provide signed easement agreements as a condition of approval prior to applying for building permits.	Not met
Financial & Technical Capacity	Overview: The applicant has submitted a letter of financial capacity from Gorham Savings Bank and supplied supporting information related to the technical capacity of the Applicant team. Comments: •	Met
Permits / Other Requirements	Overview: The applicant has indicated they intend to meet the Inclusionary Zoning requirements by paying a fee in lieu to the Jill C. Duson Housing Trust Fund for the required 4 workforce housing units. Comments: • Applicant to pay fee-in-lieu as a condition of approval prior to certification of occupancy.	Not met
Zoning	Overview: The Major Site Plan is consistent with the R-6 zoning requirements. Multi-family uses are permitted use in the R-6 zone (Table 6-A Permitted Uses in Residential Zones) and are permitted at a lot area per dwelling unit of 725 square feet. Additionally, the proposed project is consistent with the R-6 dimensional standards per §7.3 Dimensional Standards, (Table 7-A Residential Zone Dimensional Standards). Average grade shown to meet standards for maximum structure height Comments: •	Met

Additional Submissions Requested:

-

14.6.1: Transportation Standards		
Standard	***Discussion***	***Status***
Impact on Surrounding Street Systems	Overview: The applicant has proposed public right-of-way improvements including reconstructing granite curbing, brick sidewalk, and driveway apron. Comments: •	
Access and Circulation	Overview: The proposed development would access parking on the site by a new driveway at Turner Street. The City's Consulting Traffic Engineer has evaluated the turning templates and has provided comments to address vehicle maneuvering at the garage and tandem spaces. (Attachment 5) The Applicant has indicated that pedestrians will access building entrances from Turner Street and the Eastern Promenade. Comments: • The City's Consulting Traffic Engineer has evaluated the turning templates and has provided comments to address vehicle maneuvering at the garage and tandem spaces • *C-5.1 Detailed Grading plan* - show TOW elevation at eastern walkway edge along east side of building and for retaining wall along Eastern Promenade sidewalk area.	Not met
Public Transit Access	Overview: While there is a Greater Portland METRO local service Route 1 transit stop at the corner of Turner Street and Eastern Promenade the proposed development does not exceed 20 dwelling units and therefore is not required to provide a transit shelter. Comments: •	Not applicable
Parking	Overview: In general, a residential development is required to provide one parking space per dwelling unit unless a project is eligible for parking exceptions as listed in Table 19-B of the Land Use Code. No exceptions are being sought for this application. The proposed development plan meets the minimum parking with the first three units exempt for a total requirement of 11 parking spaces, the applicant seeks to provide 27 parking spaces for a reduction of 12 from the existing surface lot. The project is meeting the minimum bicycle parking requirement, which requires that two spaces be provided for every five units. As there are a total of 14 residential units being proposed, a minimum of six bicycle parking spaces is required, and six are proposed. One space is proposed outside of the three-unit building facing Turner Street, and the remaining spaces are located within the garage. The applicant has indicated 12 parking spaces in the garage and four surface parking spaces would include new electrical vehicle (EV) chargers to meet the minimum EV charger requirements of 5 EV chargers (27 parking spaces times .2 = 5) per Section 1.14 of the City of Portland Technical Manual. Comments:	Not met

	The applicant is requested to provide internal bicycle parking on site plan that meet the minimum requirement for 6 bicycle parking spaces based on the proposed 14 dwelling units. The applicant has provided vehicle turning templates and I have the following comments. • Revise the turning template for space #23 assuming a vehicle is occupying space #10 and bicycles occupy the storage space. • Adjust all turning templates such that the wheel path does not travel through a column (#18 is an example). • Space #9 (and the space behind it) has less aisle width area for maneuvering which will make maneuvering very difficult. I expect vehicles to enter head-in and back out of the space toward Turner Street. And either turn around in the handicap marked area or back out into Turner Street. I need to review this with other city staff and provide final direction in the future. My initial opinion is that I would find backing maneuvers into Turner Street to be acceptable given low volumes and speeds.	
Transportation Demand Management	Overview: Not applicable Comments: •	Not applicable
Additional Submissions Requested: •		

14.6.2: Environmental Quality Standards

Standard	*Discussion*	*Status*
Preservation of Significant Natural Features	Overview: The site is currently developed with a multi-family building and surface parking lot with no significant natural features including wetlands, vernal pools or other protected wildlife habitats. Comments: •	Not applicable
Landscape Preservation	Overview: The survey indicates existing trees with a diameter at breast height (dbh) under 24 inches do not require preservation under City's technical manual section 4 Landscaping and Landscape Preservation standards. The Applicant has incorporated landscaping to screen the parking areas and buildings from adjacent properties. Comments: •	Met
Site Landscaping and Buffers	Overview: The creation of 14 residential units requires either the planting of 14 street trees or an acceptable alternative under Technical Manual section 4.6.4. The applicant has proposed to provide eight trees within twenty feet of the property line, which is an acceptable alternative per the Technical Manual standards. The applicant will be required to indicate how the remaining six street trees will be met, either as an acceptable alternative or a contribution to the City of Portland Tree Fund in the amount of $400 per tree. Comments: • L 1-00 Planting plan - please specify tree species along Turner street in front of the building. Ensure street tree plantings conform with section 4.6.1 for Residential development street tree spacing standards of 25' to 35' spacing on center. Current trees proposed appear to be 9' spacing OC and 11' O.C along	Not met

	Turner street, which, depending upon specific species proposed, will be overly dense for mature tree development. • L 1-00 Planting plan - please specify tree species along Turner street in front of the building. Ensure street tree plantings conform with section 4.6.1 for Residential development street tree spacing standards of 25' to 35' spacing on center. Current trees proposed appear to be 9' spacing OC and 11' O.C along Turner street, which, depending upon specific species proposed, will be overly dense for mature tree development.	
Water Quality, Stormwater Management and Erosion Control	Overview: The project is required to provide for stormwater management in accordance with Maine DEP Chapter 500 and City of Portland Technical Manual Section 5 standards for stormwater management. The project is a redevelopment project and is reducing the amount of non-roof impervious surface. Comments: • The Applicant has calculated a slight increase in stormwater runoff amounts. It should be confirmed that there is not concern with downstream stormwater system capacities. The project also includes the installation of new stormwater infrastructure in the ROW, and this should be coordinated with the Department of Public Works. • The project is proposing to direct stormwater along the western edge of the site onto the adjacent property. A grading easement has been identified along the western edge of the property. The Applicant should confirm with the neighboring property that there are no concerns with the proposed grading. The amount of flow is anticipated to be very small, but will be within a defined swale that did not exist based on existing conditions grades. Further evaluation and coordination with the neighboring property is required. Comments: •	Not met
Additional Submissions Requested: •		

14.6.3: Public Infrastructure + Community Safety Standards		
Standard	***Discussion***	***Status***
Consistency with City Master Plans	Overview: **Portland's Plan 2030** Comprehensive Plan goals and policies (state and local) relevant to the proposed development align with these vision statements and goals, by creating a new well-connected housing development accessible to public transit supporting the Plans goal of *increasing, preserving, and modifying the overall supply of housing city-wide*. **One Climate Future** identifies strategies relevant to the proposed development including encouraging transit-oriented infill development to support travel by walking, biking, and public transportation as well as increasing the housing stock in areas proximate to jobs and public transit. Furthermore, One Climate Future prioritizes infill development through redevelopment over greenfield development to ensure the protection of the state's forest, wetlands, and healthy soils. Comments: •	

Public Safety and Fire Prevention	Overview: The City's Fire Marshall has reviewed the application materials and finds that the proposed plan to allow firetruck access at both Turner Street and the Eastern Promenade is acceptable. Comments: •	
Public Utilities	Overview: Wastewater capacity letter sent to Applicant. City Staff has provided comments to the Applicant related to the existing utility easement 1694/437 for the existing utility pole and overhead utility wire that currently spans across the property and existing access easement 25665/101 to maintain or replace the existing overhead utility wire for the abutting property at 236 Eastern Promenade. The Applicant has indicated a meeting with Central Maine Power (CMP) on site and will provide written acceptance for Staff review. Comments: • The Applicant is requested to provide ability to serve letter from electrical utility provider. • To protect the tree next to the existing water line that will be retired we request the line be disconnected in the street and from the building per PWD requirements. The remaining water line shall be abandoned in place to prevent impact to the root system of the tree. • C - 5.1 SD-7 and proposed water line - please adjust waterline location if at all possible further away from existing tree within Eastern Promenade esplanade. For portions of new lines that are clear of existing sewer and gas lines shown, and are within feeder roots and structural root plates of existing trees within esplanade, please consider boring those portions of new utilities under root systems to preserve the health and longevity of existing trees if lines can not be adjusted further away from tree roots. • DPW is requesting that the applicant look into eliminating DMH-6 and extending the private 6″ storm drain outlet to DMH-7 directly to eliminate the need for a private manhole located on public property. • A note should be added to the utility plan to depict how the proposed 6″ sewer lateral will be connected to the 24″ PVC sewer running along the eastern promenade esplanade. The building sewer lateral connection shall be made in accordance with section # 2 of the technical manual. • The applicant's comment response letter indicates that SD-5 and SD-6 in Turner Street were upsized to 18″ pipes on sheet C-5.0 per the City's previous request. It doesn't appear that the size of these two pipes were updated on the plans as stated by the applicant. • DPW is requesting the applicant to eliminate DMH-7 and instead connect the private 6″ SD to the existing city storm drain line in Eastern Prom with a hard PVC tee-wye fitting. DPW would recommend that the applicant install a cleanout on the private line near the property line.	Not met
Additional Submissions Requested: •		

14.6.4: Site Design Standards		
Standard	***Discussion***	***Status***
Massing, Ventilation and Wind Impact	Overview: The proposed four-story multi-family building with 11 dwelling units and two-story multi-family with three units meets the R-6 setback requirements to not adversely impact abutting structures or properties. Comments: •	Met
Shadow	Overview: No shadow study is required as the proposed development plan and building height is consistent with adjacent properties that face the Eastern Promenade right-of-way. The proposed 11-unit building will be four-stories and the three-unit building will be two-stories. Comments: •	Not applicable
Snow and Ice Loading	Overview: Snow storage shown on Site Plan (sheet C-4.0) Comments: •	Met
View Corridors	Overview: There are no designated view corridors within the project vicinity. Comments: •	Not applicable
Historic Resources	Overview: The proposed development is within 100 feet of the Munjoy Hill historic district and the Eastern Promenade historic landscape and requires an advisory staff review by the Historic Preservation program that is captured within the design review memo. Comments: •	Not met
Exterior Lighting	Overview: The applicant has submitted a photometric lighting plan and proposed lighting fixture cut sheets that exceed the 3000K Correlated Color Temperature (CCT) per Section 12.5 in the City of Portland's Technical Manual. Comments: The applicant shall revise light fixture specifications to meet Technical Manual, Section 12 site lighting standards •	Not met
Noise and Vibration	Overview: The proposed HVAC and/or other equipment for noise and vibration would be located and screened by a sound-attenuating screen system at the roof level. Comments: •	Met
Signage and Wayfinding	Overview: There is no signage beyond property addressing. Comments: •	Not applicable
Design Standards	Overview: The proposed development plan is subject to the site design standards, Land Use Code section 14.6.4.I Design standards per the City of Portland Design Manual under section (i.) multi-family.	Not met

	Comments: • See Design review memo, dated 8-11-2023	
Additional Submissions Requested: •		

Design Review
Planning and Urban Development Department

City of portland

Subject:	246 Eastern Promenade
Zone:	R-6
Date of Review:	Friday, March 29, 2024
Reviewer(s):	Design Review
	Sean King (Urban Designer), Evan Schueckler (Historic Preservation Program Manager), Maya Balassa (Planner)
Project ID:	PL-002490-2023

I. DESIGN REVIEW CRITERIA

The development project at 246 Eastern Promenade is subject to the site design standards, Land Use Code section 14.6.4.I Design standards. The project is also within 100' of a historic district and is subject to an advisory design review by Historic Preservation Program Manager.

The site plan application is subject to the policies and design standards listed below:

A. City of Portland Design Manual –
   - (*i*) *Two-family, special needs independent living units, multiple-family, lodging houses, bed and breakfasts and emergency shelters.*

II. HISTORIC PRESERVATION ADVISORY REVIEW

Portions of the proposed development at Turner Street and Eastern Promenade are within 100 feet of the Munjoy Hill historic district and Eastern Promenade historic landscape, those portions not within a historic district shall be generally compatible with the major character-defining elements of the portions of the historic districts in the immediate vicinity of the proposed development. Character-defining elements of historic districts are identified in the historic resources inventory and respective historic district designation reports. For the purposes of this provision, "compatible" design shall be defined as design that respects the established building patterns and visual characteristics that exist in a given setting and, at the same time, is a distinct product of its own time. Historic Preservation Staff have provided a written analysis of the proposed development's immediate context, identifying the major character-defining elements and any established building patterns that characterize the context.

Munjoy Hill:

Munjoy Hill has a long history of development and features highly varied architectural expressions across buildings. Many buildings also feature historical alterations, creating varied and dynamic layers of history. Regardless, there are several unifying features within the district. Construction is primarily of wood frame over masonry foundations, with only a handful of primarily brick structures. Buildings are typically independent, but constructed densely, with tight driveways and side yards. Front yards are typically shallow. Projecting bay windows or entry porches are often used to create variety along the sidewalk. Windows are predominantly vertically oriented with regular placement on front facades and more variation on sides. The immediate vicinity of the proposed development is eclectic, reflecting the overall diversity of the district's architecture, including examples of high-style grand houses, Queen Anne multi-family buildings typical of those found throughout the district.

A typical street showing examples of triple-deckers and Italianate duplexes in the Munjoy Hill Historic District (82, 84, 86, & 88 Beckett).

III. DESIGN REVIEW COMMENTS: **bold** text denotes recent updates met, red text denotes standards not met to require resubmission.

(i) Two-family, special needs independent living units, multiple-family, lodging houses, bed and breakfasts and emergency shelters.

MULTIPLE-FAMILY STANDARDS. Multiple-family shall meet the following standards:

1. *The exterior design of the proposed structure, ... ,shall be designed to complement and enhance the nearest residential neighborhood.*

Staff comment: Staff finds the development is generally designed to complement and enhance the surrounding residential neighborhood.

- Building scale and form – The proposed multi-family building is Elle-shaped of a contemporary style with a flat roof form, large fenestration facing the Eastern Promenade and arrangement of windows to delineate floors. The building massing at the front elevation segments the residential units with a projection of bay windows that spans vertically at the second and third levels. The Applicant has proposed a variety of window projections along each façade that creates a unique façade treatment that deviates from the surrounding residential structures. The proposed building location at Turner Street is setback significantly from the street and includes a two-way garage door, Staff recommends greater articulation at the garage level that face the street;
- Façade materials - The proposed buildings include durable exterior materials of fiber cement cladding in a variation of color and orientation. Staff finds the arrangement of exterior materials expresses the fourth-floor stepback, window projections and articulation visible from the street is appropriate to reduce the building massing;
- Roof pitch - The proposed buildings include a flat roof form that is compatible with multi-family buildings found throughout the neighborhood;
- Window pattern and spacing – The window pattern and spacing are oriented horizontally with a clear fenestration pattern;

- Porches and entryways – Staff finds the porches and entry the front elevation is framed and and clearly articulated;
- Cornice and trim details – Staff finds the proposed metal fascia to terminate upper floors and roof is simple and incorporated into the building design;

2. *The proposed development shall respect the existing relationship of buildings to public streets.*

Staff comment: Staff finds the building placement along Eastern Promenade closely relates to adjacent properties that front the street with setbacks to account for the angled property line. The development plan includes a transitional space with plantings and low stone cladded walls between the public right-of-way and ground-floor residential units that Staff finds appropriate. Proposed building entrances from the Eastern Promenade and Turner Street facing facades are recessed and oriented towards the street and can be directly accessed from the sidewalk.

3. *Open space on the site for all … multiple-family development shall be integrated into the development site.*

Staff comment: The development has proposed open space for each residential units with private terrace and deck spaces, communal patio spaces within close proximity to building entries and planting buffers throughout the perimeter of the property that Staff finds appropriate.

4. *The design of proposed dwellings shall provide ample windows to enhance opportunities for sunlight and air in each dwelling in principal living areas and shall also provide sufficient storage areas.*

Staff comment: Staff finds the allocation of windows for each proposed dwelling is appropriate and well-balanced within the exterior facades. In addition, sufficient storage is proposed within each dwelling unit along with shared storage for larger items within the covered parking area.

5. *The scale and surface area of parking and driveways and paved areas are arranged and landscaped to properly screen vehicles from adjacent properties and streets.*

Staff comment: The development proposes to screen all surface parking areas with multiple rows of screening shrubs or linear arrangement of deciduous trees with understory shrubs that Staff finds acceptable.

6. *Two-family or multi-family dwellings shall not be converted to lodging houses unless all units in the building have been vacant for at least one (1) year prior to the date conversion is sought or unless the individual multiple-family units are less than one thousand (1,000) square feet in size. In no event shall any single-family dwelling in the R-5 or R-6 zone be converted in whole or in part to a lodging house.*

Staff comment: Not applicable as the proposed development does not include a lodging house conversion.

Sean King <sking@portlandmaine.gov>

246 Eastern Prom PL-002490-2023

Tom Errico <thomas.errico@tylin.com> Wed, May 22, 2024 at 1:54 PM
To: Sean King <sking@portlandmaine.gov>

Hi Sean – I have reviewed the parking analysis and find the methods and conclusions to be acceptable. Based on ITE data, an adequate parking supply will be provided.

Please contact me if you have any questions.

Best regards,

Tom Errico, P.E.
NE TRAFFIC ENG. DIRECTOR
T +1 207.347.4354
M +1 207.400.0719

TYLin

From: Sean King <sking@portlandmaine.gov>
Sent: Thursday, May 16, 2024 4:10 PM
To: Tom Errico <thomas.errico@tylin.com>
Subject: 246 Eastern Prom PL-002490-2023

Hello Tom,

I hope you've been well, and riding this bike-to-work week.

I was sent this challenge to prepare the 246 Eastern Promenade resubmission to the Planning Board May 28th. The Applicant was required to submit a parking study related to the 17 parking spaces for the 13 residential units. When you are available this week - next week, can you please review the attached documents and plans to provide any comments. Please let me know if you have any questions.

I've included your previous comments to date on this project:

- New traffic volumes from the proposed project would not be expected to impact area mobility or safety.

Status: I have no further comment.

Final Status: I have no further comment.

- The applicant shall provide information in support of a waiver for parking lot aisle width. This shall include vehicle turning templates for all parking spaces.

Status: The applicant has provided vehicle turning templates and I have the following comments.

  - Revise the turning template for space #23 assuming a vehicle is occupying space #10 and bicycles occupy the storage space.
  - Adjust all turning templates such that the wheel path does not travel through a column (#18 is an example).
  - Space #9 (and the space behind it) has less aisle width area for maneuvering which will make maneuvering very difficult. I expect vehicles to enter head-in and back out of the space toward Turner Street. And either turn around in the handicap marked area or back out into Turner Street. I need to review this with other city staff and provide final direction in the future. My initial opinion is that I would find backing maneuvers into Turner Street to be acceptable given low volumes and speeds.

Final Status: The applicant has provided updated vehicle turning templates (both in the garage and for the two outside spaces) and I find accessibility to be reasonable. I would note the applicant used a large SUV vehicle for the analysis and smaller vehicles will have an easier time maneuvering.

- The applicant should provide information that the elimination of existing parking spaces is not associated with an existing site plan approval.

Status: The applicant notes that the existing parking lot is not associated with a standing site plan approval. I have no further comment.

Final Status: I have no further comment.

- **The proposed driveway is 18 feet and does not meet the minimum width standard of 20 feet. Given low traffic volumes, I would expect the 18-foot-wide driveway to function safely and therefore support a waiver from the city's technical standards.**

Sean King, PLA

Urban Designer

389 Congress Street, 4th Floor
Portland, Maine 04101

(207) 874-8901

sking@portlandmaine.gov

(he/him/his)

[Quoted text hidden]

Sean King <sking@portlandmaine.gov>

246 Eastern Promenade Project Review

Lauren Swett <lswett@woodardcurran.com> Tue, Mar 12, 2024 at 1:31 PM
To: Justin Pellerin <jrp@portlandmaine.gov>
Cc: Sean King <sking@portlandmaine.gov>

Great, thanks Justin! I knew you had talked to them about this area, so I wanted to make sure this was changed in the right direction.

Lauren

From: Justin Pellerin <jrp@portlandmaine.gov>
Sent: Tuesday, March 12, 2024 1:29 PM
To: Lauren Swett <lswett@woodardcurran.com>
Cc: Sean King <sking@portlandmaine.gov>
Subject: Re: 246 Eastern Promenade Project Review

Hi Lauren

Thanks for flagging this.

This updated alignment is what I had previously asked them to do.

We didn't want another manhole in the esplanade area associated with the private service. Since they reduced the outlet pipe size to 6" they no longer needed a manhole where they are connecting into the eastern promenade storm drain system.

I'm fine with it.

Thanks!

Justin Pellerin, P.E.

Senior Water Resources Engineer

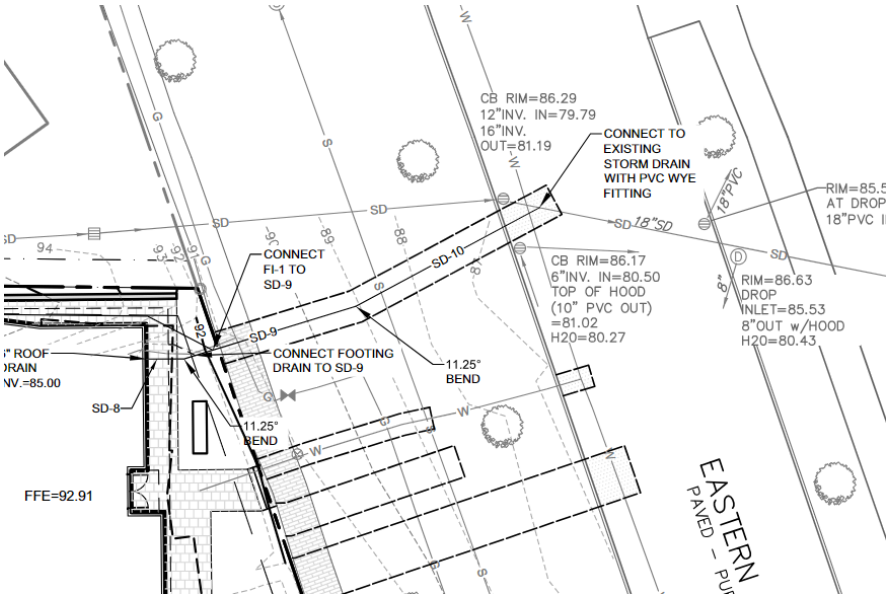
Department of Public Works

jrp@portlandmaine.gov

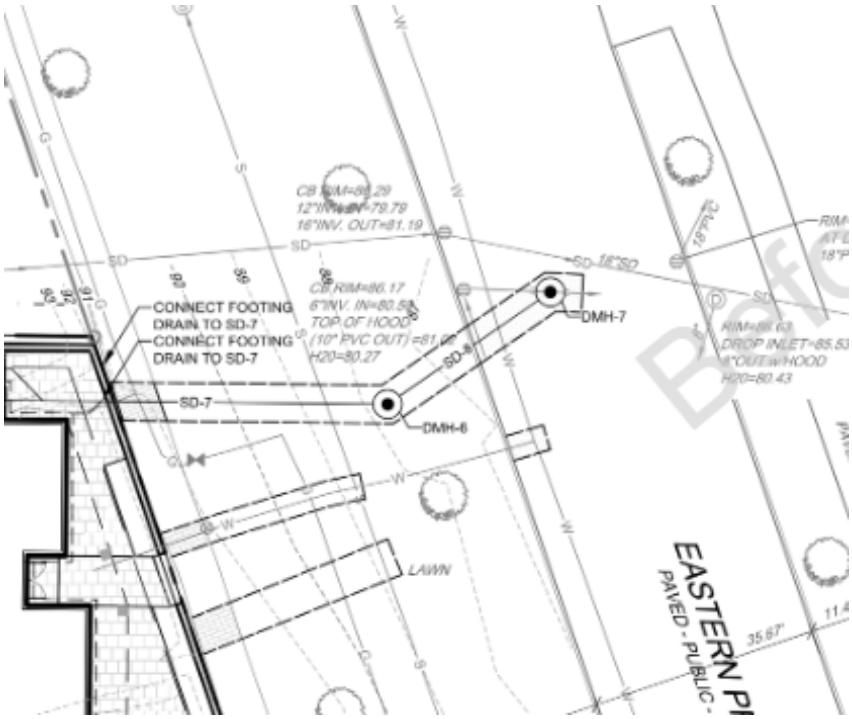
207-874-8881

On Tue, Mar 12, 2024 at 1:13 PM Lauren Swett <lswett@woodardcurran.com> wrote:

> Hi Sean,
>
> I have reviewed the updated design for 246 Eastern Promenade, and I generally don't have any issue with what they are proposing.
>
> - The layout of the project has changed, but the general approach to compliance with the stormwater standards has stayed the same, and they will be in compliance.
>   - Redevelopment/General Standard: As a redevelopment project, they will be significantly reducing the amount of non-roof impervious surface, and will have just under 5,000 SF of non-roof redeveloped impervious area. No specific treatment measures are required.
>   - Flooding Standard: They are providing an R-Tank subsurface storage system, and are now maintaining or reducing flows in each of the modeled storm events.
>
> That said, I think my last comment on the previous round is that they need confirmation from the manufacturer on the design of the R-Tank system, and that was not included here. They will need a stormwater maintenance agreement for the proposed system. The Applicant has also noted that they will be providing ability to serve confirmation when received from utilities.
>
> I did want to flag one item for Justin to weigh in on. The connection to the City's existing stormwater system in the ROW has been modified from their previous plan. The size of the pipe connecting has not changed, and remains 6", but they are now making the connection in the ROW as a direct connection and not with a structure. They have also included an angle in the pipe where they had used a structure previously within the ROW. I want to make sure that this is an acceptable change for the City. Justin, I know you walked with them about this area, so I wasn't sure if this was done to match what you were looking for?
>
> New:



Old



If there are any questions, let me know.

Thanks,

Lauren

Lauren Swett, PE*
Technical Manager | Principal

Woodard & Curran

207.558.3763 207.219.3591 woodardcurran.com

lswett@woodardcurran.com

12 Mountfort St, Portland, ME 04101

*Licensed in Maine, New Hampshire, and Georgia

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

Department of Public Works
Mike Murray
Director

Date: August 15, 2023 Revised March 8, 2024
Re: Wastewater Capacity Authorization
Address: 246 Eastern Promenade & 15 Turner Street
Applicant: EKC Realty, LLC
Planner: Sean King

Estimate of Anticipated Wastewater Flows				
Development	**Unit Size**	**Number of Units**	**Gallons per Day per Unit**	**Total Gallons per Day**
Existing Flow to be Removed				
12 Residential Units	Not Provided			0
Vacant				
Proposed Flow				
Multiple Family Dwelling Units	1-Bedroom	3	120	360
Multiple Family Dwelling Units	2-Bedroom	10	180	1800
Multiple Family Dwelling Units	3-Bedroom	0	270	0
Net Change				**+ 2,160**
*Values based on STATE OF MAINE: SUBSURFACE WASTEWATER DISPOSAL RULES, most recent edition				

Comments:
The Department of Public Works, which includes the Water Resource Division, have reviewed and determined that the downstream sewers from the project address have the capacity to convey the estimated dry weather wastewater flows which will be generated from this development.

You are also reminded that new connections into the combined sewer system shall be equipped with backflow prevention in accordance with Section 2.6.10 of the City's Technical Manual

If the City can be of further assistance, please contact me at all 874-8840 or brad@portlandmaine.gov

Sincerely,

Bradley A. Roland, P.E.,
Senior Project Engineer

SHINBERG CONSULTING, LLC
181 State Street, Suite 303
PO Box 4424
Portland, Maine 04101
207-772-7070

April 25, 2023

To: Christine Gamando, Director, Portland Planning and Urban Development
From: Greg Shinberg, Owner's Representative
RE: Project Description 246 Eastern Promenade and 15 Turner Street condominiums

Dear Director Gramando, Planning Board Members and City Staff:

On behalf of ECK Realty LLC, we are pleased to present this condominium project for your review.

The 13 condominiums will be constructed in one building with an elevator and internal trash and recycling room plus an enclosed parking garage that affronts on Eastern Promenade.

Careful consideration has been given to designing a building that is attractive, functional and energy efficient, one that utilizes authentic materials and one that compliments the existing multi-family buildings located nearby.

This project benefits the city and the Munjoy Hill neighborhood in several ways by aligning with certain goals laid out in the city's strategic vision, including: Utilizing an urban infill strategy by establishing more housing in this desirable but densely populated neighborhood.

Replacing an old surface parking lot with housing and structured parking. Erecting a structure that is extremely energy efficient and will meet or exceed local and state energy standards.

Residents of the new building will be within a quarter mile of the Munjoy Hill bus route and is within walking distance of the downtown and Old Port areas.

ECK Realty, LLC also owns a 28-unit building located nearby at 119 Morning Street. The extra surface parking not allocated to the building will be reserved for the existing nearby apartment building.

This parcel is located entirely in the R-6 zone. It is located across the street from the designated historic zone that ends at the east side of Turner Street.

Some of the key items to note are as follows:

- The building will not exceed 45 feet in height.
- The enclosed parking garage will have 15 parking spaces, one of which will be reserved for a handicap space.
- The building will likely have 2 designated surface parking spaces.
- A draft construction and maintenance easement has been agreed to between ECK Realty, LLC and the two abutting property owners.
- Shinberg Consulting has met with Central Maine Power (CMP) to discuss how to provide power to the two buildings and refeed the power to the existing 10 condominiums located next door. The field rep has confirmed that CMP will provide an Ability to Serve Letter.
- Initial discussions are ongoing with the water district, sewer district and other utilities.

We look forward to working together to ensure that this project will be a welcome addition to the community.

RDS ARCHITECTS

February 20, 2024

Sean King and Planning Board
Planning Department
City of Portland
389 Congress Street, 4th Floor
Portland, ME 04101

Dear Sean and Members of the Planning Board,

On behalf of ECK Realty LLC, we present the attached informational packet regarding the redevelopment of 246 Eastern Promenade and 15 Turner Street for your review.

Since your first introduction to the project, the general concept and approximate density remains unchanged. The project now consists of only one building, not two, to accommodate a total of 13 condominiums and enclosed parking for 15 vehicles, with two additional surface parking spaces.

The building has been designed to address the natural slope of the site, allowing the four-story building to feel predominantly like a three story structure when approaching from Turner Street, while maintaining the well-established three- and four-story feel of the area while experiencing the building from the Eastern Prom. Significant attention has been given to breaking up the massing of the building by utilizing angled walls, varied parapet heights, cantilevered decks, and an overall floor plan layout to minimize long, unbroken walls, resulting in an appropriately scaled building for the neighborhood.

As mentioned in Greg Shinberg's previous letter introducing the project, the benefits of the City and Munjoy Hill remain the same and now include a pocket park fronting Turner Street. While encouraging neighborly interaction, this also helps preserve any down-the-street water views that nearby neighbors may have along Turner Street toward the Prom.

The existing, old surface parking lot and the rather boxy 12-unit apartment building will be replaced with an energy efficient building, fully-enclosed parking, and an inviting pocket park. Residents will have access to Metro Route 1, as it runs along the Eastern Prom and access to the Recreational Open Space could not be any closer.

As Greg had mentioned previously, ECK Realty, LLC is also the owner of the 28-unit apartment building at 119 Morning Street. The parking provided on this lot for review is presented with all parking to be allocated to the condominiums being constructed.

The parcel is within the R-6 Zone, abutting the ROS (Recreational Open Space) and is within 100' of the Historic District.

150 Middle Street, Unit 2F Portland, Maine 04101 T 207.387.1313 C 207.671.7965

In an effort to design and construct a desirable project in the neighborhood and to allow for streamlined reviews, the following items are highlighted:

- Zoning setbacks are met.
- Average grade is calculated at 8' intervals around the perimeter of the building.
- Building height does not exceed 45' above average grade.
- Stepbacks are provided along the side (and front) yards when the building exceeds 35' above grade.
- Lot area coverage requirements are met.
- ADA access is provided at the primary entry from Turner Street, directly into the elevator lobby.
- One ADA parking space is provided in the garage
- A variety of bedroom counts are provided
- Workforce housing will be provided via fee-in-lieu
- 13 covered parking spaces are provided
- 2 surface parking spaces are provided
- A pocket park is integrated into the design, addressing Turner Street
- Building materials, proportions, scale, and detailing have considered the scale of the neighborhood buildings, fenestration patterns (and sometimes lack thereof), boxiness of some 3- and 4-story buildings, and in particular, the very common multi-story bay windows in the area.
- Trash and Recycling is internal (accessed from within the Garage)
- Construction and maintenance easements with abutters have been agreed upon
- Shinberg Consulting continues to work with CMP to address power concerns for the removal of a service pole.
- Fire hydrant pressures and sub-grade utilities continue to be documented and accommodated, as the project progresses.
- Capacity to serve letters are in process.

In summary, we look forward to working with you and to presenting the updated project at an upcoming Planning Board meeting.

The efforts of both the Planning Staff and Members of the Board are applauded — we hope this proposal helps make your review process relatively easy.

Sincerely,

Carol A. Morrissette, RA

Principal

RDS ARCHITECTS

February 20, 2024

Sean King and Planning Board
Planning Department
City of Portland
389 Congress Street, 4th Floor
Portland, ME 04101

Dear Sean and Members of the Planning Board,

The following is presented to address the Design Principle and Standards for an infill development project, which provides a solid outline for any project constructed in an established neighborhood. Using the Infill Development Criteria of Chapter 14 as a guide, it is a nice formwork for explaining how the proposed design fits into the area:

Principle A - Overall Context

Standard A-1 - Scale & Form

The proposed scale and form of the development is in keeping with typical 3 & 4 story multi-family buildings in the area. This is achieved through the use of bay windows and decks at each principle facade facing the Eastern Promenade and Turner Street that breakup the facades into distinct portions, breaking down the scale, both vertically and horizontally.

Standard A-2 - Composition of Principle Facades

The composition of the principle facades use window/ exterior door openings that are scaled to reflect the size of this development and the interior activities they are providing light and views from. The facades incorporate angled bays and decks to create a distinct, but complimentary design aesthetic to the bays and decks in the neighborhood. All facades have most of their openings stacked above each other with the heads and sills also aligned within the same floor plate.

Standard A-3 - Relationship to the street

The composition of the principle facades help to create an experience from the street that is more in keeping with the neighborhood by removing the boxy appearance that can occur with a 3-4 story building. The multi-story bays commonly used in the neighborhood inspired the multi-story bays along the Eastern Prom.

Principle B - Massing

Standard B-1 - Massing

The size, volume, scale, shape and form are in keeping with larger buildings in the area. This development is unusual as it has an L-shaped site and building footprint, and due to this, the building needed to be scaled so that it doesn't extend to all allowable setbacks of the buildable envelope, which would have created a significantly more massive feel. Instead the building provides room at both property lines that abut the corner lot and between the building and both street frontages that provide either active patios at the first floor of the Eastern Promenade side or a pocket park at the Turner Street side.

Standard B-2 - Roof Forms

A flat roof form is incorporated into the building with the occasional taller parapet in specific areas to provide some relief to the main roof height at the Turner Street portion of the building.
The flat roof has a step-back at the front and both sides of the 4th floor roof creating a 3 story affect at the Eastern Promenade portion of the building. The flat roof is a very common roof form in the neighborhood.

Standard B-3 - Main Roofs and Subsidiary Roofs

The flat roof forms follow the height restrictions of the zone and was also stepped back from the Eastern Promenade to provide the look of a 3- story building, even though a setback at the Prom was not required per Zoning.

Standard B-4 - Roof Pitch

A flat roof was used to compliment the existing flat roofs in the neighborhood and to minimize the greater impact of a pitched roof atop a four story building.

Standard B-5 - Facade Articulation

To create variety in the massing of the building we have incorporated covered/ recessed entries at the two principle facades, covered/ open decks and angled bay windows on the principle facades and the remaining facades.

Standard B-6 - Garages

The Garage is approached from Turner Street and is set back to incorporate minimal exterior parking (2-spaces) and a pocket park that creates a pleasant entry experience into the main lobby. There are two residential units stacked above the entry of the garage, each with their own deck facing the pocket park.

Principle C - Orientation to the Street

Standard C-1 - Entrances

There are two entrances to the building, but the main entrance is from Turner Street. Both street entrances are covered, recessed and have a walkway that clearly directs people into the building, either via active patios at the first floor of the Eastern Promenade side or a pocket park and landscaped pathway at the Turner Street side.

Standard C-2 - Visual Privacy

The first floor dwelling units on the first floor at the Eastern Promenade are set back the depth of a private patio on each side of the entry walkway. The walkway and building entrance is 1'-0" above the

sidewalk. The dwelling units on the Turner Street side are all on floor above grade, so they are above the garage and main entry lobby.

Standard C-3 - Transition Space

The transition spaces at both entry facades incorporate covered, recessed entries with gardens on each side of the sidewalk.

Principle D - Proportion and Scale

Standard D-1 - Windows

The windows in all facades predominantly use rectangular, vertical windows while keeping the larger windows in Living spaces, as all are proportionally scaled to reflect the size of the building. All facades have most of their openings stacked above each other with the heads and sills also aligned within the same floor plate.

Standard D-2 - Fenestration

The windows and doors in all facades are proportionally scaled to reflect the size of the building.

Standard D-3 - Porches

Porches (Covered and uncovered decks) are incorporated into both principle facades and are at least 20% of that facade, greater than 6'-0" deep and greater than 48 s.f.

Principle E - Balance

Standard E-1 - Windows and Door Height

The majority of window and door head heights align along a common horizontal datum.

Standard E-2 - Window and Door Alignment

The majority of windows and doors stack, so their centerlines align vertically.

Standard E-3 - Symmetrically

The windows in the principle facades are arranged in a symmetrical manner along the centerline of the center bay on the Eastern Promenade and on the upper two floors of the Turner Street side. Symmetry is not found on all four facades of buildings in the neighborhood but the proposed building provides visual balance on all facades.

Principle F - Articulation

Standard F-1 - Articulation

Building articulations are consistent on all facades and across all types of building components, such as window reveals, outside corner conditions, etc., however there are a few varieties of details that are repeated throughout the facades to reinforce visual interest, balance, and to reduce the overall scale of the building.

Standard F-2 - Window Types

The majority of windows are of two types and sizes with variations dependent on the type of adjacent space and function.

Standard F-3 - Visual Cohesion

Visual cohesion is accomplished by providing a darker base, lighter middle and an upper that is either light or darker depending on the location of the building on the site. Repeated detailing of the angled bays provides a visual balance for each facade.

Standard F-4 - Delineation between Floors

Delineation between floors is accomplished through the horizontal deck structure or the tops of the bay windows.

Standard F-5 - Porches, etc.

Only two levels of decks are incorporated on both principle facades and elsewhere on the second and third floors. The deck on the fourth floor penthouse facing the Eastern Promenade is set back behind the third floor roof parapet to help diminish the overall height of the building from the Prom.

Standard F-6 - Main Entries

Both entries are oriented toward the street, are setback from the sidewalk and are covered & recessed.

Standard F-7 - Articulation

Articulations to the building will be contemporary in nature and will be incorporated on all facades.

Principle G - Materials

Standard G-1 - Materials

Main materials for the building will be fiber cement panels in either horizontal or vertical directions. The main facade surfaces will be installed horizontally and the window bays will be installed vertically.

Standard G-2 - Materials and Facade Design

The facade material and its installation direction shall be appropriate to the building elements and the materials nature. The vertical panels at the angled bays will be of a slightly contrasting, natural wood tone, to visually reinforce the angled wall as a design element.

Standard G-3 - Chimneys

Although chimneys are not required for this project, as the design progresses, careful consideration will be given to the placement of any mechanical equipment on the roof. Currently, the mechanical equipment is expected to be located near the elevator, close to the center of the building.

Standard G-4 - Window Types

The majority of windows are of two types with variations dependent on the type of adjacent space and function. Window detailing shall be consistent on all facades.

Standard G-5 - Patios and Plazas

All patios and walkways to both entries shall be of a permanent material such as, concrete or stone.

Thank you, again, for your time.

Sincerely,

Carol A. Morrissette, RA
Principal

CITY OF PORTLAND
Planning & Urban Development Department

MAJOR SITE PLAN
GENERAL DOCUMENT AND DRAWINGS CHECKLIST
Please submit each document as a separate PDF file.
Please confirm by electronically checking the boxes in the left-hand column.

**** PLEASE FILL OUT AND UPLOAD THE ZONING ASSESSMENT TABLE AND WAIVER TABLE SEPARATELY AS NOTED BELOW ****

At the time of application submission, please contact the Department of Public Works regarding E-911 addressing for your project.

GENERAL APPLICATION DOCUMENTS	
Yes NA	**Project Description** • Cover letter with detailed project description
Yes NA	**Completed Checklist** (this document)
Yes NA	**Evidence of Right, Title, and Interest** • Deeds, leases, or purchase and sales agreements
Yes **NA**	**Evidence of State or Federal Approvals** • Permits or letters of non-jurisdiction, if applicable
Yes NA	**Zoning Assessment** (see Zoning Assessment Table) Summary of compliance with use and dimensional standards of the land use code
Yes NA	**Site Plan Standards Assessment** (see Section 14.6 of the land use code) • Summary of project compliance with site plan standards of the land use code
Yes NA	**Summary of Existing and/or Proposed Easements or Covenants, applicable.** • Evidence of existing easements and any proposed easements, covenants, public or private rights-of-way
Yes **NA**	**Waiver Requests** (see Waiver Table) • Written request for waiver describing request and compliance with applicable waiver standards
Yes NA	**Financial Capability** • Letter or evidence from a financial institution or third party verifying financial capacity to undertake project
Yes NA	**Technical Capability** • Evidence of technical capability of applicant and consultants – resumes and/or examples of past projects

MAJOR SITE PLAN
STANDARDS AND SUBMISSION CHECKLIST

Provide assessment of compliance with standards and include supplemental documentation, as applicable.
Please submit each document as a separate PDF file.

TRANSPORTATION	
Yes **NA** See Site Plan Standards Assessment	**Impact on Surrounding Street Systems (14-14.6.1(A))** ● Describe incremental volume of traffic impacts and mitigation measures. If needed
Yes **NA** See Site Plan Standards Assessment	**Access and Circulation (14-14.6.1(B))** Identify and describe the following: ● Site access and internal circulation, including ADA access ● Drive-up features, if applicable ● Loading and servicing needs, routes, and geometry, providing turning templates for delivery vehicles, if applicable ● Sidewalks and condition along street frontages and internal walkways ● Engineered details for ADA ramps and public sidewalks, meeting sidewalk material policy and construction requirements (Technical Manual, Section 1)
Yes **NA** See Site Plan Standards Assessment	**Public Transit (14-14.6.1(C)), if applicable** Identify and describe the following: ● Existing available transit service and proposed transit improvements, including design details, such as easement, pad base, and shelter
Yes **NA** See Site Plan Standards Assessment	**Off-Street Parking (14-14.6.1(D)), if applicable** Identify and describe the following: ● Proposed vehicular and bicycle parking supply (including ADA-compliant parking) in relation to applicable parking requirements in Article 19 of the land use code ● Curb cut separation and parking layout (Technical Manual, Section 1) ● Construction details for bicycle racks ● Management plan for snow storage and removal
Yes **NA**	**Transportation Demand Management (TDM) (14-14.6.1(E)), if applicable** ● Provide TDM plan drafted in accordance with Technical Manual Section 1 requirements

ENVIRONMENTAL	
Yes **NA**	**Preservation of Significant Natural Features (14-14.6.2(A)), if applicable** Identify and describe the following: ● High and moderate value waterfowl and wading habitat ● Aquifers (for Casco Bay Islands) ● Waterbodies (including wetlands, watercourses, significant vernal pools and floodplains) ● Proposed preservation areas and protection measures ● Documentation from environmental compliance consultants and determinations from applicable state and federal agencies
Yes **NA** See Site Plan Standards Assessment	**Landscape Preservation (14-14.6.2(B))** Identify and describe the following: ● Measures to preserve trees, including within required zoning setbacks (Technical Manual, Section 4) ● Measures to protect existing vegetation during construction
Yes **NA** See Site Plan Standards Assessment	**Site Landscaping and Buffers (14-14.6.2(C))** Identify and describe the following: ● Overall landscaping approach and consistency with standards ● The use of screening and buffering of service areas and between non-residential and residential uses ● Existing Heritage or Feature Trees on site and measures to preserve ● Compliance with street tree requirements
Yes **NA** See Site Plan Standards Assessment	**Water Quality, Stormwater Management, and Erosion Control (14-14.6.2(D))** Identify and describe the following: ● Erosion and sedimentation control plan and measures ● Evidence of compliance with Urban Impaired Stream Standards pursuant to DEP Chapter 500 stormwater law, as applicable ● Subsurface sanitary sewage disposal and groundwater protection measures

PUBLIC INFRASTRUCTURE AND COMMUNITY SAFETY	
Yes NA See Site Plan Standards Assessment	**Consistency with City Master Plans (14-14.6.3(A))** ● Describe proposed easements, rights and improvements to connect or continue off-premises public infrastructure, as applicable
Yes NA See Site Plan Standards Assessment	**Public Safety and Fire Prevention (14-14.6.3(B))** Identify and describe the following: ● Compliance with Crime Prevention through Environmental Design (CPTED) requirements (Technical Manual, Section 3) ● Emergency vehicle access ● Consistency with public safety standards (Technical Manual, Section 3)
Yes NA	**Availability and Adequacy of Public Utilities (14-14.6.3(C)) (Technical Manual, Sections 2 & 9)** Identify and describe the following: ● Electrical services, including providing underground services ● Existing and proposed connections for public utilities and required public utility upgrades ● Sewer line connections
SITE DESIGN	
Yes NA See Architectural Narrative	**Massing, Ventilations and Wind Impact (14-14.6.4(A))** Identify and describe the following: ● Wind and ventilation impacts on adjoining structures and/or adjacent public spaces, including wind study, if applicable ● Bulk, location, or height impacts on adjoining structures
Yes **NA** See Architectural Narrative	**Shadows (14-14.6.4(B)), if applicable** ● Provide shadow analysis of impacts on publicly accessible open space (Technical Manual, Section 11)
Yes NA See Architectural Narrative	**Snow and Ice Loading (14-14.6.4(C))** ● Describe building design measures to prevent snow and ice from loading or falling onto adjacent properties or public ways
Yes **NA** See Architectural Narrative	**View Corridors (14-14.6.4(D)), if applicable** ● Describe any protection of designated view corridors (Portland Design Manual, Appendix. 1)
Yes NA See Architectural Narrative	**Historic Resources (14-14.6.4(E)), if applicable** Identify and describe the following: ● The site's status as a designated landmark, within a historic district or historic landscape district, or within 100 feet of any designated landmark, historic district, or historic landscape district ● Compliance with standards for preservation and documentation of archaeological resources

Yes **NA** See Photometric Plan	**Exterior Lighting (14-14.6.4(F))** ● Describe how the proposed site lighting will adhere to photometrics requirements as it relates to light trespass and full cutoff fixture design, pursuant to Technical Manual Section 12
Yes **NA** See Architectural Narrative	**Noise and Vibration (14-14.6.4(G))** ● Provide data on noise levels for HVAC and other mechanical equipment, such as design specifications, to demonstrate consistency with state and federal noise emissions requirements as well as City code
Yes **NA** See Site Plan Standards Assessment	**Signage and Wayfinding (14-14.6.4(H)), if applicable** ● Provide signage plan showing the location, dimensions, height and setback of all existing and proposed signs ● Provide drawings of all commercial and directional signage on site
Yes **NA** See Architectural Narrative	**Zone-Related Design Standards (14-14.6.4(I))** ● Address any applicable design review standards by zone, including compliance with Design Manual

MAJOR SITE PLAN
DRAWINGS CHECKLIST

Please upload the following DRAWINGS with the listed details into e-Plan as separate pdfs.

All drawings must be submitted in a 24 x 36 sheet size.

BOUNDARY SURVEY (stamped by a Maine Licensed Surveyor and drawn as per Technical Manual Sec. 13)

SITE PLAN(s) (stamped by a Maine Licensed Professional Engineer) including:

All sheets – Include a title block with project title and the following information:

- Project street address
- Name and address of property owner & applicant
- Licensed design professional, incl firm that produced plans
- North arrow
- Date of preparation and revision history block
- Tax parcel (chart, block, and lot) number

Existing Conditions Plan with the following:

- Existing structures, with distance from primary building façade(s) to the property line
- Approximate location of structures on abutting properties
- All streets and intersections adjacent to the site
- Existing driveways, pedestrian ways, and bicycle infrastructure, including dimensions and materials
- Existing public transit infrastructure
- Existing vehicle & bicycle parking areas
- Existing utilities on site and within adjacent rights-of-way
- Existing grades (two-foot contours preferred)
- Location of water courses, wetlands, and vegetation, or other significant natural features
- Existing soil conditions and location of test pits and borings
- Zoning boundary lines, including overlays
- Location of all existing easements and rights-of-way

Proposed Site Plan with the following:

- Proposed structures, including distance from primary building façade(s) to property lines
- Ground floor area, and finished floor elevations for all buildings
- Any proposed geometric modifications to streets and intersections adjacent to site
- Location, dimensions and materials of all proposed driveways, vehicle, bicycle, & pedestrian access ways with corresponding curb lines
- Engineered specifications/ cross-sections for proposed driveways, sidewalks & paved areas
- Location and dimensions of proposed loading areas, including turning templates
- Proposed transit infrastructure with dimensions/ engineering specifications
- Location of vehicle and bicycle parking with dimensions and engineering specifications
- Location of all snow storage areas
- Exterior lighting (please see Technical Manual Sec. 12 for photometrics requirements)

- Location of fire hydrants
- Location of solid waste management receptacles
- Location of all proposed HVAC and mechanical equipment, including proposed screening, where applicable
- Location of proposed easements and rights-of-way, including dimensions
- Please utilize color-coding and/or hatches and shading to delineate changes between the pre and post development condition as needed

UTILITY PLAN including:

- Proposed electrical infrastructure
- Location, sizing and directional flows of all proposed sewer and stormwater infrastructure
- Location and dimensions of off-premises public or publicly accessible infrastructure adjacent to site
- Electric utility infrastructure

GRADING AND DRAINAGE PLAN including:

- Proposed grades
- Proposed stormwater management measures meeting Technical Manual (Section 5) standards
- Any proposed alteration of a watercourse or wetlands
- Any groundwater protection measures
- Proposed buffers and preservation measures for wetlands or significant natural features

LANDSCAPE PLAN including:

- Existing vegetation to be preserved and preservation measures
- Proposed landscaping, screening, and street trees, including caliper widths for trees
- Planting schedule, including street trees

ARCHITECTURAL PLANS AND RENDERINGS including:

- Exterior building elevations, color renderings, illustrations of all sides
- Axonometric and street-level views for structures greater than three stories in height
- Provide context drawings, if applicable (Design Manual, page 1)
- Floor plans

CONSTRUCTION MANAGEMENT PLAN including:

- Specifics on traffic control, sidewalk sheds, and pedestrian rerouting
- Include a drawing and written narrative

OTHER

- Details and cross-sections, as necessary

NORMAN HANSON DETROY

Norman Hanson & DeTroy, LLC
Attorneys at Law
Two Canal Plaza
P.O. Box 4600
Portland, ME 04112-4600

T 207.774.7000
F 207.775.0806
www.nhdlaw.com
pdriscoll@nhdlaw.com

Paul F. Driscoll

April 17, 2023

Mr. Harry M. Krigman
24 Wildwood Drive
Cape Elizabeth, ME 04107

Premises: 246 Eastern Promenade and 119 Morning Street, Portland, Maine
Record Owner: Ellie & Chaya, Inc.
Sole Shareholder of Ellie & Chaya, Inc.: Harry M. Krigman
Property Manager: E.C.K. Realty LLC
Sole Member of E.C.K. Realty LLC: Harry M. Krigman
Tap Map and Lot No. 014-1-012-001

Dear Harry:

Per your request, this is confirmation that Ellie & Chaya, Inc. is the record owner of the land, buildings and improvements located at 246 Eastern Promenade and 119 Morning Street, Portland, Maine (collectively, the "Property"). Ellie & Chaya, Inc. acquired the Property under (a) the Quitclaim Deed of Perlin Realty, LLC to Ellie & Chaya, Inc. dated November 12, 2021 and recorded in the Cumberland County Registry of Deeds in Book 38884, Page 117 and (b) the Quitclaim Deed of Esther Albert Realty LLC to Ellie & Chaya, Inc. also dated November 12, 2021 and recorded in the Registry of Deeds in Book 38884, Page 115. The separate properties acquired under these deeds are contiguous to one another.

The Property is managed for Ellie & Chaya, Inc. by E.C.K. Realty LLC.

This further confirms that you personally are the sole shareholder of Ellie & Chaya, Inc. and the sole member of E.C.K. Realty LLC.

Very truly yours,

Paul F. Driscoll

PFD/pfd

MAINE REAL ESTATE TAX-Paid

DLN#1002140171617

QUITCLAIM DEED

Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That **Perlin Realty LLC**, a Maine limited liability company with a mailing address of 160 East 38th St., #24E, New York, NY 10016, for consideration paid, grant to **Ellie & Chaya, Inc.**, a Maine corporation with a mailing address is 24 Wildwood Drive, Cape Elizabeth, Maine 04107, with **QUITCLAIM COVENANT**, the real property situated in the City of Portland, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Mark Perlin, in his capacity as Manager of Perlin Realty LLC has hereunto set his hand and seal this 12th day of November, 2021.

Perlin Realty LLC

Witness

By: _____
Mark Perlin, Manager

State of Maine
County of Cumberland

November 12, 2021

Personally appeared before me the above named Mark Perlin, Manager of Perlin Realty LLC and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Perlin Realty LLC.

Robert E. Danielson
Attorney At Law

DOC :81204 BK:38884 PG:118
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
11/12/2021, 01:53:50P
Register of Deeds Jessica M. Spaulding E-RECORDED

Exhibit A

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

A certain lot or parcel of land, situated on the northwesterly side of Turner Street in said Portland, bounded and described as follows:

Beginning at a stake on the northwesterly side of said Turner Street, which stake is distant one hundred forty-nine and forty-three hundredths (149.43) feet from the intersection of the northwesterly side line of Turner Street and the southerly side line of the Eastern Promenade measured on said line of said Turner Street; thence running north thirty-three degrees and twenty minutes west (N 33° 20' W), one hundred ninety-three and four tenths (193.4) feet to a point in a boulder marked by a drill hole and to the land now or formerly of the J. B. Brown heirs; thence running south fifty-nine degrees and ten minutes west (S 59° 10' W), ninety-five and sixty-four hundredths (95.64) feet by land of said Brown heirs to an iron set in the ground marking the westerly corner of the lot hereby conveyed (this course has been added to correct an omission in prior deeds. See correct legal description in deed recorded in Book 1333, Page 318); thence running south thirty-two degrees and four hundredths minutes east (S 32° 0.04' E), one hundred ninety-five and forty-one hundredths (195.41) feet to said Turner Street; thence running north fifty-seven degrees and fifty-six minutes east (N 57° 56' E) by said Turner Street one hundred (100) feet to the stake marking the point of the beginning.

The courses and distance used herein were prepared by E. C. Jordan & Co., Civil Engineers, October, 1929.

Also, a certain lot or parcel of land, together with the buildings thereon, situated on the southwesterly side of the Eastern Promenade in said Portland, bounded and described as follows:

Beginning at a point on the southwesterly side of the Eastern Promenade where the line of land now or formerly belonging to Gould and Clark intersects the Eastern Promenade between Quebec Street and Turner Street; thence running southeasterly by the said Eastern Promenade to the northeasterly end of the division line fixing the south and west boundaries as established by deed of Elias Thomas and others to Albert E. Neal, trustee, and others, dated September 1, 1925 and recorded in the Cumberland County Registry of Deeds, Book 1224, Page 137; thence southwesterly to the southwesterly end of said division line as above described; thence northwesterly at right angles to the said Gould and Clark land eighty-four (84) feet, more or less, to the said Gould and Clark division line; thence northeasterly by said Gould and Clark division line ninety-six (96) feet, more or less, to the said Eastern Promenade and the point of beginning.

Being the same premises conveyed to Perlin Realty LLC by deed of Esther Albert Realty LLC, dated December 21, 2004, recorded in the Cumberland County Registry of Deeds in Book 22172, Page 136.

MAINE REAL ESTATE TAX-Paid

DLN#1002140171614

QUITCLAIM DEED

Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That **Esther Albert Realty LLC,** a Maine limited liability company with a mailing address of 160 East 38th St., #24E, New York, NY 10016, for consideration paid, grant to **Ellie & Chaya, Inc.,** a Maine corporation with a mailing address is 24 Wildwood Drive, Cape Elizabeth, Maine 04107, with **QUITCLAIM COVENANT**, the real property situated in the City of Portland, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Mark Perlin, in his capacity as Manager of Esther Albert Realty LLC has hereunto set his hand and seal this 12th day of November, 2021.

Esther Albert Realty LLC

Witness

By: _____
Mark Perlin, Manager

State of Maine
County of Cumberland

November 12, 2021

Personally appeared before me the above named Mark Perlin, Manager of Esther Albert Realty LLC and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Esther Albert Realty LLC.

_____
Robert E. Danielson
Attorney At Law

DOC :81203 BK:38884 PG:116
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
11/12/2021, 01:50:31P
Register of Deeds Jessica M. Spaulding E-RECORDED

Exhibit A

A certain lot or parcel of land, together with the buildings thereon, situated on the easterly side of Morning Street in said Portland, bounded and described as follows:

Beginning at a point on the easterly side line of said Morning Street at the northwesterly corner of a lot of land conveyed by Henry Deering and others to Albert E. Perry by their warranty deed recorded May 19, 1892 in the Cumberland County Registry of Deeds, Book 590, Page 409, said point of beginning being eighty (80) feet northwesterly from the point of intersection of said side line of Morning Street with the northwesterly line of Congress Street; thence at right angles and northeasterly ninety-seven and eighty-two hundredths (97.82) feet, more or less, to a point; thence at right angles and northwesterly eighty-two and fifty hundredths (82.50) feet to a point; thence at right angles and southwesterly ninety-seven and eighty-two hundredths (97.82) feet to the easterly side line of Morning Street; thence southeasterly and along said line eighty-two and fifty hundredths (82.50) feet to the point of beginning; said lot having an area of 8070 feet, be the same more or less, and being lots numbered 7 and 8 in block "C" on a plan of land recorded in said Registry of Deeds, Plan Book 4, Page 18.

Being a portion of the same premises conveyed to Esther Albert Realty LLC by deed of Diane R. Perlin and Esther R. Albert and Diane R. Perlin, Trustees of the Trust established on December 23, 1965 by Diane R. Perlin, dated April 4, 1998, recorded in the Cumberland County Registry of Deeds in Book 13748, Page 281.

SHINBERG CONSULTING, LLC
181 State Street, Suite 303
PO Box 4424
Portland, Maine 04101
207-772-7070

April 19, 2023

Christine Gramando
Director, Planning and Urban Development Department, City of Portland
and the City of Portland Planning Board Members
389 Congress Street
Portland, Maine 04101

RE: Summary of Existing Easements: 246 Eastern Promenade and 15 Turner Street condominiums

Based on the survey provided by Owen Haskell, Inc there are no existing easements that encumber the property owned by ECK Realty, LLC located at 246 Eastern Promenade and 15 Turner Street.

As shown on the survey there is an access easement for the Eastern Place Condominiums listed as 25665 / 101. This provides access for the 10 condominiums located next door to the rear yard.

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made this ____ day of July, 2023 by and between PROMENADE PLACE CONDOMINIUM ASSOCIATION, a Maine nonprofit corporation with its principal place of business in Portland, County of Cumberland and State of Maine (the "Grantor"), and ELLIE & CHAYA, INC., a Maine corporation with its principal place of business in Portland, County of Cumberland and State of Maine (the "Grantee").

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the mutual promises and covenants set forth herein, the parties agree as follows:

1. GRANT OF EASEMENT:

Grantor, acting as the condominium association for Promenade Place Condominium, a condominium declared under the Declaration noted below, pursuant to the provisions of the Maine Condominium Act, Chapter 31 of Title 33 of the Maine Revised Statutes (the "Act"), and specifically Section 1603-102(9) of the Act, for consideration paid, grants to Grantee, to be appurtenant to the land of the Grantee described in the Quitclaim Deed of Perlin Realty LLC to Ellie & Chaya, Inc. dated November 12, 2021 and recorded in the Cumberland County Registry of Deeds in Book 38884, Page 117, (the "Ellie & Chaya Property"), the following perpetual rights and easements over, under and upon a portion of the land described in the Declaration of Condominium of Promenade Place Condominium dated August 13, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31710, Page 234, such portion being more particularly described in Schedule A annexed hereto and incorporated herein by reference (the "Easement Area"):

The perpetual right and easement over, under and upon the Easement Area to construct, maintain, repair and replace a retaining wall (or similar structure, including but not limited to a boundary wall, or fence) (the "Improvements") in accordance with City of Portland land use approval requirements, along the boundary line between the Ellie & Chaya Property and the land described in the Declaration (the "Condominium Property"), including the right to enter upon the Easement Area with workers and heavy equipment for all of the purposes stated above. The foregoing rights and easements shall be appurtenant to the Ellie & Chaya Property and shall burden the Easement Area. Grantor reserves the use and enjoyment of the Easement Area for any purpose that does not unreasonably interfere with Grantee's rights under this Easement Deed.

Notwithstanding anything to the contrary, Grantee shall not interfere with Grantor's use and enjoyment of and access to the paved drive off Turner Street and the parking areas shown on the plan titled "Promenade Place Condominium Plan" prepared by Northeast Civil Solutions dated 07-02-2104 and recorded on August 12, 2014 in Cumberland County Registry of Deeds in Plan Book 214, Page 270. Grantor's use and enjoyment of the paved drive off Turner Street and parking areas shall specifically include but not be limited to vehicular ingress and egress over

such paved drive to access the parking areas by Grantor and residents and guests of the Promenade Place Condominium. The grant of this Easement shall not be construed to reduce the easement rights granted to Grantor pursuant to that certain Easement Deed dated October 22, 2007 and recorded in Deed Book 25665, Page 103 of the Cumberland County Registry of Deeds (the "Access Easement"). The Access Easement and rights granted to Grantor thereunder shall continue in full force and effect.

2. OBLIGATIONS OF GRANTEE:

Prior to or upon execution of this Easement Deed, Grantee shall pay Grantor the sum of three thousand dollars ($3,000.00) to cover legal costs incurred by Grantor in connection with this Easement.

Grantee shall not install the Improvements without first obtaining the written approval from Grantor of the design, size, and appearance of the Improvements, which shall not be unreasonably withheld, conditioned, or delayed. Grantor may reasonably request engineering reports from Grantee confirming the structural soundness and safety of the proposed design of the Improvements prior to granting its approval.

Grantor shall perform vibration monitoring on Grantor's two condominium buildings during heavy construction on the Ellie & Chaya Property or the Easement Area. This shall include Grantee's performance of a written pre-construction vibration assessment on the condominium buildings' structure, and delivering a copy of the same to Grantor, prior to Grantee commencing construction on the Ellie & Chaya Property or performing any work on the Improvements and/or in the Easement Area. Prior to the commencement of any construction of the Improvements, the Easement Area or Ellie & Chaya Property and until the Improvements and all construction on the Ellie & Chaya Property is fully complete, Grantee shall install and maintain on Grantor's condominium buildings a seismograph of a type commonly used in the construction industry for purposes of measuring construction vibrations on buildings. The seismograph shall be installed and monitored by a contractor knowledgeable in construction vibration monitoring and the vibration data stored. The vibration monitoring data shall be made available to the Grantor upon request.

Grantee, at its sole cost and expense, shall (i) install the Improvements; (ii) keep and maintain the Improvements in good order, condition and appearance; and (iii) promptly repair any damage caused by Grantee to the Easement Area, the Improvements or any other part of the Condominium Property.

All work performed by Grantee hereunder: (i) shall be performed in good and workmanlike manner by skilled contractors insured as required herein and in accordance with sound engineering principles and practices; (ii) conducted between the hours of 8:00 AM and 6:00 PM on weekdays, unless otherwise agreed to by Grantor in advance, (iii) for maintenance or repair work, completed to equal or better than existing standards, and (iv) upon commencement, be pursued to completion as diligently and expeditiously as reasonably possible. Grantee shall be solely responsible for obtaining any and all necessary permits and other approvals that may be

required by any federal, State or local authorities for use of the Easement Area by Grantee as set forth above.

Except in an emergency situation in which immediate work is necessary to prevent harm to person or property, Grantee shall provide Grantor with at least 3 days' notice whenever it intends to have contractors access the Easement Area for purposes of performing any work within the Easement Area. Grantee shall also provide Grantor with at least seven (7) days' notice prior to the commencement of any pile driving or other noisy heavy construction. Notification hereunder may be done by telephone or email to such person as may be designated by Grantor.

To the fullest extent permitted by law, Grantee shall defend, indemnify and hold harmless Grantor, including Grantor's directors, officers, members, property managers, employees and agents (the "Grantor Indemnified Parties"), from and against any and all claims, damages, losses and expenses, including but not limited to attorney's fees and costs, arising out of, relating to or resulting from: (1) the Improvements; or (2) the use of the Easement Area and/or the work performed hereunder, or anyone directly or indirectly employed by Grantee, contracted by Grantee or anyone for whose acts Grantee may be liable. Notwithstanding the foregoing, Grantee's obligation to indemnify hereunder does not extend to any claims, damages, losses and expenses caused by the gross negligence, or willful misconduct, of Grantor.

Grantee's use of the Easement Area is at Grantee's sole risk. In no event shall Grantor or any Grantor Indemnified Party be responsible for any injury of Grantee's employees, contractors, or agents, and Grantee waives the right to any claims against the Grantor related to on-the-job injuries. Grantee agrees to indemnify and hold harmless Grantor from all claims, losses or attorney's fees due to property damage caused by the negligence or intentional misconduct of Grantee's employees, contractors, or agents.

Grantee and any contractors of Grantee performing work within the Easement Area or on any other Condominium Property (a) shall be insured up to at least $2,000,000 ($1,000,000 per occurrence) of liability insurance, covering claims for bodily injury, occupational sickness, death, and motor vehicle liability, as well as, for Grantee, contractual indemnity coverage sufficient to cover Grantee's indemnity obligations hereunder; and (b) shall provide Workers Compensation as required by Maine law, including disability benefit or similar employee benefit acts which are applicable to the work for all persons employed by Grantee or any of its contractors. Grantee shall add and maintain Grantor, Grantor's property management company, Directors, Officers, and agents as additional named insureds on all liability policies carried by Grantee. Before Grantee or any of its contractors commences any work hereunder, and upon request by Grantor at any time, Grantee shall provide Grantor with Certificates of Insurance and proof of Grantor's additional insured status demonstrating that Grantee and its contractors carry insurance meeting these requirements.

If Grantee fails to maintain the Improvements as specified in this Agreement, or damages the Easement Area or any other part of the Condominium Property and fails to repair it within a 7 day period, and if the Grantee does not cure such failure within thirty (30) days after written notice from Grantor, then Grantor may perform any maintenance it reasonably deems required

and shall bill the Grantee the cost of said maintenance. If the Grantee shall fail to pay such costs within thirty (30) days of receipt of said bill for costs, then such amounts shall bear interest at the rate of ten percent (10%) per annum and Grantor shall have all of the remedies available to the Grantor pursuant to applicable law, and in addition shall have the right to collect Grantor's attorneys' fees if Grantor prevails in any lawsuit for collection of such sums.

Once the Improvements are constructed in the Easement Area, Grantee, its successors and assigns, will not place or store construction equipment or materials within the Easement Area.

3. ASSUMPTION BY CONDOMINIUM ASSOCIATION:

Prior to selling the first dwelling unit in the Ellie & Chaya Property, Grantee shall form a condominium association (the "Condominium Association") in connection with the Ellie & Chaya Property in which all dwelling unit owners in the Ellie & Chaya Property shall become members and which will succeed to Grantee's rights and obligations under this Agreement and shall be bound thereby.

Grantee shall cause the Condominium Association to assume and be bound by this Agreement pursuant to a recorded instrument, but such actions shall not release Grantee from its obligations hereunder. Upon assumption of this Agreement by the Condominium Association as provided in the preceding sentence, and provided Grantee has complied with its obligations under this Agreement and upon the turn over of control of the Condominium Association from Grantee, the Grantor shall look solely to the Condominium Association for performance of the obligations of Grantee.

4. GENERAL:

The invalidity of any clause, part or provision of this agreement shall not affect the validity of the remaining portions thereof.

This Agreement is created pursuant to, and shall be construed in accordance with and governed by the laws of the State of Maine.

Notices shall be in writing and shall be deemed to have been duly delivered the next day after mailing if sent by certified mail or by recognized overnight courier, addressed to the recipient at its last known address and, if applicable to the registered agent for such party on file with the Maine Secretary of State.

This Agreement shall run with the land and shall both benefit and burden the Ellie & Chaya Property and the Condominium Property. This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns. This Agreement may not be modified except in a written instrument executed by both parties and recorded in the Cumberland County Registry of Deeds.

IN WITNESS WHEREOF, PROMENADE PLACE CONDOMINIUM ASSOCIATION ("Grantor") and ELLIE & CHAYA, INC ("Grantee") have caused this instrument to be executed and acknowledged by their duly-authorized representatives, on this ____ day of _____, 2023.

PROMENADE PLACE
CONDOMINIUM ASSOCIATION

_____ By:_____
Witness Mike Hutchinson
Its President

[Acknowledgement Located on Following Page]

STATE OF MAINE
Cumberland, ss.

_____ ___, 2023

Personally, appeared the above-named Mike Hutchinson, President of Promenade Place Condominium Association, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Promenade Place Condominium Association.

Before me,

_____
Notary Public/Attorney-at-Law

ELLIE & CHAYA, LLC

_____
Witness

By:_____

_____

Its: _____

[Acknowledgement Located on Following Page]

STATE OF MAINE _____ ___, 2023
Cumberland, ss.

Personally, appeared the above-named _____, _____ of _____, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Promenade Place Condominium Association.

Before me,

_____
Notary Public/Attorney-at-Law

SCHEDULE A

The legal description of the Easement Area is as follows:

Beginning at a point at the westerly sideline of the Eastern Promenade at the point where the Ellie & Chaya Property and the land described in the Declaration meet.

THENCE, S 42° 37’ 32” W a distance of 115.32 feet to a capped iron rod.

THENCE S 49° 57’ 19” E a distance of 114.28 feet to an iron rod found in the northerly sideline of Turner Street.

THENCE easterly along the northerly sideline of Turner Street a distance of 5.0 feet to a point.

THENCE N 49° 57’ 19” W a distance of 109.28 feet, more or less, to a point.

THENCE N 42° 37’ 32” E a distance of 110.32 feet, more or less, to the westerly sideline of the Eastern Promenade.

THENCE N 66° 49; 28’ W along the westerly sideline of the Eastern Promenade a distance of 5.0 feet, more or less, to the point of beginning.

TREE INSTALLATION AND MAINTENANCE AGREEMENT

THIS TREE INSTALLATION AND MAINTENANCE AGREEMENT (the "Agreement") is made and entered into on this 16th day of June, 2023 by and between ELLIE & CHAYA, INC., a Maine corporation with its principal place of business in Portland, County of Cumberland and State of Maine ("ECI") and EASTERN PROMENADE LIMITED LIABILITY COMPANY, a Maine limited liability company with its principal place of business in Portland, County of Cumberland and State of Maine ("Eastern").

Recitals:

A. ECI is the owner of the land, buildings and improvements, and all appurtenances thereof, situated in said Portland at and in the vicinity of Turner Street and Morning Street described in (i) the Quitclaim Deed of Esther Albert Realty LLC to ECI dated November 12, 2021 recorded in the Cumberland County Registry of Deeds in Book 38884, Page 115 and (ii) the Quitclaim Deed of Perlin Realty LLC to ECI dated November 12, 2021 recorded in the Cumberland County Registry of Deeds in Book 38884, Page 117 (as described in such deeds collectively, the "ECI Property");

B. The parcels of land comprising the ECI Property are contiguous to one another and constitute a single parcel for purposes of this Agreement;

C. Eastern is the owner of the land, buildings and improvements, and all appurtenances thereof, situated in said Portland at and in the vicinity of the Eastern Promenade, Québec Street, Emerson Street and Turner Street described in the Warranty Deed to Eastern dated March 10, 1998 and recorded in the Cumberland County Registry of Deeds in Book 13664, Page 80 (as described in such deed, the "Eastern Property");

D. The Eastern Property is bounded on the northwest and southwest by the ECI Property as depicted on the Plan entitled "Boundary & Topographical Survey at 246 Eastern Promenade, Portland, Maine" made for Shinberg Consulting, LLC dated March 31, 2022 and recorded in the Cumberland County Registry of Deeds in Plan Book _____, Page _____ (the "Plan"), a reduced copy of which is annexed here to as Exhibit A;

E. In connection with ECI's intention to develop and construct a condominium on the ECI Property in accordance with City of Portland land-use requirements for the project, ECI has requested that Eastern grant it an easement to be appurtenant to the ECI Property and to encumber Eastern Property to allow ECI, its successors and assigns, to install evergreen trees on the northwesterly line of the Eastern Property and ornamental and maples trees on the southwesterly line of the Eastern Property, all in accordance with the depiction of such trees on the Plan;

F. Eastern is willing to grant the easement to ECI referred to in Recital E on the following conditions: (i) ECI, its successors and assigns, shall install and maintain the trees depicted on the Plan at its sole cost and expense and in a good and healthy state at all times, (ii) ECI shall grant Eastern an easement to be appurtenant to the Eastern Property and to encumber ECI Property to allow Eastern, its successors and assigns, to enter upon the ECI Property to maintain the trees in a good and healthy state at all times in the event that ECI fails to do so, and (iii) ECI shall grant Eastern an easement over, under and upon a strip of land five (5) feet in width on and within that portion of the ECI Property that is immediately contiguous to the Eastern Property, for the length of the common boundary (all such land, the "Five-Foot Strip"), such easement to be for temporary access to the Eastern Property in support and during the course of any construction or development of the Eastern Property, all so as not to unreasonably interfere with the ECI Property or any of condominium units declared or to be declared on the ECI Property;

G. ECI is willing to accept the conditions required by Eastern set forth in Recital F for the reciprocal easement rights;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which the parties do hereby acknowledge, ECI and Eastern agree as follows:

1. Accuracy of Recitals. Recitals A through G, inclusive, of this Agreement are true and accurate in all respects.

2. Grant of Easement by Eastern to ECI.

(a) Eastern hereby grants ECI the perpetual right and easement, to be appurtenant to the ECI Property and to encumber the Eastern Property, to allow ECI to install, maintain, prune and replace at its sole cost and expense the trees depicted on the Plan annexed hereto as Exhibit A. ECI shall install and maintain the trees depicted on the Plan and in a good and healthy state at all times.

(b) To exercise its rights under the granted herein, ECI shall provide Eastern with ten (10) days prior written notice of its intention to enter onto the Eastern Property to install, maintain, prune or replace the trees depicted on the Plan. ECI shall make use of only that portion of the Eastern Property that is reasonably necessary for ECI to exercise its rights under the easement granted hereby.

(c) All work shall be done in an orderly, neat and efficient manner so as to minimize any inconvenience to Eastern and its tenants to the maximum extent possible. After exercising its rights under this easement, ECI shall immediately restore the

condition of the Eastern Property to the condition it was in before such exercise of the easement rights granted hereby.

(d) ECI shall defend and indemnify Eastern, its members, successors and assigns, of and from any and claims, demands, actions or losses asserted against Eastern by any third party arising out of the exercise by ECI of the easement rights granted hereby, or arising out of the alleged negligence of Eastern relating to the trees and land under them depicted on the Plan.

(e) In advance of ECI entering on the land of Eastern to exercise the easement rights granted hereby, ECI shall provide Eastern with an insurance certificate naming Eastern as additional insured and providing Eastern with commercially reasonable property and liability insurance coverage against property damage and liability for any losses or damages arising from ECI's exercise of the easement rights.

3. Grant of Easements by ECI to Eastern.

(a) ECI hereby grants Eastern the following perpetual rights and easements, to be appurtenant to the Eastern Property and to encumber the ECI Property:

(i) The perpetual right and easement to allow Eastern to install, maintain, prune and replace at ECI's sole cost and expense the trees depicted on the Plan annexed hereto as Exhibit A in the event that ECI fails to install, maintain, prune and replace the trees and to keep them in a healthy condition at all times; and

(ii) The perpetual right and easement over, under and upon the Five-Foot Strip, for temporary access to the Eastern Property in support and during the course of any construction or development of the Eastern Property, all so as not to unreasonably interfere with the ECI Property or with any condominium units declared or to be declared on the ECI Property.

(b) To exercise its rights under the granted herein, Eastern shall provide ECI with ten (10) days prior written notice of its intention to enter onto the ECI Property to install, maintain, prune or replace the trees depicted on the Plan or for temporary access over, under and upon the Five-Foot Strip in support and during the course of construction or development of the Eastern Property. Eastern shall make use of only that portion of the ECI Property that is reasonably necessary for Eastern to exercise its rights under the easements granted hereby.

(c) All work shall be done in an orderly, neat and efficient manner so as to minimize any inconvenience to ECI and condominium unit owners on the ECI Property to the maximum extent possible. After exercising its rights under these easements,

Eastern shall immediately restore the condition of the ECI Property to the condition it was in before such exercise of the easement rights granted hereby, provided, however, that ECI, its successors and assigns, shall be solely responsible for all costs and expenses incurred by Eastern in the event that ECI fails to install, maintain, prune and replace the trees and to keep them in a healthy condition at all times.

4. Covenants Running with the Land.

(a) For the avoidance of doubt, the parties intend that all obligations and undertakings under this Agreement, to the extent that they are not deemed grants of a real property right, are covenants running with the land and shall be just as binding on and just as enforceable by any future owners of the Eastern Property and the ECI Property, as the case may be, as if granted by any such future owner of either property.

IN WITNESS WHEREOF, ELLIE & CHAYA, INC. and EASTERN PROMENADE LIMITED LIABILITY COMPANY have executed, acknowledged and delivered this Agreement by their duly authorized officers as of the date first above written.

[Signatures and Acknowledgements Located on Following Page]

ELLIE & CHAYA, INC.

Witness

By: _____
Harry Krigman
Its President

EASTERN PROMENADE LIMITED LIABILITY COMPANY

Witness

By: _____
Lloyd L. Lathrop, III
Its Sole Member

STATE OF MAINE
Cumberland, ss.

June 20, 2023

Personally appeared the above-named Harry Krigman, President of Ellie & Chaya, Inc., and acknowledged the foregoing Agreement to be his free act and deed in his said capacity and the free act and deed of Ellie & Chaya, Inc.

Before me,

_____
Notary Public/~~Attorney-at-Law~~

GAIL G. FRASER
NOTARY PUBLIC
State of Maine
My Commission Expires
August 26, 2028

STATE OF MAINE
Cumberland, ss.

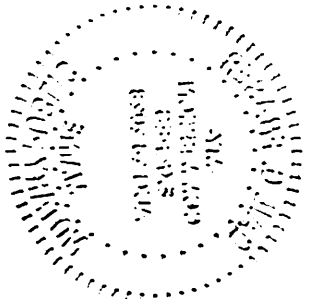
June 16, 2023

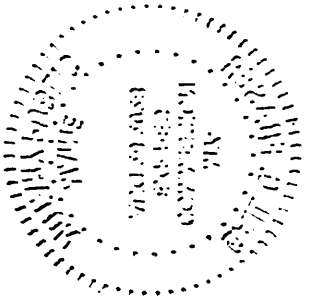
Personally appeared the above-named Lloyd L. Lathrop, III. Sole Member of Eastern Promenade Limited Liability Company, and acknowledged the foregoing Agreement to be his free act and deed in his said capacity and the free act and deed of Eastern Promenade Limited Liability Company.

Before me,

_____
Notary Public/~~Attorney-at-Law~~

GAIL G. FRASER
NOTARY PUBLIC
State of Maine
My Commission Expires
August 26, 2028





Portland, Maine Yes. Life's good here.

Planning & Urban Development Department

ZONING ANALYSIS Relevant Zone(s) R-6

All Projects:

	Required	Proposed
Lot Size	None	27,206 S.F.
Area Per Dwelling Unit	725 SF	2,093 S.F.
Minimum Street Frontage	20 ft.	184 ft.
Front Yard Minimum	5 ft.	5.9 ft.
Front Yard Maximum	None	-
Rear Yard	10 ft.	10.5 ft.
Yard Right	5 ft.	5.8 ft.
Yard Left	5 ft.	5.0 ft.
Side Street Setback	0 ft.	50 ft.
Step Back	10' side, 15' rear	10' side, 15' rear
Maximum Lot Coverage	60%	54.50%
Minimum Lot Coverage	None	-
Maximum Height	45 ft.	
Open Space	20%	29.2%
Maximum Impervious Area	None	-
Pavement Setback	None	-
Floor Area Ratio	None	-
Off Street Parking Spaces	11	17
Loading Bays	None	-
Other 1		
Other 2		
Other 3		

Planned Residential Unit Developments (PRUD) Requirements

	Required	Proposed
Minimum Lot Size		
Minimum Lot Area per Dwelling		
Maximum # Units per Building		
Maximum Building Length		
Maximum Accessory Building Length		
Minimum Setbacks		
Minimum Building Separation		
Minimum Open Space		

Affordable Housing Density Bonuses (if applicable)

	Bonus Increase or Decrease	Maximum Allowable With Bonus	Proposed
Density			
Height			
Setback Reduction			
Recreation Space			
Maximum Accessory Building Length			
Minimum Setbacks			
Minimum Building Separation			
Minimum Open Space			
Explanatory Text 1 (optional):			
Explanatory Text 2 (optional):			
Explanatory Text 3 (optional):			

SITE PLAN STANDARDS ASSESSMENT

14.1 OVERVIEW

This project conforms to all applicable Site Plan Standards of Section 14.6 of the city's Land Use Ordinance as described in the following narrative.

14.6.1 Transportation Standards

A. Impact on Surrounding Street Systems:

The project will not have a significant impact on the surrounding street system. Vehicles will access the site and parking areas from existing access points and the estimated number of new vehicle trips generated by the project is insignificant compared to existing trips on surrounding streets.

B. Access and Circulation:

1. In General
   a. Vehicle access to the site will be from Turner Street, which carries less traffic than Eastern Promenade. The project will not create conflicts with existing turning movements and traffic flows.

   b. Pedestrian access to the site will be provided via public sidewalks along the Eastern Promenade and Turner Street frontages. Continuous internal walkways provide pedestrian access from the proposed building to the surrounding public sidewalks. Door controlled access will be provided at each of the building entry locations.

   c. Vehicle access to the site will be from Turner Street, which carries less traffic than Eastern Promenade. The project will not create conflicts with existing turning movements and traffic flows.

   d. Vehicle stacking is not expected on the site.

2. Loading and Servicing
   Service vehicles are not expected to enter the site regularly.

3. Curb and Sidewalks.
   a. Granite curb and brick sidewalks exist along the site's Eastern Promenade and Turner Street frontages. The Turner Street sidewalk is proposed to be reconstructed across the site frontage. All sidewalk improvements shall conform to the City of Portland Technical Manual as shown on the project drawings.

   b. Sections of sidewalk located along Turner Street will be replaced in accordance with City of Portland Technical Design Standards.

c. No waiver is requested for sidewalk installation.

d. No waiver is requested for curb installation.

C. Public Transit Access:

1. A transit stop for Metro Bus Route 1 (Congress Street) is located at the corner of Eastern Promenade and Turner Street. The project features less than 20 dwelling units, so a new transit shelter is not required.

2. The closest transit stop is located on public sidewalks, which will be accessed directly from the project site.

3. No waiver is requested from the Public Transit Access standards.

D. Parking:

1. Vehicular Parking:

a. Article 19 of the Land Use Code requires one parking space per residential unit in multifamily developments. In the R6 Zone, no parking is required for the first three dwelling units. The proposed project includes 13 residential units, which requires 10 off-street parking spaces to meet the code.

The site will feature 17 off-street parking spaces broken down as follows:

- 15 enclosed parking spaces in the 13-unit building (246 Eastern Prom).
- 2 uncovered single parking spaces.

b. A TDM plan is not required for this project.

c. The number of off-street parking spaces exceeds the required number of spaces for the proposed on-site residential units by 6. However, the project will reduce surface parking on the site by 22 spaces, and excess spaces will be used by the residents of 119 Morning Street, who currently use the existing surface parking lot.

d. The proposed parking spaces meet the minimum dimensional standards of the City of Portland Technical Manual. The proposed access aisle varies from 20’ to 24’ due to physical constraints of the site and parking garage.

2. Bicycle Parking:

a. The project requires 2 bicycle parking spaces for every 5 dwelling units, or 6 spaces. Bicycle spaces will be provided within the basement of the proposed building.

b. No waiver is requested from the bicycle parking requirements.

3. Snow Storage:

a. Snow removal on the site will only be necessary within the paved access drive and surface parking area. Limited areas at the head of the proposed parking spaces will be used for snow storage. When snow accumulates to the point that it encroaches on parking spaces, it will be removed from the site needed.

b. Snow will not be stored in parking areas and will not affect stormwater management systems.

4. Electric Vehicle (EV) Charging:

a. Fourteen of the parking spaces within the garage will feature EV chargers. In total, 82% of the proposed parking spaces on the site will have EV charging infrastructure. This exceeds the requirements of Section 1.14 of the City of Portland Technical Manual.

E. Transportation Demand Management (TDM): A TDM plan is not required for this project.

14.6.2 Environmental Quality Standards

A. Preservation of Significant Natural Features:

1. The development site has been entirely developed and does not contain any significant natural features including wetlands, vernal pools or other protected resources or wildlife habitats.

2. No preservation areas are located adjacent to the project site.

3. No waiver is required.

B. Landscaping Preservation:

1. A limited number of trees will be removed to accommodate the proposed buildings. Trees will only be removed when necessary to redevelop the site.

2. Limited vegetation currently exists on the project site, and little vegetation will be preserved. The proposed landscaping plan incorporates significant planting areas.

3. A small number of trees within the building setback areas will be removed. With proposed buildings located within approximately 5' of the property line, preserving large trees in the setback is impractical.

4. The plan includes planting 28 new trees, as shown on the Planting Plan (Sheet L1-00). This exceeds the requirement for replacement of existing trees to be removed.

5. Replacement trees will be planted in accordance with this standard. A contribution to the City of Portland Tree Fund is not required.

C. Site Landscaping and Buffers:

1. The total frontage for this property is 795 linear feet. Code requires 1 tree or 6 plantings per 30 linear feet of frontage. This project requires 27 trees or 159 plantings. The Planting Plan (Sheet L1-00) indicates both trees and plantings well in excess of the code-required minimum.

2. Buffers

   a. The Planting Plan (Sheet L1-00) indicates a ground mounted transformer pad at the northwest interior corner of the parking lot. Additionally, trash and storage areas will be located behind and/or within the buildings. The Landscape Architect and design team have coordinated closely on the location of all utility, trash, and storage areas so as to minimize visual presence from the street. Sheet L1-00 indicates dense planting around the electrical transformer.

   b. The project is a residential development. This standard is not applicable.

   c. Evergreen vegetated buffers are not necessary to screen the project from detrimental impacts of existing surrounding development.

3. Parking and Vehicle Display Lot Landscaping:

   a. The proposed surface parking lot includes 2 uncovered parking spaces. The landscaping plan includes 14 trees in and around the parking lot.

   b. Not applicable. The proposed parking lot includes less than 40 parking spaces.

c. The proposed project includes planting that exceeds the requirements for parking lot planting. No waiver is required.

4. Street Trees:

a. Street trees and alternative plantings intended to meet the objectives of the street tree requirements are proposed on the project site and are described below.

b. The relatively narrow sidewalks and frequency of underground utilities adjacent to the proposed building make the installation of street trees impractical within the Turner Street right-of-way. Seven trees are proposed within 20' of the property boundary and will be visible from the right-of-way. See the Planting Plan (Sheet L1-00) for the location and species of proposed street trees.

D. Water Quality, Stormwater Management and Erosion Control:

1. The existing project site contains approximately 16,596 square feet of impervious surface, comprised of a paved surface parking lot and the existing building. Redevelopment of the project site will result in approximately 19,262 square feet of impervious surface, an increase of approximately 2,666 square feet. A summary of existing and proposed impervious surfaces on the site are presented in the table below.

	Existing Condition	Proposed Condition	Difference
Total Site Area	27,206 sf	27,206 sf	0 sf
Impervious Area	16,596 sf	19,262 sf	2,666 sf
Roof Area	3,345 sf	14,340 sf	10,995 sf
Non-Roof Impervious	13,251 sf	4,922 sf	-8,329 sf

In the existing condition, runoff from the entire site drains into the public separated storm drain network in Eastern Promenade. In the post-development condition, runoff from part of the building will be conveyed directly to the Middle Street combined sewer via a roof drain. Runoff from the remainder of the site will continue to drain overland to Middle Street, where it will be collected in the combined sewer system.

a. The project will not result in flooding of adjacent lots.

b. The volume and rate of runoff onto adjacent lots will not increase as a result of the project.

c. The volume and rate of stormwater runoff onto adjacent properties are expected to remain very similar to the existing condition. The project will not create ponding, flooding, or other drainage problems on adjacent lots or within the surrounding streets.

d. The volume and rate of stormwater runoff entering the city's separated storm drain network are expected to remain very similar to the existing condition. The project will not create problems downstream or exceed the capacity of the system.

2. The project meets the applicable standards of Section 5 of the Technical Manual. A Stormwater Permit from the Maine Department of Environmental Protection is not required due to the project's relatively small size.

   In accordance with the City of Portland Technical Manual, the project is required to meet the Basic and Flooding standards. A site-specific erosion and sedimentation control plan has been developed for the project with an emphasis on perimeter control, limiting disturbance, and rapid stabilization. The locations of proposed erosion control measures are shown on the Grading and Drainage Plan (Sheet C-5.0), and erosion control notes and details area shown on Sheet C-5.2.

   A Stormwater Management Report has been provided separately. The report includes required submission materials, including subcatchment plans, pre and post development hydrologic models, and analysis of the flooding standard.

3. The project will not pose a risk of groundwater contamination. No hazardous materials will be stored on site, and stormwater will not be directly infiltrated into the ground.

14.6.3 Public Infrastructure and Community Safety Standards

A. Consistency with City Master Plans:

1. The project has been designed to be consistent with the City of Portland Land Use Ordinance and off-premises infrastructure.

2. No easements, rights, and improvements to connect or continue off-premises public infrastructure is required.

B. Public Safety and Fire Prevention:

1. The site has been designed to promote safety and security for residents and their guests. The parking garage will be accessed through a remote-activated door, and site lighting will provide added security.

2. The buildings may be accessed by emergency vehicles from Eastern Promenade and Turner Street.

C. Public Utilities:

1. The project will be served by public water and sewer utilities. Terradyn Consultants has been coordinating on the design of domestic and fire protection services with the Portland Water District (PWD). PWD is currently waiting for sprinkler system calculations before it issues a letter stating that a sufficient and healthful water supply exists. A Wastewater Capacity Application has been completed and will be forwarded to the Public Works Department for review.

2. Underground power will be provided to the proposed buildings from a new pad mounted transformer located near the garage entrance.

3. All proposed utility infrastructure meets the standards of the Technical Manual.

4. The project will be connected to the public sewer system in Eastern Promenade and Turner Street. Each proposed building will include a separate sanitary sewer service.

5. This standard is not applicable. The project includes less than 20 residential units.

14.6.4 Site Design Standards

A. Massing, Ventilation and Wind Impact:

1. The bulk, location and height of the proposed building will not result in adverse impacts to abutting properties.

2. The bulk, location and height of the proposed building will not substantially reduce the value or utility of adjacent structures.

3. HVAC systems will be located on the roof of the building and will not be visible from the street. Venting is proposed to be directed away from public spaces and adjacent residential sites.

B. Shadows:
The project is not expected to cause shadows on publicly available open space or have an adverse effect on vegetation as a result of shadows cast from the proposed buildings.

C. Snow and Ice Loading:
The proposed buildings will have flat roofs. Accumulated snow and ice will not fall onto adjacent properties or public ways.

D. View Corridors:
The project site is located outside of any protected view corridors.

E. Historic Resources:

1. The development is not within a designated historic district.

2. The project is within 100' of a historic district. See the Architectural Narrative for information on how the project is compatible with the major character-defining elements of the historic district in the immediate vicinity of the project.

3. There are no known archaeological resources on the site.

F. Exterior Lighting:

1. Site Lighting

   a. Site lighting will be provided by building and pole mounted lights. All fixtures will feature full cut-off optics to prevent unintended light pollution. Proposed lighting is shown on the Lighting Photometric Plan (Sheet C-7.0).

   b. House-side shielding is not necessary on the project.

2. Architectural and Specialty Lighting:

   a. No architectural or specialty lighting is proposed.

   b. No up-lighting is proposed.

3. Street Lighting:
   No new street lights are proposed.

G. Noise and Vibration:
Noise levels are expected to meet the permitted levels for the R-6 Zone.

a. HVAC and Mechanical Equipment
   (i) HVAC equipment will be located on the roof and will meet all applicable state and federal emissions requirements. The units will not be visible from the surrounding streets or adjacent sites.

H. Signage and Wayfinding:

1. For 246 Eastern Promenade, street numbers for public safety identification will be applied on the main entrance door transoms facing Eastern Promenade, and relief street numbers will be attached facing Turner Street. For 15 Turner Street, street numbers will be applied facing Turner Street. All street numbers are shown on the architectural elevations provided. A free-standing project sign is not proposed.

2. Directional signage on the site will be limited to parking signs and will meet the requirements of the Manual on Uniform Traffic Devices (MUTCD) and Division 20 of the Land Use Code.

I. Design Standards:

1. See the Architectural Narrative prepared by Mark Muller Architects for a description of how the project meets these standards.

Att. I

Gorham Savings Bank

April 18, 2023

Portland Planning Board
389 Congress Street, 4th Floor
Portland, ME 04101

RE: 246 Eastern Promenade and 17 turner Street

Dear Sir or Madam:

I am currently reviewing a request for financing from Harry Krigman for the development of condominiums at 246 Eastern Promenade and 17 Turner Street in Portland.

I have reviewed plans for the proposed development. Based on the review and my knowledge of Mr. Krigman and the work of Shinberg Consulting, in my opinion the developer has the technical expertise and financial capacity to complete the project as the development is currently structured.

If you need additional information, do not hesitate to contact me.

Sincerely,

Todd Abbotoni

Todd Abbotoni
Vice President, Commercial Lending

181 State Street, PO Box 4424, Portland, Maine 04101
(207) 772-7070 Office | info@shinbergconsulting.com

Property Location:	246 Eastern Promenade & 15 Turner Street
Subject:	Major Site Plan Application
General Application Documents:	Technical Capability

The following are key members of the development team:

1) Shinberg Consulting
2) RDS Architects
3) Structural Integrity
4) Bennett Engineering
5) Jeanne Handy Interior Design
6) Aceto Landscape Architects
7) Terradyn Consultants LLC Civil Engineers
8) Owen Haskell, Inc Land Surveyors

Shinberg Consulting has provided Owners Representative services to private and public entities since 2004.

We have provided both Owners Representative services in addition to acting at the Developer / Owner for many projects in the greater Portland area for over 35 years.

Some of the notable projects that Shinberg Consulting has provided Owner's Representative Services include:

- The Intermed Building, 84 Marginal Way, Portland
- Hyatt Hotel Old Port, Portland
- The Press Hotel, Portland
- 63 Marginal Way, Portland
- 645 Congress Street, Portland
- 135 Sheridan Street Condominiums, Portland
- 959 Congress Street, Portland
- The Mina Building, Portland
- 50 Portland Pier, Portland
- 154 Clark St. for Shalom House, Portland
- Randall Place for The Opportunity Alliance, Portland
- Two Lights Dental, Cape Elizabeth
- Ocean House Commons, Cape Elizabeth
- Just for Kids Dental, Scarborough
- 600 to 606 Congress Street, Portland
- 59 State Street Portland
- 655 Congress Street, Portland
- 169 / 171 State Street, Portland
- 5 Points Shopping Center, Biddeford
- 100 Foden Road, South Portland
- The Mark, Cumberland Foreside
- Brunswick Technologies, Brunswick
- Bishop Farm Residential Subdivision, Freeport

Standard to be Waived: Cite Ordinance or Technical Manual Standard	**Cite Standard Language:** Cite specific language of applicable Ordinance or Technical Manual Standard	**Waiver Being Sought:** Describe waiver being sought. Ex. – We are requesting a two-way parking lot drive aisle width of 20' feet.	**Justification for Waiver:** Address specific waiver criteria, if applicable, and document reasons for the waiver request.
Technical Manual Standard 1.10.3 - Parking Lot and Parking Space Design	Vehicular access shall be provided by one or more aisles. The minimum two way drive aisle width is 24 feet for standard, right-angle parking, and is otherwise dependent on parking space orientation...	Waiver requested to allow a 20' two-way drive aisle width for parking within the proposed garage under the 11-unit building.	The garage dimensions are constrained by the building structure. Parking will be for residents, not for the public. Attached is a figure showing how vehicles can maneuver into and out of all spaces within the garage.
Technical Manual Standard 1.5.1(B) - Driveway Design minimum/maximum driveway width for driveways serving >10 residential parking spaces	For two-way driveways (preferred) -20 feet minimum, 24 feet maximum	We are requesting a two way driveway width of 18'.	The garage door is 18' wide, and the driveway is very short. 18' in width is adequate for 2-way traffic in this situation.

TERRADYN CONSULTANTS, LLC

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www.terradynconsultants.com

STORMWATER MANAGEMENT REPORT
246 Eastern Promenade

The following information is provided in accordance with the City of Portland Code of Ordinances Chapter 14 Land Use, Section 14.6.2.D.

1. OVERVIEW

ECK Realty, LLC intends to redevelop the project site located at 246 Eastern Promenade and 15 Turner Street in Portland, Maine. The project includes removal of an existing 12-unit residential building and construction of two new residential buildings with associated site and utility improvements. This narrative describes the stormwater runoff patterns and methods of stormwater management for the existing (pre-development) and proposed (post-development) conditions.

2. EXISTING CONDITIONS

The project site is 27,206 square feet in area and is currently developed with an existing 12-unit apartment building and a 40-space (+/-) surface parking lot. The existing site has 16,596 square feet of impervious surface comprised of roof and paved areas.

246 Eastern Prom Existing Conditions	
Total Site Area	27,206 sf
Impervious Area	16,596 sf
Roof Area	3,345 sf
Non-Roof Impervious	13,251 sf

The L-shaped lot has frontage on both Eastern Promenade and Turner Street in Portland. The site generally slopes from south to north, towards Eastern Promenade. No formal stormwater management infrastructure exists on the site. Runoff currently drains overland onto the abutting property to the north (Eastern Place Condominium) and into Eastern Promenade. All site runoff is ultimately tributary to the public storm drain network in Eastern Promenade.

The NRCS Medium Intensity Soil Survey identifies native soils on the site as Hinkley Loamy Sand, an excessively drained, HSG A soil.

3. PROPOSED PROJECT

The proposed project includes removal of the existing building and construction of one new building with associated site improvements. The majority of the parking for residents of the proposed buildings will be located within or under the new building. The existing surface parking lot will be reduced in size. The proposed post-development condition will have 19,262 square feet of impervious area.

246 Eastern Prom Proposed Conditions	
Total Site Area	27,206 sf
Impervious Area	19,262 sf
Roof Area	14,340 sf
Non-Roof Impervious	4,922 sf

Stormwater runoff in the proposed condition will continue to ultimately drain to the public stormdrain system in Eastern Promenade. The proposed building will feature a flat roof and will drain by internal roof drains. A new on-site storm drain network will collect runoff from the surface parking area and part of the proposed roof, and will convey it into a new public storm drain in Turner Street. A subsurface stormwater retention system with outlet control is proposed to help attenuate peak flows before entering the public storm drain system. The new public storm drain will connect to the existing system at the intersection of Turner Street and Eastern Promenade.

Approximately 7,340 sf of the roof of the building will drain directly into the existing storm drain network in Eastern Promenade, 7,000 sf of the building will drain toward the R-Tank System within the site driveway.

The proposed development will result in a reduction in non-roof impervious area by approximately 8,329 square feet. Per Section 5.II.D of the City of Portland Technical Manual, the project is not required to provide stormwater treatment in accordance with the General Standard.

4. FLOODING STANDARD

Stormwater Quantity control is required as part of city requirements for this project. The proposed development has been designed to minimize stormwater runoff from the site in excess of the natural pre-development conditions. A hydrologic analysis of pre-development and post-development conditions was conducted based upon the methodology contained in the USDA Soil Conservation Service's Technical Releases No. 20 and 55 (SCS TR-20 and TR-55). For Cumberland County, Maine a 24-hour SCS Type III Storm distribution was used for the analysis using the following storm frequencies and rainfall amounts, per Maine DEP Chapter 500:

Storm Event	24-Hour Rainfall
2–Year Storm	3.1 inches
10–Year Storm	4.6 inches

25–Year Storm	5.8 inches

Runoff curve numbers, time of concentration, and travel time data were established based on methods outlined in the USDA TR-55 manual. A minimum time of concentration of 5 minutes and a maximum sheet flow distance of 150 linear feet was used in the models.

4.1 Pre-Development Conditions

The pre-development HydroCAD model includes three sub-catchments, draining to a single Study Point representing the existing public storm drain system in Eastern Promenade.

The Pre-Development Watershed Map (Sheet WS-1) shows sub-watershed boundaries, time of concentration flow paths, and study points and is attached in Appendix 1.

The Pre-Development HydroCAD model is attached in Appendix 3.

Pre-Development peak rates of runoff at the Study Point are listed in the table below.

Pre-Development Peak Rates of Runoff (cfs)	
Storm Event	**Peak Rate of Runoff**
2–Year Storm	0.81
10–Year Storm	1.83
25–Year Storm	2.73

4.2 Post-Development Conditions

The post-development HydroCAD model includes five sub-catchments, tributary to the same Study Point described in Section 4.1. The Post-Development Watershed Map (Sheet WS-2) and HydroCAD model are attached in Appendix 2 and 4, respectively.

Post-Development peak rates of runoff at the Study Point are listed in the table below.

Post-Development Peak Rates of Runoff (cfs)	
Storm Event	**Peak Rate of Runoff**
2–Year Storm	0.81
10–Year Storm	1.69
25–Year Storm	2.46

4.3 Peak Flow Analysis

In order to determine the impact of the proposed site re-development on the peak rate of runoff leaving the project site, the results of the pre-development

and post-development stormwater models were directly compared and are compiled in the table below.

Peak Runoff Flow Rates Comparison		
Storm Event	**Pre-Development (cfs)**	**Post-Development (cfs)**
2-Year	0.81	0.81
10-Year	1.83	1.69
25-Year	2.73	2.46

The results of the analysis indicate that the proposed chamber system effectively controls peak flow rates in the 10-year and 25-year storms.

5. CONCLUSIONS

The proposed redevelopment project will create approximately 2,666 square feet of additional impervious area. The project includes expansion of and improvements to the public storm drain system in Turner Street and installation of an on-site subsurface stormwater retention system to mitigate for the proposed increase in impervious surface.

The stormwater management system was designed to ensure:

- Stormwater draining onto or across the project site in the pre-development condition will not be impeded or redirected so as to create ponding on, or flooding of, adjacent lots.

Appendices
1 Pre-Development Watershed Map
2 Post-Development Watershed Map
3 Pre-Development HydroCAD Model
4 Post-Development HydroCAD Model

Prepared By:
Michael Tadema-Wielandt, P.E.
Maine License #11567
TERRADYN CONSULTANTS, LLC

APPENDIX 1

Pre-Development Watershed Map

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 10001
LICENSED PROFESSIONAL ENGINEER

DATE: 5/5/2023
PE: MICHAEL TADEMA-WIELANDT

NO.	DATE	REVISIONS

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting
ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: EASTERN PROM CONDOS
246 EASTERN PROMENADE, PORTLAND, MAINE 04101

SHEET TITLE: PRE-DEVELOPMENT WATERSHED PLAN

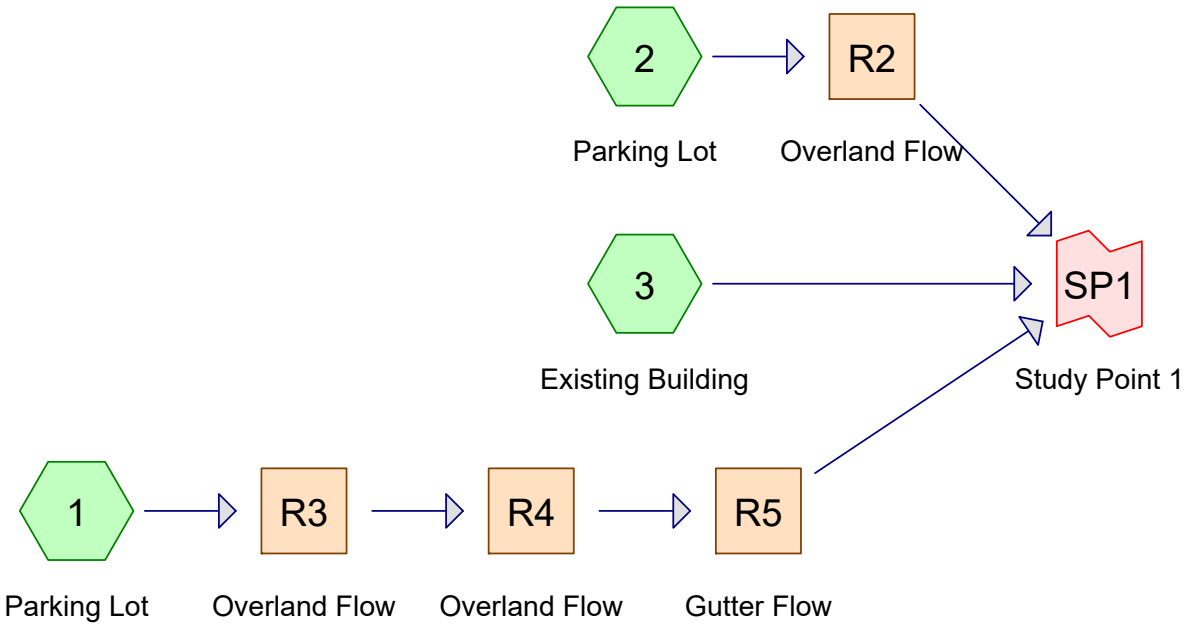
CLIENT: ECK REALTY, LLC
24 WILDWOOD DRIVE
CAPE ELIZABETH, MAINE 04107

DATE: 5/5/2023
SCALE: 1"=20'
JOB NO: 22-144
SHEET: WS-1

C:\OD\Terradyn Consultants\Project Folders - Documents\2022 Jobs\22-144 Eastern Prom Condos\CAD\Permitting\22-144 SWM.dwg

APPENDIX 2

Pre-Development HydroCAD Model



Subcat Reach Pond Link

Routing Diagram for 22-144-PRE
Prepared by Terradyn Consultants, Printed 2/20/2024
HydroCAD® 10.10-6a s/n 12055 © 2020 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.319	39	>75% Grass cover, Good, HSG A (1, 2, 3)
0.497	98	Unconnected pavement, HSG A (1, 2, 3)
0.816	**75**	**TOTAL AREA**

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Parking Lot Runoff Area=5,923 sf 77.51% Impervious Runoff Depth>1.56"
Flow Length=100' Tc=5.0 min CN=85 Runoff=0.27 cfs 0.018 af

Subcatchment 2: Parking Lot Runoff Area=13,894 sf 61.38% Impervious Runoff Depth>0.94"
Tc=5.0 min CN=75 Runoff=0.37 cfs 0.025 af

Subcatchment 3: Existing Building Runoff Area=15,734 sf 54.30% Impervious Runoff Depth>0.74"
Tc=5.0 min CN=71 Runoff=0.32 cfs 0.022 af

Reach R2: Overland Flow Avg. Flow Depth=0.01' Max Vel=0.80 fps Inflow=0.37 cfs 0.025 af
n=0.022 L=53.0' S=0.0755 '/' Capacity=21.64 cfs Outflow=0.35 cfs 0.025 af

Reach R3: Overland Flow Avg. Flow Depth=0.01' Max Vel=1.02 fps Inflow=0.27 cfs 0.018 af
n=0.013 L=160.0' S=0.0281 '/' Capacity=8.57 cfs Outflow=0.25 cfs 0.018 af

Reach R4: Overland Flow Avg. Flow Depth=0.01' Max Vel=0.68 fps Inflow=0.25 cfs 0.018 af
n=0.022 L=58.0' S=0.0776 '/' Capacity=21.95 cfs Outflow=0.24 cfs 0.018 af

Reach R5: Gutter Flow Avg. Flow Depth=0.06' Max Vel=1.58 fps Inflow=0.24 cfs 0.018 af
n=0.013 L=54.0' S=0.0154 '/' Capacity=38.43 cfs Outflow=0.23 cfs 0.018 af

Link SP1: Study Point 1 Inflow=0.81 cfs 0.065 af
Primary=0.81 cfs 0.065 af

Total Runoff Area = 0.816 ac Runoff Volume = 0.065 af Average Runoff Depth = 0.95"
39.07% Pervious = 0.319 ac 60.93% Impervious = 0.497 ac

Summary for Subcatchment 1: Parking Lot

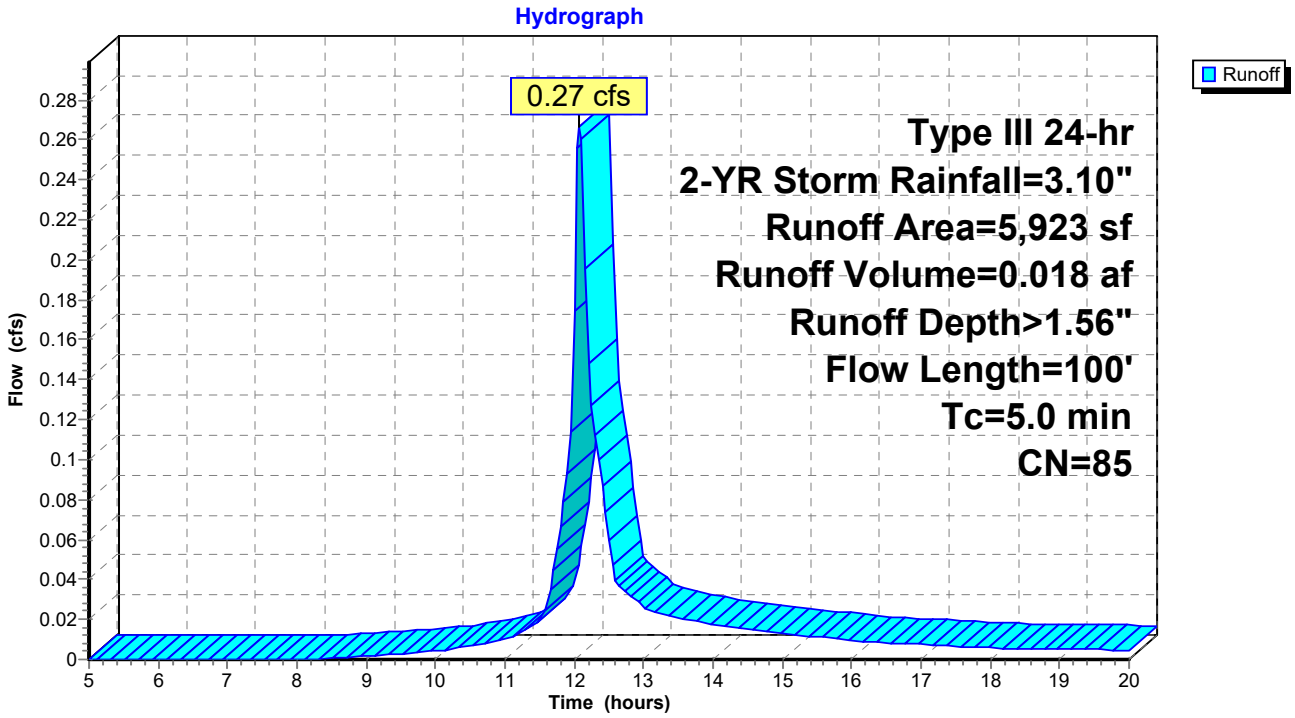
Runoff = 0.27 cfs @ 12.08 hrs, Volume= 0.018 af, Depth> 1.56"
Routed to Reach R3 : Overland Flow

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Storm Rainfall=3.10"

Area (sf)	CN	Description
4,591	98	Unconnected pavement, HSG A
1,332	39	>75% Grass cover, Good, HSG A
5,923	85	Weighted Average
1,332		22.49% Pervious Area
4,591		77.51% Impervious Area
4,591		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	85	0.5300	4.86		**Sheet Flow, A-B** Smooth surfaces n= 0.011 P2= 3.10"
0.0	15	0.1600	6.44		**Shallow Concentrated Flow, B-C** Unpaved Kv= 16.1 fps
4.7					**Direct Entry, 5 Minute Minimum**
5.0	100	Total			

Subcatchment 1: Parking Lot



Summary for Subcatchment 2: Parking Lot

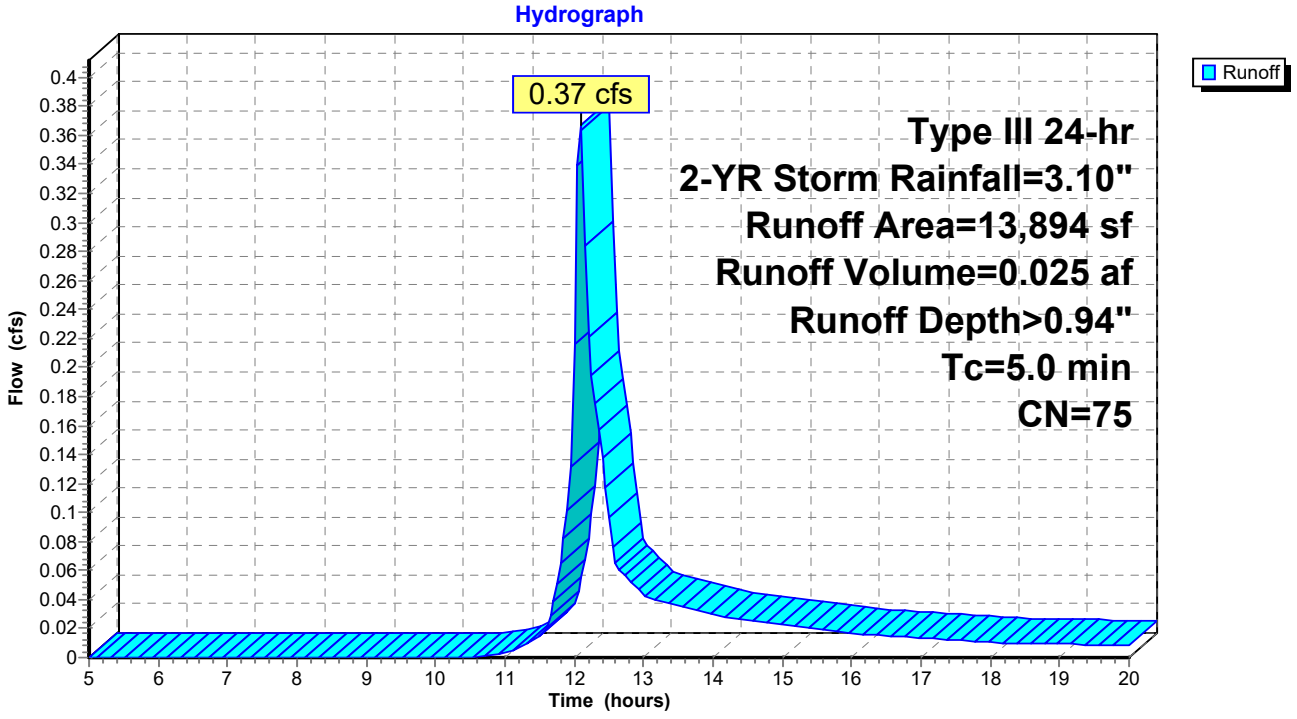
Runoff = 0.37 cfs @ 12.09 hrs, Volume= 0.025 af, Depth> 0.94"
Routed to Reach R2 : Overland Flow

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Storm Rainfall=3.10"

Area (sf)	CN	Description
8,528	98	Unconnected pavement, HSG A
5,366	39	>75% Grass cover, Good, HSG A
13,894	75	Weighted Average
5,366		38.62% Pervious Area
8,528		61.38% Impervious Area
8,528		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, 5 Minute Minimum**

Subcatchment 2: Parking Lot



Summary for Subcatchment 3: Existing Building

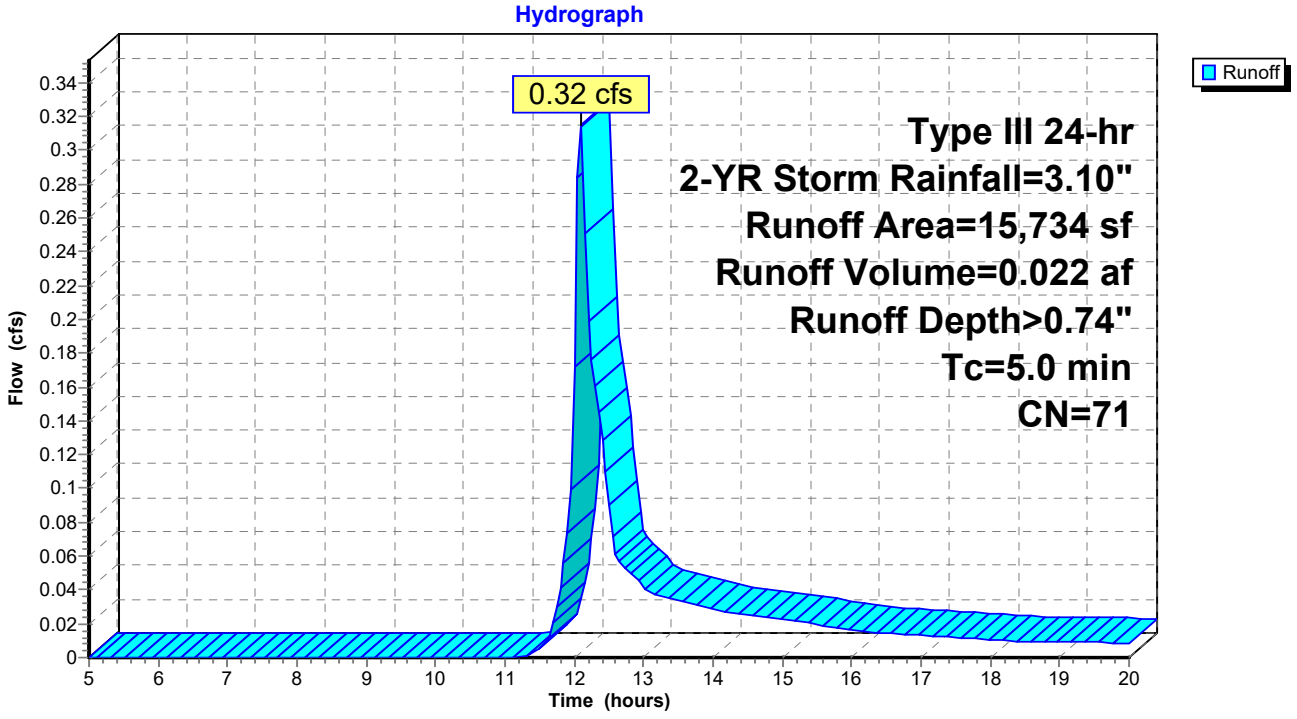
Runoff = 0.32 cfs @ 12.09 hrs, Volume= 0.022 af, Depth> 0.74"
Routed to Link SP1 : Study Point 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Storm Rainfall=3.10"

Area (sf)	CN	Description
8,544	98	Unconnected pavement, HSG A
7,190	39	>75% Grass cover, Good, HSG A
15,734	71	Weighted Average
7,190		45.70% Pervious Area
8,544		54.30% Impervious Area
8,544		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, 5 Minute Minimum**

Subcatchment 3: Existing Building



Summary for Reach R2: Overland Flow

Inflow Area = 0.319 ac, 61.38% Impervious, Inflow Depth > 0.94" for 2-YR Storm event
Inflow = 0.37 cfs @ 12.09 hrs, Volume= 0.025 af
Outflow = 0.35 cfs @ 12.12 hrs, Volume= 0.025 af, Atten= 4%, Lag= 1.8 min
Routed to Link SP1 : Study Point 1

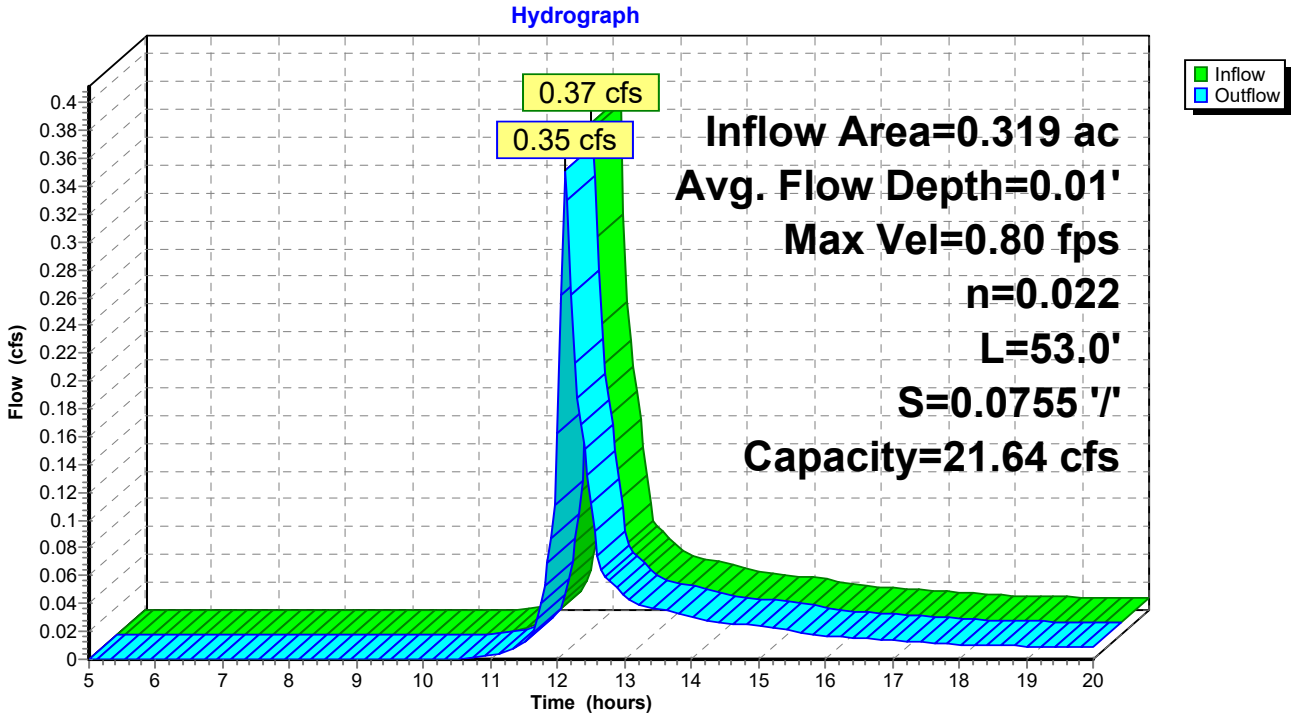
Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.80 fps, Min. Travel Time= 1.1 min
Avg. Velocity = 0.27 fps, Avg. Travel Time= 3.3 min

Peak Storage= 24 cf @ 12.10 hrs
Average Depth at Peak Storage= 0.01' , Surface Width= 51.81'
Bank-Full Depth= 0.10' Flow Area= 6.0 sf, Capacity= 21.64 cfs

50.00' x 0.10' deep channel, n= 0.022 Earth, clean & straight
Side Slope Z-value= 100.0 '/' Top Width= 70.00'
Length= 53.0' Slope= 0.0755 '/'
Inlet Invert= 91.00', Outlet Invert= 87.00'

‡

Reach R2: Overland Flow



Summary for Reach R3: Overland Flow

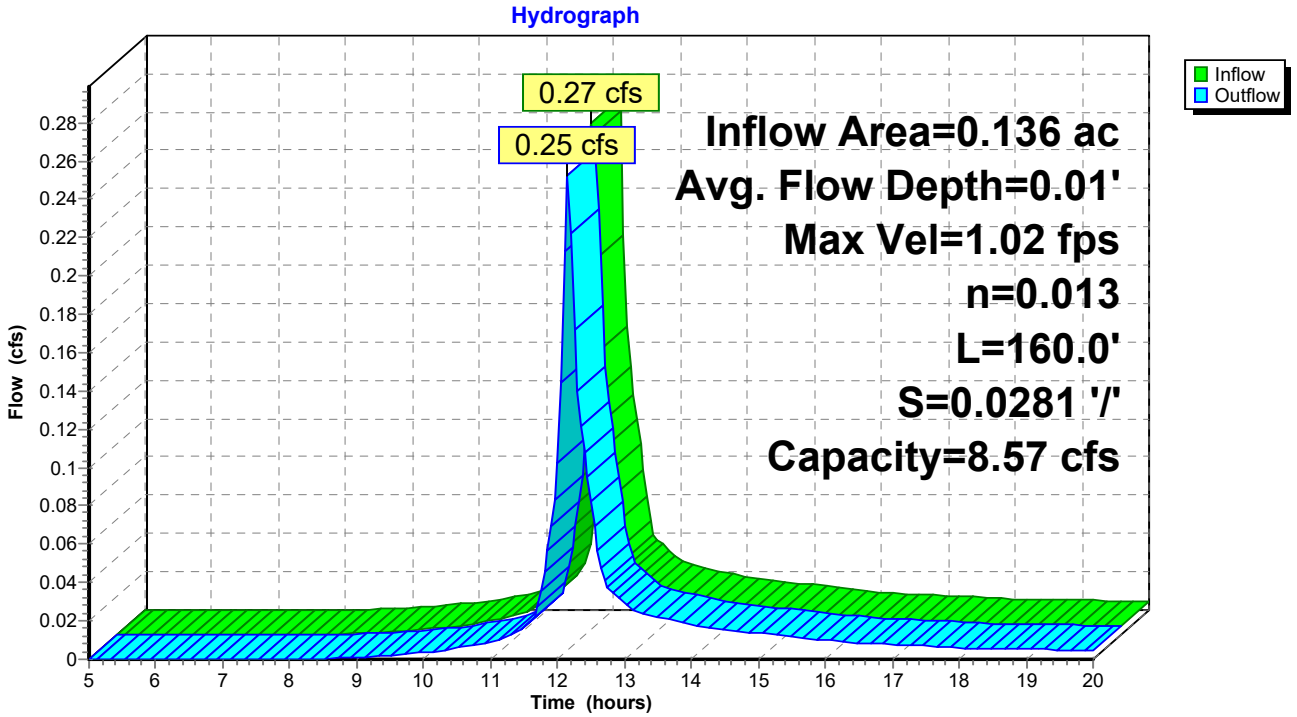
Inflow Area = 0.136 ac, 77.51% Impervious, Inflow Depth > 1.56" for 2-YR Storm event
Inflow = 0.27 cfs @ 12.08 hrs, Volume= 0.018 af
Outflow = 0.25 cfs @ 12.15 hrs, Volume= 0.018 af, Atten= 5%, Lag= 4.5 min
Routed to Reach R4 : Overland Flow

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.02 fps, Min. Travel Time= 2.6 min
Avg. Velocity = 0.31 fps, Avg. Travel Time= 8.6 min

Peak Storage= 40 cf @ 12.11 hrs
Average Depth at Peak Storage= 0.01' , Surface Width= 20.50'
Bank-Full Depth= 0.10' Flow Area= 2.2 sf, Capacity= 8.57 cfs

20.00' x 0.10' deep channel, n= 0.013 Asphalt, smooth
Side Slope Z-value= 20.0 '/' Top Width= 24.00'
Length= 160.0' Slope= 0.0281 '/'
Inlet Invert= 101.50', Outlet Invert= 97.00'

Reach R3: Overland Flow



Summary for Reach R4: Overland Flow

Inflow Area = 0.136 ac, 77.51% Impervious, Inflow Depth > 1.55" for 2-YR Storm event
Inflow = 0.25 cfs @ 12.15 hrs, Volume= 0.018 af
Outflow = 0.24 cfs @ 12.20 hrs, Volume= 0.018 af, Atten= 5%, Lag= 2.6 min
Routed to Reach R5 : Gutter Flow

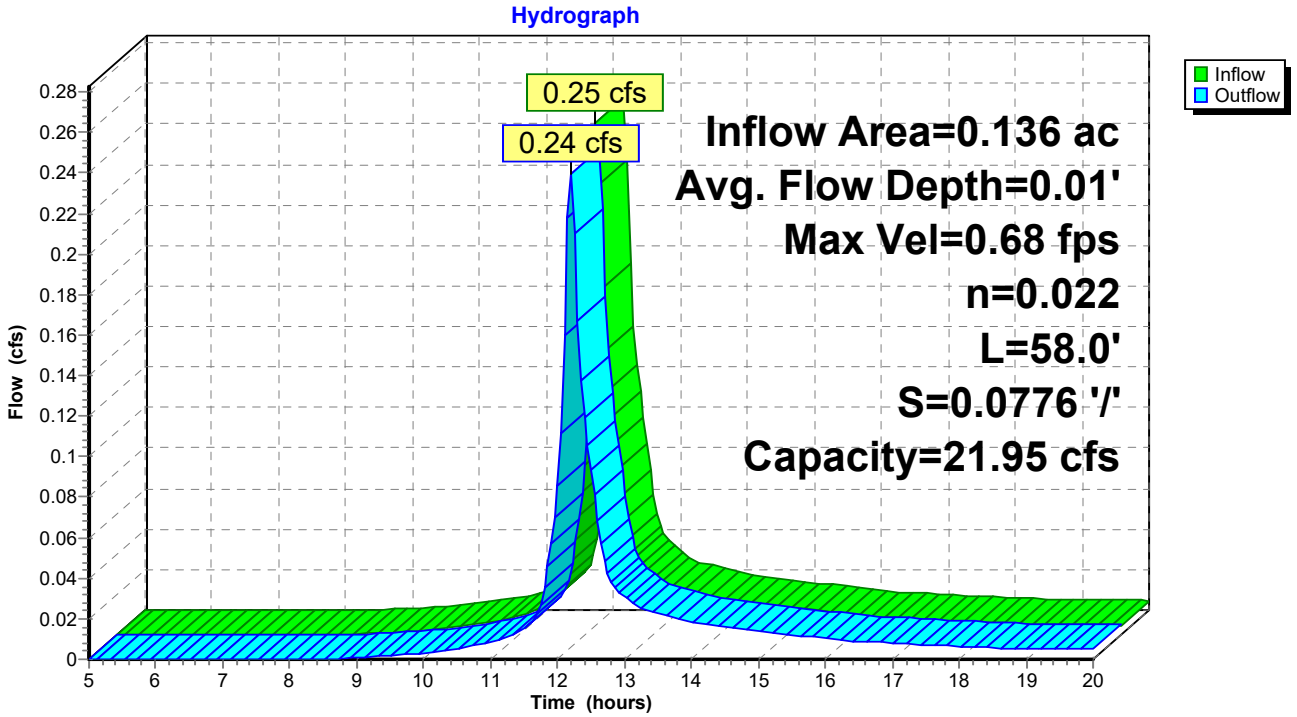
Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.68 fps, Min. Travel Time= 1.4 min
Avg. Velocity = 0.23 fps, Avg. Travel Time= 4.2 min

Peak Storage= 21 cf @ 12.17 hrs
Average Depth at Peak Storage= 0.01' , Surface Width= 51.42'
Bank-Full Depth= 0.10' Flow Area= 6.0 sf, Capacity= 21.95 cfs

50.00' x 0.10' deep channel, n= 0.022 Earth, clean & straight
Side Slope Z-value= 100.0 '/' Top Width= 70.00'
Length= 58.0' Slope= 0.0776 '/'
Inlet Invert= 92.00', Outlet Invert= 87.50'

‡

Reach R4: Overland Flow



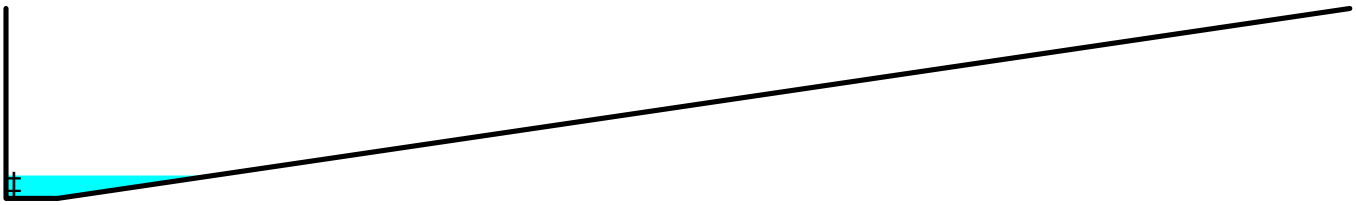
Summary for Reach R5: Gutter Flow

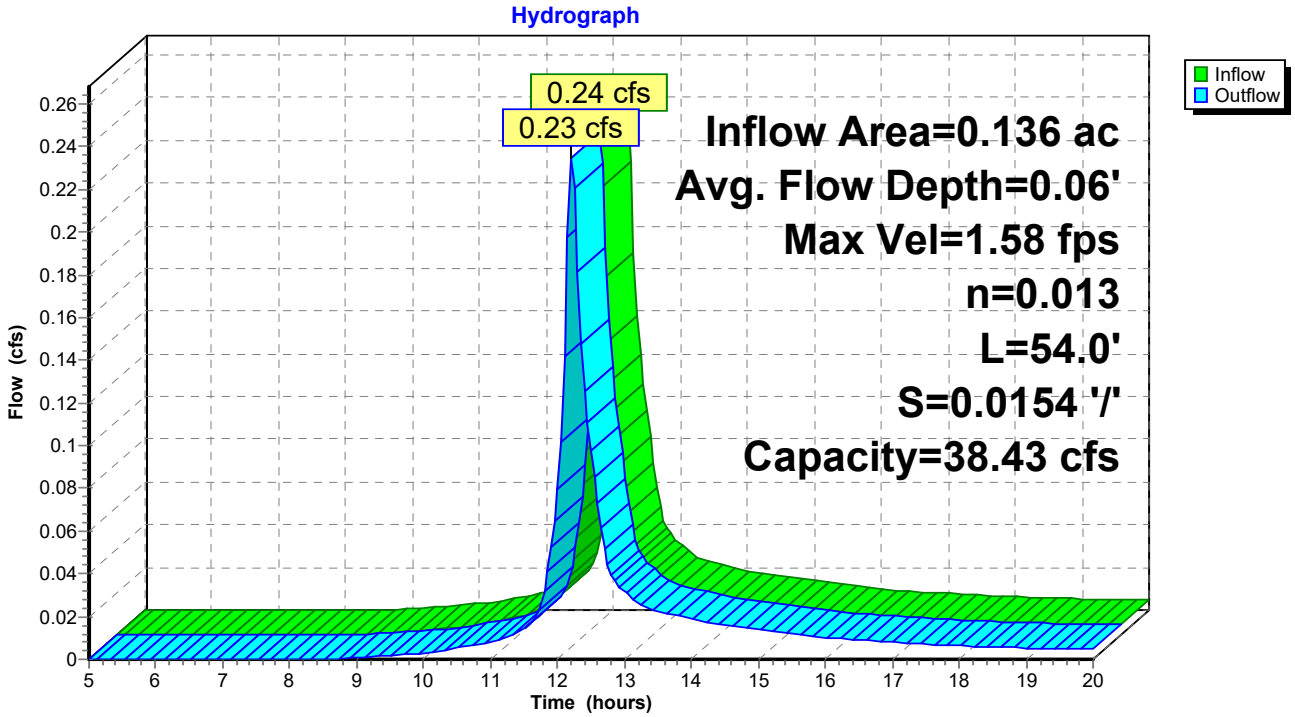
Inflow Area = 0.136 ac, 77.51% Impervious, Inflow Depth > 1.55" for 2-YR Storm event
Inflow = 0.24 cfs @ 12.20 hrs, Volume= 0.018 af
Outflow = 0.23 cfs @ 12.21 hrs, Volume= 0.018 af, Atten= 2%, Lag= 0.9 min
Routed to Link SP1 : Study Point 1

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.58 fps, Min. Travel Time= 0.6 min
Avg. Velocity = 0.66 fps, Avg. Travel Time= 1.4 min

Peak Storage= 8 cf @ 12.20 hrs
Average Depth at Peak Storage= 0.06' , Surface Width= 4.02'
Bank-Full Depth= 0.50' Flow Area= 6.8 sf, Capacity= 38.43 cfs

1.00' x 0.50' deep channel, n= 0.013 Asphalt, smooth
Side Slope Z-value= 0.0 50.0 '/' Top Width= 26.00'
Length= 54.0' Slope= 0.0154 '/'
Inlet Invert= 87.00', Outlet Invert= 86.17'



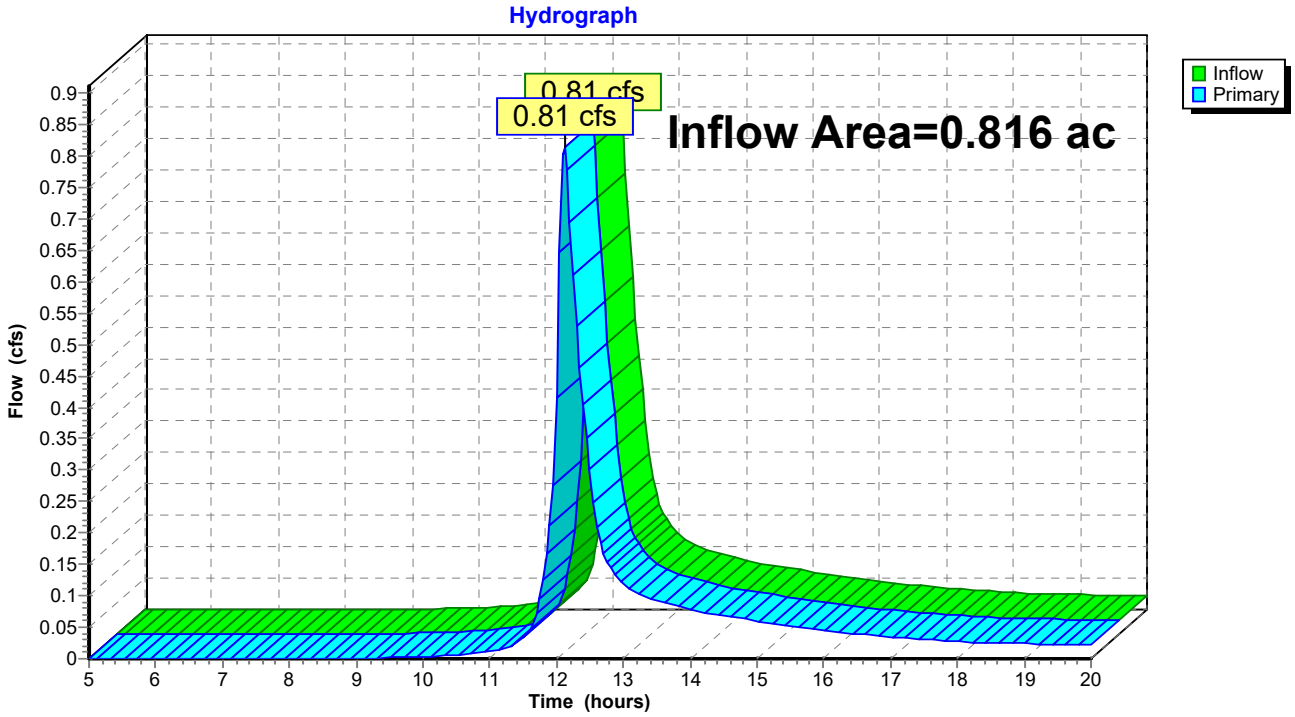


Summary for Link SP1: Study Point 1

Inflow Area = 0.816 ac, 60.93% Impervious, Inflow Depth > 0.95" for 2-YR Storm event
Inflow = 0.81 cfs @ 12.12 hrs, Volume= 0.065 af
Primary = 0.81 cfs @ 12.12 hrs, Volume= 0.065 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP1: Study Point 1



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Parking Lot Runoff Area=5,923 sf 77.51% Impervious Runoff Depth>2.82"
Flow Length=100' Tc=5.0 min CN=85 Runoff=0.48 cfs 0.032 af

Subcatchment 2: Parking Lot Runoff Area=13,894 sf 61.38% Impervious Runoff Depth>1.97"
Tc=5.0 min CN=75 Runoff=0.79 cfs 0.052 af

Subcatchment 3: Existing Building Runoff Area=15,734 sf 54.30% Impervious Runoff Depth>1.67"
Tc=5.0 min CN=71 Runoff=0.76 cfs 0.050 af

Reach R2: Overland Flow Avg. Flow Depth=0.01' Max Vel=1.08 fps Inflow=0.79 cfs 0.052 af
n=0.022 L=53.0' S=0.0755 '/' Capacity=21.64 cfs Outflow=0.77 cfs 0.052 af

Reach R3: Overland Flow Avg. Flow Depth=0.02' Max Vel=1.29 fps Inflow=0.48 cfs 0.032 af
n=0.013 L=160.0' S=0.0281 '/' Capacity=8.57 cfs Outflow=0.45 cfs 0.032 af

Reach R4: Overland Flow Avg. Flow Depth=0.01' Max Vel=0.87 fps Inflow=0.45 cfs 0.032 af
n=0.022 L=58.0' S=0.0776 '/' Capacity=21.95 cfs Outflow=0.43 cfs 0.032 af

Reach R5: Gutter Flow Avg. Flow Depth=0.08' Max Vel=1.82 fps Inflow=0.43 cfs 0.032 af
n=0.013 L=54.0' S=0.0154 '/' Capacity=38.43 cfs Outflow=0.42 cfs 0.032 af

Link SP1: Study Point 1 Inflow=1.83 cfs 0.134 af
Primary=1.83 cfs 0.134 af

Total Runoff Area = 0.816 ac Runoff Volume = 0.135 af Average Runoff Depth = 1.98"
39.07% Pervious = 0.319 ac 60.93% Impervious = 0.497 ac

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Parking Lot Runoff Area=5,923 sf 77.51% Impervious Runoff Depth>3.88"
Flow Length=100' Tc=5.0 min CN=85 Runoff=0.65 cfs 0.044 af

Subcatchment 2: Parking Lot Runoff Area=13,894 sf 61.38% Impervious Runoff Depth>2.90"
Tc=5.0 min CN=75 Runoff=1.16 cfs 0.077 af

Subcatchment 3: Existing Building Runoff Area=15,734 sf 54.30% Impervious Runoff Depth>2.54"
Tc=5.0 min CN=71 Runoff=1.16 cfs 0.076 af

Reach R2: Overland Flow Avg. Flow Depth=0.02' Max Vel=1.25 fps Inflow=1.16 cfs 0.077 af
n=0.022 L=53.0' S=0.0755 '/' Capacity=21.64 cfs Outflow=1.14 cfs 0.077 af

Reach R3: Overland Flow Avg. Flow Depth=0.02' Max Vel=1.45 fps Inflow=0.65 cfs 0.044 af
n=0.013 L=160.0' S=0.0281 '/' Capacity=8.57 cfs Outflow=0.60 cfs 0.044 af

Reach R4: Overland Flow Avg. Flow Depth=0.01' Max Vel=0.97 fps Inflow=0.60 cfs 0.044 af
n=0.022 L=58.0' S=0.0776 '/' Capacity=21.95 cfs Outflow=0.59 cfs 0.044 af

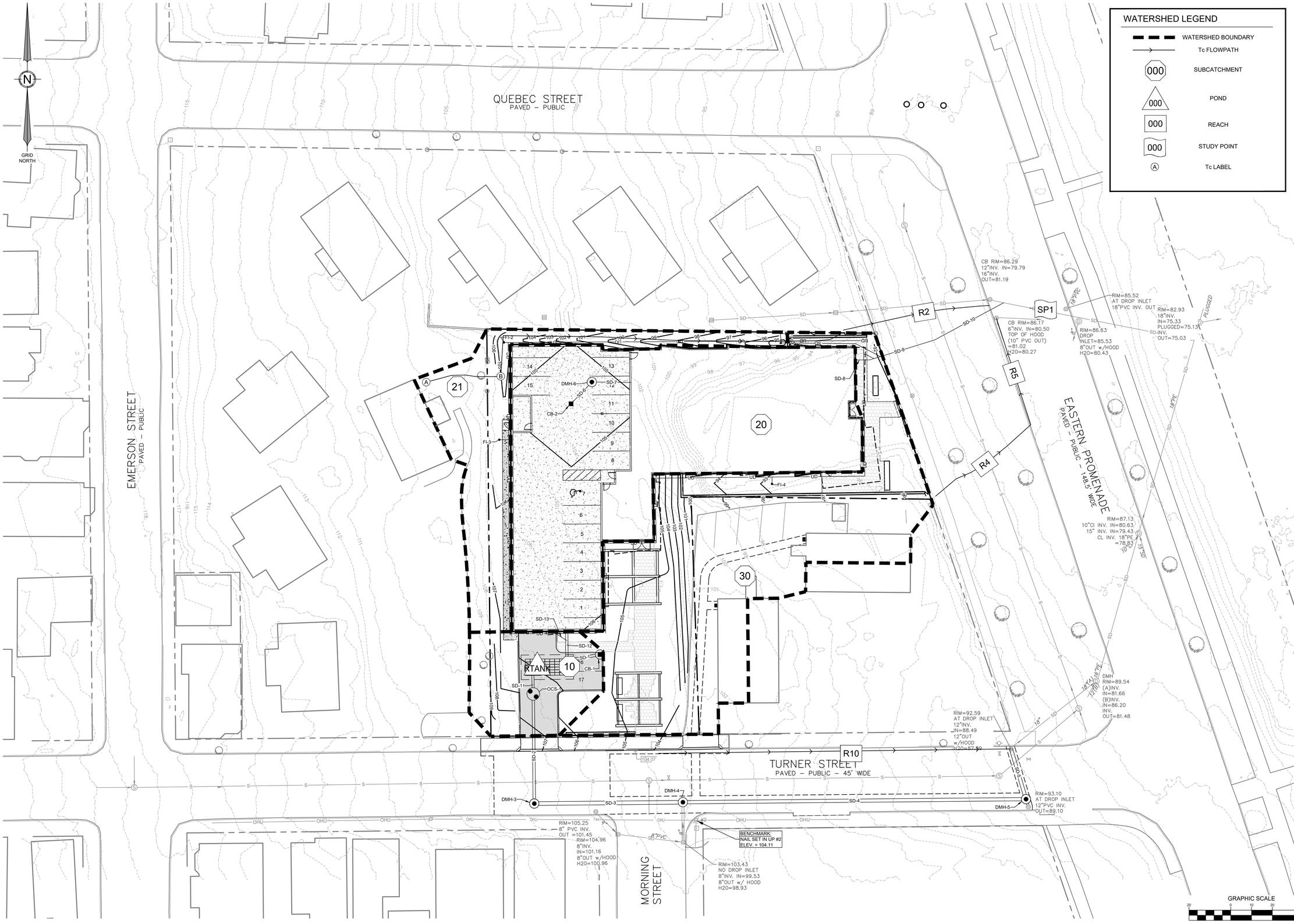
Reach R5: Gutter Flow Avg. Flow Depth=0.09' Max Vel=1.98 fps Inflow=0.59 cfs 0.044 af
n=0.013 L=54.0' S=0.0154 '/' Capacity=38.43 cfs Outflow=0.57 cfs 0.044 af

Link SP1: Study Point 1 Inflow=2.73 cfs 0.197 af
Primary=2.73 cfs 0.197 af

Total Runoff Area = 0.816 ac Runoff Volume = 0.197 af Average Runoff Depth = 2.90"
39.07% Pervious = 0.319 ac 60.93% Impervious = 0.497 ac

APPENDIX 3

Post-Development Watershed Map



STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13401
REGISTERED PROFESSIONAL ENGINEER

DATE: 2/20/2024
PE: MICHAEL TADEMA-WIELANDT

NO.	DATE	REVISIONS
1	7/28/2023	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS
2	9/8/2023	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS
3	2/20/2024	REVISED BASED ON UPDATED BUILDING PLANS

TERRADYN CONSULTANTS, LLC
ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: EASTERN PROM CONDOS
246 EASTERN PROMENADE, PORTLAND, MAINE 04101

SHEET TITLE: POST-DEVELOPMENT WATERSHED PLAN

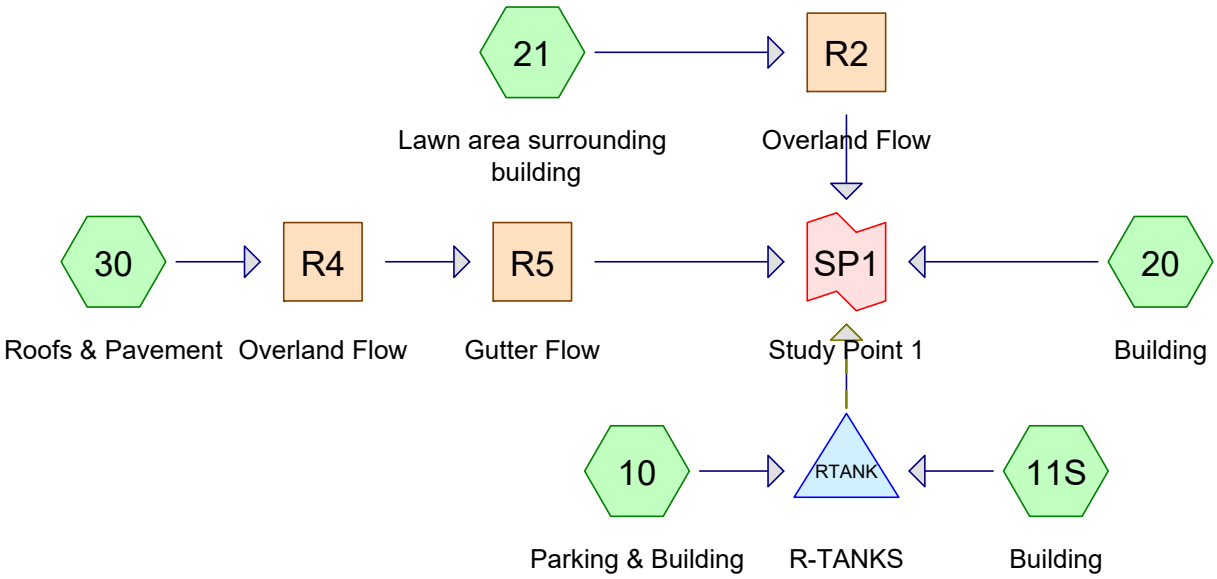
CLIENT: ECK REALTY, LLC
24 WILDWOOD DRIVE
CAPE ELIZABETH, MAINE 04107

DATE: 5/5/2023
SCALE: 1"=20'
JOB NO: 22-144
SHEET: WS-2

C:\OD\Terradyn Consultants\Project Folders - Documents\2022 Jobs\22-144 Eastern Prom Condos\CAD\Permitting\22-144 SWM.dwg

APPENDIX 4

Post-Development HydroCAD



Subcat Reach Pond Link

Routing Diagram for 22-144-POST_V3
Prepared by Terradyn Consultants, Printed 2/20/2024
HydroCAD® 10.10-6a s/n 12055 © 2020 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.276	39	>75% Grass cover, Good, HSG A (10, 21, 30)
0.329	98	Roofs, HSG A (11S, 20)
0.211	98	Unconnected pavement, HSG A (10, 21, 30)
0.816	**78**	**TOTAL AREA**

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10: Parking & Building Runoff Area=2,878 sf 52.71% Impervious Runoff Depth>0.69"
Tc=5.0 min CN=70 Runoff=0.05 cfs 0.004 af

Subcatchment 11S: Building Runoff Area=7,000 sf 100.00% Impervious Runoff Depth>2.68"
Tc=5.0 min CN=98 Runoff=0.49 cfs 0.036 af

Subcatchment 20: Building Runoff Area=7,340 sf 100.00% Impervious Runoff Depth>2.68"
Tc=5.0 min CN=98 Runoff=0.51 cfs 0.038 af

Subcatchment 21: Lawn area surrounding Runoff Area=4,803 sf 12.89% Impervious Runoff Depth>0.01"
Flow Length=218' Tc=5.0 min UI Adjusted CN=43 Runoff=0.00 cfs 0.000 af

Subcatchment 30: Roofs & Pavement Runoff Area=13,539 sf 52.17% Impervious Runoff Depth>0.69"
Tc=5.0 min CN=70 Runoff=0.25 cfs 0.018 af

Reach R2: Overland Flow Avg. Flow Depth=0.00' Max Vel=0.19 fps Inflow=0.00 cfs 0.000 af
n=0.022 L=53.0' S=0.0755 '/' Capacity=21.64 cfs Outflow=0.00 cfs 0.000 af

Reach R4: Overland Flow Avg. Flow Depth=0.01' Max Vel=0.69 fps Inflow=0.25 cfs 0.018 af
n=0.022 L=58.0' S=0.0776 '/' Capacity=21.95 cfs Outflow=0.23 cfs 0.018 af

Reach R5: Gutter Flow Avg. Flow Depth=0.06' Max Vel=1.57 fps Inflow=0.23 cfs 0.018 af
n=0.013 L=54.0' S=0.0154 '/' Capacity=38.43 cfs Outflow=0.23 cfs 0.018 af

Pond RTANK: R-TANKS Peak Elev=101.24' Storage=449 cf Inflow=0.54 cfs 0.040 af
Outflow=0.15 cfs 0.040 af

Link SP1: Study Point 1 Inflow=0.81 cfs 0.095 af
Primary=0.81 cfs 0.095 af

Total Runoff Area = 0.816 ac Runoff Volume = 0.095 af Average Runoff Depth = 1.40"
33.80% Pervious = 0.276 ac 66.20% Impervious = 0.540 ac

Summary for Subcatchment 10: Parking & Building

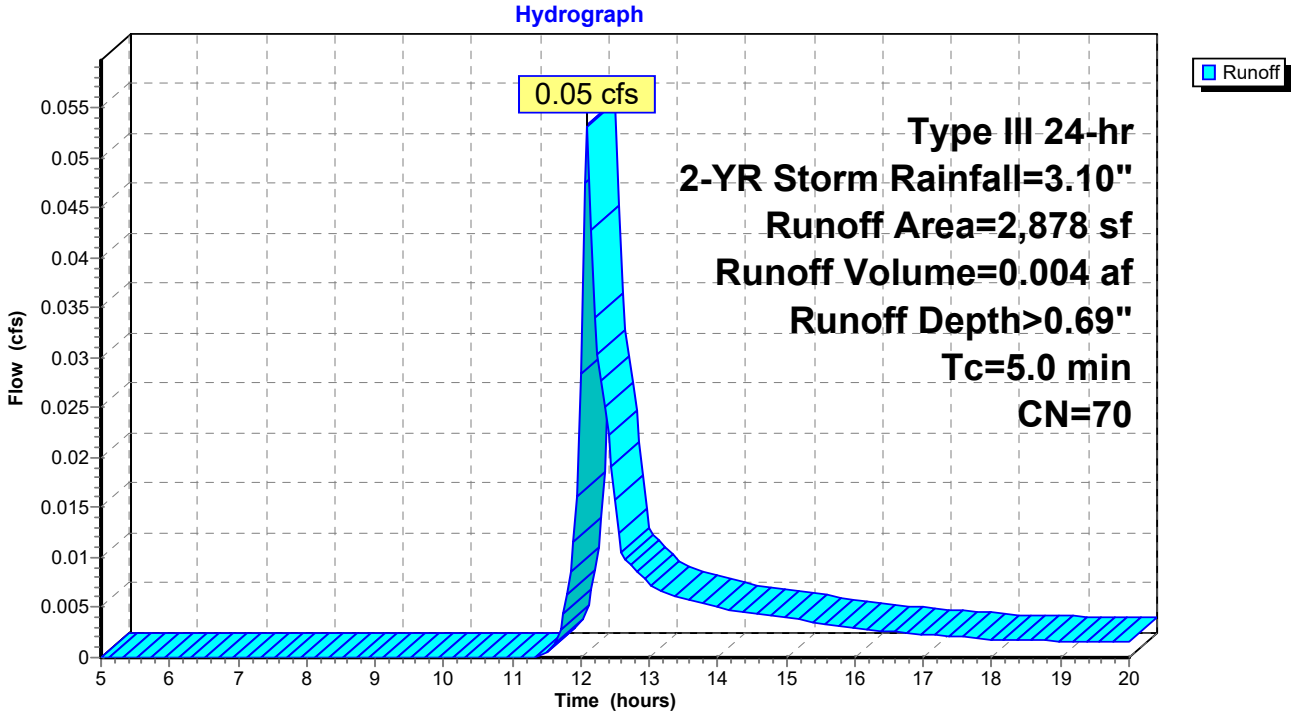
Runoff = 0.05 cfs @ 12.09 hrs, Volume= 0.004 af, Depth> 0.69"
Routed to Pond RTANK : R-TANKS

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Storm Rainfall=3.10"

Area (sf)	CN	Description
1,517	98	Unconnected pavement, HSG A
1,361	39	>75% Grass cover, Good, HSG A
2,878	70	Weighted Average
1,361		47.29% Pervious Area
1,517		52.71% Impervious Area
1,517		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, 5 Minute Minimum**

Subcatchment 10: Parking & Building



Summary for Subcatchment 11S: Building

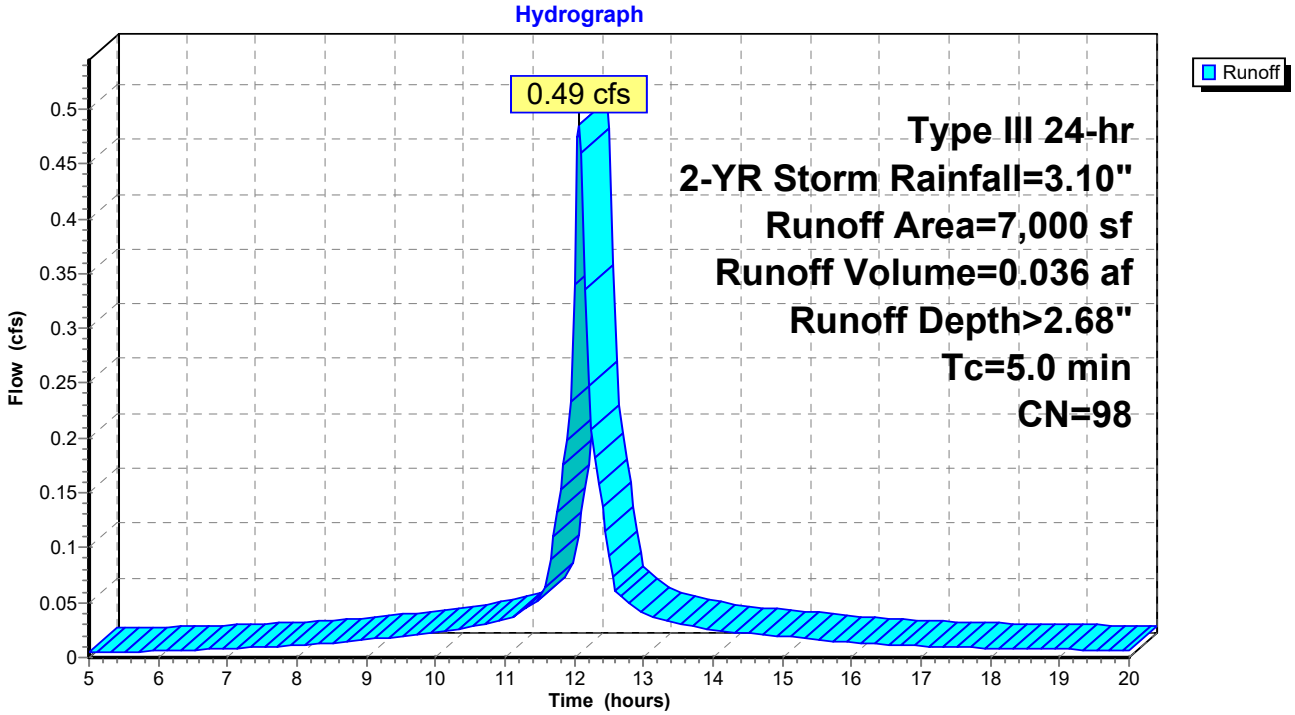
Runoff = 0.49 cfs @ 12.07 hrs, Volume= 0.036 af, Depth> 2.68"
Routed to Pond RTANK : R-TANKS

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Storm Rainfall=3.10"

Area (sf)	CN	Description
7,000	98	Roofs, HSG A
7,000		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, 5 Minute Minimum**

Subcatchment 11S: Building



Summary for Subcatchment 20: Building

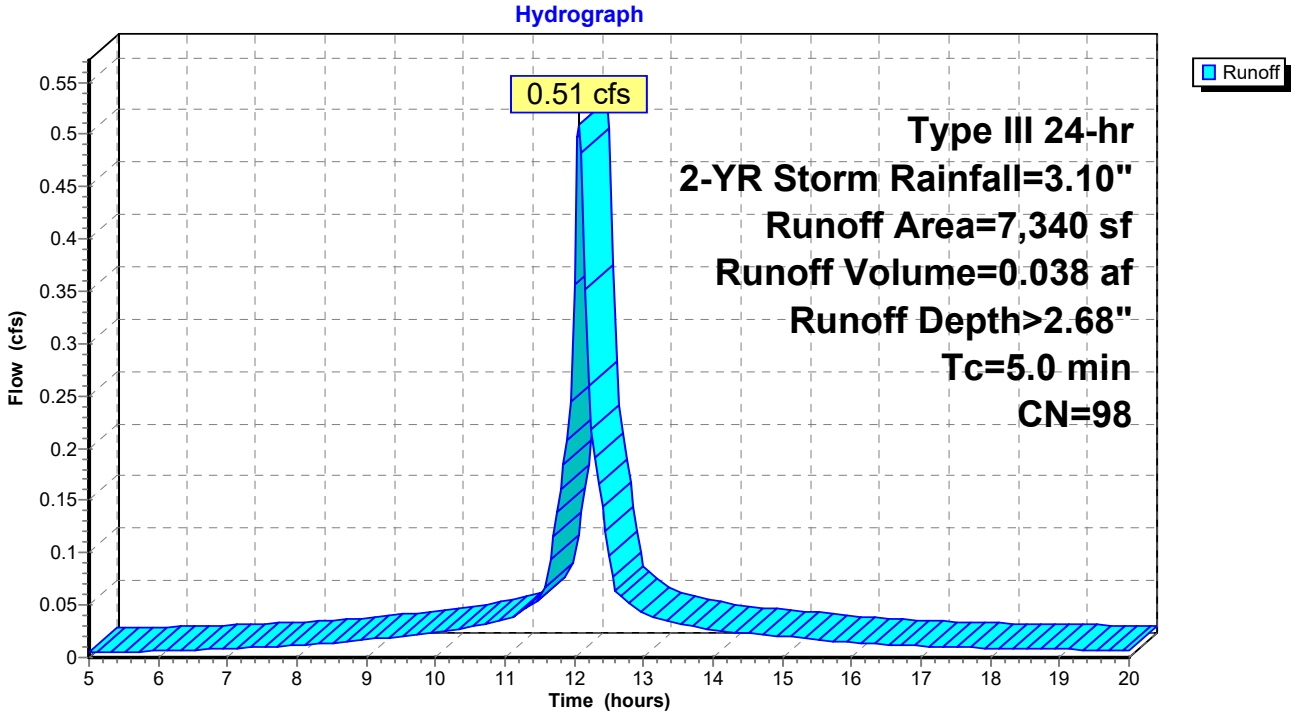
Runoff = 0.51 cfs @ 12.07 hrs, Volume= 0.038 af, Depth> 2.68"
Routed to Link SP1 : Study Point 1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Storm Rainfall=3.10"

Area (sf)	CN	Description
7,340	98	Roofs, HSG A
7,340		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, 5 Minute Minimum**

Subcatchment 20: Building



Summary for Subcatchment 21: Lawn area surrounding building

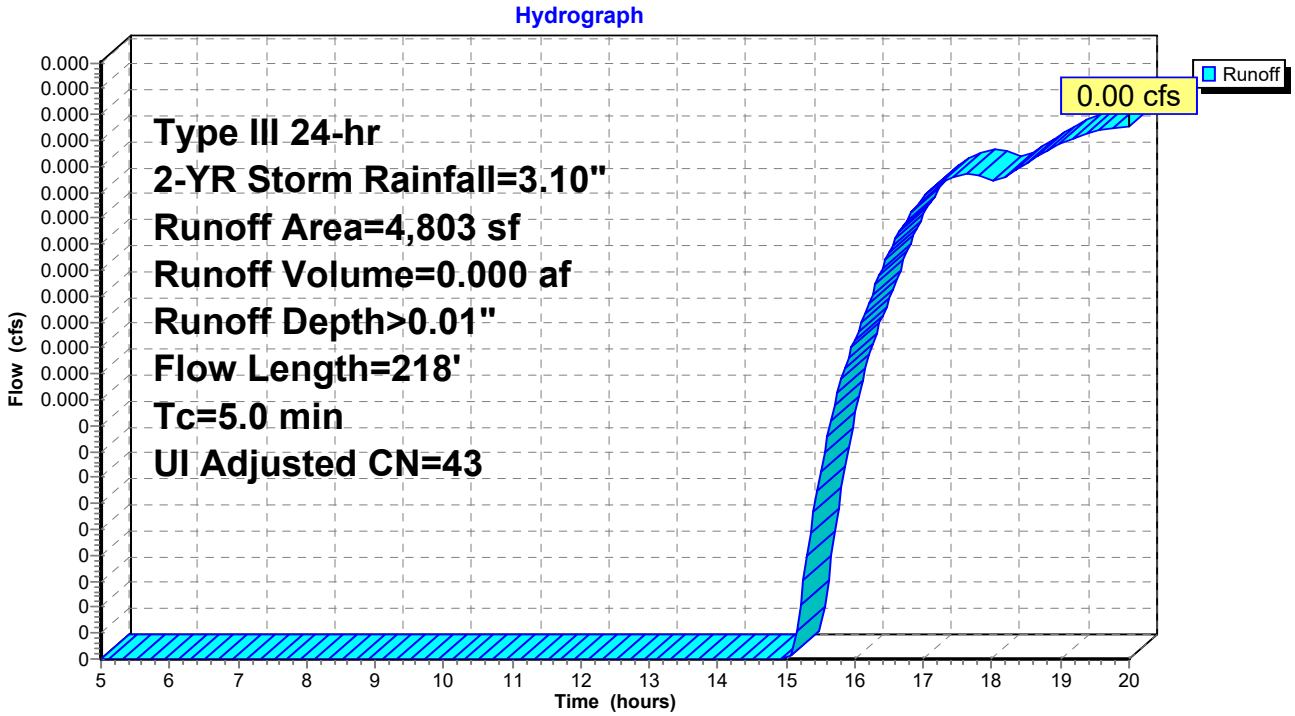
Runoff = 0.00 cfs @ 20.00 hrs, Volume= 0.000 af, Depth> 0.01"
Routed to Reach R2 : Overland Flow

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Storm Rainfall=3.10"

Area (sf)	CN	Adj	Description
619	98		Unconnected pavement, HSG A
4,184	39		>75% Grass cover, Good, HSG A
4,803	47	43	Weighted Average, UI Adjusted
4,184			87.11% Pervious Area
619			12.89% Impervious Area
619			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.3	36	0.0970	0.26		**Sheet Flow, A-B** Grass: Short n= 0.150 P2= 3.10"
1.4	182	0.0570	2.19	0.28	**Trap/Vee/Rect Channel Flow, B-C** Bot.W=1.00' D=0.10' Z= 3.0 '/' Top.W=1.60' n= 0.030 Earth, grassed & winding
1.3					**Direct Entry, 5 Minute Minimum**
5.0	218	Total			

Subcatchment 21: Lawn area surrounding building



Summary for Subcatchment 30: Roofs & Pavement

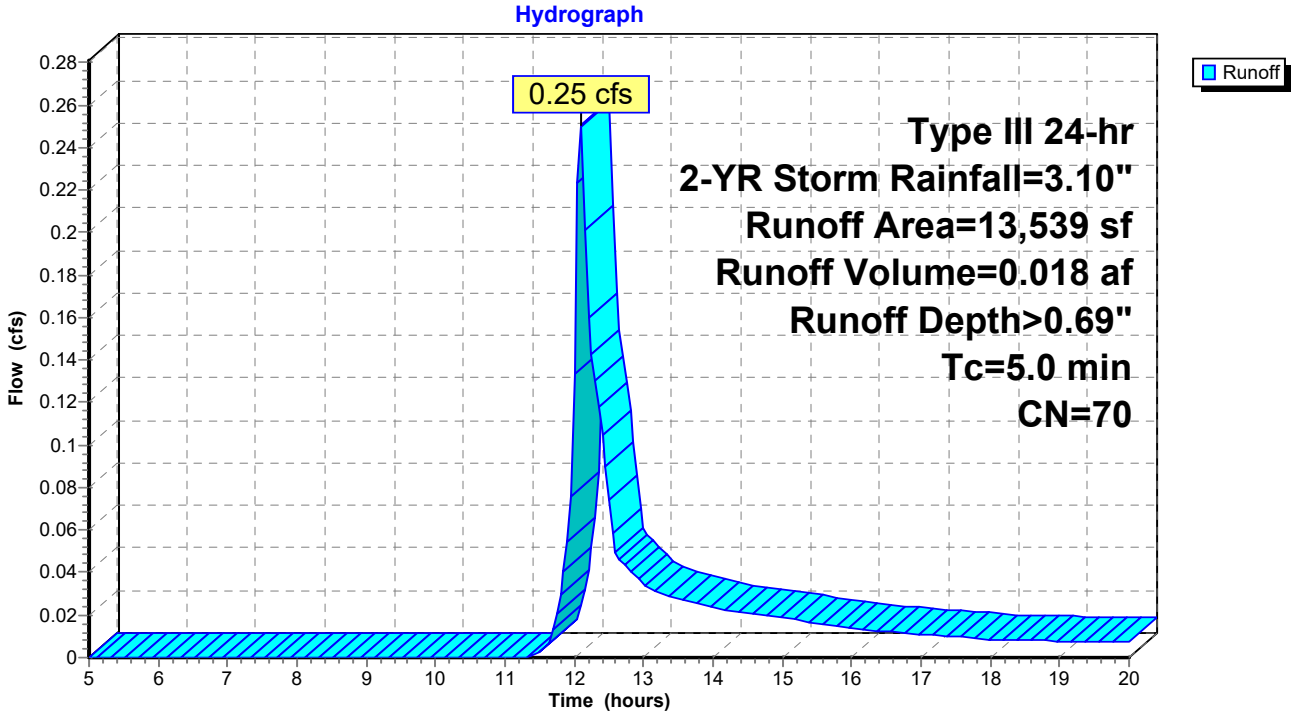
Runoff = 0.25 cfs @ 12.09 hrs, Volume= 0.018 af, Depth> 0.69"
Routed to Reach R4 : Overland Flow

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-YR Storm Rainfall=3.10"

Area (sf)	CN	Description
7,063	98	Unconnected pavement, HSG A
6,476	39	>75% Grass cover, Good, HSG A
13,539	70	Weighted Average
6,476		47.83% Pervious Area
7,063		52.17% Impervious Area
7,063		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, 5 Minute Minimum**

Subcatchment 30: Roofs & Pavement



Summary for Reach R2: Overland Flow

Inflow Area = 0.110 ac, 12.89% Impervious, Inflow Depth > 0.01" for 2-YR Storm event
Inflow = 0.00 cfs @ 20.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 20.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min
Routed to Link SP1 : Study Point 1

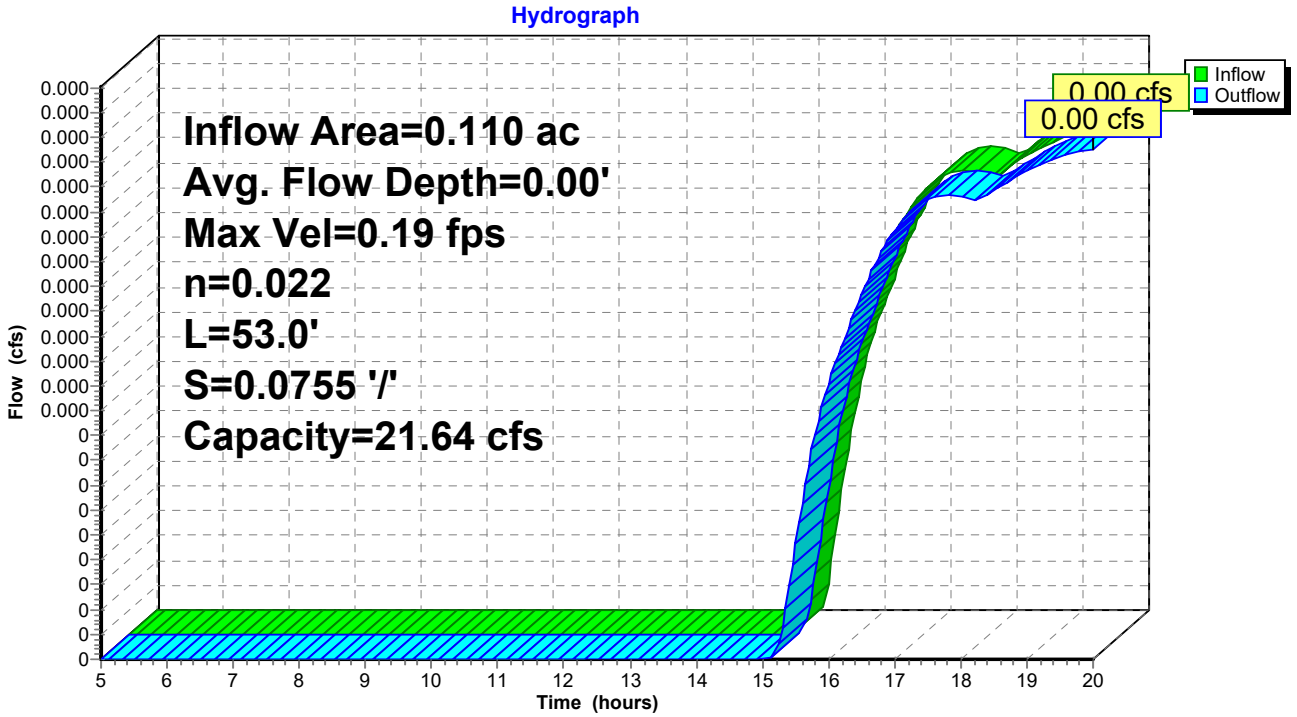
Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.19 fps, Min. Travel Time= 4.8 min
Avg. Velocity = 0.19 fps, Avg. Travel Time= 4.8 min

Peak Storage= 0 cf @ 20.00 hrs
Average Depth at Peak Storage= 0.00' , Surface Width= 50.00'
Bank-Full Depth= 0.10' Flow Area= 6.0 sf, Capacity= 21.64 cfs

50.00' x 0.10' deep channel, n= 0.022 Earth, clean & straight
Side Slope Z-value= 100.0 '/' Top Width= 70.00'
Length= 53.0' Slope= 0.0755 '/'
Inlet Invert= 91.00', Outlet Invert= 87.00'

‡

Reach R2: Overland Flow



Summary for Reach R4: Overland Flow

Inflow Area = 0.311 ac, 52.17% Impervious, Inflow Depth > 0.69" for 2-YR Storm event
Inflow = 0.25 cfs @ 12.09 hrs, Volume= 0.018 af
Outflow = 0.23 cfs @ 12.14 hrs, Volume= 0.018 af, Atten= 6%, Lag= 2.6 min
Routed to Reach R5 : Gutter Flow

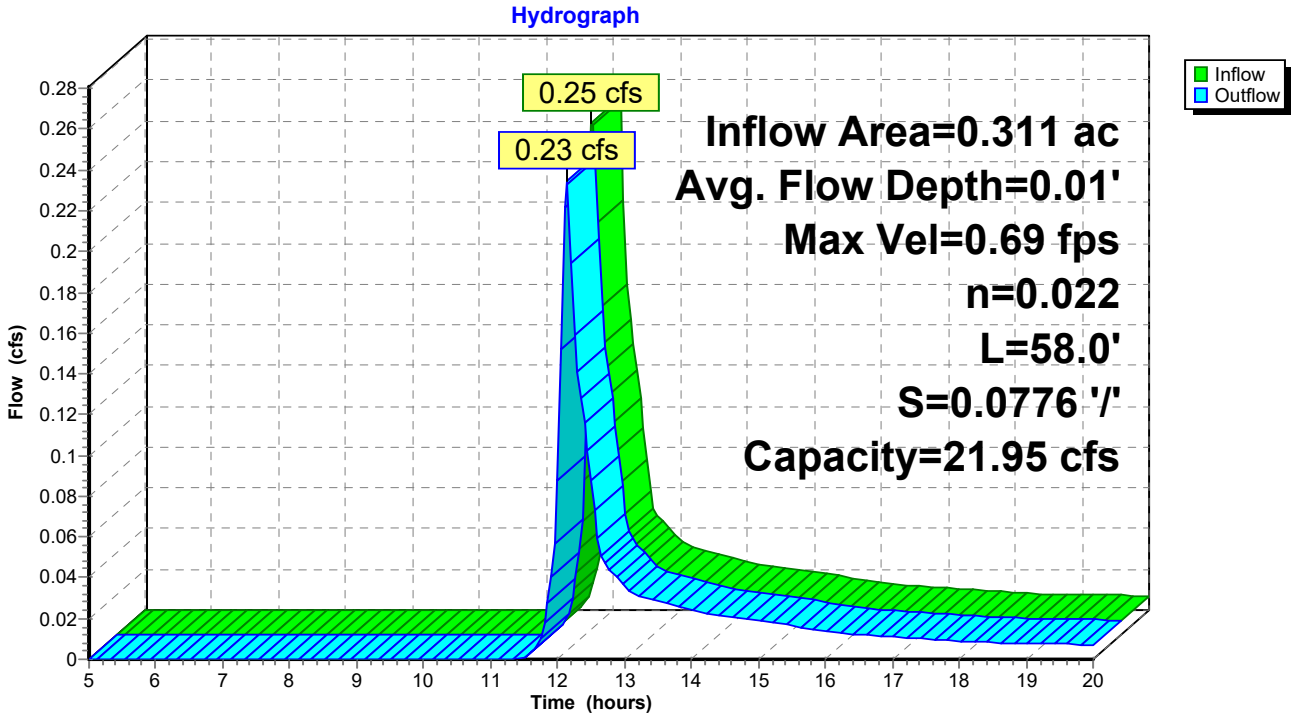
Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 0.69 fps, Min. Travel Time= 1.4 min
Avg. Velocity = 0.26 fps, Avg. Travel Time= 3.8 min

Peak Storage= 21 cf @ 12.11 hrs
Average Depth at Peak Storage= 0.01' , Surface Width= 51.43'
Bank-Full Depth= 0.10' Flow Area= 6.0 sf, Capacity= 21.95 cfs

50.00' x 0.10' deep channel, n= 0.022 Earth, clean & straight
Side Slope Z-value= 100.0 '/' Top Width= 70.00'
Length= 58.0' Slope= 0.0776 '/'
Inlet Invert= 92.00', Outlet Invert= 87.50'

‡

Reach R4: Overland Flow



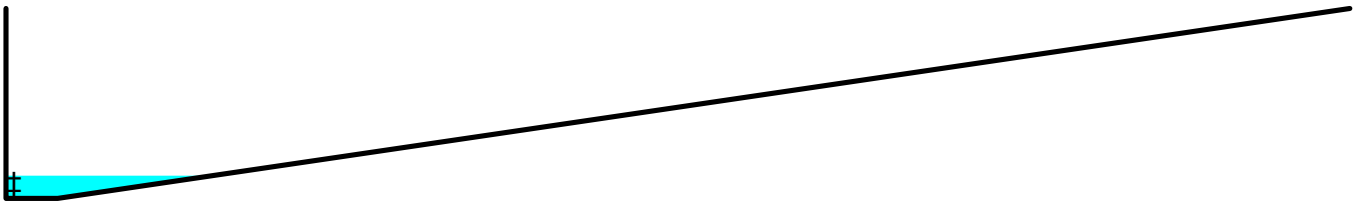
Summary for Reach R5: Gutter Flow

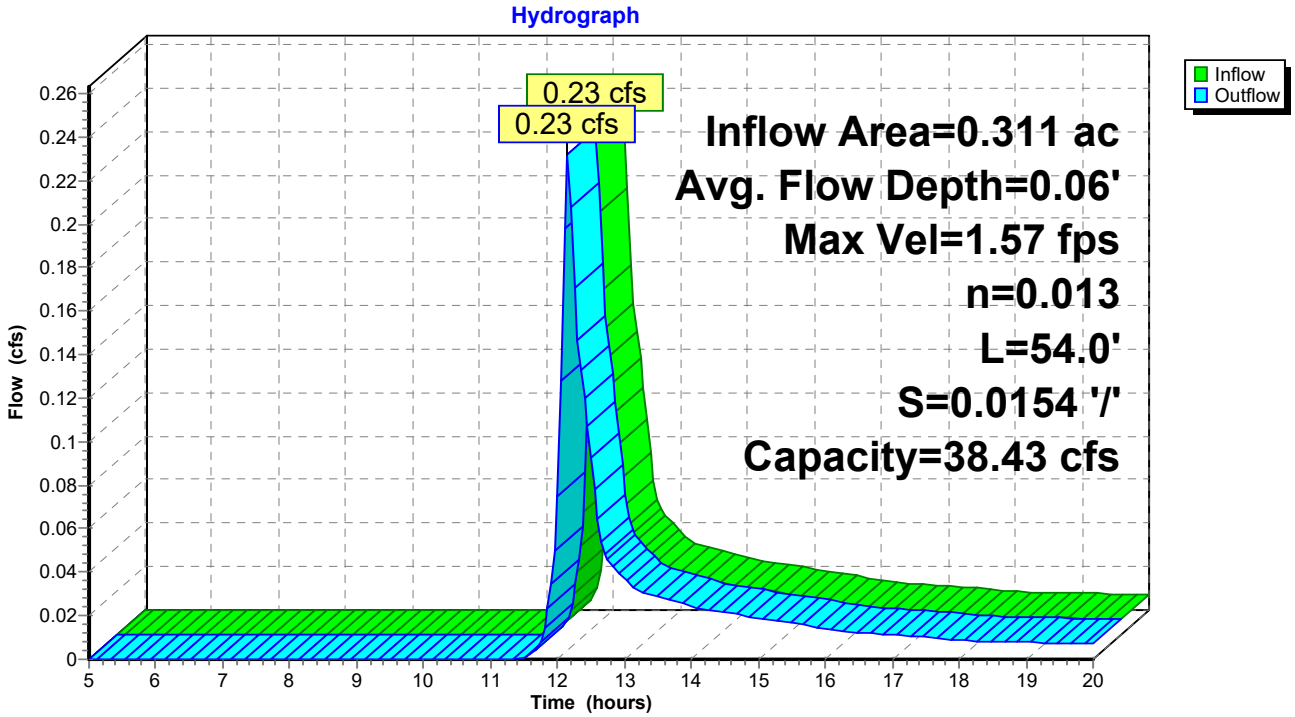
Inflow Area = 0.311 ac, 52.17% Impervious, Inflow Depth > 0.69" for 2-YR Storm event
Inflow = 0.23 cfs @ 12.14 hrs, Volume= 0.018 af
Outflow = 0.23 cfs @ 12.15 hrs, Volume= 0.018 af, Atten= 2%, Lag= 1.1 min
Routed to Link SP1 : Study Point 1

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.57 fps, Min. Travel Time= 0.6 min
Avg. Velocity = 0.77 fps, Avg. Travel Time= 1.2 min

Peak Storage= 8 cf @ 12.15 hrs
Average Depth at Peak Storage= 0.06' , Surface Width= 4.00'
Bank-Full Depth= 0.50' Flow Area= 6.8 sf, Capacity= 38.43 cfs

1.00' x 0.50' deep channel, n= 0.013 Asphalt, smooth
Side Slope Z-value= 0.0 50.0 '/' Top Width= 26.00'
Length= 54.0' Slope= 0.0154 '/'
Inlet Invert= 87.00', Outlet Invert= 86.17'





Summary for Pond RTANK: R-TANKS

Inflow Area = 0.227 ac, 86.22% Impervious, Inflow Depth > 2.10" for 2-YR Storm event
Inflow = 0.54 cfs @ 12.07 hrs, Volume= 0.040 af
Outflow = 0.15 cfs @ 12.41 hrs, Volume= 0.040 af, Atten= 71%, Lag= 20.1 min
Primary = 0.15 cfs @ 12.41 hrs, Volume= 0.040 af
Routed to Link SP1 : Study Point 1

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 101.24' @ 12.41 hrs Surf.Area= 298 sf Storage= 449 cf

Plug-Flow detention time= 27.1 min calculated for 0.039 af (99% of inflow)
Center-of-Mass det. time= 24.8 min (771.7 - 746.9)

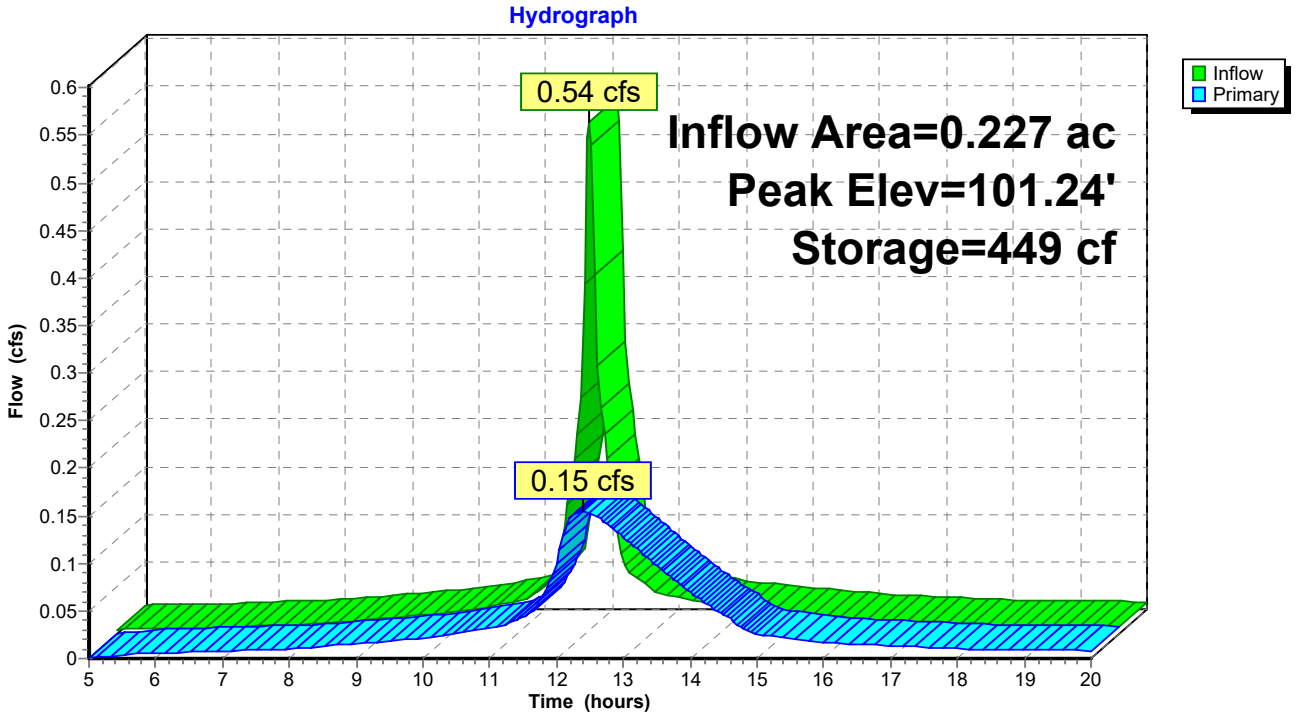
Volume	Invert	Avail.Storage	Storage Description
#1A	99.00'	298 cf	**11.87'W x 25.11'L x 4.07'H Field A** 1,214 cf Overall - 469 cf Embedded = 745 cf x 40.0% Voids
#2A	99.25'	446 cf	**ACF R-Tank HD 2** x 54 Inside #1 Inside= 15.7"W x 33.9"H => 3.52 sf x 2.35'L = 8.3 cf Outside= 15.7"W x 33.9"H => 3.70 sf x 2.35'L = 8.7 cf 54 Chambers in 6 Rows
		744 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Device 4	99.00'	**2.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Device 4	101.24'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 4	103.00'	**6.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s)
#4	Primary	99.00'	**12.0" Round Culvert** L= 49.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 99.00' / 96.81' S= 0.0447 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.15 cfs @ 12.41 hrs HW=101.24' (Free Discharge)
↑**4=Culvert** (Passes 0.15 cfs of 3.94 cfs potential flow)
↑**1=Orifice/Grate** (Orifice Controls 0.15 cfs @ 7.07 fps)
2=Orifice/Grate (Orifice Controls 0.00 cfs @ 0.04 fps)
3=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

Pond RTANK: R-TANKS

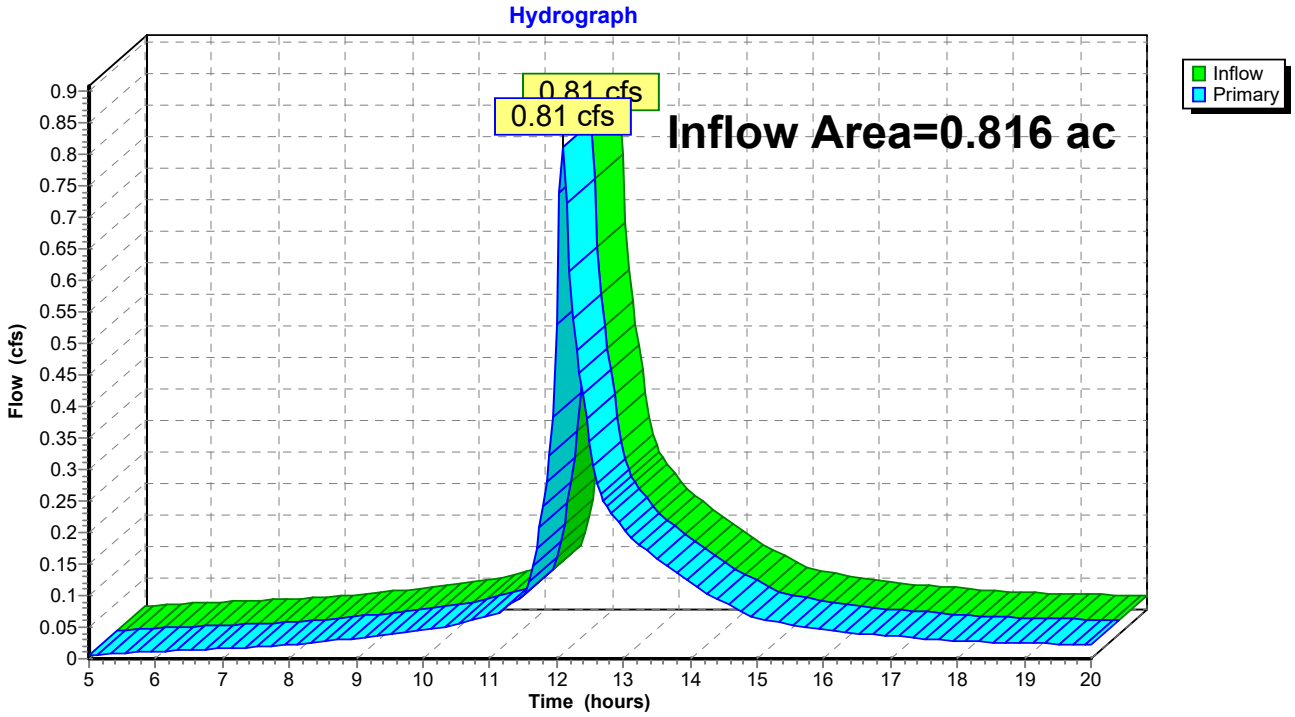


Summary for Link SP1: Study Point 1

Inflow Area = 0.816 ac, 66.20% Impervious, Inflow Depth > 1.40" for 2-YR Storm event
Inflow = 0.81 cfs @ 12.10 hrs, Volume= 0.095 af
Primary = 0.81 cfs @ 12.10 hrs, Volume= 0.095 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link SP1: Study Point 1



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10: Parking & Building Runoff Area=2,878 sf 52.71% Impervious Runoff Depth>1.60"
Tc=5.0 min CN=70 Runoff=0.13 cfs 0.009 af

Subcatchment 11S: Building Runoff Area=7,000 sf 100.00% Impervious Runoff Depth>4.05"
Tc=5.0 min CN=98 Runoff=0.73 cfs 0.054 af

Subcatchment 20: Building Runoff Area=7,340 sf 100.00% Impervious Runoff Depth>4.05"
Tc=5.0 min CN=98 Runoff=0.76 cfs 0.057 af

Subcatchment 21: Lawn area surrounding Runoff Area=4,803 sf 12.89% Impervious Runoff Depth>0.20"
Flow Length=218' Tc=5.0 min UI Adjusted CN=43 Runoff=0.01 cfs 0.002 af

Subcatchment 30: Roofs & Pavement Runoff Area=13,539 sf 52.17% Impervious Runoff Depth>1.60"
Tc=5.0 min CN=70 Runoff=0.62 cfs 0.042 af

Reach R2: Overland Flow Avg. Flow Depth=0.00' Max Vel=0.19 fps Inflow=0.01 cfs 0.002 af
n=0.022 L=53.0' S=0.0755 '/' Capacity=21.64 cfs Outflow=0.01 cfs 0.002 af

Reach R4: Overland Flow Avg. Flow Depth=0.01' Max Vel=0.99 fps Inflow=0.62 cfs 0.042 af
n=0.022 L=58.0' S=0.0776 '/' Capacity=21.95 cfs Outflow=0.60 cfs 0.041 af

Reach R5: Gutter Flow Avg. Flow Depth=0.09' Max Vel=1.99 fps Inflow=0.60 cfs 0.041 af
n=0.013 L=54.0' S=0.0154 '/' Capacity=38.43 cfs Outflow=0.58 cfs 0.041 af

Pond RTANK: R-TANKS Peak Elev=101.95' Storage=598 cf Inflow=0.86 cfs 0.063 af
Outflow=0.49 cfs 0.063 af

Link SP1: Study Point 1 Inflow=1.69 cfs 0.163 af
Primary=1.69 cfs 0.163 af

Total Runoff Area = 0.816 ac Runoff Volume = 0.163 af Average Runoff Depth = 2.40"
33.80% Pervious = 0.276 ac 66.20% Impervious = 0.540 ac

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 10: Parking & Building Runoff Area=2,878 sf 52.71% Impervious Runoff Depth>2.45"
Tc=5.0 min CN=70 Runoff=0.20 cfs 0.013 af

Subcatchment 11S: Building Runoff Area=7,000 sf 100.00% Impervious Runoff Depth>5.15"
Tc=5.0 min CN=98 Runoff=0.92 cfs 0.069 af

Subcatchment 20: Building Runoff Area=7,340 sf 100.00% Impervious Runoff Depth>5.15"
Tc=5.0 min CN=98 Runoff=0.96 cfs 0.072 af

Subcatchment 21: Lawn area surrounding Runoff Area=4,803 sf 12.89% Impervious Runoff Depth>0.52"
Flow Length=218' Tc=5.0 min UI Adjusted CN=43 Runoff=0.04 cfs 0.005 af

Subcatchment 30: Roofs & Pavement Runoff Area=13,539 sf 52.17% Impervious Runoff Depth>2.45"
Tc=5.0 min CN=70 Runoff=0.96 cfs 0.063 af

Reach R2: Overland Flow Avg. Flow Depth=0.00' Max Vel=0.31 fps Inflow=0.04 cfs 0.005 af
n=0.022 L=53.0' S=0.0755 '/' Capacity=21.64 cfs Outflow=0.03 cfs 0.005 af

Reach R4: Overland Flow Avg. Flow Depth=0.02' Max Vel=1.17 fps Inflow=0.96 cfs 0.063 af
n=0.022 L=58.0' S=0.0776 '/' Capacity=21.95 cfs Outflow=0.93 cfs 0.063 af

Reach R5: Gutter Flow Avg. Flow Depth=0.11' Max Vel=2.23 fps Inflow=0.93 cfs 0.063 af
n=0.013 L=54.0' S=0.0154 '/' Capacity=38.43 cfs Outflow=0.91 cfs 0.063 af

Pond RTANK: R-TANKS Peak Elev=102.94' Storage=727 cf Inflow=1.12 cfs 0.082 af
Outflow=0.73 cfs 0.082 af

Link SP1: Study Point 1 Inflow=2.46 cfs 0.222 af
Primary=2.46 cfs 0.222 af

Total Runoff Area = 0.816 ac Runoff Volume = 0.223 af Average Runoff Depth = 3.28"
33.80% Pervious = 0.276 ac 66.20% Impervious = 0.540 ac

UTILITIES

11.1 OVERVIEW

The proposed project will involve installation of new utility services to the new building. All new utility services will be provided from the franchise utilities available within Turner Street and Eastern Promenade. The proposed locations of the new utility services are shown on the Site Utility Plan (Sheet C-6.0).

11.2 WATER SUPPLY

The proposed project will receive its water supply from the Portland Water District's (PWD) public water supply system. Separate fire and domestic services will be installed to each building from PWD's existing main in Eastern Promenade. The existing water service to the site will be retired as part of the project. Terradyn Consultants has been coordinating the design of the new water services with PWD. The sprinkler designer is currently preparing flow calculations requested by PWD. The applicant will provide an Ability to Serve letter from PWD when it is available.

11.2.1 TOTAL PROJECT WATER USAGE

The total average daily water demand for the proposed project is estimated to be 3,270 gallons per day, based on design flows published in the State of Maine Subsurface Wastewater Disposal Rules.

3 x 1 Bedroom Residential Units at 120 gpd/unit	= 120 gpd
10 x 2 Bedroom Residential Units at 180 gpd/unit	= 720 gpd
Total:	= 3,270 gpd

11.3 WASTEWATER DISPOSAL

The proposed project will be connected to the Portland Water District's and City of Portland's wastewater collection and conveyance systems. The City of Portland Wastewater Capacity Application has been completed and forwarded to Brad Roland of the City's Water Resources Department.

The overall project is anticipated to generate an average daily flow of approximately 3,270 gpd. The existing 12-residential units on the site generated approximately 1,440 gpd. The net increase in wastewater flows is expected to be approximately 1,830 gpd. Based on the existing sewer system in the area, there appears to be adequate capacity to handle these projected flow amounts.

11.4 ELECTRICITY SUPPLY

CMP currently maintains overhead and underground utilities in the area. Electrical power for the project will be fed from a pad-mounted transformer that will be installed near the proposed garage entrance.

shinberg
CONSULTING, LLC

Property Location: 246 Eastern Promenade & 15 Turner Street

Subject: Construction Management Plan

Date: April 17, 2023

On behalf of ECK Realty, Shinberg Consulting will hire the General Contractor ("GC") to perform all site work and the building.

Construction Management Document

1) The GC will be required to install a construction fence around the perimeter of the areas affected within the lot. Signage will be affixed to the fencing to assure that all safety measures are met.

2) Shinberg Consulting will coordinate a site meeting with the city of Portland Inspections Department representative(s) and the city of Portland Department of Public Works ("DPW") and the GC with their site contractor.

3) The GC will contact Dig Safe prior to any work commencing on the site.

4) Temporary erosion control measures will be installed in any areas that feed into the city combined sewer and storm drains.

5) The GC will contact the Portland Water Department prior to work commencing.

6) Temporary signage will be installed as required by the city of Portland DPW.

7) The GC will contact CMP to protect any overhead or underground wires prior to work commencing.

8) All work will be performed during the hours of operation outlined in the city of Portland's guidelines.

shinberg CONSULTING

NEIGHBORHOOD MEETING SIGN IN SHEET

JUNE 7, 2023 5 TO 7 PM
EAST END COMMUNITY CENTER, 195 NORTH ST.
PORTLAND, MAINE
RESIDENTIAL CONDOMINIUM DEVELOPMENT LOCATED AT 246 EASTERN PROMENADE AND 15 TURNER STREET

MEMBERS OF THE PUBLIC IN ATTENDANCE

NAME	EMAIL
WILLIAM GRIBIZIS	WGRIBIZI@gmail.com
RUDINA GRIBIZIS	RUDINARG@gmail.com
Kaili Moore	kaili@presumptslotpm.com
MARY ROY	MARYROY@PORTSIDEREG.COM
KAREN McMann	[illegible]krnski[illegible]@gmail.com
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DAVID BANNON	DAVIDBANNON@YAHOO.COM
[illegible]	[illegible]
SADHBH NEILAN	SIVENEILAN@YAHOO.COM
Kristen Frongillo	kfronge@gmail
DAVID ROBERTS	davidxcskier@gmail.com

NAME	EMAIL
Elizabeth Harrington	Lizharrington@LIVE.com
BRIAN Harrington	BRIANHarrington39@msn.com
Peter Murray	pmurray@gwi.net

DEVELOPER AND CONSUTANT TEAM IN ATTENDANCE

NAME	EMAIL
NICK Aceto	Nac@acetoLA.com
GREG SHINBERG	gls@shinbergconsulting.com
EVAN DEMERS	evan@mullerarchitects.com
mark mueller	mark@muellerarchitects.com

246 Eastern Promenade and 15 Turner Street Condominiums

Notes compiled by Evan Demers of Mark Mueller Architects and Greg Shinberg of Shinberg Consulting

Neighborhood Meeting

June 7, 2023, 5:00-7:00 PM – East End Community School, Portland, ME

Developer and Consultant Team in Attendance:

- Greg Shinberg - Shinberg Consulting, LLC (“GS”)
- Nick Aceto - Aceto Landscape Architects (“NA”)
- Mark Mueller - Mark Mueller Architects (“MM”)
- Evan Demers - Mark Mueller Architects (“ED”)
- Harry Krigman - ECK Realty, LLC (“HK”)

Members of Public in Attendance:

- Approximately 18, see sign-in sheet attached. GS asked members of the public to share their initials when asking questions or making comments. (The members of the public opted to not share their initials when speaking.)

Team Notes:

1. GS presented an overview of the project. GS then introduced the development team and gave a description of the process to date, summarizing approximately 1.5 years of preliminary design work.

2. GS presented the approximate time frame for the anticipated Planning Board entitlements, additional design, and construction. GS anticipates that, after entitlements, it will take approximately 18 months to complete construction.

3. GS informed the neighbors that the owner has opted to pay the fee in lieu of building 25% affordable condos, as required under the Green New Deal, which totals $603,698, based on the

current fee of $172,485 for each of 3.5 units. GS noted that this fee is paid into the City of Portland Housing Trust Fund. GS has been told by City staff that their goal is to use these funds to build approximately 5-7 new units of affordable housing based on a cost of approximately $350,000 per unit.

4. NA presented an overall project description.

5. MM presented an overall project description.

6. During the presentations by NA and MM, several neighbors asked questions. GS asked the neighbors to wait until NA and MM finished their presentation.

7. GS asked the neighbors whether they would be comfortable providing their initials when making a comment or asking a question. The neighbors continued making comments and asking questions but did not offer their initials.

Questions and Comments from Neighbors:

8. There appears to be a loss of parking, where will all of the current users park?

9. Where will the other users (Morning St tenants) park when it is reduced?

   - GS: At present, there are no long term parking leases. The residents in both 246 Eastern Prom and 119 Morning Street currently use some of the parking lot. At present, many of the residents park on the street, rather than in the parking lot.

10. How tall will the new street trees on Turner St be when installed?

    - NA: The trees will be smaller in scale than some of the large trees that are currently located in the neighborhood. The reason for this is to keep the trees from overwhelming the new buildings when they are fully grown.

11. Are there any variances you will need to complete the proposed project as presented?

    - GS: No

12. How tall is the Turner St building?

    - MM: The building is well below the 35’ maximum height allowed.

13. What goals were set forth while approaching this project?

    - NA: Good urban design following the goals established in the City of Portland Comprehensive

Plan. This includes porches facing the street, appropriate landscaping with retaining walls and hardscape, and less surface parking. Our goal is to assure that we are consistent with the other buildings nearby and that we create a streetscape that is inviting. Public streets are public places. We try to reduce the impact of vehicles and reduce parking where we can. We also try to utilize the City infrastructure wherever possible.

- MM: We walked around the neighborhood prior to starting the design.

14. People park on the street and this project will create more competition for that parking.

15. Why was the color red chosen to appear on the Turner St building?

    - MM: We chose a salmon color that we thought would be a good compliment to the neighborhood. However, we are open to other color choices.

16. What is the timeframe of the construction process?

    - GS: We anticipate that obtaining the Planning Board approvals will take several months. After approvals, there will be a process to complete the drawings and submit to the City an application for a building permit. Once the building permit is issued, we anticipate approximately 15-18 months to construct the project.

17. Why is the Eastern Promenade building four stories and not shorter?

    - MM: We felt that this was in character with the other houses along the Prom and in the neighborhood.

    - NA: It is important to note that our proposed design has a garden-level entrance from the Prom that is 6'-7' lower than the five-unit condominium building to the east. The current building code requires that this entrance meets all ADA requirements. To keep the design in character with the neighborhood, it is important to design this main entry with a small ramp that allows for wheelchair access. It is also important to note that the building is designed to meet the maximum height allowance of 45', as determined by the Average Grade Plane. This is a 4-story building that is similar to other buildings that fall within the 45' height restriction.

18. An additional floor was added to the condominiums next door sometime in the past.

19. What precedents were used in designing this building?

    - MM: Turner Street is the line of the historic district. We take our cues from the rooflines, siding, colors, porches, parking, heights, windows and doors, and other exterior elements.

20. Why was a more traditional approach not taken when designing? Not in character with neighbors.

- MM: We believe that it is in character with the neighborhood.

21. Could the red color of the Turner ST building be changed?

    - MM: Yes, we will consider changing this color.

22. Why is there so much glass on the Eastern Prom façade, seems “airlifted from Miami”?

    - MM: We disagree. There are many homes along the Prom that have large windows and doors to bring in the beauty of the Prom and the ocean beyond.

23. Is a potential 3D aerial Model available to be rendered for scale?

    - MM and ED showed the perspective drawing to the neighbors.

24. Where will the HVAC be located?

    - ED showed the location of the HVAC units at different roofs.

25. What will the site planting be like?

    - NA and ED showed the neighbors the site planting plan.

26. Why are the decks so large? Can you reduce size?

    - MM: We believe that this helps to create good design for the building with shadow lines and interesting fenestration. We believe that the decks are appropriately sized.

27. The roof top units will extend the height of the overall building?

    - MM: The rooftop units may extend no more than 5’ above the overall building height, as shown on the plans. (The HVAC units may reach a maximum height of 50’, as permitted, utilizing the average grade plane.)

28. Were there other designs brought forward in this process or are there any other designs to be presented?

    - MM: Yes, as a team we spent close to 18 months reviewing several design options.

29. The building resembles a “Lego” house, it looks modular.

30. Will there need to be any sheet piling work done on the project?

- GS and ED showed the neighbors where the sheet piling will be needed.

31. How long will the sheet piling take to complete?

    - GS: We are not certain. It depends on the site conditions. However, we have already completed geotechnical borings and, based on this information, we anticipate the pilings will take approximately two weeks.

32. What is the procedure to ensure the neighboring homes will not endure any issues during and after construction?

    - GS: We will require the General Contractor (TBD) to document the existing conditions of any properties located nearby.

33. How can we be sure that nothing will happen to our properties during blasting / driving?

    - GS: We do not anticipate any blasting based on the geotechnical information. We cannot assure you that nothing will happen during construction. However, we all carry adequate insurance for unforeseen issues and must present a construction management plan to the City prior to any work commencing.

34. Driving down the street all you will see is a massive building, the perspective does not seem accurate.

35. Is there any consideration surrounding existing and aging infrastructure? What will happen if anything breaks?

    - GS: As stated before, we will do everything possible to prevent any adverse effect on the existing infrastructure.

36. Is there any consideration for a pitched roof?

    - MM: We believe that a flat roof is more in character with many of the homes in the neighborhood.

37. What will the noise be like from the HVAC system?

    - ED: As shown on the plan, the rooftop units are located as close as possible to the center of the roof to reduce any impact on the neighbors.

    - GS: The City has an ordinance that states that the decibel level of HVAC units cannot exceed a certain level at the property line. This is a rule that must be followed to obtain a building permit.

38. Could you reduce the deck / balcony size?

    - MM: As stated earlier, we believe that the decks and balconies add important shadow lines and fenestration.

39. Can you lighten the color of the building to be more congruent with the neighbors?

    - MM: We can look at alternatives.

40. How many units are there in the new project compared to the existing building?

    - GS: The building that faces the Prom will have a total of 11 units with 14 enclosed parking spaces. The building located on Turner Street will have a total of three units. The project will have a total of 14 units. At present there are 12 units in the building facing the Prom.

41. How many people are parking there now? Where will they park after the project?

    - HK: Some people in both 246 Eastern Prom and 119 Morning Street rent parking on a month-to-month basis. At this time, we have about half of the 40 spaces in the existing parking lot leased.

TERRADYN CONSULTANTS, LLC

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July 28, 2023

RESPONSE TO REVIEW COMMENTS

PL-002490-2023 | 246 Eastern Promenade
Portland, Maine 0410
Project #22-144

Sean King, PLA Urban Designer
389 Congress Street, 4th Floor
Portland, ME 04101

Dear Sean:

We have received and reviewed staff comments on the proposed redevelopment of 246 Eastern Promenade (City of Portland Project #PL-002490-2023), dated June 6, 2023 and updated on June 14, 2023. The project design team has prepared the following responses to the comments. For clarity, each comment is repeated below, followed by our response in **bold text**.

INCLUSIONARY ZONING CONDITIONAL USE

- The applicant shall indicate how the development will provide requirements for workforce housing under Land Use Code 18.2.3.

  Applicant Response: The applicant intends to pay a fee-in-lieu of providing workforce units within the development in accordance with Section 18.2.3.C.6.

SITE REVIEW

- The applicant shall submit ability to serve for all respective utility services under 14.6.3.C.1.

  Applicant Response: Request for confirmation of ability to serve has been sent to the Portland Water District and the Department of Public Works (DPW). Final confirmation will be provided when received.

- Applicant shall provide boundary of excavation, replacement of grades, brick sidewalk and seeded loam for new sewer and storm drainage connection at Eastern Promenade. In addition, utility trenching and installation of utilities shall not significantly impact existing mature trees and root systems at the Eastern Promenade.

  Applicant Response: The drawings have been updated to include the information described in this comment.

- The applicant shall address the existing utility easement 1694/437 for the existing utility pole and overhead utility wire that currently spans across the property. The applicant shall provide acceptance of proposed removal from Cumberland County Power and Light Company and its successors.

  Applicant Response: Shinberg Consulting met with Central Maine Power ("CMP") in April and again in early July to review the design for providing power to the transformer that will provide power to the 2 buildings. The current overhead lines that serve the existing 12-unit building will be removed and new underground conduit and utilities will get installed.

- The applicant shall address the existing access easement 25665/101 to maintain or replace the existing overhead utility wire for the abutting property at 236 Eastern Promenade.

  Applicant Response: At the meetings with CMP, we discussed how to remove the overhead lines that feed the existing buildings located at 236 Eastern Promenade and replace them with underground conduit and utilities from an existing pole on the southeast side of Turner Street at the corner of Morning Street. We are working with the Owners of the Condominiums to relocate the utilities. ECK Realty, LLC will pay for the cost of the improvements.

- The applicant shall indicate snow storage areas on site plans under 14.6.4.C.

  Applicant Response: Snow storage areas have been added to the Site Plan (Sheet C-4.0). The site features limited areas to store snow. When the capacity of the storage areas is exceeded, snow will be removed from the site.

- The applicant shall submit preliminary condominium documents for buildings, shared spaces, parking and all site operations.

  Applicant: We have commenced the draft of the condominium documents. It is reasonable to anticipate that there may be feedback at the workshop that will provide guidance to complete the Preliminary Condominium Documents.

- The applicant shall indicate EV charger symbols for each parking space required and/or proposed in addition to on-site plans under Technical Manual 1.14.

  Applicant Response: The project includes 27 total parking spaces. Section 1.14 of the Technical Manual requires 5 of the spaces to have Level 2 chargers and an additional 13 spaces to be made EV-ready with conduit and sufficient electrical supply. The applicant proposes to provide Level 2 EV chargers for 16 parking spaces using dual-head chargers located between spaces. EV charger symbols have been added to the Site and Utility Plans.

- The applicant shall indicate any existing parking lease agreements that would impact the proposed development program.

  Applicant Response: There are no parking leases at the existing parking lot.

- The applicant has provided a Construction Management Plan and narrative, staff finds the following:

  - Construction management plan shall utilize the existing conditions plan to include site management, erosion control, construction staging areas, parking during construction, dewatering and other special measures. See attached template

    Applicant Response: The Construction Management Plan (Sheet C-3.1) has been updated with the requested information.

  - All temporary crosswalks require ADA compliance and cannot utilize the existing abutting property driveway, staff recommends the temporary crosswalk relocate to the corner of Turner Street and to observe street occupancy permit requirements.

    Applicant Response: The Construction Management Plan (Sheet C-3.1) has been updated. Sidewalk closure signs and temporary crosswalks have been updated accordingly.

  - Proposed grading and maintenance easement must be acceptable in writing from abutting properties. Construction activity shall not occur on abutting properties without prior authorization.

    Applicant Response: The Tree Installation and Maintenance Agreement is complete between ECK Realty LLC and Eastern Promenade Limited Liability Company, and a DRAFT Tree Installation and Maintenance Agreement has been presented to the Owners of Promenade Place Condominium Association. The details of this agreement are under discussion now. Copies of the agreements are attached for review.

    No construction activity will occur on abutting properties without prior authorization.

  - Utility construction and sidewalk replacement at Eastern Promenade shall require an appropriate sidewalk closure to reroute pedestrians for any work within City's right of way, staff recommends temporary crosswalks redirect pedestrians to north sidewalk at Eastern Promenade.

    Applicant Response: The Construction Management Plan (Sheet C-3.1) has been updated. Sidewalk closure signs and temporary crosswalks have been updated accordingly.

  - Traffic control plans shall be provided and use of public parking spaces or the blockage of any portion of sidewalk for the purpose of construction activity shall require an occupancy permit and appropriate fee as assessed by the Department of Public Works.

    Applicant Response: A note has been added to the Construction Management Plan (Sheet C-3.1) referencing the requirement for an Occupancy Permit.

DESIGN REVIEW

- The Applicant should consider darker (heavier) materials at the base of the 11-unit building and lighter tone materials to terminate the building's upper floor.

  Applicant Response: Please see the revised building elevations with updated material colors to reflect staff comments.

- Staff recommends a front façade composition that segments the building into two parts to further reduce the scale of the building's width. Staff suggests the elimination of the deck overhang and façade projection located in the middle of the front elevation along with stacked balconies that carry to the top floor. In addition, the Applicant shall be aware that stepbacks in the R-6 are only required for building heights above 35 feet to be 10 feet from the side property line and 15 feet from the rear property line. The current stepback distance at the right elevation is approximately 17'-4" and at the left elevation is approximately 21'-4".

  Applicant Response: Please see the revised building elevations with updated front deck composition to reflect staff comments. We have received stepback zoning definition clarification from John Sullivan in zoning to confirm the step is from the building at the ground level, not from the setbacks. Stepbacks remain as originally proposed with added dimensional clarity on elevation sheets.

- The proposed three-unit building with frontage on Turner Street fits within the surrounding context as a two-story height structure. Staff finds the building recession at the front elevation for bicycle storage does not contribute to a balanced front elevation, the Applicant should consider an alternative storage location to provide a more balanced front elevation composition.

  Applicant Response: Please see the revised Turner Street building elevation with updated corner infill to reflect staff comments.

- Staff recommends the applicant consider a shared entry and stairway for the three-unit building facing Turner Street to allow for direct access to the public street for each dwelling unit that is consistent with the surrounding neighborhood context.

  Applicant Response: The Turner Street building entry remains with a pedestrian entry consistent with the Design Review Standards and the neighborhood; minor revisions to this area to further enhance the entry have been implemented (see elevations). Internal circulation within requires a rear access point for the upper units, being consistent with the associated covered rear parking with each unit.

ZONING

- The applicant needs to provide the average grade for both buildings. They need to provide the finished grade at the major corners of each building and then add the average grade line to the elevations for each building.

Applicant Response: The average grade for the two proposed buildings are as follows:

246 Easter Promenade: 99.58'
15Turner Street: 105.56'

Spot grades are provided at each building corner on the Detailed Grading Plan (Sheet C-5.1)

TRAFFIC CONSULTANT

- The applicant shall provide information in support of a waiver for parking lot aisle width proposed for the 11-unit building. This shall include vehicle turning templates for all parking spaces.

  Applicant Response: A waiver request has been uploaded to the E-Plan document section. Parking Turning Analysis plans have been added to the plan set.

- The applicant shall provide information on how the tandem parking spaces will be managed.

  Applicant Response: The 4 of the tandem parking spaces will be sold to Units 200 and 300 in the stand-alone 3-unit building located at 15 Turner Street. 4 of the tandem parking spaces will be leased to 2 separate apartments located nearby at 119 Morning Street. This property is owned by ECK Realty, LLC.

- The applicant should provide information that the elimination of existing parking spaces is not associated with an existing site plan approval.

  Applicant Response: The existing parking lot is not associated with an existing site plan approval.

DEPARTMENT OF PUBLIC WORKS – ENGINEERING & TRANSPORTATION

- The City's Technical Manual has been recently updated and approved. After reviewing the proposed details for this project it is clear that you are using the outdated details. The applicant shall update all proposed details (Site, Sewer, Stormwater, Landscape, …. details) to meet the requirements of the recently approved technical manual update. CAD files can be obtained upon request.

  Applicant Response: Applicable details have been updated to reflect the latest version of the Technical Manual.

- The applicant shall label all improvements in the ROW. Improvements and existing conditions in the ROW shall be dimensions on the plan view sheets. For example ROW, street, lanes sidewalk, esplanade driveways (and other improvements) widths as well as when a width changes.

  Applicant Response: Additional dimensions have been added to existing conditions and improvements within the right-of-way.

- The applicant shall update the plans to label and or provide spot grades and slopes for the proposed sidewalks and driveway improvements at grade breaks.

  Applicant Response: Additional spot grades and notes have been added to the proposed sidewalk and driveway apron. See Sheet C-5.1.

- The proposed brick sidewalk cross slope shall not exceed 2% at the property line. If the existing sidewalk grades are not compliant at the property line, then the limits of sidewalk replacement shall be extended to include a 5 foot minimum transition zone from the proposed 2% to the existing sidewalk slope.

  Applicant Response: Additional spot grades and notes have been added to the Detailed Grading Plan (Sheet C-5.1) to ensure the Turner Street sidewalk is constructed in accordance with this comment.

- The plans need to show and label existing and proposed curb. Is the applicant planning to reset the existing granite curb? If the existing Granite Curb will be reset the applicant shall insure that the existing granite is free of any defects such as but not limited to chipping and cracking. Be aware that Public Works may require the use of new granite curb upon inspection of the existing granite curb prior to installation / during construction.

  Applicant Response: The project will include resetting existing curb and installing new curb within public rights-of-way. These locations have been noted clearly on the Site Plan (C-4.0). A note regarding the condition of the existing curb has been added to the Existing Conditions & Demolition Plan (Sheet C-3.0).

- On the site plan note the location of the curb that will be removed and reset or new curb installed per the current City standards.

  Applicant Response: The project will include resetting existing curb and installing new curb within public rights-of-way. These locations have been noted clearly on the Site Plan (C-4.0).

- It is the City's standard to have the sidewalk material continued through the driveway aprons at grade with the proposed sidewalk and not in excess of 2% cross-slope. The applicant shall depict the proposed sidewalk and driveway on the plans to meet the current City standards. The sidewalk and driveway shall be constructed in accordance with the City's Sidewalk and Driveway Apron Material Policy and the granite curb installed per the current City standards. The applicant shall update the plans and provide spot grades and slopes for the proposed sidewalk. The sidewalk material shall be continued through the driveway aprons at grade with the proposed sidewalk and not in excess of 2% cross-slope per the current City standards.

  Applicant Response: The most recent driveway apron detail from the City of Portland Technical Manual has been added to the drawings (Sheet C-8.0). Spot grades have also been added to the Detailed Grading Plan (Sheet C-5.1) to ensure proper cross slope of the pedestrian route.

- All pavement cuts in the City ROW shall be repaired per the Minor Excavation Pavement Repair Details (prior to paving the finished surface) found in the Rules and Regulations for Excavation Activity.

  Applicant Response: Details for pavement repairs within the city right-of-way are located on Detail Sheet C-8.0.

- The applicant is required to get an excavation permit and coordinate with the Department of Public Works prior to any work within the street Right of Way.

  Applicant Response: A note regarding the requirement for an excavation permit is located on General Notes Sheet C-1.1.

- If during the proposed renovations the applicant's contractor requires occupying the City's right of way for placing a dumpster, staging, additional parking spaces and or parking / using vehicles for construction purposes (for example), then the applicant will be required to apply for a Street Occupancy Permit or a Sidewalk Occupancy Permit. Also, be aware that a traffic control plan is required with the submission of an occupancy permit impacting pedestrian routing and or the normal movement of vehicles.

  Applicant Response: A note regarding the need for a Street and/or Sidewalk Occupancy Permit has been added to the Construction Management Plan (Sheet C-3.1).

- The applicant shall reconstruct the existing driveway aprons to be compliant per the City's Technical Manual Section 1, Figure I-9C and the City's Sidewalk and Driveway Apron Material Policy.

  Applicant Response: We believe that the plans reflect the most recent driveway apron and sidewalk details and material policies of the City of Portland.

DEPARTMENT OF PUBLIC WORKS – WATER RESOURCES

- The applicant shall submit a wastewater capacity application to DPW water resources for review and approval.

  Applicant Response: A wastewater capacity application was submitted to Brad Roland at the Department of Public Works, Water Resources Department via email on May 8, 2023.

- Flows from the grassed swale running along the northerly and westerly edge of the property should be conveyed into the site's proposed storm drain network to prevent concentrated flows from discharging across eastern promenade esplanade. The concern would be nuisance erosion occurring on City park land downstream of the proposed development site.

  Applicant Response: A field inlet has been added at the eastern terminus of the proposed swale to collect runoff prior to discharging it onto the esplanade.

- The applicant shall add City standard details from the most current version of section # 2 of the Tech Manual for private sewer lateral connections into public sewers.

  Applicant Response: The most recent detail for a private sewer lateral connection has been added to Detail Sheet C-8.1.

- It is requested that the applicant add a note to the plans pertaining to existing catch basin structures impacted by the proposed storm drain work in Turner street: "The Contractor and City of Portland DPW to assess the condition of existing catch basin structures in the field to determine if reuse is acceptable."

  Applicant Response. The requested note regarding the condition of existing catch basins has been added to the Grading & Drainage Plan (Sheet C-5.0).

- DPW does not have a hydraulic model of the existing City storm drain system in this project area to fully understand the impacts of the increased stormwater runoff flows this project is proposing to add into the system. The applicant should provide stormwater management in order for the project to meet the flooding standard to ensure the flow increases don't cause or contribute to existing capacity issues in the system.

  Applicant Response: More information on how the project will meet the flooding standard will be provided in a subsequent submission.

- DPW is requesting that SD-5 and SD-6 be upsized to 18" storm drains.

  Applicant Response: The requested changes to the storm drain network have been made on the Grading & Drainage Plan (Sheet C-5.0).

- DPW is requesting that the applicant upsize the existing 12" storm drain pipe connecting DMH-5 to the existing City CB on the northerly side of Turner to a 18" storm drain. City records indicate the outlet pipe from the City catch basin on the northerly side of Turner Street is an 18" PVC pipe.

  Applicant Response: The requested change has been made to the Grading & Drainage Plan (Sheet C-5.0).

- The existing City storm drain outlet pipe at DMH-7 is a 10" ID pipe according to City mapping records. SD-8 shall be downsized such that it isn't larger than the outlet pipe.

  Applicant Response: Proposed storm drain pipe SD-8 has been downsized to 6" diameter. This change is shown on the Grading & Drainage Plan (Sheet C-5.0).

STORMWATER

- The project is required to provide for stormwater management in accordance with Maine DEP Chapter 500 and City of Portland Technical Manual Section 5 standards for stormwater management. The project is a redevelopment project and is reducing the amount of non-roof impervious surface.

- The Applicant has calculated a slight increase in stormwater runoff amounts. It should be confirmed that there is not concern with downstream stormwater system capacities. The project also includes installation of new stormwater infrastructure in the ROW, and this should be coordinated with the Department of Public Works.

  Applicant Response: More information on how the project will meet the flooding standard will be provided in a subsequent submission.

- The project is proposing to direct stormwater along the western edge of the site onto the adjacent property. A grading easement has been identified along the western edge of the property. The Applicant should confirm with the neighboring property that there are no concerns with the proposed grading. The amount of flow is anticipated to be very small, but will be within a defined swale that did not exist based on existing conditions grades. Further evaluation and coordination with the neighboring property is required.

  Applicant Response: The grading on the western and northern property boundaries has been revised. No new grading is proposed on abutting properties, and runoff in the proposed grass swale is now designed to be collected on the project site in a field inlet and piped into the site's storm drain system.

- The demolition and site plans should reflect the pavement impact in the Eastern Promenade due to the proposed stormwater infrastructure installation and the water service retiring.

  Applicant Response: The drawings have been updated to reflect the proposed impacts within the Eastern Promenade right-of-way.

- The grading plan shows grades within the parking area. The collection of runoff in this area should be clarified – drainage from within covered parking areas must be sent through an oil water separator and to the sanitary sewer separate from site stormwater and sewer.

  Applicant Response: A new catch basin and oil/grit separator has been added within the garage to collect water and direct it to the internal building sewer. See Sheets C-5.0 and C-5.1.

- The grading plan shows grades that encroach into abutting properties, the Applicant is required to document any drainage easement with abutting property owners. The Applicant shall handle stormwater drainage on site to not require drainage problems onto the City right of way or adjacent lots under 14.6.2.D.1.b.

  Applicant Response: Grading and maintenance easements shown on the drawings have been agreed upon with abutting land owners. Final executed easements will be provided to the city planning department when complete.

  The project will not cause drainage or erosion problems within the city right-of-way or on adjacent lots. The only stormwater runoff from the site onto an adjacent lot is at the eastern property line adjacent to Eastern Place Condominium. A large portion

of the existing parking lot drains across this property line today. In the proposed condition, the area tributary to the Easter Place Condominium parcel is greatly reduced. The existing slope located on this property line will be regraded and stabilization will be improved with plantings shown on the Planting Plan (Sheet L 1-00).

LANDSCAPING & ENVIRONMENTAL QUALITY

- General comment - ensure any additional planting / street tree requirements for the number of housing units meet waiver standards in section 4.6 of city technical manual. Provide information on any tree fund donations that will occur for unit requirements that are unable to be met with new plantings proposed.

  Applicant Response: The project includes 14 residential units. Section 4.6 of the Technical Manual requires that one street tree be provided within the city right-of-way for each unit of multi-family housing. Planting street trees within adjacent city rights-of-way is not feasible given site constraints. The sidewalk on Turner Street is only 6.5' wide, which is not wide enough for street trees, and the Eastern Promenade vegetated esplanade already features trees that the applicant is not proposing to alter.

  The applicant proposes to provide alternatives to street trees in accordance with Section 4.6.4 of the Technical Manual as follows:

  - **3 existing healthy trees are located within the Eastern Promenade right-of-way along the site frontage. Tree protection notes for these trees have been added to the project drawings.**

  - **6 new trees will be planted within 20' of the public right-of-way. The trees are shown on the Landscape Plan (Sheet L 1-00).**

  - **The applicant proposes to contribute $2,000 to the City of Portland Tree Fund for the 5 remaining street trees required under this section ($400 per tree).**

- C-3.1 CMP V1 - Please show tree protection, limits of work, laydown and delivery storage locations on CMP. Any removal of significant trees that are unable to be replaced and require waiver request / approval shall be done under guidance of 4.3.8 for replacement tree cost contributions.

  Applicant Response: The information on tree protection, limits of work, laydown and delivery storage locations has been added to the Construction Management Plan (Sheet C-3.1). Ten trees on the site and one tree in the Turner Street right-of-way will be removed for construction. It is believed that no feature mature trees are located on the site, and no existing trees on the site will be protected. The proposed landscaping plan includes replacement trees for the ten trees that will be removed.

- C-3.1 CMP V1 - Include notes or other means of referencing tree and site protection standards that meet sections 4.2 and 4.3 of Chapter 4 in the city technical manual. These standards are for preservation of existing vegetation and significant site features.

Applicant Response: Applicable notes have been added to the Construction Management Plan (Sheet C-3.1).

- C-5.1 Detailed Grading plan - show TOW elevation at eastern walkway edge along east side of building and for retaining wall along Eastern Promenade sidewalk area.

  Applicant Response: Information on retaining wall heights and step locations will be provided in a subsequent submission.

- C - 5.1 Detailed Grading plan - label all existing walkways, streets, and significant on site or adjacent structures

  Applicant Response: The information referenced has been added to the Detailed Grading Plan (Sheet C-5.1).

- L 1-00 Planting Plan - Provide labels and quantities for specific tree species proposed.

  Applicant Response: The Landscape Plan has been updated to indicate proposed quantities and species.

- L 1-00 Planting Plan - shed is referenced in plan notes as being relocated. Update note to reference specific plan within larger plan submittal set and/ or show actual relocation of shed.

  Applicant Response: The plan note has been updated/removed as the specific construction and maintenance access easement agreement between the applicant and adjacent property owner will spell out specific measures for replacing and/or relocating existing conditions and structures where not specifically indicated on plan, such as the shed.

- L 1-00 Planting Plan - NF is shown along turner street under new street tree plantings. Is this meant to be NE - walkers low catmint? Please clarify.

  Applicant Response: The Landscape Plan has been updated, removing Nepeta and replacing it with more suitable species. All plan notes and schedule have been updated.

- L100 Planting Plan - ensure plantings along accessible walkways are species with compact or non ranging growth habit that do not encroach into these areas. Concern with Rhus aromatica adjacent to such spaces. The species is a fine selection for massing or naturalizations, but should be planted with generous clearance from pedestrian pathways.

  Applicant Response: The Landscape Plan has been updated accordingly.

- L100 Planting Plan - Clarify shrub species at western surface parking spaces adjacent to transformer planting bed and on the west side of entrance driveway. Recommend cornus sericea species not be in areas that will obstruct site lines for vehicular drivers or in circumstances where pedestrians might be screened from vehicular traffic view. Any woody stemmed plants in areas that impact vehicular sight lines for drivers parking or

entering/exiting sites should be species with mature growth dimensions that will not create visibility concerns.

Applicant Response: The project team has analyzed sight lines with proposed planting and feels comfortable with the updated plan and species selections.

- L100 Planting Plan - Indicate height of retaining walls proposed and ensure plantings along walls and abutting boundaries comply with 4.5.7 and 4.5.2 of the site buffer requirements in chapter 4 of the technical manual.

  Applicant Response: Confirmed. Additional planting has been included and species adjusted to create additional and enhanced buffering conditions, particularly along the southern and eastern frontages.

We look forward to meeting with the Planning Board for a workshop on this project on August 15th. In the interim, please contact me with additional questions or comments.

Sincerely,
TERRADYN CONSULTANTS, LLC

Michael Tadema-Wielandt, P.E.
Vice President

Attachments:
Easement Agreements

cc. Harry Krigman
Mark Muller Architects
Nick Aceto
Greg Shinberg

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made this ____ day of July, 2023 by and between PROMENADE PLACE CONDOMINIUM ASSOCIATION, a Maine nonprofit corporation with its principal place of business in Portland, County of Cumberland and State of Maine (the "Grantor"), and ELLIE & CHAYA, INC., a Maine corporation with its principal place of business in Portland, County of Cumberland and State of Maine (the "Grantee").

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the mutual promises and covenants set forth herein, the parties agree as follows:

1. GRANT OF EASEMENT:

Grantor, acting as the condominium association for Promenade Place Condominium, a condominium declared under the Declaration noted below, pursuant to the provisions of the Maine Condominium Act, Chapter 31 of Title 33 of the Maine Revised Statutes (the "Act"), and specifically Section 1603-102(9) of the Act, for consideration paid, grants to Grantee, to be appurtenant to the land of the Grantee described in the Quitclaim Deed of Perlin Realty LLC to Ellie & Chaya, Inc. dated November 12, 2021 and recorded in the Cumberland County Registry of Deeds in Book 38884, Page 117, (the "Ellie & Chaya Property"), the following perpetual rights and easements over, under and upon a portion of the land described in the Declaration of Condominium of Promenade Place Condominium dated August 13, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31710, Page 234, such portion being more particularly described in Schedule A annexed hereto and incorporated herein by reference (the "Easement Area"):

The perpetual right and easement over, under and upon the Easement Area to construct, maintain, repair and replace a retaining wall (or similar structure, including but not limited to a boundary wall, or fence) (the "Improvements") in accordance with City of Portland land use approval requirements, along the boundary line between the Ellie & Chaya Property and the land described in the Declaration (the "Condominium Property"), including the right to enter upon the Easement Area with workers and heavy equipment for all of the purposes stated above. The foregoing rights and easements shall be appurtenant to the Ellie & Chaya Property and shall burden the Easement Area. Grantor reserves the use and enjoyment of the Easement Area for any purpose that does not unreasonably interfere with Grantee's rights under this Easement Deed.

Notwithstanding anything to the contrary, Grantee shall not interfere with Grantor's use and enjoyment of and access to the paved drive off Turner Street and the parking areas shown on the plan titled "Promenade Place Condominium Plan" prepared by Northeast Civil Solutions dated 07-02-2104 and recorded on August 12, 2014 in Cumberland County Registry of Deeds in Plan Book 214, Page 270. Grantor's use and enjoyment of the paved drive off Turner Street and parking areas shall specifically include but not be limited to vehicular ingress and egress over

such paved drive to access the parking areas by Grantor and residents and guests of the Promenade Place Condominium. The grant of this Easement shall not be construed to reduce the easement rights granted to Grantor pursuant to that certain Easement Deed dated October 22, 2007 and recorded in Deed Book 25665, Page 103 of the Cumberland County Registry of Deeds (the "Access Easement"). The Access Easement and rights granted to Grantor thereunder shall continue in full force and effect.

2. OBLIGATIONS OF GRANTEE:

Prior to or upon execution of this Easement Deed, Grantee shall pay Grantor the sum of three thousand dollars ($3,000.00) to cover legal costs incurred by Grantor in connection with this Easement.

Grantee shall not install the Improvements without first obtaining the written approval from Grantor of the design, size, and appearance of the Improvements, which shall not be unreasonably withheld, conditioned, or delayed. Grantor may reasonably request engineering reports from Grantee confirming the structural soundness and safety of the proposed design of the Improvements prior to granting its approval.

Grantor shall perform vibration monitoring on Grantor's two condominium buildings during heavy construction on the Ellie & Chaya Property or the Easement Area. This shall include Grantee's performance of a written pre-construction vibration assessment on the condominium buildings' structure, and delivering a copy of the same to Grantor, prior to Grantee commencing construction on the Ellie & Chaya Property or performing any work on the Improvements and/or in the Easement Area. Prior to the commencement of any construction of the Improvements, the Easement Area or Ellie & Chaya Property and until the Improvements and all construction on the Ellie & Chaya Property is fully complete, Grantee shall install and maintain on Grantor's condominium buildings a seismograph of a type commonly used in the construction industry for purposes of measuring construction vibrations on buildings. The seismograph shall be installed and monitored by a contractor knowledgeable in construction vibration monitoring and the vibration data stored. The vibration monitoring data shall be made available to the Grantor upon request.

Grantee, at its sole cost and expense, shall (i) install the Improvements; (ii) keep and maintain the Improvements in good order, condition and appearance; and (iii) promptly repair any damage caused by Grantee to the Easement Area, the Improvements or any other part of the Condominium Property.

All work performed by Grantee hereunder: (i) shall be performed in good and workmanlike manner by skilled contractors insured as required herein and in accordance with sound engineering principles and practices; (ii) conducted between the hours of 8:00 AM and 6:00 PM on weekdays, unless otherwise agreed to by Grantor in advance, (iii) for maintenance or repair work, completed to equal or better than existing standards, and (iv) upon commencement, be pursued to completion as diligently and expeditiously as reasonably possible. Grantee shall be solely responsible for obtaining any and all necessary permits and other approvals that may be

required by any federal, State or local authorities for use of the Easement Area by Grantee as set forth above.

Except in an emergency situation in which immediate work is necessary to prevent harm to person or property, Grantee shall provide Grantor with at least 3 days' notice whenever it intends to have contractors access the Easement Area for purposes of performing any work within the Easement Area. Grantee shall also provide Grantor with at least seven (7) days' notice prior to the commencement of any pile driving or other noisy heavy construction. Notification hereunder may be done by telephone or email to such person as may be designated by Grantor.

To the fullest extent permitted by law, Grantee shall defend, indemnify and hold harmless Grantor, including Grantor's directors, officers, members, property managers, employees and agents (the "Grantor Indemnified Parties"), from and against any and all claims, damages, losses and expenses, including but not limited to attorney's fees and costs, arising out of, relating to or resulting from: (1) the Improvements; or (2) the use of the Easement Area and/or the work performed hereunder, or anyone directly or indirectly employed by Grantee, contracted by Grantee or anyone for whose acts Grantee may be liable. Notwithstanding the foregoing, Grantee's obligation to indemnify hereunder does not extend to any claims, damages, losses and expenses caused by the gross negligence, or willful misconduct, of Grantor.

Grantee's use of the Easement Area is at Grantee's sole risk. In no event shall Grantor or any Grantor Indemnified Party be responsible for any injury of Grantee's employees, contractors, or agents, and Grantee waives the right to any claims against the Grantor related to on-the-job injuries. Grantee agrees to indemnify and hold harmless Grantor from all claims, losses or attorney's fees due to property damage caused by the negligence or intentional misconduct of Grantee's employees, contractors, or agents.

Grantee and any contractors of Grantee performing work within the Easement Area or on any other Condominium Property (a) shall be insured up to at least $2,000,000 ($1,000,000 per occurrence) of liability insurance, covering claims for bodily injury, occupational sickness, death, and motor vehicle liability, as well as, for Grantee, contractual indemnity coverage sufficient to cover Grantee's indemnity obligations hereunder; and (b) shall provide Workers Compensation as required by Maine law, including disability benefit or similar employee benefit acts which are applicable to the work for all persons employed by Grantee or any of its contractors. Grantee shall add and maintain Grantor, Grantor's property management company, Directors, Officers, and agents as additional named insureds on all liability policies carried by Grantee. Before Grantee or any of its contractors commences any work hereunder, and upon request by Grantor at any time, Grantee shall provide Grantor with Certificates of Insurance and proof of Grantor's additional insured status demonstrating that Grantee and its contractors carry insurance meeting these requirements.

If Grantee fails to maintain the Improvements as specified in this Agreement, or damages the Easement Area or any other part of the Condominium Property and fails to repair it within a 7 day period, and if the Grantee does not cure such failure within thirty (30) days after written notice from Grantor, then Grantor may perform any maintenance it reasonably deems required

and shall bill the Grantee the cost of said maintenance. If the Grantee shall fail to pay such costs within thirty (30) days of receipt of said bill for costs, then such amounts shall bear interest at the rate of ten percent (10%) per annum and Grantor shall have all of the remedies available to the Grantor pursuant to applicable law, and in addition shall have the right to collect Grantor's attorneys' fees if Grantor prevails in any lawsuit for collection of such sums.

Once the Improvements are constructed in the Easement Area, Grantee, its successors and assigns, will not place or store construction equipment or materials within the Easement Area.

3. ASSUMPTION BY CONDOMINIUM ASSOCIATION:

Prior to selling the first dwelling unit in the Ellie & Chaya Property, Grantee shall form a condominium association (the "Condominium Association") in connection with the Ellie & Chaya Property in which all dwelling unit owners in the Ellie & Chaya Property shall become members and which will succeed to Grantee's rights and obligations under this Agreement and shall be bound thereby.

Grantee shall cause the Condominium Association to assume and be bound by this Agreement pursuant to a recorded instrument, but such actions shall not release Grantee from its obligations hereunder. Upon assumption of this Agreement by the Condominium Association as provided in the preceding sentence, and provided Grantee has complied with its obligations under this Agreement and upon the turn over of control of the Condominium Association from Grantee, the Grantor shall look solely to the Condominium Association for performance of the obligations of Grantee.

4. GENERAL:

The invalidity of any clause, part or provision of this agreement shall not affect the validity of the remaining portions thereof.

This Agreement is created pursuant to, and shall be construed in accordance with and governed by the laws of the State of Maine.

Notices shall be in writing and shall be deemed to have been duly delivered the next day after mailing if sent by certified mail or by recognized overnight courier, addressed to the recipient at its last known address and, if applicable to the registered agent for such party on file with the Maine Secretary of State.

This Agreement shall run with the land and shall both benefit and burden the Ellie & Chaya Property and the Condominium Property. This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns. This Agreement may not be modified except in a written instrument executed by both parties and recorded in the Cumberland County Registry of Deeds.

IN WITNESS WHEREOF, PROMENADE PLACE CONDOMINIUM ASSOCIATION ("Grantor") and ELLIE & CHAYA, INC ("Grantee") have caused this instrument to be executed and acknowledged by their duly-authorized representatives, on this ____ day of _____, 2023.

PROMENADE PLACE
CONDOMINIUM ASSOCIATION

_____ By:_____
Witness Mike Hutchinson
Its President

[Acknowledgement Located on Following Page]

STATE OF MAINE
Cumberland, ss.

_____ ___, 2023

Personally, appeared the above-named Mike Hutchinson, President of Promenade Place Condominium Association, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Promenade Place Condominium Association.

Before me,

_____
Notary Public/Attorney-at-Law

ELLIE & CHAYA, LLC

_____ By:_____
Witness

_____

Its: _____

[Acknowledgement Located on Following Page]

STATE OF MAINE _____ ___, 2023
Cumberland, ss.

Personally, appeared the above-named _____, _____ of _____, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Promenade Place Condominium Association.

Before me,

_____
Notary Public/Attorney-at-Law

SCHEDULE A

The legal description of the Easement Area is as follows:

Beginning at a point at the westerly sideline of the Eastern Promenade at the point where the Ellie & Chaya Property and the land described in the Declaration meet.

THENCE, S 42° 37’ 32” W a distance of 115.32 feet to a capped iron rod.

THENCE S 49° 57’ 19” E a distance of 114.28 feet to an iron rod found in the northerly sideline of Turner Street.

THENCE easterly along the northerly sideline of Turner Street a distance of 5.0 feet to a point.

THENCE N 49° 57’ 19” W a distance of 109.28 feet, more or less, to a point.

THENCE N 42° 37’ 32” E a distance of 110.32 feet, more or less, to the westerly sideline of the Eastern Promenade.

THENCE N 66° 49; 28’ W along the westerly sideline of the Eastern Promenade a distance of 5.0 feet, more or less, to the point of beginning.

TREE INSTALLATION AND MAINTENANCE AGREEMENT

THIS TREE INSTALLATION AND MAINTENANCE AGREEMENT (the "Agreement") is made and entered into on this 16th day of June, 2023 by and between ELLIE & CHAYA, INC., a Maine corporation with its principal place of business in Portland, County of Cumberland and State of Maine ("ECI") and EASTERN PROMENADE LIMITED LIABILITY COMPANY, a Maine limited liability company with its principal place of business in Portland, County of Cumberland and State of Maine ("Eastern").

Recitals:

A. ECI is the owner of the land, buildings and improvements, and all appurtenances thereof, situated in said Portland at and in the vicinity of Turner Street and Morning Street described in (i) the Quitclaim Deed of Esther Albert Realty LLC to ECI dated November 12, 2021 recorded in the Cumberland County Registry of Deeds in Book 38884, Page 115 and (ii) the Quitclaim Deed of Perlin Realty LLC to ECI dated November 12, 2021 recorded in the Cumberland County Registry of Deeds in Book 38884, Page 117 (as described in such deeds collectively, the "ECI Property");

B. The parcels of land comprising the ECI Property are contiguous to one another and constitute a single parcel for purposes of this Agreement;

C. Eastern is the owner of the land, buildings and improvements, and all appurtenances thereof, situated in said Portland at and in the vicinity of the Eastern Promenade, Québec Street, Emerson Street and Turner Street described in the Warranty Deed to Eastern dated March 10, 1998 and recorded in the Cumberland County Registry of Deeds in Book 13664, Page 80 (as described in such deed, the "Eastern Property");

D. The Eastern Property is bounded on the northwest and southwest by the ECI Property as depicted on the Plan entitled "Boundary & Topographical Survey at 246 Eastern Promenade, Portland, Maine" made for Shinberg Consulting, LLC dated March 31, 2022 and recorded in the Cumberland County Registry of Deeds in Plan Book _____, Page _____ (the "Plan"), a reduced copy of which is annexed here to as Exhibit A;

E. In connection with ECI's intention to develop and construct a condominium on the ECI Property in accordance with City of Portland land-use requirements for the project, ECI has requested that Eastern grant it an easement to be appurtenant to the ECI Property and to encumber Eastern Property to allow ECI, its successors and assigns, to install evergreen trees on the northwesterly line of the Eastern Property and ornamental and maples trees on the southwesterly line of the Eastern Property, all in accordance with the depiction of such trees on the Plan;

F. Eastern is willing to grant the easement to ECI referred to in Recital E on the following conditions: (i) ECI, its successors and assigns, shall install and maintain the trees depicted on the Plan at its sole cost and expense and in a good and healthy state at all times, (ii) ECI shall grant Eastern an easement to be appurtenant to the Eastern Property and to encumber ECI Property to allow Eastern, its successors and assigns, to enter upon the ECI Property to maintain the trees in a good and healthy state at all times in the event that ECI fails to do so, and (iii) ECI shall grant Eastern an easement over, under and upon a strip of land five (5) feet in width on and within that portion of the ECI Property that is immediately contiguous to the Eastern Property, for the length of the common boundary (all such land, the "Five-Foot Strip"), such easement to be for temporary access to the Eastern Property in support and during the course of any construction or development of the Eastern Property, all so as not to unreasonably interfere with the ECI Property or any of condominium units declared or to be declared on the ECI Property;

G. ECI is willing to accept the conditions required by Eastern set forth in Recital F for the reciprocal easement rights;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which the parties do hereby acknowledge, ECI and Eastern agree as follows:

1. Accuracy of Recitals. Recitals A through G, inclusive, of this Agreement are true and accurate in all respects.

2. Grant of Easement by Eastern to ECI.

(a) Eastern hereby grants ECI the perpetual right and easement, to be appurtenant to the ECI Property and to encumber the Eastern Property, to allow ECI to install, maintain, prune and replace at its sole cost and expense the trees depicted on the Plan annexed hereto as Exhibit A. ECI shall install and maintain the trees depicted on the Plan and in a good and healthy state at all times.

(b) To exercise its rights under the granted herein, ECI shall provide Eastern with ten (10) days prior written notice of its intention to enter onto the Eastern Property to install, maintain, prune or replace the trees depicted on the Plan. ECI shall make use of only that portion of the Eastern Property that is reasonably necessary for ECI to exercise its rights under the easement granted hereby.

(c) All work shall be done in an orderly, neat and efficient manner so as to minimize any inconvenience to Eastern and its tenants to the maximum extent possible. After exercising its rights under this easement, ECI shall immediately restore the

condition of the Eastern Property to the condition it was in before such exercise of the easement rights granted hereby.

(d) ECI shall defend and indemnify Eastern, its members, successors and assigns, of and from any and claims, demands, actions or losses asserted against Eastern by any third party arising out of the exercise by ECI of the easement rights granted hereby, or arising out of the alleged negligence of Eastern relating to the trees and land under them depicted on the Plan.

(e) In advance of ECI entering on the land of Eastern to exercise the easement rights granted hereby, ECI shall provide Eastern with an insurance certificate naming Eastern as additional insured and providing Eastern with commercially reasonable property and liability insurance coverage against property damage and liability for any losses or damages arising from ECI's exercise of the easement rights.

3. Grant of Easements by ECI to Eastern.

(a) ECI hereby grants Eastern the following perpetual rights and easements, to be appurtenant to the Eastern Property and to encumber the ECI Property:

(i) The perpetual right and easement to allow Eastern to install, maintain, prune and replace at ECI's sole cost and expense the trees depicted on the Plan annexed hereto as Exhibit A in the event that ECI fails to install, maintain, prune and replace the trees and to keep them in a healthy condition at all times; and

(ii) The perpetual right and easement over, under and upon the Five-Foot Strip, for temporary access to the Eastern Property in support and during the course of any construction or development of the Eastern Property, all so as not to unreasonably interfere with the ECI Property or with any condominium units declared or to be declared on the ECI Property.

(b) To exercise its rights under the granted herein, Eastern shall provide ECI with ten (10) days prior written notice of its intention to enter onto the ECI Property to install, maintain, prune or replace the trees depicted on the Plan or for temporary access over, under and upon the Five-Foot Strip in support and during the course of construction or development of the Eastern Property. Eastern shall make use of only that portion of the ECI Property that is reasonably necessary for Eastern to exercise its rights under the easements granted hereby.

(c) All work shall be done in an orderly, neat and efficient manner so as to minimize any inconvenience to ECI and condominium unit owners on the ECI Property to the maximum extent possible. After exercising its rights under these easements,

Eastern shall immediately restore the condition of the ECI Property to the condition it was in before such exercise of the easement rights granted hereby, provided, however, that ECI, its successors and assigns, shall be solely responsible for all costs and expenses incurred by Eastern in the event that ECI fails to install, maintain, prune and replace the trees and to keep them in a healthy condition at all times.

4. Covenants Running with the Land.

(a) For the avoidance of doubt, the parties intend that all obligations and undertakings under this Agreement, to the extent that they are not deemed grants of a real property right, are covenants running with the land and shall be just as binding on and just as enforceable by any future owners of the Eastern Property and the ECI Property, as the case may be, as if granted by any such future owner of either property.

IN WITNESS WHEREOF, ELLIE & CHAYA, INC. and EASTERN PROMENADE LIMITED LIABILITY COMPANY have executed, acknowledged and delivered this Agreement by their duly authorized officers as of the date first above written.

[Signatures and Acknowledgements Located on Following Page]

ELLIE & CHAYA, INC.

Witness

By: _____
Harry Krigman
Its President

EASTERN PROMENADE LIMITED LIABILITY COMPANY

Witness

By: _____
Lloyd L. Lathrop, III
Its Sole Member

STATE OF MAINE
Cumberland, ss.

June 20, 2023

Personally appeared the above-named Harry Krigman, President of Ellie & Chaya, Inc., and acknowledged the foregoing Agreement to be his free act and deed in his said capacity and the free act and deed of Ellie & Chaya, Inc.

Before me,

_____
Notary Public/~~Attorney-at-Law~~

GAIL G. FRASER
NOTARY PUBLIC
State of Maine
My Commission Expires
August 26, 2028

STATE OF MAINE
Cumberland, ss.

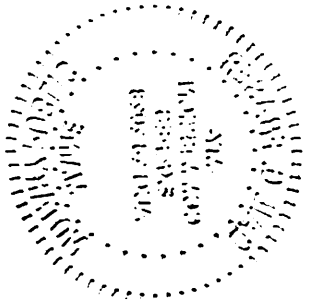
June 16, 2023

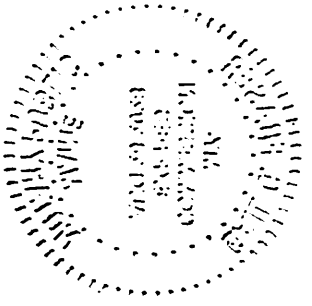
Personally appeared the above-named Lloyd L. Lathrop, III. Sole Member of Eastern Promenade Limited Liability Company, and acknowledged the foregoing Agreement to be his free act and deed in his said capacity and the free act and deed of Eastern Promenade Limited Liability Company.

Before me,

_____
Notary Public/~~Attorney-at-Law~~

GAIL G. FRASER
NOTARY PUBLIC
State of Maine
My Commission Expires
August 26, 2028





246

246 EASTERN PROM 8/15/2023
APPLICATION ID: PL-002490-2023
NOTICE OF
PUBLIC MEETING
CITY OF PORTLAND
PLANNING BOARD
Find agenda at: www.portlandmaine.gov/agendas
For more information, call (207) 874-8719

246 EASTERN PROM 8/15/2023
APPLICATION ID DL-002490-2023
NOTICE OF
PUBLIC MEETING
CITY OF PORTLAND
PLANNING BOARD

246
PROJECT ADDRESS: 246 EASTERN PROM.
MEETING DATE: 3/26/24
APPLICATION ID: PL-002490-2023
NOTICE OF
PUBLIC MEETING
CITY OF PORTLAND
PLANNING BOARD
Find agenda at: www.portlandmaine.gov/agendas
For more information, call (207) 874-8719

PROJECT ADDRESS: 246 EASTERN PROM. MEETING DATE: 3/26/24
APPLICATION ID: PL-002490-2023

NOTICE OF
PUBLIC MEETING
CITY OF PORTLAND
PLANNING BOARD

Find agenda at: www.portlandmaine.gov/agendas
For more information, call (207) 874-8719

Att. T

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made this 17th day of August, 2023 by and between PROMENADE PLACE CONDOMINIUM ASSOCIATION, a Maine nonprofit corporation with its principal place of business in Portland, County of Cumberland and State of Maine (the "Grantor"), and ELLIE & CHAYA, INC., a Maine corporation with its principal place of business in Portland, County of Cumberland and State of Maine (the "Grantee").

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the mutual promises and covenants set forth herein, the parties agree as follows:

1. GRANT OF EASEMENT:

Grantor, acting as the condominium association for Promenade Place Condominium, a condominium declared under the Declaration noted below, pursuant to the provisions of the Maine Condominium Act, Chapter 31 of Title 33 of the Maine Revised Statutes (the "Act"), and specifically Section 1603-102(9) of the Act, for consideration paid, grants to Grantee, to be appurtenant to the land of the Grantee described in the Quitclaim Deed of Perlin Realty LLC to Ellie & Chaya, Inc. dated November 12, 2021 and recorded in the Cumberland County Registry of Deeds in Book 38884, Page 117, (the "Ellie & Chaya Property"), the following perpetual rights and easements over, under and upon a portion of the land described in the Declaration of Condominium of Promenade Place Condominium dated August 13, 2014 and recorded in the Cumberland County Registry of Deeds in Book 31710, Page 234, such portion being more particularly described in Schedule A annexed hereto and incorporated herein by reference (the "Easement Area"):

The perpetual right and easement over, under and upon the Easement Area to construct, maintain, repair and replace a retaining wall (or similar structure, including but not limited to a boundary wall, or fence) (the "Improvements") in accordance with City of Portland land use approval requirements, along the boundary line between the Ellie & Chaya Property and the land described in the Declaration (the "Condominium Property"), including the right to enter upon the Easement Area with workers and heavy equipment for all of the purposes stated above. The foregoing rights and easements shall be appurtenant to the Ellie & Chaya Property and shall burden the Easement Area. Grantor reserves the use and enjoyment of the Easement Area for any purpose that does not unreasonably interfere with Grantee's rights under this Easement Agreement.

Notwithstanding anything to the contrary, Grantee shall not interfere with Grantor's use and enjoyment of and access to the paved drive off Turner Street and the parking areas shown on the plan titled "Promenade Place Condominium Plan" prepared by Northeast Civil Solutions dated 07-02-2104 and recorded on August 12, 2014 in Cumberland County Registry of Deeds in Plan Book 214, Page 270. Grantor's use and enjoyment of the paved drive off Turner Street and

parking areas shall specifically include but not be limited to vehicular ingress and egress over such paved drive to access the parking areas by Grantor and residents and guests of the Promenade Place Condominium. The grant of this Easement shall not be construed to reduce the easement rights granted to Grantor pursuant to that certain Easement Deed dated October 22, 2007 and recorded in Deed Book 25665, Page 103 of the Cumberland County Registry of Deeds (the "Access Easement"). The Access Easement and rights granted to Grantor thereunder shall continue in full force and effect.

2. **OBLIGATIONS OF GRANTEE:**

Prior to or upon execution of this Easement Agreement, Grantee shall pay Grantor the sum of three thousand dollars ($3,000.00) to cover legal costs incurred by Grantor in connection with this Easement.

Grantee shall not install the Improvements without first obtaining the written approval from Grantor of the design, size, and appearance of the Improvements, which shall not be unreasonably withheld, conditioned, or delayed. Grantor may reasonably request engineering reports from Grantee confirming the structural soundness and safety of the proposed design of the Improvements prior to granting its approval.

Grantor shall perform vibration monitoring on Grantor's two condominium buildings during heavy construction on the Ellie & Chaya Property or the Easement Area. This shall include Grantee's performance of a written pre-construction vibration assessment on the condominium buildings' structure, and delivering a copy of the same to Grantor, prior to Grantee commencing construction on the Ellie & Chaya Property or performing any work on the Improvements and/or in the Easement Area. Prior to the commencement of any construction of the Improvements, the Easement Area or Ellie & Chaya Property and until the Improvements and all construction on the Ellie & Chaya Property is fully complete, Grantee shall install and maintain on Grantor's condominium buildings a seismograph of a type commonly used in the construction industry for purposes of measuring construction vibrations on buildings. The seismograph shall be installed and monitored by a contractor knowledgeable in construction vibration monitoring and the vibration data stored. The vibration monitoring data shall be made available to the Grantor upon request.

Grantee, at its sole cost and expense, shall (i) install the Improvements; (ii) keep and maintain the Improvements in good order, condition and appearance; and (iii) promptly repair any damage caused by Grantee to the Easement Area, the Improvements or any other part of the Condominium Property.

All work performed by Grantee hereunder: (i) shall be performed in good and workmanlike manner by skilled contractors insured as required herein and in accordance with sound engineering principles and practices; (ii) conducted between the hours of 8:00 AM and 6:00 PM on weekdays, unless otherwise agreed to by Grantor in advance, (iii) for maintenance or repair work, completed to equal or better than existing standards, and (iv) upon commencement, be pursued to completion as diligently and expeditiously as reasonably possible. Grantee shall be solely responsible for obtaining any and all necessary permits and other approvals that may be

required by any federal, State or local authorities for use of the Easement Area by Grantee as set forth above.

Except in an emergency situation in which immediate work is necessary to prevent harm to person or property, Grantee shall provide Grantor with at least 3 days' notice whenever it intends to have contractors access the Easement Area for purposes of performing any work within the Easement Area. Grantee shall also provide Grantor with at least seven (7) days' notice prior to the commencement of any pile driving or other noisy heavy construction. Notification hereunder may be done by telephone or email to such person as may be designated by Grantor.

To the fullest extent permitted by law, Grantee shall defend, indemnify and hold harmless Grantor, including Grantor's directors, officers, members, property managers, employees and agents (the "Grantor Indemnified Parties"), from and against any and all claims, damages, losses and expenses, including but not limited to attorney's fees and costs, arising out of, relating to or resulting from: (1) the Improvements; or (2) the use of the Easement Area and/or the work performed hereunder, or anyone directly or indirectly employed by Grantee, contracted by Grantee or anyone for whose acts Grantee may be liable. Notwithstanding the foregoing, Grantee's obligation to indemnify hereunder does not extend to any claims, damages, losses and expenses caused by the gross negligence, or willful misconduct, of Grantor.

Grantee's use of the Easement Area is at Grantee's sole risk. In no event shall Grantor or any Grantor Indemnified Party be responsible for any injury of Grantee's employees, contractors, or agents, and Grantee waives the right to any claims against the Grantor related to on-the-job injuries. Grantee agrees to indemnify and hold harmless Grantor from all claims, losses or attorney's fees due to property damage caused by the negligence or intentional misconduct of Grantee's employees, contractors, or agents.

Grantee and any contractors of Grantee performing work within the Easement Area or on any other Condominium Property (a) shall be insured up to at least $2,000,000 ($1,000,000 per occurrence) of liability insurance, covering claims for bodily injury, occupational sickness, death, and motor vehicle liability, as well as, for Grantee, contractual indemnity coverage sufficient to cover Grantee's indemnity obligations hereunder; and (b) shall provide Workers Compensation as required by Maine law, including disability benefit or similar employee benefit acts which are applicable to the work for all persons employed by Grantee or any of its contractors. Grantee shall add and maintain Grantor, Grantor's property management company, Directors, Officers, and agents as additional named insureds on all liability policies carried by Grantee. Before Grantee or any of its contractors commences any work hereunder, and upon request by Grantor at any time, Grantee shall provide Grantor with Certificates of Insurance and proof of Grantor's additional insured status demonstrating that Grantee and its contractors carry insurance meeting these requirements.

If Grantee fails to maintain the Improvements as specified in this Agreement, or damages the Easement Area or any other part of the Condominium Property and fails to repair it within a 7 day period, and if the Grantee does not cure such failure within thirty (30) days after written notice from Grantor, then Grantor may perform any maintenance it reasonably deems required

and shall bill the Grantee the cost of said maintenance. If the Grantee shall fail to pay such costs within thirty (30) days of receipt of said bill for costs, then such amounts shall bear interest at the rate of ten percent (10%) per annum and Grantor shall have all of the remedies available to the Grantor pursuant to applicable law, and in addition shall have the right to collect Grantor's attorneys' fees if Grantor prevails in any lawsuit for collection of such sums.

Once the Improvements are constructed in the Easement Area, Grantee, its successors and assigns, will not place or store construction equipment or materials within the Easement Area.

3. ASSUMPTION BY CONDOMINIUM ASSOCIATION:

Prior to selling the first dwelling unit in the Ellie & Chaya Property, Grantee shall form a condominium association (the "Condominium Association") in connection with the Ellie & Chaya Property in which all dwelling unit owners in the Ellie & Chaya Property shall become members and which will succeed to Grantee's rights and obligations under this Agreement and shall be bound thereby.

Grantee shall cause the Condominium Association to assume and be bound by this Agreement pursuant to a recorded instrument, but such actions shall not release Grantee from its obligations hereunder. Upon assumption of this Agreement by the Condominium Association as provided in the preceding sentence, and provided Grantee has complied with its obligations under this Agreement and upon the turn over of control of the Condominium Association from Grantee, the Grantor shall look solely to the Condominium Association for performance of the obligations of Grantee.

4. GENERAL:

The invalidity of any clause, part or provision of this agreement shall not affect the validity of the remaining portions thereof.

This Agreement is created pursuant to, and shall be construed in accordance with and governed by the laws of the State of Maine.

Notices shall be in writing and shall be deemed to have been duly delivered the next day after mailing if sent by certified mail or by recognized overnight courier, addressed to the recipient at its last known address and, if applicable to the registered agent for such party on file with the Maine Secretary of State.

This Agreement shall run with the land and shall both benefit and burden the Ellie & Chaya Property and the Condominium Property. This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns. This Agreement may not be modified except in a written instrument executed by both parties and recorded in the Cumberland County Registry of Deeds.

IN WITNESS WHEREOF, PROMENADE PLACE CONDOMINIUM ASSOCIATION ("Grantor") and ELLIE & CHAYA, INC ("Grantee") have caused this instrument to be executed and acknowledged by their duly-authorized representatives, on this 14th day of August, 2023.

PROMENADE PLACE
CONDOMINIUM ASSOCIATION

Witness

By: Mike Hutchinson
Its President

EXP 7-31-2025

[Acknowledgement Located on Following Page]

KIMBERLY STEPCZYK
NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 31, ~~2029~~ 2025

STATE OF MAINE
Cumberland, ss.

August 14th
8/14, 2023

Personally, appeared the above-named Mike Hutchinson, President of Promenade Place Condominium Association, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Promenade Place Condominium Association.

Before me,

Notary Public/Attorney-at-Law

KIMBERLY STEPCZYK
NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 31, ~~2020~~ 2025

Witness

ELLIE & CHAYA, LLC

By:

HARRY KRIGMAN

Its: PRESIDENT

[Acknowledgement Located on Following Page]

STATE OF MAINE
Cumberland, ss.

August 17, 2023

Personally, appeared the above-named Harry Krigman, President of Ellie & Chaya, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Ellie & Chaya, Inc.

Before me,

~~Notary Public~~/Attorney-at-Law
PAUL F. DRISCOLL
Maine Bar No. 2396

DOC :28740 BK:40310 PG:111
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
08/18/2023, 10:51:41A
Register of Deeds Jessica M. Spaulding E-RECORDED

SCHEDULE A

The legal description of the Easement Area is as follows:

Beginning at a point at the westerly sideline of the Eastern Promenade at the point where the Ellie & Chaya Property and the land described in the Declaration meet.

THENCE, S 42° 37' 32" W a distance of 115.32 feet to a capped iron rod.

THENCE S 49° 57' 19" E a distance of 114.28 feet to an iron rod found in the northerly sideline of Turner Street.

THENCE easterly along the northerly sideline of Turner Street a distance of 5.0 feet to a point.

THENCE N 49° 57' 19" W a distance of 109.28 feet, more or less, to a point.

THENCE N 42° 37' 32" E a distance of 110.32 feet, more or less, to the westerly sideline of the Eastern Promenade.

THENCE N 66° 49; 28' W along the westerly sideline of the Eastern Promenade a distance of 5.0 feet, more or less, to the point of beginning.

Att. U

TREE INSTALLATION AND MAINTENANCE AGREEMENT

THIS TREE INSTALLATION AND MAINTENANCE AGREEMENT (the "Agreement") is made and entered into on this 16th day of June, 2023 by and between ELLIE & CHAYA, INC., a Maine corporation with its principal place of business in Portland, County of Cumberland and State of Maine ("ECI") and EASTERN PROMENADE LIMITED LIABILITY COMPANY, a Maine limited liability company with its principal place of business in Portland, County of Cumberland and State of Maine ("Eastern").

Recitals:

A. ECI is the owner of the land, buildings and improvements, and all appurtenances thereof, situated in said Portland at and in the vicinity of Turner Street and Morning Street described in (i) the Quitclaim Deed of Esther Albert Realty LLC to ECI dated November 12, 2021 recorded in the Cumberland County Registry of Deeds in Book 38884, Page 115 and (ii) the Quitclaim Deed of Perlin Realty LLC to ECI dated November 12, 2021 recorded in the Cumberland County Registry of Deeds in Book 38884, Page 117 (as described in such deeds collectively, the "ECI Property");

B. The parcels of land comprising the ECI Property are contiguous to one another and constitute a single parcel for purposes of this Agreement;

C. Eastern is the owner of the land, buildings and improvements, and all appurtenances thereof, situated in said Portland at and in the vicinity of the Eastern Promenade, Québec Street, Emerson Street and Turner Street described in the Warranty Deed to Eastern dated March 10, 1998 and recorded in the Cumberland County Registry of Deeds in Book 13664, Page 80 (as described in such deed, the "Eastern Property");

D. The Eastern Property is bounded on the northwest and southwest by the ECI Property as depicted on the Plan entitled "Boundary & Topographical Survey at 246 Eastern Promenade, Portland, Maine" made for Shinberg Consulting, LLC dated March 31, 2022, revised on September 13, 2022, and recorded in the Cumberland County Registry of Deeds in Plan Book 223, Page 191 (the "Plan"), a reduced copy of which is annexed here to as Exhibit A;

E. In connection with ECI's intention to develop and construct a condominium on the ECI Property in accordance with City of Portland land-use requirements for the project, ECI has requested that Eastern grant it an easement to be appurtenant to the ECI Property and to encumber Eastern Property to allow ECI, its successors and assigns, to install evergreen trees on the northwesterly line of the Eastern Property and ornamental

and maples trees on the southwesterly line of the Eastern Property, all in accordance with the depiction of such trees on the Plan;

F. Eastern is willing to grant the easement to ECI referred to in Recital E on the following conditions: (i) ECI, its successors and assigns, shall install and maintain the trees depicted on the Plan at its sole cost and expense and in a good and healthy state at all times, (ii) ECI shall grant Eastern an easement to be appurtenant to the Eastern Property and to encumber ECI Property to allow Eastern, its successors and assigns, to enter upon the ECI Property to maintain the trees in a good and healthy state at all times in the event that ECI fails to do so, and (iii) ECI shall grant Eastern an easement over, under and upon a strip of land five (5) feet in width on and within that portion of the ECI Property that is immediately contiguous to the Eastern Property, for the length of the common boundary (all such land, the "Five-Foot Strip"), such easement to be for temporary access to the Eastern Property in support and during the course of any construction or development of the Eastern Property, all so as not to unreasonably interfere with the ECI Property or any of condominium units declared or to be declared on the ECI Property;

G. ECI is willing to accept the conditions required by Eastern set forth in Recital F for the reciprocal easement rights;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which the parties do hereby acknowledge, ECI and Eastern agree as follows:

1. Accuracy of Recitals. Recitals A through G, inclusive, of this Agreement are true and accurate in all respects.

2. Grant of Easement by Eastern to ECI.

(a) Eastern hereby grants ECI the perpetual right and easement, to be appurtenant to the ECI Property and to encumber the Eastern Property, to allow ECI to install, maintain, prune and replace at its sole cost and expense the trees depicted on the Plan annexed hereto as Exhibit A. ECI shall install and maintain the trees depicted on the Plan and in a good and healthy state at all times.

(b) To exercise its rights under the granted herein, ECI shall provide Eastern with ten (10) days prior written notice of its intention to enter onto the Eastern Property to install, maintain, prune or replace the trees depicted on the Plan. ECI shall make use of only that portion of the Eastern Property that is reasonably necessary for ECI to exercise its rights under the easement granted hereby.

(c) All work shall be done in an orderly, neat and efficient manner so as to minimize any inconvenience to Eastern and its tenants to the maximum extent possible. After exercising its rights under this easement, ECI shall immediately restore the condition of the Eastern Property to the condition it was in before such exercise of the easement rights granted hereby.

(d) ECI shall defend and indemnify Eastern, its members, successors, and assigns, of and from any and claims, demands, actions or losses asserted against Eastern by any third party arising out of the exercise by ECI of the easement rights granted hereby, or arising out of the alleged negligence of Eastern relating to the trees and land under them depicted on the Plan.

(e) In advance of ECI entering on the land of Eastern to exercise the easement rights granted hereby, ECI shall provide Eastern with an insurance certificate naming Eastern as additional insured and providing Eastern with commercially reasonable property and liability insurance coverage against property damage and liability for any losses or damages arising from ECI's exercise of the easement rights.

3. Grant of Easements by ECI to Eastern.

(a) ECI hereby grants Eastern the following perpetual rights and easements, to be appurtenant to the Eastern Property and to encumber the ECI Property:

(i) The perpetual right and easement to allow Eastern to install, maintain, prune and replace at ECI's sole cost and expense the trees depicted on the Plan annexed hereto as Exhibit A in the event that ECI fails to install, maintain, prune and replace the trees and to keep them in a healthy condition at all times; and

(ii) The perpetual right and easement over, under and upon the Five-Foot Strip, for temporary access to the Eastern Property in support and during the course of any construction or development of the Eastern Property, all so as not to unreasonably interfere with the ECI Property or with any condominium units declared or to be declared on the ECI Property.

(b) To exercise its rights under the granted herein, Eastern shall provide ECI with ten (10) days prior written notice of its intention to enter onto the ECI Property to install, maintain, prune or replace the trees depicted on the Plan or for temporary access over, under and upon the Five-Foot Strip in support and during the course of construction or development of the Eastern Property. Eastern shall make use of only that portion of the ECI Property that is reasonably necessary for Eastern to exercise its rights under the easements granted hereby.

(c) All work shall be done in an orderly, neat and efficient manner so as to minimize any inconvenience to ECI and condominium unit owners on the ECI Property to the maximum extent possible. After exercising its rights under these easements, Eastern shall immediately restore the condition of the ECI Property to the condition it was in before such exercise of the easement rights granted hereby, provided, however, that ECI, its successors and assigns, shall be solely responsible for all costs and expenses incurred by Eastern in the event that ECI fails to install, maintain, prune and replace the trees and to keep them in a healthy condition at all times.

4. Covenants Running with the Land.

(a) For the avoidance of doubt, the parties intend that all obligations and undertakings under this Agreement, to the extent that they are not deemed grants of a real property right, are covenants running with the land and shall be just as binding on and just as enforceable by any future owners of the Eastern Property and the ECI Property, as the case may be, as if granted by any such future owner of either property.

IN WITNESS WHEREOF, ELLIE & CHAYA, INC. and EASTERN PROMENADE LIMITED LIABILITY COMPANY have executed, acknowledged and delivered this Agreement by their duly authorized officers as of the date first above written.

[Signatures and Acknowledgements Located on Following Page]

ELLIE & CHAYA, INC.

Witness

By: _____
Harry Krigman
Its President

EASTERN PROMENADE LIMITED LIABILITY COMPANY

Witness

By: _____
Lloyd L. Lathrop, III
Its Sole Member

STATE OF MAINE
Cumberland, ss.

June 16, 2023

Personally appeared the above-named Harry Krigman, President of Ellie & Chaya, Inc., and acknowledged the foregoing Agreement to be his free act and deed in his said capacity and the free act and deed of Ellie & Chaya, Inc.

Before me,

_____
Notary Public/~~Attorney-at-Law~~

GAIL G. FRASER
NOTARY PUBLIC
State of Maine
My Commission Expires
August 26, 2028

STATE OF MAINE
Cumberland, ss.

June 16, 2023

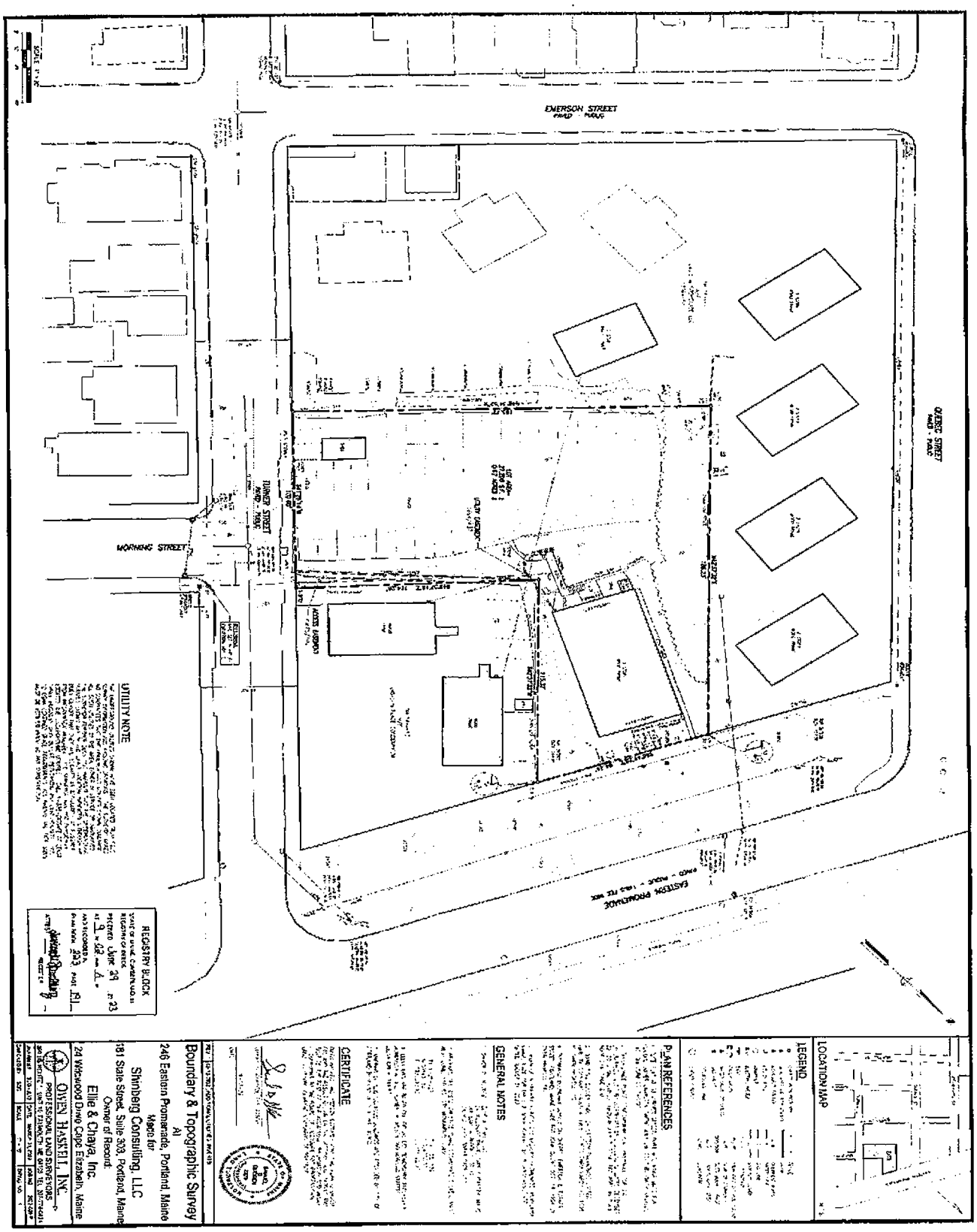
Personally appeared the above-named Lloyd L. Lathrop, III, Sole Member of Eastern Promenade Limited Liability Company, and acknowledged the foregoing Agreement to be his free act and deed in his said capacity and the free act and deed of Eastern Promenade Limited Liability Company.

Before me,

_____
Notary Public/~~Attorney-at-Law~~

GAIL G. FRASER
NOTARY PUBLIC
State of Maine
My Commission Expires
August 26, 2028

DOC :11895 BK:40700 PG:71
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
04/16/2024, 09:51:51A
Register of Deeds Jessica M. Spaulding E-RECORDED



TERRADYN CONSULTANTS, LLC

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

September 8, 2023

RESPONSE TO REVIEW COMMENTS

PL-002490-2023 | 246 Eastern Promenade
Portland, Maine 04101
Project #22-144

Sean King, PLA Urban Designer
389 Congress Street, 4th Floor
Portland, ME 04101

Dear Sean:

We have received and reviewed a second round of staff comments on the proposed redevelopment of 246 Eastern Promenade (City of Portland Project #PL-002490-2023), dated June August 11th. The project design team has prepared the following responses to the comments. For clarity, each comment is repeated below, followed by our response in **bold text**.

DESIGN REVIEW COMMENTS:

- Architectural style - Staff finds the suspended second story of the three-unit at the rear to be unique to the surrounding context and recommends the landscape plan include additional screening from parked vehicles at the adjacent 236 Eastern Promenade property.

  Applicant Response: Please see landscape plans for additional information. Grading is steep condition within the noted area from the cover parking area down to the adjacent driveway. The project maximizes the landscaping in this complex area while maintaining the slope with appropriate species for the difficult condition.

- Building form and height - Staff recommends a further reduce the cornice line above ground level at Eastern Promenade and pull the building entry canopy closer to the building's facade.

  Applicant Response: Please see the revised Architectural Building Elevations which show a reduction in the Eastern Promenade Entry Canopy and revised siding material composition.

- Staff finds the transition open space areas between the sidewalk and three-unit building entry at Turner Street to be too densely planted with trees and recommends a reduction that is more compatible with the existing relationship of buildings to public streets. The resubmitted plans show a shared building entry at the rear of the three-unit building where

building columns and a bike hitch reduce pedestrian access, Staff continues to recommend a shared entry and stairway at the three-unit building with frontage on Turner Street to access second-floor dwelling units directly from the public street.

Applicant Response: Please see the revised Civil Engineering and Landscape set. The bike hitch has been relocated however the landscape design mostly remains. Architecturally the building facades remain as proposed; functionally a rear entry works well with the space program. The exterior architecture would remain should the interior space programing or design be revised at a later date.

LANDSCAPE AND SITE PRESERVATION COMMENTS:

- Planting Plan - please specify tree species along Turner street in front of the building. Ensure street tree plantings conform with section 4.6.1 for Residential development street tree spacing standards of 25' to 35' spacing on center. Current trees proposed appear to be 9' spacing OC and 11' O.C along Turner street, which, depending upon specific species proposed, will be overly dense for mature tree development.

  Applicant Response: Street Tree Planting along Turner Street has been revised to conform with 4.6.1 tree spacing. Species selected are appropriate for layout and spacing.

- Planting Plan - turner street trees -Applicant should be credited for the six street trees described in response letter for new trees planted within 20' of R.O.W, and also a seventh tree shown in the planting plan at the end of the first parking space on lower left area of plan. A similar tree on the corner of the multi-unit building, if feasible/ compatible with the building, would also be a sufficient relocation of a street tree replacement to accommodate more generous spacing for the six trees shown along Turner street. Current spacing of 9' for deciduous trees along the street in front of building is of concern without further understanding of species selection and intent.

  Applicant Response: Trees have been relocated along Turner Street.

- CMP - Some existing trees in abutting properties to the west of Turner Street (along sidewalk and at south east corner of western abutting property) may merit additional caution to ensure proposed tree removals or various construction access and activities within the site do not impact root zones or structural elements of those trees. Please ensure no laydown of materials or compaction of these species root zones that might extend into project work areas occur and those areas are protected from damage.

  Applicant Response: Additional tree protection notes have been added to the Existing Conditions & Demolition Plan (Sheet C-3.0) and Construction Management Plan (Sheet C-3.1) to ensure protection of the trees in question.

- CMP - Tree protection note for tree within Eastern Promenade lawn. Trenching / sawcut limit line appears to come within structural root plate of existing tree. Please adjust trenching and utilities to protect existing trees. If utility work must be done within tree root zone (either feeder root zone or structural root plate) consider boring under roots once contractors are safe enough distance away from gas lines or other utilities within area.

Applicant Response: The utility work in question is related to an existing water service for the existing building that will be retired as part of the project. To ensure that the adjacent tree is not damaged, the water service will be cut at the main in Eastern Promenade, but the service will be abandoned in place rather than removed within the root zone of the tree. The Existing Conditions & Demolition Plan (Sheet C-3.0) and Construction Management Plan (Sheet C-3.1) have been updated with this information.

- C - 5.1 SD-7 and proposed water line - please adjust waterline location if at all possible further away from existing tree within Eastern Promenade esplanade. For portions of new lines that are clear of existing sewer and gas lines shown, and are within feeder roots and structural root plates of existing trees within esplanade, please consider boring those portions of new utilities under root systems to preserve the health and longevity of existing trees if lines can not be adjusted further away from tree roots.

  Applicant Response: The water line in the vicinity of the existing tree in Eastern Promenade is existing and will be abandoned in place. See response above. Installation of SD-7 is not expected to impact the root zone of the existing tree. Notes have been added to the Existing Conditions & Site Demolition Plan (Sheet C-3.0) and the Construction Management Plan (Sheet C-3.1) to avoid the root zone of the tree.

TRAFFIC COMMENTS:

- Turning Templates - Revise the turning template for space #23 assuming a vehicle is occupying space #10 and bicycles occupy the storage space.

  Applicant Response: Turn templates for space #23 were revised to reflect a vehicle occupying space 10 and bicycles occupying the storage space. There is still adequate space for a parking maneuver.

- Turning Templates - Adjust all turning templates such that the wheel path does not travel through a column (#18 is an example).

  Applicant Response: All turning templates were reviewed such that the wheel path does not travel through any objects, including columns, walls, etc. and revised as necessary. All Turning Analysis Drawings have been updated.

- Turning Templates - Space #9 (and the space behind it) has less aisle width area for maneuvering which will make maneuvering very difficult. I expect vehicles to enter head-in and back out of the space toward Turner Street. And either turn around in the handicap marked area or back out into Turner Street. I need to review this with other city staff and provide final direction in the future. My initial opinion is that I would find backing maneuvers into Turner Street to be acceptable given low volumes and speeds.

  Applicant Response: The applicant acknowledges that Parking Space #9 and the space behind it have limited area to maneuver in and out. The spaces will be used exclusively by a resident who will understand the limitations and the spaces are not expected to cause a nuisance or dangerous condition.

STORMWATER COMMENTS:

- For this project we are asking the developer to meet the flooding standard for the 2, 10 and 25 year, 24 hour storm events to ensure that post development flow rates entering the Eastern Prom storm drainage system are equal to or less than the pre development flow rates.

  Applicant Response: A subsurface stormwater detention system has been designed and added to the project drawings to mitigate for the increase in impervious area and limit post-development peak rates of runoff entering the city's storm drain network. The proposed system is shown on the revised project drawings C-5.0, C-5.1, and C-8.2, and an updated stormwater management report has been uploaded for review.

We look forward to the upcoming Public Hearing on this project. In the interim, please contact me with additional questions or comments.

Sincerely,
TERRADYN CONSULTANTS, LLC

Michael Tadema-Wielandt, P.E.
Vice President

Updated Plans:
C-3.0 Existing Conditions & Demolition Plan
C-3.1 Construction Management Plan
C-4.0 Site Plan
C-5.0 Grading & Drainage Plan
C-5.1 Detailed Grading Plan
C-6.0 Utility Plan
C-8.2 Stormwater Details
C-9.0 Parking Turning Analysis
C-9.1 Parking Turning Analysis
C-9.2 Parking Turning Analysis
L 1-00 Preliminary Planting Plan
Various Architectural Plans

Updated Reports:
Stormwater Management Report

cc. Harry Krigman
Mark Muller Architects
Nick Aceto
Greg Shinberg

Quote

Att. W

Company Data

CENTRAL MAINE POWER COMPANY
83 EDISON DRIVE
AUGUSTA , ME 04336-0001
USA

Central Maine Power
An Avangrid company

0250070740

Customer Data

ECK LLC
24 WILDWOOD DR
CAPE ELIZABETH, ME 04107-1155
USA

Service Location:

ECK LLC
246 EASTERN PROM
PORTLAND, ME 04101
USA

Quote

Quote Number: 0882931023001697
Quote Date: 08/17/2023
Customer Number: 0001594009-0001594009
Description: 3 PHASE SERVICE

Work Order: 801000557501
PO Number: 10300961099

Description		Amount	Tax Amount
Contractors		10,996.80	0.00
Coordination Charges/Credits	cr	181.00	0.00
Labor		37,261.80	0.00
Mat Transformer, Regulator, Capacitor		18,437.37	0.00
Material		12,858.90	0.00
Replacement Credits - Labor	cr	65.77	0.00
Replacement Credits - Material	cr	269.62	0.00
Replacement Credits - Vehicle	cr	13.32	0.00

Payment Method

Work will not be scheduled until payment is received. The estimate is valid for 90 days from the quote date. Request for additional design changes may require a new estimate. If you have any questions regarding this quote, please call 1-800-750-4000 .

For check please detach and return this stub with payment in enclose envelope.

Central Maine Power
An Avangrid company

ECK LLC
24 WILDWOOD DR
CAPE ELIZABETH, ME 04107-1155
USA

CENTRAL MAINE POWER COMPANY
PO BOX 847811
BOSTON, MA 02284-7811

Quote Number
0882931023001697
Customer Number
0001594009-0001594009
Amount Due
$80,425.21
Amount Paid
$

Do not write below this line

93100882931023001697000008042521

Quote

Central Maine Power
An Avangrid company

0250070740

Description	Amount	Tax Amount
Vehicle	1,400.05	0.00

Quote Charge	80,425.21	Tax Charge	0.00
Amount Due	$80,425.21		

WORK TO BE DONE ON SITE.
ONLY CHECKS ARE TO GO TO THE ADDRESS BELOW. **DO NOT OVERNIGHT OR SEND ELECTRONIC PAYMENT** SENDING OVERNIGHT OR INCLUDING ADDITIONAL DOCUMENTS WILL CAUSE DELAYS. ***PAYMENT IN FULL IS REQUIRED*** INCLUDE STUB WITH YOUR CHECK AND MAIL TO BOSTON.

TERRADYN CONSULTANTS, LLC

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

March 19, 2024

RESPONSE TO REVIEW COMMENTS

PL-002490-2023 | 246 Eastern Promenade
Portland, Maine 04101
Project #22-144

Sean King, PLA Urban Designer
389 Congress Street, 4th Floor
Portland, ME 04101

Dear Sean:

We have received and reviewed a second round of staff comments on the proposed redevelopment of 246 Eastern Promenade (City of Portland Project #PL-002490-2023), dated March 14th 2024. The project design team has prepared the following responses to the comments. For clarity, each comment is repeated below, followed by our response in **bold text**.

GENERAL REVIEW COMMENTS:

- RTI - Applicant to provide signed easement agreements or is required to proceed as a condition of approval prior to applying for building permits.

  Applicant Response: The utility easement is expected to be completed before a building permit is applied for and is acceptable as a condition of approval.

- Permits/Other Requirements - The applicant has indicated they intend to meet the Inclusionary Zoning requirements by paying a fee in lieu to the Jill C. Duson Housing Trust Fund for the required 4 workforce housing units.

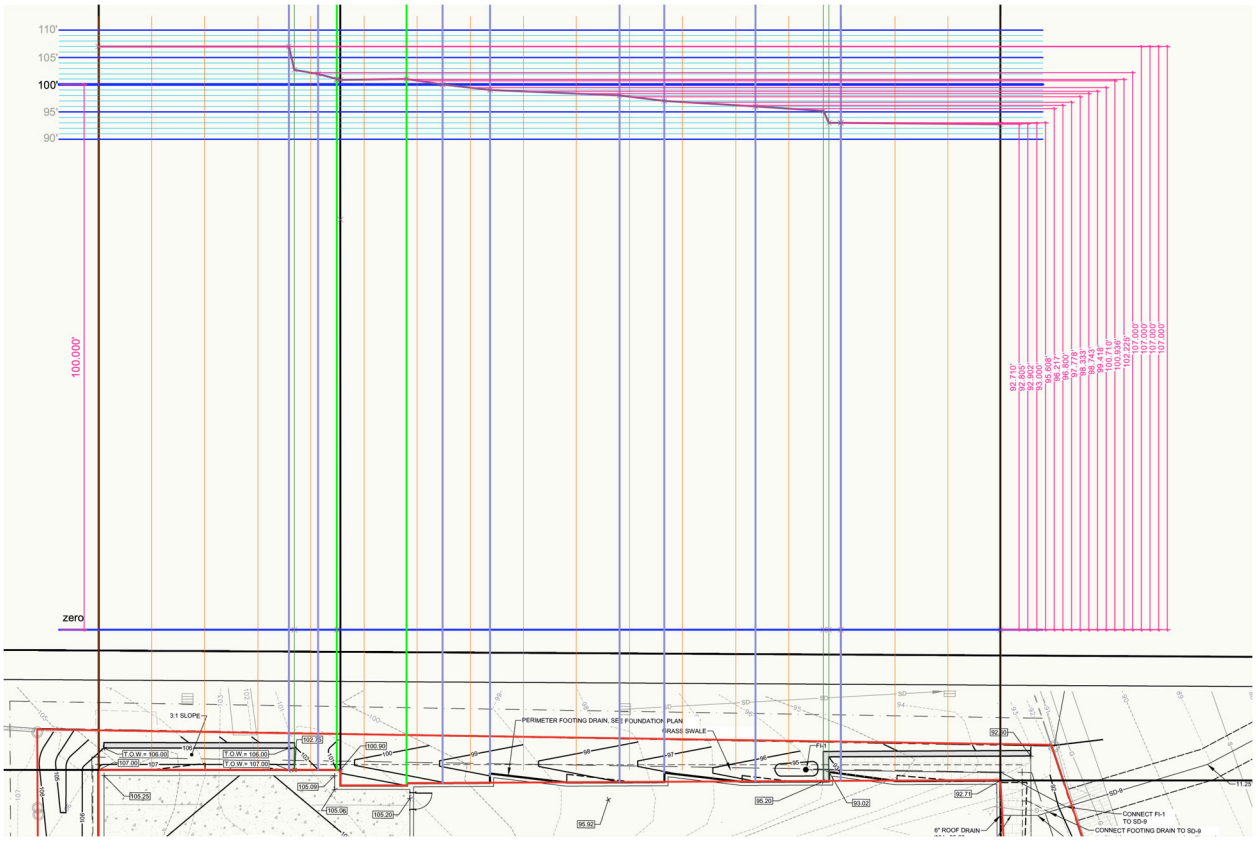
  Applicant Response: Applicant to pay fee-in-lieu as a condition of approval prior to certification of occupancy.

- Zoning - Concerns about the 5' setback for the front left side where the deck extends out. The site plan shows the corner of the deck extending beyond the 5' setback, the Applicant is required to meet dimensional standards for decks as structures projecting from building. The applicant to submit average grade calculation.

  Applicant Response: The architectural drawings have revised the dimensions of the deck to be within the 5' setback. This change will be reflected in the site plan for the next submission.

Although grading is still being developed and coordinated with the building, average grade calculations were made as follows:

Spot grades at no less than 10' intervals (except for one elevation which left us with two 10'-1"+/- intervals) were measured where grade meets the building's foundation. This was done the old fashioned way of projecting grades directly from the plan, establishing the interval of measurement, and dimensioning each elevation height above the 0'-0" datum. A measurement of each height was then transferred into a spreadsheet and an average grade was calculated based on average of each elevation height. This approach resulted in 68 measurements resulting in an average grade as indicated in the attached drawings.



These calculations will be repeated prior to final submittal of the drawings.

TRANSPORTATION STANDARDS COMMENTS:

- Impact on Surrounding Street Systems - The applicant shall mill (2") then overlay (with 2" of asphalt) Turner Street from curb face to curb face to include the gap between trenches as shown below as part of the pavement repair within the ROW.

Applicant Response: The mill and overlay sections have been updated to extend through the gap between trenches and is shown on the updated civil plan sheets.

- Access and Circulation - Two-way drive isle from Turner Street dimensions at 18', the Applicant is required to meet Technical Manual standards 1.5 for 20' minimum or provide sufficient justification with a waiver request.

  Applicant Response: A waiver request has been included in this response to comments, the entry to the garage is 18' and the width of the drive has been proposed to match.

- Parking - The applicant is requested to indicate the minimum bicycle parking requirement, which requires that two spaces be provided for every five units, this requires the development to include a total of six bicycle parking spaces on the plan based on the proposed 13 dwelling units. The applicant has indicated 14 parking spaces in the garage and 2 surface parking spaces, Staff is requesting the applicant indicate where on the plan new Level 2 electrical vehicle (EV) chargers are proposed, to meet the minimum EV charger requirements of 3 EV chargers (20% of 17 parking spaces = 3 (rounded down to nearest whole number) and EV-ready locations per Section 1.14 of the City of Portland Technical Manual.

  Applicant Response: More than 6 bicycle parking spaces will be provided in the basement. C-6.0 has been updated to show 7 EV Level 2 chargers providing service for 14 vehicles.

ENVIRONMENTAL QUALITY STANDARDS COMMENTS:

- Site Landscaping and Buffers - The applicant will be required to indicate how the remaining 3 street trees will be met, either as an acceptable alternative or a contribution to the City of Portland Tree Fund in the amount of $400 per tree. The applicant is requested to provide screening from the proposed transformer at the east property line from the abutting property as it appears that the existing trees will not be preserved due to excavation in the critical root zone.

  Applicant Response: Landscape Architect will work with team to provide additional street tree planting and/or fee in lieu for remaining 3-tree deficit. Landscape Architect will revise plans to augment screening at transformer in conformance with CMP standards.

- Water Quality, Stormwater Management and Erosion Control - The Applicant to confirm manufacturer's design of the R-Tank system, and resubmit information for review. The Applicant will need a stormwater maintenance agreement for the proposed system. The Applicant has also noted that they will be providing ability to serve confirmation when received from utilities.

  Applicant Response: We are currently working with the manufacturer to provide site specific details and design of the R-Tank System, a stormwater maintenance agreement will be provided with the next submission. We have received feedback from sewer and water, and are incorporating their design comments for the next submission, ability to serve confirmation will also be included then.

SITE DESIGN STANDARDS COMMENTS:

- Massing, Ventilation and Wind Impact- Dimensional standards for stepbacks in the R-6 zone require a 15’ stepback from rear property line for structures above 35’. How are the stepbacks being met? The elevations on sheet A2.1 show the 35' line above the average grade. On the rear, right side the height needs to be measured to the roof beam for a flat roof. The roof beam needs to be indicated on the elevations. The average grade and the height of the roof beam also need to be shown on the elevations on sheet A2.2.

  Applicant Response: The elevations and building sections have been updated to illustrate proposed grade where it touches the building’s foundation, the top of the roof beams, and the top of fascia at the parapet.

  The rear portion of the building and its corner wrapping to the north, have been updated to correctly illustrate grade in this area, providing a low point (LP) of 106.5’ at the rear elevation and 107’ to the north. The top of the roof beams in this area are illustrated in relation to this 106.5’ low point on the elevations and building sections.

  Although exact roof beam sizes and layouts are yet to be finalized, the attached attempts to clearly illustrate design intent and compliance with the Site Design Standards’ setbacks and stepbacks.

- Snow and Ice Loading - Applicant to show snow storage on site plan.

  Applicant Response: Snow storage is shown on C-4.0, if additional snow storage is needed, it will be collected and removed from the site.

- Noise and Vibration - The Applicant to indicate any rooftop mechanical equipment for noise and vibration to be reviewed by Staff.

  Applicant Response: Elevations, building sections, and the roof plan have been updated to provide a schematic arrangement of rooftop mechanical units. These include 13 compressors for heat pumps within each unit and an ERV for the common spaces. These have been located away from roof edges and clustered toward the center of the building to minimize both sound and visibility from abutters.

  Please refer to the attached cut sheet for the condenser, to illustrate the basis of design.

  Screening around the rooftop mechanical equipment is illustrated in a conceptual form, as the final layout of the units is yet to be finalized. The visual screening material is likely to be metal or a combination of metal and a composite, in a color to minimize visual impact, such as the winter-sky-gray shown in the elevations. Mechanical equipment for the Garage will be housed within the building.

- Design Standards - Staff is requesting that the Applicant indicate all proposed building materials onto elevation plans for Staff review.

  The Applicant is requested to indicate all rooftop appurtenances onto roof plan and elevations for Staff review.

Staff is requesting the Applicant explore a greater symmetrical arrangement of projecting windows along the side elevations that abut neighboring properties.

Staff is requesting the Applicant adjust the main entry to provide additional privacy from Level 3, Unit 303, that allows for the communal entry to not pass under the private deck above.

Staff is requesting the Applicant add the proposed landscape and building lighting to the elevations.

Staff is requesting the Applicant adjust the northeast elevation to match the proposed grading and adjust the building design as needed due to swale along north property line.

Staff recommends the addition of a trellis system along the southeast and northeast walls at ground level to allow for trailing vines (as indicated on the renderings) to grow independent of the building façade and reduce the visual impact of blank facades facing the street.

Applicant Response:

Landscape Architect will work with the team to provide a suitable landscape design solution to mitigate blank facades where noted.

Although final layout and manufacturer of the fiber cement cladding is still being resolved, the elevations have been updated to identify the predominant exterior materials.

Rooftop vent stacks and pipes are not yet illustrated on the roof plan but it is something that we're coordinating with the Mechanical Engineer, with consideration given to visibility, odor from residential kitchen hoods, and proper ventilation clearances. Prior to the final submittal, these items will be illustrated on the roof plans, elevations, and building sections.

The contemporary aesthetic of the building provides a sensitive contrast to the early 1900's buildings of The Hill, while respecting and reinterpreting many of their design concepts. Although many of the early 1900's buildings are seemingly massive 3- or 4-story rectangular boxes with flat roofs, 5" exposure wood siding, corner boards, and large unadorned walls, symmetry is typically not a predominant design element of their side and rear facades. Although the lack of exact symmetry is similar to the old vernacular, the contemporary interpretation exemplifies that asymmetry with some angled bays that do not stack vertically on all floors, allowing for an intentional placement of the bays that provide both visual interest (via angled walls, fenestration patterns, and material changes) and an overall balance of the facade's composition, which is also providing a functional way to minimize the overall scale of the building. By repetitive use of the same angle throughout the building, a cohesive composition is provided, bringing balance to the building. Slight variations in the overall roof line also differs from the big, boxy rectangular buildings of yore — but the effect of reducing the scale of the building requires this new approach of manipulating parapet heights. The old vernacular buildings frequently have multi-story, stacked bay windows either flanking, or offset to one side, of a small entry porch on their front facade — the Eastern Prom elevation

reenvisions that multi-story bay aesthetic with familiar proportions and materials of today.

The main entry has been updated to illustrate with a bit more detail, the intended experience of walking toward the lobby, under the "pergola". Although we have yet to develop a more impressive name for the structures near Turner Street and along the path to the main entry, they are designed to provide way-finding, path illumination via recessed LED strip lights in a comfortable and pleasing intensity, and to additional privacy from the upper decks near the main entry. Upon final approach to the main entry, the steel-colored lightweight pergola structure includes horizontal wood slats to provide additional privacy from the upper decks and a modest amount of weather protection.

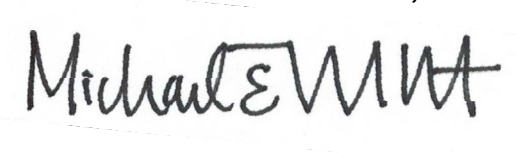
Elevations have been updated to include the trees of the landscape plan but do not yet include any exterior lighting. While we continue to work on exterior lighting, we are not intending to include any uplighting or architectural lighting that would highlight the building's texture. As indicated previously, recessed low-voltage LED lights are being considered for the pergolas. Lighting for the private covered decks will be recessed lights, eliminating the need for exterior sconces at the covered decks.
Elevations will include all exterior lighting, prior to final submittal.

Although grading is still being coordinated and developed for specific building requirements, such as emergency egress windows, Accessibility, proper drainage, and general aesthetics, the building elevations have been updated to illustrate the grading shown in the Civil drawings, specifically where the grade meets the foundation. Given the challenges of two dimensional elevations that provide a view that we'd never experience in reality, some creative license has been taken with illustrating a slope "beyond" but the hard-lines illustrate grade at the foundation of the building.

We continue to work on coordination and design of landscaping and the building, along with cladding material layouts, to minimize the impression of blank facades along any of the walls of the building.

We look forward to the upcoming Public Hearing on this project. In the interim, please contact me with additional questions or comments.

Sincerely,
TERRADYN CONSULTANTS, LLC



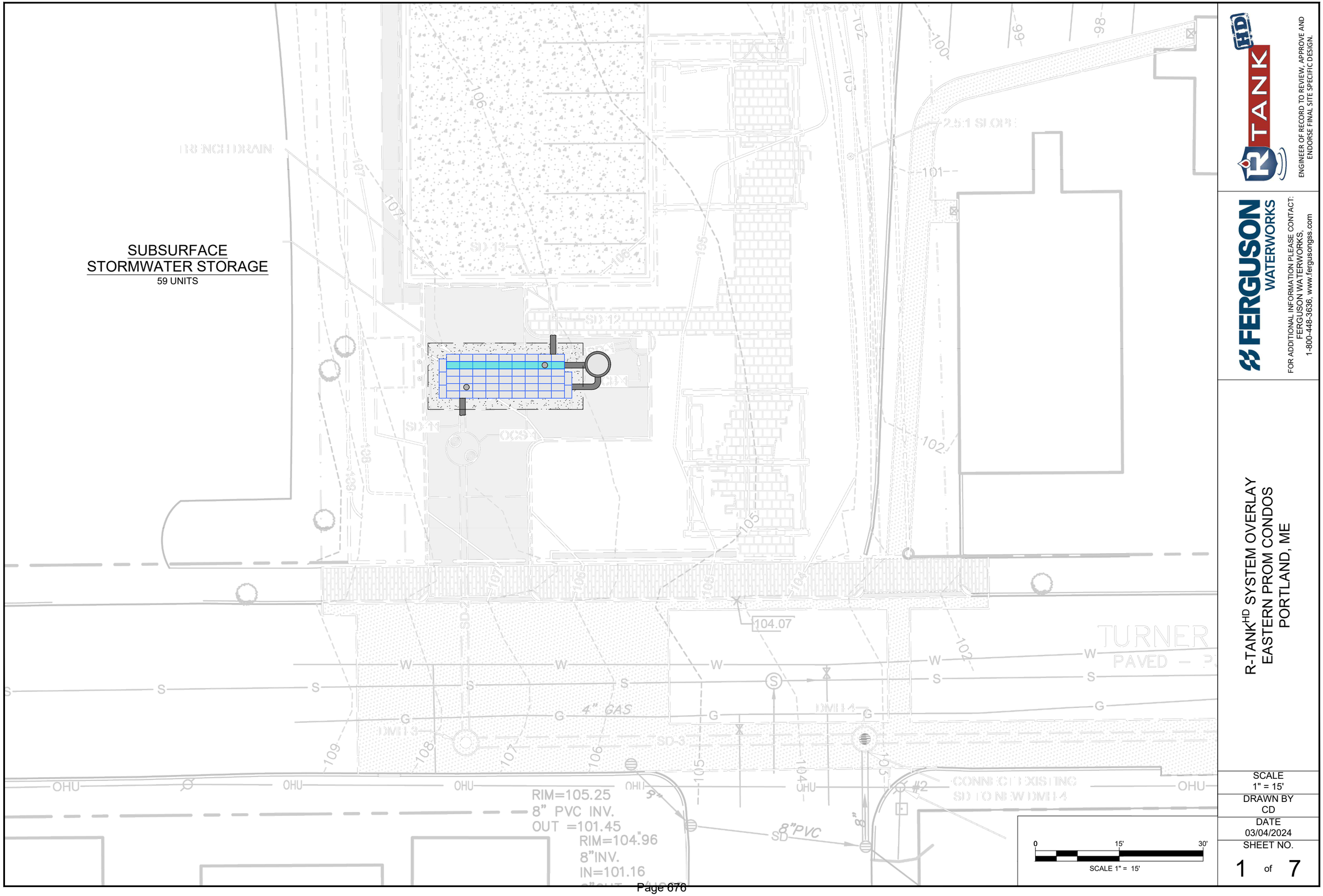
Michael Tadema-Wielandt, P.E.
Vice President

Updated Plans:

C-4.0 Site Plan
C-5.0 Grading & Drainage Plan
C-5.1 Detailed Grading Plan
C-6.0 Utility Plan
Various Architectural Plans

cc. Harry Krigman
RDS Architects
Nick Aceto
Greg Shinberg

SUBSURFACE
STORMWATER STORAGE
59 UNITS



R-TANK[HD] SYSTEM OVERLAY
EASTERN PROM CONDOS
PORTLAND, ME

ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

FERGUSON WATERWORKS

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SCALE	1" = 15'
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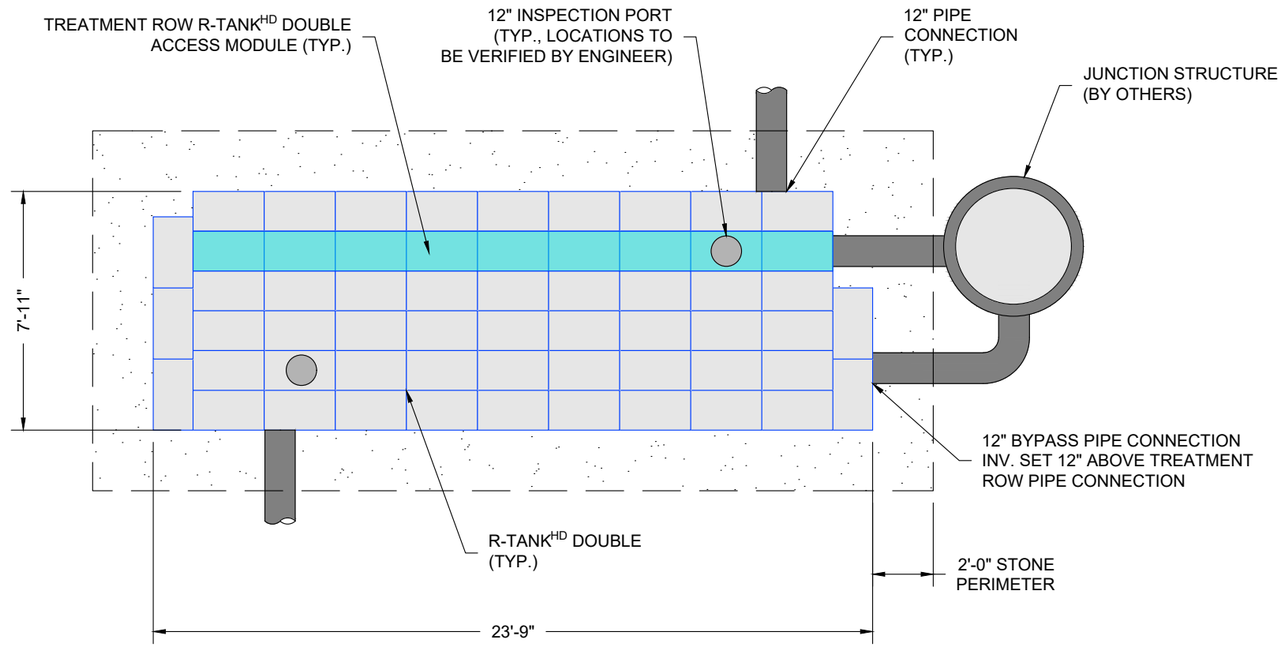
DATE	03/04/2024
SHEET NO.	1 of 7



R-TANK QUANTITIES	
R-TANK^{HD} MODULE TYPE	DOUBLE
TRAFFIC LOAD	HS-20
# OF DOUBLE R-TANKS	50
# OF DOUBLE R-TANK ACCESS MODULES	9
TOTAL SYSTEM STORAGE	818 CF
R-TANK STORAGE VOLUME	487 CF
STONE STORAGE VOLUME (40% VOID RATIO)	331 CF
STONE BED FOOTPRINT	329 SF
STONE QUANTITY	31 CY
N080 NON-WOVEN GEOTEXTILE TANK WRAP	69 SY
N080 NON-WOVEN GEOTEXTILE EXCAVATION WRAP	125 SY
30 MIL. PVC LINER	20 SY
8 OZ. NON-WOVEN GEOTEXTILE TREAT. ROW WRAP	40 SY
S300 WOVEN GEOTEXTILE TREAT. ROW BASE FABRIC	8 SY
ACF BX-12 GEOGRID	77 SY
12" INSPECTION PORTS	2
GEOTEXTILE PIPE BOOTS (12")	4
30 MIL. PVC PIPE BOOTS (12")	1
STORMRING CPS (12")	1
NOTE: STONE QUANTITY INCLUDES 12" OF COVER AND 3" OF BASE.	
NOTE: GEOTEXTILE / LINER QUANTITIES INCLUDE A 15% WASTE FACTOR.	
SEE SHEETS 3 - 7 FOR DETAILS AND ADDITIONAL INFORMATION	

GRAPHIC SCALE

0 5' 10'

SCALE 1" = 5'

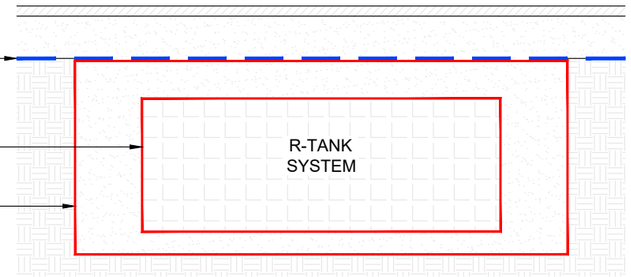
R-TANK ELEVATIONS

DESCRIPTION	ELEVATION
BASE INV.	99.00
TANK INV.	99.25
TOP OF TANK	102.07
GEOGRID	103.07
MIN. ALLOW. FINAL GRADE	103.74
MAX. ALLOW. FINAL GRADE	109.06

GEOGRID (ACF BX-12) PLACED 12" ABOVE THE R-TANK^{HD} SYSTEM. OVERLAP ADJACENT PANELS BY 18" MIN. GEOGRID SHOULD EXTEND 3' BEYOND THE EXCAVATION FOOTPRINT.

R-TANK^{HD} UNITS WRAPPED WITH N080 NON-WOVEN GEOTEXTILE (OR EQUAL)

EXCAVATION WRAPPED WITH N080 NON-WOVEN GEOTEXTILE (OR EQUAL)



R-TANK^{HD} TANK WRAP & EXCAVATION ENVELOPE DETAIL

HD R-TANK

ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

FERGUSON WATERWORKS

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R-TANK^{HD} SYSTEM LAYOUT
EASTERN PROM CONDOS
PORTLAND, ME

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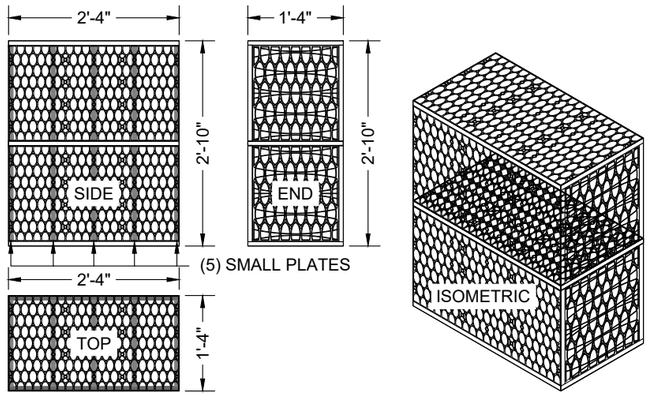
DATE	03/04/2024
SHEET NO.	2 of 7



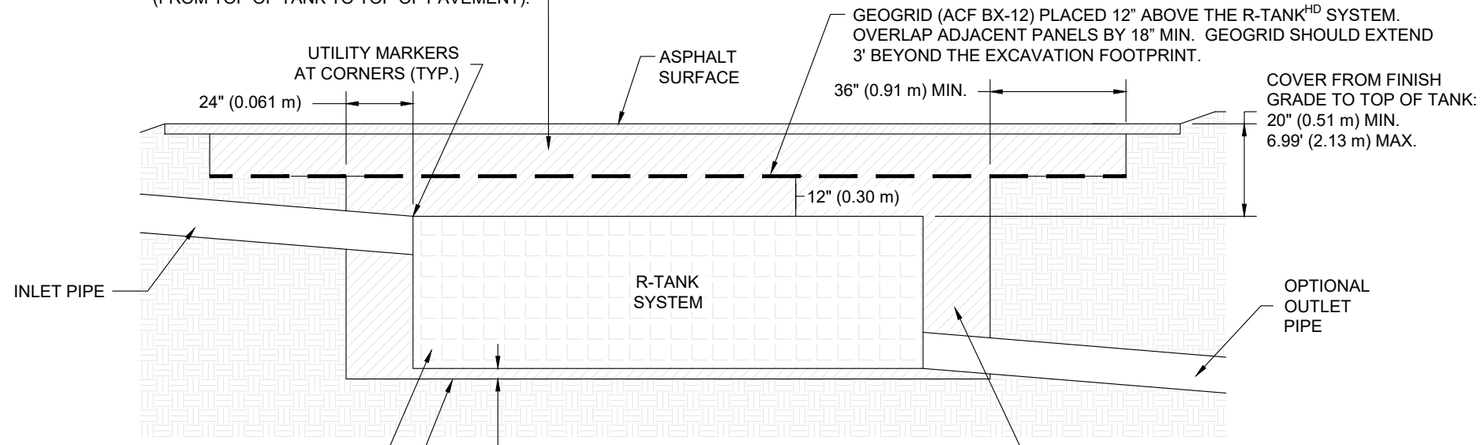
MODULE DATA

GEOMETRY:	**LOAD RATING:**
LENGTH = 28.15 IN. (715 MM)	33.4 PSI, (MODULE ONLY)
WIDTH = 15.75 IN. (400 MM)	HS20/HS25 - SEE SPEC FOR
HEIGHT = 33.86 IN. (860 MM)	COVER REQUIREMENTS
TANK VOLUME = 8.69 CF	**MATERIAL:**
STORAGE VOLUME = 8.25 CF	100% RECYCLED POLYPROPYLENE
VOID INTERNAL VOLUME: 95%	**SMALL PLATES REQUIRED:**
VOID SURFACE AREA: 90%	5/SEGMENT, 10/MODULE

DOUBLE R-TANK^{HD} - MODULE DETAIL

TOTAL COVER: 20" MINIMUM AND 84" MAXIMUM. FIRST 12" MUST BE FREE DRAINING BACKFILL (SPEC SECTION 2.03B): STONE <1.5" OR SOIL (USCS CLASS GW, GP, SW OR SP). ADDITIONAL FILL MAY BE STRUCTURAL FILL (SPEC SECTION 2.03C): STONE OR SOIL (USCS CLASS SM, SP, SW, GM, GP OR GW) WITH MAX CLAY CONTENT<10%, MAX 25% PASSING NO. 200 SIEVE, AND MAX PLASTICITY INDEX OF 4. A MIN. 12" COVER MUST BE MAINTAINED BETWEEN BACKFILL EQUIPMENT AND THE TOP OF THE R-TANK™ SYSTEM AT ALL TIMES. TOTAL HEIGHT OF TOP BACKFILL SHOULD NOT EXCEED 7'. CONTACT FERGUSON WATERWORKS IF MORE THAN 7' OR LESS THAN 20" OF TOP BACKFILL IS REQUIRED (FROM TOP OF TANK TO TOP OF PAVEMENT).

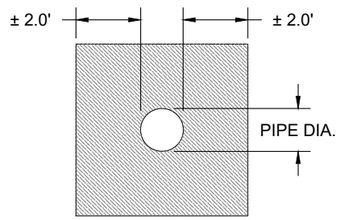
NOTES:
1. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.
2. PRE-TREATMENT STRUCTURES NOT SHOWN.
3. FOR INFILTRATION APPLICATIONS, UNCOMPACTED FREE DRAINING BACKFILL (SPEC SECTION 2.03A) TO PROVIDE A LEVEL BASE. SURFACE MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK^{HD} FOOTPRINT.
4. FOR INSTALLATIONS IN LANDSCAPED AREAS, THE INSTALLATION OF TREES IS PROHIBITED ABOVE THE R-TANK UNITS. PLEASE CONTACT YOUR LOCAL FERGUSON WATERWORKS REPRESENTATIVE FOR MORE INFORMATION.



R-TANK^{HD} & HS-20 LOADS - SECTION VIEW

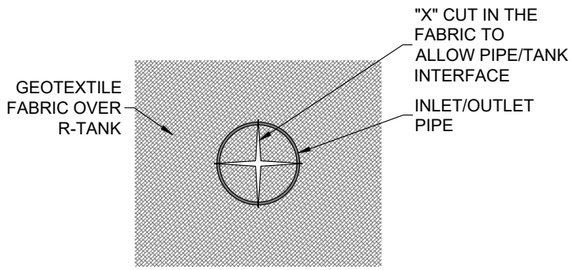
NOTE:
- PIPE BOOTS ARE AVAILABLE IN THE FOLLOWING STANDARD SIZES: 8" | 12" | 15" | 18" | 24".
- LARGER SPECIAL ORDER, CUSTOM SIZES ARE AVAILABLE.

CUT AN "X" IN THE FABRIC ENVELOPE THAT IS SLIGHTLY LARGER THAN THE PIPE. PULL THE FABRIC FLAPS AROUND THE PIPE, AND SEAL WITH A STAINLESS STEEL BAND.

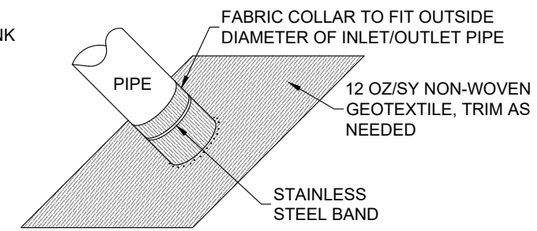


FRONT VIEW OF GEOTEXTILE BOOT

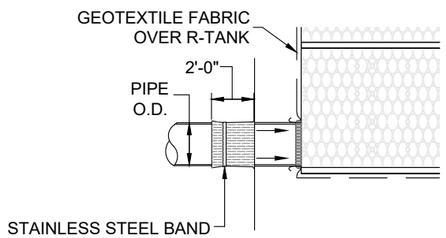
AFTER TANK WRAP IS SECURED TO PIPE, SLIDE BOOT AGAINST R-TANK AND SECURE WITH SECOND STAINLESS STEEL BAND, THEN ATTACH BOOT FLAP TO TANK ENVELOPE FABRIC WITH DUCT TAPE OR OTHER ADHESIVE.



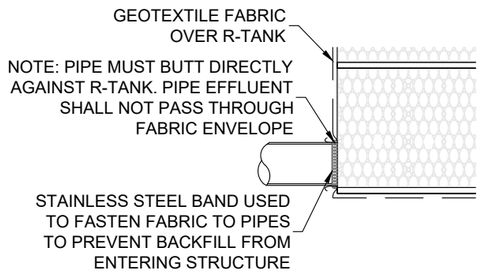
END VIEW OF PIPE/FABRIC CONNECTION



GEOTEXTILE BOOT



SIDE VIEW OF GEOTEXTILE BOOT



SIDE VIEW OF PIPE/FABRIC CONNECTION

R-TANK TYPICAL TANK INLET/OUTLET W/ GEOTEXTILE PIPE BOOT DETAIL

ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

FERGUSON WATERWORKS

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R-TANK^{HD} SYSTEM DETAILS
EASTERN PROM CONDOS
PORTLAND, ME

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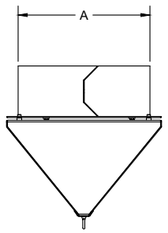
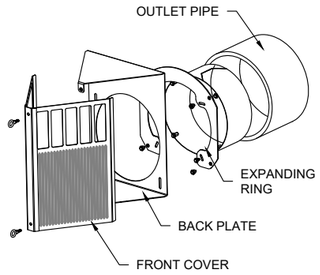
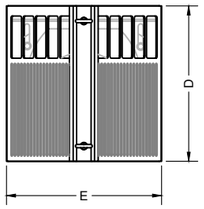
SHEET NO.
3 of 7



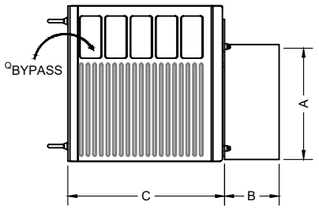
PLAN VIEW



REFERENCE VIEW



FRONT VIEW



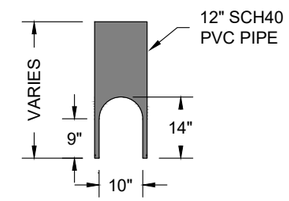
SIDE VIEW

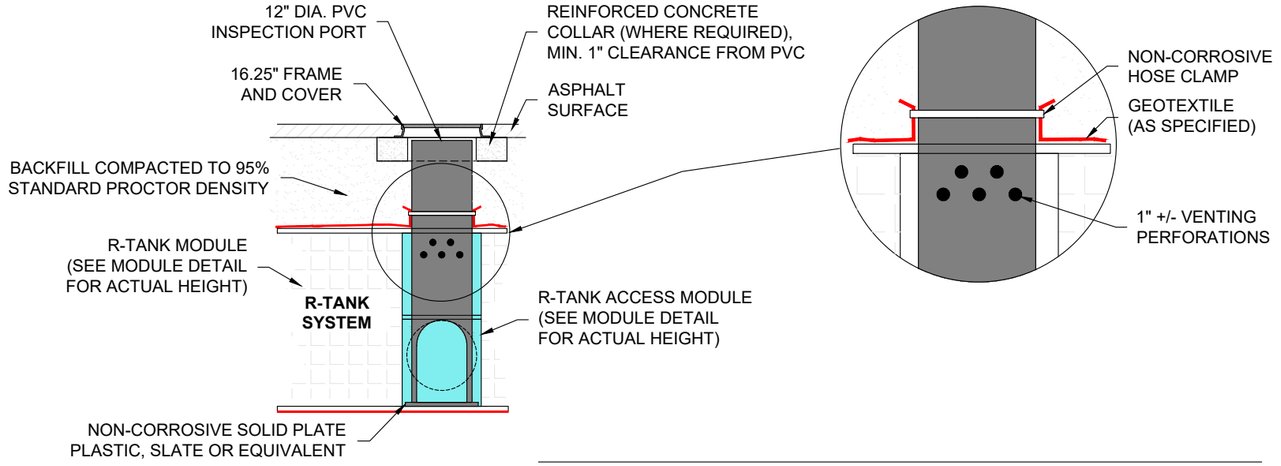
PART NUMBER	NOMINAL PIPE DIA.	EXPANDING COLLAR DIA. (A)		STUB LENGTH (B)	CPS DEPTH (C)	CPS HEIGHT (D)	CPS WIDTH (E)
		MIN.	MAX.				
SCA6-1	6"	5.63"	6.50"	6.00"	10.00"	10.13"	10.13"
SCA8-1	8"	7.50"	8.50"	6.00"	13.00"	11.88"	11.38"
SCA10-1	10"	9.50"	10.50"	8.00"	13.50"	13.50"	13.25"
SCA12-1	12"	11.38"	12.63"	8.00"	15.50"	15.38"	15.38"
SCA15-1	15"	14.25"	15.50"	8.00"	15.50"	21.38"	18.38"
SCA18-1	18"	17.38"	18.63"	8.00"	15.75"	28.00"	21.38"
SCA24-1	24"	23.25"	24.50"	9.00"	17.00"	40.00"	28.38"

STORMRING CPS PRETREATMENT DETAIL

NOTES

1. THE INSPECTION PORT IS USED IN THE ACCESS MODULE TO INSPECT THE LEVEL OF SEDIMENT ACCUMULATION.
2. MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH AS NEEDED.
3. R-TANK^{HD}, R-TANK^{SD}, R-TANK^{UD} AND R-TANK^{XD} MAY BE USED IN TRAFFIC APPLICATIONS.
4. SEE TRAFFIC LOADING DETAIL FOR MINIMUM & MAXIMUM COVER REQUIREMENTS.
5. IF INSPECTION PORT IS LOCATED IN A NON-TRAFFIC AREA, A PLASTIC CAP CAN BE USED IN LIEU OF A FRAME AND COVER WITH CONCRETE COLLAR.





R-TANK TYPICAL VEHICULAR LOAD RATED INSPECTION PORT

ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

FERGUSON WATERWORKS

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R-TANK^{HD} SYSTEM DETAILS
EASTERN PROM CONDOS
PORTLAND, ME

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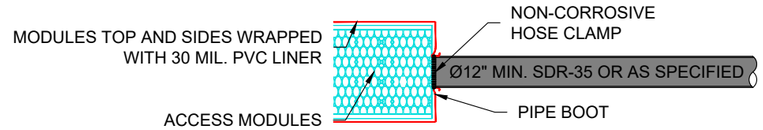
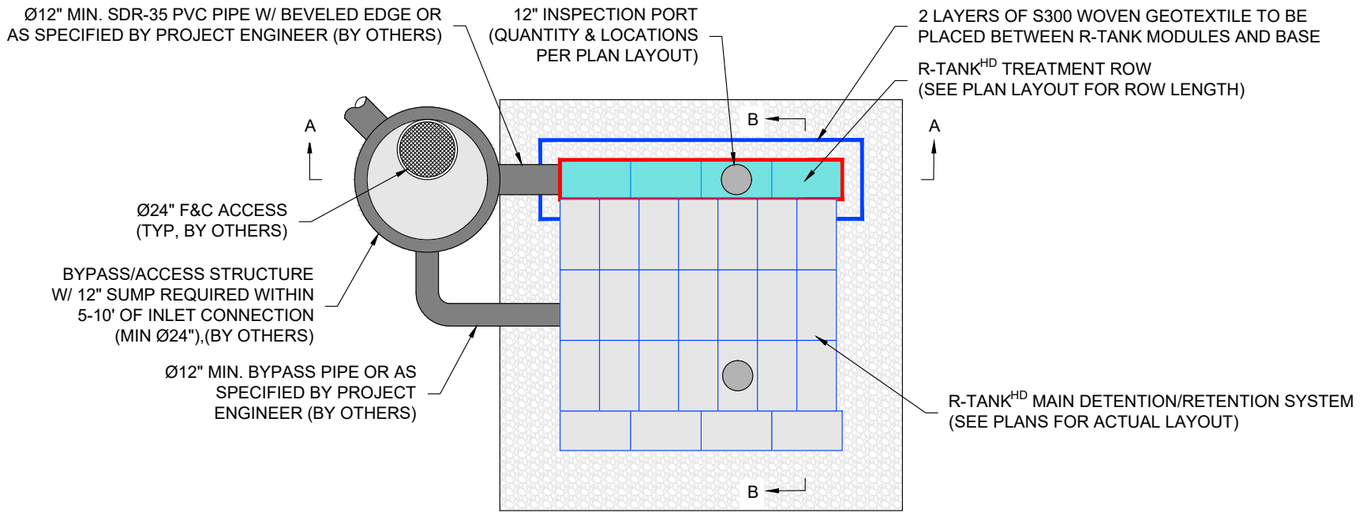
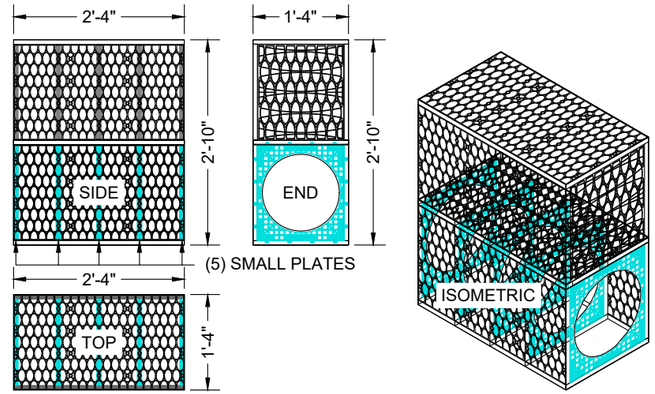


TYPICAL PIPE CONNECTION DETAIL

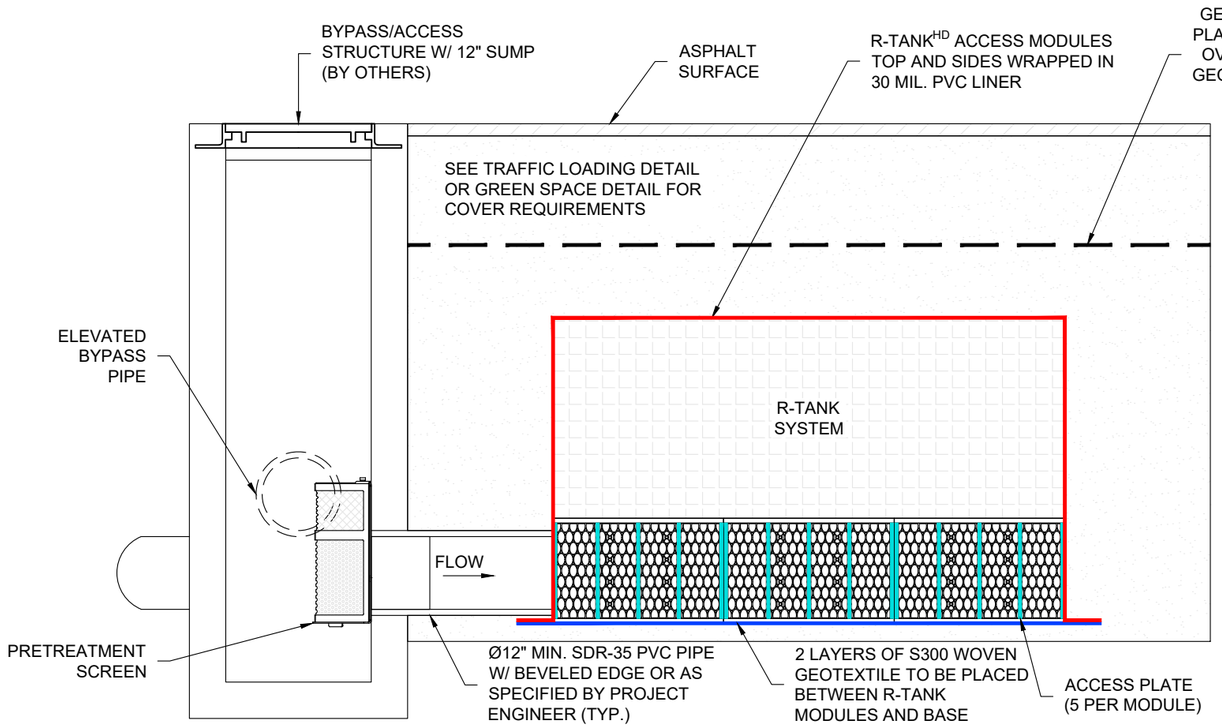
NOTE:
IF PIPE CONNECTING TO TREATMENT ROW IS LARGER THAN Ø12" SDR-35, IT SHALL BE ABUTTED FLUSH TO END PLATE AND SEALED WITH A PIPE BOOT.



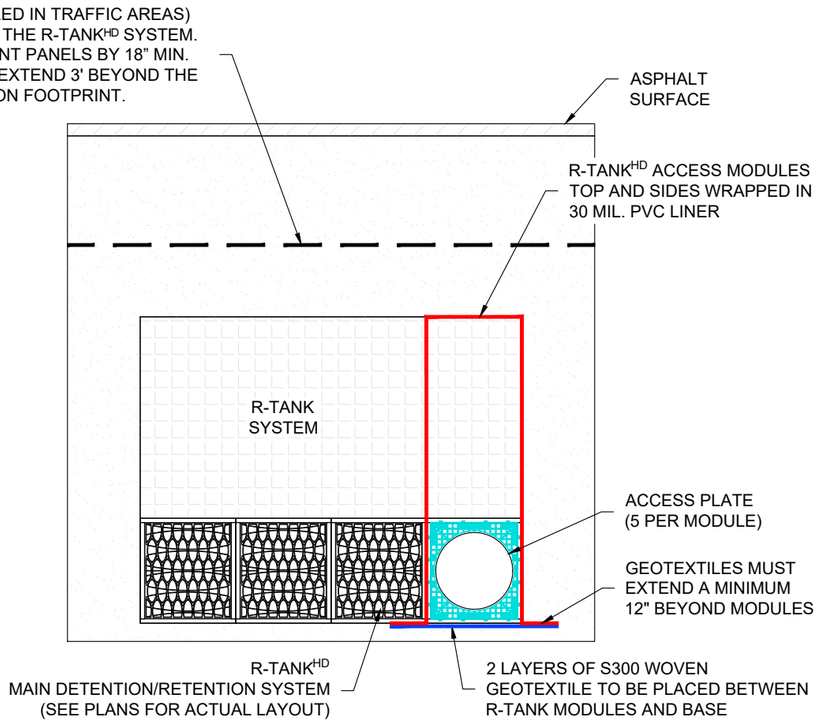
R-TANK^{HD} TREATMENT ROW WITH PRECAST INLET/ACCESS STRUCTURE



DOUBLE R-TANK^{HD} - ACCESS MODULE DETAIL
(FOR MODULE DATA, SEE STANDARD MODULE DETAIL)



R-TANK^{HD} TREATMENT ROW SECTION A-A



R-TANK^{HD} TREATMENT ROW SECTION B-B

HD R-TANK

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R-TANK^{HD} TREATMENT ROW DETAILS
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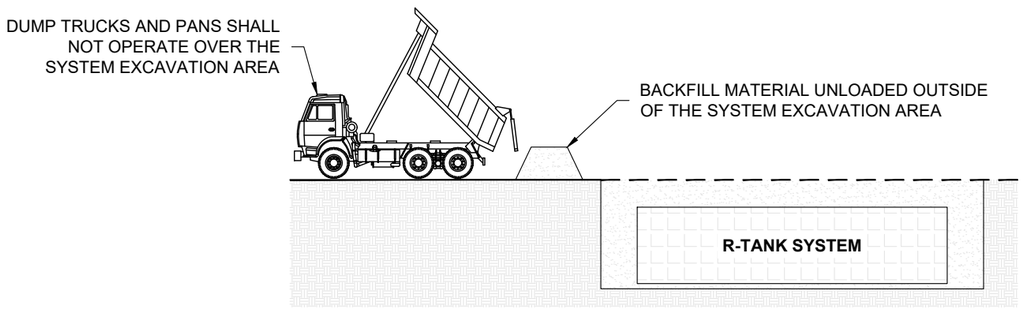
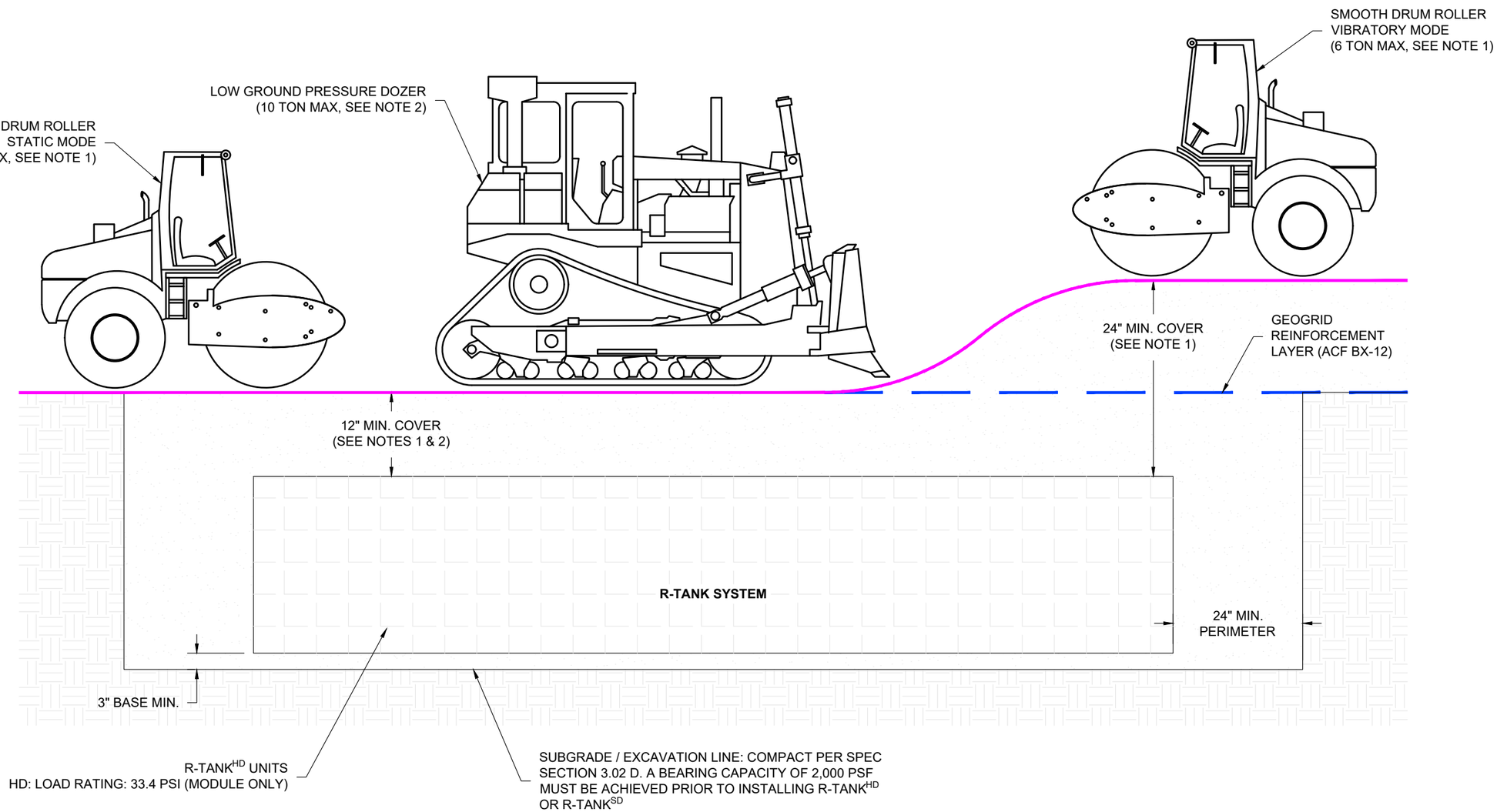


DUMP TRUCK DETAIL (SEE NOTE 3)

NOTES:

1. FOLLOWING PLACEMENT OF SIDE BACKFILL, A UNIFORM 12" LIFT OF THE FREELY DRAINING MATERIAL (SPEC SECTION 2.03 B1) SHALL BE PLACED OVER THE R-TANK AND LIGHTLY COMPACTED USING A WALK-BEHIND TRENCH ROLLER. ALTERNATELY, A ROLLER (MAXIMUM GROSS VEHICLE WEIGHT OF 6 TONS) MAY BE USED. ROLLER MUST REMAIN IN STATIC MODE UNTIL A MINIMUM OF 24" OF COVER HAS BEEN PLACED OVER THE MODULES. SHEEP FOOT ROLLERS SHOULD NOT BE USED. **SPEC SECTION 3.05 A5**
2. ONLY LOW PRESSURE TIRE OR TRACK VEHICLES (LESS THAN 7 PSI AND OPERATING WEIGHT OF LESS THAN 20,000 LBS) SHALL BE OPERATED OVER THE R-TANK SYSTEM DURING CONSTRUCTION. **SPEC SECTION 3.05 A5**
3. DUMP TRUCKS AND PANS SHALL NOT BE OPERATED WITHIN THE R-TANK SYSTEM AT ANY TIME. WHERE NECESSARY, THE HEAVY EQUIPMENT SHOULD UNLOAD IN AN AREA ADJACENT TO THE R-TANK SYSTEM AND THE MATERIAL SHOULD BE MOVED OVER THE SYSTEM WITH TRACKED EQUIPMENT. **SPEC SECTION 3.05 A5**
4. ENSURE THAT ALL UNRELATED CONSTRUCTION TRAFFIC IS KEPT AWAY FROM THE LIMITS OF EXCAVATION UNTIL THE PROJECT IS COMPLETE AND FINAL SURFACE MATERIALS ARE IN PLACE. NO NON-INSTALLATION RELATED LOADING SHOULD BE ALLOWED OVER THE R-TANK SYSTEM UNTIL THE FINAL DESIGN SECTION HAS BEEN CONSTRUCTED (INCLUDING PAVEMENT). **SPEC SECTION 3.05 B**
5. SEE R-TANK INSTALLATION GUIDE OR CONTACT YOUR LOCAL FERGUSON REPRESENTATIVE FOR ADDITIONAL INFORMATION.



CONSTRUCTION EQUIPMENT COVER DETAIL - VEHICULAR TRAFFIC

R-TANK HD

ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

FERGUSON WATERWORKS

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R-TANK^HD CONSTRUCTION EQUIPMENT COVER DETAIL
EASTERN PROM CONDOS
PORTLAND, ME

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R-TANK SPECIFICATION

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

A. Drawings, technical specification and general provisions of the Contract as modified herein apply to this section.

1.02 DESCRIPTION OF WORK INCLUDED

A. Provide excavation and base preparation per geotechnical engineer's recommendations and/or as shown on the design drawings, to provide adequate support for project design loads and safety from excavation sidewall collapse. Excavations shall be in accordance with the owner's and OSHA requirements.

B. Provide and install R-TankLD/, R-TankHD/, R-TankSD/, or R-TankU/D/ system (hereafter called R-Tank) and all related products including fill materials, geotextiles, geogrids, inlet and outlet pipe with connections per the manufacturer's installation guidelines provided in this section.

C. Provide and construct the cover of the R-Tank system including; stone backfill, structural fill cover, and pavement section as specified.

D. Protect R-Tank system from construction traffic after installation until completion of all construction activity in the installation area.

1.03 QUALITY CONTROL

A. All materials shall be manufactured in ISO certified facilities.

B. Installation Contractor shall demonstrate the following experience:

1. A minimum of three R-Tank or equivalent projects completed within 2 years; and,
2. A minimum of 25,000 cubic feet of storage volume completed within 2 years.
3. Contractor experience requirement may be waived if the manufacturer's representative provides on-site training and review during construction.

C. Installation Personnel: Performed only by skilled workers with satisfactory record of performance on bulk earthworks, pipe, chamber, or pond/landfill construction projects of comparable size and quality.

D. Contractor must have manufacturer's representative available for site review if requested by Owner.

1.04 SUBMITTALS

A. Submit proposed R-Tank layout drawings. Drawings shall include typical section details as well as the required base elevation of stone and tanks, minimum cover requirements and tank configuration.

B. Submit manufacturer's product data, including compressive strength and unit weight.

C. Submit manufacturer's installation instructions.

D. Submit R-Tank sample for review. Reviewed and accepted samples will be returned to the Contractor.

E. Submit material certificates for geotextile, geogrid, base course and backfill materials.

F. Submit required experience and personnel requirements as specified in Section 1.03.

G. Any proposed equal alternative product substitution to this specification must be submitted for review and approved prior to bid opening. Review package should include third party reviewed performance data that meets or exceeds criteria in Table 2.01 B.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Protect R-Tank and other materials from damage during delivery, and store UV sensitive materials under tarp to protect from sunlight when time from delivery to installation exceeds two weeks. Storage of materials should be on smooth surfaces, free from dirt, mud and debris.

B. Handling is to be performed with equipment appropriate to the materials and site conditions, and may include hand, handcart, forklifts, extension lifts, etc.

C. Cold weather:

1. Care must be taken when handling plastics when air temperature is 40 degrees or below as plastic becomes brittle.
2. Do not use frozen materials or materials mixed or coated with ice or frost.
3. Do not build on frozen ground or wet, saturated or muddy subgrade.

1.06 PREINSTALLATION CONFERENCE.

A. Prior to the start of the installation, a preinstallation conference shall occur with the representatives from the design team, the general contractor, the excavation contractor, the R-Tank installation contractor, and the manufacturer's representative.

1.07 PROJECT CONDITIONS

A. Coordinate installation for the R-Tank system with other on-site activities to eliminate all non-installation related construction traffic over the completed R-Tank system. No loads heavier than the design loads shall be allowed over the system, and in no case shall loads higher than a standard AASHTO HS20 (or HS25, depending on design criteria) load be allowed on the system at any time.

B. Protect adjacent work from damage during R-Tank system installation.

C. All pre-treatment systems to remove debris and heavy sediments must be in place and functional prior to operation of the R-Tank system. Additional pretreatment measures may be needed if unit is operational during construction due to increased sediment loads.

D. Contractor is responsible for any damage to the system during construction.

PART 2 - PRODUCTS

2.01 R-TANK UNITS

A. R-Tank - Injection molded plastic tank plates assembled to form a 95% void modular structure of predesigned height (custom for each project).

B. R-Tank units shall meet the following Physical & Chemical Characteristics:

PROPERTY	DESCRIPTION	R-Tank^{LD} VALUE	R-Tank^{HD} VALUE	R-Tank^{SD} VALUE	R-Tank^{UD} VALUE
Void Area	Volume available for water storage	95%	95%	95%	95%
Surface Void Area	Percentage of exterior available for infiltration	90%	90%	90%	90%
Vertical Compressive Strength	ASTM D 2412 / ASTM F 2418	30.0 psi	33.4 psi	42.9 psi	134.2 psi
Lateral Compressive Strength	ASTM D 2412 / ASTM F 2418	20.0 psi	22.4 psi	28.9 psi	N/A
HS-20 Minimum Cover	Cover required to support HS-20 loads	N/A	20"	18"	12" (STONE BACKFILL)
HS-25 Minimum Cover	Cover required to support HS-25 loads	N/A	24"	19"	15" (STONE BACKFILL)
Maximum Cover	Maximum allowable cover depth	3 feet	< 7 feet	< 10 feet	5 feet
Unit Weight	Weight of plastic per cubic foot of tank	3.29 lbs / cf	3.62 lbs/cf	3.96 lbs / cf	4.33 lbs / cf
Rib Thickness	Thickness of load-bearing members	0.18 inches	0.18 inches	0.18 inches	N/A
Service Temperature	Safe temperature range for use	-14 – 167° F	-14 – 167° F	-14 – 167° F	-14 – 167° F

C. Supplier: Ferguson Waterworks 2831 Cardwell Road Richmond, VA 23234 (T): 800-448-3636; (F): 804-743-7779 www.ferguson.com

2.02 GEOSYNTHETICS

A. Geotextile. A geotextile envelope is required to prevent backfill material from entering the R-Tank modules.

1. Standard Application: The standard geotextile shall be an 8 oz per square yard nonwoven geotextile (ACF N080 or equivalent).
2. Infiltration Applications: When water must infiltrate/exfiltrate through the geotextile as a function of the system design, a woven monofilament (ACF M200 or equivalent) shall be used.

B. Geogrid. For installations subject to traffic loads and/or when required by project plans, install geogrid (ACF BX12 or equivalent) to reinforce backfill above the R-Tank system. Geogrid is not always required for R-TankUD/ installations, and is often not required for non-traffic load applications.

2.03 BACKFILL & COVER MATERIALS

A. Bedding Materials: Stone (angular and smaller than 1.5" in diameter) or soil (GW, GP, SW, or SP as classified by the Unified Soil Classification System) shall be used below the R-Tank system (3" minimum). Material must be free from lumps, debris, and any sharp objects that could cut the geotextile. Material shall be within 3 percent of the optimum moisture content as determined by ASTM D698 at the time of installation. For infiltration applications bedding material shall be free draining.

B. Side and Top Backfill: Material must be free from lumps, debris and any sharp objects that could cut the geotextile. Material shall be within 3 percent of the optimum moisture content as determined by ASTM D698 at the time of installation.

1. Traffic Applications - Free draining material shall be used adjacent to (24" minimum) and above (for the first 12") the R-Tank system.

a. For HD, and SD modules, backfill materials shall be free draining stone (angular and smaller than 1.5" in diameter) or soil (GW, GP, SW, or SP as classified by the Unified Soil Classification System).

b. For UD modules with less than 14" of top cover, backfill materials shall be free draining stone (angular and smaller than 1.5" in diameter). The use of soil backfill on the sides and top of the UD module is not permitted unless the modules are installed outside of traffic areas or with cover depths of 14" or more. Top backfill material (from top of module to bottom of pavement base or 12" maximum) must be consistent with side backfill.

2. Non-Traffic / Green Space Applications - For all R-Tank modules installed in green spaces and not subjected to vehicular loads, backfill materials may either follow the guidelines for Traffic Applications above, or the top backfill layer (12" minimum) may consist of AASHTO #57 stone blended with 30-40% (by volume) topsoil to aid in establishing vegetation.

C. Additional Cover Materials: Structural Fill shall consist of granular materials meeting the gradational requirements of SM, SP, SW, GM, GP or GW as classified by the Unified Soil Classification System. Structural fill shall have a maximum of 25 percent passing the No. 200 sieve, shall have a maximum clay content of 10 percent and a maximum Plasticity Index of 4. Material shall be within 3 percent of the optimum moisture content as determined by ASTM D698 at the time of installation.

2.04 OTHER MATERIALS

A. Utility Marker: Install metallic tape at corners of R-Tank system to mark the area for future utility detection.

PART 3 - EXECUTION

3.01 ASSEMBLY OF R-TANK UNITS

A. Assembly of modules shall be performed in accordance with the R-Tank Installation Manual, Section 2.

3.02 LAYOUT AND EXCAVATION

A. Installer shall stake out, excavate, and prepare the subgrade area to the required plan grades and dimensions, ensuring that the excavation is at least 2 feet greater than R-Tank dimensions in each direction allowing for installation of geotextile filter fabric, R-Tank modules, and free draining backfill materials.

B. All excavations must be prepared with OSHA approved excavated sides and sufficient working space.

C. Protect partially completed installation against damage from other construction traffic by establishing a perimeter with high visibility construction tape, fencing, barricades, or other means until construction is complete.

D. Base of the excavation shall be uniform, level, and free of lumps or debris and soft or yielding subgrade areas. A minimum 2,000 pounds per square foot bearing capacity is required.

1. Standard Applications: Compact subgrade to a minimum of 95% of Standard Proctor (ASTM D698) density or as required by the Owner's engineer.
2. Infiltration Applications: Subgrade shall be prepared in accordance with the contract documents. Compaction of subgrade should not be performed in infiltration applications.

E. Unsuitable Soils or Conditions: All questions about the base of the excavation shall be directed to the owner's engineer, who will approve the subgrade conditions prior to placement of stone. The owner's engineer shall determine the required bearing capacity of the R-Tank subgrade; however in no case shall a bearing capacity of less than 2,000 pounds per square foot be provided.

1. If unsuitable soils are encountered at the subgrade, or if the subgrade is pumping or appears excessively soft, repair the area in accordance with contract documents and/or as directed by the owner's engineer.
2. If indications of the water table are observed during excavation, the engineer shall be contacted to provide recommendations.
3. Do not start installation of the R-Tank system until unsatisfactory subgrade conditions are corrected and the subgrade conditions are accepted by the owner's engineer.

3.03 PREPARATION OF BASE

A. Place a thin layer (3" unless otherwise specified) of bedding material (Section 2.03 A), over the subgrade to establish a level working platform for the R-Tank modules. Level to within ½" (+/- ¼") or as shown on the plans. Native subgrade soils or other materials may be used if determined to meet the requirements of 2.03 A and are accepted by the owner's engineer.

1. Standard Applications: Static roll or otherwise compact bedding materials until they are firm and unyielding.
2. Infiltration Applications: Bedding materials shall be prepared in accordance with the contract documents.

B. Outline the footprint of the R-Tank system on the excavation floor using spray paint or chalk line to ensure a 2' perimeter is available around the R-Tank system for proper installation and compaction of backfill.

3.04 INSTALLATION OF THE R-TANKS

A. Where a geotextile wrap is specified on the stone base, cut strips to length and install in excavation, removing wrinkles so material lays flat. Overlap geotextile a minimum 12" or as recommended by manufacturer. Use tape, special adhesives, sandbags or other ballast to secure overlaps. As geotextiles can be damaged by extreme heat, smoking is not permissible on/near the geotextile, and tools using a flame to tack the overlaps, such as propane torches, are prohibited.

B. Where an impervious liner (for containment) is specified, install the liner per manufacturer's recommendations and the contract documents. The R-Tank units shall be separated from impervious liner by a non-woven geotextile fabric installed accordance with Section 3.04A.

C. Install R-Tank modules by placing side by side, in accordance with the design drawings. No lateral connections are required. It is advisable to use a string line to form square corners and straight edges along the perimeter of the R-Tank system. The modules are to be oriented as per the design drawing with required depth as shown on plans.

1. For LD, HD, and SD installations, the large side plate of the tank should be placed on the perimeter of the system. This will typically require that the two ends of the tank area will have a row of tanks placed perpendicular to all other tanks. If this is not shown in the construction drawings, it is a simple field adjustment that will have minimal effect on the overall system footprint. Refer to R-Tank Installation Guide for more details
2. For UD installations, there is no perpendicular end row required.

D. Wrap the R-Tank top and sides in specified geotextile. Cut strips of geotextile so that it will cover the sides and top, encapsulating the entire system to prevent backfill entry into the system. Overlap geotextile 12" or as recommended by manufacturer. Take great care to avoid damage to geotextile (and, if specified, impervious liner) during placement.

E. Identify locations of inlet, outlet and any other penetrations of the geotextile (and optional liner). These connections should be installed flush (butted up to the R-Tank) and the geotextile fabric shall be cut to enable hydraulic continuity between the connections and the R-Tank units. These connections shall be secured using pipe boots with stainless steel pipe clamps. Support pipe in trenches during backfill operations to prevent pipe from settling and damaging the geotextile, impervious liner (if specified) or pipe. Connecting pipes at 90 degree angles facilitates construction, unless otherwise specified. Ensure end of pipe is installed snug against R-Tank system.

F. Install Inspection and Maintenance Ports in locations noted on plans. At a minimum one maintenance port shall be installed within 10' of each inlet & outlet connection, and with a maximum spacing of one maintenance port for every 2,500 square feet. Install all ports as noted in the R-Tank Installation Guide.

G. If required, install ventilation pipes and vents as specified on drawings to provide ventilation for proper hydraulic performance. The number of pipes and vents will depend on the size of the system. Vents are often installed using a 90 degree elbow with PVC pipe into a landscaped area with "U" bend or venting bollard to inhibit the ingress of debris. A ground level concrete or steel cover can be used.

3.05 BACKFILLING OF THE R-TANK UNITS

A. Backfill and fill with recommended materials as follows:

1. Place freely draining backfill materials (Section 2.03 B) around the perimeter in lifts with a maximum thickness of 12". Each lift shall be placed around the entire perimeter such that each lift is no more than 24" higher than the side backfill along any other location on the perimeter of the R-Tank system. No fill shall be placed over top of tanks until the side backfill has been completed.
2. Each lift shall be compacted at the specified moisture content to a minimum of 95% of the Standard Proctor Density until no further densification is observed (for self-compacting stone materials). The side lifts must be compacted with walk behind compaction equipment. Even when "self-compacting" backfill materials are selected, a walk behind vibratory compactor must be used.
3. Take care to ensure that the compaction process does not allow the machinery to come into contact with the modules due to the potential for damage to the geotextile and R-Tank units.
4. No compaction equipment is permissible to operate directly on the R-Tank modules.
5. Top Backfill: Only low pressure track vehicles shall be operated over the R-Tank system during construction. Dump Trucks and Pans shall not be operated within the R-Tank system footprint at any time. Heavy equipment should unload in an area adjacent to the R-Tank system and the material should be moved over the system using tracked equipment with an operating weight of less than 10 tons.
   a. Typical Applications: Install a 12" (or as shown on plans) lift of freely draining material (Section 2.03 B) over the R-Tank Units, maintaining 12" between equipment tracks and R-Tank System. Lightly compacted using a walk-behind trench roller. Alternately, a roller (maximum gross vehicle weight of 6 tons) may be used. Roller must remain in static mode until a minimum of 24" of cover has been placed over the modules. Sheep foot rollers should not be used.
   b. Shallow Applications (< 18" total cover): Install top backfill in accordance with plans.
6. If required, install a geogrid as shown on plans. Geogrid shall extend a minimum of 3 feet beyond the limits of the excavation wall.
7. Following placement and compaction of the initial cover, subsequent lifts of structural fill (Section 2.03 C) shall be placed at the specified moisture content and compacted to a minimum of 95% of the Standard Proctor Density and shall cover the entire footprint of the R-Tank system. During placement of fill above the system, unless otherwise specified, a uniform elevation of fill shall be maintained to within 12" across the footprint of the R-Tank system. Do not exceed maximum cover depths listed in Table 2.01 B.
8. Place additional layers of geotextile and/or geogrid at elevations as specified in the design details. Each layer of geosynthetic reinforcement placed above the R-Tank system shall extend a minimum of 3 feet beyond the limits of the excavation wall.

B. Ensure that all unrelated construction traffic is kept away from the limits of excavation until the project is complete and final surface materials are in place. No non-installation related loading should be allowed over the R-Tank system until the final design section has been constructed (including pavement).

C. Place surfacing materials, such as groundcovers (no large trees), or paving materials over the structure with care to avoid displacement of cover fill and damage to surrounding areas.

D. Backfill depth over R-Tank system must be within the limitations shown in the table in Section 2.01 B. If the total backfill depth does not comply with this table, contact engineer or manufacturer's representative for assistance.

3.06 MAINTENANCE REQUIREMENTS

A. A routine maintenance effort is required to ensure proper performance of the R-Tank system. The Maintenance program should be focused on pretreatment systems. Ensuring these structures are clean and functioning properly will reduce the risk of contamination of the R-Tank system and stormwater released from the site. Pre-treatment systems shall be inspected yearly, or as directed by the regulatory agency and by the manufacturer (for proprietary systems). Maintain as needed using acceptable practices or following manufacturer's guidelines (for proprietary systems).

B. All inlet pipes and Inspection and/or Maintenance Ports in the R-Tank system will need to be inspected for accumulation of sediments at least quarterly through the first year of operation and at least yearly thereafter.

C. If sediment has accumulated to the level noted in the R-Tank Maintenance Guide or beyond a level acceptable to the Owner's engineer, the R-Tank system should be flushed.

D. All inspection and maintenance activities should be performed in accordance with the R-Tank Operation, Inspection & Maintenance Manual.

HD TANK

ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

FERGUSON WATERWORKS

FOR ADDITIONAL INFORMATION PLEASE CONTACT:
FERGUSON WATERWORKS,
1-800-448-3636, www.fergusongss.com

R-TANK^{HD} SPECIFICATION
EASTERN PROM CONDOS
PORTLAND, ME

SCALE
NTS

DRAWN BY
CD

DATE
03/04/2024

SHEET NO.
7 of 7

TERRADYN CONSULTANTS, LLC

207.926.5111
info@terradynconsultants.com
www.terradynconsultants.com

PARKING STUDY

PL-002490-2023 | 246 Eastern Promenade
Portland, Maine 04101
Project #22-144

The following Parking Study was prepared for ECK Realty, LLC, who is proposing to redevelop an existing 12-unit residential building into 13-unit one- and two-bedroom condos at 246 Eastern promenade & 15 Turner Street in Portland's East End Neighborhood. The parcel is identified as 14-I-12 on the City of Portland's Parcel map and is located in the R-6 zone. The redevelopment will result in 17 total parking spaces: 15 garage spaces and 2 surface spaces to be used by residents. The City of Portland, as part of the approval process, requested a parking study be conducted to assess the impact of the new parking infrastructure. This study will provide an overview of existing and proposed conditions, analyze parking demand and compare it to City of Portland requirements and estimates available through the Institute of Transportation Engineers (ITE) parking data, and provide concluding thoughts.

1. EXISTING CONDITIONS

The existing site is located in Portland's East End between Quebec Street and Turner Street on East Promenade, abutting other residential buildings in Portland's R-6 zone. The project site is 27,206 square feet (SF) in area and is currently developed with an existing 12-unit apartment building and a 40-space surface parking lot. Within the site, 16,596 SF is impervious with 3,345 SF of roof area and 13,251 SF of non-roof impervious. The L-Shaped lot has frontage on both Eastern Promenade and Turner Street. Parking is accessed from Turner Street only. The owner also owns a 28-unit apartment building located nearby where residents of that building use this site parking lot as overflow.

Located in a dense urban area, there are plentiful pedestrian accommodations to travel safely around the local neighborhood and downtown. There is a Portland Metro Transit stop located at the intersection of Eastern Promenade and Turner Street, and a regional rail and bus line located 3.3 miles away at the Portland Transportation Center. These multimodal transportation options provide transportation opportunities for residents without relying on single occupancy vehicles.

2. PROPOSED CONDITIONS

The proposed project includes removal of the existing building and construction of a new, 4-story, 13-unit condo building with associated site improvements. Ten (10) 2-bedroom units, and three (3) 1-bedroom units are proposed. The existing parking lot will be redeveloped to accommodate the new building with new parking located mostly underground with a few surface spaces. Parking access from Turner Street will be maintained. In total, 17 parking spaces are proposed with 15 garage spaces and 2 surfaces spaces. One garage space will be handicap accessible and seven (7) spaces will offer EV charging. This allows for every unit to have at least one parking space with the four additional spaces available for purchase by residents of the building.

The proposed project will reduce the overall non-roof impervious from 13,251 SF to 4,922 SF, improving the site conditions. However, residents from the nearby apartment complex will no longer be able to use the parking lot as overflow.

3. PARKING DEMAND

Parking demand for the 13 condo units was calculated in accordance with the City of Portland Technical Manual and cross referenced with parking demand data provided by ITE to determine if adequate parking infrastructure is provided.

City of Portland:
The proposed project is located in the R-6 zoning district. Per Table 19-A: Off-Street Parking Minimums: the number of parking spaces required for single, two or multi-family units is 1 space per dwelling unit. Off-street parking for the first four dwelling units is not required for residential uses per Table 19-B: Categorical Exceptions to Off-Street Parking Minimums. Therefore, out of the 13 proposed units, only 9 require parking accommodation, which would be a total of 9 spaces based on Portland's Ordinance.

ITE Parking Demand Data:
The Institute of Transportation Engineers (ITE) Parking Generation Manual is an alternative method to determine parking demand compared to zoning requirements provided by municipalities. Information is based on crowd sourced parking generation studies submitted by public agencies, developers, consulting firms, and other associations to estimate parking demand of a proposed development based on land use. The information is presented in a web app which can be filtered by type of development, time of day, land use and other factors. Based on the ITEParkGen web app[1], the following Land Use Code (LUC) was used for the parking demand estimate: **LUC 221 - Multifamily Housing – 2+ BR (Mid-Rise) – Not close to Rail Transit – Dense Multi-Use Urban.**

Based on the proposed number of residential units, three (3) will be 1-bedroom units, which fall under a different land use code. However, for the purposes of this parking study, LUC 221 is assumed for the entire building.

Based on the LUC, the table below provides parking demand estimates based on the weighted average, average, and 85th percentile for a typical weekday and Sunday (no Saturday data available). The weighted average value is calculated based on the distribution of data and often provides a more accurate picture of the data set. Data sets with large variance will skew the average rate if not weighted. The 85th percentile represents the point at which 85 percent of the values fall below and is often used with data sets with few data points. Parking generation graphs for Monday-Friday and Sunday are shown in Attachment 1.

Parking Demand

LUC	Unit	Monday-Friday Demand				Sunday Demand			
		Range of Rates	Weighted Average	Average	85th Percentile	Range of Rates	Weighted Average	Average	85th Percentile
221	DU	0.17-2.72	-*	12	17	0.93-1.19	-*	14	15

**No Data Available*

[1] https://iteparkgen.org/index.html

For 13 mid-rise multi-family housing units, not close to transit and within a dense multi-use urban area, the parking demand is estimated to be 12 vehicles during the week and 15 vehicles on Sunday. The average was used for the weekday period based on the abundance of data and the 85th percentile was used for the Sunday period based on the lack of data. Rates range between 0.17 to 2.72 spaces per dwelling unit during the week and 0.93 to 1.19 spaces per dwelling unit on Sunday. This shows that parking demand varies significantly during the week depending on the study.

Based on these values, the number of proposed parking spaces (17) exceeds the average parking demand but is still within the observed range for similar developments. Furthermore, the number of spaces proposed matches the 85th percentile parking demand potential as a worst-case scenario.

4. CONCLUSION

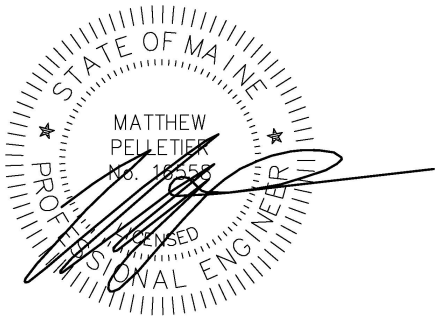
Based on the parking demand data provided by ITE for a typical weekday (Monda-Friday) and Sunday, as well as parking requirements by the City of Portland, the 17 parking spaces provided for the proposed 13-unit development is expected to accommodate parking demand.

It must be noted that many municipalities are starting to move away from parking minimum requirements to reduce costs, improve walkability and multimodal transit use, and reduce emissions and congestion. This approach also allows developers more flexibility in their designs and leads to better parking infrastructure and less impervious area. While the City of Portland still has minimum parking requirements, it also discourages the creation of excess parking. While the proposed development will provide more parking than the minimum required by code, the project will still provide an overall benefit for the following reasons:

1) There is an overall reduction in non-roof impervious area due to the redevelopment of the existing surface parking lot, improving the overall site conditions.
2) There is an overall reduction in parking spaces from 40 to 17 with 15 of those spaces under the building and only 2 surface spaces.
3) The proposed site eliminates the ability for residents of a nearby apartment building to use the old lot as overflow parking. However, this will further push residents to rely less on single occupancy vehicles and take advantage of alternative forms of transportation including biking, walking, and transit.

In summary, the proposed project will provide adequate off-street parking to meet the demand of the residential development, will reduce overall parking on the site by 23 spaces, and will result in a reduction in non-roof impervious area.

Prepared by:
TERRADYN CONSULTANTS LLC



Matthew Pelletier, P.E.
Design Engineer

Attachments
Attachment 1 – Parking Generation Graphs

ATTACHMENT 1

PARKING GENERATION GRAPH

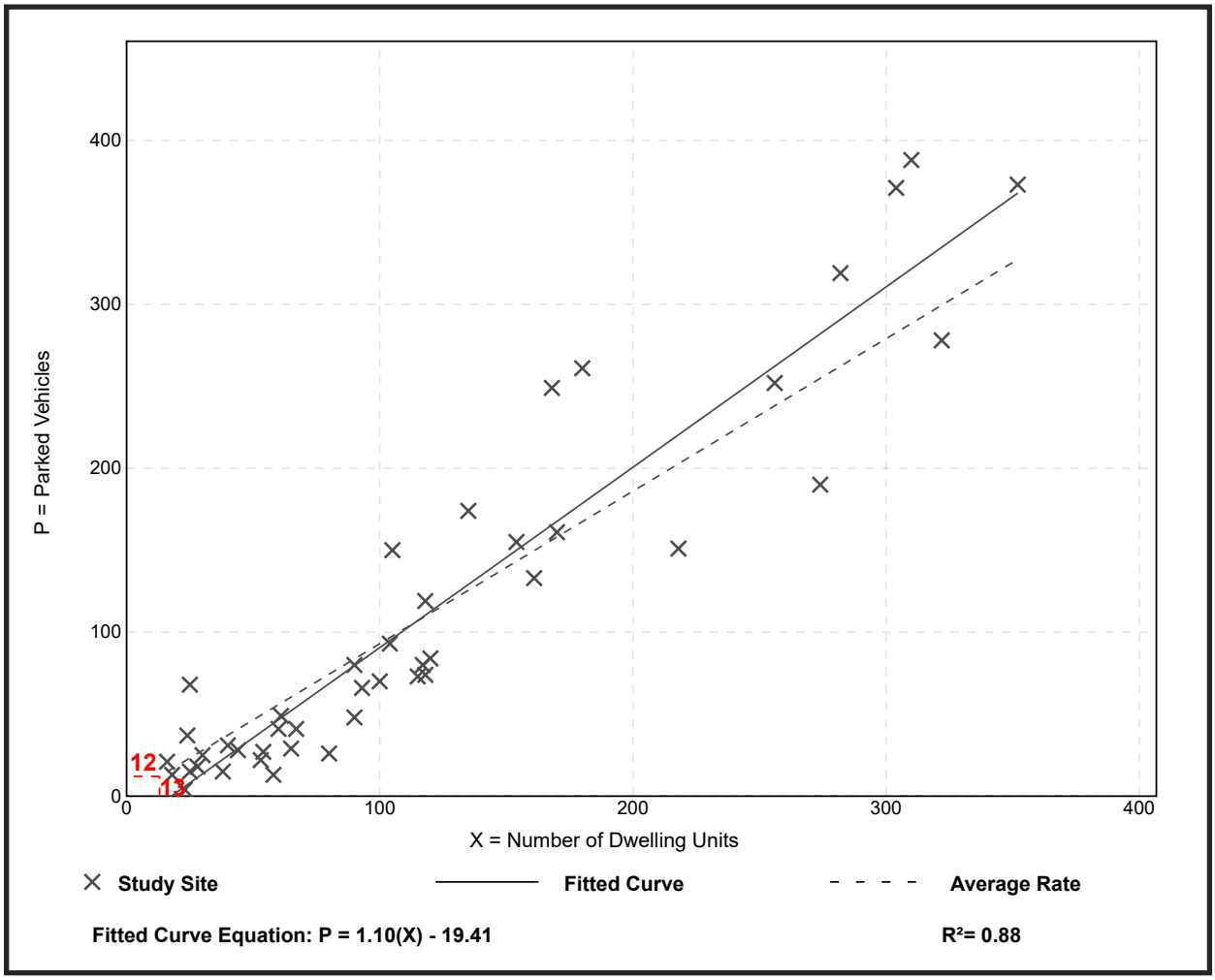
Multifamily Housing - 2+ BR (Mid-Rise) - Not Close to Rail Transit
(221)

Peak Period Parking Demand vs: **Dwelling Units**
On a: **Weekday (Monday - Friday)**
Setting/Location: **Dense Multi-Use Urban**
Number of Studies: 44
Avg. Num. of Dwelling Units: 120

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.93	0.17 - 2.72	0.68 / 1.29	0.83 - 1.03	0.33 (35%)

Data Plot and Equation



Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

Multifamily Housing - 2+ BR (Mid-Rise) - Not Close to Rail Transit
(221)

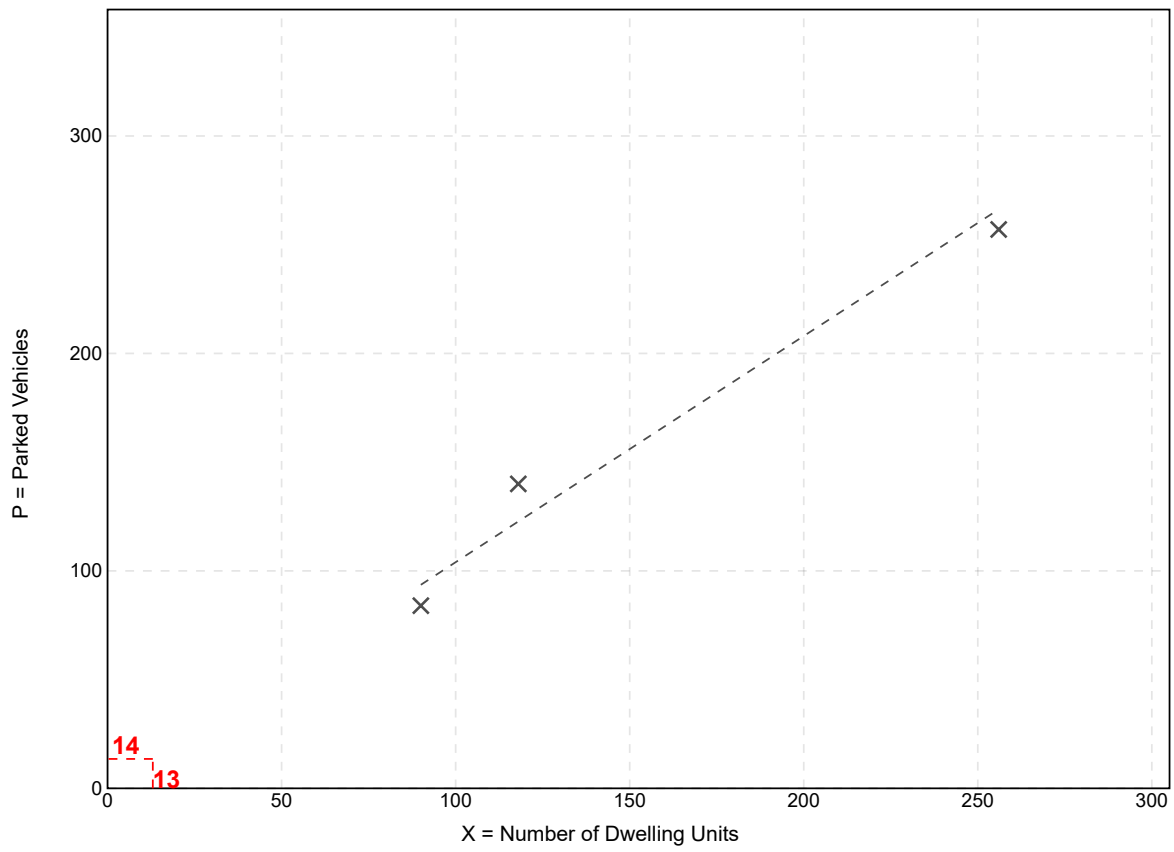
Peak Period Parking Demand vs: **Dwelling Units**
On a: **Sunday**
Setting/Location: **Dense Multi-Use Urban**
Number of Studies: 3
Avg. Num. of Dwelling Units: 155

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.04	0.93 - 1.19	0.96 / 1.19	***	0.11 (11%)

Data Plot and Equation

Caution – Small Sample Size



Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

PRELIMINARY DRAFT
Last Revised August 1, 2023

246 EASTERN PROMENADE CONDOMINIUM ASSOCIATION

BYLAWS

THESE BYLAWS are established this _____ day of August, 2023, by ELLIE & CHAYA, INC., a Maine corporation ("Declarant") and 246 EASTERN PROMENADE CONDOMINIUM ASSOCIATION, a Maine non-profit corporation formed as a condominium association by Declarant and the Association of Unit Owners in the 246 Eastern Promenade Condominium. Capitalized terms used herein, if not defined herein, shall be defined as set forth in the Condominium Declaration or in the Maine Condominium Act, 33 Maine Revised Statutes, Chapter 31, §§ 1601-101, et seq., as now and as may be hereinafter amended (hereinafter referred to as the "Condominium Act").

ARTICLE I

Name of Association

The Association hereby governed shall be known as 246 Eastern Promenade Condominium Association (the "Association"), a Maine non-profit, non-stock, mutual benefit corporation, and under that name, as far as legal, all activities shall be carried on by the Executive Board of such Association.

ARTICLE II

The Association and its Purpose; Unit Owners' Organization

All of the rights and powers in and with respect to the common elements and facilities and exterior and structural portions of the Units of 246 Eastern Promenade Condominium, a condominium located in Portland, Maine (the "Condominium") established by a Declaration of Condominium (the "Declaration") of even date and recorded herewith in the Cumberland County Registry of Deeds, which are conferred upon or exercisable by the organization of Owners of the Condominium and all property, real and personal, tangible and intangible, conveyed to or held by the Association (the "Association Property") hereunder shall vest in the Association to exercise, manage, administer and dispose of the same and to receive the income thereof in accordance with the provisions of the Condominium Act.

ARTICLE III

The Executive Board

Section 3.1. Number. Until the "Transition Date" described in Section 3.4 below, the Executive Board shall be appointed by the Declarant and its successors and assigns as described in said Section 3.4. After the Transition Date, there shall be an Executive Board (the "Board") consisting of five (5) persons, who shall be elected as hereinafter provided.

Section 3.2. Terms. After the Transition Date, and except as provided in Section 3.4 below, the term of each Board Member shall be for a period of three (3) years from the annual meeting of Owners at which such Board Member is elected. Such terms shall be on a staggered basis, so that in each year the term of either one or two Board Members will expire. A Board Member whose term has expired shall continue in office until a successor is elected or appointed as hereinafter provided.

Section 3.3. Vacancies, Election, Appointment and Acceptance of Board Members. After the Transition Date, if and when the number of Board Members shall become less than five (5) due to death, disability, removal or resignation, a vacancy shall be deemed to exist, whereupon a special meeting of the Unit Owners shall be duly convened within sixty (60) days of the creation of such vacancy to elect a successor Board Member. The expiration of a term shall also create a vacancy which, however, shall be filled at the annual meeting of the Unit Owners. At such meeting, Board Member(s) shall be elected by the Unit Owners present in person or by proxy, provided that a quorum is present, such that the person(s) receiving the largest number of votes, even if not a majority, shall be elected. There shall be no cumulative voting in such election. In such event as the Unit Owners should fail to elect a successor Board Member within said sixty (60) day period, then the Board Members then remaining may appoint a natural person to fill such vacancy. The election or appointment of Board Members shall become effective upon such election or appointment.

Section 3.4. Executive Board During Initial Period of Condominium; Transition Provisions, Qualification to Serve on Board. Despite the foregoing, during the period from the date of the first conveyance of a Unit to a person other than the Declarant until 60 days after the conveyance by the Declarant to third-party purchasers of ten (10) Units in the Condominium, or if sooner, seven (7) years from the date of the first conveyance of a Unit to a person other than the Declarant (the "Transition Date"), there shall be three (3) Board Members appointed by the Declarant, its successors or assigns. The original Board Members appointed by the Declarant are the persons whose names and signatures appear at the conclusion of these Bylaws. Upon any vacancy existing in such Board, its or their successor(s) shall be appointed solely by the Declarant, its successors or assigns.

On or before the Transition Date, a special meeting of the Unit Owners shall be held for the purpose of electing five (5) Board Members who shall serve as described above. Such Board shall be elected by the vote, in person or by proxy, of the Unit Owners as provided in these Bylaws.

Notwithstanding the foregoing, the Declarant may, at its election, voluntarily surrender the right to appoint and remove Board Members prior to the Transition Date, and in such event the Declarant may require, as a condition thereof, that certain specified actions of the Association or Executive Board, as described in a recorded instrument executed by the Declarant, be approved by the Declarant, all as provided in Section 1603-103(d) of the Condominium Act.

Board Members not appointed by the Declarant shall be Unit Owners or spouses of Unit Owners, or in the case of a Unit Owner which is a corporation, partnership, limited liability company, trust or estate, a designated officer, partner, member, manager, or trustee thereof.

Section 3.5.

A. Board Action. In any matter relating to the administration of the Condominium and the exercise of the powers herein conferred, the Board may act by majority vote of its number at any duly called meeting at which a quorum is present as hereinafter provided. The Board may also act without a meeting by instrument or instruments executed by all of its Members.

B. Power to Act When Vacancy Exists. Notwithstanding anything contained herein to the contrary, despite any vacancy, however caused and for whatever duration, the then remaining or surviving Board Member(s) shall continue to exercise and discharge all of the powers, discretions and duties hereby conferred or imposed upon the Board.

Section 3.6. Board Meetings; Quorum; Minutes. Until the Transition Date, regular Board meetings shall not be necessary, but may be called by any Board Member upon seven (7) days' written notice to any and all other Board Members. After the Transition Date, the Board shall meet annually following the annual meeting of the Unit Owners, and at such meeting shall elect a President, Treasurer and a Secretary, and any other officers they deem expedient. The Board shall thereafter meet at such regular interval, time and place as determined by the President, and specially upon the request of any two Board Members; provided, however, that written notice of each such special meeting setting the place, day, hour and purpose thereof shall be given at least seven (7) days before such meeting to each Board Member, unless such notice is waived by all Board Members. A majority of the number of Board Members then in office shall constitute a quorum at all meetings, and such meetings shall be conducted in accordance with such rules as the Board may adopt. The establishment of a quorum shall be determined at the beginning of a meeting, and once established shall continue throughout such meeting, as provided in Section 1603-109(b) of the Condominium Act. Minutes of all Board meetings shall be taken by a person designated by the Board, or if no such designation is made, by the Secretary, and shall be maintained by the Board as part of the records of the Association.

Section 3.7. Officers; Committees. There shall be appointed by the Board Members, in addition to such other officers as they may elect, the following officers (the "Officers") who shall have the following listed duties:

A. President. The President must be a Board Member and shall be the chief executive officer of the Association. He or she shall preside at all meetings of the Unit Owners and of the Board. The President shall have the power to appoint committees from among the Owners from time to time as he or she may in his or her discretion decide is appropriate to assist in the conduct of the affairs of the Condominium. If the President is unable to act at any time, the Treasurer shall act in the place of the President on an interim basis.

B. Treasurer. The Treasurer shall have the responsibility for overseeing Association's funds and securities and shall be responsible for maintaining full and accurate financial records and books of account showing all receipts and disbursements, and for the preparation of all required financial data. He or she shall be responsible for the deposit of all monies and other valuable effects in the name of the Association in such depositories as may from time to time be designated by the Board.

C. Secretary. The Secretary shall maintain the minutes of all meetings of the Unit Owners and of the Board; he or she shall have charge of such books and papers of the Association; and he or she shall, in general, perform all the duties incident to the office of clerk or secretary of a business corporation organized under Maine law.

The above-described Officers may be removed and elected by the Board from time to time at any Board meeting at which a quorum is present, and such officers shall continue to serve in their capacities until they resign or are removed from such office.

Any two or more of the above-described Officers may prepare, execute, certify, and record amendments to the Declaration and these Bylaws on behalf of the Association.

Section 3.8. Resignation; Removal. Any Board Member may resign at any time by an instrument in writing, signed and delivered to the remaining Board Members. Such resignation shall take effect upon such delivery, unless specified to be effective at some other time in said instrument. Any Board Member appointed by the Declarant may be removed by the Declarant. After the Transition Date, any Board

Member may, with or without cause, be removed by a vote of fifty-one percent (51%) of the Unit Owners at a special meeting duly called therefor and after being afforded the opportunity to be heard. The vacancy so resulting shall be filled in the manner provided in Section 3.3 hereof. In no case may the original Board Members or successor Board Member(s) appointed by the Declarant, its successors or assigns, be removed except by the Declarant, its successors or assigns.

Section 3.9. Bond or Surety. No Board Member elected or appointed as hereinbefore provided, whether as original Board Member or as successor to or as substitute for another, shall be obliged to give any bond or surety or other security for the performance of any of his duties hereunder; provided, however, that the Unit Owners by a vote of fifty-one percent (51%) may at any time require that any one or more of the Board Members, except a Declarant or Court-appointed Board Member, shall give bond in such amount and with such sureties as shall be specified in such vote. All expenses incident to any such bond shall be charged as a Common Expense of the Condominium. The foregoing shall not affect any fidelity coverages hereinafter required under the insurance provisions of these Bylaws.

Section 3.10. Compensation of Board Member(s), Officers, and Committee Members. No Board Member, Officer or Committee Member shall receive remuneration (which term shall not be deemed to include reimbursement for expenses incurred by such person in connection with his duties, which reimbursement shall be permitted and charged as a Common Expense) for his services unless so provided for by a vote of fifty-one percent (51%) of the. Unit Owners and any remuneration so provided shall be from time to time fixed by said Unit Owners and shall be a Common Expense of the Condominium. With the approval of a majority of the Board, any Board Member, Officer, or Committee Member may receive reasonable remuneration for extraordinary or unusual services, professional or otherwise, rendered by him to the Association, all as shall be from time to time fixed and determined by said Board, and such remuneration shall be a Common Expense of the Condominium.

Section 3.11. No Personal Liability. No Board Member, Officer, or Committee Member shall under any circumstances or in any event be held liable or accountable out of his or her personal or company assets or be deprived of compensation, if any, by reason of any action taken, suffered or omitted, or for allowing one or more of the other Board Member(s), Officers, or Committee Members to have possession of the Association books or property, or be so liable, accountable or deprived by reason of honest errors of judgment or mistakes of fact or law or by reason of anything unless he or she is adjudicated to have acted with intentional and willful misconduct. No Unit Owner or parties seeking monetary relief from the Association, whether in an action based in contract, tort or otherwise, may bring an action against the. Board Member(s) in their individual, LLC or corporate capacity.

Section 3.12. Board Members, Officers, and Unit Owners May Deal with the Condominium. No Board Member or Unit Owner shall be disqualified by his office, or status, from contracting or dealing, directly or indirectly, with the Board or with one or more Unit Owners as vendor, purchaser or otherwise because of his, the Board Member's, Officers', or any Unit Owner's interest in any corporation, firm, Association, partnership or other organization connected with such contracting or dealing, nor shall any such dealing, contract or arrangement entered into in which any Board Member, Officer, or Unit Owner, shall in any way be interested be avoided nor shall any Board Member, Officer, or Unit Owner, so dealing or contracting or being so interested be liable to account for any profit realized by any such dealing, contact or arrangement by reason of such Board Member's or Officer's holding office or of the fiduciary relationship, if any, hereby established, or by reason of such Unit Owner's status, unless the Board Member, Officer or Owner shall be adjudicated by a court of competent jurisdiction to have acted in bad faith and failed to disclose the nature of his interest to the Board before the dealing, contract or arrangement is entered into.

Section 3.13. Indemnification. The Association shall, to the extent legally permissible, indemnify and shall have a duty to defend each of its Board Members, Officers and Committee Members against all liabilities and expenses, including amounts paid in satisfaction of judgments, in compromise or as fines and penalties, and counsel fees, reasonably incurred by him in connection with the defense or disposition of any action, suit or other proceeding, whether civil or criminal, in which he may be involved or with which he may be threatened, while in office, or thereafter, by reason of his being or having been such a Board Member, Officer or Committee Member, except with respect to any matter as to which he shall have been adjudicated in any proceeding to have acted with willful misconduct or reckless disregard of his duties or not to have acted in good faith in the reasonable belief that his action was in the best interests of the Condominium. The right of indemnification hereby provided shall not be exclusive of or affect any other rights to which any Board Member, Officer or Committee Member may be entitled herein or by contract or otherwise under applicable law.

ARTICLE IV

Members and Meetings

Section 4.1. Members. The Members of the Association shall be the Unit Owners of the Condominium as they may be from time to time.

Section 4.2. Voting on Behalf of Units Owned by More than One Person or by Entities. Whenever any of the Units is owned of record by more than one person, voting shall be carried out as provided in Section 1603-110 of the Condominium Act. For Units to which title is held by a fiduciary, the fiduciary shall be the designated individual to vote. For Units to which title is held by a corporation, a duly authorized officer of such corporation shall be the designee, and as to a limited liability company, any Manager or Member of such company shall be the designee.

Section 4.3. Meetings of Unit Owners. Meetings of the Unit Owners shall be held as hereafter provided:

A. Annual Meeting. There shall be an annual meeting of Unit Owners on the first Saturday of August at 10:00 A.M. at the Condominium or at such other reasonable date, place and time as may be designated by the Board (the "Annual Meeting"). If that day is a legal holiday, the meeting shall be held on the next succeeding day. The Board shall give written notice thereof to the Unit Owners at least ten (10) days and not more than sixty (60) days prior to said date, which notice shall include an agenda and a full description of all matters to be voted upon, if any. At the Annual Meeting, the Board shall submit reports of the management and finances of the Condominium, conduct elections as are necessary, and conduct such other business as is proper.

B. Special Meetings. Special meetings (including a meeting in lieu of an annual meeting not held) of the Unit Owners may be called at any time by the Board and shall be called by them upon the written request of Unit Owners holding at 20% of the Undivided Interests ("Special Meeting"). Special Meetings may also be called as provided in the Maine Nonprofit Corporation Act. A request for such a Special Meeting from the Unit Owners shall be accompanied by a delineation of the items the requestors wish to have considered at said meeting, including the text of any proposed amendment to the Condominium documents. Written notice of any Special Meeting designating the place, day, and hour thereof, together with a full description of the matter(s) to be considered and/or voted upon, shall be given by the Board to the Unit Owners in the same manner as written notice of Annual Meetings.

C. Text of Proposed Amendment. At any meeting of the Unit Owners at which a proposed amendment to the Condominium documents is to be considered, the notice of such meeting shall include the full text of such proposed amendment.

D. Voting. Each Unit shall have one vote, which vote shall be weighted in relation to the Undivided Interest of the Unit to which it appertains, as established in the Declaration, as amended from time to time. Unless otherwise specifically provided in the Declaration or the Condominium Act, the vote of a majority of the Undivided Interests of Unit Owners (weighted as described above) present in person or by proxy at a duly convened meeting of the Unit Owners at which a quorum is present ("Majority Vote") shall be binding as to those matters within the purview of the Unit Owners.

E. Quorum. A quorum for the conduct of business at meetings of the Unit Owners shall equal representation in person or by proxy of at least 25% of the Undivided Interests. The establishment of a quorum shall be determined at the beginning of the meeting, and once established shall continue throughout such meeting, as provided in Section 1603-109(a) of the Condominium Act.

F. Proxies. A Unit Owner may vote by written proxy pursuant to Section 1603110(b) of the Condominium Act.

G. Minutes. Minutes of all Unit Owner meetings shall be taken by a person designated by the Board, or if no designation is made, by the Secretary, and shall be maintained by the Secretary as part of the records of the Association.

ARTICLE V

Board Powers and Duties; Financial Reporting

Section 5.1. Powers and Duties of Board. The Executive Board shall, subject to all limitations and provisions of applicable laws, the Declaration, and these Bylaws, have the absolute control and management of the Condominium Property and shall have all of the powers necessary for the administration of the affairs of the Condominium, and may do all such acts and things in connection therewith. The powers and duties of the Board shall include, but shall not be limited to, the following, all of which shall be exercised subject to the provisions hereof:

A. Operating, regulating, maintaining, repairing, replacing, managing, leasing, improving, and modifying the Common Elements or maintaining, repairing, or replacing the exterior wall and structural portions of the Units.

B. Owning, conveying, encumbering, leasing and otherwise dealing with Units conveyed to or purchased by the Association as a result of enforcement of the lien for Common Expenses.

C. Instituting, defending, or intervening in litigation or administrative proceedings involving the Association or other matters affecting the Condominium.

D. Determining and budgeting of the Common Expenses required for the affairs of the Condominium and assessing such Common Expenses to the Unit Owners as provided in the Declaration and these Bylaws.

E. Collecting the Common Charges (which for the purposes of these Bylaws shall mean such portion of the Common Expenses as are payable by the respective Unit Owners) from Unit Owners.

F. Employing and dismissing managing agents, independent contractors, employees, and other personnel necessary for the maintenance and operation of the Condominium.

G. Opening and utilizing bank accounts on behalf of the Association and designating the signatories required therefor.

H. Obtaining insurance.

I. Imposing and receiving any payments, fees or charges for the use, rental, or operation of the Common Elements and for services provided to Unit Owners.

J. Incurring obligations and paying, compromising, or adjusting all obligations incurred and rights acquired in the administration of the Association.

K. Adopting and amending rules and regulations covering the operation and use of the Common Elements and the occupancy of Units.

L. Obtaining advice of counsel and relying thereon, and employing, appointing, and removing such other persons, agents, officers, brokers, engineers, architects, employees, servants, and assistants as they shall deem advisable, and defining their respective duties and fixing their pay and compensation.

M. Granting permits, concessions, licenses, and easements and/or leases over, under, through and/or to the Common Elements.

N. Altering the nature and/or the use of any of the Common Elements and making installations therein.

O. Enforcing obligations of the Unit Owners, including, but not limited to, the levying of general and special assessments for Common Expenses and the providing of adequate remedies for failure to pay such assessments, assessing interest on unpaid sums, levying reasonable fines (after notice and opportunity to be heard), attorneys' fees, costs and expenses against the Unit Owner(s) for violations by the Unit Owner(s), or persons for whom a Unit Owner is responsible, of the Rules and Regulations or of the provisions of these Bylaws or the Declaration, and in the case of persistent violations of the Rules and Regulations or of these Bylaws or the Declaration by a Unit Owner, or persons for whom an Owner is responsible, requiring such Unit Owner to post a bond to secure adherence thereto.

P. Investing and reinvesting the funds of the Condominium, or any part or parts thereof, and from time to time and as often as they shall deem appropriate to change investments, including power to invest in all types of securities, and other property, of whatsoever nature and however denominated, all to such extent as they shall deem appropriate, and without liability for loss, even though such property or such investment shall be of a character or in an amount not customarily considered proper for the investment of Association funds, or which does not or may not produce income.

Q. Selling, purchasing, and exchanging property or any interest therein for such consideration and upon such terms as they deem advisable; provided, however, that the Common Elements may only be conveyed or subjected to a security interest pursuant to Section 1603-112 of the Condominium Act.

R. Imposing reasonable charges for the preparation and recordation of amendments to the Declaration, resale certificates and/or statements of unpaid assessments.

S. Borrowing money and mortgaging, assigning, or pledging all or any part of the Association Property, and/or the Condominium's funds and/or future income, and issuing bonds, notes, or other evidence of indebtedness.

T. Incurring such liabilities, obligations, and expenses, making such contracts, and paying from the principal or the income of the Condominium's funds all such sums, as they shall deem necessary or proper, for the furtherance of the purposes of the Association.

U. Entering into and having such access to Units and Limited Common Elements as shall be reasonably necessary to the performance and exercise of the duties, obligations, rights, and powers of the Board hereunder.

V. Executing any and all instruments incidental or necessary to carry out any of the foregoing powers.

W. Generally, in all matters not herein otherwise specified, exercising any and all other executive board powers described in the Condominium Act, the Declaration of these Bylaws, exercising any and all other powers as may be exercised by legal entities of the same or similar type as the Association, and the exercising of any other powers necessary and proper for the governance and operation of the Association, subject only to the limitations on the Board set forth herein, in the Declaration or in the Condominium Act.

The powers described in Subsections A, E, H, I, J, L, O and R, T and U above may be delegated by the Board to a managing agent or to one of its Officers or committees.

Section 5.2. Financial Reports to Unit Owners. The Association or its managing agent shall keep financial statements (including balance sheets, and income and expense statements) sufficiently detailed to comply with Sections 1603-118 and 1604-108 of the Condominium Act. The Board may also arrange for the keeping of such other financial records and reports as it deeds prudent. All financial records shall be made reasonably available for inspection by Unit Owners, mortgagees, and their authorized agents.

Section 5.3. Fiscal Year. The fiscal year of the Association shall end each year on December 31, or such other date as may from time to time be determined by the Board.

ARTICLE VI

Rights and Obligations of Third Parties Dealing with the Board

Section 6.1. Third Parties' Reliance. No purchaser, mortgagee, lender, or other person dealing with the Board shall be bound to ascertain or inquire further as to the identity of said Board Members or of any changes therein. The receipts of the Board Members, or any one of them, for moneys or things paid or delivered to them, or him, shall be effectual discharges therefrom to the persons paying or delivering the same and no person from whom the Board Members, or any one or more of them, shall receive any money, property or other credit shall be required to see to the application thereof. No purchaser, mortgagee, lender

or other person dealing with the Board or with any real or personal property which then is or formerly was Association Property shall be bound to ascertain or inquire as to the existence or occurrence of any event or purpose in or from which sale, mortgage, pledge or charge is herein authorized or directed, nor otherwise as to the purpose or regularity of any of the acts of the Board Member, or any one or more of them, purporting to be done in pursuance of any of the provisions or powers herein contained, nor as to the regularity of the resignation, election or appointment of any Board Member.

Section 6.2. Personal Liability Excluded. No recourse shall at any time be had under or upon any note, bond, contract, order, instrument, certificate, undertaking, obligation, covenant or agreement, whether oral or written, made, issued or executed by the Board or by any Board Member or officer on behalf of the Board, or by reason of anything done or omitted to be done by or on behalf of them, or any of them, against the Board Members individually, either directly or indirectly, by legal or equitable proceeding, or by virtue of any suit or otherwise, and all persons extending credit to, contracting with or having any claim against the Board, shall look only to the Association Property for payment under contract or claim, or for the payment of any debt, damage, judgment or decree, or of any money that may otherwise become due or payable to them from the Board, so that neither the Board Member(s) nor the Owners, present or future, shall be personally liable therefore except as otherwise provided in the Condominium Act.

Section 6.3. All Instruments Subject to Terms Hereof. Every note, bond, contract, order, instrument, certificate, undertaking, obligation, covenant or agreement, whether oral or written, made, issued or executed by the Board, or by any agent or employee of the Board, shall be deemed to have been entered into subject to the terms, conditions, provisions and restrictions hereof, whether or not express reference shall have been made to this instrument.

Section 6.4. Recording. These Bylaws and any amendments hereto and any certificate herein required to be recorded and any other certificate or instrument which may be deemed desirable to record shall be recorded with the Registry of Deeds and such recording shall be deemed conclusive evidence of the contents and effectiveness thereof according to the tenor thereof; and all persons dealing in any manner whatsoever with the Board, the Property and/or the Association Property or any Member hereunder shall be held to have notice of any alteration or amendment of these Bylaws, or change of Board Member(s), when the same shall be recorded with said Registry of Deeds. Any certificate signed by any Officer, or by a majority of the Board in office at the time (or one Board Member if there be but one), setting forth as facts any matters affecting the Association, when duly acknowledged and recorded with said Registry of Deeds, shall be conclusive evidence as to the existence of such alleged facts in favor of all third persons, including the Board, acting in reliance thereon. Any certificate executed by any Officer or any Board Member hereunder, setting forth the existence of any facts, the existence of which is necessary to authorize the execution of any instrument or the taking of any action by such Association or majority, as the case may be, shall as to all persons acting in good faith in reliance thereon be conclusive evidence of the truth of the statements made in such certificate and of the existence of the facts therein set forth.

ARTICLE VII

Amendment and Termination

Section 7.1. Amendments to Bylaws. The Board may at any time and from time to time amend, alter, add to or change these Bylaws in any manner or to any extent, provided such amendment, alteration, addition, or change is consented to in writing by the Unit Owners holding at least 67% of the Undivided Interests provided, always, however, that no such amendment, alteration, addition or change (a) made without the written consent of the Declarant and Declarant's mortgagee(s) prior to the Transition Date

hereunder; or (b) made without the written consent of the Declarant and Declarant's mortgagee(s) according to the purpose of which, the Declarant's rights hereunder, or under the Declaration, are changed in any way; or (c) according to the purpose of which, the percentage of the Undivided Interests hereunder of any Unit Owner would be altered, or in any manner or to any extent whatsoever modified or affected so as to be different than the percentage of the Undivided Interest of such Owner in the Common Elements as set forth in said Declaration without unanimous consent; or (d) which would render these Bylaws contrary to or inconsistent with any requirements or provisions of the Condominium Act, shall be valid or effective.

Section 7.2. Effective Date of Amendment. Any amendment, alteration, addition or change pursuant to the foregoing provisions of this Section shall become effective upon the recording in the Registry of Deeds an instrument of amendment, alteration, addition or change, as the case may be, signed, sealed and acknowledged by an Officer of the Association, setting forth in full the amendment, alteration, addition or change and reciting the consent of the Unit Owners herein required to consent thereto. Such instrument, when so executed and recorded, shall be conclusive evidence of the existence of all facts and of compliance with all prerequisites to the validity thereof, whether stated in such instrument or not, upon all questions as to title or affecting the rights of third persons, and for all other purposes.

Section 7.3. Special Amendments. The foregoing notwithstanding, the Declarant shall have the authority to amend these Bylaws to (1) correct any scrivener's or technical error made herein; or (2) to make these Bylaws comply with the Condominium Act, and other applicable local, state or federal law or regulation; or (3) to satisfy applicable insurance requirements; or to make these Bylaws comply with the provisions of the Condominium Act, any other law, code, permit or approval, or the requirements or guidelines of the Federal National Mortgage Association ("FNMA"), the Federal Home Loan Mortgage Corporation ("FHLMC") or any other insurer or guarantor of Unit mortgages. This authority may be exercised not only to add additional provisions or modify existing provisions, but also to delete theretofore required provisions should such no longer be required. This right to specially amend shall automatically be transferred to the Board upon the conveyance of all Units by the Declarant.

Section 7.4. Termination. The Association hereby created shall terminate only upon the removal of the Condominium from the provisions of the Condominium Act as provided therein.

ARTICLE VIII

Construction, Interpretation and Waiver

In the construction hereof, whether or not so expressed, words used in the singular or in the plural, respectively, include both the plural and the singular, words denoting males include females words denoting females including males, and words denoting persons include individuals, firms, associations, companies (joint stock or otherwise), associations and corporations, unless a contrary intention is to be inferred from them or required by the subject matter or context. The title headings of different parts hereof are inserted only for the convenience of reference and are not to be taken to be any part hereof nor to control or affect the meaning, construction, interpretation or affect hereof. All of the Association's powers and provisions contained herein shall take effect and be construed according to the laws of the State of Maine. Unless the context otherwise indicates, words defined in the Condominium Act shall have the same meaning herein and to the extent of any conflict between the terms hereof and the requirements of said Condominium Act, the latter shall govern. The invalidity of any part of these Bylaws shall not impair or affect in any manner the validity, enforceability, or effect of the balance of these Bylaws. No restriction, condition, obligation,

or provision contained in these Bylaws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.

IN WITNESS WHEREOF the undersigned have hereunto set their hands and seals on this _____ day of August, 2023.

DECLARANT:

ELLIE & CHAYA, INC.

By:_____
Harry M. Krigman
Its President

CONDOMINIUM ASSOCIATION:

246 EASTERN PROMENADE
CONDOMINIUM ASSOCIATION

By:_____
Harry M. Krigman
Its Board Member

Exhibit A

RULES AND REGULATIONS FOR
246 EASTERN PROMENADE CONDOMINIUM

Pursuant to the provisions of the Bylaws of 246 Eastern Promenade Condominium Association, the following rules and regulations are adopted:

1. There shall be no obstruction of the Common Elements, nor shall anything be stored in the Common Elements (other than in a storage area or parking space constituting a Limited Common Element assigned to a particular Unit) without the prior consent of the Executive Board of the Association, except as expressly provided herein or in the Declaration or Bylaws. Each Owner shall be obligated to maintain and keep in good order and repair his own Unit (except the structural walls and exterior walls of a Unit) and any area or facility the exclusive use of which is provided to said Owner, in accordance with the provisions of the Bylaws and the Declaration.

2. Nothing shall be done or kept in any Unit or in the Common Elements which will materially increase the rate of insurance of the building of the Condominium (the "Condominium Building"), or contents thereof without the prior written consent of the Executive Board. No Owner shall permit anything to be done, or kept in his Unit, or in the Common Elements, which will result in the cancellation of insurance on the Condominium Building or the contents thereof, or which would be in violation of any law. No waste shall be committed in the Common Elements.

3. No Unit Owner shall cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls or doors of the Condominium Building or Units, and no sign shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof, or exposed on or at any window, without the prior consent of the Executive Board.

4. Household pets permitted pursuant to the terms and provisions of the Declaration and/or Bylaws shall be subject to the following Rules and Regulations:

(a) Such pets may not be kept, bred, or maintained for any commercial purposes;

(b) No pets shall be allowed loose in Common Elements, nor shall pets be allowed to loiter in the Common Elements;

(c) Owners of household pets shall be permitted to walk such pets on a leash only in areas specified by the Executive Board for such purpose;

(d) Owners of pets shall immediately clean up and remove any defecation on the Common Elements; and

(e) Each Unit Owner or resident keeping such a pet which violates any of said rules and regulations or causes any damage to or requires the clean-up of any Unit (other than the Unit of the owner of such pet) or the Common Elements, is offensive, or causes or creates any nuisance or unreasonable disturbance or noise, may in the discretion of the Executive Board be:

(i) fined in an amount determined by the Executive Board or assessed by the Executive Board for the cost of the repair of such damage or cleaning or elimination of such nuisance, and/or

(ii) required by the Executive Board to permanently remove such pet from the Condominium upon three (3) days' written notice from the Executive Board.

5. No Owner or resident shall engage in or permit any noxious or offensive activities, or make or permit any unreasonable noises by himself, his family, servants, employees, agents, visitors, lessees, licensees, or household pets, nor do himself or permit anything to be done by such persons or pets, either willfully or negligently, which:

(a) May be or become an annoyance or nuisance to the other Owners or occupants;

(b) Will interfere with the rights, comforts, or conveniences of other Owners;

(c) May or does cause damage to any other Unit or to the Common Elements, or

(d) Results in the removal of any article or thing of value from any other Owner's Unit or from the Common Elements.

(e) The Owner making or permitting such nuisance, interference, damage, or removal shall be responsible for the elimination of such nuisance or interference and for the costs of the repair of such damage or replacement of the item removed.

(f) Total volume of noise-producing instrumentalities such as, but not limited to, television sets, radios, CD players, phonographs, and musical instruments, shall be turned down after 10:00 p.m. and shall at all times be kept at a sound level to avoid disturbing other residents of the Condominium.

6. No clothes, sheets, blankets, laundry, rugs of any kind or other articles shall be hung out of the windows or sliding doors or on the balconies of any Unit or exposed on or in any part of the Common Elements. The Common Elements shall be kept free and clear of all rubbish, debris, and other unsightly materials, and any large items of rubbish or materials
for disposal must be removed from the Condominium by the Unit Owner responsible for such items. Any cardboard boxes or cartons disposed of in Condominium dumpster(s) shall first be broken down and flattened by the Unit Owner or occupant.

7. Nothing shall be altered in, constructed in, or removed from the Common Elements except upon the written consent of the Executive Board.

8. No smoke detector, heat detector, fire sprinkler, fire alarm or other fire alarm system device or component shall be tampered with, modified, disconnected, or disabled by any Owner, whether or not such device or component is in a Unit or the Common Elements.

9. No part of the Common Elements of the Condominium shall be decorated or furnished by any Unit Owner in any manner without the prior written consent of the Executive Board, except as otherwise provided in the Declaration or Bylaws.

10. Each Owner shall keep his Unit and any Limited Common Elements, the exclusive use of which is provided to such Unit, in a good state of preservation and cleanliness, except for the structural walls and the exterior walls of a Unit. The water closets and other water apparatus shall not be used for any purpose other than that for which they were constructed, and no sweepings, rubbish, rags, paper, ashes,

or other substances shall be thrown therein. Any damage to plumbing systems of the Condominium Building resulting from such misuse shall be paid for by the Owner who shall have caused it. Bicycles, baby carriages, carts and the like may be stored only in areas designated by the Executive Board and in such a manner so as not to obstruct any Common Elements.

11. All radio, television or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements, or recommendations of the Board of Fire Underwriters and the public authorities having jurisdiction, and the Unit Owner alone shall be liable for any damage or injury caused by any radio, television, or other electrical equipment in such Unit.

12. No exterior lighting equipment, fixtures, or facilities shall be attached to or utilized for any Unit, deck, patio, or terrace without the prior consent of the Executive Board.

13. Any maintenance, repair or replacement of Common Elements which is the responsibility of Unit Owners pursuant to the Declaration or the Bylaws shall be done only by contractors or workmen approved by the Executive Board.

14. No Unit Owner or occupant or any of his agents, servants, employees, licensees, lessees, or visitors shall at any time bring into or keep in his Unit any flammable, combustible, or explosive fluid, material, chemical, or substance, except such paints, lighting, and cleaning fluids as are customary for residential or artistic use.

15. Wood, propane and coal stoves or similar devices are prohibited in Condominium Units and fire pits/bowls or similar devises are prohibited from balconies and patios.

16. If any key or keys are entrusted by the Unit Owner or occupant or by any member of his family, or by his agent, servant, employee, licensee, lessee, or visitor, to a member of the Executive Board, agent or employee of the Executive Board, whether for such Unit or an automobile, trunk, or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner or occupant, and such member of the Executive Board, agent or employee and the Executive Board shall not be liable for injury, loss, or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith.

17. The Executive Board, or their designated agent, may retain a pass key to each Unit. No Unit Owner shall alter any lock or install a new lock or a knocker on any door of a Unit without the written consent of the Executive Board. In case such consent is given, the Unit Owner shall provide the Executive Board, or their designated agent, with an additional key pursuant to its right of access to the Unit.

18. All personal property of the Owners in the Units, or Limited Common Elements, the exclusive use of which is provided to the Unit, and elsewhere, shall be kept therein at the sole risk and responsibility of the respective Owners, and neither the Executive Board, the Building management, nor their respective successors or assigns, shall bear any responsibility therefor.

19. Each Owner assumes responsibility for his own safety, actions, and conduct, and that of his family, guests, agents, servants, employees, licensees, lessees, and household pets.

20. Except as provided in the Declaration, outdoor grills shall only be allowed upon the advance written consent of the Executive Board and subject to any conditions imposed by the Executive Board, and only to the extent allowed by law and only to the extent that such outdoor grills do not adversely affect the

insurance maintained by the Association. Owners are advised that the City of Portland currently does not allow gas, charcoal or wood outdoor grills and heaters on balconies and patios of multifamily buildings.

21. Installation and programming of keyless entry systems will be undertaken only with the permission of the Executive Board and at the sole cost of the Unit Owner.

22. Any consent or approval given by the Executive Board under these Rules and Regulations may be added to, amended, or repealed at any time by the Executive Board.

23. Each Owner utilizing a parking space shall park only within such designated space and in a manner which does not interfere with or impede any other person parking in the parking area or driving in the travel aisles and each Owner will cooperate with other entitled parkers to facilitate the use of the parking spaces.

24. Owners shall provide written notification to the Association of their intention to lease/rent their Unit. Upon notification, the Owner shall complete a Condominium Rental Information Form provided by the Association. The Condominium Rental Information Form shall be signed by the Owner and the tenant and returned to the Association office prior to the tenant occupying the Unit and/or parking space. A copy of the Condominium Rental Information Form shall be attached to, and become a part of, the lease between the Owner and tenant. The Association office shall be notified of any changes in the information on the Condominium Rental Information Form as those changes occur. An additional Condominium Rental Information Form shall be completed and returned to the Association office for each new lease, a terminated lease, and extended lease, and/or renewed leases. For sale/lease signs will not be displayed on the Condominium property or in Unit windows or doors.

25. In the event of a default by any Owner in paying to the Executive Board the Common Charges as determined by the Executive Board, such Owner shall be obligated to pay a late charge at a rate of $50.00 Dollars for each payment not made within 10 days of the due date.

26. There shall be no riding of bicycles, skate boarding, roller skating or rollerblading in the common hallways, lobby areas, parking garage, or other common areas of any Condominium Building or grounds.

27. Any and all furniture and furnishings placed on any balcony, deck, patio, or terrace will be subject to the prior approval of the Executive Board, and will be moveable, high quality, outdoor “patio” type furniture of a proper weight to consider wind and storm conditions.

28. Unit Owners shall be responsible for completely closing behind them all doors providing ingress to and egress from the Units and common areas of the buildings and shall at no time place articles in doorways or otherwise impede the complete closing of such doors behind them, for security purposes.

29. Violations of these Rules and Regulations by any Owner, Tenant, Family Member, Servant, Employee, Agent, or Visitor shall be subject to the assessment of fine(s), and any other remedies available.

If the alleged violator or the Executive Board requests, a hearing will be held.

(a) A hearing notice will be sent to the alleged violator stating the nature of the alleged violation; the time and place of a hearing; an invitation to attend the hearing.

(b) An invitation may also be sent to any person or persons originating the complaint inviting them to the hearing in order to produce evidence to substantiate their complaint.

(c) A Board Representative will preside over the hearing with a quorum of the Executive Board in attendance and will hear testimony from both sides at the hearing and then excuse both parties and the Executive Board will render a decision.

30. Move-In and Move-Out Rules.

(a) There will be a $100.00 non-refundable fee paid by residents moving in or out of Units. This fee is necessary to account for the wear and tear that occurs during every move. The fee is payable to the Association and is required at least five (5) days in advance of a move in or move out.

(b) There will be a $250.00 refundable deposit required to cover damages beyond normal wear and tear and not covered by a moving company's insurance. If a moving company is not used, a refundable deposit of $500.00 is required. This deposit is due at the same time (5 business days) of the non-refundable fee and should be made on a separate check.

(c) Prior to a move, the management company will do a walk-through and list any damages that exist prior to a tenant or owner's move. The tenant/owner will sign off on the list to ensure he or she is not held responsible for pre-existing conditions. After the move, the management company will conduct a walk-through to make note of any new damage resulting from the move. The appropriate actions will be taken to recoup the cost of fixing these damages from the moving company's insurance, or in the case where a mover is not used, from the tenant/owner's $500.00 deposit. If it is not possible to recoup damages from the insurance and/or deposit, then the tenant and owner will be charged the difference. Those who rent their units are responsible for their tenant's actions and thus should notify their tenants of the fee.

(d) Certificates of Insurance must be obtained if the resident is using a professional moving company. The managing agent must receive this certificate at least five (5) days in advance, as well.

(e) Tt is the resident's responsibility to notify the managing agent of any damages to the common areas prior to the move, so that he or she is not held responsible.

(f) Common area doors are never to be left ajar or unsupervised at any time. The building's security is of the utmost importance. If it is necessary to hold the door open, the proper devise should be used so as not to damage the door or hinges.

(g) Failure to follow the procedure above will result in a $400.00 fine imposed on the owner.

(h) Moving is restricted to the hours of 8:00 a.m. and 5:00 p.m.

31. Rules and Regulations relating to satellite dishes and antennas are attached hereto as an Addendum.

32. Use of Outside Contractors. The use of outside contractors by Unit Owners and Tenants can potentially affect the Condominium in a number of ways. Accordingly, the following Rules shall apply:

(a) All workers using the garage should be aware that the garage doors may not be left open or ajar for extended periods of time without being physically monitored.

(b) Work hours are Monday through Friday only, from 8:00 a.m. to 5:00 p.m. No weekend or holiday work is allowed, without express permission from the Executive Board. Note: Domestic cleaners are exempt from this rule.

(c) Construction personnel are not allowed on the private balconies or terraces unless directly related to the Unit they are working on.

(d) Contractors and/or workers must provide the managing agent with appropriate Certificate of Insurance for general liability and workers compensation coverage prior to beginning any work in the Building. A minimum limits policy of $1 million dollars is required, and the Certificate of Insurance must list 246 Eastern Promenade Condominium and its management company as "additional insureds."

(e) All demolition and construction materials, including paint, sheet rock, and other hazardous materials, must be removed from the premises. Building trash receptacles are not to be used by construction personnel. In addition, contractors should be careful not to allow dust from a Unit to disperse into common areas, potentially setting off smoke detectors. Domestic smoke detectors are tied into the main fire panel and cannot be disabled without setting off the system. During construction, domestic smoke detectors and sprinklers should be protected.

(f) All common areas must be kept clean during the course of the workday, and at the end of each workday. Common areas must be kept clear of construction tools and materials, and they must be vacuumed as necessary by the responsible construction crew.

(g) Any and all damage to the Building or Common Elements caused by contractors and/or workers will be repaired by the Condominium Association at the cost of the Unit Owner who hired the company, who shall be deemed responsible for said damages.

(h) Large/lengthy deliveries of furniture, appliances, goods and/or materials that require the elevator must be scheduled prior to the delivery date through the managing agent. Construction deliveries must be received during normal construction hours.

(i) The Rules apply not only to contractors and workers, but also to Unit Owners, their family and friends who undertake to do construction work within the Building.

33. Owners or residents requiring access to common utility rooms in the Building must arrange for such access at least five (5) days in advance, through the managing agent. A reasonable fee may be charged for such access, and reasonable conditions and/or restrictions may also be imposed.

246 EASTERN PROMENADE CONDOMINIUM
Portland, Cumberland County, Maine

DECLARATION OF CONDOMINIUM

ELLIE & CHAYA, INC., a Maine corporation with a principal place of business in Portland, County of Cumberland, and State of Maine (hereinafter with its successors and assigns, referred to as the "Declarant"), being the owner of that certain real property located in Portland, Cumberland County, Maine, as more fully described hereinafter, by duly executing and recording this Declaration, does hereby submit said land, together with the buildings and improvements now or to be hereafter erected thereon, and all easements, rights and appurtenances belonging thereto, excepting and reserving such rights and interests reserved by and to the Declarant hereunder (hereinafter collectively called the "Property"), to the provisions of Title 33 Maine Revised Statutes, Chapter 31, §§ 1601-101, et seq., as now and as may be hereinafter amended (hereinafter referred to as the "Condominium Act"), and does hereby declare and create, with respect to the Property, a condominium governed by and subject to the provisions of the Condominium Act. To that end, the Declarant does hereby declare and provide as follows:

1. Name of the Condominium; Defined Terms. The name of the condominium created shall be 246 EASTERN PROMENADE CONDOMINIUM (hereinafter sometimes referred to as the "Condominium"). Capitalized terms used herein, if not defined herein, shall have the meanings defined in the Condominium Act or in the Association's Bylaws.

2. Organization of Owners. The organization through which the Unit Owners will manage and regulate the Condominium is 246 EASTERN PROMENADE CONDOMINIUM ASSOCIATION, a Maine non-profit corporation governed by Bylaws of near or even date and referenced herein (hereinafter sometimes referred to as the "Association" and the "Bylaws," respectively). Said Bylaws are not incorporated into this Declaration and therefore may be amended pursuant to the terms of the Bylaws and without complying with the requirements for amending this Declaration by its terms or pursuant to the Condominium Act. Said Bylaws establish an association of which all Owners shall be members and in which such Owners shall have a membership interest for voting, assessment, and all other purposes in proportion to the percentage of Undivided Interest in the Common Elements to which they are entitled hereunder, pursuant to and in accordance with the provisions of the Condominium Act. The names of the original Declarant-appointed members of the Association's Executive Board are as follows:

Harry M. Krigman
_____; and
_____

The Declarant hereby reserves the right to appoint and control the Executive Board of the Association for a period of time, as follows: during the period from the date of the first conveyance of a Unit to a third party other than a successor Declarant until 60 days after the conveyance to third-party purchasers by the Declarant or successor Declarant of seventy-five percent (75%) of the Units that Declarant or successor Declarant is allowed to create pursuant to its reserved development rights, or if sooner, seven (7) years from the date of the first conveyance of a Unit to a third party other than the Declarant (the "Transition Date"), there shall be three (3) Board Members so appointed by the Declarant, its successors and assigns. Upon any vacancy existing in such Board, its or their successor(s) prior to the Transition Date shall be appointed solely by the Declarant, its successors, and assigns. On or before the

Transition Date, a special meeting of the Unit Owners shall be held for the purpose of electing five (5) Board Members, as described in the Bylaws.

3. Description of the Land; Plats and Plans. The Land portion of the Property comprising the Condominium (the "Land") is that certain parcel of land situated in Portland, Cumberland County, Maine, being described on Schedule A attached hereto. The Land is subject to such rights, easements, restrictions, and encumbrances recited in Schedule A; and the rights and easements established herein. The Land is additionally subject to such rights, interests and easements as have been herein reserved to the Declarant, INCLUDING WITHOUT LIMITATION DECLARANT'S DEVELOPMENT RIGHTS AND SPECIAL DECLARANT RIGHTS, all of which rights, interests and easements shall, in all instances, be exercisable by the Declarant and its successors or assigns. The Condominium is comprised of the Land and includes fourteen (14) Units (the "Units").

Recorded herewith is a certain site plan or plat (the "Condominium Plat" or "Site Plan") entitled "Condominium Plat of 246 Eastern Promenade Condominium" prepared by Terradyne Consultants last revised _____, 2023, depicting the Land and the location and dimension of the improvements thereon. Also recorded herewith are certain plans (the "Condominium Plans" or "Plans") entitled "Condominium Plans, 246 Eastern Promenade Condominium" (_____ Sheets) prepared by Mark Mueller Architects and dated _____, 2023, depicting the Units, their designated Unit numbers, horizontal Unit boundaries with reference to established datum, the location and dimensions of vertical Unit boundaries, Common Elements, the parking spaces described below, certain Limited Common Elements appurtenant to certain Units (such as parking spaces, balconies, and storage closets).

4. Description of the Building. As described above, the Condominium consists of fourteen (14) Units in two (2) Buildings (collectively, the "Buildings"), one located at 246 Eastern Promenade and the other located at 15 Turner Street. The Building at 246 Eastern Promenade has four (4) levels above a half basement and contains eleven (11) residential condominium units and fourteen (14) parking spaces in an enclosed, climate-controlled garage. The Building located at 15 Turner Street has two (2) levels and contains three (3) residential condominium units. The Units are listed on Schedule B attached hereto, along with each Unit's appurtenant undivided percentage interest ("Undivided Interest") in the Common Elements of the Condominium

5. Descriptions of the Units and Their Boundaries. Units in the Condominium are defined as those physical portions of the Condominium designated for separate ownership
hereunder, or in any amendment hereto. The Units, their respective boundaries and the appurtenances thereof are as hereinafter delineated:

A. Boundaries of Units. The boundaries of each of the Units with respect to the floors, ceilings, and the walls, doors and windows thereof are as follows:

(i) Floors. The upper surface of the slab or structural joists below the sub-flooring of the Unit or the Unit's floor.

(ii) Ceiling. The lower plane of the slab or structural joists supporting the next level above the Unit, except that upper boundary shall be the lower surfaces of all ceiling concrete.

(iii) Exterior and Demising Walls. The plane of the outside of exterior walls; the plane of the middle of partition walls provided, however, that regardless of such unit boundaries, maintenance, repair and replacement of such exterior walls and partition walls, commencing from the plane of

the wall framing facing the Unit and then proceeding outward, shall be performed by the Association rather than the Unit Owner, as provided elsewhere in this Declaration). The vertical boundaries of the parking space units shall be as depicted on the Floor Plans, which boundaries do not necessarily correspond to a physical feature such a wall.

(iv) Doors and Windows. As to doors leading to the exterior of the Building or to interior of a Unit, the exterior surface of the door and of the door frame; as to windows, the exterior surface of the glass (and screens if any) and of the window frame (or in the case of storm windows, the exterior surface of the storm window glass and frame).

provided, however, that no pipes, wires, conduits, ducts, flues, shafts, structural beams, structural walls, exterior facade, structural supports, or public utility lines situated within a Unit shall be deemed to be a part of said Unit.

B. Alteration of Units. Unit Owners, including Declarant, may alter, combine and/or subdivide Units, and/or relocate the boundaries between adjoining Units, provided, however, that: (1) the terms and provisions of Sections 1602-111, 1602-112 and/or 1602-113 of the Condominium Act (as applicable) are complied with, (2) the advance written consent of the Executive Board is obtained, which consent shall not be unreasonably withheld or delayed, and (3) any reasonable conditions imposed by the Executive Board are complied with in all material respects.

6. Description of Common Elements and Limited Common Elements, Maintenance of Common Elements and Units.

A. Description of the Common Elements. The Common Elements of the Condominium (the "Common Elements") consist of the entire Property described in Schedule A exclusive of the Units, all as hereinbefore described and defined (and exclusive of any and all rights, interests and/or easements reserved or previously granted by the Declarant). The Common Elements shall be subject to the provisions hereof, and of the Bylaws, and the Rules and Regulations as may be promulgated thereunder with respect to the use and maintenance thereof. Notwithstanding the foregoing, the Common Elements shall exclude the exclusive rights, interests and easements reserved to the Declarant by law or by the Declarant in this Declaration.

B. Limited Common Elements. As provided in Section 1602-102 of the Condominium Act:

(i) If any chute, flue, duct, wire, conduit, bearing wall, bearing column or any other fixture lies partially within and partially outside the designated boundaries of a Unit, any portion thereof serving only that Unit is a Limited Common Element allocated solely to that Unit, and any portion thereof serving more than one Unit or any portion of the Common Elements is a part of the Common Elements.

(ii) Any shutters, awnings, window boxes, doorsteps, porches, balconies, patios and all exterior doors and windows or other fixtures designed to serve a single Unit, but located outside the Unit's boundaries, are Limited Common Elements allocated exclusively to that Unit.

(iii) The Floor Plans recorded herewith depict various private terraces or private patios, with access thereto from adjacent Units. Such private terrace areas or patios are Limited Common

Elements for the exclusive use by the occupants of such adjacent Units subject to the terms of this Declaration and the Condominium Act.

(iv) The Declarant hereby reserves the development right to allocate the exclusive right to use certain other Limited Common Elements to the owner(s) of certain Units, which Limited Common Elements shall be appurtenant to the Unit(s) to which they are allocated. Such Limited Common Elements may include, without limitation, the following: parking spaces in the allocated to specific Units by Declarant in the Unit Deeds or in the Plat and Plans, and storage areas located within the Buildings.

(v) Such allocations by the Declarant of Limited Common Elements, if not established as described above, may be carried out in any Unit Deed or other recorded instrument from the Declarant. The Declarant may, in the future, allocate additional Limited Common Elements by Special Amendment to this Declaration, in Unit Deeds or other recorded instrument, and the Declarant hereby retains and reserves the exclusive right to so establish and allocate future Limited Common Elements.

(vi) Unit Owners having the exclusive right to use terraces and/or balcony areas may, at their sole cost and expense, install certain planters and/or privacy barriers with the prior written consent of the Executive Board, which consent shall not be unreasonably withheld, conditioned, or delayed.

C. Parking Spaces. The Declarant, as one of its Development Rights, hereby retains and reserves the right to establish and thereafter use, allocate, convey, and assign an exclusive right to use each of the parking spaces in Condominium as shown on the Plans recorded herewith. Subject to the terms and provisions of the Condominium Act, the parking spaces (i) may only be used by the Declarant and by occupants of the Condominium and their guests, invitees, and licensees, and (ii) may thereafter be transferred to other Unit Owners pursuant to Section 1602-108(b) of the Condominium Act.

D. Parking Restrictions. The following additional restrictions and regulations shall apply to the use and occupancy of the parking spaces (none of the following restrictions and regulations shall apply to any parking spaces in the parking space units):

(i) The parking spaces shall be used only for the storage of registered and operational private automobiles, motorcycles, and noncommercial vans and trucks and recreational vehicles. No trucks, (except non-commercial pickup trucks), boats, trailers (whether capable of independent operation or attached to an automobile or other vehicle), commercial vehicles, and the like, may be parked in the parking spaces except with the written consent of the Executive Board. Any storage of personal property in or on the parking spaces shall only be in enclosed storage facilities approved in writing, in advance, by the Executive Board.

(ii) All vehicles shall be parked or exist wholly within their respective parking spaces.

(iii) A Unit Owner entitled to use a parking space may permit any Unit tenant, guest, invitee, or licensee the right to use the parking space which said Owner is entitled to use, but all parties using said parking space shall comply with the provisions relating to such use and occupancy contained in this Declaration, the Condominium Bylaws, Rules, and Regulations.

(iv) A Unit Owner entitled to use a parking space who permits any Unit tenant, guest, invitee, or licensee to use a parking space to which said holder is entitled to use shall be responsible for the compliance by such other user with provisions of this Declaration, the Condominium Bylaws, Rules, and Regulations, to the extent the same may be applicable.

(v) In instances where vehicles using the parking spaces and other facilities of the Condominium do not comply with this Declaration, the Executive Board is authorized to allow the towing of the offending vehicles at the expense of the owners of such vehicles and the parking space holder.

(vi) Any user of a parking space may do so only in a cautious manner, and any Owner(s) or other party holding the right to use a parking space, by acceptance of their Unit Deed or other right to use, thereby agrees to both release and indemnify the Declarant, the Condominium Association, its Executive Board from and against any and all claims, losses, costs, expenses, or damages said parties may incur (including, without limitation, reasonable attorneys' and paralegals' fees and costs) or be hereafter subjected to and arising from the acts or omissions of the Owner or other party holding the right to use such parking spaces, unless arising from the indemnified party's gross negligence, willful misconduct, or violation of the terms and provisions of this Declaration, the Condominium's Bylaws, Rules or Regulations.

E. Maintenance and Repair of Units and Common Elements. Except as otherwise provided in the Condominium Act or this Declaration, the Association is responsible for carrying out the operation, maintenance, repair, and replacement of the Common Elements, and each Unit Owner is responsible for the operation, maintenance, repair, and replacement of his or her Unit and the fixtures, equipment, and appliances therein. Notwithstanding the foregoing, the following shall apply:

(i) Unit Owners shall keep their appurtenant balconies, patios, and terraces in a clean and neat condition.

(ii) The Association shall maintain, repair, and replace any portion of a Unit that consists of exterior windows and doors, structural wall, exterior siding, or cladding, or other structural elements, exterior walls, or interior partition walls. As such, Unit Owners shall not modify, maintain, repair, replace or alter such elements in any manner.

(iii) The cost of any maintenance, repair or replacement of any area or component of the Common Elements necessitated or arising from the act or omission of a Unit Owner (or his or her tenant, guest, invitee, or licensee) may be assessed exclusively to such Unit Owner, including the cost of insurance deductibles incurred by the Association.

(iv) If the Executive Board shall at any time, in its reasonable judgment, determine that any Unit may be in such need of maintenance or repair that the Common Elements may be adversely affected, or that the market value or reasonable enjoyment of one or more other Units may be adversely affected, or that the condition of a Unit or fixtures, furnishings, appliances or equipment therein may be or may become hazardous to any Unit or the occupants, the Executive Board may request in writing that the Unit Owner perform the needed maintenance, repair, or replacement or to correct the hazardous condition, and in case such work shall not have been commenced within fifteen (15) days (or such reasonable

shorter period in case of emergency as the Executive Board shall determine) of such request and thereafter diligently brought to completion, the Executive Board shall be entitled to have the work performed for the account of the Owner(s) of such Unit and to enter upon and have access to such Unit for that purpose. The cost of such work promptly shall be reimbursed by the Unit Owner to the Association and constitute a lien upon such Unit until paid and the Owner(s) of such Unit shall be personally liable therefor.

(v) The Association shall be responsible for causing the sidewalks surrounding the Property to be cleared of snow in accordance with the City or Portland's snow removal ordinance, the cost of which shall be a Common Expense.

(vi) The Association shall be responsible for engaging a private trash hauler to pick up trash generated by the Units, the cost of which service shall be a Unit Common Expense; no Unit Owner shall attempt to utilize curb-side trash pick-up services provided by the City of Portland, and the City has no intention or obligation to provide such service.

(vii) The Association shall be responsible for ensuring that, in connection with any repair, maintenance, or replacement work performed by the Association, the screening of exterior HVAC equipment complies with applicable ordinance and code and further that the external HVAC equipment meets the maximum allowable noise requirements under applicable ordinance and code. The Association shall further provide the City of Portland with all required documentation of such compliance on a timely basis.

(viii) The Association shall maintain all components of the storm water drainage and management system serving the Property as provided in the "Stormwater Drainage Maintenance Agreement" given by Declarant for the benefit of the City of Portland dated _____, 2023, and recorded in the Cumberland County Registry of Deeds in Book _____, Page _____, the costs of which maintenance shall be a Common Expense.

7. Undivided Interests. Each Unit shall have an Undivided Interest in the Common Elements in the percentages set forth in Schedule B, which have been rounded to obtain a one hundred percent total for all Units. The Undivided Interests of Units have been determined by the calculating the relative floor areas of the Units, except for the parking spaces, to which a fair and reasonable allocation has been made. Declarant reserves the right to modify and adjust the Undivided Interests of the Units following the same methodology in connection with exercise by Declarant of its Development Rights pursuant to Section 13 of this Declaration.

8. Other Matters Relating to Condominium Association.

A. Allocation of Undivided Interests. Each Unit's percentage of the Undivided Interests set forth herein has been, and will be, determined based upon each such Unit's floor area (as measured in square feet), in relation to the aggregate floor area of all Units. Such Undivided Interests shall be used in determining each Unit's Common Expense assessments, voting weight on Association matters for which Unit Owners have a right to vote, distribution of surplus assets, and certain other Association-related matters, all as described more fully in the Association's Bylaws and the Condominium Act.

B. Common Expense Assessments.

(i) Assessments for Common Expenses shall be levied as provided in this Declaration and the relevant sections of the Condominium Act and the Association's Bylaws, the terms and provisions of which are incorporated into this Declaration by reference. Such assessments, as well as any late charges, interest, collection costs, attorneys' and paralegals' fees (whether a legal action is filed or not), service fees, charges, and fines shall constitute, until paid in full, both the personal obligation of the Unit Owner and a lien against the Unit pursuant to Section 1603-116 of the Condominium Act.

(ii) If any Common Expense is caused by the negligence or misconduct of any Unit Owner, the Association may assess that expense exclusively against him or her, and his or her Unit.

C. Executive Board's Power to Act on Behalf of Association. Except as expressly limited by the Condominium Act, this Declaration or the Association's Bylaws, the Executive Board shall be empowered to act on behalf of the Association as described in the Bylaws and Condominium Act, including (without limitation) the power and authority to assign its right to collect future Common Expense assessments and other income as security for loans to the Association, and the power to assess Common Expenses benefiting fewer than all the units exclusively against the units benefited.

D. Notice of Matters Affecting the Condominium. Notice of matters relating to the Condominium shall be given to Unit Owners by the Executive Board by first class U.S. Mail, postage prepaid, at the Unit (unless the Unit Owner has provided an alternate mailing address in writing to the Association), or by such other means as may be required by law. Notices relating to Condominium meetings shall be provided as set forth in the Condominium Bylaws.

9. Common Easements and Right of Access. To the fullest extent allowed by the Condominium Act, each Unit shall have an easement in common with the other Units to use all pipes, wires, ducts, flues, cables, conduits, utility lines, and other Common Elements located in any of the other Units or elsewhere in the Condominium and serving his or her Unit. Each Unit shall be subject to an easement in favor of the other Units to use the pipes, wires, ducts, flues, cables, conduits, utility lines, structural elements, and other Common Elements located in such Unit and serving other Units. The Executive Board, and any of them, any managing agent, and any other person authorized by the Executive Board or by the managing agent, shall have an easement and a right of access to each Unit at reasonable times and upon reasonable notice, except in emergencies, for the purpose of making inspections or for the purpose of correcting any conditions originating in any Unit or threatening another Unit or Common Element or adversely affecting the Common Elements, or for the purpose of obtaining access to, and performing inspections, installations, alterations or repairs on the mechanical, electrical or fire alarm systems and services, exterior walls or structural elements, or any Common Elements in or adjacent to any Unit or elsewhere in the Building(s), or for any other purpose permitted by this Declaration or the Bylaws. In case of an emergency, such right of entry shall be immediate, by any appropriate means, whether or not the Unit occupant is present at the time.

10. Encroachments. If any portion of the Common Elements now encroaches upon any Unit, or if any Unit now encroaches upon any other Unit or upon any portion of the Common Elements, or if any such encroachment shall occur hereafter as a result of (a) alteration or repair to the Common Elements made by the Declarant, or by or with the consent of the Executive Board, or (b) settling of all or any portion of

the Building(s), or (c) repair or restoration of the Building(s) or any Unit after damage by fire or other casualty, or (d) condemnation or eminent domain proceedings or (e) immaterial deviations from the Floor Plans, a valid easement shall exist for such encroachment and for the maintenance of the same.

11. Intended Use and Restrictions on Use of the Buildings and Units.

A. Use Restriction. The purposes for which the Buildings and the Units and Common Elements are intended to be used only for residential purposes, subject, in all events, to the further restrictions set forth below in this Section 11, provided, however, that such Units may be used by the Declarant for other purposes pursuant to the provisions of Section 11. This restriction shall not be construed to prohibit Unit Owners from leasing their Units, so long as any such leases are for an initial term of at least six (6) months and require any lessees to adhere to the provisions of this Declaration, the Association's Bylaws and the Rules and Regulations, and any lessees do so occupy and use the leased premises in accordance with the provisions of the Declaration, the Association and the Rules and Regulations. The Units may also be used for "home office" purposes, so long as no commercial signage is used in connection therewith and no customers, clients or business associates visit the Condominium in connection with such home-office use.

B. Additional Restrictions. The Units and the Common Elements shall be subject to the restrictions that, unless otherwise permitted in writing duly executed by the Executive Board:

(i) The owner of a Unit may, at his sole cost and expense, if the rights of any other Unit Owner are not materially and adversely affected, and if the structural walls, supports and other structural aspects of the Building are not adversely affected, change, or add to the interior partitioning thereof, by adding, modifying, removing, or installing non-load bearing walls lying wholly within such Unit; provided, however, that the Executive Board may impose reasonable conditions on such work, and any and all work shall be done in a good and workmanlike manner, pursuant to a building permit validly issued therefor (if required by law). If the foregoing rights are to be exercised by the Owner of a Unit, the prior written approval by the Executive Board of the plans and specifications related thereto must be obtained, which approval shall not be unreasonably withheld, conditioned, or delayed.

(ii) Except for up to two (2) dogs or two (2) cats or one (1) dog and one (1) cat (i.e., two animals total), no animals, reptiles, birds, or pets of any kind (except fish) shall be raised, bred, or kept in the Units or in the Common Elements without the approval of the Executive Board, which approval will be required for each specific animal, reptile, or pet.

(iii) No Unit Owner shall alter his or her Unit in such a way as to cause unreasonable levels of sound, vibration, light, or odors to be transmitted to other Units, the Common Elements or neighboring buildings.

(iv) If any governmental license or permit (other than a Certificate of Occupancy, or a license or permit applicable to the Building as a whole and required in order to render lawful the occupancy of the Building) shall be required for any particular improvement or construction in any particular Unit, and if failure to secure such license or permit would in any way affect any other Unit or the Owner thereof or the Association, the Owner of such particular Unit, at such Owner's expense, shall procure and maintain such license or permit, submit a copy of the same to inspection by the Executive Board, and comply with all terms and conditions thereof.

(v) A Unit Owner shall not place or cause to be placed in or on any of the Common Elements, other than a Limited Common Element, any furniture, packages, bicycles, carriages, baby strollers, or personal property of any nature whatsoever, provided, however, that the Unit Owners have the right to use any bicycle storage facilities, dumpster, trash compactors or trash barrels, if any, located on the Common Elements, but only for ordinary household trash.

(vi) All use and maintenance of the Units shall be conducted in a manner consistent with the reasonable comfort and convenience of the occupants of other Units

(vii) The Common Elements shall be used only for the furnishing of the services and facilities for which they are reasonably suited, and which are incident to the use and occupancy of Units or of the other premises entitled to the use or benefit thereof.

(viii) No nuisances shall be allowed on or in the Condominium, nor shall any use or practice be allowed which is a source of unreasonable annoyance to Unit Owners or which interferes with the reasonably peaceful possession or proper use of the Units by their occupants.

(ix) No Unit shall be rented or let for an initial term of less than six (6) months, any such leases or tenancies shall be pursuant to a written lease which shall specifically provide that the tenant/lessee is subject to the terms of this Declaration and the Bylaws and that the Executive Board is delegated the power to (but not the obligation) to evict the tenant/lessee for noncompliance, and a copy of said lease shall be delivered to the Executive Board of the Association.

(x) No immoral, improper, offensive, or unlawful use shall be made of the Condominium, or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed by the Unit Owners and the Association. Violations of laws, orders, rules, regulations, or requirements of any governmental agency having jurisdiction thereof, relating to any Unit shall be eliminated by and at the sole expense of the Unit Owner of said Unit and those relating to the Common Elements shall be eliminated by the Executive Board.

(xi) No pictures, advertisements, signs, or posters of any kind shall be erected, posted or attached in or on the Units if visible from the exterior of the Units, except those approved in writing by the Executive Board, provided, however, this restriction shall not apply to pictures, advertisements, signs, or posters utilized by the Declarant or its agents in selling or leasing the Units.

(xii) Except as allowed by the Rules and Regulations and applicable law with respect to television antennae and satellite dishes, no Unit Owner shall allow the installation of wiring for electrical or telecommunication use, an air conditioning unit or other machine or equipment which protrudes through the walls or the roof of the Building or is otherwise visible on the exterior of the Building.

(xiii) No activity shall be done or maintained in any Unit which will materially increase the rate of insurance on any Unit or the Common Elements or result in the cancellation of insurance thereof, provided, however, that any use or activity which will increase the rate of insurance maintained by the Executive Board for the Condominium or by any individual Unit Owner may be permitted by the Executive Board, in the reasonable discretion of the Executive Board, if the Unit Owner conducting such use or allowing such use to be conducted agrees to conform to any special rules or

regulations promulgated by the Executive Board with respect to such use and agrees to pay any and all additional costs associated therewith, including without limitation the increase in the insurance premiums paid by the Association on behalf of the Condominium as a result thereof.

(xiv) Portions of any Unit window treatments visible from the outside of the Building shall be generally white in color and shall be of a material and style approved in writing by the Executive Board, such approval not to be unreasonably withheld, conditioned, or delayed.

(xv) Owners of Units on the second floor or higher shall be required to cover at least 60% of the floor area of the Units (not including kitchens or bathrooms) with rugs or carpeting, or to take other reasonable measures as established by the Executive Board aimed at lessening sound transmission to Units below.

C. Declarant's Use of Units. Notwithstanding anything to the contrary contained herein, the Declarant may, until all of said Units have been sold by said Declarant, (a) lease Units which have not been sold for any duration but otherwise as per the leasing requirements set forth in this Declaration; or (b) use any Units owned by the Declarant as models for display, as offices and/or as storage areas or for any other uses which it deems necessary or desirable in connection with redecoration and construction in the Units or Common Elements, or the sale or leasing of units.

12. Title to Units. Title to Units may be taken in any form, including without limitation one or more corporations, companies, trusts, or partnerships, or in the name of two (2) or more individuals, as tenants in common, joint tenants, or tenants by the entirety or in the name of a fiduciary.

13. Units Subject to Declaration and Condominium Bylaws. All present and future Owners, tenants, visitors, invitees, licensees and occupants of Units shall be subject to, and shall comply with, the provisions of this Declaration, the Bylaws, and the Rules and Regulations promulgated pursuant thereto, as they may be amended from time to time, and the instruments of record affecting title to the Property including, but not limited to, those instruments of record listed in the Schedules to this Declaration. The acceptance of a deed or conveyance of a Unit or the entering into lease or occupancy of any Unit shall constitute an agreement that the provisions of this Declaration, Bylaws, and the Rules and Regulations promulgated pursuant thereto, as they may be amended from time to time, and the said instruments of record affecting title to the Property, are accepted and ratified by such Owner, tenant, visitor, invitee, licensee, or occupant, and all of such provisions shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated at length in each and every deed, conveyance, or lease thereof. A violation of the provisions of this Declaration, the Deed, the Bylaws, or the Rules and Regulations promulgated pursuant thereto by any tenant, occupant, licensee, or invitee shall be deemed a substantial violation of the duties and obligations of an Owner, which shall entitle the Executive Board and any Owner the right to recovery of damages and/or injunctive relief.

14. Amendment of Declaration.

A. Declarant's Consent. Notwithstanding any contrary or inconsistent provision in this Declaration, for so long as Declarant owns one or more Units in the Condominium or holds any Development Rights or Special Declarant Rights, any amendment to the Declaration which affects a right reserved to the Declarant hereunder or imposes an additional obligation or duty upon the Declarant must be signed by the Declarant or its successors and assigns.

B. General Amendments. Amendments to this Declaration are governed generally by Section 1602-117 of the Condominium Act, this Section 15 of the Declaration, and Section 16 below. Except as may be required by the Condominium Act, and except as otherwise provided in Section 16 below or in this Section 15, this Declaration may be amended by the vote or agreement of Unit Owners representing 67% or more of the Undivided Interests in the Condominium.

C. Special Amendments. Notwithstanding the foregoing, this Declaration may also be amended by Special Amendment as follows: The Declarant, without the consent of any Unit Owner or mortgagee, may execute and record special amendments in order to (i) correct any errors and/or omissions in this Declaration, provided no such special amendment shall materially and adversely affect the rights of any Unit Owner or mortgagee; or (ii) to make this Declaration comply with the provisions of the Condominium Act, any other law, code, permit or approval, or the requirements or guidelines of the Federal National Mortgage Association ("FNMA"), the Federal Home Loan Mortgage Corporation ("FHLMC") or any other purchaser, insurer, or guarantor of Unit mortgages. Special Amendments may also be executed and recorded by Declarant as described above in connection with the combination, subdivision, and/or alteration of Units.

D. Effective Date. Amendments to this Declaration shall be effective upon recording in the Registry of Deeds. As to General Amendments, the recorded version thereof need not include the signatures of Unit Owners agreeing thereto, but rather the recorded instrument need only be signed by an Officer of the Association, as long as such Officer certifies that the required consents described above have been obtained and will be retained with the Association's records for a period of at least six (6) years after recording.

15. Provisions Protecting Rights of Secured Lenders. Subject to the limitations set forth in Section 1602-119(a) of the Condominium Act, the following shall apply with respect to the protection of rights of holders of first mortgages on Units ("First Mortgagees") and "Eligible Mortgage Holders" (meaning First Mortgagees who have delivered written notice to the Association by prepaid certified U.S. Mail, return receipt requested, or by delivery in-hand securing a receipt therefore, which notice states the First Mortgagee's name and address, the Unit upon which it holds first mortgage, the Unit Owner's name, and address, and that it holds a first mortgage on such Unit).

A. First Mortgagees. Notwithstanding anything in this Declaration or in the Bylaws to the contrary, the following provisions shall apply for the protection of First Mortgagees, and shall be enforceable by any First Mortgagee:

(i) In the event that the Unit Owners shall amend this Declaration or the Bylaws to include therein any right of first refusal in connection with the sale of a Unit, such right of first refusal shall not impair the rights of a First Mortgagee to: (a)Foreclose or take title to a Unit pursuant to the remedies provided in its mortgage; (b) Accept a deed (or assignment) in lieu of foreclosure in the event of default by a Unit Owner, or (c) Sell or lease a Unit acquired by the First Mortgagee through the procedures described in subparagraphs (a) and (b) above.

(ii) As to any conveyance whereby a party who takes title to a Unit through either a deed in lieu of foreclosure or a foreclosure sale duly conducted by a First Mortgagee, such conveyance shall be exempt from any such right of first refusal adopted by the Unit Owners and incorporated in this Declaration or the Condominium Bylaws, and the ownership of the Unit by such party through

deed in lieu of foreclosure shall be exempt from any leasing restrictions set forth therein but only for such party's period of ownership.

B. Foreclosure by First Mortgagee. Any First Mortgagee who obtains title to a Unit by foreclosure shall not be liable for such Unit's unpaid common expenses or other amounts which accrued prior to the acquisition of title to such Unit by such First Mortgagee, except to the extent that such common expenses and/or other amounts are entitled to priority over such First Mortgage under the Condominium Act. Liens for any and all Common Expenses, assessments and charges that may be levied by the Association shall be subordinate to the rights of any First Mortgagee pursuant to its mortgage to the extent permitted by applicable Maine law.

C. Lien for Common Expenses. A lien for Common Expenses assessments shall not be affected by any sale or transfer of a Unit, except that a sale or transfer pursuant to a foreclosure of a First Mortgage shall extinguish a subordinate lien for assessments which became payable prior to such sale or transfer. Any such sale or transfer pursuant to a foreclosure (1) shall not relieve the prior Unit Owner of a personal liability for any unpaid assessments or other sums owed to the Association, and (2) shall not relieve the purchaser or transferee from liability for, nor the Unit from the lien of, any assessments made thereafter.

D. Notice to Eligible Mortgage Holders. As provided in Section 1602-119 of the Condominium Act, the Association shall send reasonable prior written notice by prepaid U.S. Mail to Eligible Mortgage Holders of the consideration by the Association of any of the following proposed actions:

(i) The termination of the Condominium pursuant to Section 1602-118 of the Condominium Act;

(ii) A change in the percentage of Undivided Interest of a Unit, a change in the boundaries of a Unit, or a subdivision of a Unit, unless carried out by the Declarant pursuant to the terms of this Declaration;

(iii) The merger or consolidation of the Condominium with another condominium;

(iv) The conveyance or subjection to a security interest of any portion of the Common Elements;

(v) The proposed use of any proceeds of hazard insurance required to be maintained by the Association under Section 1603-113, subsection (a) of the Condominium Act for purposes other than the repair or restoration of the damaged property; and

(vi) The adoption of any proposed Budget by the Executive Board and of the date of the scheduled Unit Owners' meeting to consider ratification thereof with a summary of the proposed Budget to accompany such notice.

In the event of any proposed actions described in Subsection D, Eligible Mortgage Holders shall have the right (but not the obligation) in place of the Unit Owner to cast the votes allocated to that Unit or give or withhold any consent required of the Unit Owner for such action by delivering written notice to the Association, with a copy to the Unit Owner prior to or at the time of the taking of the proposed action, which notice shall be sent by prepaid certified United States mail, return receipt requested, or by delivery in-hand. Failure of the Eligible Mortgage Holder to so exercise such rights shall constitute a waiver thereof

and shall not preclude the Unit Owner from exercising such right. In addition, an Eligible Mortgage Holder, or its representative, shall have the right to attend Association and Executive Board meetings for the purposes of discussing the matters described in Subsection D, paragraphs (1) to (6) above.

E. Restrictions in Favor of Eligible Mortgage Holders. In addition to the statutory rights of Eligible Mortgage Holders summarized in Subsection D above, and subject in all events to the provisions of the Condominium Act, unless Unit Owners representing at least two-thirds (2/3) of the Undivided Interest hereunder (or such larger percentage as may be required by law) and at least two-thirds (2/3) of the First Mortgagees holding mortgages on the individual Units of the Condominium have given their prior written approval, neither the Owners nor the Executive Board shall be entitled to:

(i) By act or omission, seek to abandon or terminate the Condominium except in the event of substantial destruction of the Condominium premises by fire or other casualty or in the case of taking by condemnation or eminent domain;

(ii) Change the percentage of Undivided Interest or obligation of any individual Unit for the purpose of: (a) levying assessments or charges or allocating distributions of hazard insurance proceeds or condemnation awards, or (b) determining the voting interest of each Unit;

(iii) Partition any Unit (other than in connection with the subdivision of Units as permitted herein, which shall not require First Mortgagee consent);

(iv) By act or omission, seek to abandon, partition, subdivide, encumber, sell or transfer the Common Elements; provided, however, that the granting of easements for purposes not materially inconsistent with the intended use of the Common Elements by the Unit Owners and the exercise of other actions with respect to granting of special rights of use or Limited Common Elements contemplated herein or in the Condominium Bylaws shall not be deemed an action for which any prior approval of a First Mortgagee shall be required under this Subsection;

(v) Use hazard insurance proceeds for losses to any property of the Condominium (whether of Units or Common Elements) for other than the repair, replacement, or reconstruction of such property of the Condominium, except as provided by statute; or

(vi) Terminate professional management and establish self-management of the Condominium.

F. Priority. In no case shall any provision of the Declaration or the Bylaws give an Owner or any other party priority over any rights of a First Mortgagee pursuant to its mortgage in the case of a distribution to such Owner of insurance proceeds or condemnation awards for damages or losses to or a taking of such Unit and/or the Common Elements of the Condominium.

G. Additional Rights of Eligible Mortgage Holders. In addition to the statutory rights of Eligible Mortgage Holders summarized in Subsection D above, First Mortgagees, upon request to the Executive Board, will be entitled to:

(i) Written notification from the Executive Board of any default by its borrower who is the Owner of a Unit with respect to any obligation of such borrower under this Declaration or the provisions of the Bylaws which is not cured within sixty (60) days;

(ii) Inspect the books and records of the Association at all reasonable times;

(iii) Receive an audited annual financial statement of the Condominium Association (at its expense) within ninety (90) days following the end of any fiscal year of the Association;

(iv) Receive written notice of all meetings of the Association and be permitted to designate a representative to attend all such meetings;

(v) Receive prompt written notification from the Executive Board of any damage by fire or other casualty to a material portion of the Condominium or the Unit upon which the First Mortgagee holds a mortgage or proposed taking by condemnation or eminent domain of said Unit or the Common Elements of the Condominium;

(vi) Receive written notice of any lapse, cancellation or material modification of any insurance policy maintained by the Association; and

(vii) Receive written notice of any action which requires the consent of a specified percentage of Eligible Mortgage Holders.

H. Restriction Against Amendment. No amendment of a material nature to this Declaration will be made unless such is agreed to by Eligible Mortgage Holders who represent at least fifty-one percent (51%) in number of the First Mortgages on the Units that are subject to mortgages held by Eligible Mortgage Holders. A change to any provisions governing the following shall be considered material:

(i) Assessments, assessment liens, or subordination of such liens;

(ii) Reserves for maintenance, repair, and replacement of the common areas;

(iii) Insurance;

(iv) Rights to use of the Common Elements;

(v) Responsibility for maintenance and repair of the Property;

(vi) Expansion or contraction of the Condominium or the addition, annexation, or withdrawal of property to or from the Condominium;

(vii) Boundaries of any Unit;

(viii) The apportionment of Undivided Interests in the Common Elements;

(ix) Convertibility of Units into Common Elements or of Common Elements into Units;

(x) Leasing of Units;

(xi) Imposition of any right of first refusal or similar restriction on the right of a Unit Owner to sell, transfer, or otherwise convey his, her or their Unit estate; and

(xii) Any provisions which are for the express benefit of First Mortgagees, Eligible Mortgage Holders or insurers or guarantors of first mortgages on Units.

The Declarant intends that the provisions of this Section 17 and all other provisions of this Declaration comply with the requirements of FHLMC and FNMA with respect to condominium mortgage loans and, except as otherwise required by the provisions of Condominium Act, all questions with respect thereto shall be resolved consistent with that intention. In the event of any conflict between the approval requirements of FNMA, FHLMC, other sections of the Declaration and the Condominium Act with respect to any action or non-action to be taken or omitted by the Unit Owners or Executive Board, or with respect to any other matter, the greatest percentage requirement shall control. This Section 17 may be amended only with prior written approval of First Mortgagees representing 67% in number and Undivided Interest of the mortgaged Units in the Condominium and 67% in Undivided Interest of the Unit Owners in the Condominium.

Except as otherwise provided in the Condominium Act, any consent of an Eligible Mortgage Holder or First Mortgagee herein provided for shall be deemed given if such
mortgagee fails to submit a response to any written proposal for an amendment within sixty (60) days after proper notice of the proposal, provided the notice was delivered by certified mail, return receipt requested.

16. Common Expenses. Until such time as the Association makes a Common Expense assessment, the Declarant shall pay all Common Expenses, as provided in Section 1603-115(a) of the Condominium Act. Once a Common Expense assessment is made, Unit Owners shall be liable for Common Expenses as provided in this Declaration, as amended. The following shall apply:

A. Budget for Common Expenses. The Executive Board shall prepare a budget (the "Budget") for the Condominium by establishing the Common Expenses expected to be incurred during the ensuing fiscal year, together with a reasonable provision for contingencies and reserves equal to at least ten percent (10%) of the total annual budget (with such exclusions from the calculation as are allowed under secondary mortgage market underwriting standards), and after taking into account any undistributed surplus from prior years (reserves excepted), shall determine the assessment to be made for such fiscal year (herein referred to as "Common Expenses"). The Common Expenses shall include, but in no way be limited to, all such amounts as the Board may deem proper for the operation, maintenance and repair of the Condominium, including, without limitation, the cost of all insurance premiums on all policies of insurance required to be or which have been obtained pursuant to the provisions of this Declaration and adequate reserves to pay for insurance deductibles in the event of a casualty loss, and an amount to make up for any deficit in the Common Expenses for any prior year. The Common Expenses may also include such amounts as may be required for the purchase or lease by the Executive Board, on behalf of all Owners of any Unit which is to be sold at foreclosure or other judicial sale, or otherwise. Assessments for expenses set forth in the Budget will be based upon each Unit's Undivided Interest in the Common Elements, or otherwise in accordance with benefits received therefrom, in the Executive Board's reasonable discretion. Each Unit's assessments for expenses set forth in the Budget will be based upon a fraction, the numerator of which shall be that Unit's Undivided Interest in the Common Elements and the denominator of which shall be the aggregate Undivided Interest of all Units, or, in the Executive Board's reasonable discretion, based upon benefits received.

B. Adoption by Association. Upon adoption, the Executive Board shall then pursue ratification of the Budget at a Special Budgetary Meeting of Unit Owners as provided in Section 1603-103(c) of the Condominium Act, and then promptly render statements to the Unit Owners for their

respective shares of such assessment, according to the formulas set forth above, and the amount shown on such statement shall, unless otherwise provided therein, be due and payable in equal monthly installments during the fiscal year to which it applies. In the event an annual assessment is not made as required above, an assessment shall be presumed to have been made in the amount of the last prior assessment. In the event that the Executive Board shall determine at any time during any fiscal year that the assessment so made is less than the Common Expenses actually incurred, or in the reasonable opinion of the Executive Board, likely to be incurred, or in the event that the Executive Board shall determine that it is advisable to establish a larger reserve or other fund for projected capital or other expenditures or otherwise, the Executive Board may make one or more supplemental assessments ("Special Assessments") and render such statements as they may deem necessary therefor in the manner aforesaid, and the amount shown in such statement shall be payable and take effect as aforesaid.

C. Payment and Collection of Common Expenses. The Executive Board shall, as far as reasonably possible, provide for payment of the annual assessment of Common Expenses in monthly installments, in advance. The amount of each such assessment, together with late charges as may be reasonably imposed by the Executive Board, reasonable attorneys' fees (whether or not a legal action is filed), fines, and interest on the assessment at the rate of 18% per annum or as otherwise determined from time to time by the Executive Board, if not paid when due, shall constitute a lien on the Unit and shall be the personal obligation of the Owner.

D. Default in Payment of Common Expenses. In the event of default by any Unit Owner in paying to the Association the Common Expenses attributable to his Unit, such Unit Owner shall be obligated to pay all expenses, including attorneys' and paralegals' fees (whether or not a legal action is filed), fines, late charges and interest imposed or incurred by the Association in any proceeding brought to collect such unpaid Common Expenses, irrespective of the amount so unpaid. The Executive Board shall have the right to attempt to recover such amounts in an action to recover the same brought against such Unit Owner, or by foreclosure of the statutory lien on such Unit, or in any proceeding wherein the Unit Owner seeks to avoid payment of the Common Expenses due.

17. Insurance.

The Association shall obtain and maintain, to the extent reasonably available, the following insurance policies:

A. Casualty Insurance. The Executive Board shall obtain and maintain, to the extent reasonably obtainable at reasonable costs and permitted by applicable law, so-called master policies of insurance providing fire-with-extended-coverage and so-called all risk coverage insurance, insuring the Condominium, including, without limitation, the Common Elements, all of the Units with all fixtures therein, all heating and cooling equipment and other service machinery, apparatus, equipment and installations comprising the Common Elements or Units, and also all such portions normally deemed to constitute part of the building and customarily covered by such insurance, but not including any personal property belonging to and owned by individual Unit Owners or tenants, in an amount equal to not less than one hundred percent (100%) of the full replacement value thereof, exclusive of foundations, land and other items normally excluded therefrom without deduction for depreciation, but subject to a reasonable deductible as the Executive Board may determine, and which shall include, if available, so-called Agreed Amount, Inflation Guard, Construction Code and Replacement Cost Endorsements. Any insurance deductible shall be deemed a Common Expense unless such amount may lawfully be allocated or assessed to one or more individual Unit Owner(s). In determining full replacement value, the Executive Board may

reasonably rely upon the advice of the insurer or insurance agent. The name of the insured under such policy shall be stated in form, substance, and effect similar to the following: "246 Eastern Promenade Condominium Association and its Unit Owners and mortgagees as their interests may appear." Such insurance shall name the Executive Board as Insurance Trustee(s) for the use and benefit of all Unit Owners and their mortgagees as their interests may appear, with losses payable to and adjusted by the Executive Board as Insurance Trustee(s) in accordance with the provisions of these Bylaws and the Condominium Act. The Executive Board may insure against such other hazards or risks of casualty as the Executive Board from time to time in its discretion shall determine to be appropriate, including, but not limited to, vandalism, malicious mischief, windstorm and water damage, earthquake, flood and machinery explosion or damage.

B. Liability Insurance. The Executive Board shall obtain and maintain, to the extent reasonably obtainable at reasonable costs and/or applicable, master policies of insurance with respect to the Common Elements for the benefit and protection of the Association and all Unit Owners for: (i) comprehensive general liability insurance in such limits as the Board may, from time to time, determine but in no case less than $1,000,000/$1,000,000 in coverage, covering the Association, the Executive Board, the Property Manager, if any, and each Unit Owner with respect to liability arising out of ownership, maintenance or repair of the Common Elements and structural and exterior wall portions of the Units, such insurance containing a "severability of interest" endorsement which shall preclude the insurer from denying the claim of a Unit Owner because of negligent acts of the Association, the Executive Board, the Unit Owner or other Unit Owners, and other provisions commonly referred to as a "Special Condominium Endorsement" or its equivalent; (ii) workmen's compensation and employee's liability insurance; (iii) boiler and machinery insurance in such limits as the Executive Board may, from time to time, determine; and (iv) such other liability insurance as the Executive Board may from time to time deem appropriate and desirable.

C. Fidelity Coverage. The Executive Board shall obtain fidelity coverage against dishonest acts on the part of the Executive Board, the Property Manager, if any, employees, or volunteers responsible for handling funds belonging to Association or administered by the Executive Board.

D. Directors' and Officers' Liability Insurance. The Executive Board may obtain as a Common Expense, Directors,' and Officers' Liability Insurance in such amounts and upon such terms as they deem appropriate.

E. Executive Board as Insurance Trustees. The Executive Board (i) shall have exclusive authority to negotiate all losses as herein provided, (ii) shall collect and receive all loss insurance proceeds, and (iii) shall hold, use, apply and disburse the same in accordance with the applicable provisions of the Declaration, these Bylaws and the Maine Condominium Act for the benefit of the Owners and their respective mortgagees. With respect to losses which affect portions or elements covered by such insurance of more than one Unit and/or the Common Elements to different extents, the proceeds relating thereto shall be used, applied, and disbursed by the Executive Board in their judgment in a fair and equitable manner, primarily based upon the relative losses.

F. Additional Requirements. Insurance policies obtained pursuant to the above shall also provide that:

(i) Each Unit Owner is an insured person under the policy with respect to liability arising out of his ownership of an undivided interest in the Common Elements or membership in the Association;

(ii) The insurer waives its right to subrogation under the policy against any Unit Owner or members of his household;

(iii) No act or omission by any Unit Owner, unless acting within the scope of his, her or its authority on behalf of the Association, will void the policy or be a condition to recovery under the policy; and

(iv) If, at the time of a loss under the policy, there is other insurance in the name of a Unit Owner covering the same risk covered by the policy, the Association's policy provides primary insurance.

In the event that any insurance coverage described above is not reasonably available, the Association shall cause notice of that fact to be sent to all Unit Owners, as required by Section 1603-113(c) of the Maine Condominium Act.

20. Rebuilding, Restoration and Condemnation.

A. Casualty Loss. Except as provided in Section 1603-113(h) of the Condominium Act, and subject to such statutory provisions, in the event of damage to or destruction of the Condominium as a result of fire or any other casualty, the Executive Board, acting as Insurance Trustees designated herein, shall promptly adjust and collect the loss and disburse the master policy insurance proceeds in appropriate progress payments with appropriate retainage, so as to facilitate and ensure the repair and restoration of the Unit or Units or Common Elements so damaged or destroyed.

B. Emergency Work. The Executive Board may perform emergency work essential to the preservation and safety of the property or the safety of persons, or required to avoid the suspension of any essential service to the Condominium without having first adjusted the loss or obtained proceeds of insurance or otherwise having complied herewith.

C. Cost of Repair a Common Expense. The cost of repair or replacement in excess of insurance proceeds and reserves shall be a Common Expense. If there shall have been a repair or restoration pursuant to the foregoing and the amount of insurance proceeds shall have exceeded the cost of such repair or restoration, then the excess of such insurance proceeds, if any, shall be added to the Association's capital expense reserve account or shall be, at the option of the Executive Board, divided among the Owners in proportion to their respective Undivided Interests; provided, however, that no provision herein shall be deemed to give an Owner or any other party priority over any rights of the holder of a first mortgage (if any) on such Owner's Unit pursuant to such mortgage in the case of a distribution to such Owner of insurance proceeds for losses to Units and/or Common Elements. First Mortgagees of Units will be entitled to priority with respect to any insurance proceeds distributed to their mortgagors.

D. Eminent Domain. In the event of a total or partial taking under the powers of eminent domain, the Owners shall be represented by the Condominium acting through the Executive Board. Eminent domain proceedings and awards shall be governed by Section 1601-107 of the Condominium Act.

18. Rules, Regulations, Restrictions, and Requirements. The use and occupancy of the Condominium and each Unit shall be restricted to and shall be in accordance with the provisions of this Declaration, the Bylaws and such Rules and Regulations as the Executive Board may adopt, and all

applicable laws, ordinances, rules, regulations, and requirements of all governmental bodies having jurisdiction over the Condominium or the use and occupancy thereof. The Executive Board shall have the right at any time and from time to time to adopt, amend, and rescind Rules and Regulations governing the operation, appearance and use of the Common Elements and the occupancy of Units. This Declaration, the Bylaws and the Rules and Regulations, as from time to time amended, may be enforced by the Executive Board, in its discretion. The Executive Board may eliminate any violation, and the cost and expense, including but not limited to attorneys' and paralegals' fees (whether or not a legal action is filed), of eliminating such violation may be chargeable to the Unit Owner who himself or whose family, servants, employees, agents, visitors, lessees, tenants, licensees, or pets are responsible for such violation. Otherwise, the cost of eliminating a violation shall be a Common Expense. After notice and an opportunity to be heard, the Executive Board may also levy reasonable fines against the Owner for such violations if any such violation is not cured immediately, and such fine shall constitute a portion of such Unit Owner's Common Expense assessment and shall be payable by the Owner upon demand and enforceable by the same means as a Common Expense assessment. For each day, a violation continues after notice it may be considered a separate violation, in the discretion of the Executive Board. In enforcing this Declaration, the Bylaws or the Rules and Regulations, the Executive Board may proceed against the Owner, any tenant, occupant, or licensee, or both as the Executive Board, in its sole discretion, may determine.

19. Unit Owner Responsibility. Except as may be otherwise specifically provided in this Declaration, a Unit Owner shall be fully responsible for the acts and omissions, feasance, malfeasance and misfeasance, and all other conduct of his family members, servants, agents, employees, invitees, lessees, tenants, licensees, guests, pets, or others upon the property at the behest of the Unit Owner.

20. Enforcement of Charges, Fines, Obligations. Any charge, fine, interest, attorneys' or paralegals' fees or other financial obligation to, of or on any Unit Owner shall constitute a lien upon such Unit and be enforceable to the same manner and extent as for Common Expenses.

21. Attorneys' Fees and Costs. In such case as it is necessary for the Executive Board to engage the services of an attorney, or attorneys, for the purpose of enforcing (whether a legal action is filed or not) against an Owner, tenant, occupant, or other person bound thereby, any provision of the Declaration, the Bylaws, the Rules and Regulations, or obligations thereunder, and/or for the purpose of defending any action brought by such person(s), said Unit Owner, tenant, occupant or other such person shall be liable for, in addition to any other liability, the fees and costs of such attorneys and paralegals in so proceeding thereto, including the fees of all experts engaged in connection therewith. As to Unit Owners, the amount of such fines, fees, interest and costs and attorneys' and paralegals' fees shall constitute a lien upon the Unit enforceable to the same manner and extent as a lien for Common Expenses, and the Unit Owner shall be personally liable therefor.

22. Conflicting Provisions. If any provisions of this Declaration shall be invalid or shall conflict with the Condominium Act, as amended, or if any provision of this Declaration conflicts with any other provision thereof or with any provision of the Bylaws, then the following rules of construction shall be used:

A. Conflict with the Condominium Act. In the event of a conflict between the Declaration and said Condominium Act, as amended, the provisions of the Condominium Act shall control; and

B. Conflict with the Bylaws. In the event of a conflict between this Declaration and the Bylaws, this Declaration shall control.

23. Invalidity. The invalidity of any provision of this Declaration shall not be deemed to impair or affect in any manner the validity, enforceability, or effect of the remainder of this Declaration and, in such event, all of the other provisions of this Declaration shall continue in full force and effect as if such invalid provision had never been included herein.

24. Waiver. No provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure or delay in enforcing the same, irrespective of the number of violations or breaches which may occur.

25. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit, or describe the scope of this Declaration nor the intent of any provision hereof. Terms of gender shall be interchangeable, as shall be terms reflecting the singular and plural.

26. Declarant. The term declarant shall include the Declarant and its successors and assigns. Successors and assigns shall include, but not be limited to, those succeeding to the Declarant's interest by foreclosure, deed in lieu of foreclosure, deed, grant, or assignment. Successors and assigns shall not include individual Unit Owners. This Declaration, the Bylaws, and Rules and Regulations may not be amended to affect the rights of the Declarant and its mortgagee(s), successors and assigns without the written consent of the Declarant and its mortgagee(s), successors and assigns.

Witness the execution hereof under seal this ____ day of August, 2023.

ELLIE & CHAYA, INC.

_____ By:_____

Witness Harry M. Krigman
Its President

STATE OF MAINE August _____, 2023
Cumberland, ss.

Personally appeared the above-named Harry M. Krigman, President of Ellie & Chaya, Inc., and acknowledged the foregoing Declaration to be his free act and deed in his said capacity and the free act and deed of said Ellie & Chaya, Inc.

Before me,

_____
Paul F. Driscoll, Maine Bar No. 2396
Attorney-at-Law

246 EASTERN PROMENADE CONDOMINIUM
SCHEDULE A

[Insert Legal Description of the Property]

246 EASTERN PROMENADE CONDOMINIUM
SCHEDULE B

[Insert Unit-by-Unit Allocated Interests and Common Expense Liabilities]

246 EASTERN PROMENADE CONDOMINIUM
LIMITED JOINDER AND AGREEMENT OF MORTGAGEE

[Insert Form of Limited Joinder and Agreement of Mortgagee Required by Lender]

PROJECT APPROVALS

[Insert Copies of All Required Approvals for the Condominium]

246 EASTERN PROMENADE CONDOMINIUM
PUBLIC OFFERING STATEMENT
Last Revised August 1, 2023

General Project Description

246 Eastern Promenade Condominium (the "Condominium") is a newly constructed residential condominium project located in two buildings, one at 246 Eastern Promenade and the other at 15 Turner Street in Portland, Maine. The project consists of fourteen (14) residential condominium units in these two buildings.

The developer of the Condominium (the "Developer" or "Declarant") is Ellie & Chaya, Inc., a Maine corporation with an address c/o Harry M. Krigman, 24 Wildwood Drive, Cape Elizabeth, ME 04107.

Subject to the development rights described below, the Condominium comprises two (2) buildings (the "Buildings"), one located at 246 Eastern Promenade and the other located at 15 Turner Street. The properties are contiguous. The Building at 246 Eastern Promenade has four (4) levels and contains eleven (11) residential condominium units served by an elevator and fourteen (14) parking spaces in an enclosed, climate-controlled garage. Each Unit owner in this Building will receive a designated parking space for the unit owner's exclusive use, subject to the Declaration and Bylaws of the Association, as defined below. The three (3) unallocated parking space units in this garage will be available for other unit owners, guests, and invitees on a first-come, first-served basis. Each Unit in this Building will have a designated storage area in the basement as a limited common element. The second Building located at 15 Turner Street has two (2) levels and contains three (3) residential condominium units. Each Unit owner in 15 Turner Street will have a single parking space as shown on the Plat and Plans of the Condominium. Each of the Buildings contains , basement storage, internal trash, and recycling room. All units include private outdoor living spaces via decks or at grade patios.

The Condominium also includes thirteen (13) exterior parking space units. Of these, five (5) will be allocated to Units 100, 200, and 300 in the Building at 15 Turner Street as depicted on the Plat and Plans. The remaining eight (8) exterior parking space units will be retained by the Developer to serve as parking for tenants of the Developer's property at 119 Morning Street. None of the twenty-seven (27) parking spaces in the Condominium are formal condominium units but instead are (i) limited common elements appurtenant to Units in 246 Eastern Promenade, (ii) limited common elements appurtenant to Units 100, 200, and 300 in the Building at 15 Turner Street, or (iii) parking spaces reserved by the Developer to serve 119 Morning Street.

All of the residential condominium units in both Buildings will be served by public water, sewer, gas, electricity, and Internet. The utilities will run underground from Turner Street to the transformer located on-site near the entrance to the garage as shown on the Plat and Plans for the project. There will be a single sewer/water connection for 246 Eastern Promenade and a single sewer/water connection for 15 Turner Street. Both properties have stormwater management plans approved by the City of Portland.

As of the date hereof, the Condominium building is substantially complete, and a certificate of occupancy has been issued for the common elements and the fourteen (14) Units.

The Declarant acquired the Condominium land on November 12, 2021. The Declarant obtained Level III Master Plan Development approval on _____ ("Master Plan Approval"). Declarant obtained conditional site plan and subdivision approval for the construction of the Condominium from the City of Portland Planning Board on _____, 2023, as evidenced by the approval letter dated _____, ("Site Plan and Subdivision Approval").

Significant Features of Condominium Documents

The Condominium's primary legal documents consist of the following: (a) Declaration of Condominium (the "Declaration," a copy of the draft of which is attached hereto as Exhibit A); (b) the Bylaws of 246 Eastern Promenade Condominium Association (the "Bylaws," a copy of which is attached hereto as Exhibit B); (c) a Property Management Agreement; (d) the Condominium's Rules and Regulations (a copy of which is attached to the Bylaws in Exhibit B); (e) the Condominium Plat and Condominium Plans (reduced copies of which are attached hereto as Exhibit D) and (f) the Purchase and Sale Agreement (the "P&S" or "Sales Agreement").

The following is a brief narrative description of each of the above-described documents:

(a) Declaration of Condominium

The Declaration of Condominium is the legal document that has been executed by the Declarant and recorded at the Cumberland County Registry of Deeds which formally dedicated the Condominium property to the condominium form of ownership. Because the Declaration has been recorded, the Condominium is divided into various individual "Units," as well as various common elements and limited common elements (which are common elements reserved for the exclusive use of a unit or units). The common elements will be owned by the Unit owners as tenants in common based on the allocated interests of the Units as set forth in the Declaration. The Declaration also includes various other rights, obligations, easements, covenants, and restrictions relating to the Declarant, the Units, and the common elements, as well as a method to carry out any future amendments to the Declaration.

(b) Bylaws

The Bylaws set forth the governance, operation and functioning of 246 Eastern Promenade Condominium Association (the "Association"). The Association exists as a non-profit, non-stock, mutual benefit corporation pursuant to Maine law. The Association is governed by an Executive Board (the "Board"), and the Bylaws provide for the size of the Board, the method of the Board's election, general Board powers, the removal of Board members, the required officer positions, and the appointment and removal of officers. The Bylaws also provide that the Board initially shall be composed of three members appointed by the Declarant. Subsequent to the period of Declarant control of the Board, the Board will be composed of five members, all elected at-large by vote of all of the Unit owners.

(c) Property Management Agreement

The Property Management Agreement addresses with the day-to-day management of the Condominium by a managing agent engaged by the Board for the benefit of the Unit Owners and occupants.

The Association has entered into a Property Management Agreement with [to be determined]. Because the Property Management Agreement was entered into during the period of Declarant control of the Board, that Agreement is terminable upon the expiration or termination of the Declarant control period.

(d) Rules and Regulations

These are a series of additional restrictions and requirements relating to use of common elements and occupancy of Units adopted by the Association for the benefit of Unit owners generally. The Rules and Regulations may be modified from time to time by the Board.

(e) Purchase and Sale Agreement

The Sales Agreement (if signed by Declarant and a purchaser) constitutes the contractual agreement between the Declarant and the purchaser, setting forth the purchase price and other important terms and conditions related to the purchase of a Unit.

Association Budget

The Condominium documents provide for common expenses to be assessed pursuant to an annual budget. The Budget accounts for all of the Condominium expenses and services which benefit the Condominium. Examples include snow removal from the sidewalks, fire insurance premiums, association legal fees, building structure maintenance and repair, stormwater management expenses, and property management fees. The Budget will also include expenses and services for common area repairs and maintenance, interior lobby, stairway and hallway maintenance and janitorial services, life safety maintenance, testing and licensing, reserves, janitorial services, natural gas, sewer and water services, snow removal, bulk cable television and internet services, and landscaping and grounds maintenance.

The expenses in the Budget are assessed based on the allocated interest of each Unit as set forth in the Declaration. Each Unit's assessments for expenses set forth in the Budget will be based upon its proportionate share, which is calculated as a fraction, the numerator of which shall be that Unit's percentage interest in the common elements and the denominator of which shall be the aggregate percentage interest of all Units.

The Association's Budget for the first full year of operation is attached hereto as Exhibit E. The Budget was prepared with guidance from the property management company for the Association. The Budget contains line items for funding a 10% reserve to the extent required by Fannie Mae underwriting requirements. The Developer shall make a $15,000.00 contribution to the working capital reserve as its sole and final contribution to reserves for the Condominium. Thereafter, the Developer shall have no further obligation to contribute to reserves for any Units owned by it. The Association will have a working capital reserve that will be funded as described in "Initial or Special Fees" below. The first-year Assessments for each Unit are also included in Exhibit E, except that each Unit that has allocated parking spaces will be assessed an additional $_____ per month per parking space. Because the Association was only recently formed, there currently is no balance sheet for the Association.

Other Association Services

To the best of the Declarant's knowledge and belief, there are no services to be provided to the Association which are not reflected in the Budget, which the Declarant will initially provide, and which might become a common expense of the Association in future years, except to the extent that Declarant performs certain work to accommodate Declarant's construction activities while such activities are underway (e.g., snow plowing, janitorial services).

Initial or Special Fees

In addition to customary closing costs, Unit purchasers must contribute at closing to the Association's working capital reserve fund, in an amount equal to two times the Unit's budgeted monthly assessment for common expenses. This contribution is non-refundable and is not a prepayment of regular monthly common expense assessments or any special assessments. For the avoidance of doubt, this obligation to contribute to reserves does not apply to the Developer beyond the $15,000.00 contribution referred to above.

Liens and/or Title Encumbrances

There are various covenants, conditions, easements, and restrictions of record relating to the Condominium, which are referenced in the Declaration.

Financing Offered by the Declarant

The Declarant is not currently offering any financing for Unit purchasers.

Warranties

The Declarant will provide each purchaser of a Unit with a Limited Warranty to protect against possible construction or design problems. This Limited Warranty will also be part of the Sales Agreement and will be acknowledged and signed by both the Declarant and the Unit purchaser by the closing. In order to assert a claim under the Limited Warranty, an action must be initiated within two years after the purchaser's closing of the purchase of the Unit. The Limited Warranty is transferable to subsequent Unit owners. Maine law also provides certain express and implied warranties of quality which are set forth in Sections 1604-112 and 1604-113 of the Maine Condominium Act. As to any item covered by Maine's statutory express or implied warranty provisions, the statute of limitations for assertion of a claim shall be limited by the Limited Warranty Certificate to two (2) years from the date of closing.

Cancellation Rights

(a) Unless a purchaser has received and reviewed a copy of this Public Offering Statement prior to the execution of a contract for sale, a purchaser, before conveyance, may cancel the contract for purchase of a Unit from the Declarant. If the purchaser elects to cancel, the purchaser may do so by hand-delivering a Notice of Cancellation or by mailing the notice by pre-paid United States mail, to the Declarant. The cancellation rights conferred hereby are without penalty, and any earnest money deposit made by the purchaser will be promptly refunded in its entirety upon such cancellation as described above.

(b) If a purchaser accepts the conveyance of a Unit or waives the cancellation right prior to closing, the purchaser thereafter may not cancel the contract.

Absence of Unsatisfied Judgments

There are no unsatisfied judgments or pending lawsuits against the Association, nor are there any pending lawsuits material to the Condominium of which the Declarant has actual knowledge.

Escrow of Deposits

Any earnest money deposit made in connection with the purchase of a Unit will be held in an escrow account until closing and will be returned to the purchaser if the purchaser cancels the contract pursuant to its terms and Section 1604-107 of the Maine Condominium Act. The name and address of said escrow agent is: _____. Prepayments for upgrades are not earnest money deposits and will not be held in escrow; rather, they are prepayments for specific upgrades to the unit requested by the purchaser and such funds may be used by the Declarant to purchase materials and perform work on the unit in connection with such upgrades.

No Restraints on Transfer

The Declarant is not aware of any restraints on transfer that will apply to any Units in the Condominium; the common elements will be subject to the restrictions on transfer that are provided in Section 1603-112 of the Condominium Act.

Contracts to be Signed by Unit Purchaser at Closing

In addition to signing the Limited Warranty Certificate at closing, as indicated above under the discussion of Warranties, any unit owner for whom Declarant has agreed to provide licensed rights to use a parking space for a period of time will enter into a parking license agreement with Declarant.

Insurance

The Association and/or the Condominium's property management company will keep the Condominium and units insured against loss by fire and standard extended coverage events, as well as with commercial general liability insurance. Further details regarding the insurance coverage required to be maintained are set forth in the Declaration. Evidence of the Association's insurance is available upon request. Each purchaser is advised to obtain his or her own condominium unit owner's insurance policy, in order to insure against matters not covered by the Association's policy.

Absence of Fees for Use of Facilities

The assessments paid by a Unit purchaser to the Association cover the use and enjoyment of the Condominium's common elements, facilities and amenities, and no further fees are anticipated to be charged for such use, except for service charges for use of common elements by Unit owners for events that preclude the use of such common elements by others.

Alienation of Common Elements

No portion of the Condominium's common elements may be alienated or sold, except as expressly allowed by Section 1603-112 of the Maine Condominium Act.

Zoning and Land Use Requirements

All of the condominium property is located in the R-6 zone under the City of Portland Zoning Ordinance, which allows residential and certain commercial uses. The Condominium also is subject to all the conditions of approval for the Master Plan Approval and for the Site Plan and Subdivision Plan Approval.

246 EASTERN PROMENADE CONDOMINIUM
EXHIBITS TO PUBLIC OFFERING STATEMENT

A.	Declaration of Condominium
B.	Site and Subdivision Plan Approval Letter
C.	Bylaws of 246 Eastern Promenade Condominium Association and Condominium Rules and Regulations
D.	Reduced Copies of Condominium Plat and Condominium Plans
E.	Annual Budget and Monthly Dues Per Unit

MAY 28, 2024 PL-002490-2023
246 EASTERN PROM.

NOTICE OF
PUBLIC MEETING
CITY OF PORTLAND
PLANNING BOARD

Find agenda at: www.portlandmaine.gov/agendas
For more information, call (207) 874-8719

MAY 28.2024 PL-002490
246 EASTERN PROM. 2023
NOTICE OF
PUBLIC MEETING
CITY OF PORTLAND
PLANNING BOARD
Find agenda at: www.portlandmaine.gov/agendas
For more information, call (207) 874-8719

CUT SHEET

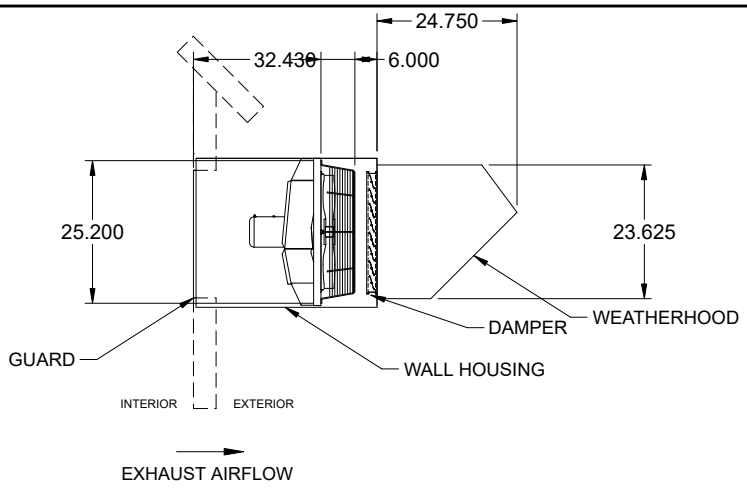
Job Name: **5029 246 Eastern Prom Condos**

Elevation: (ft) 62
Date: 5/14/2024

GREENHECK ENGINEER ACCOUNT USA - 9999
100 GREENHECK DR
SCHOFIELD, WI 54476
US
Phone: (715)355-6463
Fax: (715)355-2399
Email Address: Manoli@bennettengineering.net

Model: AER-20

Sidewall Direct Drive Fan
Motor Access From Int. of Bldg.

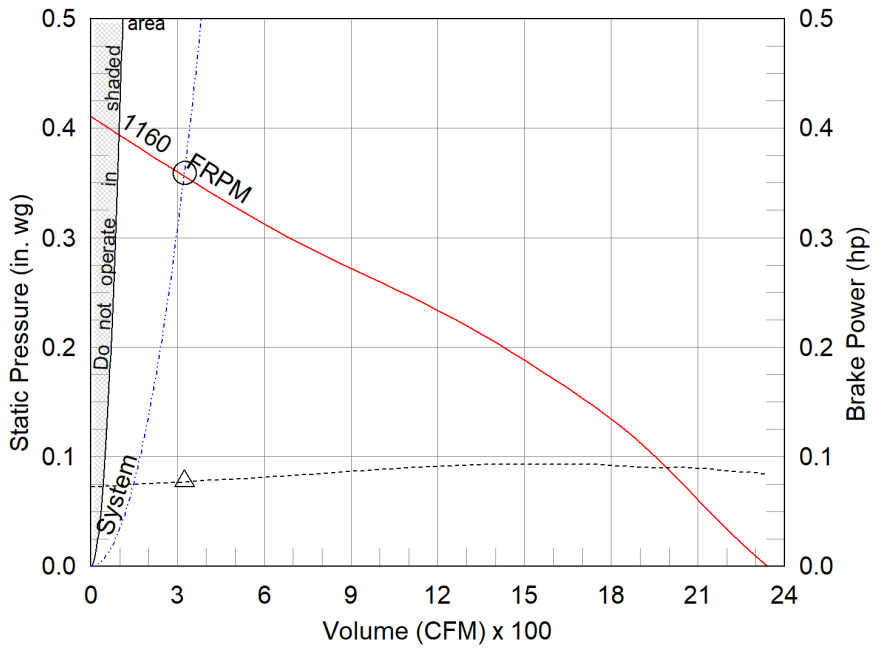


Dimensional	
Quantity	1
Weight w/o Acc's (lb)	76
Weight w/ Acc's (lb)	196
Max T Motor Frame Size	145
Optional Damper (in.)	22 x 22
Wall Opening (in.)	27.5 x 27.5

Performance	
Requested Volume (CFM)	320
Actual Volume (CFM)	324
Total External SP (in. wg)	0.359
Fan RPM	1160
Operating Power (hp)	0.08
Elevation (ft)	62
Airstream Temp.(F)	70
Air Density (lb/ft3)	0.075
Tip Speed (ft/min)	6,112
Static Eff. (%)	24

Misc Fan Data	
Fan Eff. Index (FEI)	-
Outlet Velocity (ft/min)	143

Motor	
Motor Mounted	Yes
Size (hp)	1/6
Voltage/Cycle/Phase	208/60/1
Enclosure	TEFC
Motor RPM	1160
Efficiency Rating	Standard
Windings	1



△ Operating Bhp point
○ Operating point at Total External SP
Fan curve
System curve
Brake horsepower curve

Static Pressure Calculations

External SP	0.35 in. wg
Direct Drive RPM Adjustment	0.009 in. wg
Total External SP	0.359 in. wg

Nameplate Model: AER-20-03-0310

Notes:
All dimensions shown are in units of in.
*Please consult factory for actual motor amp draw
LwA - A weighted sound power level, based on ANSI S1.4
dBA - A weighted sound pressure level, based on 11.5 dB attenuation per Octave band at 5 ft - dBA levels are not licensed by AMCA International
Sones - calculated using AMCA 301 at 5 ft

Sound Power by Octave Band

Sound Data	62.5	125	250	500	1000	2000	4000	8000	LwA	dBA	Sones
Inlet	79	75	73	72	70	65	61	55	74	63	11.6

Model: AER-20

Sidewall Direct Drive Fan

Standard Construction Features:

- Galvanized steel fan panel - Die formed, galvanized steel drive frame assembly - Cast aluminum airfoil blade propeller - Ball bearing motors - Corrosion resistant fasteners

Selected Options & Accessories:

UL/cUL 705 Listed - "Power Ventilators"
Union Label Required
Airflow Direction: Exhaust
Short Wall Hsg, Flush Interior, w/OSHA Grd., Factory Installed
Motor Access: From Int. of Bldg.
Mounting Style - Flush
Switch, NEMA-1, Toggle,
Junction Box Mounted & Wired
Weatherhood, Aluminum 45 deg. with Insect Screen, Shipped Loose From Factory
Propeller Guard, Coated Steel, Factory Attached
Unit Warranty: 1 Yr (Standard)
Damper Mounted, WD-320-PB-22X22, Gravity Operated, Not Coated

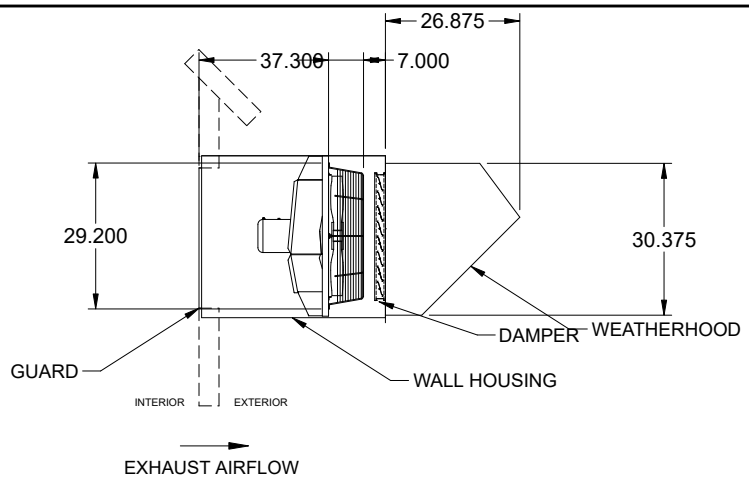
AMCA

AMCA Licensed for Sound and Air Performance. Power rating (BHP/kW) does not include transmission losses.

Greenheck Fan Corporation certifies that the model shown herein is licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 211 and AMCA Publication 311 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA certified ratings seal applies to sound and air performance only. Performance certified is for installation type A: Free inlet Power rating (BHP/kW) does not include transmission losses. Performance ratings do not include the effects of appurtenances (accessories). The sound ratings shown are loudness values in fan sones at 5 ft. (1.5 m) in a hemispherical free field calculated per AMCA Standard 301. The A-Weighted sound ratings shown have been calculated per AMCA International Standard 301. Values shown are for installation type A: free inlet hemispherical sone levels. dBA levels are not licensed by AMCA International. The AMCA Certified Ratings Seal applies to LwiA and inlet sone ratings only.

Model: AER-24

Sidewall Direct Drive Fan
Motor Access From Int. of Bldg.

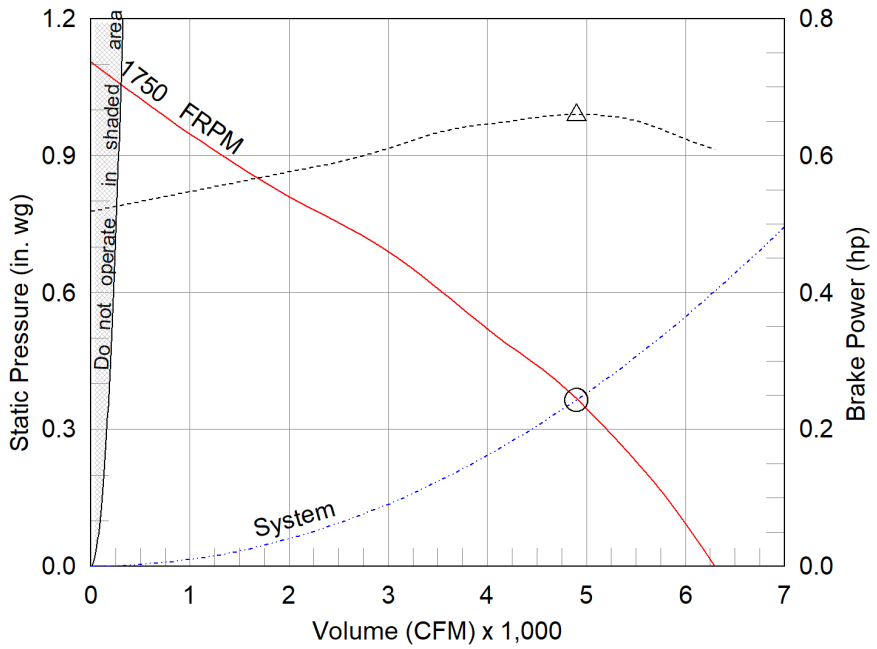


Dimensional	
Quantity	1
Weight w/o Acc's (lb)	82
Weight w/ Acc's (lb)	256
Max T Motor Frame Size	184
Optional Damper (in.)	26 x 26
Wall Opening (in.)	33.75 x 33.75

Performance	
Requested Volume (CFM)	4,800
Actual Volume (CFM)	4,899
Total External SP (in. wg)	0.365
Fan RPM	1750
Operating Power (hp)	0.66
Elevation (ft)	62
Airstream Temp.(F)	70
Air Density (lb/ft3)	0.075
Tip Speed (ft/min)	11,053
Static Eff. (%)	43

Misc Fan Data	
Fan Eff. Index (FEI)	-
Outlet Velocity (ft/min)	1,512

Motor	
Motor Mounted	Yes
Size (hp)	3/4
Voltage/Cycle/Phase	208/60/3
Enclosure	TEFC
Motor RPM	1750
Efficiency Rating	Standard
Windings	1



△ Operating Bhp point
○ Operating point at Total External SP
Fan curve
System curve
Brake horsepower curve

Static Pressure Calculations

External SP	0.35 in. wg
Direct Drive RPM Adjustment	0.015 in. wg
Total External SP	0.365 in. wg

Nameplate Model: AER-24-03-0310

Sound Power by Octave Band

Sound Data	62.5	125	250	500	1000	2000	4000	8000	LwA	dBA	Sones
Inlet	84	86	91	90	86	83	78	72	92	80	31

Notes:
All dimensions shown are in units of in.
*NEC FLA, MCA and MOP are for reference only – based on tables 430.248 or 430.25 of National Electric Code 2020. Actual motor FLA may vary, for sizing thermal overload, consult factory. MCA and MOP values shown only account for the motor, not accessories (damper actuator, field supplied VFD, etc).
LwA - A weighted sound power level, based on ANSI S1.4
dBA - A weighted sound pressure level, based on 11.5 dB attenuation per Octave band at 5 ft - dBA levels are not licensed by AMCA International
Sones - calculated using AMCA 301 at 5 ft

Model: AER-24

Sidewall Direct Drive Fan

Standard Construction Features:

- Galvanized steel fan panel - Die formed, galvanized steel drive frame assembly - Cast aluminum airfoil blade propeller - Ball bearing motors - Corrosion resistant fasteners

Selected Options & Accessories:

UL/cUL 705 Listed - "Power Ventilators"
Union Label Required
Airflow Direction: Exhaust
Short Wall Hsg, Flush Interior, w/OSHA Grd., Factory Installed
Motor Access: From Int. of Bldg.
Mounting Style - Flush
Switch, NEMA-1, Toggle,
Junction Box Mounted & Wired
Weatherhood, Aluminum 45 deg. with Insect Screen, Shipped Loose From Factory
Propeller Guard, Coated Steel, Factory Attached
Unit Warranty: 1 Yr (Standard)
Damper Mounted, WD-320-PB-26X26, Gravity Operated, Not Coated

AMCA

AMCA Licensed for Sound and Air Performance. Power rating (BHP/kW) does not include transmission losses.

Greenheck Fan Corporation certifies that the model shown herein is licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 211 and AMCA Publication 311 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA certified ratings seal applies to sound and air performance only. Performance certified is for installation type A: Free inlet Power rating (BHP/kW) does not include transmission losses. Performance ratings do not include the effects of appurtenances (accessories). The sound ratings shown are loudness values in fan sones at 5 ft. (1.5 m) in a hemispherical free field calculated per AMCA Standard 301. The A-Weighted sound ratings shown have been calculated per AMCA International Standard 301. Values shown are for installation type A: free inlet hemispherical sone levels. dBA levels are not licensed by AMCA International. The AMCA Certified Ratings Seal applies to LwiA and inlet sone ratings only.

IGX-P122-H22-MF-N

Unit Performance

Design Conditions

Elevation (ft)	Summer		Winter (°F)	Supply (CFM)	Outdoor Air (CFM)
	DB (°F)	WB (°F)			
62	89.0	73.0	-10.0	4,800	4,800

Unit Specifications

Qty	Weight (lb)	Cooling Type	Heating Type	Unit Installation	Unit ETL Listing	Furnace ETL Listing
1	1,553 (+/- 5%)	None	Indirect Gas Furnace	Outdoor	UL / cUL 60335-2-40	ANSI Z83.8 / CSA 2.6

Configuration

Unit Orientation	Unit Configuration	Outdoor Air Intake	Return Air Intake	Supply Air Discharge
Horizontal	Constant Volume 100% OA	End	-	End

Heating Specifications

Type	Gas Type	Gas Pressure		Capacity (MBH)		Temperature Rise		Turndown	Performance	
		Min (in. wg)	Max (PSI)	Input	Output	Min (°F)	Max (°F)		EAT (°F)	LAT (°F)
Indirect Gas Furnace	Natural	6	0.5	500.0	405.0	9.8	78.1	8:1	-10.0	68.1

Air Performance

Type	Total Volume (CFM)	External SP (in. wg)	Total SP (in. wg)	RPM	Operating Power (hp)	Fan			
						Qty	Type	Size (in.)	Drive-Type
Supply	4,800	0.5	1.122	991	1.48	1	Mixed Flow	27	Direct-Drive

Motor Specifications

Motor	Qty	Size (HP)	Enclosure	Efficiency	RPM
Supply Fan Motor	1	2	ODP	NEMA Premium	1180

Electrical Specifications

Power Supply	Rating (V/C/P)	MCA (A)	MOP (A)	SCCR
Unit	208/60/3	13.3	20	5kA

CONSTRUCTION FEATURES AND ACCESSORIES

Unit	
Unit Installation - Indoor or Outdoor	Std
Unit Construction - Double Wall	X
Wall Insulation - 1in. fiberglass - Tempering on	X
Base Insulation - 1in. fiberglass - entire unit base pan	Std
Paneled Bottom - Sheet metal liner for base insulation	
Corrosion Resistant Fasteners	Std
Access and Connections - Right side when facing intake	X
Service Access - Hinged access doors	X
Unit Finish - Permatector ASTM B117 salt spray 2500 hours	X
Finish Color - Concrete Gray (RAL 7023)	X
Supply Fan - Direct-drive, mixed flow plenum	X
Supply Fan and Motor Vibration isolation - Neoprene	X
Controls	
Unit Controls - Terminal strip	X
Remote Panel	
BMS Communication	
BMS Protocol	
Temperature Control - Room control	X
Supply Fan VFD - VFD by factory	X
Supply Fan Control - Constant Volume	X
Unoccupied Mode (Night Setback)	
Recirculation Control	
Control Accessories	
Remote display	
Heating Inlet Air Sensor	X
Cooling Inlet Air Sensor	
Dirty Filter Switch	
Fire Stat Type III (Ships loose)	
120V/24V Smoke Detector (Ships loose)	
Inlet Damper End Switch	
External Cooling Lockout Relay	
Freeze Protection (Supply Air Low Limit)	X
Auxiliary Supply Starter Contacts	
Auxiliary Exhaust Starter Contacts	
Airflow Proving Monitoring Contact	

Accessories	
Factory Installed, Lockable, NEMA 3R Disconnect	Std
Weatherhood - Birdscreen	X
Supply Air Filters - 2" MERV 8, 20x20x2 - (6)	X
Outdoor Air Inlet Damper - Low leakage	X
Supply Air Outlet Damper	
Return Air Damper	
Diffuser	
Roof Curb	
Combination Curb	
Electrofin Coil Coating	
Fan Bearing Extended Lube Lines	
Inlet Damper Module	
Spare Belts	
Spare Filters - 1 set(s)	X
Motor with Shaft Grounding	X
Service Outlet - GFCI, Factory mounted and wired.	X
Service Lights	X
Gas Heating Accessories	
Furnace Venting - Outdoor	X
Venting Type - Power vented	Std
Furnace Venting Method - Standard	X
Concentric Venting Adapter	
Direct Spark Ignition	Std
Flame Sensing - Flame rod	Std
Heat Exchanger Material - Stainless steel	X
Furnace Controls - 8:1 Modulating	X
Agency Approval - ETL	Std
External Gas Pressure Regulator (Ships loose)	X
DDC Assisted Furnace Commisioning	X
Warranty Options	
Unit Warranty - 18 months (std.)	X
5 Year Compressor Warranty	
5 Year Heat Exchanger Warranty	
10 Year Heat Exchanger Warranty	

Standard Option	Std
Not Included	
Included	X

Notes
Birdscreen weatherhoods ship knocked down and require field installation.
Damper(s) supplied are low leakage, motorized VCD-23 (leakage rate of 3 CFM/ft^2 @ 1 in.wg), Class 1A

Fan Charts And Performance

Supply Fan Performance

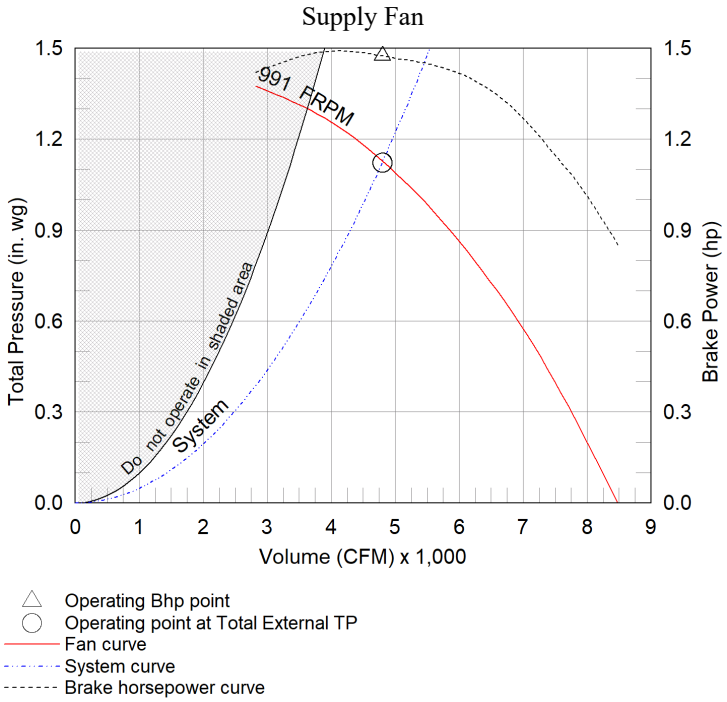
Total Volume (CFM)	External SP (in. wg)	Total SP (in. wg)	RPM	Operating Power (hp)	Motor		Fan		
					Qty	Size (HP)	Qty	Type	Drive-Type
4,800	0.5	1.122	991	1.48	1	2	1	Mixed Flow	Direct

Pressure Drop (in. wg)

Diffuser	Weatherhood	Filter	Damper	Cooling	Heating	External	Total
-	0.016	0.114	0.055	-	0.438	0.5	1.122

Sound Performance in Accordance with AMCA

Sound Power by Octave Band								Lwa	dBA	Sones
62.5	125	250	500	1000	2000	4000	8000			
78	74	81	75	70	77	74	72	82	71	19.1



Heating Specifications

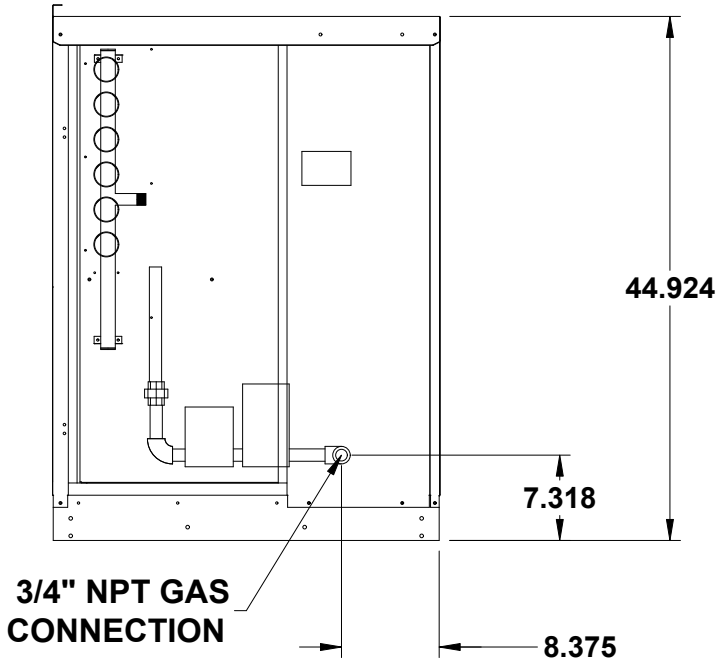
Heating Performance										
Type	Gas Type	Gas Pressure		Capacity (MBH)		Temperature Rise		Turndown	Performance	
		Min (in. wg)	Max (PSI)	Input	Output	Min (°F)	Max (°F)		EAT (°F)	LAT (°F)
Indirect Gas Furnace	Natural	6	0.5	500.0	405.0	9.8	78.1	8:1	-10.0	68.1

Heating Information					
Furnace Efficiency	Heat Exch. Material	Venting	Venting Method	Gas Pressure Regulators	Heat Exchanger Warranty
81%	Stainless Steel	Outdoor	Standard	2 PSI	-

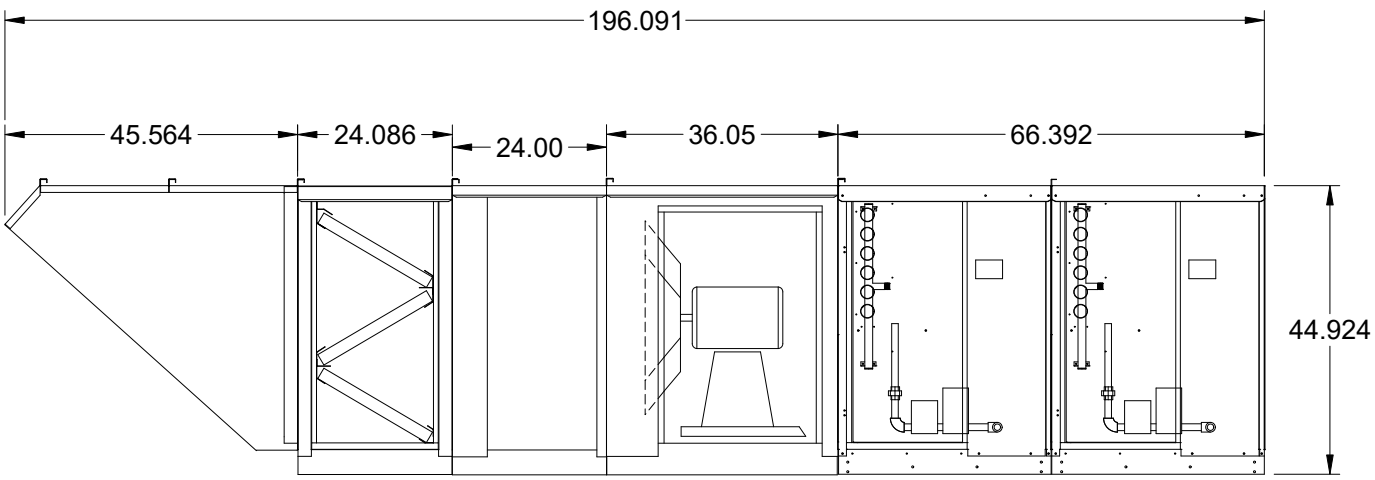
Unit Details
ANSI Standard Z83.8 and CSA 2.6
Direct Spark Ignition
Stainless Steel Heat Exchanger Tubes

Power Venting
24 Volt Control Power

Gas Connections

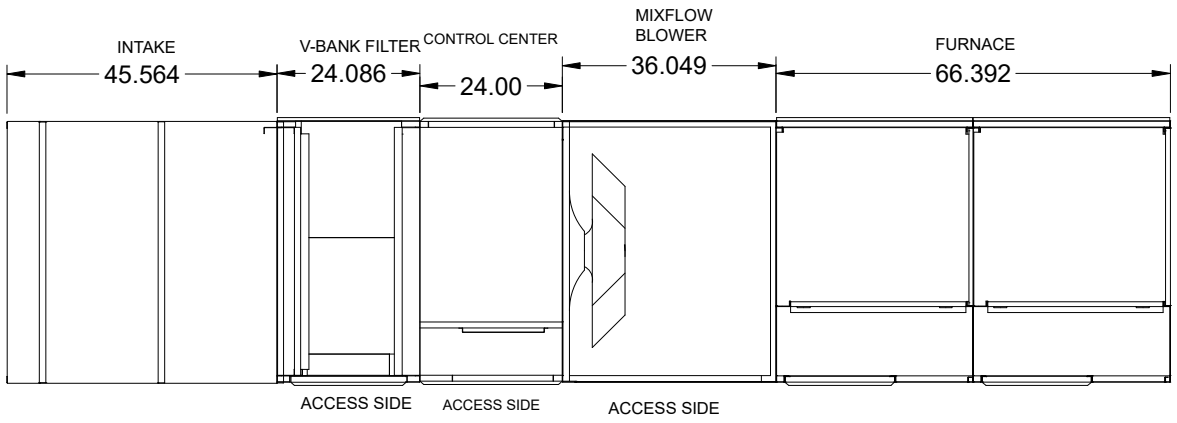


ELEVATION VIEW



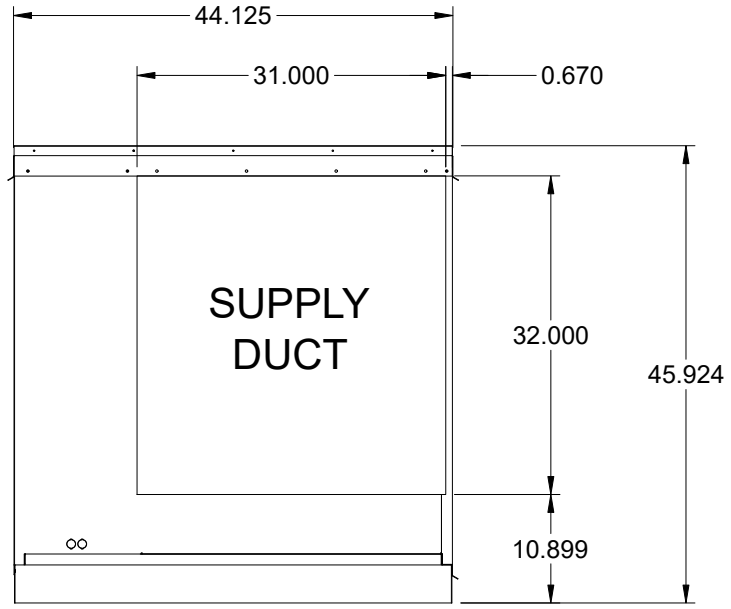
Notes - Elevation View
Standard configuration for unit access is on the right-hand side, when looking into the unit intake in the direction of airflow.
Order of unit sections is from intake of unit to discharge of unit.
Sections included on this unit: Weatherhood Section, Filter Section, Control Center Module Section, Blower Section, Furnace 1 Section, Furnace 2 Section
Insulation: Double Wall, from Furnace Section through end of unit.

PLAN VIEW

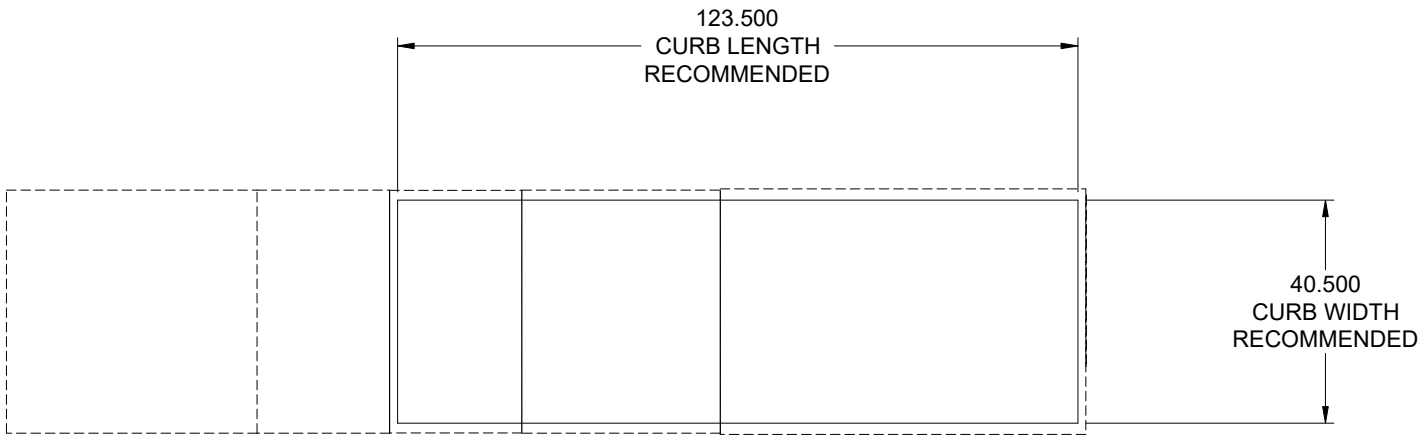


Notes - Plan View
Standard configuration for unit access is on the right-hand side, when looking into the unit intake in the direction of airflow.

END VIEW

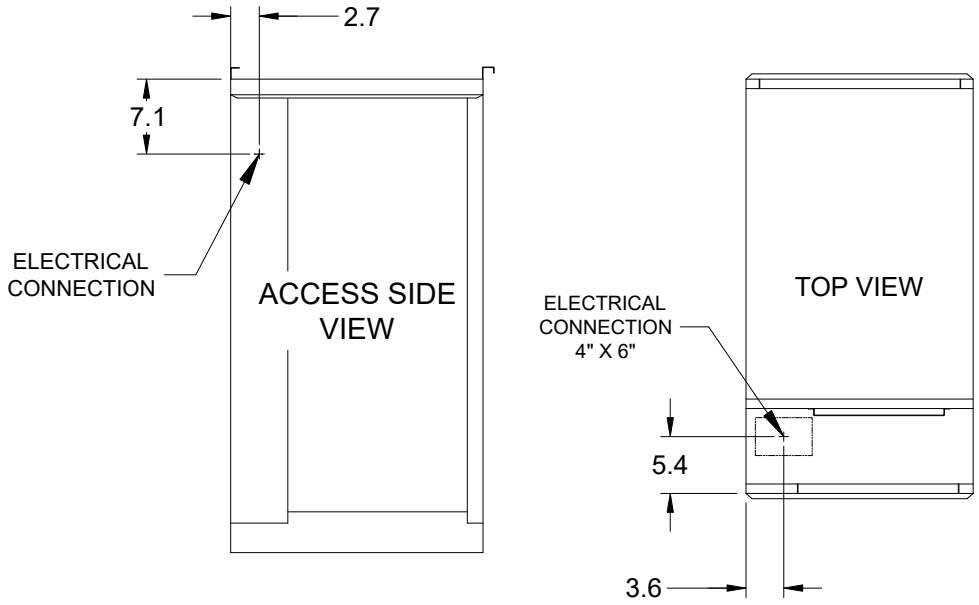


FOOTPRINT VIEW



Notes - Footprint View
Minimum Roof Opening: The minimum roof opening size is the illustrated duct diameter plus 0.25 in. on all sides. For example: If the duct size is 14 x 14 in. square, the minimum roof opening size is 14.5 x 14.5 in. square.
Maximum Roof Opening: There must be a minimum perimeter of 1.75 in. between the roof opening and the roof curb. For example: If the roof curb is 75 x 30 in. square, the maximum roof opening is 71.5 x 26.5 in. inches square.
The weatherhood and filter sections of the make-up air unit extend beyond the curb. This is by design, to prevent water infiltration.

Electrical Connections



Clearance Specifications

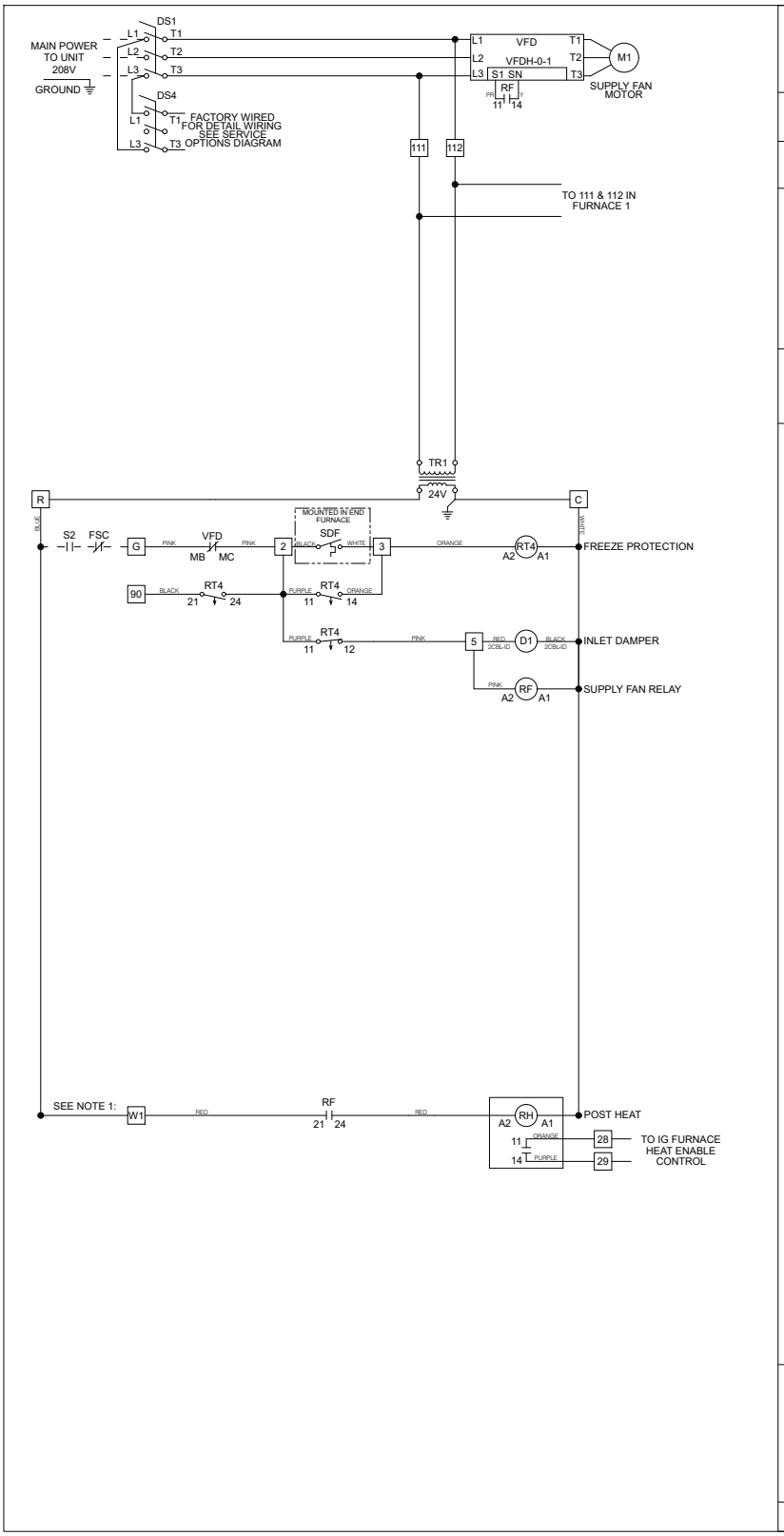
Recommended Minimum Combustible Clearances				
	Floor (in.)	**Top (in.)**	**Sides (in.)**	**Ends (in.)**
Indirect Fired Units	0	0	0	0

Notes - Combustible Clearances
Clearance to combustibles is defined as the minimum distance required between the heating source and the adjacent combustible surfaces to ensure the adjacent surface's temperature does not exceed 90 F above the ambient temperature.
Reference venting guidelines for combustion blower clearances.

Recommended Minimum Service Clearances	
Housing 32 and less (in.)	**Housing 35 and higher (in.)**
42 on the controls side of the unit	N/A

Notes - Service Clearances
To ensure ample space for component removal (evaporative cooling media, coils, filters, etc.), service clearances should be 6 in. wider than the width of the module itself.

Wiring Diagram



GREENHECK
Building Value in Air.

Wiring Diagram Code:

GI24E40BZ010N56NU18

CAUTION

UNIT SHALL BE GROUNDED IN ACCORDANCE WITH N.E.C.
POWER MUST BE OFF WHILE SERVICING.

NOTES

USE COPPER CONDUCTORS ONLY
60° C FOR TERMINALS RATED LESS THAN 100 AMPS.
75° C FOR TERMINALS RATED 100 AMPS OR MORE.

FIELD CONTROL WIRING RESISTANCE SHOULD NOT EXCEED 0.75 OHM.

FIELD WIRED – – – – –
FACTORY SUPPLIED AND WIRED ————

NOTE: #1
FOR EXTERNAL HEAT ENABLE - REMOVE R TO W1 JUMPER AND INSTALL EXTERNAL CONTACT.

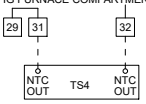
WIRE COLOR CODE

BK	BLACK	BL	BLUE	BR	BROWN
GY	GRAY	LT BL	LIGHT BLUE	O	ORANGE
PK	PINK	PR	PURPLE	R	RED
W	WHITE	Y	YELLOW		

LEGEND

D1	INLET DAMPER
DS1	MAIN DISCONNECT SWITCH
FSC	FIRE SYSTEM CONTACT
FU#	FUSE
M#	MOTOR
OL#	MOTOR OVERLOAD
PS1	DIRTY FILTER SWITCH
RF	SUPPLY FAN RELAY
RF1	FAN ENABLE RELAY
RH	HEAT RELAY
RT4	FREEZE PROTECTION TIMER SWITCH 1 and 4 DOWN - 2 and 3 UP / DIAL SET TO 4
S2	FAN SWITCH
S4	HEAT AND COOL SWITCH
SDF	SENSOR DISCHARGE - FREEZE
TR#	TRANSFORMER
TS4	INLET AIR SENSOR - HEAT
TS4	ROOM TEMP SENSOR
TS8	COIL FREEZE PROTECTION
VFD	VARIABLE FREQUENCY DRIVE

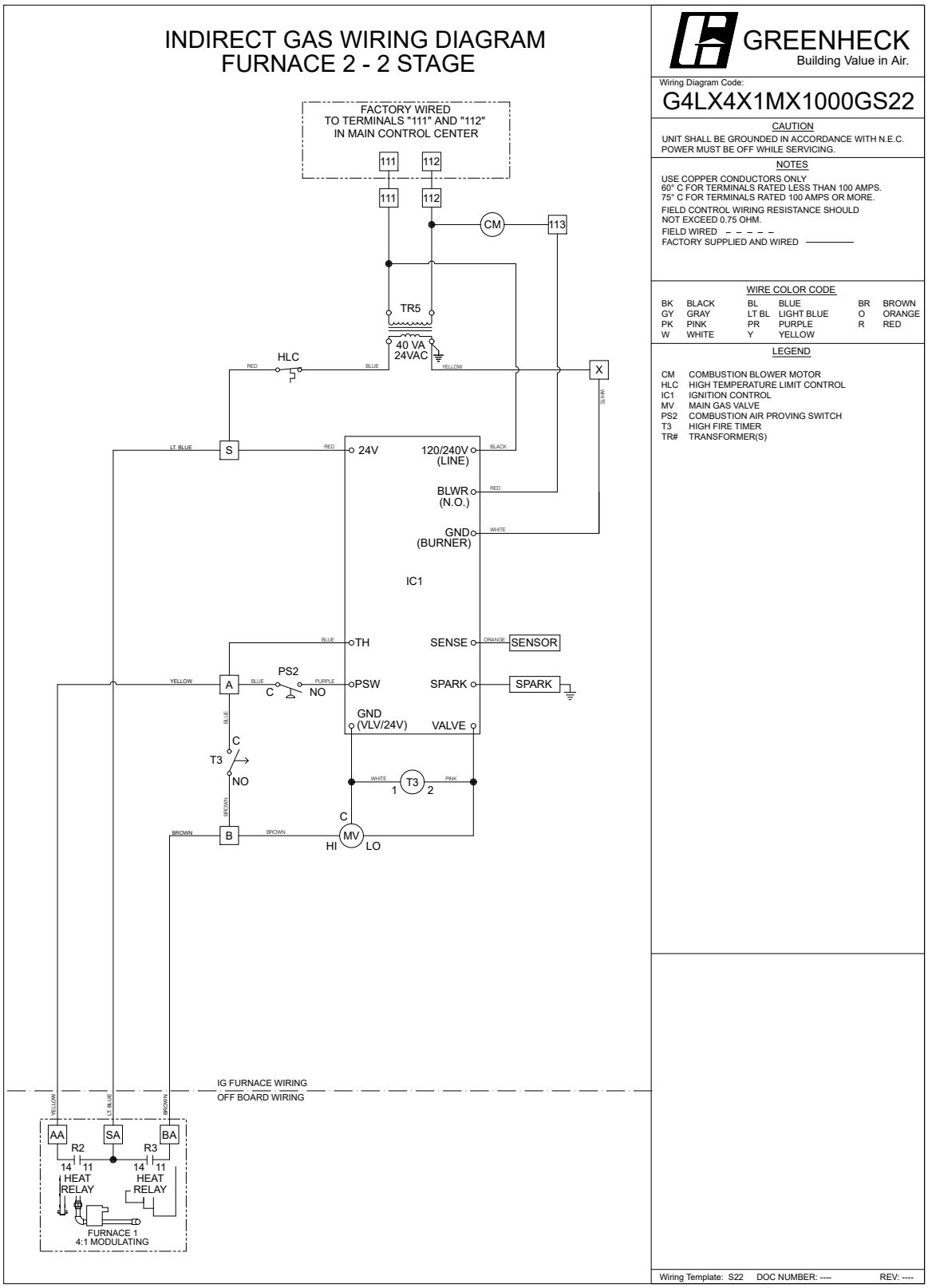
USER INDIRECT GAS FURNACE INTERFACE CONNECTIONS:
FACTORY WIRED TO TERMINAL "32" IN IG FURNACE COMPARTMENT



Template Drawing: U18 DOC NUMBER: ---- REV: ----

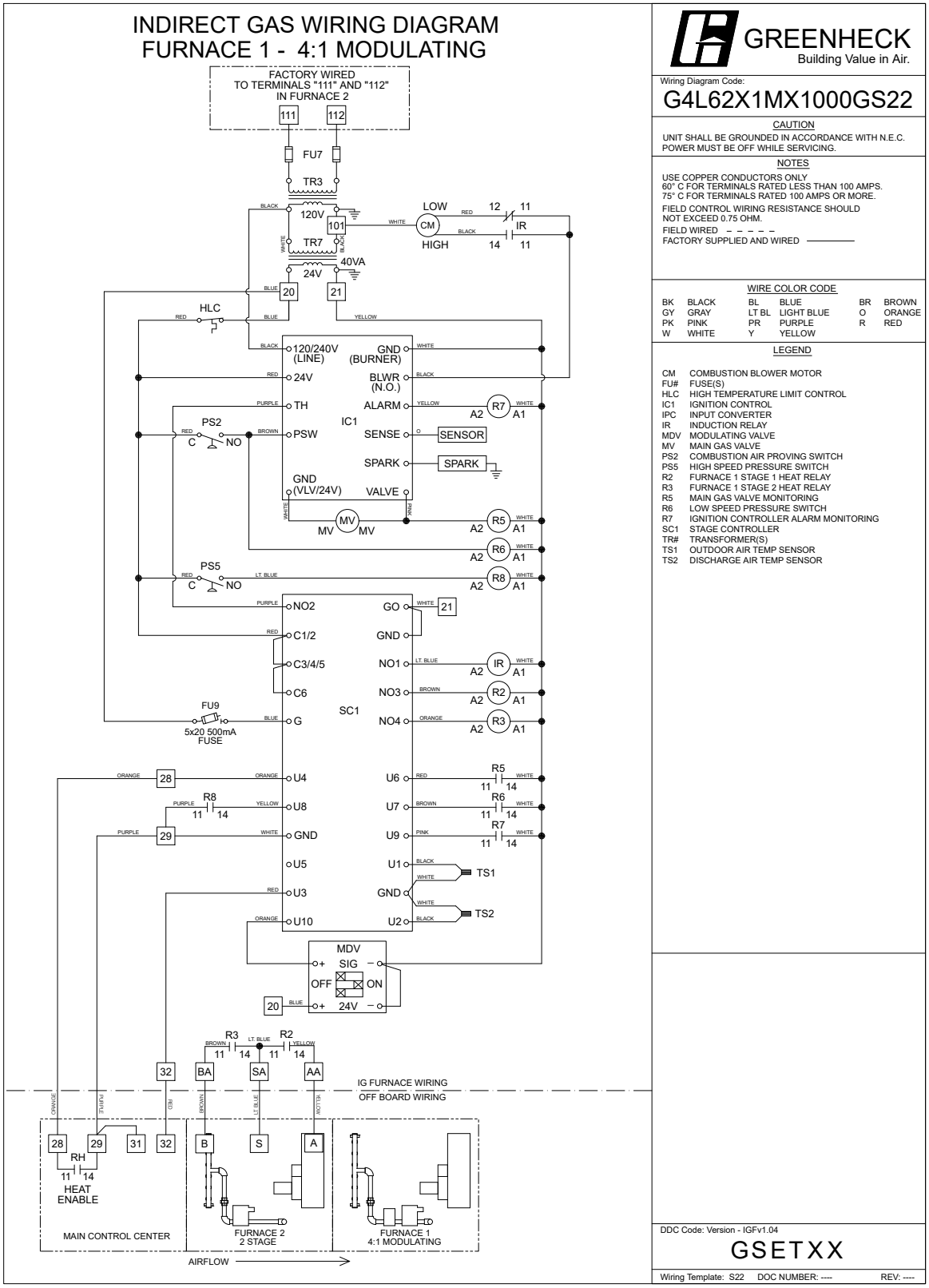
Manufacturer reserves right to change, alter, or improve this product at any time.

Furnace Wiring Diagram



Manufacturer reserves right to change, alter, or improve this product at any time.

Furnace 2 Wiring Diagram



GREENHECK
Building Value in Air.

Wiring Diagram Code:

G4L62X1MX1000GS22

CAUTION

UNIT SHALL BE GROUNDED IN ACCORDANCE WITH N.E.C.
POWER MUST BE OFF WHILE SERVICING.

NOTES

USE COPPER CONDUCTORS ONLY
60° C FOR TERMINALS RATED LESS THAN 100 AMPS.
75° C FOR TERMINALS RATED 100 AMPS OR MORE.

FIELD CONTROL WIRING RESISTANCE SHOULD NOT EXCEED 0.75 OHM.

FIELD WIRED – – – – –
FACTORY SUPPLIED AND WIRED ————

WIRE COLOR CODE

BK	BLACK	BL	BLUE	BR	BROWN
GY	GRAY	LT BL	LIGHT BLUE	O	ORANGE
PK	PINK	PR	PURPLE	R	RED
W	WHITE	Y	YELLOW		

LEGEND

CM	COMBUSTION BLOWER MOTOR
FU#	FUSE(S)
HLC	HIGH TEMPERATURE LIMIT CONTROL
IC1	IGNITION CONTROL
IPC	INPUT CONVERTER
IR	INDUCTION RELAY
MDV	MODULATING VALVE
MV	MAIN GAS VALVE
PS2	COMBUSTION AIR PROVING SWITCH
PS5	HIGH SPEED PRESSURE SWITCH
R2	FURNACE 1 STAGE 1 HEAT RELAY
R3	FURNACE 1 STAGE 2 HEAT RELAY
R5	MAIN GAS VALVE MONITORING
R6	LOW SPEED PRESSURE SWITCH
R7	IGNITION CONTROLLER ALARM MONITORING
SC1	STAGE CONTROLLER
TR#	TRANSFORMER(S)
TS1	OUTDOOR AIR TEMP SENSOR
TS2	DISCHARGE AIR TEMP SENSOR

DDC Code: Version - IGFv1.04

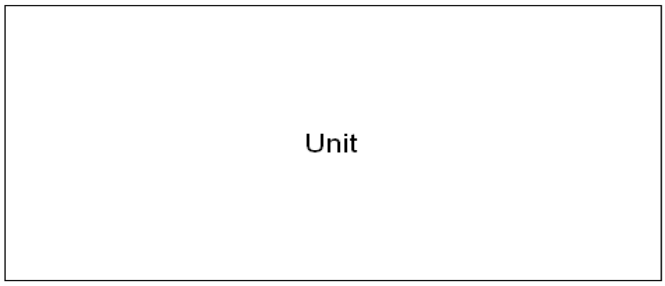
GSETXX

Wiring Template: S22 DOC NUMBER: ---- REV: ----

Manufacturer reserves right to change, alter, or improve this product at any time.

Corner Weights

411 lb 343 lb



435 lb 363 lb

SEQUENCE OF OPERATIONS

Unit Controls
The unit shall be provided from the factory with:

- 24VAC Transformer
- Terminal Strip
- Supply fan VFD
- Factory mounted and wired outdoor air inlet damper with actuator

Field Provided Control Requirements
The following field provided control signals must be provided for proper operation of the unit (Reference the unit wiring diagram for additional information):

- Supply fan enable – Contact closure between R and G (24VAC)

Unit Start-Up Sequence

- Supply Fan Enable Is Received
- Outdoor air inlet damper actuator is energized
- Supply Fan Is Enabled

Supply Fan Sequence
The unit has been provided with a factory mounted variable frequency drive (VFD). The variable frequency drive shall control the supply fan speed as indicated by the following sequence:

Constant Volume
The VFD shall be programmed from the factory for a constant supply fan speed. This is to be adjusted for air balancing only and is not to be modulated.

Heating Control
A heating enable signal must be present and the supply fan must enabled before the unit will enable heating.

Heating Inlet Air Sensor (Heating Lockout)
The heating will be locked out when the outside air temperature is above the heating inlet air sensor set point (typical 65 F, adj.)

Indirect Gas Fired Heating (Modulating Control)
A Programmable Logic Controller (PLC) furnace controller shall modulate the furnace to maintain a supply air temperature set point. The controller shall include a LCD display and keypad for changing set points and monitoring furnace operation. A built-in commissioning sequence assists with proper and accurate start-up. This controller is responsible for furnace control only and does not control any other function of the unit. Additionally it has no Building Management System (BMS) communication capability. The supply temperature set point shall be controlled as follows:

Building Freeze Protection
If the supply air temperature drops below 35 F for 300s (adj.), the supply fan will be disabled. Cycling the fan enable will reset the timer. This sequence is intended to prevent the unit from supply cold air into the building.

Warranty Statement for Make-Up Air

Unit Warranty

Greenheck warrants the equipment to be free from defects in material and workmanship for a period of 18 months from the date of shipment. Initial startup must be completed within six months of the shipment date, and a startup report must be submitted to Greenheck.

Warranty Notes

Any component which proves defective during the warranty period will be repaired or replaced at Greenheck's sole option when returned to our factory, transportation prepaid. All warranties do not include labor costs associated with troubleshooting, removal, or installation. Greenheck will not be liable for any consequential, punitive, or incidental damages resulting from use, repair, or operation of any Greenheck product. These warranties are exclusive and are in lieu of all other warranties, whether written, oral, or implied, including the warranty of merchantability and the warranty of fitness for a particular purpose. No person (including any agent or salesperson) has authority to expand Seller's obligation beyond the terms of this warranty, or to state that the performance of the product is other than that published by Seller.

As a result of our commitment to continuous improvement, Greenheck reserves the right to change specifications without notice.

shinberg
CONSULTING, LLC

To: Mr. Sean King, PLA Urban Designer & Members of the Portland Planning Staff and Portland Planning Board. 389 Congress Street, Portland, Maine 04101

From: Greg Shinberg, Shinberg Consulting Owner's Representative for ECK Realty, LLC

Re: Memo regarding reasons why the Condominium Conversion Fee is not applicable to the 246 Eastern Promenade Project

Date: May 21, 2024

Dear Mr. King,

I am writing to clarify that the Portland's Condominium Conversion Fee of $300,000 (12 units times $25,000 per unit) is not applicable to this project.

The wording of the ordinance implies that the fee only concerns situations where "rental units" are converted to "condominium units," not to situations (like this one) where the entire structure is razed and replaced by an entirely new condominium.

For example, Ordinance Section 18.4.3.C requires the developer to provide tenants with an opportunity to purchase their unit upon conversion to a condominium before that unit is offered to a new purchaser. This is not applicable for what we are planning because any renter's unit won't exist to be offered to them or anyone else during the development.

Other sections of the ordinance similarly speak in terms of the requirement to offer a "converted unit" to the existing tenant. *See* Section 18.4.5. As already noted, this is not feasible in our situation because the entire

structure at 246 Eastern Promenade will be replaced by a totally new condominium building.

Ordinance provisions should be interpreted in a way that makes sense when read together with the individual components and one that avoids extreme interpretations. Any reading of this ordinance that made it applicable to our situation would render several different provisions of the ordinance unclear and cause them to be understood in a way that does not fit together harmoniously. Thus, the better interpretation is the one that we are offering.

We hope you will find this information helpful in your review.

Sean King <sking@portlandmaine.gov>

246 Eastern Prom -- drawing clarifications

Carol Morrissette <carol@rdsarchs.com> Mon, May 20, 2024 at 3:14 PM
To: Sean King <sking@portlandmaine.gov>, Matt Grooms <mgrooms@portlandmaine.gov>

Sean and Matt,

The attached drawings are being uploaded to e-Plan and I wanted to informally let you know of the modifications:

- Minor changes for better readability by increasing contrast — window frames are slightly darker for readability and the rear door is now shown with a darker-than-anticipated door frame for readability, only.
- Exterior elevation line drawings provided to better illustrate material changes and overall building form.
- Rooftop HVAC equipment has been revised to include more equipment inside but one larger RTU on the roof. Spec sheets are attached.
- Recessed or integrated downlight at doors on upper level, private decks.
- Indication to refer to landscaping drawings for extent of green screen/trellis.

Although you had recommended adding a window aside the overhead door to break up the blank wall, we are hoping to avoid any windows into the garage to keep the focus of the pedestrians on the other built elements, such as the pergola and entry canopy. There is a lot going on for visual excitement in this area when the landscaping and site features are considered, so we had always envisioned a fairly blank wall to provide some relief and act as a backdrop of the nearby design elements. The landscape drawings are indicating a green screen in that area and a good bit of plantings along the one-story wall of the garage, so we're thinking that it will be an enjoyable procession to the main entry.

Does it make sense for us to provide a memo to you regarding the design decisions in this area and our desire to keep the single story wall as a backdrop?

I have also included the cut sheets for the rooftop HVAC equipment, as it has been modified from our original submittal, thanks to some glazing improvements and the ability to move some equipment inside. This means that the large equipment on the roof is handling the garage makeup air and the small, rooftop compressors handle the individual units and Common areas.

Thanks again for your help and for getting us quickly onto the agenda.

As always,
-Carol

Carol Morrissette sent you 6 items
dropbox.com

Carol A. Morrissette
Maine Licensed Architect
RDS Architects
150 Middle Street, Unit 2F
Portland, Maine 04101
Studio 207.387.1313
Mobile 207.671.7965
Mobile: +44 7414 074 766

Parking Garage Equipment Cut Sheets.pdf
2724K

Mary Roy

56 Wilson St. - Unit #3
Portland, ME 04101
mroy122@gmail.com

Christine Grimando, Director
Planning & Urban Development
389 Congress St. – 4th FL
Portland, ME 04101

June 20, 2023

Regarding: 246 Eastern Promenade and 15 Turner Street.

Dear Ms. Grimando,

I am writing this letter to express my support for the project proposed by ECK Realty located at 246 Eastern Promenade and 15 Turner Street.
I have been a resident of Munjoy Hill for the past 20 years. Back in 2003, my husband and I did a massive renovation of our home on North St. Since then, I have watched the neighborhood change over the years, increasing in density with the development of several new condominium projects. I have made many friends through these new housing options and appreciate the creative and practical use of space to provide for much needed housing in Portland and especially on the Hill.

ECK Realty has proposed a development that will also add more housing to our community and my neighborhood with their plan for 246 Eastern Promenade and 15 Turner Street. Much care and thoughtful planning has been made to assure that the new multi-unit construction (1) creates much needed housing units and (2) fits into the neighborhood aesthetically. I fully support this proposal for more housing on Munjoy Hill.

Sincerely,

Mary Roy

Cc: Brandon Mazer, Chair
Justin Barker, Vice-Chair

DocuSign Envelope ID: 2BAF30EB-F634-418A-8968-C20473902F03

Planning Board City of Portland Maine

389 Congress Street

Portland, ME 04101

August 7, 2023

Subject: Concerns about Proposed Real Estate Developments by ECK Realty LLC / Ellie + Chaya on Eastern Promenade

Dear Members of the Planning Board,

We hope this letter finds you well. We are writing as concerned residents of the Eastern Promenade neighborhood to express our apprehensions regarding the proposed real estate developments by ECK Realty LLC / Ellie + Chaya. We deeply cherish the historical significance and aesthetics of our neighborhood and believe that the modern design of the proposed buildings does not harmonize well.

Munjoy Hill and more specifically, the Eastern Promenade, are more than just a collection of buildings; they are a tapestry of history, culture, and community. The unique architectural styles of our homes and structures reflect the evolution of our neighborhood over time. They narrate stories of generations past and encapsulate the character and identity that make Eastern Promenade a cherished place to live and a unique destination for people from all around the world to visit.

The modern design of the current development proposal proposed buildings will disrupt this harmonious blend of history and culture. The charm of our neighborhood lies in the Victorian, Colonial, and other historic architectural styles that have stood the test of time (some of which survived the Great Fire). Continuing to develop modern buildings that do not complement this existing fabric will compromise the unique sense of place of the Eastern Promenade and its iconic views of Casco Bay.

The architecture of a city also plays a crucial role in its identity and tourism appeal. Historic and scenic neighborhoods, like Eastern Promenade, draw visitors from far and wide, not only for their unique charm but also for the stories they tell. Disrupting the architectural harmony of such

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neighborhoods risks diluting their appeal and eroding their uniqueness.

As cities grow and evolve, it is essential for planners, developers, and city officials to approach economic growth in a thoughtful and intentional manner. While we realize development is necessary for progress, it doesn't have to come at the cost of sacrificing a neighborhood's character and heritage. Surely we can find a way to strike a balance between embracing progress and preserving the elements that make Portland and its neighborhoods so special.

Therefore, we kindly request the Planning Board to consider the significance of architecture and its role in fostering a strong sense of community identity as this project moves through approvals. We urge you to evaluate the proposed developments with a critical eye on how well they align with the existing architectural fabric of Eastern Promenade and the values of our community.

It is our hope that the Planning Board, in collaboration with developers like ECK Realty LLC / Ellie + Chaya, will support projects that respect and enhance the character of historic neighborhoods like ours. By doing so, we can ensure a sustainable and harmonious growth for our city while preserving the essence of what makes Eastern Promenade a cherished place for its residents and visitors alike.

Thank you for your attention to our concerns, and for all of your hard work. We trust that you will give careful consideration to the impact of these proposed developments on our beloved neighborhood. If you require any further information or would like to discuss this matter further, please feel free to contact us.

Respectfully,

DocuSigned by:
Helen Coyne
8DC0A8B9E29843D...

Helen Coyne
236 Eastern Promenade Unit 1

DocuSigned by:
F6FAA5B161CA496...

Rudina Gribizis
236 Eastern Promenade Unit 3

DocuSigned by:
29963F8076784B6...

Cami Wolff
234 Eastern Promenade Unit 1

Sean King <sking@portlandmaine.gov>

246 Eastern Prom Public Hearing - Abutting Neighbor Input

david bannon <davidbannon@yahoo.com> Thu, Aug 10, 2023 at 2:57 PM
To: "planning@portlandmaine.gov" <planning@portlandmaine.gov>
Cc: "sking@portlandmaine.gov" <sking@portlandmaine.gov>, "b.vestal@munjoyhill.org" <b.vestal@munjoyhill.org>

Dear Planning Board Members & Ms. Grimando

I am traveling and will not be available for the public hearing that you are sponsoring for the August 15th meeting to discuss the 246 Eastern Prom development so I wanted to offer my input herein. I did initially write the usual letter (below) that you would expect a bordering neighbor to write in objecting to the development but after reading it over, there is nothing compelling or unusual that would impact the Planning Board's decision.... the usual blah, blah, blah.

With the experience on the Planning Board, I am sure that you appreciate that the 246 Eastern Prom development is overly ambitious for that plot of land. It is unnecessarily large in scale and scope and represents the equivalent of wedging a Walmart-sized building into that small area.

And while there are no specific Munjoy Hill development guidelines embedded within the 2030 Portland Development Plan, I believe that the Planning Board, as stewards of the Eastern Prom and Munjoy Hill neighborhood, can appreciate the impact of how such a large development will detract from the beauty and character of what is one of the most majestic attributes of Portland - the Eastern Prom.

The scope of this project is just an example of profit maximization by a real estate developer. The proposed development doesn't have to be of that proposed size and could very easily be designed to better fit into the neighborhood and Eastern Prom frontage.

I advocate that the Portland Planning Board deny the project as proposed and subsequently work with the developer to reduce the height of the buildings and scale back the development to some degree. This approach is in the best interest of all constituents and demonstrates how the City Planning organization can work in support shared neighborhood interests and planned development.

Thank you for your consideration.

++

David P Bannon
32 Turner Street
Portland Maine 04101

August 2, 2023

Planning & Urban Development Department
Planning Division, 4th Floor
389 Congress Street
Portland, Maine 04101

Subject: Concerns Regarding Proposed Building Variance in 246 East Promenade Family Neighborhood

Dear Members of the Portland Planning & Urban Development Board,

As a concerned citizen and longtime resident of the Munjoy Hill family neighborhood, I am writing to express my deep apprehensions regarding the proposed building variance for the construction of a tall 4-story development in our cherished community. I believe it is crucial for the Planning Board to consider the following concerns before making a decision that could significantly impact our neighborhood's character and quality of life. Recognizing that affordable housing is a strategic necessity for the City of Portland, this scope and scale of this project should be a major concern all residents of Munjoy Hill as well as City Planners.

First and foremost, the proposed development has the potential to substantially alter the character that makes our family neighborhood unique – it is just too large a development for the proposed location. The charm, scale, and aesthetic appeal of our community could be irreversibly affected, leading to a sense of displacement and loss among residents who have called this area their home for years.

Furthermore, the introduction of a taller building would undoubtedly increase population density in our neighborhood. This heightened density could bring about various challenges, particularly with regards to traffic congestion and parking scarcity. Our streets are already strained during peak hours, and an influx of residents and vehicles could exacerbate the situation, making it increasingly difficult for families to navigate their own neighborhood safely.

One of the cherished aspects of our community is the abundant natural light that fills our homes and outdoor spaces on Munjoy Hill and along the Eastern Prom. Unfortunately, the proposed tall building has the potential to cast long shadows over neighboring properties, significantly reducing the amount of sunlight available. This reduction in natural light could impact the quality of life for families, affecting our mental well-being, and diminishing the enjoyment of our outdoor spaces.

Privacy is another critical concern for families in Munjoy Hill as the density increases. The proposed development's height may compromise the privacy of adjacent homes, balconies, and yards. This invasion of privacy could have a detrimental effect on the sense of security and tranquility that families in the area currently enjoy.

Moreover, the increased population density resulting from the development could put strain on our existing amenities, such as parks, schools, and community facilities. These resources are already valued and utilized by residents, and an influx of new residents might compromise their accessibility and quality. It is important to ensure that our neighborhood's amenities can adequately serve both existing and future residents.

Lastly, I am deeply concerned about the potential impact this tall development could have on property values in our neighborhood. Many residents have invested their hard-earned resources into their homes, relying on the stability and desirability of our community. The introduction of a taller building nearby could create uncertainty and potentially lower property values, which would be a significant blow to homeowners and the overall stability of our neighborhood.

In light of these concerns, I kindly request that the Planning Board takes into account the objections outlined above when evaluating the proposed building variance. It is crucial that the long-term well-being and satisfaction of the residents in the East Promenade family neighborhood are given due consideration.

I appreciate your attention to these matters and thank you for your dedication to preserving the integrity and character of our community. Please do not hesitate to contact me if you require any additional information or if there is an opportunity for public engagement where I can voice my concerns in person.

Yours sincerely,

David P. Bannon

david bannon <davidbannon@yahoo.com> 8:06 AM (1 hour ago)
to planningboard@portlandmaine.gov

Dear Planning Board Members,

I am traveling and will likely not be available for the public hearing that you are sponsoring for the August 15th meeting to discuss the 246 Eastern Prom development so I wanted to offer my input herein. I did initially write the usual letter (below) that you would expect a bordering neighbor to write in objecting to the development but after reading it over, there is nothing compelling or unusual that would impact the Planning Board's decision.... the usual blah, blah, blah.

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Thank you for your consideration.

David & Joan Bannon
32 Turner Street
Portland, ME

PC5

From: **Jeff Marks** <marksjp@hotmail.com>
Date: Sun, Mar 24, 2024 at 6:56 AM
Subject: 246 Eastern Prominade
To: sking@portlandmaine.gov <sking@portlandmaine.gov>

Hello Sean,

I am a residence at 44 Quebec Street and received a "Notice from the City of Portland" re: 246 Eastern Prominade. I will not be able to attend Tuesday's workshop, but I'm wondering - how high is the newly constructed building expected to be - both the number of stories and measurements?

Thanks!

Jeff Marks
Portland, ME

George Rheault <george.rheault@gmail.com> 11:56 AM (2 minutes ago)
to Planning Board, Sean King, kkraft, jmy, Evan Schueckler

Among other things, this project is exemplary for proving two points: (1) the Planning Board will not hesitate to protect its friends when it sees fit and (2) the City's Land-Use Code is a giant policy failure with respect to encouraging the things we NEED (dense housing) versus the things affluent incumbent property-owners WANT in their backyards (housing product that will not compete with their properties and not bring in anyone into the neighborhood making less than $250K/year).

Important issues worth highlighting:

(A.) The staff memo has a big FIB in it: "The existing building on site has been operating as a multi-family apartment building ***since roughly the 1950s***."

A common theme of the entire "Munjoy Hill Historic District" saga was wrongly dating the entire World War II-era apartment building boom in the neighborhood in order to rationalize excluding the complexes built during the boom from "contributing" status as part of the district's creation (thereby making the owners of those properties indifferent to the preservation push and very unlikely to bother to oppose the historic districting).

This is one egregious case study of how the big physical change in the neighborhood between 1941 and 1945 was falsely redefined as a post-1950 era phenomenon (and thus less worthy of preservation). Anyone doing any ***honest and legitimate*** research would have easily discovered that the apartment building slated for demolition as part of the applicant's project was constructed between 1941 and 1942, in particular, to take advantage of the mad scramble to address Portland's wartime housing demand (which began even before the Pearl Harbor attack as the new South Portland ship-yard ramped up to help the British merchant marine recover from losses to German U-boat attacks).

See **ATTACHMENT** - a late-August 1941 news article matter-of-factly referencing its building (the concern over the regional housing shortage is referenced in a few other places on that newspaper page which is why I included the whole page rather than just the specific news clipping - enjoy the whole blast from the past!).

(B.) This project was sent back to the drawing board at the whim of the Planning Board after the August 15, 2023 workshop, setting it back at a minimum by almost 8 months.

Funny how easy it was for the Planning Board to effectively require a time-consuming redesign HERE on the basis of a few loud voices when it refuses to do the same for other projects in other parts of Portland when similar objections are made.

It is almost like the City of Portland has TWO different planning regimes - the "Friends of Mazer, Smith & Silk" planning process and another pathway for everyone else (the "friends" club membership applies to both sides of the planning process - both applicants seeking permissive kid-glove treatment when under the withering glare of the Planning Board and opponents who

demand the Planning Board deploy all its discretionary power to delay, deter or defang any project that does not get the friends club's advance behind-the-scenes endorsement).

(C.) The planning staff go out of their way to minimize the impact of this project on the existing housing landscape in this neighborhood and how different the post-construction impact would be and what the implications of this would be with respect to the project's compliance/consistency with the City's "Master Plans" planning requirement.

While it is not known what the current tenant make-up is of the existing circa-1942 building, the age of the building and the modesty of the units would suggest it is probably a very different class of household than it will be post-completion of the proposed project. 12 units of old mid-market rental housing are being replaced with 13 very expensive, MUCH LARGER, new condominium units, which even if they would be rented out (if the condo governance allows such a thing) would require much higher rents in order to cover the cost to create the units, attracting a different tenant profile. Additionally, the old vs new units, in terms of square footage and bedroom count are obviously apples and oranges, but planning staff never bother to clearly lay this out.

Therefore it is baffling that the planning staff can, with a straight face, suggest that this project is in alignment with the City's "Master Plans" even if it is not really the applicant's fault. The City set this up to fail the tests we should be caring about by defining away the important things.

The "new" housing is absolutely displacing needed rental housing. But by the Planning Board's own recent actions (Munjoy Hill Historic District and intentional failure to complete any meaningful RECODE reform), the new housing opportunity available to the applicant is straight-jacketed into being nothing more than what we get in the latest rendition. Height, density and lot coverage make it impossible for the applicant to deliver anything here that would satisfy a meaningful interpretation of the supposed goals behind the 2030 Comprehensive Plan and One Climate Future.

This is NOT increasing the overall supply of city-wide housing. It is 100% a step backward in affordability even if it technically adds square footage. The things we need are NOT getting preserved here. "Modified" absolutely is the wrong word too - it is full-on replacement of one thing for another without anything to mitigate the effort.

A once-in-a-generation site opportunity is lost to a mediocre high-end condo project that no one can cheer on because it so misses the mark of what COULD HAVE BEEN DONE HERE.

This is not real "infill" but demolition and replacement and its impact on greenfield development is likely to take place outside of city limits, with the existing tenants probably turned into far-flung suburban commuters or, worse still, depending on their incomes, customers of single-family homes that can only be built on virgin land in the northern reaches of the Sebago Lake Watershed, completely undercutting any climate or conservation benefits.

It is also laughable to suggest that the few dozen people living in this development post-completion will be regular consumers of public transit (although there is no proof the existing

tenants use public transit either). The Planning Board should require a post-occupancy study on just this point five years after the sponsor's final condo sale - I look forward to the occupants of virtually every unit replying to a survey about bus usage with a hearty laugh to the idea that any of them would take the bus anywhere they would want to go.

Classified Pages
Comic Page

PORTLAND EVENING EXPRESS

Sporting and
Financial News

Second Section TELEPHONE DIAL 2-1911 PORTLAND, MAINE, WEDNESDAY, AUGUST 27, 1941 TELEPHONE DIAL 2-1911 Page Eleven

Russia Likely To Seek RFC Loan In U. S. To Continue Buying War Materials

Dollar Balances Exhausted But Credit Is Available

WASHINGTON, Aug. 27 (UP)—Soviet Russia has virtually exhausted its dollar balances in the United States and probably will seek short-term Reconstruction Finance Corporation loans to continue buying war materials here, well-informed sources revealed today.

According to these officials, this does not mean Russia no longer will be able to pay cash for its purchases. Rather, they explained, it is a temporary situation growing out of difficulties Russia is having in shipping gold and goods to this Country.

Transportation Is Problem

The gold and goods which could be exchanged for dollars here must be shipped by rail across Siberia to Vladvistok, the only Russian port open to shipping to the United States. And the Siberian railroads are already heavily taxed transporting supplies to the far eastern Red Army.

Federal Loan Administrator Jesse H. Jones recently said the RFC was prepared to extend loans to Russia whenever it was asked.

Meanwhile, the Government's program for aiding nations resisting Axis aggression produced these developments:

1—A military mission will leave within the next fortnight for China to coordinate lease-lend aid to that country and to study the Chinese-Japanese military situation.

2—President Roosevelt denied that the British were misusing lease-lend aid from the United States and characterized such allegations as half truths or falsehoods designed to sabotage the program to smash Hitlerism.

3—Sen. Harry F. Byrd, D., Va., said that at his request for a "full accounting," a report covering all lease-lend operations up to Sept. 1, will be made to Congress.

McDonald Warns Of Zoning Code

A housing shortage in Portland does not afford an excuse for an owner to alter a structure in a way not allowed by the Zoning and Building Code, City Building Inspector Warren McDonald warned today.

Declaring the rules will be strictly enforced, McDonald said his office had discovered at least three instances of such violations in the West End.

A building permit issued Tuesday showed a $15,000 apartment house will be built on the Eastern Promenade by Herman Albert of 119 Morning Street. Work is already underway on the two-story, frame structure at 244-248 Eastern Promenade and should be ready to accommodate some 12 families in approximately seven months.

McDonald said this project is the only one which has reached a tangible stage here, despite interest manifested by some commercial promoters in erecting low-cost apartment houses here.

Portland Airman Gets Navy Wings

Ensign Laurel W. Hersey

Laurel W. Hersey of 85 Revere Street, former Colby College athlete, has been commissioned an ensign in the Naval Reserve and awarded the gold wings of a naval aviator, the Navy's flight selection board for New England announced today.

Ensign Hersey recently completed the seven-month training course of advanced flight at the Naval Air Station at Pensacola, Fla., prior to which he took a one-month preliminary course at Squantum, Mass. After a two-week leave of absence he will begin active duty as a pilot in the aeronautic organization of the Navy.

Ensign Hersey received his B. A. degree from Colby, where he was a member of the football, basketball and baseball teams.

Cape Plans Child Health Conference

The monthly child health conference to be held Friday afternoon at 2 o'clock in Town Hall will be the first of a series of conferences. These conferences are for preschool children and will include smallpox vaccination, diphtheria toxoid innoculation, complete medical examination and correct formulas for babies.

Dr. E. Allan McLean and Dr. Harry E. Christiansen will be assisted by Mss Theresa McNeil, field nurse of the State Bureau of Health in Health District No. 1. Dr. Samuel M. Cope will have charge of the dental care and special medical work will be referred to a specializing clinic in Portland.

Mrs. Roger B. Ray, charman of the committee of arrangements for the conferences, is being assisted by Mrs. Vernon Brown, Mrs. Albert E. Willis, Mrs. Richard K. Gould, Mrs. John D. Decker, Mrs. Robert E. Alexander, Mrs. Clinton H. Murray, Mrs. William Foden, Mrs. R. E. Butterfield and Mrs. Verna Reynolds.

Transportation is in charge of Mrs. Walter Whitney.

Cape Elizabeth Grange will open for the season Saturday evening, Sept. 6, with an open meeting. It will be visiting officers' night and boosters' night. Among those expected to take part will be Mrs. Abbie S. Libby, lecturer for Pomona Grange and a member of North Scarboro Grange, who will be guest lecturer.

County Real Estate Dealers To Confer

With the housing problem in Portland now in a critical state 200 real estate dealers of Cumberland county have been invited to attend a meeting at 3 p. m. Thursday at the Chamber of Commerce to discuss possible solutions, William C. A. Willman, executive secretary of the Portland Chamber of Commerce, said this morning.

Several speakers have been scheduled, including City Manager James E. Barlow and Councilman Edward C. Berry. Individual problems slated for discussion include the maintenance of real estate values, the housing of naval men stationed near Portland, and the advancement of the civilian defense program.

The M J Club were guests of Mrs. Nellie Graffam at her summer home at Peaks Island today.

Name Grand Jury For Three Terms

Selection of Cumberland County grand jurors who will serve at the September, January and May terms in the course of the ensuing year, were announced today by Linwood F. Crockett, clerk of courts.

They are: Seward J. Marsh, Portland; Melvin W. Cook, farmer, West Baldwin; Paul Walker, grain and coal merchant, Bridgton; Carl M. Day, Bridgton; Leland S. Brown, farmer, Cumberland Center; Harold L. Call, reporter, Falmouth; H. A. Harvey, farmer, Freeport; Willis Carll, canning, Gorham; Harry L. Libby, janitor, Gray, RFD; Earnest Ward, real estate, Harrison; George Hahn, poultryman, Upper Gloucester; Sumner Farwell, farmer, Cumberland Center; Fred Culbert, carpenter, Oxford, RFD 2; Lewis H. Martin, shoemaker, Pownal; Arthur M. Pillsbury, engineer, West Scarboro; Franklin Irish, patrolman, Hillside; Ralph M. Brawn, businessman, South Portland; Earnest Hodgdon, filling station proprietor; Standish; George Sullivan, Sr., city treasurer, Westbrook; William B. Lawrence, plumber, South Windham; Percival Maxfield, auditor, Yarmouth; and Dwight Sayward, insurance, Cape Elizabeth.

City-Federal Bond Trade Authorized

A trade by which the trustees of Evergreen Cemetery will convert $200,000 of City of Portland bonds for U. S. Treasury bonds, with a maturity value of $270,000, has been authorized, Mark A. Means, chairman of the trustees, has announced.

The trade will result in a decrease in annual revenue to the cemetery of approximately $1,250, amounting to $21,150 for the 17 years before the bonds mature. The cemetery fund would have a net increase, however, of $48,750, the difference between $70,000 and $21,250.

The trustees recently asked the City Council to approve the transaction as a basis for obtaining city funds with which to make up the lost revenue. The Council referred it back to the trustees as their "particular responsibility."

The City of Portland bonds, exempt from federal taxes, brings a high value in trading for federal bonds, as the federal bonds, while tax exempt when held by municipalities, are not exempt if held by individuals.

Nesting on Green Island in the Rio Grande delta are thousands of white egrets, Ward's herons and black-crowned night herons.

DeVittori-Dickey

WEST LEBANON, Aug. 27.—Announcement was made today of the marriage, Saturday, of Ernando J. DeVittori of Milford, N. H., who, until last June was a member of the faculty of the Lebanon Academy, and Miss Barbara E. Dickey of Salem, N. H. The ceremony was performed at Salem by the Rev. Donald C. Babcock, professor of history at the University of New Hampshire, and a former pastor of the Pleasant Street Methodist Church in Salem.

Miss Edna Dickey, a sister of the bride, was maid of honor and Paul K. Stimson was best man. Bridesmaids were the Misses Eleanor Rhodes, Lancaster, N. H., Myra Silverthorne, Salem, Mrs. L. F. Stuart of Durham, N. H., and Mrs. Paul Stimson of Hanover, N. H.

Mr. DeVittori was graduated from the Milford, N. H. High School and the University of New Hampshire, class of 1935. He is a member of the Alpha Kappa Pi fraternity. He has been a member of the faculty of Lebanan Academy for several years but in September will be a member of the faculty of the Somersworth, N. H. High School and will be assistant director of athletics. His bride is a graduate of the Woodbury High School at Salem, and the University of New Hampshire, class of 1937.

They will be at home in Somersworth, after Sept. 7.

De Gaulle's Forces in Africa, a motion picture, will be presented at 8.30 p. m. tonight, instead of Thursday night as announced originally, at the Purpoodock Club, under the auspices of the Free French Committee of Portland. J. H. Steck, member of the France Forever Organization of New York City, will accompany the picture with a lecture.

Falmouth

FALMOUTH, Aug. 27 (Special)—Mrs. John Blake will be in charge of the baked bean and salad supper in the First Parish Chapel at Falmouth Corner, Thursday, at 6 p. m., under auspices of the Ladies' Circle.

Mr. and Mrs. Frank Bartlett, who have been guests of Mr. and Mrs. Paul Ricker of the Falmouth Road, have returned to Plymouth, Mass.

Mr. and Mrs. James R. Trott and sons, Theodore and Richard, of Hartford, Conn., were recent guests of Mr. and Mrs. Frank Purinton of the Pleasant Hill Road.

Mt. Independence Grange of Falmouth Corner will omit the public whist, Monday evening, on account of the holiday.

Mr. and Mrs. Arthur Lunt of the Lunt Road and Miss Jessie Howe of East Deering spent the week-end in camp at the Howe cottage at Hanover. Elmer Howe, who had been at his camp, returned with them.

Mr. and Mrs. William Lunt, Jr., of the Lunt Road have been visiting Mr. Lunt's parents, Mr. and Mrs. William Lunt, in Bangor.

Mrs. George B. Harvey of Moylan, Penna., is visiting Mrs. Alfred Ferald and Mr. and Mrs. Glenn Starkey of the Middle Road.

Joan and John Fortin, who have been visiting Mr. and Mrs. Paul Staples in Rumford, have returned to the home of their parents, Mr. and Mrs. Amos Fortier, Falmouth Corner.

Miss Mary Fowler of Proctor, Vt., and Miss Patricia Follett of Naugatuck, Conn., were recent guests of Mr. and Mrs. Thomas Fowler of the Falmouth Road.

The Atlantic District Annual Convention will be held in the Emmans Lutheran Church, Thursday evening through Labor Day. All Sunday services will be held in Falmouth Hikh School auritorium. On the mens committee will be Hans Peterson, Thomas Chappell and John Lund. Howard Peterson will be in charge of lodging About 90 are expected from out of town. Mrs. Howard Peterson, Mrs. Hans Peterson, Mrs. Arthur Hanson and Mrs. Lawrence Iverson will serve on the ladies committee and Mrs. Royden Polley will be in charge of the dining room.

The United States' Civil Service Commission has announced an open competitive examination to fill the vacancy of postmaster at Cumberland Center. Applications must be filled not later than September 12. The date of the examination will be announced following receipt of applications.

Confirmed For Puerto Rican Post

Confirmed by Senate despite opposition of Ohio's Senator Robert Taft, Rexford G. Tugwell (above), "brain truster" of the early New Deal, is governor of Puerto Rico. Taft called Tugwell "the apostle of collectivism."

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Benton, Me.—Sunoco Service Station
Bethel, Me.—Dick Young's Service Sta.
Biddeford, Me.—Wm. Martin
Biddeford, Me.—Staples Service Station
Boothbay Harbor, Me.—Bell's Garage
Brunswick, Me.—Bamforth Auto Electric Co.
Camden, Me.—Lenfest Auto Service
Camden, Me.—Sunoco Service Station
Christmas Cove, Me.—Wm. McFarland
Dixfield, Me.—E. R. Morrison
Farmington, Me.—Armand Fortier
Farmington, Me.—F. E. McLeary Co.
Houlton, Me.—Hogan & Smith
Kittery, Me.—Grant's Service Station
Livermore Falls, Me.—Rand & Moore
Mexico, Me.—Hanson's Garage
Newcastle, Me.—Sunoco Service Station
Oakland, Me.—Mosher's Chevrolet Co.
Oakland, Me.—Tuttle's Sunoco Station
Old Orchard, Me.—Willis' Garage
Rockland, Me.—Maritime Oil Co.
Rumford, Me.—Dearborn's Tire Exchange
Rumford Point, Me.—John F. Martin
Sanford, Me.—Waldo D. Verrill
Vinalhaven, Me.—Pearlee & Ross
Waterville, Me.—Pineland Oil Co.
Wilton, Me.—Brookside Filling Station
Winslow, Me.—Sunny's Service Station
Winthrop, Me.—Marshall Frank
Greenland, N. H.—Caswell Bros.
Portsmouth, N. H.—Walter Konanski
Somersworth, N. H.—LeMay's Garage

SITE DEVELOPMENT PLANS

FOR

EASTERN PROM CONDOS

246 EASTERN PROMENADE & 15 TURNER STREET
PORTLAND, MAINE

APPLICANT:
ECK REALTY, LLC
24 WILDWOOD DRIVE
CAPE ELIZABETH, MAINE 04107

PROJECT PARCEL
CITY OF PORTLAND TAX ASSESSOR'S MAP, BLOCK, & LOT NUMBERS

MAP	BLOCK	LOT	CURRENT OWNER
14	I	12	ELLIE & CHAYA, INC.

SHEET INDEX

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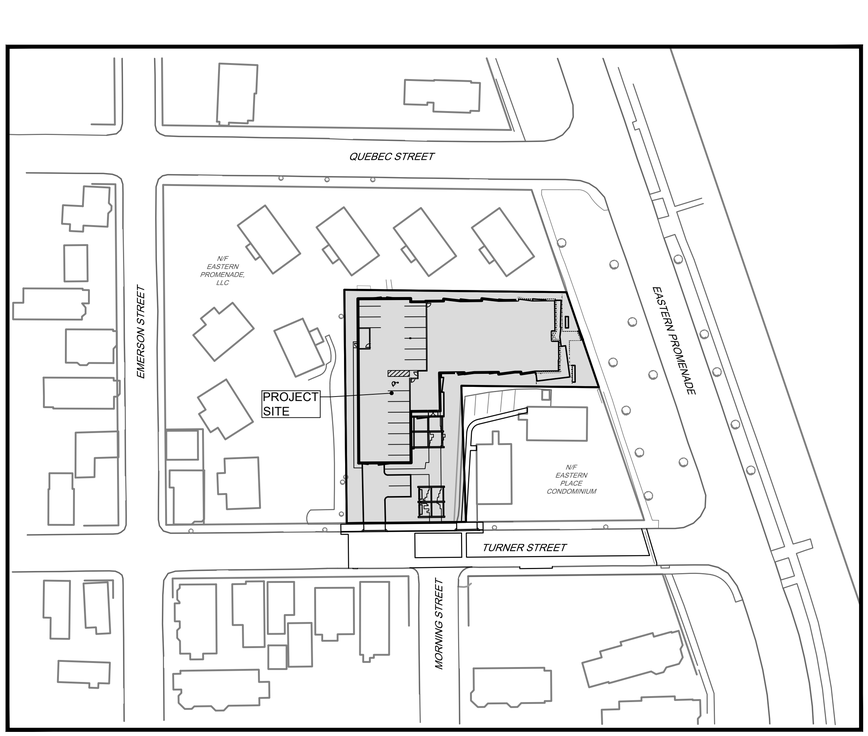
C-5.0	GRADING AND DRAINAGE PLAN
C-5.1	DETAILED GRADING PLAN
C-5.2	EROSION CONTROL NOTES AND DETAILS
C-6.0	UTILITY PLAN
C-7.0	PHOTOMETRIC LIGHTING PLAN
C-7.1	SITE LIGHTING FIXTURES
C-8.0	SITE DETAILS
C-8.1	UTILITY AND DRAINAGE DETAILS
C-8.2	STORMWATER DETAILS
C-9.0	PARKING TURNING ANALYSIS
C-9.1	PARKING TURNING ANALYSIS
L-0-00	COVER
L-0-01	NOTES
L-1-00	MATERIALS PLAN
L-2-00	PLANTING PLAN

PERMITS

TYPE OF PERMIT	GOVERNING BODY	STATUS
MAJOR SITE PLAN	CITY OF PORTLAND PLANNING AUTHORITY CITY HALL, 389 CONGRESS STREET PORTLAND, ME 04101 TEL. 207.874.8722	SUBMITTED 2/20/2024
BUILDING PERMIT	CITY OF PORTLAND CODE ENFORCEMENT OFFICE CITY HALL, 389 CONGRESS STREET PORTLAND, ME 04101 TEL. 207.874.8900	TO BE SUBMITTED BY BUILDING CONTRACTOR
UTILITY/STREET OPENING	CITY OF PORTLAND PUBLIC SERVICES DIVISION 55 PORTLAND STREET PORTLAND, ME 04101 TEL. 207.874.8801	TO BE FILED BY SITE CONTRACTOR



LOCATION MAP
SCALE: 1" = 60'

PREPARED BY

CIVIL ENGINEER:
TERRADYN CONSULTANTS, LLC
565 CONGRESS STREET, SUITE 201
PORTLAND, MAINE 04101
207.926.5111
CONTACT: MICHAEL TADEMA-WIELANDT, P.E.

ARCHITECT:
RDS ARCHITECTS
150 MIDDLE STREET, UNIT 2F
PORTLAND, ME 04101
207.387.1313
CONTACT: CAROL A. MORRISSETTE

SURVEYOR:
OWEN HASKELL, INC.
309 U.S. ROUTE ONE, UNIT 10
FALMOUTH, MAINE 04105
207.774.0424
CONTACT: SAM GLIDDEN, PLS

LANDSCAPE ARCHITECT:
ACETO LANDSCAPE ARCHITECTS
424 FORE STREET #3B
PORTLAND, MAINE 04101
207.221.3390
CONTACT: NICK ACETO, LA

UTILITIES

SEWER/STORM
CITY OF PORTLAND
DEPARTMENT OF PUBLIC WORKS
212 CANCO ROAD
PORTLAND, MAINE 04103
207.874.8801

WATER
PORTLAND WATER DISTRICT
225 DOUGLASS STREET
P.O. BOX 3553
PORTLAND, MAINE 04104
207.774.5961

ELECTRIC
CENTRAL MAINE POWER COMPANY
162 CANCO ROAD
PORTLAND, ME 04103
(207) 842-2367

TELEPHONE
CONSOLIDATED COMMUNICATIONS
58 WESTMINSTER STREET
LEWISTON, MAINE 04240
(207) 782-2249

NATURAL GAS
UNITIL
376 RIVERSIDE INDUSTRIAL PARKWAY
PORTLAND, MAINE 04103
888.301.7700

DIG SAFE SYSTEM, INC.
TEL. 1-888-DIG-SAFE (344-7233)
WWW.DIGSAFE.COM

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13267
LICENSED PROFESSIONAL ENGINEER

DATE: 2/20/2024
PE: MICHAEL TADEMA-WIELANDT

NO.	DATE	REVISIONS
3	2/20/2024	REVISED BASED ON UPDATED BUILDING PLANS
2	9/8/2023	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS
1	7/28/2023	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

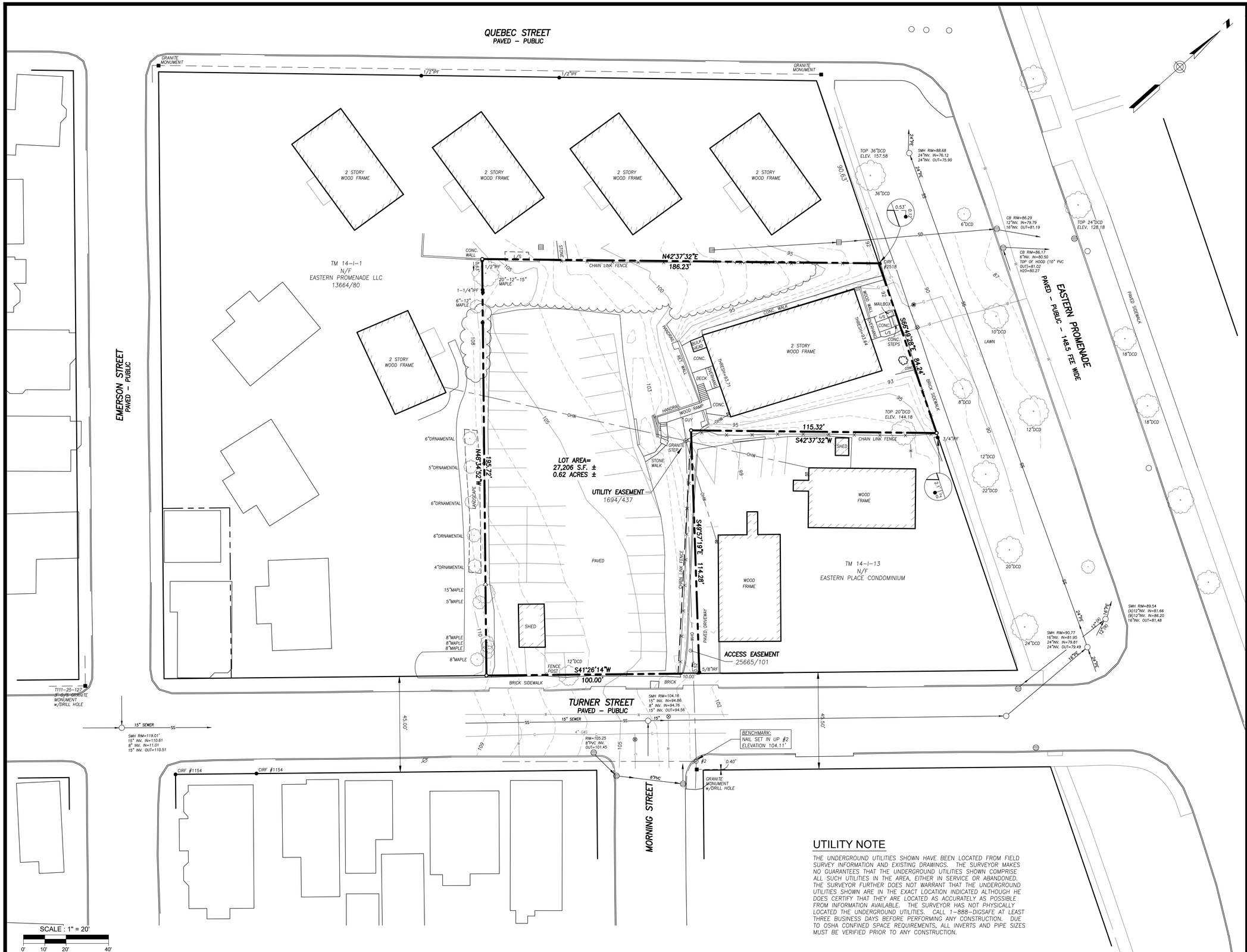
PROJECT: EASTERN PROM CONDOS
246 EASTERN PROMENADE, PORTLAND, MAINE 04101

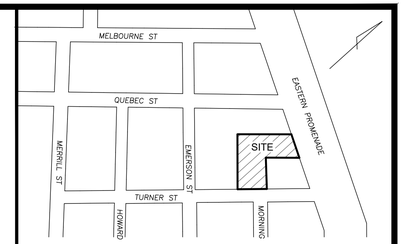
SHEET TITLE: COVER SHEET AND LOCATION MAP

CLIENT: ECK REALTY, LLC
24 WILDWOOD DRIVE
CAPE ELIZABETH, MAINE 04107

DATE: 5/5/2023
SCALE: 1" = 60'
JOB NO: 22-144
SHEET: C-1.0

C:\OD\Terradyn Consultants\Project Folders - Documents\2022 Jobs\22-144 Eastern Prom Condos\CAD\Permitting\22-144 C.dwg





LOCATION MAP

N.T.S.

LEGEND

- CAPPED IRON ROD SET
- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- UTILITY POLE
- MANHOLE
- ELECTRIC METER
- SIGN
- CATCH BASIN
- WATER VALVE OR SHUTOFF
- GAS VALVE
- DECIDUOUS TREE
- SHRUB / BUSH
- FENCE
- CURB
- OHW — OVERHEAD WIRES
- W — WATER LINE
- G — GAS LINE
- SS — SANITARY SEWER
- 100 — 1' CONTOUR
- IPF/IRF — IRON PIPE OR ROD FOUND
- N/F — NOW OR FORMERLY
- 000/000 — DEED BOOK / PAGE
- L/S — LANDSCAPED AREA
- CONC. — CONCRETE

PLAN REFERENCES

1. "SITE PLAT AT 33 TURNER STREET, PORTLAND, MAINE MADE FOR RECORD OWNER CHARLTON SMITH" JULY 28, 2017 BY OWEN HASKELL, INC. OHI JOB# 2017–072P.

2. "PROMENADE PLACE CONDOMINIUM PLAN PREPARED FOR G.O. ENTERPRISES, LLC," BY NORTHEAST CIVIL SOLUTIONS, DATED DECEMBER 22, 2005 AND REVISED THROUGH JULY 2, 2014. RECORDED IN PLAN BOOK 214, PAGE 270.

3. "LAND TITLE SURVEY MADE FOR EASTERN PROMENADE LIMITED LIABILITY COMPANY" MARCH 4, 1998, REVISED THRU MARCH 10, 1998 BY OWEN HASKELL, INC.

4. "STANDARD BOUNDARY SURVEY ON QUEBEC, EMERSON & TURNER STREET, PORTLAND, MAINE MADE FOR JOHN QUIRK" OCT. 14, 1994 BY OWEN HASKELL, INC.

5. "PLAN OF BOUNDARY SURVEY, 246 EASTERN PROMENADE, PORTLAND, MAINE, MADE FOR DIANE & MARK PERLIN," BY TITCOMB ASSOCIATES, DATED AUGUST 31, 2020.

GENERAL NOTES

1. OWNER OF RECORD: ELLIE & CHAYA, INC.
24 WILDWOOD DRIVE, CAPE ELIZABETH, MAINE
TAX MAP 14 BLOCK I LOT 12
C.C.R.D. BOOK 38884 PAGE 117

2. BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, NAD 83. CITY MONUMENTS USED:

T111–25–127	T111–25–129
N:304431.88	N:304776.37
E: 2931512.49	E:2931122.91

3. ELEVATIONS ARE BASED ON OFFICIAL CITY BENCHMARK T102–67–1, MONUMENT AT THE CORNER OF WILSON AND MORNING STREETS. ELEVATION = 114.63'.

4. MAPPING OF NEIGHBORHOOD BUILDINGS ARE PROVIDED BY CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

SAMUEL D. GLIDDEN, PLS #2520

9–13–22
DATE

STATE OF MAINE · SAMUEL D. GLIDDEN · 2520 · PROFESSIONAL LAND SURVEYOR

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1–888–DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

REV.	DATE	DESCRIPTION
1	09-13-2022	ADDITIONAL UTILITIES, INVERTS

Boundary & Topographic Survey

At

246 Eastern Promanade, Portland, Maine

Made for

Shinberg Consulting, LLC

181 State Street, Suite 303, Portland, Maine

c/o Eck Realty, LLC

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

DRAWN BY: SDG / JLW	DATE: MARCH 31, 2022	JOB NO. 2022-009 P	
CHECKED BY: SDG	SCALE: 1" = 20'	DRWG. NO. 1	

GENERAL NOTES:

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF ALL REGULATIONS ADMINISTERED BY THE LOCAL UTILITY COMPANIES AND THE CITY OF PORTLAND.
2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCES, EXITS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE POINTS.
3. ALL REQUIRED AND NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL SERVICE CONNECTIONS.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE (1-888-DIGSAFE). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS, AT NO EXTRA EXPENSE TO THE OWNER.
5. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
6. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.
7. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO PROJECT CONTRACT SPECIFICATIONS, AND THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS, WHICHEVER IS MORE STRINGENT.
8. TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION WAS PROVIDED BY OWEN HASKELL, INC. ELEVATIONS ARE BASED ON. "M" MONUMENT AT THE NORTHEAST CORNER OF HILL AND BRAMHALL ST. ELEVATION=133.54' CITY DATUM.
9. FEMA MAP COMMUNITY PANEL NUMBER 230051 0013 B. THE SITE IS LOCATED IN A C ZONE.
10. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED IN THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL THE PROPERTY WHICH APPEARS IN THE RECORD OF THE PLANNING BOARD PROCEEDINGS ARE CONDITIONS OF THE APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVALS IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING AUTHORITY.
11. ALL SIGNAGE SHALL CONFORM TO THE STANDARDS FOR SIZE, HEIGHT, LOCATION AND REFLECTIVITY SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
12. ALL CURB SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AS NOTED ON THE PLANS: GRANITE CURB SHALL MEET THE REQUIREMENTS OF MaineDOT SPECIFICATIONS 609.03 AND CITY OF PORTLAND TECHNICAL STANDARDS.
13. ALL DIMENSIONING UNLESS OTHERWISE NOTED IS TO THE FACE OF CURB OR FACE OF BUILDING.
14. THE FACILITY IS SERVICED BY PUBLIC WATER, SEWER, AND UNDERGROUND POWER. THE PROJECT INCLUDES UPDATES TO THE POWER SERVICE INCLUDING THE INSTALLATION OF NEW UNDERGROUND SYSTEM. SEE SITE ELECTRICAL PLANS FOR DETAILS.
15. THE CONTRACTOR IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PUBLIC WORKS INSPECTION SERVICES DIVISION (874-8300 EXT. 8838), CODE ENFORCEMENT OFFICE AND DEVELOPMENT REVIEW COORDINATOR IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING MAY BE REQUIRED TO INCLUDE THE PUBLIC WORKS AUTHORITY OR DEVELOPMENT REVIEW COORDINATOR.
16. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE.
17. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN MUST BE EMPLOYED ON ADJACENT STREETS AS NECESSARY. THE CONTRACTOR SHALL COORDINATE AND SEEK APPROVAL FROM THE PUBLIC SERVICE DIVISION FOR THE PLACEMENT/PARKING OF EQUIPMENT WITHIN THE PUBLIC RIGHT OF WAY.
18. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH THE CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12. ALL DEMOLITION MATERIAL FROM THE PROJECT SITES SHALL BE TAKEN TO THE RIVERSIDE RECYCLING FACILITY OR AS OTHERWISE DIRECTED PENDING THE RESULTS OF A HAZARDOUS BUILDING MATERIALS SURVEY AS AUTHORIZED AND COORDINATED BY THE OWNER. ALL SALVAGED MATERIAL WITHIN THE PUBLIC R.O.W.(SIDEWALKS, BRICKS, GRANITE CURB) NOT REUSED SHALL BE DISPOSED OF AS DIRECTED BY THE PORTLAND PUBLIC SERVICES DEPARTMENT AT NO EXTRA COST TO THE OWNER.
19. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
20. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR'S EXPENSE.
21. THE OWNER SHALL BE RESPONSIBLE TO COORDINATE THE PERFORMANCE OF A HAZARDOUS MATERIALS INSPECTION OF THE PROPERTY.
22. A STREET OPENING PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE COMPLETED IN CONFORMANCE TO THE CITY'S RULES AND REGULATIONS FOR EXCAVATION ACTIVITIES IN PUBLIC RIGHT OF WAYS.
23. CONTRACTOR MUST MAINTAIN THROUGH TRAFFIC ON ADJACENT STREETS AT ALL TIMES.
24. ALL METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS IDENTIFIED HEREIN SHALL CONFORM TO THE CITY OF PORTLAND CONSTRUCTION AND TECHNICAL STANDARDS AND SPECIFICATIONS AND/OR CURRENT MaineDOT STANDARDS AND SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
25. SITE WORK FOR BUILDING SHALL INCLUDE GRADING THE BUILDING PAD AREA (DEFINED AS THE BUILDING FOOTPRINT PLUS 5'-0" BEYOND THE EXTERIOR WALL) TO A GRADE 18" BELOW THE GROUND FLOOR FINISH ELEVATION. ALL WORK SHALL INCLUDE EXCAVATION (INCLUDING ROCK REMOVAL AND EXISTING FOUNDATION DEMOLITION) AND BACKFILL OF ALL FOOTINGS AND FOUNDATIONS, INSTALLATION OF PERIMETER FOUNDATION DRAINS, EXCAVATION AND BACKFILL OF ALL UNDERSLAB UTILITIES AND PLACEMENT OF ALL AGGREGATES BELOW THE FLOOR SLAB AND ADJACENT FOUNDATION WALLS IN ACCORDANCE WITH THE CONTRACT PLANS AND SPECIFICATIONS. (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL DETAILS PERTAINING TO ANY BUILDING RELATED FOUNDATION WORK).
26. RECORD DRAWINGS MUST INCLUDE ALL BURIED UTILITIES INCLUDING, BUT NOT LIMITED TO, BENDS, APPURTENANCES, AND OTHER FEATURES, TO BE LOCATED IN THE FIELD BY GIS AND RECORDED AS AN AS-BUILT PLAN BY THE CONTRACTOR AT THE END OF THE PROJECT. THIS PLAN SHALL ALSO BE PROVIDED TO THE OWNER.
27. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS PREPARED BY RYAN SENATORE ARCHITECTURE FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCES, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE POINTS.
28. ALL REQUIRED AND NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL SERVICE CONNECTIONS.
29. CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITIES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST THREE (3) BUT NOT MORE THAN (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A.

GRADING AND DRAINAGE NOTES:

1. ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNINGS ROUGHNESS COEFFICIENT OF n = 0.013 OR LESS. UNLESS A SPECIFIC PIPE MATERIAL IS CALLED FOR ON THE CONTRACT DRAWINGS. PVC PIPING SHALL NOT BE USED IN AREAS OF EXPOSED SUNLIGHT.
2. SLOPE PROTECTION IS TO BE PROVIDED PER THE DESIGN PLANS AND MAY INCLUDE RIPRAP, SOD OR MULCH.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING EARTHWORK OPERATIONS TO INSURE THAT DISTURBANCE TO ANY STEEP SLOPE AREAS ARE MINIMIZED TO THE EXTENT PRACTICABLE.
4. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY OTHERS. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
5. ALL PAVING WITHIN THE PUBLIC R.O.W. SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF PORTLAND RULES AND REGULATIONS FOR EXCAVATION ACTIVITIES IN THE PUBLIC R.O.W.
6. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
7. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
8. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES AND PHYSICAL FEATURES THAT ARE OUTSIDE THE SCOPE OF WORK. THE CONTRACTOR SHALL MAINTAIN SITE STABILITY DURING CONSTRUCTION TO AVOID EROSION AND SEDIMENT TRANSPORT. CONTRACTOR SHALL RESTORE ALL AREAS TO A FINAL STABILIZED CONDITION AS DIRECTED BY DESIGN DRAWINGS.
9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ENGINEER.
10. EXTERIOR GRADES AROUND PROPOSED STRUCTURE SHALL BE COORDINATED WITH FINAL BUILDING PLANS AND PROVIDE FOR ALL ACCESS OPENINGS.

CONSTRUCTION MANAGEMENT NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH 2009 NFPA 1 CHAPTER 16 SAFE GUARDS DURING BUILDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS.
2. ANY CUTTING AND WELDING WORK PERFORMED ONSITE SHALL REQUIRE A "HOT WORK" PERMIT FROM THE PORTLAND FIRE DEPARTMENT.
3. THE GENERAL CONTRACTOR SHALL POST EMERGENCY CONTACT INFORMATION ON THE PROJECT SITE PROPERTY DURING CONSTRUCTION IN THE EVENT OF AN AFTER HOURS EMERGENCY. THIS CONTACT INFORMATION SHALL ALSO BE PROVIDED TO THE PORTLAND FIRE DEPARTMENT.
4. IF THE SITE IS SECURED BY TEMPORARY OR PERMANENT FENCING WITH LOCKED GATES, THEN THE APPLICANT OR ASSIGNED REPRESENTATIVE SHALL PURCHASE A KNOX PADLOCK FROM THE PORTLAND FIRE DEPARTMENT TO ALLOW ACCESS BY THE PORTLAND FIRE DEPARTMENT.
5. STREETS SHALL MAINTAIN A 20' WIDTH FOR FIRE DEPARTMENT ACCESS AT ALL TIMES.
6. FIRE HYDRANTS SHALL NOT BE BLOCKED OR ENCLOSED BY FENCING. A 3' CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE HYDRANTS.

UTILITY NOTES:

1. ALL REQUIRED UTILITIES SERVING THE PROJECT SHALL BE COORDINATED BETWEEN THE SITE WORK CONTRACTOR AND DIVISION 22/26 CONTRACTOR(S). THE SITE WORK CONTRACTOR SHALL BE RESPONSIBLE TO EXTEND ALL PROPOSED UTILITIES TO WITHIN FIVE (5) FEET OF THE BUILDING TO A LOCATION COORDINATED WITH THE MECHANICAL AND ELECTRICAL SUBCONTRACTORS. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES WITHIN FIVE (5) FEET AND INSIDE THE BUILDING OR UNDER SLAB.
2. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF AND/OR RELOCATION OF OVERHEAD AND UNDERGROUND TELEPHONE WITH FAIRPOINT COMMUNICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUITS, PULL WIRES, TRENCHING AND BACKFILLING NECESSARY TO COMPLETE THE WORK.
3. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRIC SERVICE WITH CENTRAL MAINE POWER, THE TELECOMMUNICATIONS SERVICE WITH FAIRPOINT COMMUNICATIONS, AND THE CABLE SERVICE WITH SPECTRUM. ALL WORK SHALL CONFORM TO THE PROJECT SPECIFICATIONS OR UTILITY COMPANY STANDARDS, WHICHEVER IS MORE STRINGENT.
4. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
6. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO COMPLETION OF THE PROJECT.
7. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL, AT NO EXTRA EXPENSE TO THE OWNER.
8. A 10 FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. A 12 INCH OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER AND SANITARY SEWER CROSSINGS.
9. THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICES AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO THE JOBSITE. TEMPORARY SERVICES SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. COORDINATE ALL TEMPORARY SERVICES WITH UTILITY COMPANY, OWNER, AND AFFECTED BUSINESSES.
10. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY ELECTRICAL SERVICES IN CONDUIT TO SITE LIGHTING, COMPLYING WITH APPLICABLE CODES. COORDINATE WITH OWNER, SITE ELECTRICAL, ARCHITECTURAL AND CMP PLANS.
11. ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT. ALL SANITARY SERVICES AND APPURTENANCES TO BE ABANDONED SHALL BE PROPERLY RECORDED WITH PORTLAND PUBLIC WORKS ENGINEERING DEPARTMENT. A DIGITAL VIDEOTAPE SHALL BE MADE OF SANITARY SEWER SYSTEMS TO BE UTILIZED PRIOR TO CONSTRUCTION; UPSTREAM PIPES INTENDED FOR ABANDONMENT SHALL BE INSPECTED TO VERIFY THAT THEY NO LONGER SERVE OTHER FACILITIES.
12. THE PORTION OF THE 6" WATER SERVICE WITHIN THE RIGHT OF WAY SHALL BE DUCTILE IRON WITH RESTRAINED JOINTS IN ACCORDANCE WITH PORTLAND WATER DISTRICT STANDARDS.
13. THE 2" WATER SERVICE SHALL BE TYPE K COPPER TUBING

PERMITTING NOTES:

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SITE PLAN REVIEW PERMIT FROM THE CITY OF PORTLAND WHICH WILL BE MADE A PART OF THE CONTRACT BID DOCUMENTS. THE CONSTRUCTION WILL BE GOVERNED BY THE ZONING ORDINANCES WHICH ARE AVAILABLE FOR VIEWING AT THE OFFICE OF THE ENGINEER OR THE MUNICIPAL OFFICE.

DIMENSIONAL REQUIREMENTS (R-6 ZONE)		
STANDARD	R-6 ZONE REQUIRED	PROVIDED
MIN. LOT SIZE	NONE	27,206 SF
MIN. LOT AREA PER DWELLING UNIT	725 SF	2,093 SF
MAX. LOT COVERAGE	60%	54.50%
STREET FRONTAGE	20 FT	184 FT
FRONT YARD	5 FT	5.9 FT
MIN. SIDE YARD	5 FT	5.0 FT
MIN. REAR YARD	10 FT	10.5 FT
MAX. BUILDING HEIGHT	45 FT	40.65 Ft
STEP BACK	15 FT REAR, 10 FT SIDE	15 FT REAR, 10 FT SIDE
OPEN SPACE	20%	29.20%
PARKING	1 SPACE PER UNIT, FIRST 3 UNITS EXEMPT (10 SPACES)	17
BICYCLE PARKING	2 SPACES FOR EVERY 5 UNITS (6 SPACES)	>6 SPACES

LEGEND

- EXISTING PROPERTY LINE
- PROJECT SITE BOUNDARY
- SETBACK LINE
- PROPOSED EASEMENT
- 124 EXISTING MINOR CONTOUR
- 124 EXISTING MAJOR CONTOUR
- 124 PROPOSED CONTOUR
- SD EXISTING STORMDRAIN
- SD PROPOSED STORMDRAIN
- S EXISTING SANITARY SEWER
- S PROPOSED SANITRY SEWER
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- G EXISTING GAS
- G PROPSED GAS
- OHE EXISTING OVERHEAD ELECTRIC & TELEPHONE
- UGE EXISTING UNDERGROUND ELECTRIC
- UGE PROPOSED UNDERGROUND ELECTRIC
- UGT EXISTING UNDERGROUND TELEPHONE
- UGT&C PROPOSED UNDERGROUND TELEPHONE & CABLE TV
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- PROPOSED EDGE OF GRAVEL
- EXISTING CURB
- PROPOSED CURB
- PROPOSED DECORATIVE METAL FENCE
- PROPOSED PRIVACY FENCE
- SF SILT FENCE
- TP-A TEST PIT
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING HYDRANT
- EXISTING LIGHT POLE
- PROPOSED BUILDING LIGHT
- EXISTING UTILITY POLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DRAIN MANHOLE
- PROPOSED DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- 30.20 EXISTING SPOT GRADE
- 30.20 PROPOSED SPOT GRADE
- SURVEY CONTROL POINT
- EXISTING MONUMENT
- EXISTING IRON PIPE
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED PAVEMENT
- PROPOSED BRICK

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13861
LICENSED PROFESSIONAL ENGINEER
Michael E Wielandt

DATE: 5/7/2024
PE: MICHAEL TADEMA-WIELANDT

NO.	DATE	REVISIONS
5	5/7/2024	REVISED BASED ON UPDATED BUILDING PLANS
4	3/18/2024	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS
3	2/20/2024	REVISED BASED ON UPDATED BUILDING PLANS
2	9/8/2023	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS
1	7/28/2023	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: EASTERN PROM CONDOS
246 EASTERN PROMENADE, PORTLAND, MAINE 04101

SHEET TITLE: GENERAL NOTES AND LEGEND

CLIENT: ECK REALTY, LLC
24 WILDWOOD DRIVE
CAPE ELIZABETH, MAINE 04107

DATE: 5/5/2023
SCALE: N.T.S.
JOB NO: 22-144
SHEET: C-1.1

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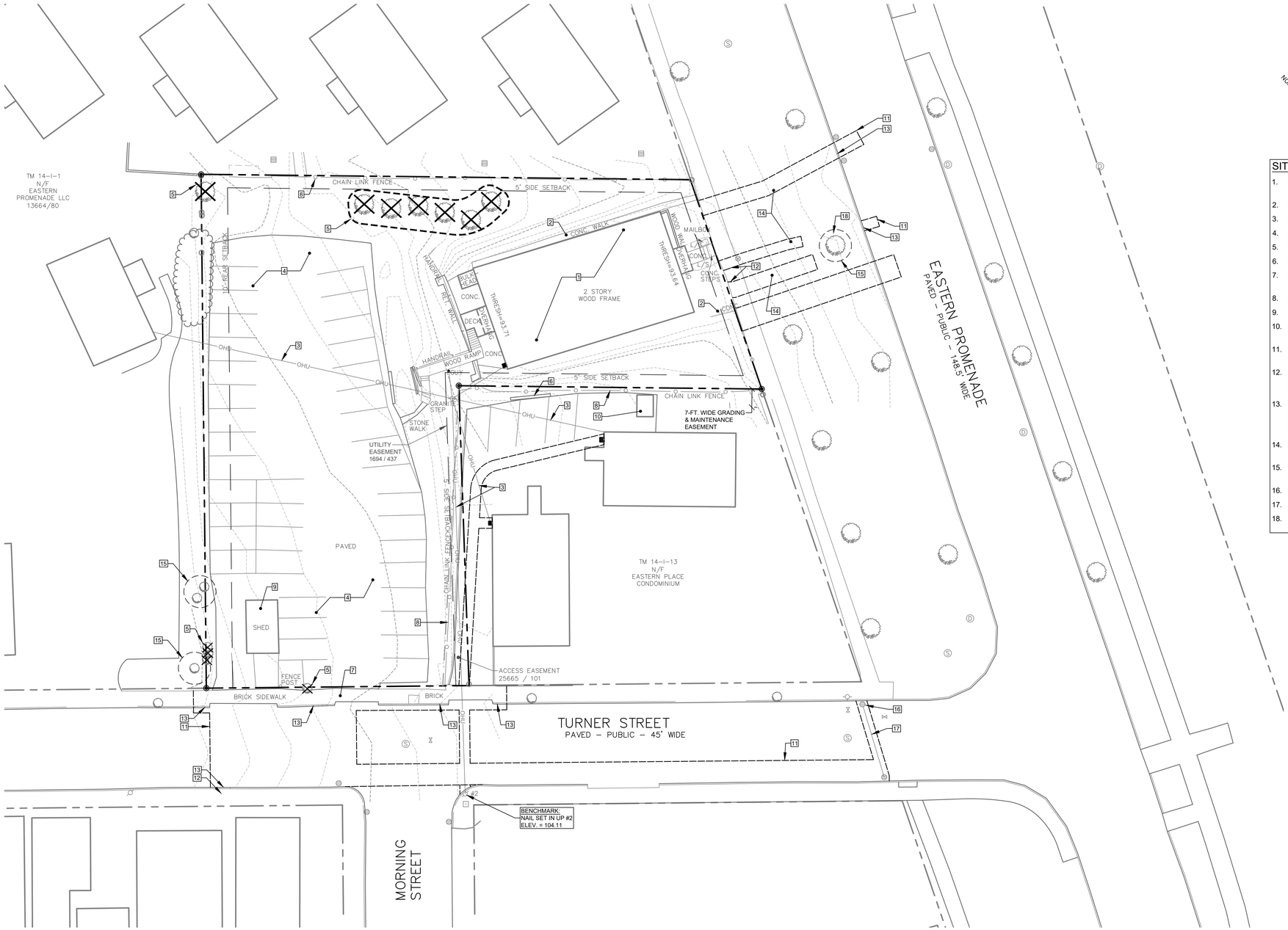

SITE DEMOLITION NOTES

1. REMOVE 2-STORY, WOOD FRAME BUILDING AND ALL ASSOCIATED WALKWAYS, HANDRAILS, DECKS AND STEPS
2. REMOVE CONCRETE WALK
3. REMOVE OVERHEAD UTILITY LINE
4. REMOVE PAVED AREA
5. REMOVE TREE
6. REMOVE WALL
7. BRICK SIDEWALK AND GRANITE CURB TO BE REMOVED AND STOCKPILED FOR FUTURE USE
8. REMOVE CHAIN LINK FENCE
9. REMOVE SHED
10. COORDINATE TEMPORARY RELOCATION OF SHED, AS NEEDED, WITH ABUTTER
11. SAWCUT AND RESURFACE PUBLIC STREET TO ALLOW FOR UNDERGROUND UTILITY INSTALLATION.
12. PORTION OF BRICK WIDEWALK TO BE REMOVED FOR UNDERGROUND INSTALLATION AND STOCKPILED FOR FUTURE USE.
13. REMOVE AND RESET EXISTING GRANITE CURB. EXISTING GRANITE CURB SHALL BE FREE OF DEFECTS SUCH AS, BUT NOT LIMITED TO, CRACKS AND CHIPS. NEW GRANITE CURB IS REQUIRED IF EXISTING CURB IS DEFECTIVE.
14. STRIP LOAM AND STOCKPILE FOR REUSE OVER UTILITY TRENCH WITHIN EASTERN PROMENADE ESPLANADE.
15. PROTECT TREE, SEE TREE PROTECTION NOTES ON CONSTRUCTION MANAGEMENT PLAN (SHEET C-3.1)
16. MODIFY CATCH BASIN.
17. REMOVE STORM DRAIN
18. ABANDON IN PLACE SECTION OF EXISTING WATER SERVICE WITHIN THE ROOT ZONE OF EXISTING TREE.

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 10987
LICENSED PROFESSIONAL ENGINEER

DATE: 2/20/2024
PE: MICHAEL TADEMA-WIELANDT

NO.	DATE	REVISIONS
3	2/20/2024	REVISED BASED ON UPDATED BUILDING PLANS
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PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: EASTERN PROM CONDOS
246 EASTERN PROMENADE, PORTLAND, MAINE 04101

SHEET TITLE: EXISTING CONDITIONS & DEMOLITION PLAN

CLIENT: ECK REALTY, LLC
24 WILDWOOD DRIVE
CAPE ELIZABETH, MAINE 04107

DATE: 5/5/2023
SCALE: 1" = 20'
JOB NO: 22-144
SHEET: C-3.0

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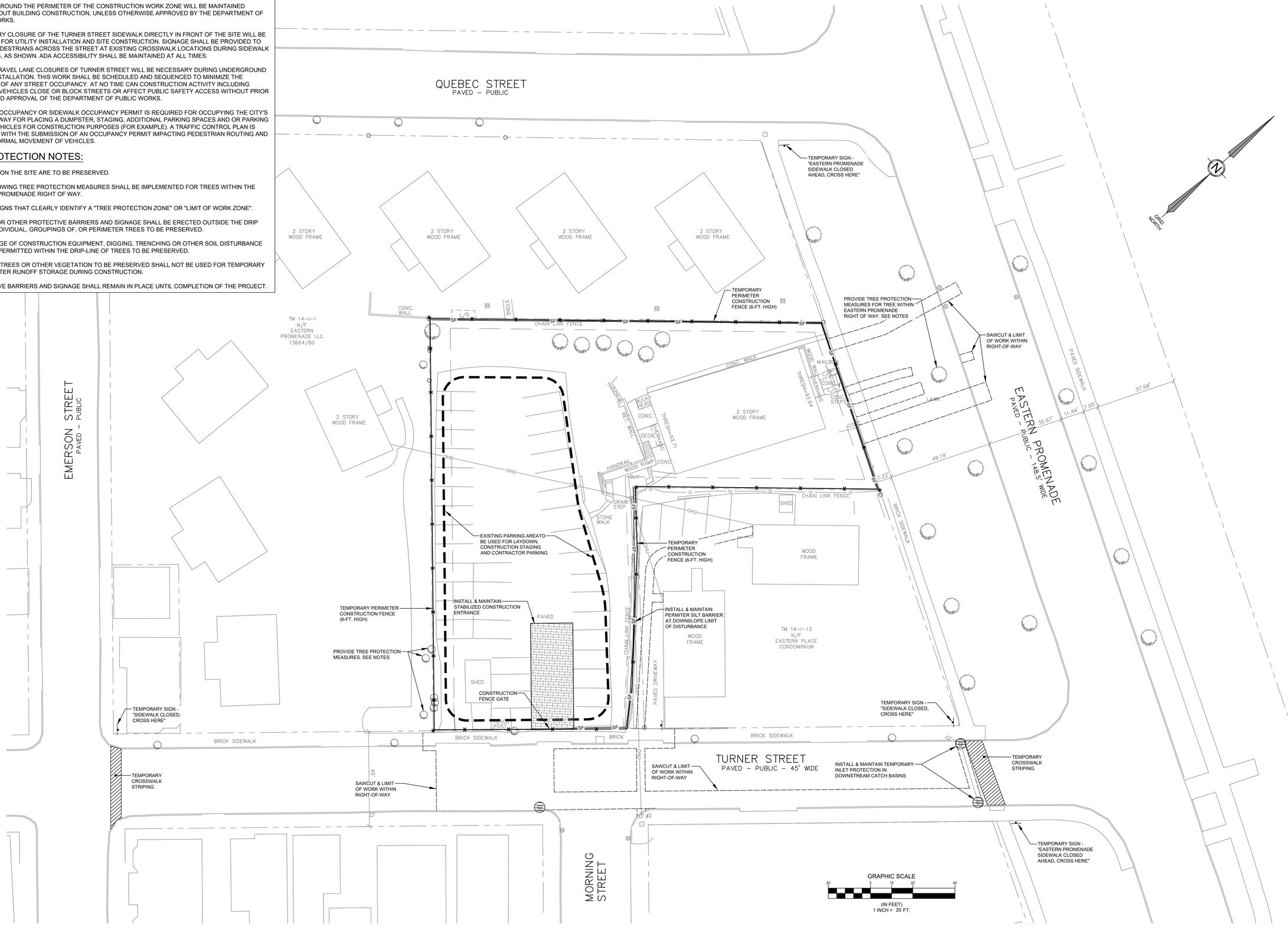
CONSTRUCTION MANAGEMENT NOTES

1. THE CONSTRUCTION GATE SHALL SWING INTO THE PROJECT SITE
2. FENCING AROUND THE PERIMETER OF THE CONSTRUCTION WORK ZONE WILL BE MAINTAINED THROUGHOUT BUILDING CONSTRUCTION, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
3. TEMPORARY CLOSURE OF THE TURNER STREET SIDEWALK DIRECTLY IN FRONT OF THE SITE WILL BE REQUIRED FOR UTILITY INSTALLATION AND SITE CONSTRUCTION. SIGNAGE SHALL BE PROVIDED TO DIRECT PEDESTRIANS ACROSS THE STREET AT EXISTING CROSSWALK LOCATIONS DURING SIDEWALK CLOSURES, AS SHOWN. ADA ACCESSIBILITY SHALL BE MAINTAINED AT ALL TIMES.
4. PARTIAL TRAVEL LANE CLOSURES OF TURNER STREET WILL BE NECESSARY DURING UNDERGROUND UTILITY INSTALLATION. THIS WORK SHALL BE SCHEDULED AND SEQUENCED TO MINIMIZE THE DURATION OF ANY STREET OCCUPANCY. AT NO TIME CAN CONSTRUCTION ACTIVITY INCLUDING DELIVERY VEHICLES CLOSE OR BLOCK STREETS OR AFFECT PUBLIC SAFETY ACCESS WITHOUT PRIOR NOTICE AND APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
5. A STREET OCCUPANCY OR SIDEWALK OCCUPANCY PERMIT IS REQUIRED FOR OCCUPYING THE CITY'S RIGHT OF WAY FOR PLACING A DUMPSTER, STAGING, ADDITIONAL PARKING SPACES AND OR PARKING / USING VEHICLES FOR CONSTRUCTION PURPOSES (FOR EXAMPLE). A TRAFFIC CONTROL PLAN IS REQUIRED WITH THE SUBMISSION OF AN OCCUPANCY PERMIT IMPACTING PEDESTRIAN ROUTING AND OR THE NORMAL MOVEMENT OF VEHICLES.

TREE PROTECTION NOTES:

1. NO TREES ON THE SITE ARE TO BE PRESERVED.
2. THE FOLLOWING TREE PROTECTION MEASURES SHALL BE IMPLEMENTED FOR TREES WITHIN THE EASTERN PROMENADE RIGHT OF WAY.
3. POSTED SIGNS THAT CLEARLY IDENTIFY A "TREE PROTECTION ZONE" OR "LIMIT OF WORK ZONE".
4. FENCING OR OTHER PROTECTIVE BARRIERS AND SIGNAGE SHALL BE ERECTED OUTSIDE THE DRIP LINE OF INDIVIDUAL, GROUPINGS OF, OR PERIMETER TREES TO BE PRESERVED.
5. NO STORAGE OF CONSTRUCTION EQUIPMENT, DIGGING, TRENCHING OR OTHER SOIL DISTURBANCE SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.
6. AREAS OF TREES OR OTHER VEGETATION TO BE PRESERVED SHALL NOT BE USED FOR TEMPORARY STORMWATER RUNOFF STORAGE DURING CONSTRUCTION.
7. PROTECTIVE BARRIERS AND SIGNAGE SHALL REMAIN IN PLACE UNTIL COMPLETION OF THE PROJECT.



STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
NO. 13267
LICENSED PROFESSIONAL ENGINEER

DATE: 2/20/2024
PE: MICHAEL TADEMA-WIELANDT

NO.	DATE	REVISIONS
3	2/20/2024	REVISED BASED ON UPDATED BUILDING PLANS
2	9/8/2023	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS
1	7/28/2023	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS

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Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: EASTERN PROM CONDOS
2/46 EASTERN PROMENADE, PORTLAND, MAINE 04101

SHEET TITLE: CONSTRUCTION MANAGEMENT PLAN

CLIENT: ECK REALTY, LLC
24 WILDWOOD DRIVE
CAPE ELIZABETH, MAINE 04107

DATE:	5/5/2023
SCALE:	1" = 20'
JOB NO:	22-144
SHEET:	C-3.1

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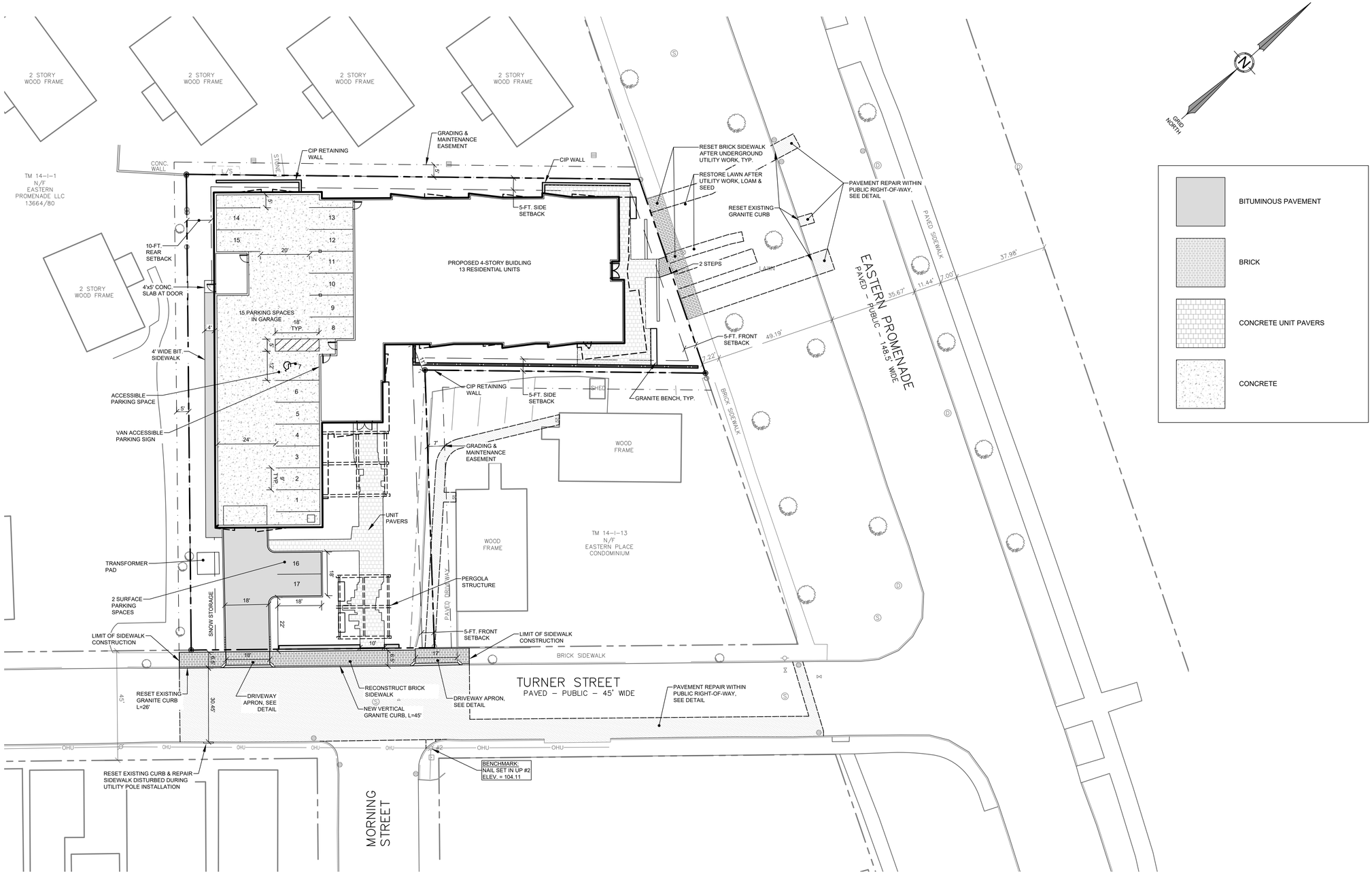

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13861
REGISTERED PROFESSIONAL ENGINEER

DATE: 5/7/2024
PE: MICHAEL TADEMA-WIELANDT

NO.	DATE	REVISIONS
5	5/7/2024	REVISED BASED ON UPDATED BUILDING PLANS
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PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: EASTERN PROM CONDOS
246 EASTERN PROMENADE, PORTLAND, MAINE 04101

SHEET TITLE: SITE LAYOUT PLAN

CLIENT: ECK REALTY, LLC
24 WILDWOOD DRIVE
CAPE ELIZABETH, MAINE 04107

DATE: 5/5/2023
SCALE: 1" = 20'
JOB NO: 22-144
SHEET: C-4.0

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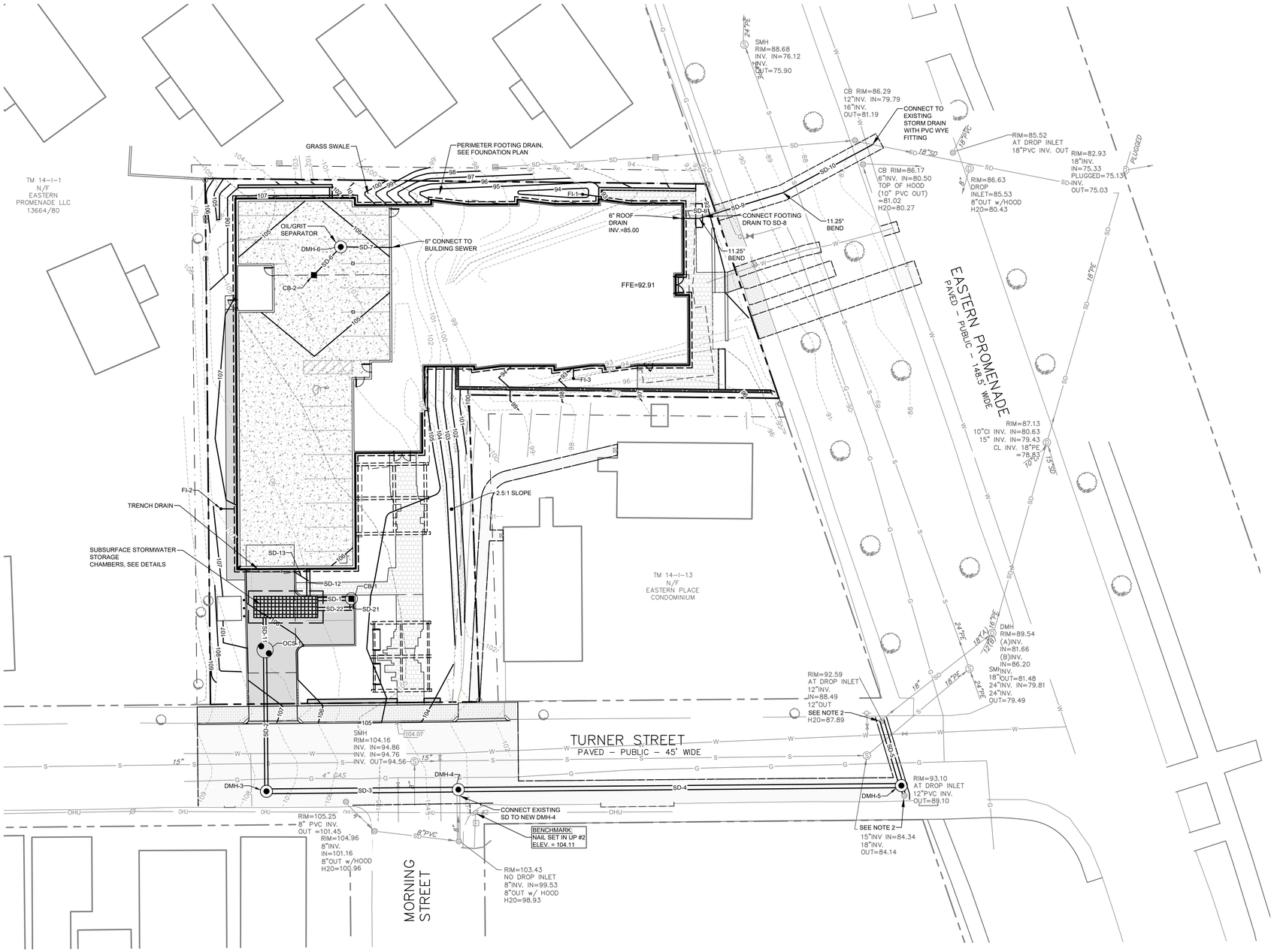

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:
CB-1	103.39		99.50 (SD-1) 100.50 (SD-21)
CB-2	104.55		100.19 (SD-6)
DMH-3	107.57	96.80 (SD-2)	96.70 (SD-3)
DMH-4	103.24	95.10 (SD-3) 95.10 (E-SD)	95.00 (SD-4)
DMH-5	92.00	81.67 (SD-4) 82.48 (ESD-1)	82.38 (SD-5)
DMH-6	104.67	99.91 (SD-6)	99.81 (SD-7)
FI-1	93.50		
FI-2	106.50		
FI-3	93.50		
OCS-1	106.81	98.10 (SD-11)	98.00 (SD-2)

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-1	12"	11'	2.35%
SD-2	12"	48'	2.51%
SD-3	18"	67'	2.38%
SD-4	18"	161'	8.29%
SD-5	18"	23'	3.63%
SD-6	6"	11'	2.52%
SD-7	6"	17'	2.00%
SD-8	6"	7'	0.00%
SD-9	6"	33'	2.51%
SD-10	6"	38'	1.57%
SD-11	12"	9'	1.68%
SD-12	12"	10'	4.86%
SD-13	6"	6'	2.60%

NOTES:
1. SEE SHEET C-5.1 FOR DETAILED SITE GRADING INFORMATION
2. FOR CATCH BASIN STRUCTURES WITHIN TURNER STREET THAT WILL BE IMPACTED BY THE PROPOSED STORM DRAIN INSTALLATION, THE CONTRACTOR AND CITY OF PORTLAND DPW SHALL ASSESS THE CONDITION OF EXISTING CATCH BASIN STRUCTURES IN THE FIELD TO DETERMINE IF REUSE IS ACCEPTABLE.

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13861
LICENSED PROFESSIONAL ENGINEER

DATE: 5/7/2024
PE: MICHAEL TADEMA-WIELANDT

NO.	DATE	REVISIONS
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PROJECT: EASTERN PROM CONDOS
246 EASTERN PROMENADE, PORTLAND, MAINE 04101

SHEET TITLE: GRADING AND DRAINAGE PLAN

CLIENT: ECK REALTY, LLC
24 WILDWOOD DRIVE
CAPE ELIZABETH, MAINE 04107

DATE: 5/5/2023
SCALE: 1" = 20'
JOB NO: 22-144
SHEET: C-5.0

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2:1 SLOPE WITH EROSION CONTROL BLANKET
GRASS SWALE
CONNECT FI-1 TO PERIMETER DRAIN
T.O.W.= 95.00
T.O.W.= 95.00
T.O.W.= 106.00
T.O.W.= 106.00
T.O.W.= 107.00
PERIMETER FOOTING DRAIN, SEE FOUNDATION PLAN
FI-1
93.00
93.02
95.00
92.60
92.71
SD-8
SD-9
SD-10
CB RIM=86.17
6"INV. IN=80.50
TOP OF HOOD
(10" PVC OUT)
=81.02
H20=80.27
11.25° BEND
RIM=86.63
DROP
INLET=85.53
8"OUT w/HOO
H20=80.43
6" ROOF DRAIN
INV.=85.00
CONNECT FOOTING DRAIN TO SD-8
11.25° BEND
OIL/GRIT SEPARATOR
DMH-6
SD-7
SD-6
6" CONNECT TO BUILDING SEWER
CB-2
92.88
92.83
91.33
91.73
5' LANDING
1% SLOPE
1%
92.91
92.86
92.77
92.27
92.23
91.73
91.23
FFE=92.91
92.67
92.75
92.91
92.82
92.55
92.30
95.00
T.O.W.
EASTERN PROMENADE
PAVED – PUBLIC – 148.5' WIDE
T.O.W.= 101.75
94.50
FI-3
105.30
105.20
105.28
105.20
105.20
105.20
105.20
FI-2
2.5:1 SLOPE
108.08
105.86
SD-13
TRENCH DRAIN
BUILDING ROOF DRAIN
105.35
12" X 6" WYE
INV = 99.50
SD-12
105.28 T.C.
104.70 B.C.
CB-1
106.44 T.C.
105.86 B.C.
106.44 T.C.
105.86 B.C.
106.50
SUBSURFACE STORMWATER STORAGE CHAMBERS, SEE DETAILS
SD-1
SD-22
SD-21
104.70
104.60
90° 12" ELBOW
105.82 T.C.
105.24 B.C.
104.81
104.91
6' DIA. OUTLET CONTROL STRUCTURE, SEE DETAIL
SD-11
OCS-1
107.00 T.C.
106.42 B.C.
107.36 T.C.
106.78 B.C.
106.75
107.20
106.63
5' TRANSITION FROM 1.5% CROSS SLOPE TO MATCH EXISTING SIDEWALK
109.27
107.78
MATCH EXIST.
MATCH EXIST.
109.18 T.C.
108.39 B.C.
MATCH EXIST. APPROX. 107.81
107.71
SD-2
106.56
MATCH EXIST. APPROX. 107.11
MATCH EXIST. APPROX. 106.40
MATCH EXIST. APPROX. 105.19
104.70
104.07
104.07
MATCH EXIST. APPROX. 102.85
103.25
103.18
102.19
102.12
5' TRANSITION FROM 1.5% CROSS SLOPE TO MATCH EXISTING SIDEWALK
MATCH EXIST.
MATCH EXIST. APPROX. 101.66
1.5% (2% MAX.) CROSS SLOPE ON ALL SIDEWALKS
TURNER STREET
PAVED – PUBLIC – 45' WIDE
SMH
RIM=104.16
15"
TM 14–I–13
N/F
EASTERN PLACE
CONDOMINIUM
GRID NORTH
NOTES:
SEE SHEET C-5.0 FOR OVERALL SITE GRADING AND STORM DRAIN INFORMATION
RIM=92.59
AT DROP INLET
12"INV.
IN=88.49
12"OUT
w/HOOD
H20=87.89
DMH
RIM=89.54
(A)INV.
IN=81.66
(B)INV.
IN=86.20
INV.
OUT=81.48
SMH RIM=90
18"INV. IN=8
24"INV. IN=7
24"INV.
OUT=79.49
18"PE
24"PE
12"PE
15"
RIM=93.84
15"INV IN=84.34
GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 INCH = 10 FT.

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13587
LICENSED PROFESSIONAL ENGINEER

DATE: 5/7/2024
PE: MICHAEL TADEMA-WIELANDT

NO.	DATE	REVISIONS
1	7/28/2023	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS
2	9/8/2023	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS
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5	5/7/2024	REVISED BASED ON UPDATED BUILDING PLANS

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PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
EASTERN PROM CONDOS
246 EASTERN PROMENADE, PORTLAND, MAINE 04101

SHEET TITLE:
DETAILED GRADING PLAN

CLIENT:
ECK REALTY, LLC
24 WILDWOOD DRIVE
CAPE ELIZABETH, MAINE 04107

DATE: 5/5/2023
SCALE: 1"=10'
JOB NO: 22-144
SHEET: C-5.1

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EROSION AND SEDIMENT CONTROL PLAN

PRE-CONSTRUCTION PHASE
A PERSON WHO CONDUCTS, OR CAUSES TO BE CONDUCTED, AN ACTIVITY THAT INVOLVES FILLING, DISPLACING OR EXPOSING SOIL OR OTHER EARTHEN MATERIALS SHALL TAKE MEASURES TO PREVENT UNREASONABLE EROSION OF SOIL OR SEDIMENT BEYOND THE PROJECT SITE OR INTO A PROTECTED NATURAL RESOURCE AS DEFINED IN 38 MRSA § 480-B. EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE THE ACTIVITY BEGINS. MEASURES MUST REMAIN IN PLACE AND FUNCTIONAL UNTIL THE SITE IS PERMANENTLY STABILIZED. ADEQUATE AND TIMELY TEMPORARY AND PERMANENT STABILIZATION MEASURES MUST BE TAKEN. THE SITE MUST BE MAINTAINED TO PREVENT UNREASONABLE EROSION AND SEDIMENTATION. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADIENT BUFFER AREAS TO THE EXTENT PRACTICABLE.

BMP CONSTRUCTION PHASE
A. SEDIMENT BARRIERS. PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE EDGE OF ANY DOWNGRADIENT DISTURBED AREA AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE PROPOSED DISTURBED AREA. MAINTAIN THE SEDIMENT BARRIERS UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.

B. CONSTRUCTION ENTRANCE: PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT THE INTERSECTION WITH THE PROPOSED ACCESS DRIVE AND THE EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

C. RIPRAP: SINCE RIPRAP IS USED WHERE EROSION POTENTIAL IS HIGH, CONSTRUCTION MUST BE SEQUENCED SO THAT THE RIPRAP IS PUT IN PLACE WITH THE MINIMUM DELAY. DISTURBANCE OF AREAS WHERE RIPRAP IS TO BE PLACED SHOULD BE UNDERTAKEN ONLY WHEN FINAL PREPARATION AND PLACEMENT OF THE RIPRAP CAN FOLLOW IMMEDIATELY BEHIND THE INITIAL DISTURBANCE. WHERE RIPRAP IS USED FOR OUTLET PROTECTION, THE RIPRAP SHOULD BE PLACED BEFORE OR IN CONJUNCTION WITH THE CONSTRUCTION OF THE PIPE OR CHANNEL SO THAT IT IS IN PLACE WHEN THE PIPE OR CHANNEL BEGINS TO OPERATE. MAINTAIN TEMPORARY RIPRAP, SUCH AS TEMPORARY CHECK DAMS UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.

D. TEMPORARY STABILIZATION. STABILIZE WITH TEMPORARY SEEDING, MULCH, OR OTHER NON-ERODABLE COVER ANY EXPOSED SOILS THAT WILL REMAIN UNWORKED FOR MORE THAN 14 DAYS EXCEPT, STABILIZE AREAS WITHIN 100 FEET OF A WETLAND OR WATERBODY WITHIN 7 DAYS OR PRIOR TO A PREDICTED STORM EVENT, WHICHEVER COMES FIRST. IF HAY OR STRAW MULCH IS USED, THE APPLICATION RATE MUST BE 2 BALES (70-90 POUNDS) PER 1000 SF OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE. HAY MULCH MUST BE KEPT MOIST OR ANCHORED TO PREVENT WIND BLOWING. AN EROSION CONTROL BLANKET OR MAT SHALL BE USED AT THE BASE OF GRASSED WATERWAYS, STEEP SLOPES (15% OR GREATER) AND ON ANY DISTURBED SOIL WITHIN 100 FEET OF LAKES, STREAMS AND WETLANDS. GRADING SHALL BE PLANNED SO AS TO MINIMIZE THE LENGTH OF TIME BETWEEN INITIAL SOIL EXPOSURE AND FINAL GRADING. ON LARGE PROJECTS THIS SHOULD BE ACCOMPLISHED BY PHASING THE OPERATION AND COMPLETING THE FIRST PHASE UP TO FINAL GRADING AND SEEDING BEFORE STARTING THE SECOND PHASE, AND SO ON.

E. VEGETATED WATERWAY. UPON FINAL GRADING, THE DISTURBED AREAS SHALL BE IMMEDIATELY SEEDED TO PERMANENT VEGETATION AND MULCHED AND WILL NOT BE USED AS OUTLETS UNTIL A DENSE, VIGOROUS VEGETATIVE COVER HAS BEEN OBTAINED. ONCE SOIL IS EXPOSED FOR WATERWAY CONSTRUCTION, IT SHOULD BE IMMEDIATELY SHAPED, GRADED AND STABILIZED. VEGETATED WATERWAYS NEED TO BE STABILIZED EARLY DURING THE GROWING SEASON (PRIOR TO SEPTEMBER 15). IF FINAL SEEDING OF WATERWAYS IS DELAYED PAST SEPTEMBER 15, EMERGENCY PROVISIONS SUCH AS SOD OR RIPRAP MAY BE REQUIRED TO STABILIZE THE CHANNEL. WATERWAYS SHOULD BE FULLY STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.

PERMANENT STABILIZATION DEFINED
A. SEEDED AREAS. FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS AN 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

B. SODDED AREAS. FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.

C. PERMANENT MULCH. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.

D. RIPRAP. FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP. STONE MUST BE SIZED APPROPRIATELY. IT IS RECOMMENDED THAT ANGULAR STONE BE USED.

E. AGRICULTURAL USE. FOR CONSTRUCTION PROJECTS ON LAND USED FOR AGRICULTURAL PURPOSES (E.G., PIPELINES ACROSS CROP LAND), PERMANENT STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO AGRICULTURAL USE.

F. PAVED AREAS. FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.

G. DITCHES, CHANNELS, AND SWALES. FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIPRAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN-CUTTING OF THE CHANNEL.

GENERAL CONSTRUCTION PHASE
THE FOLLOWING EROSION CONTROL MEASURES SHALL BE FOLLOWED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION OF THIS PROJECT:

A. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDED WITH RYE AT 3 POUNDS/1,000 SF AND MULCHED, AND REUSED AS REQUIRED. SILT FENCING SHALL BE PLACED DOWN GRADIENT FROM THE STOCKPILED LOAM. STOCKPILE TO BE LOCATED BY DESIGNATION OF THE OWNER AND INSPECTING ENGINEER.

B. THE INSPECTING ENGINEER AT HIS/HER DISCRETION, MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AND/OR SUPPLEMENTAL VEGETATIVE PROVISIONS TO MAINTAIN STABILITY OF EARTHWORKS AND FINISH GRADED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY SUPPLEMENTAL MEASURES AS DIRECTED BY THE INSPECTING ENGINEER. FAILURE TO COMPLY WITH THE ENGINEER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

C. EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISH SEEDED AREAS AS SPECIFIED ON THE DESIGN PLANS.

D. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE ADEQUATELY STABILIZED.

E. ALL EROSION, AND SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

F. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIALS.

G. AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF TOPSOIL.

H. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.

I. ALL FILLS SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.

J. EXCEPT FOR APPROVED LANDFILLS OR NON-STRUCTURAL FILLS, FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY LIFTS.

K. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILL SLOPES OR STRUCTURAL FILLS.

L. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.

M. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED APPROPRIATELY.

N. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.

O. REMOVE ANY TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.

PERMANENT VEGETATION
PERMANENT VEGETATIVE COVER SHOULD BE ESTABLISHED ON DISTURBED AREAS WHERE PERMANENT, LONG LIVED VEGETATIVE COVER IS NEEDED TO STABILIZE THE SOIL, TO REDUCE DAMAGES FROM SEDIMENT AND RUNOFF, AND TO ENHANCE THE ENVIRONMENT.

SEEDBED PREPARATION
A. GRADE AS FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.

B. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY THE UNIVERSITY OF MAINE SOIL TESTING LABORATORY. SOIL SAMPLE MAILERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 (N-P2O5-K2O) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQ. FT).

C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.D. REMOVE FROM THE SURFACE ALL STONES 2 INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.

E. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED; THE AREA MUST BE TILLED AND FIRMED AS ABOVE.

F. PERMANENT SEEDING SHOULD BE MADE 45 DAYS PRIOR TO THE FIRST KILLING FROST OR AS A DORMANT SEEDING WITH MULCH AFTER THE FIRST KILLING FROST AND BEFORE SNOWFALL. WHEN CROWN VETCH IS SEEDED IN LATER SUMMER, AT LEAST 35% OF THE SEED SHOULD BE HARD SEED (UNSCARIFIED). IF SEEDING CANNOT BE DONE WITHIN THE SEEDING DATES, MULCH ACCORDING TO THE TEMPORARY MULCHING BMP AND OVERWINTER STABILIZATION AND CONSTRUCTION TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

G. FOLLOWING SEED BED PREPARTATION, SWALE AREAS, FILL AREAS AND BACK SLOPES SHALL BE SEEDED AT A RATE OF 3 LBS./1,000 S.F. WITH A MIXTURE OF 35% CREEPING RED H. FESCUE, 6% RED TOP, 24% KENTUCKY BLUEGRASS, 10% PERENNIAL RYEGRASS, 20% ANNUAL RYEGRASS AND 5% WHITE DUTCH CLOVER.

I. AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING.

J. AREAS WHICH CANNOT BE SEEDED WITHIN THE GROWING SEASON SHALL BE MULCHED FOR OVER-WINTER PROTECTION AND THE AREA SHOULD BE SEEDED AT THE BEGINNING OF THE GROWING SEASON.

WINTER CONSTRUCTION PHASE
IF AN AREA IS NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES BY NOVEMBER 15, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES.

A. PERMANENT STABILIZATION CONSISTS OF AT LEAST 90% VEGETATION, PAVEMENT/GRAVEL BASE OR RIPRAP.

B. DO NOT EXPOSE SLOPES OR LEAVE SLOPES EXPOSED OVER THE WINTER OR FOR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY PROTECTED WITH MULCH.

C. APPLY HAY MULCH AT TWICE THE STANDARD RATE (150 LBS. PER 1,000 SF). THE MULCH MUST BE THICK ENOUGH SUCH THAT THE GROUND SURFACE WILL NOT BE VISIBLE AND MUST BE ANCHORED.

D. USE MULCH AND MULCH NETTING OR AN EROSION CONTROL MULCH BLANKET OR ALL SLOPES GREATER THAN 8 % OR OTHER AREAS EXPOSED TO DIRECT WIND.

E. INSTALL AN EROSION CONTROL BLANKET IN ALL DRAINAGEWAYS (BOTTOM AND SIDES) WITH A SLOPE GREATER THAN 3 %.

F. SEE THE VEGETATION MEASURES FOR MORE INFORMATION ON SEEDING DATES AND TYPES.

G. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SO THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.

H. AN AREA WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIER.

I. TEMPORARY MULCH MUST BE APPLIED WITHIN 7 DAYS OF SOIL EXPOSURE OR PRIOR TO ANY STORM EVENT, BUT AFTER EVERY WORKDAY IN AREAS WITHIN 100 FEET FROM A PROTECTED NATURAL RESOURCE.

J. AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE PERMANENTLY MULCHED THAT SAME DAY.

K. IF SNOWFALL IS GREATER THAN 1 INCH (FRESH OR CUMULATIVE), THE SNOW SHALL BE REMOVED FROM THE AREAS DUE TO BE SEEDED AND MULCHED.

L. LOAM SHALL BE FREE OF FROZEN CLUMPS BEFORE IT IS APPLIED.

M. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE DEPARTMENT.

MAINTENANCE AND INSPECTION PHASE
A. MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE APPLICANT WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE

B. A LOG (REPORT) MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE: BMPS THAT NEED TO BE MAINTAINED; LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION; AND LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED THAT DID NOT EXIST AT THE TIME OF INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.

DEWATERING
A DEWATERING PLAN IS NEEDED TO ADDRESS EXCAVATION DE-WATERING FOLLOWING HEAVY RAINFALL EVENTS OR WHERE THE EXCAVATION MAY INTERCEPT THE GROUNDWATER TABLE DURING CONSTRUCTION. THE COLLECTED WATER NEEDS TREATMENT AND A DISCHARGE POINT THAT WILL NOT CAUSE DOWNGRADIENT EROSION AND OFFSITE SEDIMENTATION OR WITHIN A RESOURCE. PLEASE FOLLOW THE DETAILS OF SUCH A PLAN.

HOUSEKEEPING

1. SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

   NOTE: ANY SPILL OR RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE DEPARTMENT. FOR OIL SPILLS, CALL 1-800-482-0777 WHICH IS AVAILABLE 24 HOURS A DAY. FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL, CALL 1-800-452-4664 WHICH IS AVAILABLE 24 HOURS A DAY. FOR MORE INFORMATION, VISIT THE DEPARTMENT'S WEBSITE AT : HTTP://WWW.MAINE.GOV/DEP/SPILLS/EMERGSPILLRESP/

2. GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.

3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

4. DEBRIS AND OTHER MATERIALS. MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

   NOTE: TO PREVENT THESE MATERIALS FROM BECOMING A SOURCE OF POLLUTANTS, CONSTRUCTION AND POST-CONSTRUCTION ACTIVITIES RELATED TO A PROJECT MAY BE REQUIRED TO COMPLY WITH APPLICABLE PROVISION OF RULES RELATED TO SOLID, UNIVERSAL, AND HAZARDOUS WASTE, INCLUDING, BUT NOT LIMITED TO, THE MAINE SOLID WASTE AND HAZARDOUS WASTE MANAGEMENT RULES; MAINE HAZARDOUS WASTE MANAGEMENT RULES; MAINE OIL CONVEYANCE AND STORAGE RULES; AND MAINE PESTICIDE REQUIREMENTS.

5. EXCAVATION DE-WATERING. EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE POONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE ENGINEER AND OWNER.

   NOTE: DEWATERING CONTROLS ARE DISCUSSED IN THE "MAINE EROSION AND SEDIMENT CONTROL BMPS, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION."

6. AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:

   (a) DISCHARGES FROM FIREFIGHTING ACTIVITY;

   (b) FIRE HYDRANT FLUSHINGS;

   (c) VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);

   (d) DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND SECTION 3 ABOVE;

   (e) ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;

   (f) PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;

   (g) UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;

   (h) UNCONTAMINATED GROUNDWATER OR SPRING WATER;

   (i) FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;

   (j) UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN SECTION 5 ABOVE);

   (k) POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND

   (l) LANDSCAPE IRRIGATION.

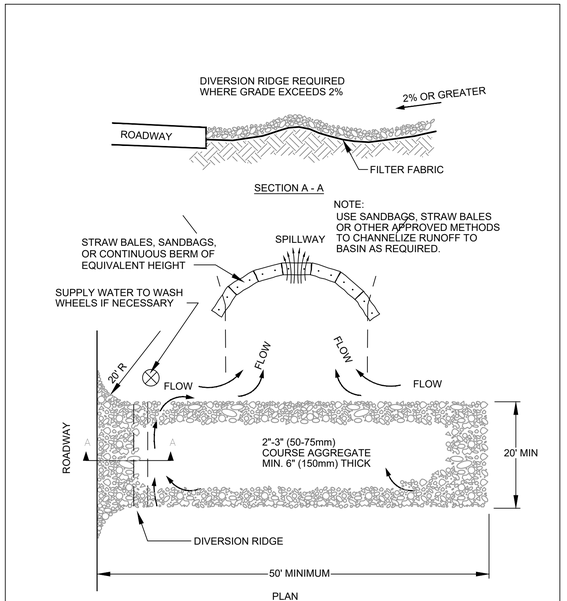
7. UNAUTHORIZED NON-STORMWATER DISCHARGES . THE FOLLOWING NON-STORMWATER DISCHARGES ARE PROHIBITED:

   (a) WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;

   (b) FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;

   (c) SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND

   (d) TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

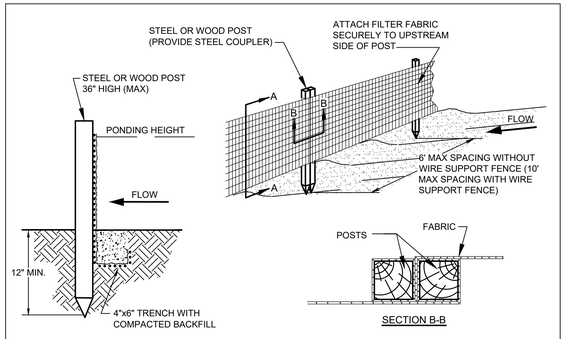


NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.

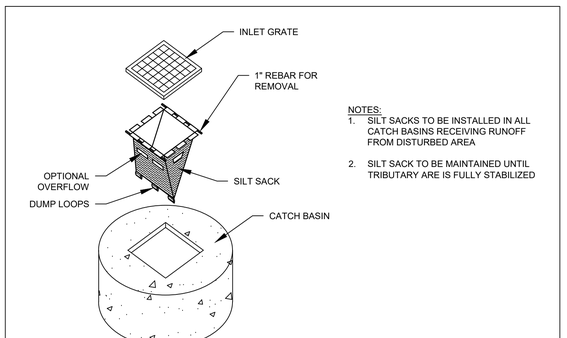
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



SILT FENCE
NOT TO SCALE



NOTES:
1. SILT SACKS TO BE INSTALLED IN ALL CATCH BASINS RECEIVING RUNOFF FROM DISTURBED AREA
2. SILT SACK TO BE MAINTAINED UNTIL TRIBUTARY ARE IS FULLY STABILIZED

SILT SACK DETAIL
NOT TO SCALE

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13267
LICENSED PROFESSIONAL ENGINEER
Michael E Wielandt

DATE: 5/5/2023
PE: MICHAEL TADEMA-WIELANDT

NO.	DATE	REVISIONS

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TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: EASTERN PROM CONDOS
246 EASTERN PROMENADE, PORTLAND, MAINE 04101
SHEET TITLE: EROSION CONTROL NOTES AND DETAILS
CLIENT: ECK REALTY, LLC
24 WILDWOOD DRIVE
CAPE ELIZABETH, MAINE 04107

DATE: 5/5/2023
SCALE: N.T.S
JOB NO: 22-144
SHEET: C-5.2

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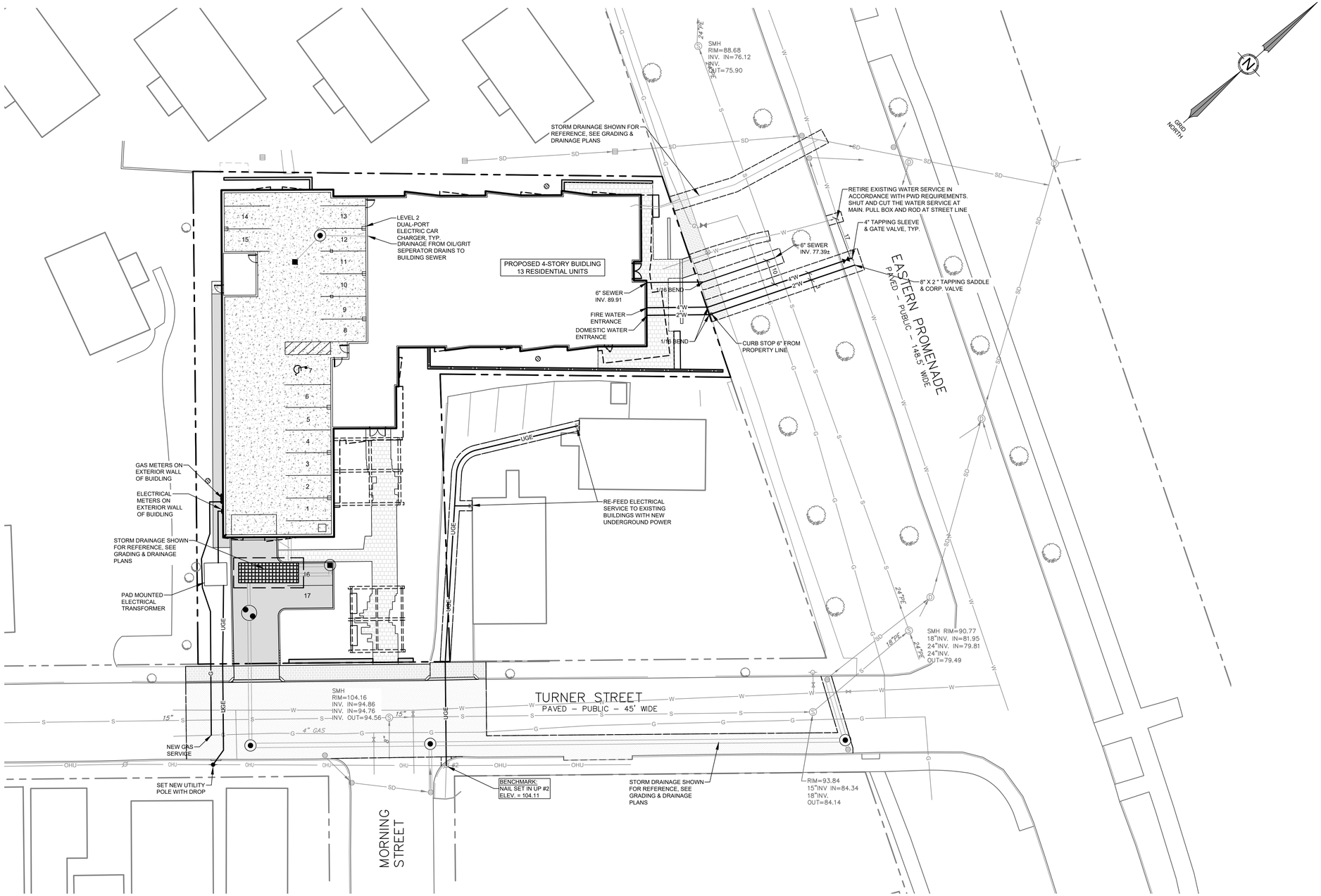

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13861
REGISTERED PROFESSIONAL ENGINEER

DATE: 5/7/2024
PE: MICHAEL TADEMA-WIELANDT

NO.	DATE	REVISIONS
5	5/7/2024	REVISED BASED ON UPDATED BUILDING PLANS
4	3/18/2024	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS
3	2/20/2024	REVISED BASED ON UPDATED BUILDING PLANS
2	9/8/2023	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS
1	7/28/2023	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PHONE:
(207) 926-5111

WEB SITE:
www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC

Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
EASTERN PROM CONDOS
246 EASTERN PROMENADE, PORTLAND, MAINE 04101

SHEET TITLE:
SITE UTILITY PLAN

CLIENT:
ECK REALTY, LLC
24 WILDWOOD DRIVE
CAPE ELIZABETH, MAINE 04107

DATE: 5/5/2023
SCALE: 1" = 20'
JOB NO: 22-144
SHEET: C-6.0

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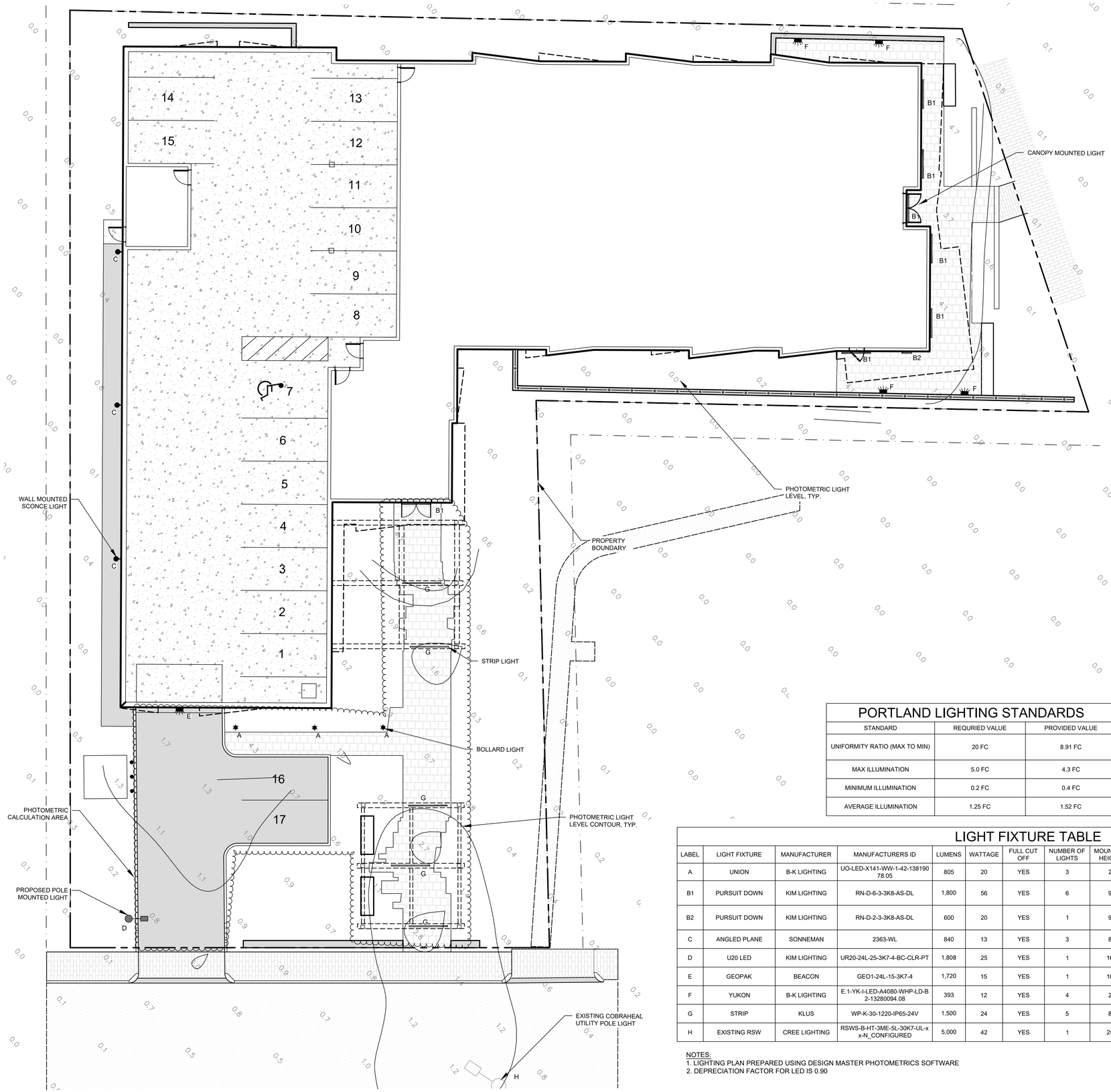

KIM LIGHTING®

RND
LINEAR MOUNT

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

PURSUIT DOWN

FEATURES

- 2', 3', 4', 6' & 8' Housing Lengths
- Sections can be joined for runs up to 150' with seamless lens
- IP66 Rated
- Symmetric, Asymmetric, Wall Graze & Wall Wash Distributions
- "L", "T" & "X" Illuminated connectors for custom shapes
- Output up to 1,500 lm/ft
- Surface, fixed arm, adjustable arm, pendant, wall & mullion mounting options

c UL us LISTED | IK08 | IP66

CONTROL TECHNOLOGY

NX LIGHTING CONTROLS

SPECIFICATIONS

CONSTRUCTION
- The housing endcaps are die-cast while the rest of the housing is extrusion AL6063-T5
- Standard configurations have an extrusion acrylic lens, clear or diffused. No glass lens
- Luminaire finish consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish

OPTICS
- LEDs are mounted to a FR4 printed circuit board assembly
- Optical lenses is clear extruded PMMA acrylic
- Optical array is recessed in order to shield each LED optic across the length of the aperture
- The luminaire is IP66 rated
- Secondary external lens is 1/16" diffuse acrylic

INSTALLATION
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL
- Luminaires will have integral surge protection that shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372 J
- Integral battery backup provides emergency path of egress lighting for the required 90 minutes for 0°C to 40°C ambient temperature, excluding 2' fixture

CONTROLS
- Button photo control for dusk to dawn energy savings
- Photocell is factory installed in accessory housing. For multiple/continuous row applications, one fixture is supplied with a photocell to operate multiple luminaires
- 0-10V dimming leads available for use with control devices provided by others
- Dimming Occupancy Sensor-SCP

NX LIGHTING CONTROLS
- NX Lighting Controls platform utilizes a Distributed Network Architecture (DNA) that connects intelligent devices including luminaires, controllers, panels, occupancy sensors, photocells, wall switches and dimmers, creating a system with an unmatched level of reliability, scalability and simplicity
- Photocell adapter includes an internal twist lock receptacle. Photocell by others

CERTIFICATIONS
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and -25°C to 40°C ambient temperature
- IP66 Rated
- IP68 Rated Connector Cables
- RoHS Compliant
- ANSI C136.31-2010 Vibration tested and compliant 1.5G

CERTIFICATIONS (CONTINUED)
- IEC 66262 Mechanical Impact Code IK08

WARRANTY
- 5 year warranty

KEY DATA	
Lumen Range	823-14,232
Wattage Range	13-163
Efficacy Range (LPW)	50-115
Life (Hours)	NA
Input Current Range (mA)	320-2,000 mA
EPA	0.74-2.93

Current

currentlighting.com/kimlighting

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Page 1 of 16
Rev 08/11/23
kl_rnd_spec

PORTLAND LIGHTING STANDARDS

STANDARD	REQURIED VALUE	PROVIDED VALUE
UNIFORMITY RATIO (MAX TO MIN)	20 FC	8.91 FC
MAX ILLUMINATION	5.0 FC	4.3 FC
MINIMUM ILLUMINATION	0.2 FC	0.4 FC
AVERAGE ILLUMINATION	1.25 FC	1.52 FC

LIGHT FIXTURE TABLE

LABEL	LIGHT FIXTURE	MANUFACTURER	MANUFACTURERS ID	LUMENS	WATTAGE	FULL CUT OFF	NUMBER OF LIGHTS	MOUNTING HEIGHT	MOUNTING LOCATION	TIMING DEVICE	PROPOSED HOURS	PROPERTY LINE OFFSET
A	UNION	B-K LIGHTING	UO-LED-X141-WW-1-42-13819078.05	805	20	YES	3	2'	BOLLARD	TIMER	DUSK TO DAWN	33'
B1	PURSUIT DOWN	KIM LIGHTING	RN-D-6-3-3K8-AS-DL	1,800	56	YES	6	9'	CANOPY	TIMER	DUSK TO DAWN	10'
B2	PURSUIT DOWN	KIM LIGHTING	RN-D-2-3-3K8-AS-DL	600	20	YES	1	9'	CANOPY	TIMER	DUSK TO DAWN	10'
C	ANGLED PLANE	SONNEMAN	2363-WL	840	13	YES	3	8'	WALL	TIMER	DUSK TO DAWN	19'
D	U20 LED	KIM LIGHTING	UR20-24L-25-3K7-4-BC-CLR-PT	1,808	25	YES	1	16'	POLE	PHOTOCELL	DUSK TO DAWN	4'
E	GEOPAK	BEACON	GEO1-24L-15-3K7-4	1,720	15	YES	1	10'	WALL	TIMER	DUSK TO DAWN	49'
F	YUKON	B-K LIGHTING	E.1-YK-I-LED-A4080-WHP-LD-B 2-13280094.08	393	12	YES	4	2'	WALL	TIMER	DUSK TO DAWN	2'
G	STRIP	KLUS	WP-K-30-1220-IP65-24V	1,500	24	YES	5	8'	CANOPY	TIMER	DUSK TO DAWN	5'
H	EXISTING RSW	CREE LIGHTING	RSWS-B-HT-3ME-5L-30K7-UL-x x-N_CONFIGURED	5,000	42	YES	1	25'	POLE	N/A	N/A	N/A

NOTES:
1. LIGHTING PLAN PREPARED USING DESIGN MASTER PHOTOMETRICS SOFTWARE
2. DEPRECIATION FACTOR FOR LED IS 0.90

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 INCH = 10 FT.

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 10001
LICENSED PROFESSIONAL ENGINEER

DATE: 5/7/2024
PE: MICHAEL TADEMA-WIELANDT

NO.	DATE	REVISIONS
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TERRADYN CONSULTANTS, LLC
CWI Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: EASTERN PROM CONDOS
246 EASTERN PROMENADE, PORTLAND, MAINE 04101
SHEET TITLE: PHOTOMETRIC PLAN
CLIENT: ECK REALTY, LLC
24 WILDWOOD DRIVE
CAPE ELIZABETH, MAINE 04107

DATE: 5/5/2023
SCALE: 1" = 10'
JOB NO: 22-144
SHEET: C-7.0

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Bollard · Directed light

BEGA

Application
Bollard luminaire with indirect light distribution. The light is directed onto the top reflector and then redirected downward onto the illuminated surface. These luminaires are ideal where glare-free illumination is required. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

Materials
Borosilicate glass
Die-cast aluminum
Extruded aluminum
Mechanically captive stainless steel fasteners
High temperature silicone gasket
Galvanized steel anchorage
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 13.2 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	19.2 W
System wattage	22.0 W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 90
Luminaire lumens	549 lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ RAL:
☐ Bronze (BRZ)
☐ White (WHT)
☐ CUS:

Type:
BEGA Product:
Project:
Modified:

Available options
☐ CUS Custom finish
☐ FSC Fusing
☐ MGU Marine grade undercoat
☐ RAL RAL finish

Included (available for pre-shipment)
☐ B79817 Anchorage kit

Bollard · Directed light

	LED	A	B	C
B77586	19.2 W	10 1/4	23 1/4	5 1/2

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us .com
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Updated 01/16/24

KIM LIGHTING

UR20 - Post Top

ARCHITECTURAL AREA/SITE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

ouro

Ouro Post Top

FEATURES

- 20" size in single/dual arm post top, pole and wall mount
- High performance optics up to 16,874 delivered lumens
- Elegant form factor
- Diffusion lens option
- UL/cUL listed for wet locations, IP66 and 4G/1.5G vibration rated

3000K and warmer CCTs only

Top-Of-Pole Specifications

CONTROL TECHNOLOGY

LIGHTING CONTROLS wiSCAPE

RELATED PRODUCTS

Ouro Small Arm Mount | Ouro Large Post Top | Ouro Large Arm Mount

SPECIFICATIONS

CONSTRUCTION
- Low copper aluminum alloy die-casting is designed as one-piece.
- Molded silicone gasket throughout insures the sealing between the two compartments and provides ingress protection.
- All external fasteners are stainless steel.
- Cover is secured to Lens frame by the latch and hinge.

OPTICS
- LEDs mount to a metal printed circuit board assembly (MCPCB).
- Optical lenses are clear injection molded PMMA acrylic.
- Optional Backlight Control on each LED module to completely control unwanted backlight.
- Optional fixture finish optical surfaces will not exceed BUG ratings of the standard white finish.

LENS
- Standard lens (CLR) IK08
- Clear Polycarbonate Lens (CP) IK10

INSTALLATION
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

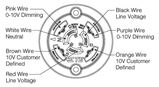
ELECTRICAL
- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Surge protection: 10,000k in parallel, 20,000k in series
- Wiring: No. 18AWM rated 105°C, wet rating.

CONTROLS
7PR
- Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.

Standard customer operation modes:
- Traditional on/off photoelectric control.
- 5-pin wireless photoelectric control for added dimming feature.
- 7-pin wireless photoelectric control for for dimming and additional I/O connections for customer use.

7-Pin receptacle placement

KEY DATA	
Lumen Range	2694 – 16874
Wattage Range	25 – 150
Efficacy Range (LPW)	95 – 133
Reported Life (Hours)	L70/>60,000
Weight	35 lbs – 15.8 Kg
EPA	0.608



*Clear Polycarbonate Lens (CP) IK10, Standard lens (CLR) IK08, Consult factory for details

(Specifications continued on page 3)

Current

currentlighting.com/kimlighting

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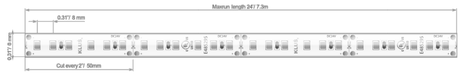
KLUŚ Inspiring Solutions

WP-K-1220-IP65-24V
FLEXIBLE LED STRIP DATA SHEET

- UL Listed
- CRI 90+
- 3-Step MacAdam's ellipse, single binning



TECHNICAL DATA

Model	IP protection	Power consumption	Color temperature	Lumen output	Diode QTY per foot	Input voltage	Beam Angle	Max run length	LED width
WP-K-22-1220-IP65-24V	IP 65 (gel coated)	3 W/ft	2200 K	155 lm/ft	38 pcs/ft	24 V	120 °	16'4"	8 mm
WP-K-25-1220-IP65-24V	IP 65 (gel coated)	3 W/ft	2500 K	186 lm/ft	38 pcs/ft	24 V	120 °	16'4"	8 mm
WP-K-27-1220-IP65-24V	IP 65 (gel coated)	3 W/ft	2700 K	189 lm/ft	38 pcs/ft	24 V	120 °	16'4"	8 mm
WP-K-30-1220-IP65-24V	IP 65 (gel coated)	3 W/ft	3000 K	197 lm/ft	38 pcs/ft	24 V	120 °	16'4"	8 mm
WP-K-35-1220-IP65-24V	IP 65 (gel coated)	3 W/ft	3500 K	204 lm/ft	38 pcs/ft	24 V	120 °	16'4"	8 mm
WP-K-40-1220-IP65-24V	IP 65 (gel coated)	3 W/ft	4000 K	212 lm/ft	38 pcs/ft	24 V	120 °	16'4"	8 mm
WP-K-50-1220-IP65-24V	IP 65 (gel coated)	3 W/ft	5000 K	209 lm/ft	38 pcs/ft	24 V	120 °	16'4"	8 mm

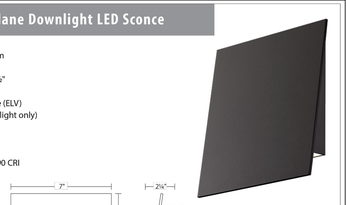
2363 Angled LED Plane Downlight LED Sconce

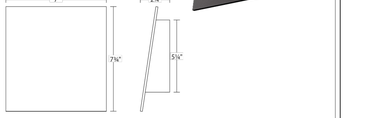
Dimensions:
Height: 7 ¾"
Width: 7"

Description:
Shade: Aluminum
Extension: 2 ¼"
Wall Plate: 5 ¼" x 5 ½"
Dimmable by
Electronic Low Voltage (ELV)
WET LOCATION (downlight only)

Lamping Options:
LED: 13w, 840 Lumens
Warm White (3000K), 90 CRI
120VAC Input
w/12VAC Transformer

Available Finishes:
Textured Bronze
2363.72-WL
Textured Gray
2363.74-WL
Textured White
2363.98-WL





ADA

SONNEMAN A WAY OF LIGHT

YUKON LED (INDIRECT)

IP66 RATED

DATE: PROJECT: TYPE: E.1

CATALOG NUMBER LOGIC:

Housing may be shipped ahead upon request.

*Yields up to 60% loss in output

**120V only

CATALOG NUMBER LOGIC
Example: YK - I - LED - A2790 - BLP - SD - B1 - BLW - 010 - MT

MATERIAL
(Blank) - Aluminum B - Brass S - Stainless Steel

SERIES
YK - Yukon Commercial Steplight

STYLE
I - Indirect

SOURCE
LED - Linear Array

LED TYPE
A2780 - 12W/2700K/80CRI A2790 - 12W/2700K/90CRI
A3080 - 12W/3000K/80CRI A3090 - 12W/3000K/90CRI
A3580 - 12W/3500K/80CRI A3590 - 12W/3500K/90CRI
A4080 - 12W/4000K/80CRI A4090 - 12W/4000K/90CRI

FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)

FACEPLATE
SD - Standard LD - Louvered VR - Visor

BACKPLATE
B1 - Stepped (For use with SD and VR Faceplate)
B2 - Curved (For use with SD and LD Faceplate)

BACKPLATE FINISH
(Blank) - Backplate finish matches faceplate finish
BLW* - Black Wrinkle finish for glare reduction

CONTROL TYPE
ELV - 12W Dimming Driver (For use with Electronic Low Voltage Dimmer)**
INC - 12W Dimming Driver (For use with Incandescent Dimmer)**
010 - 12W Dimming Driver (For use with 0-10 Dimmer)

INPUT VOLTAGE
MT - 120-277 VAC

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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02/27/2023 SKU-1342
SUB-2820-00

RSW Series

RSW™ LED Street Luminaire – Small, Medium, Large & Extra Large

Rev. Date: VB 09/02/2022

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

Product Description

The RSW Series, utilizing WaveMax® Technology, will transform the way utilities and municipalities light their residential streets, interchanges, and expressways. With the first viable LED streetlight at warm CCT, the RSW Series delivers up to 144 LPW, enhanced visual comfort with reduced glare and high color contrast leading to improved overall illumination using less energy. The RSW Series provides warm, inviting dark sky friendly lighting that makes good economic sense.
Applications: Residential roads, collector roads, multi-lane freeways, express ways, major roads, parking lots, and general area spaces

Performance Summary

WaveMax® Technology

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 3,000 - 32,000

Efficacy: Up to 144 LPW

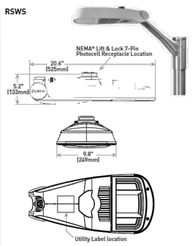
CRI: Minimum 70 CRI (3000K, 4000K & 5000K); 80 CRI (2700K, 3000K & 4000K; 3L/5L/9L lumen packages only)

CCT: 2700K, 3000K, 4000K, 5000K

Limited Warranty*: 10 years on luminaire; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

* See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

RSWS



Luminaire	Weight*
RSWS	9.4 lbs. (4.3kg)

* RSW-BLSS, RSW-CLSS, or RSW-FLSS Accessories: add 8.4 lbs. (0.2kg)

RSWM/RSWL/RSWX Luminaire – See page 14 for photos & dimensions

Ordering Information

Example: RSWS-B-HT-2ME-3L-27K8-UL-GY-N

Luminaire

RSW	B	HT							N	
Family Size	Series	Mounting*	Optic	Lumen Package***	CCT/CRI	Voltage	Color Options	Utility Label/Receptacle	Options
RSW **S** Small **M** Medium **L** Large **X** Extra Large	**B**	**HT** Horizontal Tenon	**2LG**** Type II Long **2ME**** Type II Medium **3ME**** Type III Medium	**Small 3L** 3,000 Lumens **5L** 5,000 Lumens **7L** 7,000 Lumens **Medium 9L** 9,000 Lumens **Large 12L** 14,000 Lumens **Extra Large 24L** 24,000 Lumens **32L** 32,000 Lumens	**27K8** 2700K, 80 CRI - Available only with 3L, 5L, or 9L lumen packages **30K7** 3000K, 70 CRI **30K8** 3000K, 80 CRI - Available only with 3L, 5L, or 9L lumen packages **40K7** 4000K, 70CRI **40K8** 4000K, 80 CRI - Available only with 3L, 5L, or 9L lumen packages **50K7** 5000K, 70CRI	**UL** Universal 120-277V **UH** Universal 347-480V - Available only with medium, large or extra large lumen packages	**BK** Black **BZ** Bronze **GY** Grey	**N Utility Label and NEMA® Lift & Lock 7-Pin Photocell Receptacle** - External utility label per ANSI C136.15-2020 - 7-pin receptacle per ANSI C136.41 - Factory connected 0-10V dim leads - Requires photocell or shorting cap by others	**4BLT Four Bolt Mounting** - Mounts to 1.25" [32mm] IP, 1.66" [42mm] O.D. or 2" [51mm] IP, 2.375" [60mm] O.D. horizontal tenon - Available only with large or extra large lumen packages **20KV 20kV/10kA Surge Suppression** - Replaces standard 10kV/10kA surge protection **PP Pallet Packaging** - Available only with small and medium luminaires - Multiple luminaires (up to 26 maximum per pallet for small, up to 22 maximum per pallet for medium **DY/GR/GT/G4/G5/G6/G4J/G3/G2/G1 Field Adjustable Lumen Output** - Must select G4, G3, G2, or G1 for small lumen package - Must select GR, G7, G6, G5, G4, G3, G2, or G1 for medium lumen package - Must select GY, GR, G7, G6, G5, G4, G3, G2, or G1 for large or extra large lumen packages - Offers full-range lumen adjustability - Includes wattage label for setting selected - Refer to pages 7-13 for power and lumen values - Luminaire may also be dimmed through 7-Pin receptacle with use of dimming control by others **SS Stainless Steel Bolts XR/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output** - Must select X3, X2, or X1 for small lumen packages - Must select X7, X6, X5, X4, X3, X2, or X1 for medium lumen package - Must select X8, X7, X6, X5, X4, X3, X2, or X1 for large or extra large lumen packages - Lumen output is permanently locked to the setting selected - Includes wattage label for setting selected - Refer to pages 7-13 for power and lumen values - Dimming is only available through 7-Pin receptacle with use of dimming control by others

* Reference EPA and pole configuration suitability data on page 4
** Available with Backlight Shield when ordered with field-installed accessory (see table on page 2)
*** Lumen Package codes identify approximate light output only. Actual lumen output levels vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

BEACON design. performance. technology

GEOPAK SERIES 1

SIZE 1 - TRP1/QSP1/RD1

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

FEATURES

- GeoPak Series consists of three compact Geometric wall-pack shapes in four popular finishes
- 24 mid-power LEDs create 3115 lumens in AC and 1628 lumens in emergency mode
- Environmentally friendly, long-life Lithium Iron Phosphate battery
- Standard Battery Temperature Range: 0°C to 40°C, Optional Heater: -30°C to 40°C
- Zero uplight distributions

SPECIFICATIONS

CONSTRUCTION
- Housing is made from die-cast aluminum with a hinged back-plate for ease of installation and maintenance
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating.
- Wet Location Listed to UL924 and UL1598 Standard

OPTICS
- 24 mid power LEDs delivering up to 3,000 lumens
- Up to 118 lumens per watt
- Type III and IV distributions for a wide variety of applications
- Zero uplight (UO), dark sky, neighbor friendly

INSTALLATION
- Universal plate for mounting to standard 3 1/2" and 4" square electrical boxes. All connections are made from connections at the rear of the unit
- Optional back-box accessory available for surface conduit application.

ELECTRICAL
- 120-277 and 347-480V operation, 50/60Hz
- 0-10V dimming driver standard. Dimming leads are extended from the product.
- 10kA surge protector
- Photocell and occupancy sensor options available for complete on/off and dimming control
- Intergral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Includes a long-life Lithium Iron Phosphate battery with optional battery heater for cold temperature application
- Ambient operating temperature -40°C to 40°C
- Button photocontrol is suitable for 120-277V operation
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.

CERTIFICATIONS
- Drivers IP66 and RoHS compliant
- Listed to UL1598 and CSAC22.2#250.0-24 for wet location

WARRANTY
- 5 year warranty

KEY DATA	
Lumen Range	1720-2896
Wattage Range	15-25
Efficacy Range (LPW)	107-131
Weights lbs. (kg)	10.5–11.5 (4.8–5.2)

Current

currentlighting.com/beacon

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STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13067
LICENSED PROFESSIONAL ENGINEER

DATE: 5/7/2024
PE: MICHAEL TADEMA-WIELANDT

NO.	DATE	REVISIONS
1	7/28/2023	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS
2	9/8/2023	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS
3	2/20/2024	REVISED BASED ON UPDATED BUILDING PLANS
4	3/18/2024	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS
5	5/7/2024	REVISED BASED ON UPDATED BUILDING PLANS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
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TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: EASTERN PROM CONDOS
246 EASTERN PROMENADE, PORTLAND, MAINE 04101

SHEET TITLE: SITE LIGHTING FIXTURES

CLIENT: ECK REALTY, LLC
24 WILLOWOOD DRIVE
CAPE ELIZABETH, MAINE 04107

DATE: 5/5/2023
SCALE:
JOB NO: 22-144
SHEET: C-7.1

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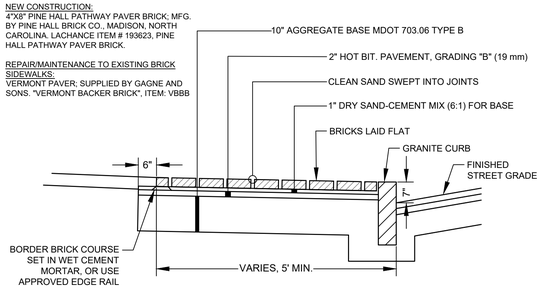
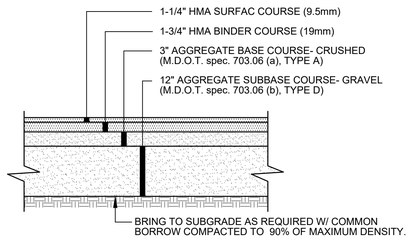
BRICKS TO BE USED:

NEW CONSTRUCTION:
4"X8" PINE HALL PATHWAY PAVER BRICK; MFG. BY PINE HALL BRICK CO., MADISON, NORTH CAROLINA. LACHANCE ITEM # 193623, PINE HALL PATHWAY PAVER BRICK.

REPAIR/MAINTENANCE TO EXISTING BRICK SIDEWALKS:
VERMONT PAVER; SUPPLIED BY GAGNE AND SONS. "VERMONT BACKER BRICK", ITEM: VBBB

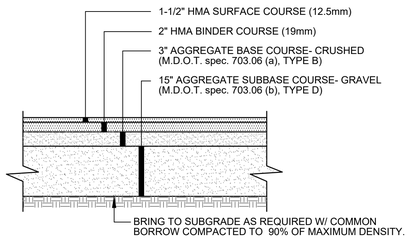


BRICK WALKWAY & GRANITE CURB
NOT TO SCALE



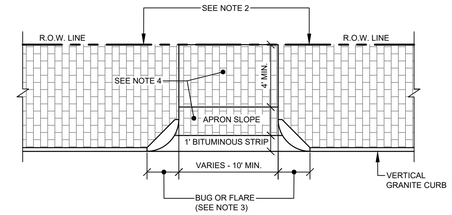
NOTES:
1. MDOT TYPE D AGGREGATE GRADATION SHALL BE MODIFIED FOR A MAXIMUM 4" STONE AND LIMIT #200 SIEVE TO 5% PASSING.

TYP. ONSITE PAVEMENT SECTION
NOT TO SCALE

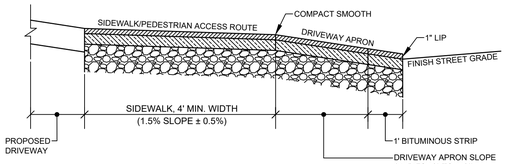


NOTES:
1. FOR USE ON LOCAL STREETS WITHIN THE CITY OF PORTLAND

TYP. SECTION - PAVEMENT REPAIR IN CITY RIGHT OF WAY
NOT TO SCALE



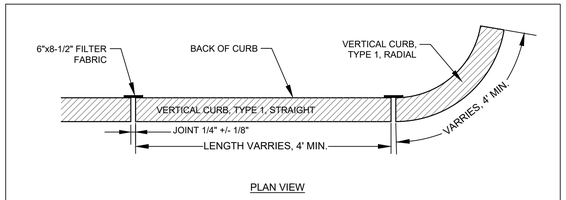
PLAN VIEW



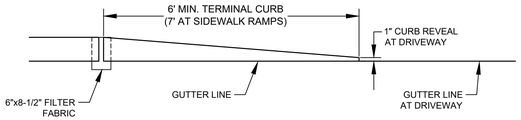
SECTION

NOTES:
1. MATCH EXISTING GRADE AT R.O.W. LINE WHERE REQUIRED TO MEET A.D.A. AND DRIVEWAY APRON SLOPE REQUIREMENTS. A CONSTRUCTION EASEMENT MAY BE REQUIRED.
2. IF MATCHING THE EXISTING GRADE AT R.O.W. CAUSES APRON SLOPE TO EXCEED RECOMMENDED %, SIDEWALK TRANSITION AREAS MAY BE ADDED, BUT SHALL NOT EXCEED 8.33%
3. 2-FT. RADIUS CORNER GRANITE PIECES ("BUGS") ARE REQUIRED AT LOW-VOLUME DRIVEWAYS. UNLESS OTHERWISE DIRECTED BY D.P.W. AT OTHER DRIVEWAYS, STANDARD FLARE / TIPDOWN TREATMENTS SHALL BE USED.
4. ALL MATERIALS IN R.O.W. TO COMPLY WITH CITY'S SIDEWALK AND DRIVEWAY MATERIAL POLICY. BRICK IN DRIVEWAY APRONS, WHERE APPLICABLE, SHALL BE ORIENTED IN THE SAME WAY AS THE ADJACENT BRICK SIDEWALK.
5. THIS LAYOUT MAY BE REQUIRED AT MINOR DRIVEWAYS SERVING COMMERCIAL OR INDUSTRIAL USES.

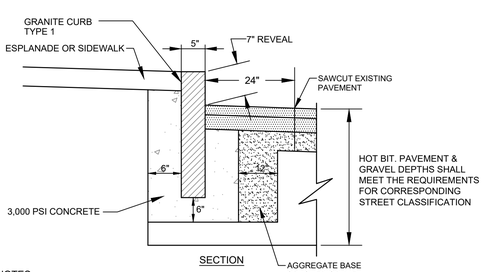
BRICK DRIVEWAY APRON
NOT TO SCALE



PLAN VIEW



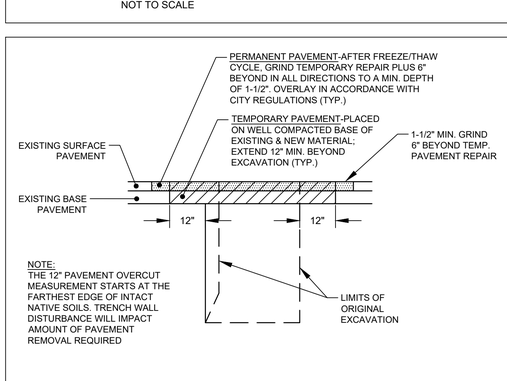
TERMINAL CURB PROFILE



SECTION

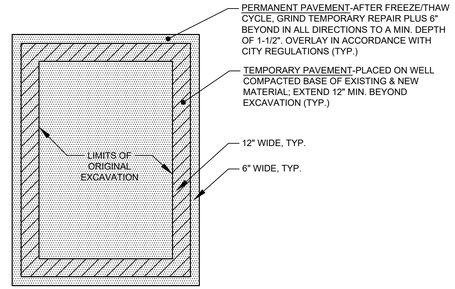
NOTES:
1. MIN. LENGTH OF STRAIGHT CURB STONES: 4'
2. CIRCULAR CURB REQ. FOR RADIUS LESS THAN 50'
3. CURBING SHALL BE SET IN A 6" BED OF POURED IN PLACE 3,000 PSI CONCRETE MIX.
4. THE MINIMUM HEIGHT OF THE CONCRETE BACKING SHALL BE 10" OR TO THE BOTTOM OF THE HOT MIX ASPHALT PAVEMENT, WHICHEVER IS GREATER, MEASURED FROM THE BOTTOM OF CURB.
5. WOODEN SHIMS MAY BE USED TO SET CURB.

VERTICAL GRANITE CURB
NOT TO SCALE

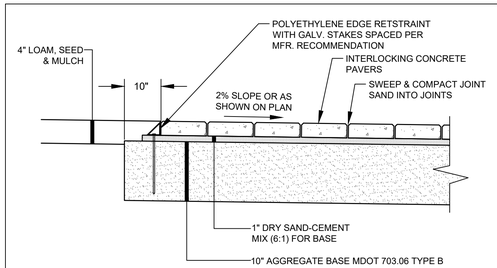


NOTE:
THE 12" PAVEMENT OVERCUT MEASUREMENT STARTS AT THE FARTHEST EDGE OF INTACT NATIVE SOILS. TRENCH WALL DISTURBANCE WILL IMPACT AMOUNT OF PAVEMENT REMOVAL REQUIRED

TYP. EXCAVATION IN CITY RIGHT OF WAY
NOT TO SCALE

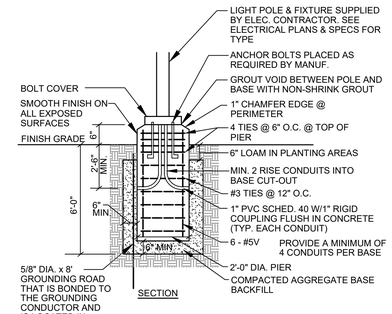


PLAN VIEW OF MINOR EXCAVATION PAVEMENT REPAIR
NOT TO SCALE

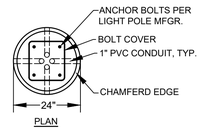


NOTES:
1. LAYING PATTERN: SEE PLAN
2. BEDDING SAND SHALL BE CONCRETE SAND CONFORMING TO ASTM C-33
3. JOINT SAND SHALL BE MASONRY SAND CONFORMING TO ASTM C-144

TYPICAL PAVER DETAIL
NOT TO SCALE



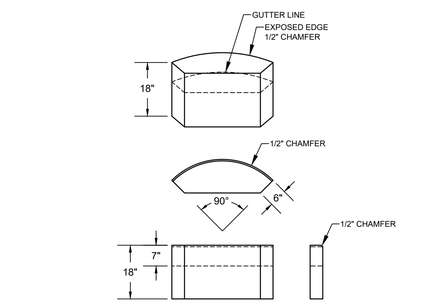
SECTION



PLAN

NOTES:
1. CONCRETE f'c=4000 psi.
2. REINF. STEEL GRADE 60 NEW BARS.
3. CONCRETE 3/4" AGG., 6 +/- 1% ENTRAINED AIR.
4. PROVIDE 2 COATS BITUMINOUS DAMPROOFING FOR ALL CONCRETE BELOW GRADE.
5. EXPOSED CONCRETE TO BE PAINTED WITH 2 COATS OF ACRYLIC PAINT. COLOR TO MATCH POLE COLOR
6. INSTALL BASE 3'-0" ABOVE FINISH GRADE IN LOCATIONS WHERE POLES ARE IN PARKING LOT PAVEMENT.

LIGHT POLE BASE
NOT TO SCALE



GRANITE RADIUS CORNER "BUG"
NOT TO SCALE

MICHAEL E. TADEMA-WIELANDT
No. 13581
LICENSED PROFESSIONAL ENGINEER
STATE OF MAINE

DATE: 2/20/2024
PE: MICHAEL TADEMA-WIELANDT

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PERMIT DRAWING
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PROJECT: EASTERN PROM CONDOS
246 EASTERN PROMENADE, PORTLAND, MAINE 04101

SHEET TITLE: SITE DETAILS

CLIENT: ECK REALTY, LLC
24 WILDWOOD DRIVE
CAPE ELIZABETH, MAINE 04107

DATE: 5/5/2023
SCALE: N.T.S.
JOB NO: 22-144
SHEET: C-8.0

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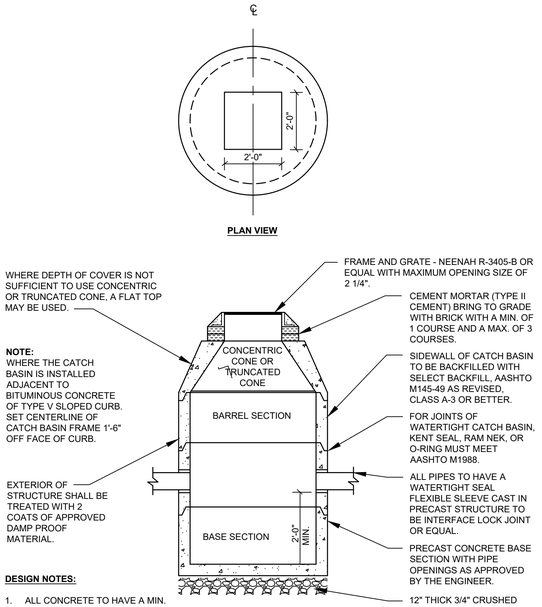
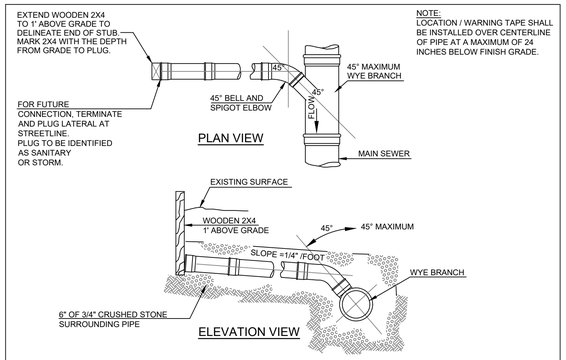
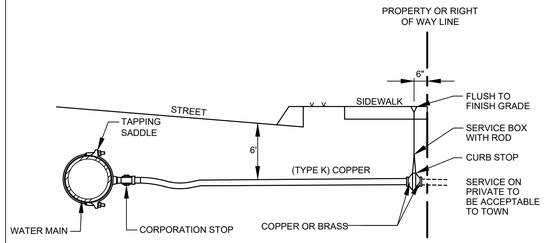


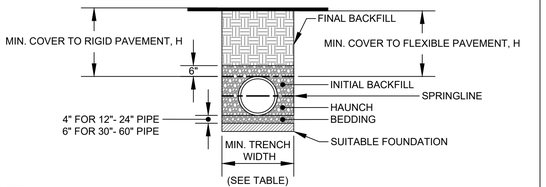
TYPICAL CATCH BASIN
NOT TO SCALE



TYPICAL HOUSE LATERAL TEE/WYE CONNECTION
NOT TO SCALE



TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

MINIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

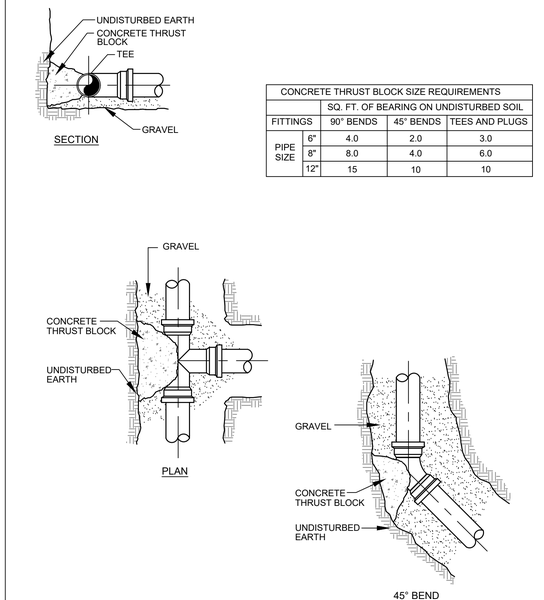
PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
54" - 60"	24"	60"

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

7. INSULATION: RIGID INSULATION SHALL BE PROVIDED FOR PIPES WITH LESS THAN 4' OF COVER IN ACCORDANCE WITH THE FOLLOWING TABLE:

COVER OVER PIPE	INSULATION THICKNESS
12" - 24"	3"
24" - 36"	2"
36" - 48"	1"
48"+	NONE

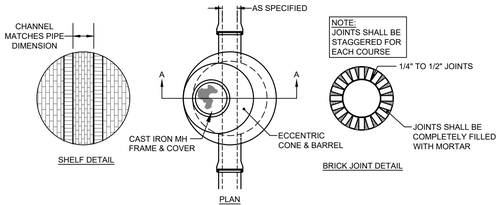
TYPICAL TRENCH DETAIL
NOT TO SCALE



CONCRETE THRUST BLOCK SIZE REQUIREMENTS

		SQ. FT. OF BEARING ON UNDISTURBED SOIL		
FITTINGS		90° BENDS	45° BENDS	TEES AND PLUGS
PIPE SIZE	6"	4.0	2.0	3.0
	8"	8.0	4.0	6.0
	12"	15	10	10

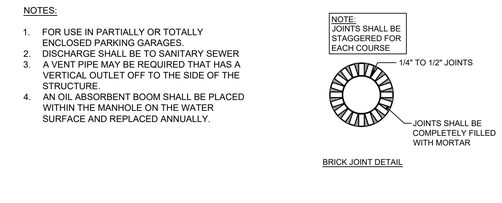
TEE & BEND DETAIL
NOT TO SCALE



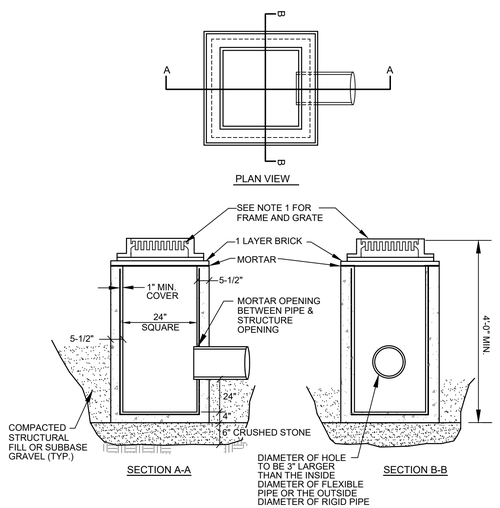
4' DIAMETER PRECAST CONCRETE MANHOLE
NOT TO SCALE

NOTES:

1. FOR USE IN PARTIALLY OR TOTALLY ENCLOSED PARKING GARAGES.
2. DISCHARGE SHALL BE TO SANITARY SEWER
3. A VENT PIPE MAY BE REQUIRED THAT HAS A VERTICAL OUTLET OFF TO THE SIDE OF THE STRUCTURE.
4. AN OIL ABSORBENT BOOM SHALL BE PLACED WITHIN THE MANHOLE ON THE WATER SURFACE AND REPLACED ANNUALLY.



OIL / GRIT SEPARATOR
NOT TO SCALE



NOTES:

1. FRAME SHALL BE FOR 24" SQUARE GRATE - LEBARON TYPE "F" SQUARE FRAME (LF 245) 4 FLANGE OR ETHERIDGE SQUARE FRAME S24G. GRATE SHALL BE 24"x24" CAST IRON.

2. ENTIRE CATCH BASIN WITH EXCEPTION OF LEVELING BRICK FRAME AND GRATE TO BE PRECAST AS SINGLE PORTLAND CEMENT CONCRETE UNIT.

TYP. TYPE "F" CATCH BASIN
NOT TO SCALE

1. ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 lbs. PER SQ. INCH AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.

2. MANHOLES MAY BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE, OR CAST IN PLACE.

3. PRECAST REINFORCED CONE BARREL MANUFACTURED PER ASTM SPEC. C-478.

4. ALL PIPES ENTERING MANHOLES AND CATCH BASINS SHALL HAVE FLEXIBLE PIPE CONNECTIONS WITH STAINLESS STEEL BANDS. FILL ANY ANNUAL SPACE WITH NON SHRINK GROUT.

5. ALL STORM AND SEWER MANHOLE COVERS SHALL BE SOLID

6. ALL SANITARY MANHOLE COVERS SHALL HAVE "SEWER" CAST INTO THE COVER. ALL STORMWATER/DRAIN MANHOLE COVERS SHALL HAVE "DRAIN" CAST INTO THE COVER.

7. SEWER BRICK SHALL CONFORM TO ASTM SPEC. DESIGNATE ON C-32-63, GRADE MA AND SA.

8. INVERTS SHALL BE BUILT TO THE HEIGHT OF THE FOLLOWING AS DETERMINED BY THE LARGEST PIPE SIZE.

   8.1. FOR PIPE SIZES 4"-12" INVERTS SHALL GO TO THE TOP OF THE PIPE.
   8.2. FOR PIPE SIZES 15"-36" INVERTS SHALL GO TO THE SPRING LINE.
   8.3. FOR PIPE SIZES 42"-60" INVERTS SHALL GO TO THE 1/3 OF PIPE SIZE

9. ALL SANITARY MANHOLES SHALL HAVE A WATERPROOFING COATING APPLIED TO THE EXTERIOR SURFACE.

10. CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48-CLASS 35.

11. EXISTING MANHOLES, CATCH BASINS, FRAMES, AND COVERS SHALL BE SALVAGED BY THE CONTRACTOR, AND SHALL REMAIN THE PROPERTY OF THE CITY OF PORTLAND.

12. ALL CATCH BASIN OUTLETS SHALL BE INSTALLED WITH A HOOD / CASCO TRAP. SEE FIGURE II-09.

13. ALL MANHOLES AND CATCH BASINS REQUIRE BUOYANCY CALCULATIONS AND THE STRUCTURES SHALL BE MODIFIED AS NECESSARY BASED ON THOSE CALCULATIONS.

GENERAL NOTES FOR MANHOLES AND CATCH BASINS

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13067
LICENSED PROFESSIONAL ENGINEER
Michael E Wielandt

DATE: 2/20/2024
PE: MICHAEL TADEMA-WIELANDT

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PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: EASTERN PROM CONDOS
246 EASTERN PROMENADE, PORTLAND, MAINE 04101

SHEET TITLE: UTILITY AND DRAINAGE DETAILS

CLIENT: ECK REALTY, LLC
24 WILDWOOD DRIVE
CAPE ELIZABETH, MAINE 04107

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JOB NO: 22-144
SHEET: C-8.1

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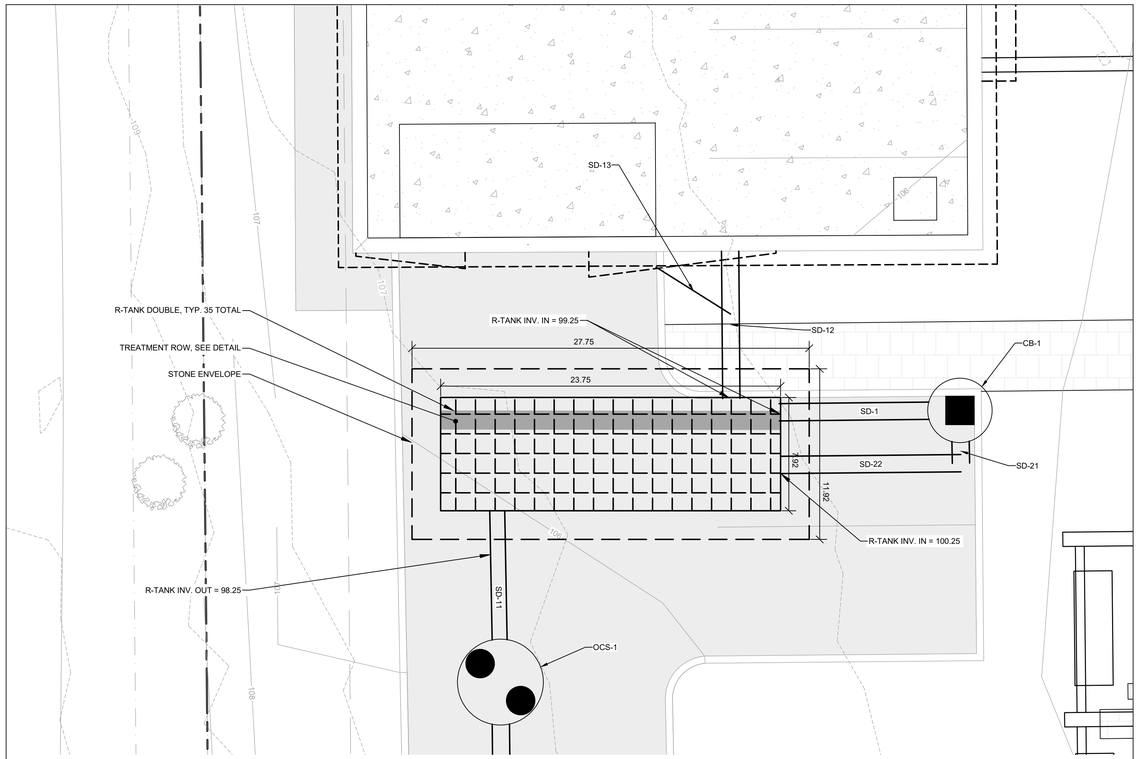
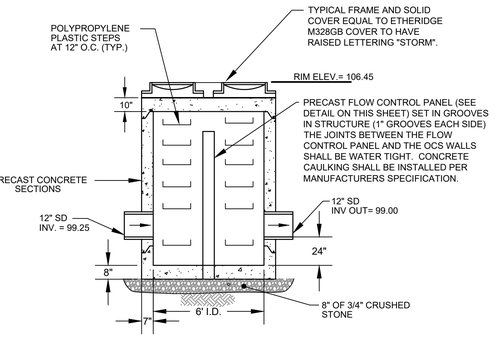
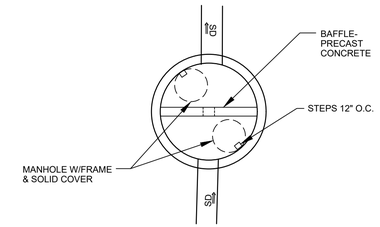


R-TANK HD SYSTEM LAYOUT

SCALE: 1"=5'

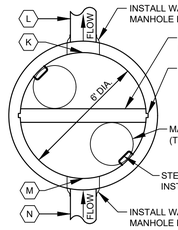




NOTE:
1. SUBMIT SHOP DRAWINGS FOR OWNER/ENGINEER APPROVAL.
2. STRUCTURE SHALL BE DESIGNED FOR H-20 LOADING.

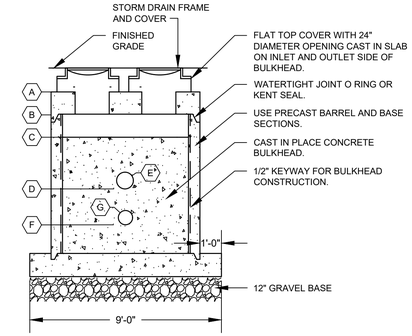
OUTLET CONTROL STRUCTURE (OCS)

NOT TO SCALE



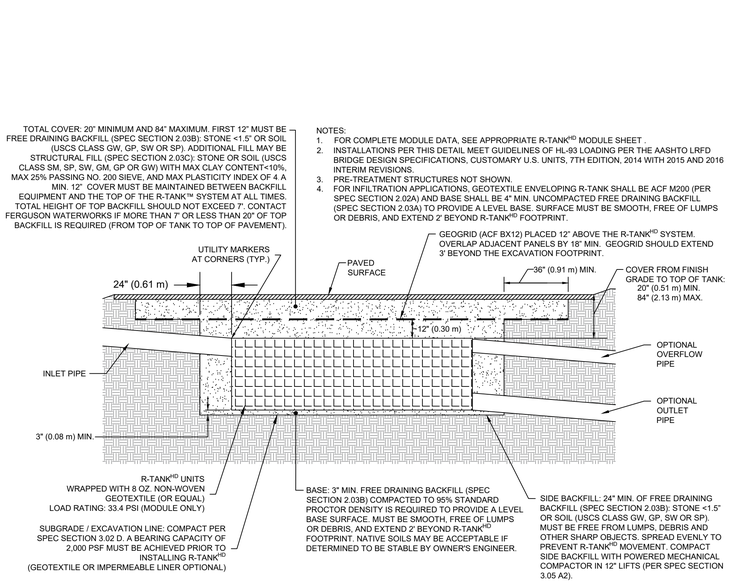
SCHEDULE A
OUTLET CONTROL STRUCTURE

ITEM DESCRIPTION		DIMENSION / ELEVATION
A.	TOP OF STRUCTURE	105.45
B.	UNDERSIDE TOP SLAB	104.62
C.	TOP CONCRETE BULKHEAD	102.00
D.	ORIFICE ELEVATION	100.24"
E.	ORIFICE DIA.	4"
F.	ORIFICE ELEVATION	99
G.	ORIFICE DIA.	2"
H.	INVERT OUT	98.00
I.	PIPE DIA. OUT	12"
J.	INVERT IN	98.10
K.	PIPE DIA. IN	12"



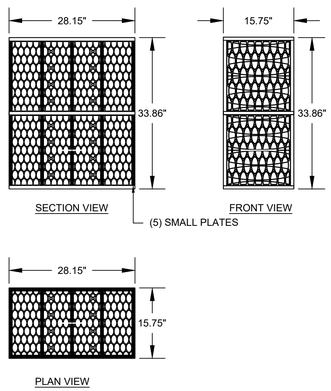
OUTLET CONTROL STRUCTURE - WEIR WALL

NOT TO SCALE

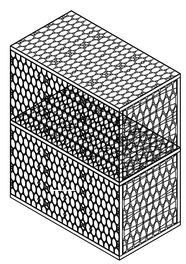


R-TANK HD & HS-20 LOADS - TYPICAL SECTION VIEW

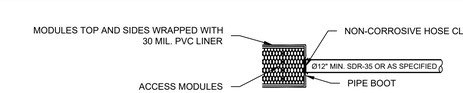
NOT TO SCALE



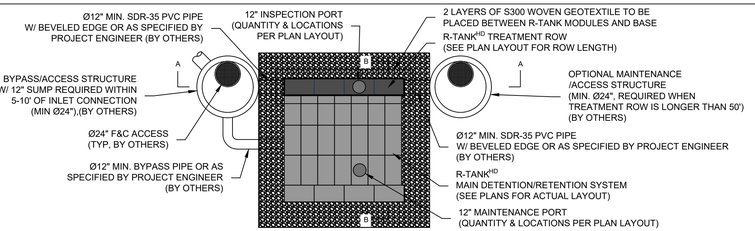
DOUBLE MODULE DETAIL

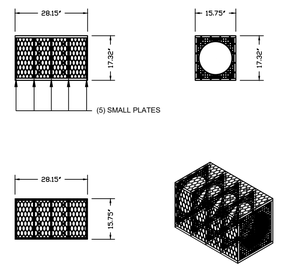


ISOMETRIC VIEW

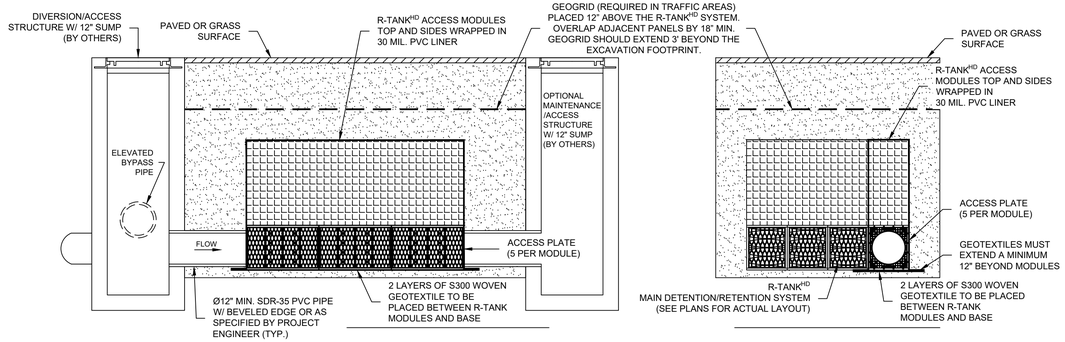


NOTE: IF PIPE CONNECTING TO TREATMENT ROW IS LARGER THAN Ø12" SDR-35, IT SHALL BE ABUTTED FLUSH TO END PLATE AND SEALED WITH A PIPE BOOT.





(FOR MODULE DATA, SEE STANDARD MODULE DETAIL)



R-TANK HD & HS-20 LOADS - TYPICAL SECTION VIEW

NOT TO SCALE

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13267
LICENSED PROFESSIONAL ENGINEER

DATE: 5/7/2024
PE: MICHAEL TADEMA-WIELANDT

NO.	DATE	REVISIONS
5	5/7/2024	REVISED BASED ON UPDATED BUILDING PLANS
4	3/18/2024	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS
3	2/20/2024	REVISED BASED ON UPDATED BUILDING PLANS
2	9/8/2023	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS
1	7/28/2023	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301, NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: EASTERN PROM CONDOS
246 EASTERN PROMENADE, PORTLAND, MAINE 04101
SHEET TITLE: STORMWATER DETAILS
CLIENT: ECK REALTY, LLC
24 WILDWOOD DRIVE
CAPE ELIZABETH, MAINE 04107

DATE: 5/5/2023
SCALE: N.T.S.
JOB NO: 22-144
SHEET: C-8.2

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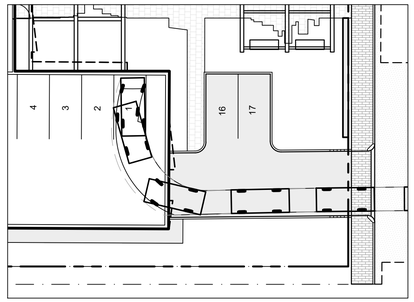

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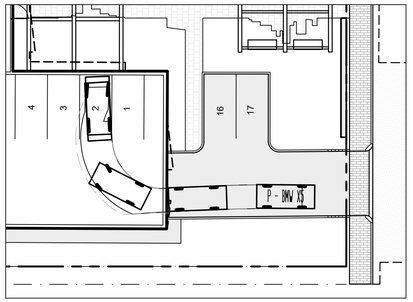

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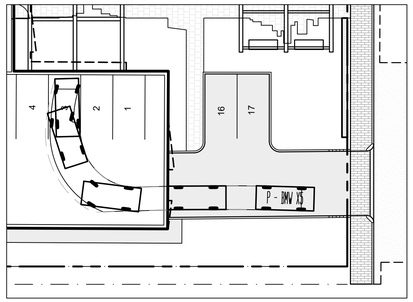

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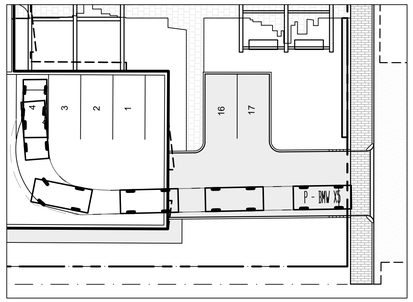

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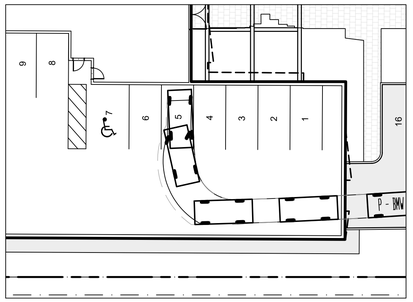

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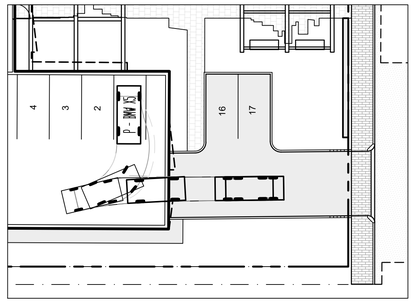

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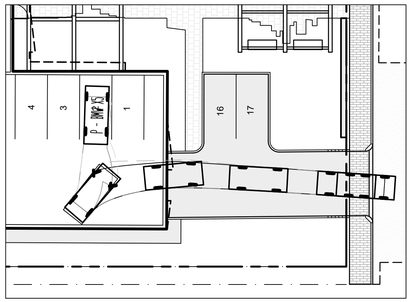

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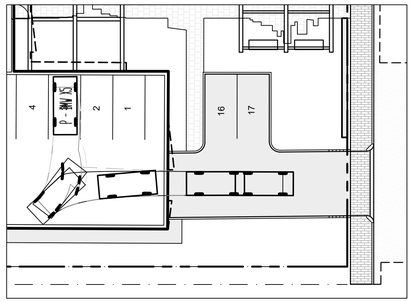

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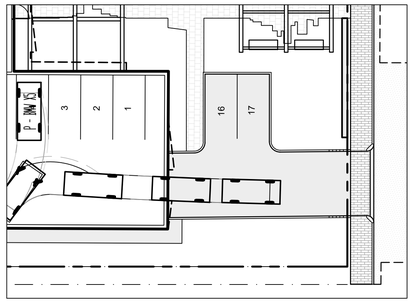

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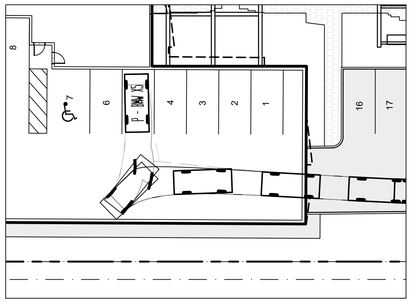

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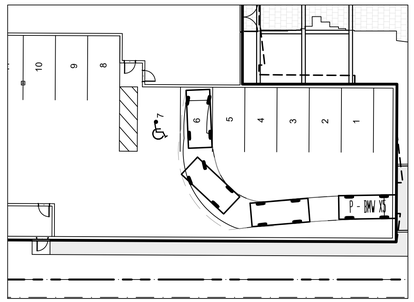

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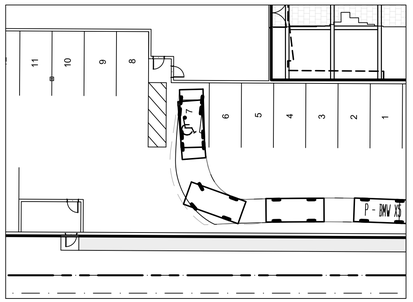

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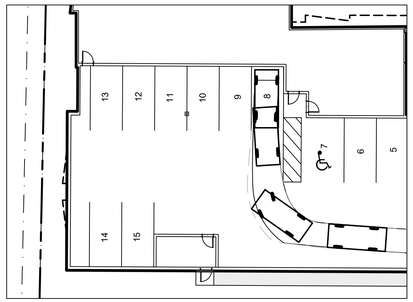

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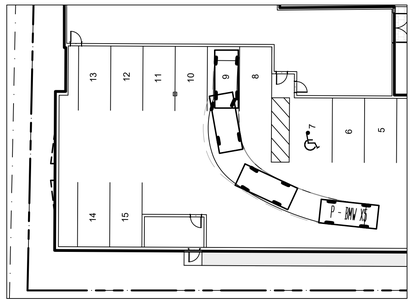

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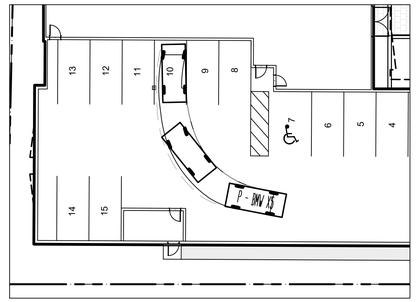

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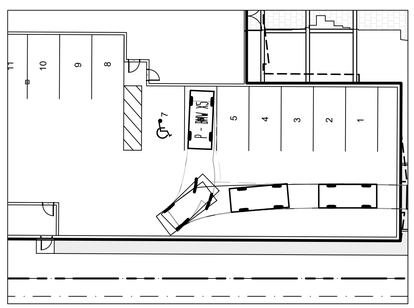

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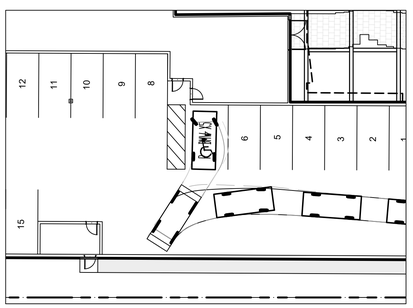

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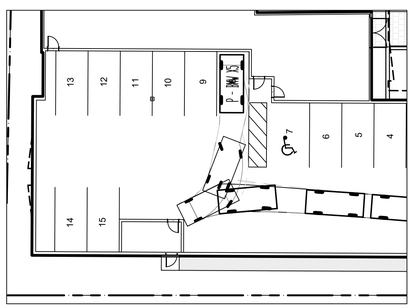

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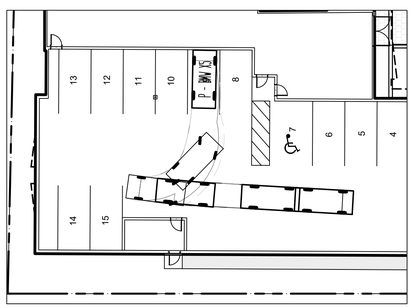

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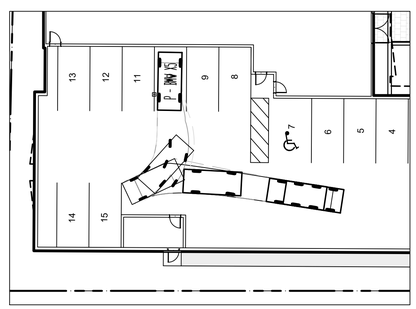

VEHICLE EXITING SPOT 10

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13067
REGISTERED PROFESSIONAL ENGINEER

DATE: 2/20/2024
PE: MICHAEL TADEMA-WIELANDT

NO.	DATE	REVISIONS
3	2/20/2024	REVISED BASED ON UPDATED BUILDING PLANS
2	9/8/2023	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS
1	7/28/2023	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS

TERRADYN CONSULTANTS, LLC
ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT: EASTERN PROM CONDOS
246 EASTERN PROMENADE, PORTLAND, MAINE 04101

SHEET TITLE: PARKING TURNING ANALYSIS

CLIENT: ECK REALTY, LLC
24 WILDWOOD DRIVE
CAPE ELIZABETH, MAINE 04107

DATE:	5/5/2023
SCALE:	1" = 20'
JOB NO:	22-144
SHEET:	C-9.0

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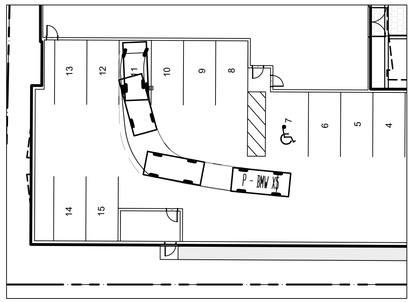

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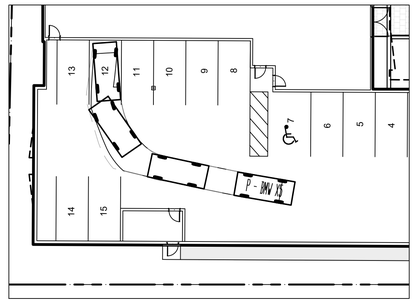

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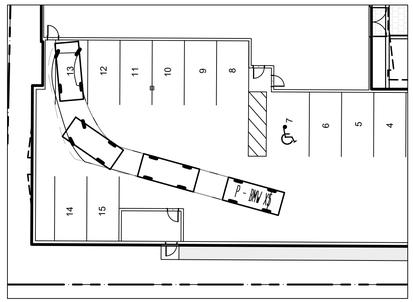

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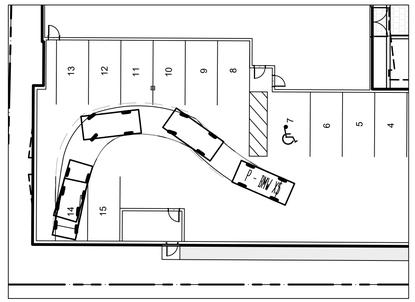

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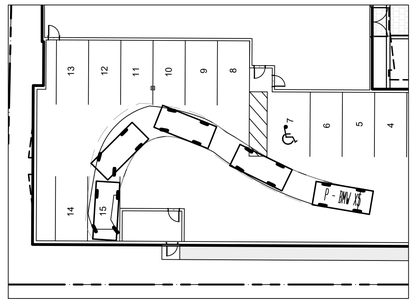

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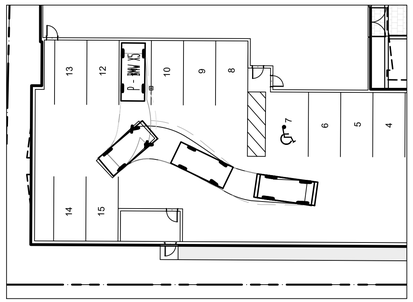

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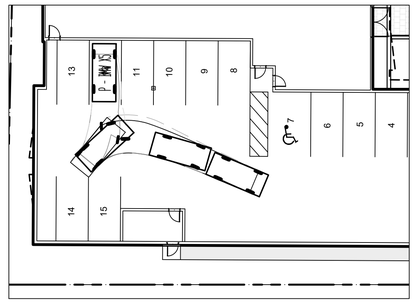

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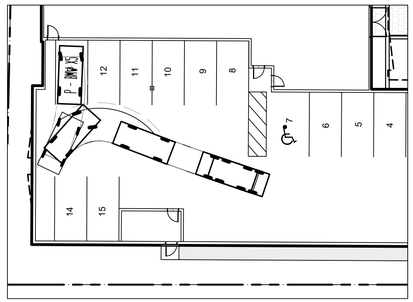

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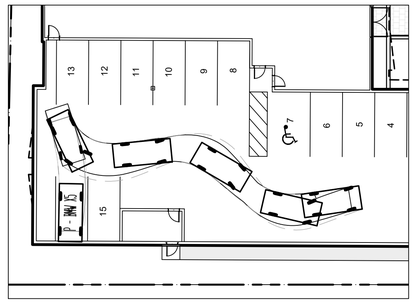

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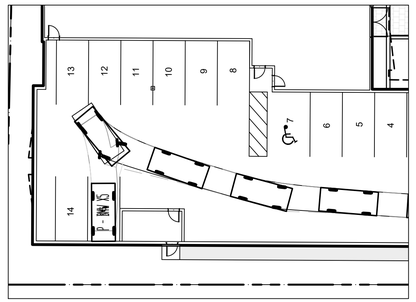

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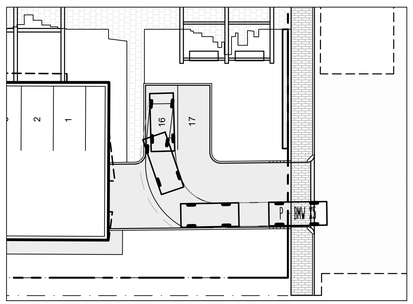

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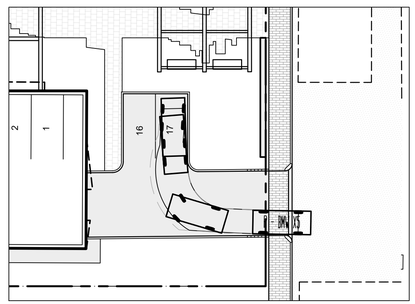

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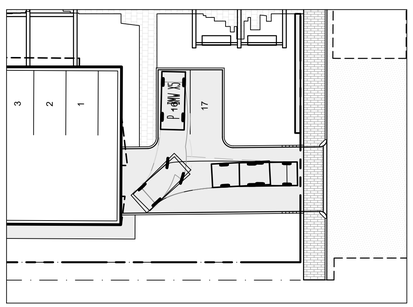
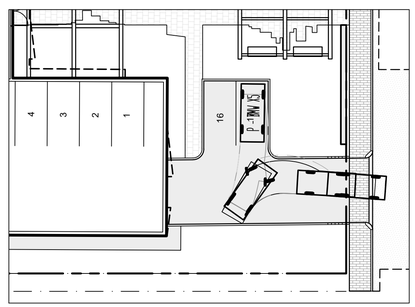


VEHICLE EXITING SPOT 16



VEHICLE EXITING SPOT 17

VEHICLE MOVEMENT NOTES:

1. VEHICLE MOVEMENTS SHOW HOW A VEHICLE MAY ENTER OR EXIT PARKING SPACES.
2. VEHICLE PATHS DEVELOPED USING VEHICLE TRACKING SWEPT PATH ANALYSIS SOFTWARE BY AUTODESK.
3. VEHICLE PARAMETERS:
   - TOTAL LENGTH: 15.3'
   - TOTAL WIDTH: 6.21'
   - WHEEL BASE: 9.25'
   - TRACK: 5.3'
   - FRONT OVERHANG: 2.94'
   - REAR OVERHANG: 3.11'
   - STEERING LOCK ANGLE: 34.5°

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

STATE OF MAINE
MICHAEL E. TADEMA-WIELANDT
No. 13067
LICENSED PROFESSIONAL ENGINEER

DATE: 2/20/2024
PE: MICHAEL TADEMA-WIELANDT

NO.	DATE	REVISIONS
3	2/20/2024	REVISED BASED ON UPDATED BUILDING PLANS
2	9/8/2023	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS
1	7/28/2023	REVISED IN RESPONSE TO CITY OF PORTLAND STAFF REVIEW COMMENTS

ADDRESS:
41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PHONE:
(207) 926-5111

WEB SITE:
www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC

Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING
NOT FOR CONSTRUCTION

PROJECT:
EASTERN PROM CONDOS
246 EASTERN PROMENADE, PORTLAND, MAINE 04101

SHEET TITLE:
PARKING TURNING ANALYSIS

CLIENT:
ECK REALTY, LLC
24 WILDWOOD DRIVE
CAPE ELIZABETH, MAINE 04107

DATE: 5/5/2023
SCALE: 1" = 20'
JOB NO: 22-144
SHEET: C-9.1

C:\DD\Terradyn Consultants\Project Folders - Documents\2022 Jobs\22-144 Eastern Prom Condos\CAD\Permitting\22-144 TURNING.dwg

05.07.2024 PLANNING BOARD SUBMISSION
02.20.2024 PLANNING BOARD SUBMISSION

SHEET INDEX
LANDSCAPE DRAWINGS

■	■	L0-00	COVER SHEET
■	■	L0-01	NOTES
■	■	L1-00	MATERIALS PLAN
■	■	L2-00	PLANTING PLAN

VICINITY MAP:

LANDSCAPE ARCHITECT

ACETO LANDSCAPE ARCHITECTS
CAITLIN ACETO
207.221.3390
ca@acetola.com

ARCHITECT

RDS ARCHITECTS
CAROL MORRISSETTE
207.387.1313
carol@rdsarchs.com

CIVIL ENGINEER

TERRADYN CONSULTANTS LLC
MICHAEL TADEMA-WIELANDT
207.926.5111
mtw@terradynconsultants.com

ACETO LANDSCAPE ARCHITECTS
207.221.3390 | ACETOLA.COM

SEAL

PROJECT TITLE

246 E. PROM.

PREPARED FOR

ECK PROPERTIES

SHINBERG CONSULTING
181 STATE STREET
PORTLAND, ME 04101

REVISIONS	DATE
SITE PLAN REV.	02/20/2024
SITE PLAN REV.	05/07/2024

ISSUE DATE

02/20/2024

SHEET TITLE

COVER

SHEET INFORMATION

L 0-00

NOT FOR CONSTRUCTION

LAYOUT AND MATERIALS NOTES

1. REVIEW CONTRACT DOCUMENTS AND FIELD CONDITIONS BEFORE COMMENCING WORK. REPORT ERRORS, OMISSIONS, OR INCONSISTENCIES PROMPTLY TO THE LANDSCAPE ARCHITECT.
2. CONTACT UTILITY COMPANIES AS REQUIRED BY STATE AND LOCAL REGULATIONS BEFORE DIGGING. LOCATE AND MARK EXISTING UTILITIES.
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
4. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. DIMENSIONS REFERRED TO AS "EQUAL" INDICATE SPACING WHICH IS EQUIDISTANT MEASURED TO THE CENTERLINES.
6. MEASUREMENTS ARE TO THE FINISHED FACE OF BUILDINGS, WALLS, OR OTHER FIXED SITE IMPROVEMENTS. DIMENSIONS TO CENTERLINES ARE IDENTIFIED.
7. INSTALL INTERSECTING ELEMENTS AT 90-DEGREE ANGLES, UNLESS OTHERWISE NOTED.
8. PROVIDE EXPANSION JOINTS WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE.
9. CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED.
10. CONTROL JOINT RECOMMENDATIONS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
11. ALL TOP OF WALLS AND FENCES ARE TO BE HELD LEVEL, UNLESS OTHERWISE SPECIFIED.
12. SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
13. THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
14. ALL SITE FURNITURE LOCATIONS ARE TO BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

PLANTING NOTES

1. CONTACT UTILITY COMPANIES AS REQUIRED BY STATE AND LOCAL REGULATIONS BEFORE DIGGING. LOCATE AND MARK EXISTING UTILITIES.
2. REFER TO CIVIL ENGINEER'S GRADING PLANS FOR FINAL GRADING AND UTILITY LOCATIONS.
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
4. LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIAL.
5. CONTRACTOR IS TO VERIFY ALL QUANTITIES. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, GRAPHICS SHALL PREVAIL.
6. EXACT LOCATIONS OF TREES AND B&B SHRUBS ARE TO BE STAKED BY THE CONTRACTOR FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.
7. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
8. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES DESIGNATED ON THE DRAWINGS UNLESS OTHERWISE INDICATED.
9. ALL PLANT MATERIAL IS TO BE INSTALLED PLUMB/PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS.
10. PRUNE EXISTING AND/OR NEWLY PLANTED TREES ONLY AS DIRECTED BY THE LANDSCAPE ARCHITECT.
11. PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT PRIOR TO PLANTING. ROOT BALLS SHALL BE FREE OF WEEDS.
12. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT PAVER OR HEADER, UNLESS OTHERWISE SPECIFIED.
13. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A 3" DEPTH, SOIL PEP MULCH SHALL BE USED UNLESS OTHERWISE SPECIFIED..
14. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR & APPROVED BY THE LANDSCAPE ARCHITECT.
15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
16. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
17. TO THE GREATEST EXTENT POSSIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION SHALL BE STOCKPILED FOR LATER USE IN AREAS REQUIRING REVEGETATION/PLANTING.
18. ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
19. ALL DISTURBED AREAS ARE TO BE REVEGETATED

SEEDING NOTES

1. REVEGETATED AREAS ARE TO BE HYRO-SEEDED, FOLLOWED BY THE APPLICATION OF STRAW MULCH.
2. APPLY STRAW MULCH AT A MINIMUM RATE OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER/CRIMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
3. IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDED AREAS SHALL BE IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2 INCHES.
4. WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.

GRADING AND DRAINAGE NOTES

1. MATERIALS/WASTE CREATED BY REMOVAL PROCEDURES SHALL BE LEGALLY DISPOSED OF AWAY FROM THE JOB SITE.
2. NOTIFY LOCAL UNDERGROUND SERVICE COMPANIES FOR UTILITY FINDS 48 HOURS PRIOR TO ANY EXCAVATION.
3. THE CONTRACTOR IS TO REVIEW ARCHITECTURAL DRAWINGS FOR THE VERIFICATION OF CONNECTIONS TO DRAINS OVER STRUCTURE.
4. THE CONTRACTOR IS TO REVIEW ARCHITECTURAL DRAWINGS FOR THE VERIFICATION OF WATERPROOFING OF SLAB PENETRATIONS.
5. THE CONTRACTOR IS TO REVIEW CIVIL ENGINEER'S DRAWINGS FOR THE VERIFICATION OF CONNECTIONS TO DRAINS.
6. GRADING AND EXCAVATION WORK SHALL BE COMPLETED DURING DRY AND NON-FREEZING CONDITIONS.
7. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
8. SOIL COMPACTION SHALL BE 95% PROCTOR DENSITY MINIMUM BENEATH PAVEMENTS, STEPS, WALLS AND LIGHT FOUNDATIONS, UNLESS OTHERWISE SPECIFIED.

ABBREVIATIONS TABLE

APPROX	APPROXIMATE
ARCH	ARCHITECT
AVG	AVERAGE
B+B	BALED AND BURLAPPED
BF	BOTTOM OF FOOTING
BLDG	BUILDING
BM	BENCHMARK
BOC	BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEP
BW	BOTTOM OF WAL
CAL	CALIPER
CAP	CAPACITY
CF	CUBIC FEET
CHAM	CHAMFER
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLR	CLEARANCE
CM	CENTIMETER
CO	CLEAN OUT
COMP	COMPACTED
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CU	CUBIC
CY	CUBIC YARD
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ENG	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
E.W.	EACH WAY
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FIN	FINISH
FL	FLOW LINE
FOW	FACE OF WAL
FT	FOOT (FEET)
FTG	FOOTING
GA	GAUGE
GAL	GALVANIZED
GEN	GENERAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
ID	INSIDE DIAMETER
INV	INVERT ELEVATION
IN	INCH(ES)
INCL	INCLUDE(D)
IRR	IRRIGATION
JT	JOINT
LIN	LINEAR
LF	LINEAR FEET
LP	LOW POINT
LT	LIGHT
MATL	MATERIAL
MAX	MAXIMUM
MEMB	MEMBRANE
MD	MAIN DISCONNECT SWITCH
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
PAR	PARALLEL
PC	POINT OF CURVATURE
PE	POLYURETHANE
PERF	PERFORATED
PED	PEDESTRIAN
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT, POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PVR	PAVER
QTY	QUANTITY
R	RADIUS
REF	REFERENCE
REINF	REINFORCE(D)
REQ'D	REQUIRED
REV	REVISION, REVISED
ROW	RIGHT OF WAY
RT	RIGHT
S	SOUTH
SS	SANITARY SEWER
SCH	SCHEDULE
SD	STORM DRAIN
SEC	SECTION
SF	SQUARE FOOT (FEET)
SHT	SHEET
SIM	SIMILAR
SNT	SEALANT
SPECS	SPECIFICATIONS
SQ	SQUARE
ST	STORM SEWER
SY	SQUARE YARD
STA	STATION
STD	STANDARD
STL	STEEL
STRL	STRUCTURAL
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
TBC	TOP OF BACK CURB
TC	TOP OF CURB
TF	TOP OF FOOTING
TRANS	ELECTRIC TRANSFORMER
TOC	TOP OF CONCRETE
TOPO	TOPOGRAPHY
TSL	TOP OF SLAB
TR	TOP OF RAMP
TS	TOP OF STEP
TW	TOP OF WAL
TYP	TYPICAL
VAR	VARIES
VERT	VERTICAL
VEH	VEHICLE
VOL	VOLUME
W/	WITH
W/O	WITHOUT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD
@	AT

ACETO LANDSCAPE ARCHITECTS
207 221 3390 | ACETOLA.COM

SEAL

PROJECT TITLE

246 E. PROM.

PREPARED FOR

ECK PROPERTIES

SHINBERG CONSULTING
181 STATE STREET
PORTLAND, ME 04101

REVISIONS	DATE
SITE PLAN REV.	02/20/2024
SITE PLAN REV.	05/07/2024

ISSUE DATE

02/20/2024

SHEET TITLE

NOTES

SHEET INFORMATION

L 0-01

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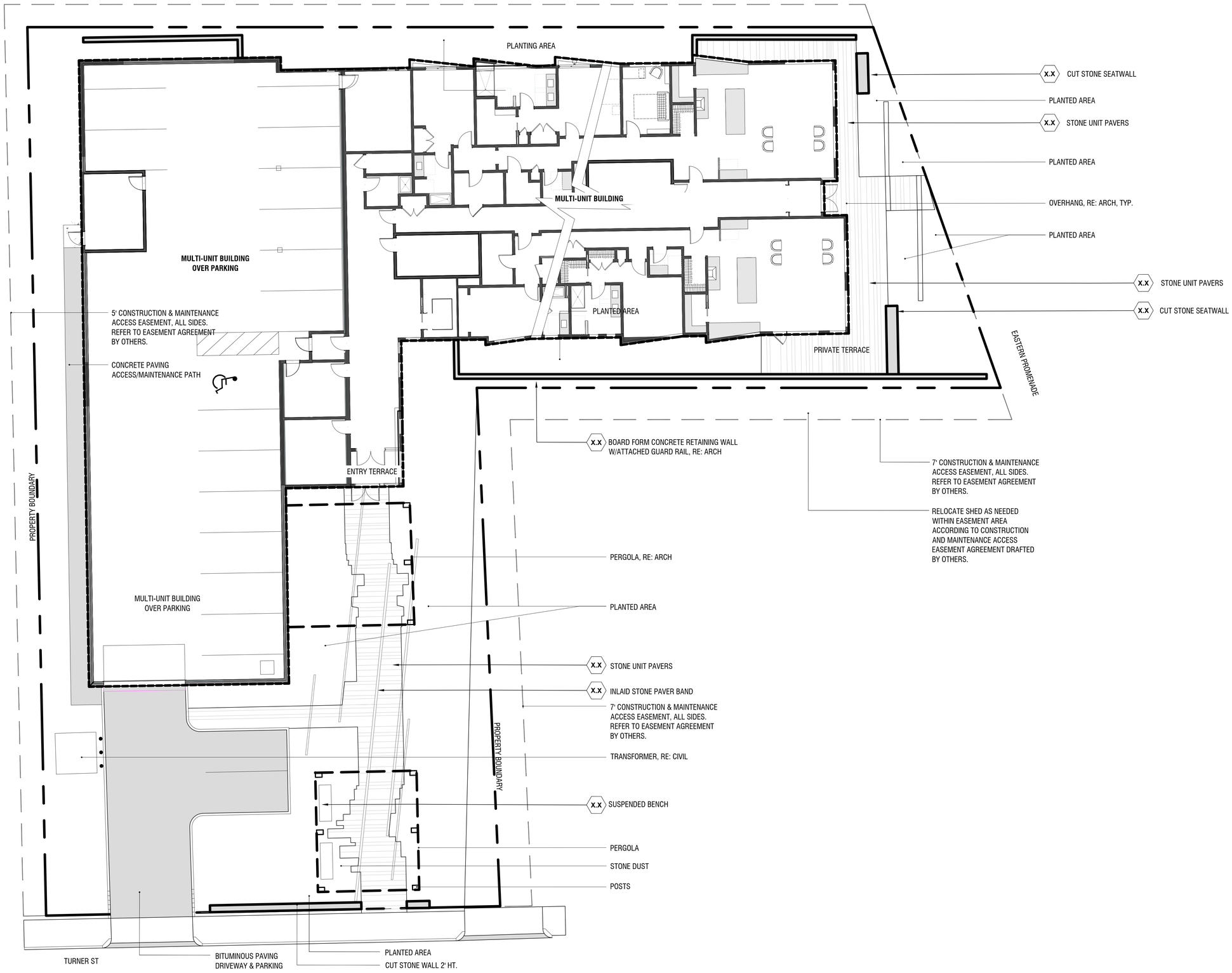

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MATERIALS
PLAN

SHEET INFORMATION

L 1-00

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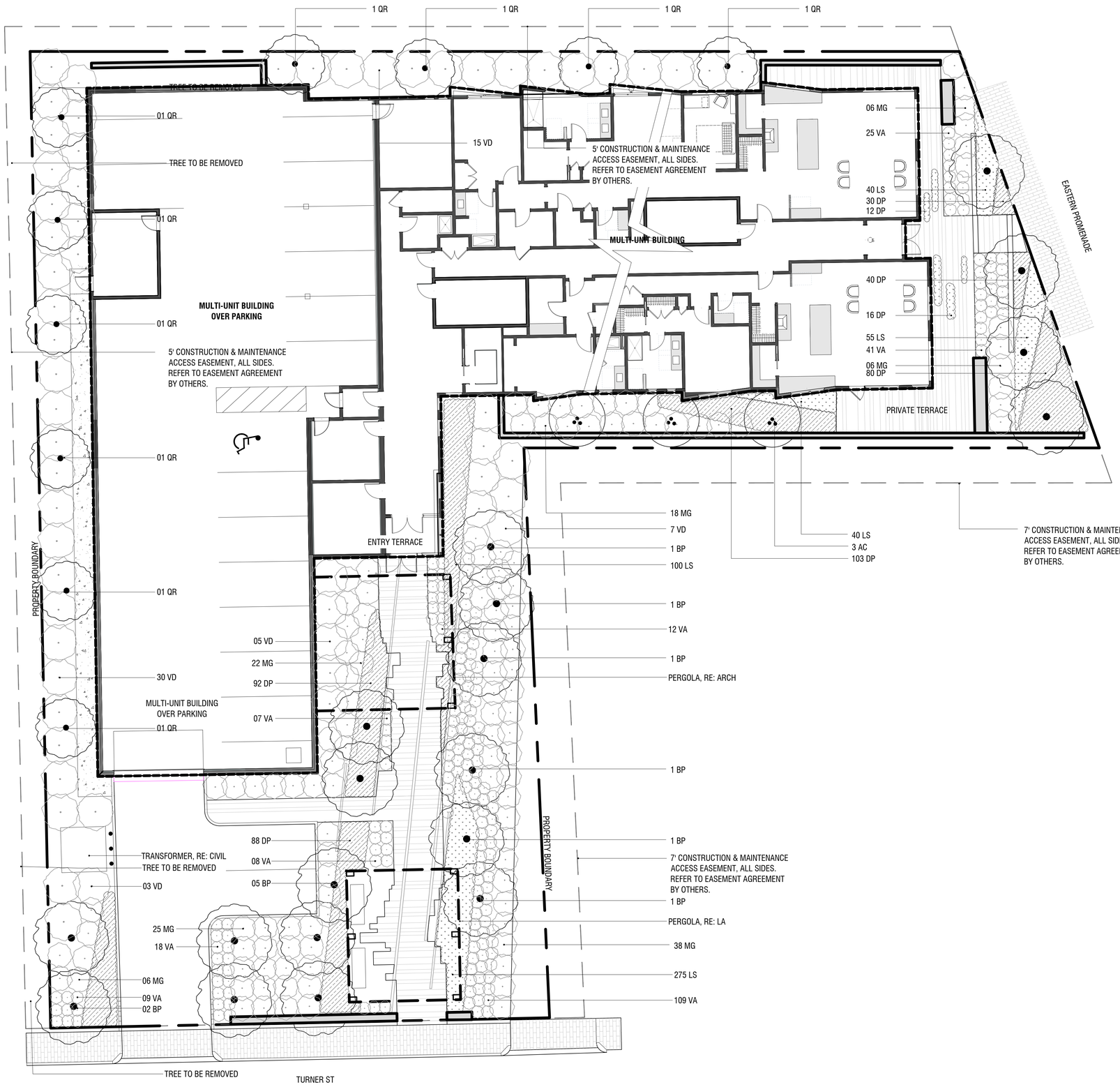

PLANT SCHEDULE

SYMB.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
TREES					
QR	QUERCUS ROBUR X BICOLOR 'LONG'	REGAL PRINCE OAK	10	3" CAL. MIN.	PER PLAN
BP	BETULA PAPYRIFERA	PAPER BIRCH (SINGLE-STEM)	13	3" CAL. MIN.	PER PLAN
AC	AMELANCHIER CANADENSIS	SERVICEBERRY (MULTI-STEM)	3	8' HT. B&B	PER PLAN
SHRUBS					
MG	MYRICA GALE	SWEETGALE	96	#5	PER PLAN
VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	46	#5	PER PLAN
VA	VACCINIUM AUGUSTIFOLIUM	LOW-BUSH BLUEBERRY	133	#2	PER PLAN
PERENNIALS, FERNS, ORNAMENTAL GRASSES					
LS	LIRIOPE SPICATA	LIRIOPE	493	#1	12" O.C.
DP	DENNSTAEDTIA PUNCTILOBULA	INTERRUPTED FERN	431	#1	18" O.C.

NOTES:

1. ALL PLANTING AREA TO RECEIVE 3" MIN. SHREDDED BARK MULCH
2. AMEND PLANTING AREA SOIL TO A MIN. DEPTH OF 12", REMOVE ANY LARGE STONE, GRAVEL, OR DEBRIS PRIOR TO PLANTING.
3. ALL PLANTING TO RECEIVE IRRIGATION FOR A MINIMUM OF ONE YEAR OR UNTIL ESTABLISHMENT. CONTRACTOR SHALL GUARANTEE ALL PLANTINGS FOR A MINIMUM OF ONE YEAR.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY NECESSARY SUBSTITUTIONS. ANY SUBSTITUTIONS SHALL BE APPROVED OR DENIED BY LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE OF DELIVERY AND INSTALLATION.
5. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR ERRORS IN PLANS OR QUANTITIES PRIOR TO ODERING MATERIAL, DELIVERY, AND INSTALLATION.
6. CONTRACTOR SHALL CONFIRM SPOEC., LAYOUT, AND PLACEMENT OF ANY MATERIALS, INCLUDING PLANTINGS PRIOR TO INSTALLATION.
7. IMPROVEMENTS AND/OR REPAIRS WITHIN CONSTRUCTION AND MAINTENANCE ACCESS EASEMENT AREA (APPROX 3932 SQFT) SHALL BE ENTIRELY DICTATED BY AGREEMENTS DRAFTED BY OTHERS. CONTRACTOR SHALL CONFIRM CONFORMANCE TO FINAL DRAFT AGREEMENTS AND CONDITIONS. THESE PLANS ONLY FOR REFERENCE.

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SEAL

PROJECT TITLE

246 E. PROM.

PREPARED FOR

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SHINBERG CONSULTING
181 STATE STREET
PORTLAND, ME 04101

REVISIONS	DATE
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SHEET TITLE

PLANTING PLAN

SHEET INFORMATION

L 2-00

NOT FOR CONSTRUCTION

City of Portland

SITE PLAN REVIEW

Planning Board Hearing

246 EASTERN PROMENADE

15 TURNER STREET

PORTLAND, MAINE

ECK Realty LLC

ZONING OVERVIEW	
R6 ZONE	
SETBACKS	**MIN.**
FRONT	5'
REAR	10'
	5' *
SIDE	SIDE SETBACK MAY BE SWAPPED FROM ONE SIDE TO THE OTHER, WITH A TOTAL OF NO LESS THAN 10'
STEPBAKCS	10' FROM SIDE PROPERTY LINE >35'
	15' FROM REAR PROPERTY LINE >35'
BUILDING HEIGHT	45' MAXIMUM

ACETO LANDSCAPE ARCHITECTURE + URBAN DESIGN

TERRADYN CONSULTANTS, LLC

shinberg CONSULTING

BENNETT ENGINEERING MECHANICAL • ELECTRICAL

Structural Integrity Consulting Engineers, Inc.

RDS ARCHITECTS

246 EASTERN PROMENADE

UNIT TABULATION					
PROPOSED			**EXISTING**		
MARKET RATE		13 UNITS			12 UNITS
AFFORABLE/ WORKFORCE	0	0%: *(FEE IN LIEU)*			0
UNIT	**BEDROOMS**	**AREA S.F.**	**UNIT**	**BEDROOMS**	**AREA S.F.**
UNIT 101	2	2,474	UNIT 1	1	400
UNIT 102	2	1,994	UNIT 2	1	400
UNIT 201	2	2,456	UNIT 3	STUDIO	368
UNIT 202	2	2,060	UNIT 4	STUDIO	272
UNIT 301	2	2,492	UNIT 5	1	416
UNIT 302	2	2,072	UNIT 6	1	512
UNIT 303	1	1,801	UNIT 7	1	400
UNIT 304	1	2,328	UNIT 8	1	400
UNIT 305	2	2,257	UNIT 9	STUDIO	368
UNIT 401	2	2,542	UNIT 10	STUDIO	272
UNIT 402	1	1,801	UNIT 11	1	416
UNIT 403	2	2,480	UNIT 12	1	516
UNIT 404	2	2,257			
TOTAL UNIT AREAS S.F.	**23**	**29,014**	**TOTAL UNIT AREAS S.F.**	**12**	**4,740**

246 EASTERN PROMENADE-1

AREA CALCULATIONS	
PROPOSED	
SPACE	**AREA (S.F.)**
BASEMENT	5,916
1ST FLOOR	7,402
CONDITIONED SPACE	6,579
PATIOS	823
2ND FLOOR	14,729
CONDITIONED SPACE	6,969
GARAGE	7,109
DECKS	651
3RD FLOOR	14,671
CONDITIONED SPACE	12,830
DECKS	1,841
4TH FLOOR	11,892
CONDITIONED SPACE	10,390
DECKS	1,502
TOTAL CONDITIONED SPACE S.F.	**36,768**
TOTAL GARAGE	**7,109**
TOTAL DECKS/ PATIOS	**4,817**

City of Portland
SITE PLAN REVIEW
Planning Board Hearing

Project ID
23.54

shinberg CONSULTING

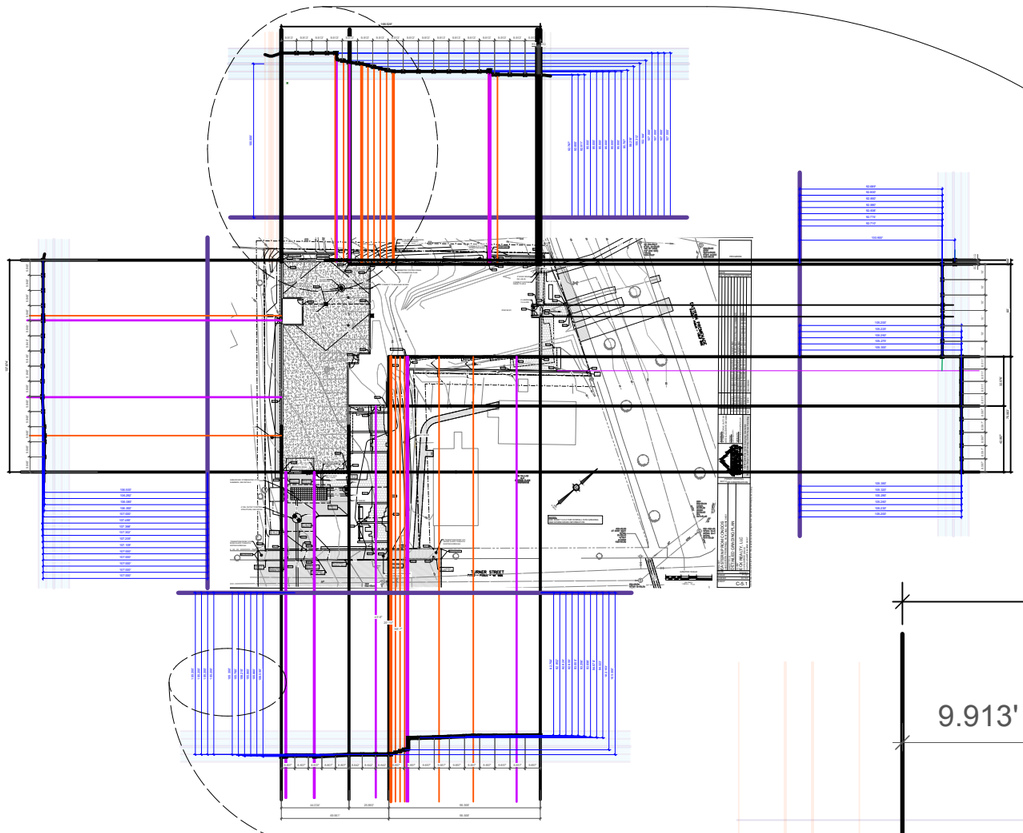
RDS ARCHITECTS

246 EASTERN PROMENADE
15 TURNER ST.

05/28/2024

AREA & UNIT CALCULATIONS

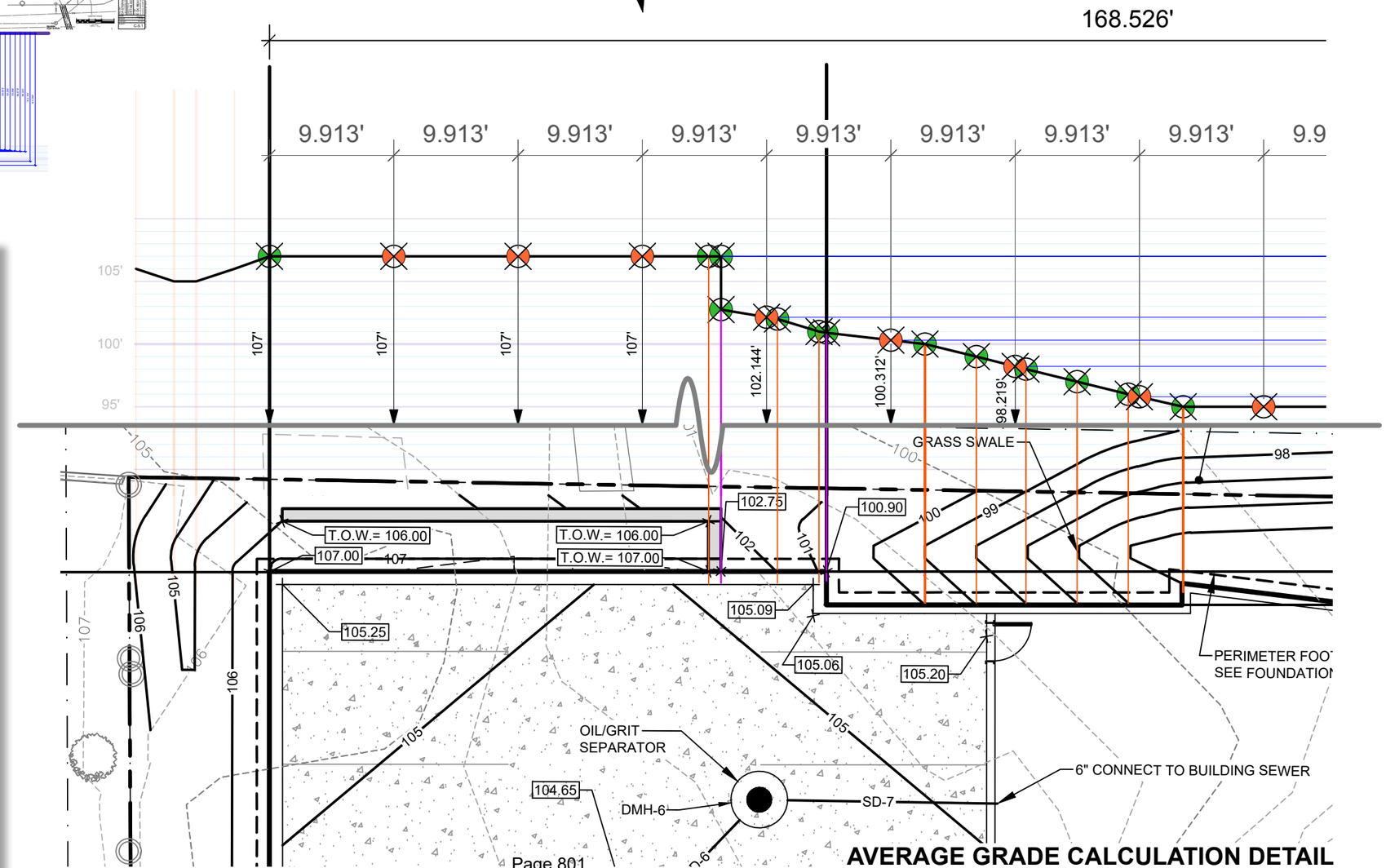
A 0.1



AVERAGE GRADE CALCULATIONS

1. PROJECT BUILDING FOOTPRINT FOR ELEVATION VIEWS AROUND BUIDLING PERIMETER (BLACK PROJECTION LINES)
2. PROJECT LOCATIONS OF SPOT GRADES AROUND BUILDING PERIMETER FOR ELEVATION VIEW (PURPLE LINES)
3. PROJECT LOCATIONS OF CONTOUR LINES AT BUIDLING PERIMETER FOR ELEVATION VIEW (ORANGE LINES)
4. PLACE GREEN LOCI AT CORRELATING ELEVATION VIEW FOR EACH CONTOUR LINE AND SPOT GRADE ELEVATION IN RELATION TO BENCHMARK ELEVATION (0.0')
5. IN ELEVATION VIEW, CONNECT ALL GREEN LOCI TO GENERATE PROJECTED ELEVATION VIEW/GRADE LINE WHERE GRADE MEETS THE BUILDING, ALL FACADES
6. DIVIDE EACH FACADE/ELEVATION VIEW INTO EQUAL SEGMENTS NO MORE THAN 10' APART.
7. OVERLAY THE EQUAL SEGMENTS OVER THE PROJECTED ELEVATION VIEW/GRADE LINE AND ADD ORANGE LOCI AT INTERSECTION OF PROJECTED GRADE LINE AND EQUALLY SPACED GRID.
8. MEASURE EACH FACADE ALONG THE PROJECTED GRADE LINE AT ORANGE LOCI AND BUILDING CORNERS TO ESTABLISH ACTUAL ELEVATION OF GRADE/ GRADE LINE ALONG THE EQUAL SEGMENTS, FROM ESTABLISHED BENCHMARK (0.0')
9. TRANSFER ELEVATION DIMENSIONS OF EACH BUILDING CORNER AND ORANGE LOCI TO SPREADSHEET TO GENERATE AN AVERAGE ELEVATION FOR ALL FACADES. AVERAGE ELEVATION IS BASED ON ALL ORANGE LOCI AND CORNERS AS A WHOLE, NOT PER INDIVIDUAL FACADE.

	NORTHWEST ELEVATION	NORTHEAST ELEVATION	SOUTHEAST ELEVATION	SOUTHWEST ELEVATION
	9.913' INTERVALS	10.0' & 8.011' & 8.597'	9.857' & 8.642' & 8.807'	9.848' INTERVALS
1	107	100.9	92.750	106.5
2	107	92.71	92.852	106.292
3	107	92.774	92.924	106.085
4	107	92.838	92.955	107.35
5	102.144	92.88	93.0	107
6	100.312	92.85	93.256	107.495
7	98.219	92.8	93.698	107.398
8	95.797	92.689	94.078	107.302
9	95	105.2	94.323	107.205
10	95	105.225	102.153	107.109
11	95	105.250	105.3	107
12	95	105.275	105.2	107
13	95	105.3	105.2	107
14	95	105.2	105.2	107
15	92.911	105.23	105.2	107
16	92.8	105.26	105.35	
17	92.787	105.29	105.70	
18		105.32	106.21	
19		105.35	105.86	
20			105.86	
21			106.5	
23	AVERAGE GRADE			
24	101.24'			



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246 EASTERN PROMENADE
15 TURNER ST.

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GRADE CALC DIAGRAMS

A0.2

1 SITE LOCATION HEIGHT MAP

DATA FROM OWEN HASKELL JULY 2023

< 40.2' BUILDING HEIGHT

> 40.2' BUILDING HEIGHT

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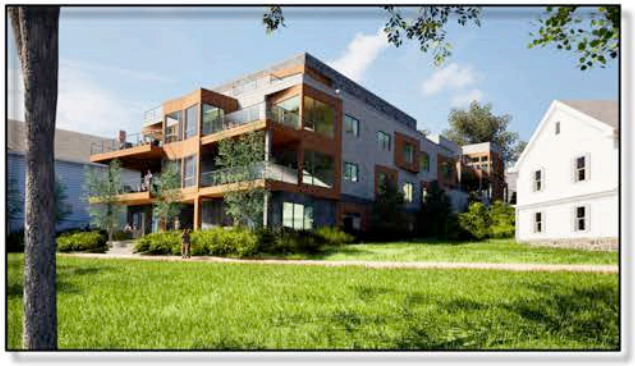
NEARBY BLDG HEIGHTS

A0.3



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15 TURNER ST.

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CONTEXT

A 0.4

1 BASEMENT PLAN

Scale: 1/16" = 1'-0"

0 5 10 15 20 25 FT

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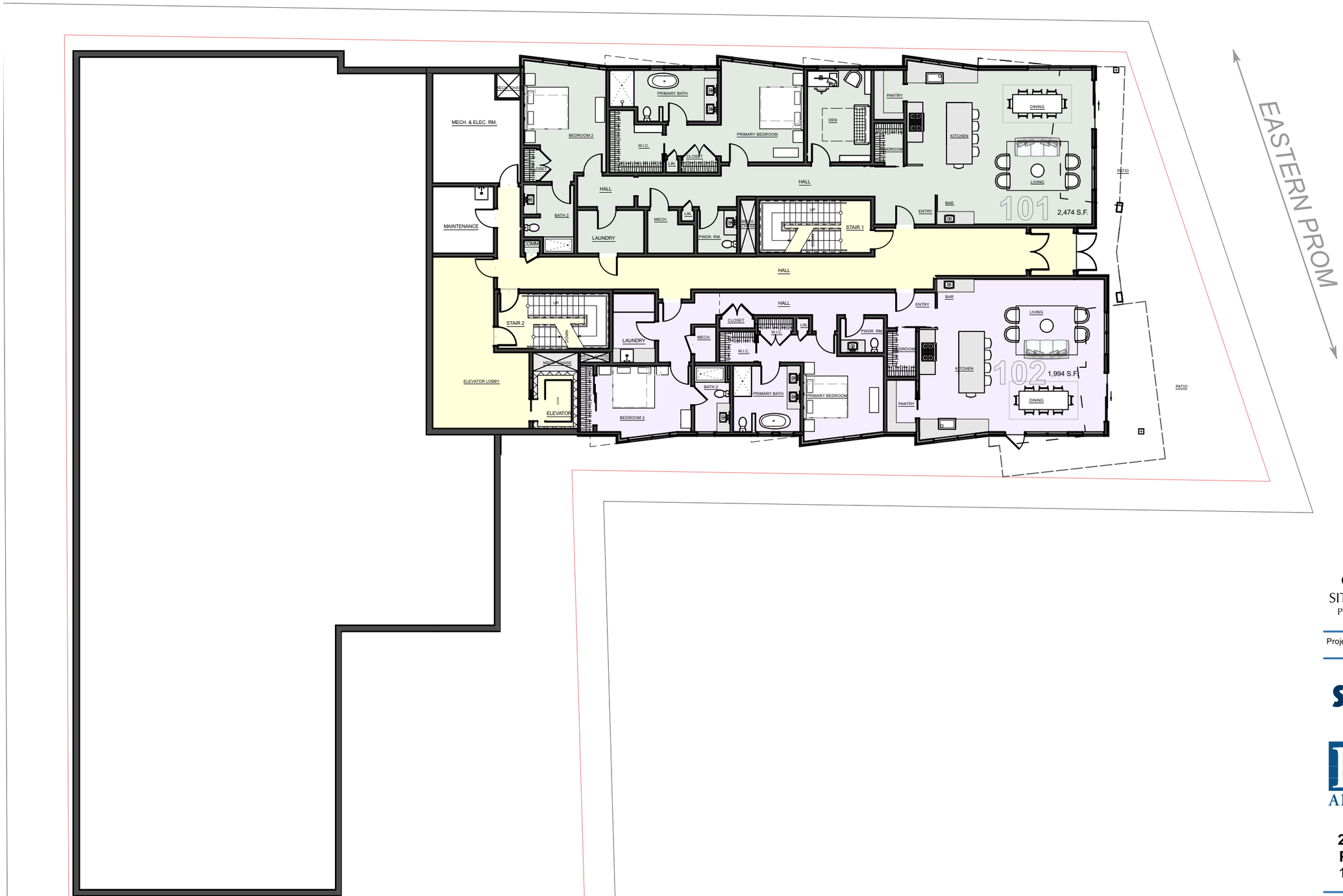
BASEMENT PLAN

A 1.0



2 FIRST FLOOR PLAN

Scale: 1/16" = 1'-0"

0 5 10 15 20 25 FT

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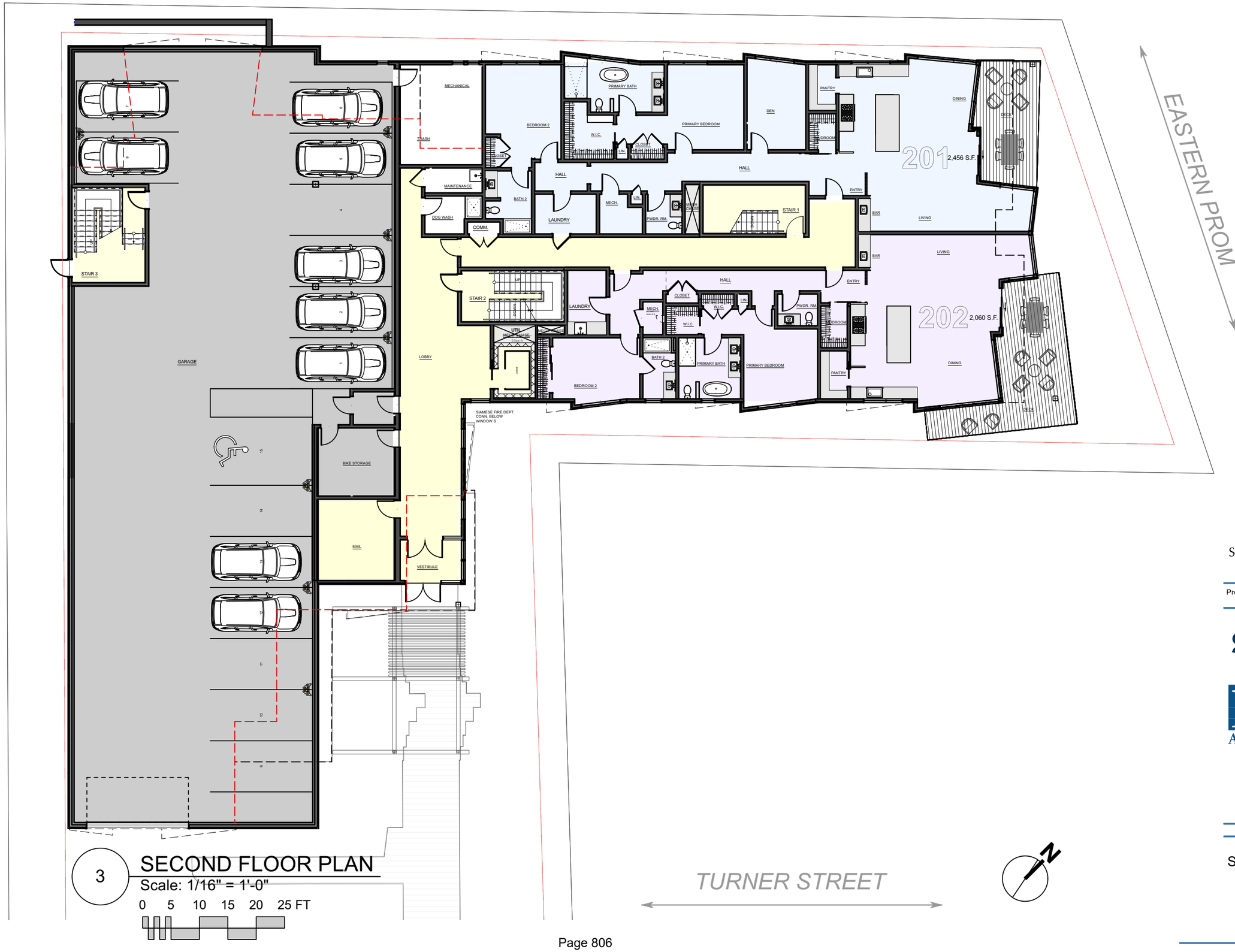
FIRST FLOOR PLAN

A 1.1



3 SECOND FLOOR PLAN

Scale: 1/16" = 1'-0"

0 5 10 15 20 25 FT

TURNER STREET

N

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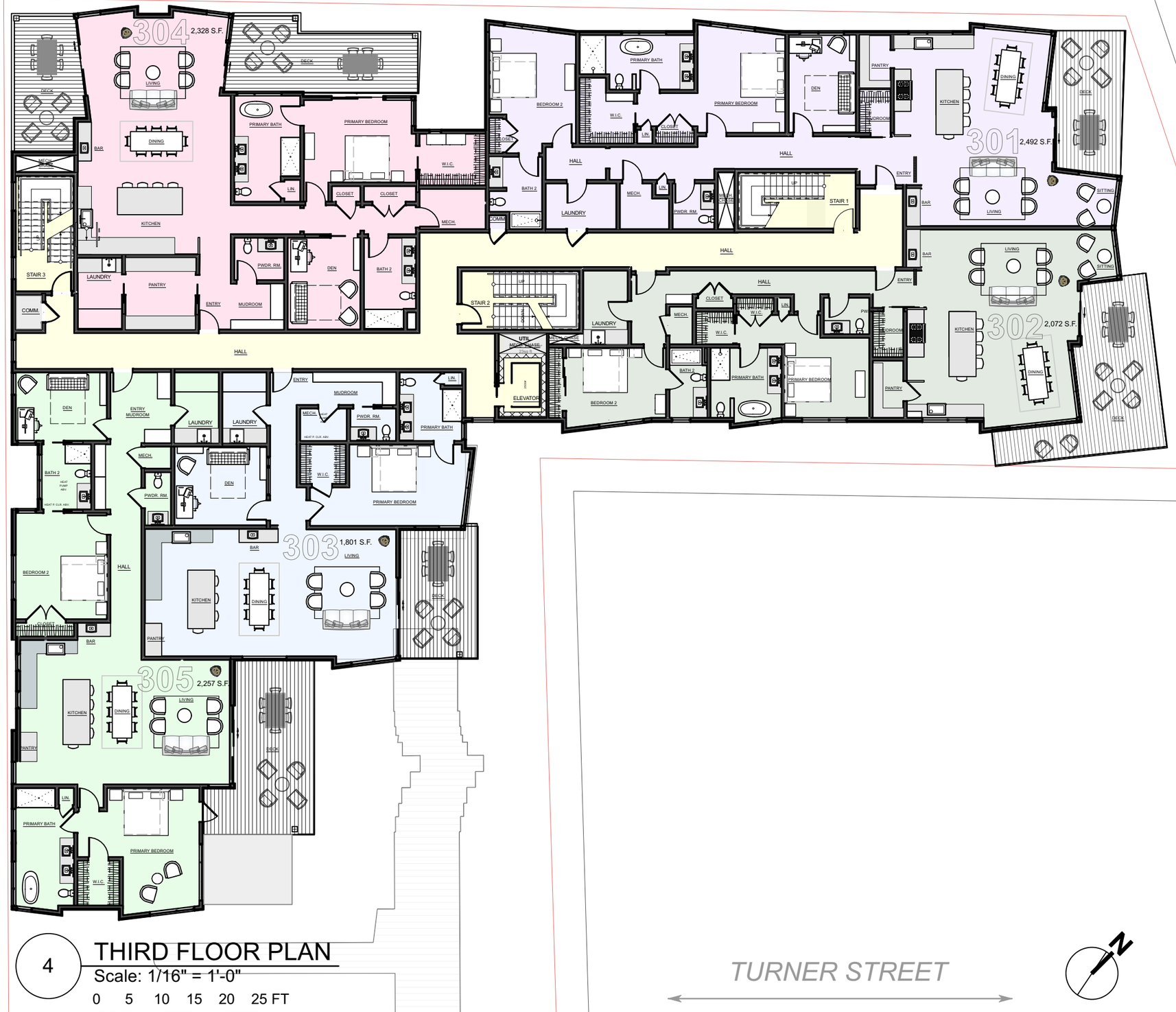
SECOND FLOOR PLAN

A 1.2



4 THIRD FLOOR PLAN

Scale: 1/16" = 1'-0"

0 5 10 15 20 25 FT

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THIRD FLOOR PLAN

A 1.3

5 FOURTH FLOOR PLAN

Scale: 1/16" = 1'-0"

0 5 10 15 20 25 FT

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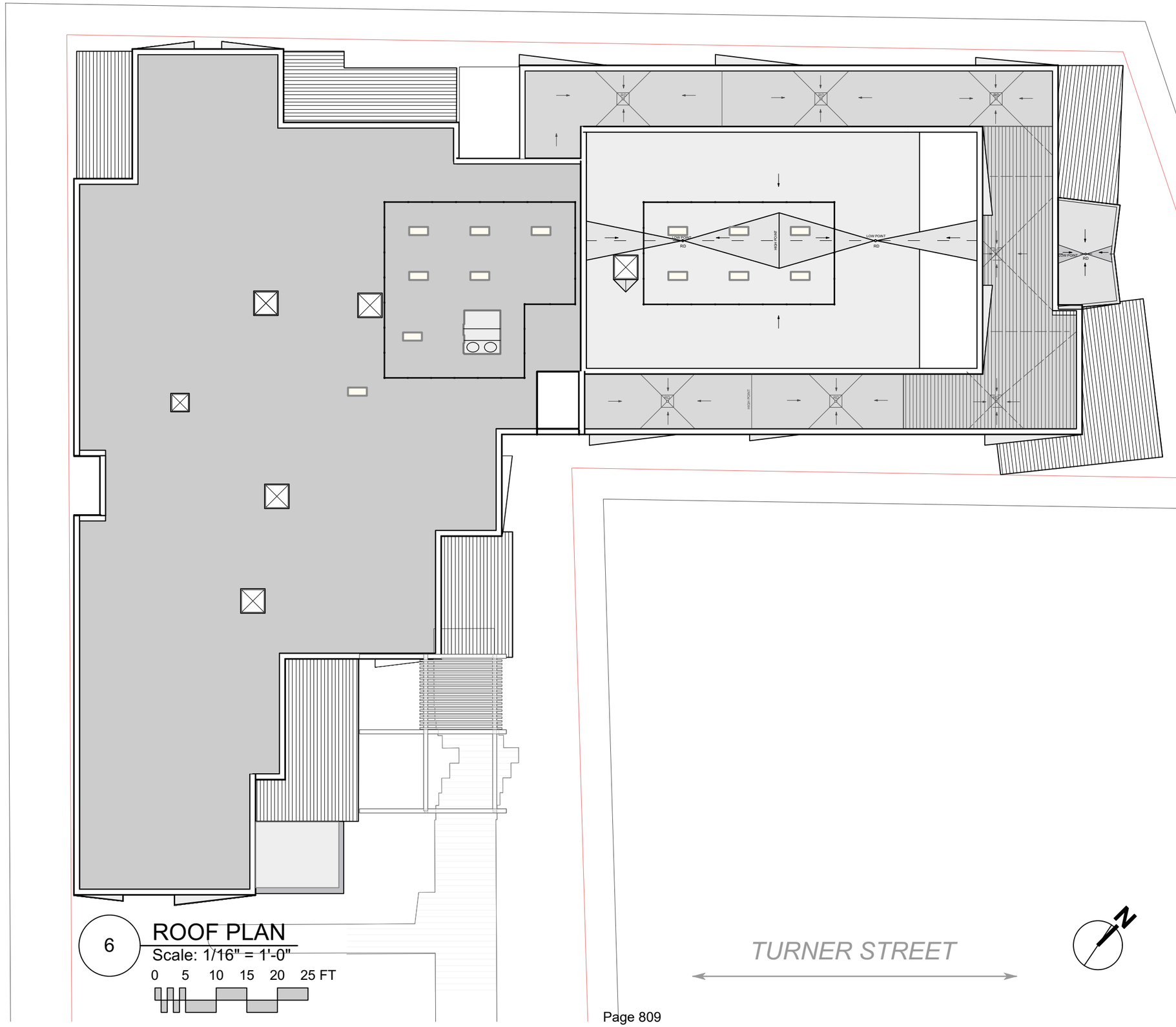
FOURTH FLOOR PLAN

A 1.4



6 ROOF PLAN
Scale: 1/16" = 1'-0"
0 5 10 15 20 25 FT

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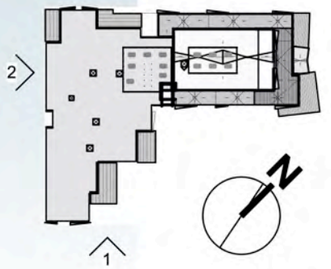
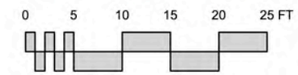
ROOF PLAN

A 1.5



1 SOUTHEAST ELEVATION (TURNER STREET)
Scale: 1/16" = 1'-0"

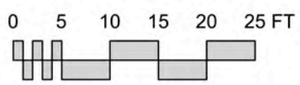


NOTE A:
DASHED RED LINE INDICATES TOP OF ROOF BEAM
DASHED BLACK LINE INDICATES TOP OF ROOF INSULATION

EXTERIOR MATERIALS LEGEND

1	FIBER CEMENT CLADDING - VERTICAL
2	FIBER CEMENT CLADDING - COLOR A
3	FIBER CEMENT CLADDING - COLOR B
4	METAL FASCIA - COLOR A
5	METAL FASCIA - COLOR B
6	CABLE RAIL - VERTICAL
7	GLASS RAIL
8	TRIM TO MATCH SIDING "1"
9	METAL FASCIA - COLOR C
10	METAL TRIM
11	METAL OVERHEAD DOOR
12	METAL & WOOD PERGOLA

2 SOUTHWEST ELEVATION
Scale: 1/16" = 1'-0"



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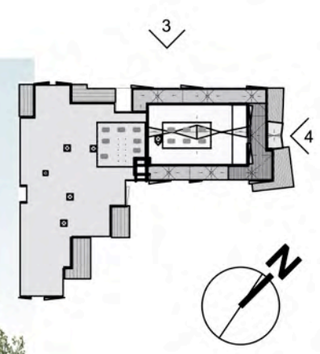
ELEVATIONS

A 2.1

1 NORTHWEST ELEVATION
Scale: 1/16" = 1'-0"



0 5 10 15 20 25 FT

NOTE A:
DASHED RED LINE INDICATES TOP OF ROOF BEAM
DASHED BLACK LINE INDICATES TOP OF ROOF INSULATION

EXTERIOR MATERIALS LEGEND

1	FIBER CEMENT CLADDING - VERTICAL
2	FIBER CEMENT CLADDING - COLOR A
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4	METAL FASCIA - COLOR A
5	METAL FASCIA - COLOR B
6	CABLE RAIL - VERTICAL
7	GLASS RAIL
8	TRIM TO MATCH SIDING "1"
9	METAL FASCIA - COLOR C
10	METAL TRIM
11	METAL OVERHEAD DOOR
12	METAL & WOOD PERGOLA

4 NORTHEAST ELEVATION (EASTERN PROM.)
Scale: 1/16" = 1'-0"

0 5 10 15 20 25 FT

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ELEVATIONS

A 2.2

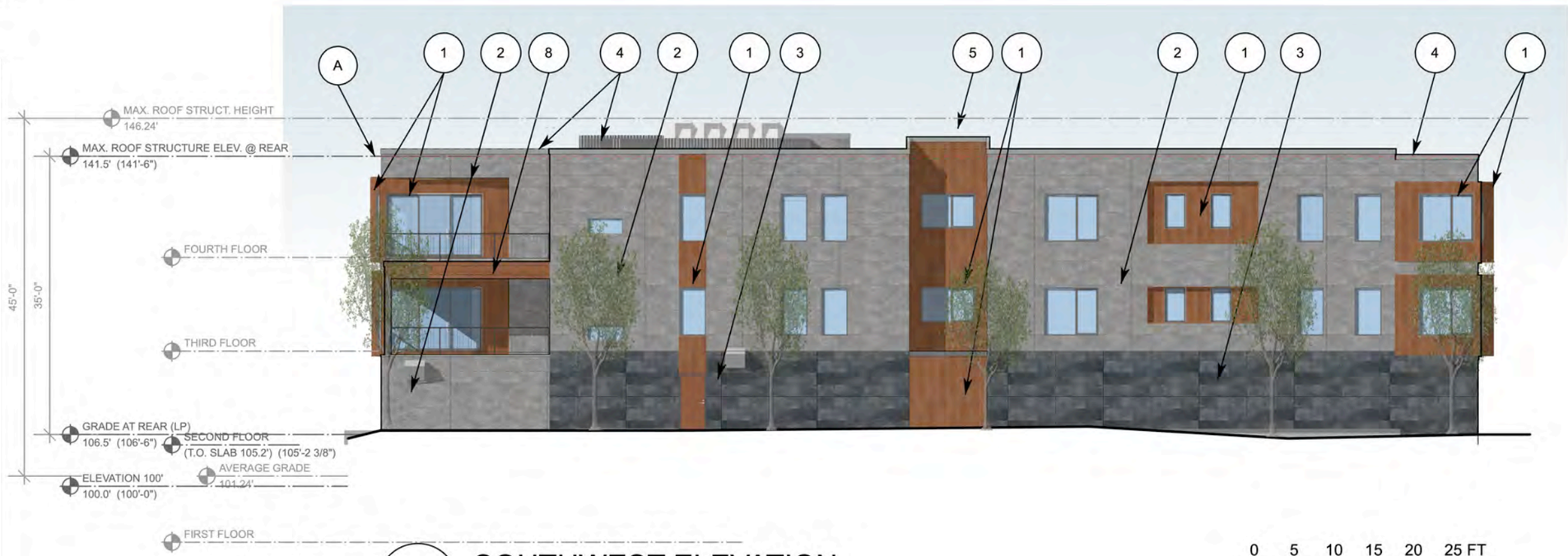
1 SOUTHEAST ELEVATION (TURNER STREET)
Scale: 1/16" = 1'-0"

NOTE A:
DASHED RED LINE INDICATES TOP OF ROOF BEAM
DASHED BLACK LINE INDICATES TOP OF ROOF INSULATION

SEE LANDSCAPE PLANS FOR SMALL AND MEDIUM-SIZED PLANTINGS, GREENSCREEN/TRELLIS ALONG GARAGE/ENTRY PROCESSION, AND LOCATIONS OF GRASSES & PAVERS

EXTERIOR MATERIALS LEGEND

1	FIBER CEMENT CLADDING - VERTICAL
2	FIBER CEMENT CLADDING - COLOR A
3	FIBER CEMENT CLADDING - COLOR B
4	METAL FASCIA - COLOR A
5	METAL FASCIA - COLOR B
6	CABLE RAIL - VERTICAL
7	GLASS RAIL
8	TRIM TO MATCH SIDING "1"
9	METAL FASCIA - COLOR C
10	METAL TRIM
11	METAL OVERHEAD DOOR
12	METAL & WOOD PERGOLA



2 SOUTHWEST ELEVATION
Scale: 1/16" = 1'-0"

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RDS ARCHITECTS

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ELEVATIONS

A 2.3

NOTE A:
DASHED RED LINE INDICATES TOP OF ROOF BEAM
DASHED BLACK LINE INDICATES TOP OF ROOF INSULATION
SEE LANDSCAPE PLANS FOR SMALL AND MEDIUM-SIZED PLANTINGS, GREENSCREEN/TRELLIS ALONG GARAGE/ENTRY PROCESSION, AND LOCATIONS OF GRASSES & PAVERS

EXTERIOR MATERIALS LEGEND

1	FIBER CEMENT CLADDING - VERTICAL
2	FIBER CEMENT CLADDING - COLOR A
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4	METAL FASCIA - COLOR A
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7	GLASS RAIL
8	TRIM TO MATCH SIDING "1"
9	METAL FASCIA - COLOR C
10	METAL TRIM
11	METAL OVERHEAD DOOR
12	METAL & WOOD PERGOLA

3 NORTHWEST ELEVATION
Scale: 1/16" = 1'-0"

0 5 10 15 20 25 FT

4 NORTHEAST ELEVATION (EASTERN PROM.)
Scale: 1/16" = 1'-0"

0 5 10 15 20 25 FT

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RDS ARCHITECTS

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ELEVATIONS

A 2.4

1 SOUTHEAST ELEVATION (TURNER STREET)
Scale: 1/16" = 1'-0"

0 5 10 15 20 25 FT

NOTE A:
DASHED RED LINE INDICATES TOP OF ROOF BEAM
DASHED BLACK LINE INDICATES TOP OF ROOF INSULATION
SEE LANDSCAPE PLANS FOR SMALL AND MEDIUM-SIZED PLANTINGS, GREENSCREEN/TRELLIS ALONG GARAGE/ENTRY PROCESSION, AND LOCATIONS OF GRASSES & PAVERS

EXTERIOR MATERIALS LEGEND

1	FIBER CEMENT CLADDING - VERTICAL
2	FIBER CEMENT CLADDING - COLOR A
3	FIBER CEMENT CLADDING - COLOR B
4	METAL FASCIA - COLOR A
5	METAL FASCIA - COLOR B
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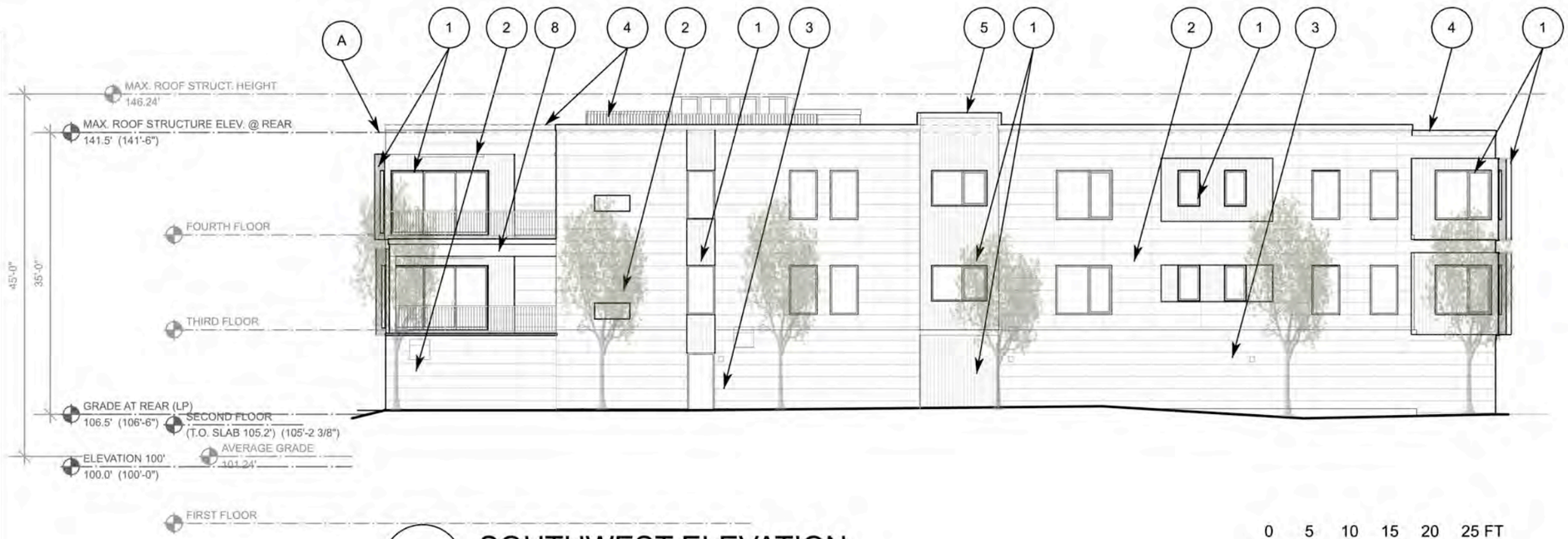

2 SOUTHWEST ELEVATION
Scale: 1/16" = 1'-0"

0 5 10 15 20 25 FT

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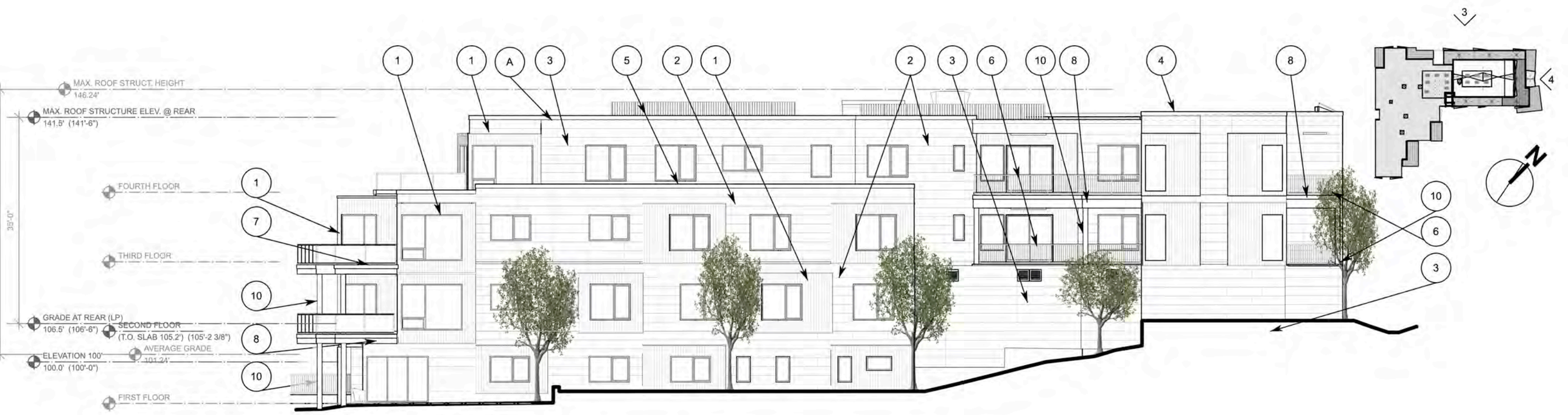
ELEVATIONS

A 2.5



NOTE A:
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SEE LANDSCAPE PLANS FOR SMALL AND MEDIUM-SIZED PLANTINGS, GREENSCREEN/TRELLIS ALONG GARAGE/ENTRY PROCESSION, AND LOCATIONS OF GRASSES & PAVERS

EXTERIOR MATERIALS LEGEND

1	FIBER CEMENT CLADDING - VERTICAL
2	FIBER CEMENT CLADDING - COLOR A
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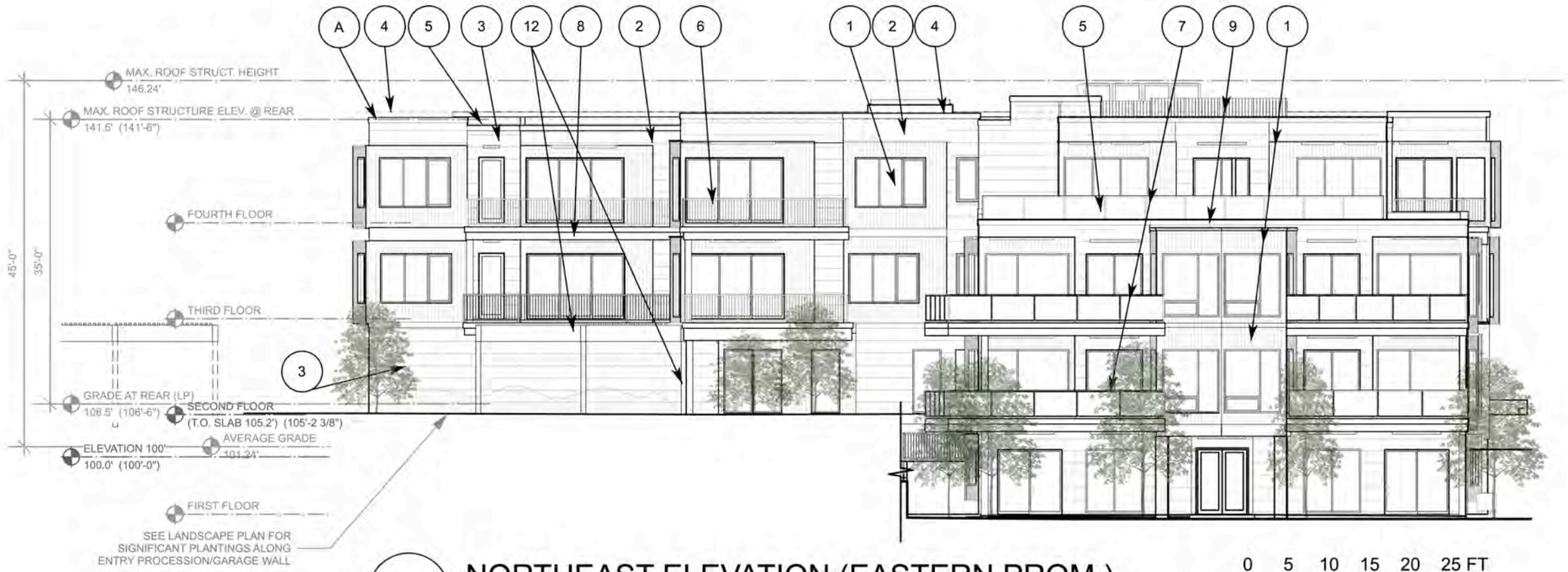
11	METAL OVERHEAD DOOR
12	METAL & WOOD PERGOLA

3 NORTHWEST ELEVATION
Scale: 1/16" = 1'-0"

0 5 10 15 20 25 FT



4 NORTHEAST ELEVATION (EASTERN PROM.)
Scale: 1/16" = 1'-0"

0 5 10 15 20 25 FT

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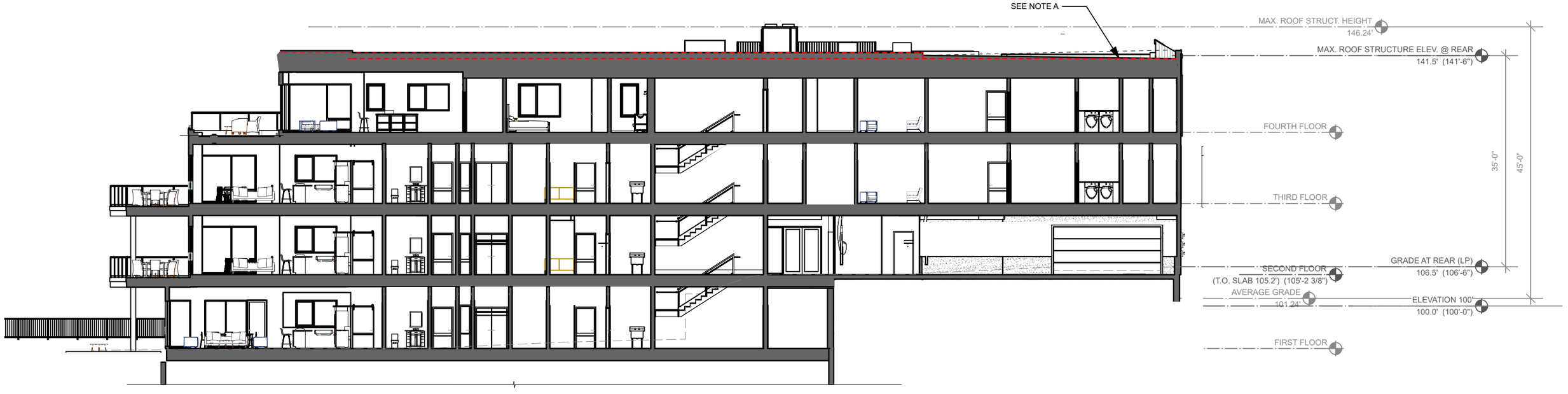
ELEVATIONS

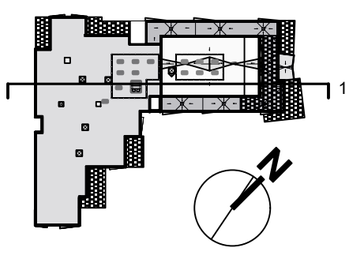
A 2.6



1 LONGITUDINAL BUILDING SECTION

Scale: 1/16" = 1'-0"

0 5 10 15 20 25 FT



NOTE A:
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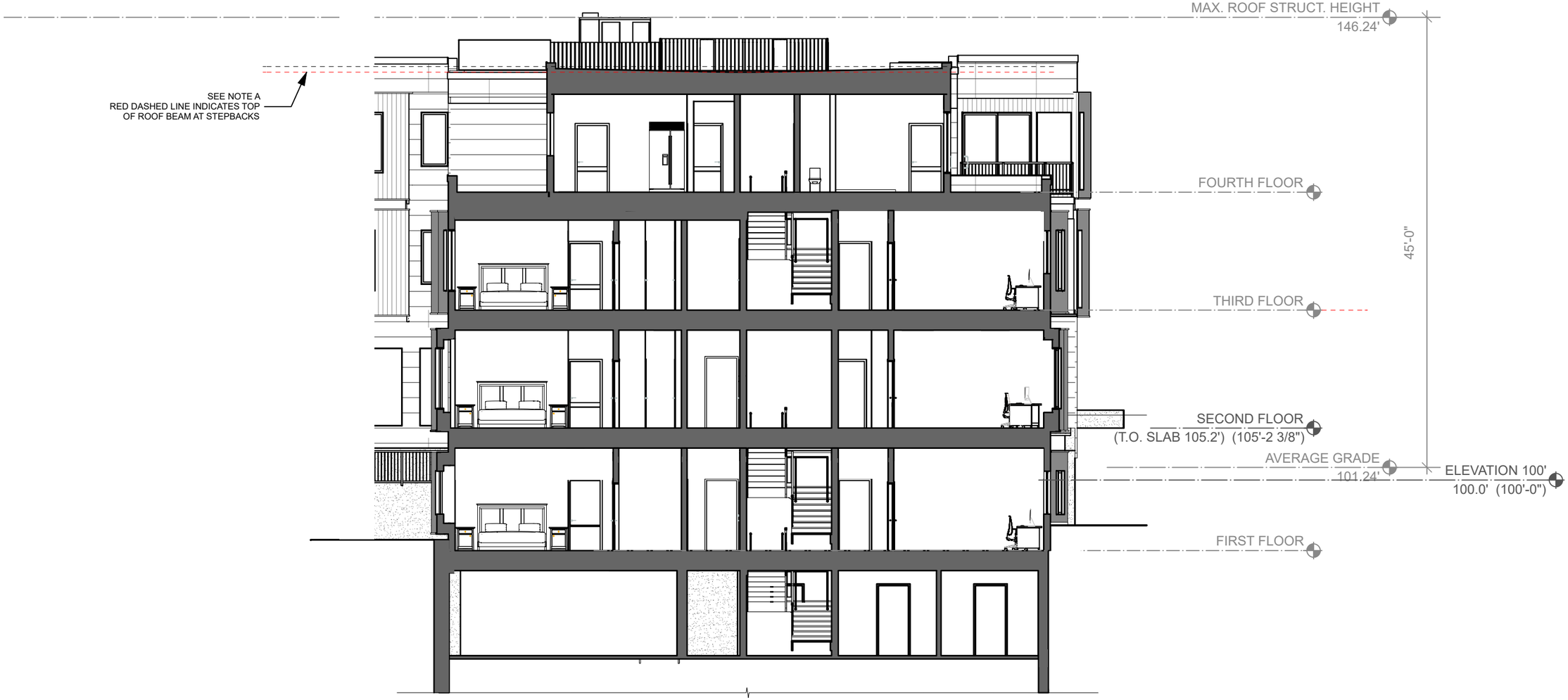
BUILDING SECTIONS

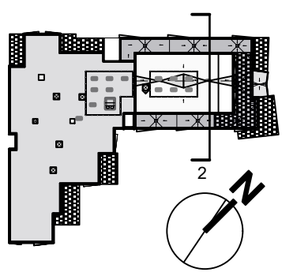
A 3.1



2 BUILDING SECTION @ PENTHOUSE

Scale: 3/32" = 1'-0"

0 5 10 15 20 25 FT



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BUILDING SECTIONS

A 3.2