

PLANNING BOARD

Tuesday, September 9, 2025 at 4:30 PM
Room 24 (Ground Level of City Hall) and
Zoom



MEMBERS

Brandon Mazer, Chair
David Silk, Vice Chair
Austin Smith
Nicholas Messina
Joseph Zamboni
Kelsey Robertson
Michael Joseph Fox

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PUBLIC COMMENT INFORMATION:

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).

Please note that the placement of items on this agenda are subject to change – please check the [Agenda Center](#) prior to the meeting for the item start time.

AGENDA:

PUBLIC HEARING - 4:30 PM

1. ROLL CALL AND DECLARATION OF QUORUM

2. COMMUNICATION AND REPORTS

Request for Reconsideration (PL-003179-2024); Kevin Kraft, Director of Planning & Urban Development. On August 19, 2025, the applicant, Portland Music Holdings, LLC, submitted a letter to the Portland Planning Board requesting that the Board reconsider its August 12, 2025, decision to postpone the public hearing on the Major Site Plan and Traffic Movement Permit (TMP) application to facilitate the development of a new music hall and schedule it for a public hearing on September 9, 2025. This communication is intended to share the applicant's request to reconsider the postponement of the public hearing.

3. REPORT OF ATTENDANCE AT THE MEETING HELD ON AUGUST 12, 2025.

Public Hearing

385 Congress Street: Mazer, Messina, Robertson, Smith and Zamboni present. Fox and Silk absent.
76 St. James Street: Mazer, Messina, Robertson, Smith and Zamboni present. Fox and Silk absent.
1125 Brighton Avenue: Mazer, Messina, Robertson, Smith, and Zamboni present. Fox absent. Silk recused.

4. REPORTS OF DECISIONS AT THE MEETING HELD ON AUGUST 12, 2025.

- i. Major Site Plan and Traffic Movement Permit; 385 Congress Street; Portland Music Holdings, LLC., Applicant. Smith motioned and Robertson seconded a motion to table this item to the March 26, 2026 meeting. Vote 5-0 (Fox and Silk absent).
- ii. Major Site Plan; 76 St. James Street; City of Portland, Applicant. Smith motioned and Robertson seconded a motion to table this item to the September 9, 2025 meeting. Vote 5-0 (Fox and Silk absent).
- iii. Major Site Plan; 1125 Brighton Avenue, Developers Collaborative Predevelopment, LLC., and Prosperity ME, Applicant. Robertson motioned and Zamboni seconded a motion to waive Technical Manual Section 1 - Design standard figure 1-16A depicting typical standard parking drive aisle dimension, which requires a 2-foot aisle width for 90-degree parking spaces. Vote 5-0 (Fox absent, Silk recused). Robertson motioned and Zamboni seconded a motion to approve the major site plan application. Vote 5-0 (Fox absent, Silk recused). Robertson motioned and Zamboni seconded a motion to adopt the draft approval letter as the Board's decision, and to authorize the Board Chair to sign the letter as drafted. Vote 5-0 (Fox absent, Silk recused).

5. NEW BUSINESS

- i. Major Site Plan; 76 Saint James Street; City of Portland, Applicant. The Planning Board will hold a hybrid Public Hearing to consider a major site plan application to facilitate the disposal of contaminated soils at Dougherty Sports Field and related field improvements including

revised grading, field drainage, field striping, and irrigation. The subject property is located in the R-OS Recreation Open Space 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-003391-2025.

- ii. Major Site Plan and Traffic Movement Permit; 385 Congress Street; Portland Music Holdings, LLC, Applicant. In the event that the Planning Board reconsiders its August 12, 2025 decision to postpone the public hearing to March 26, 2026, the Board will hold a hybrid public hearing to consider a major site plan and traffic movement permit application to facilitate the development of an approximately 65,340 square foot entertainment venue with capacity for up to approximately 3,300 patrons. The subject property is located downtown and is within the B-3 Downtown Business 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-003179-2024.

To: Portland Planning Board
From: Kevin Kraft, Director, Planning & Urban Development Department
Re: Request for Reconsideration – Communication
Date: September 2, 2025

On August 19, 2025, Mary Costigan, an attorney with Bernstein Shur representing the applicant Portland Music Holdings, LLC, a partnership between Portland Performance Ventures, LLC and Live Nation Entertainment, submitted a letter (Attachment A) to the Portland Planning Board. The letter requests that the Board reconsider its August 12, 2025, decision to postpone the public hearing on the Major Site Plan and Traffic Movement Permit (TMP) application to facilitate the development of a new music hall and schedule it for a public hearing on September 9, 2025.

According to the Rules of the Portland Planning Board:

“When a vote is completed it shall be in order for any member who voted in the majority, in the negative in a tie vote, or otherwise on the prevailing side, to move for reconsideration thereof at the same or at the next regular meeting but not afterwards; and when the motion for reconsideration is decided, that vote shall not be reconsidered. No motion to reconsider a vote completed at a previous meeting shall be in order for consideration at the next regular meeting unless an item to that effect is contained on the agenda for such regular meeting or unless four (4) members consent to such reconsideration.”

Accordingly, this communication is intended to share the applicant’s request to reconsider the postponement of the public hearing. The Board is not obligated to act on this request; however, any member of the Board who voted in the majority may move to reconsider the Board’s August 12, 2025, decision to postpone the hearing. That postponement was made due to uncertainty regarding how the project review might be affected by the Theater & Performance Hall 180-Day Moratorium (Order 9-25/26), which was adopted by the City Council on August 11, 2025, and takes effect on September 10, 2025 (Attachment B).

Attachments:

Attachment A – Letter to Planning Board – Reconsideration 8.19.25
Attachment B – Order 9-25/26

Attachment A



**Bernstein, Shur,
Sawyer & Nelson, P.A.**
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PO Box 9729
Portland, ME 04104-5029

T (207) 774 - 1200
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Mary E. Costigan
Shareholder
207-228-7147 direct
mcostigan@bernsteinshur.com

August 19, 2025

Portland Planning Board
389 Congress Street
Portland, ME 04101

Re: Request for Reconsideration of Motion to Table

Dear Board Members:

I am writing in regard to the application for major site plan approval by Portland Music Holdings ("PMH") for a new music venue at 385 Congress Street. The purpose of this letter is to request that the Board reconsider its decision to postpone the public hearing on the application and to schedule the public hearing for September 9, 2025.

On August 11th, the City Council passed a moratorium that prohibits the review of applications for new theaters or performance halls with a capacity exceeding 2000 people. There was a motion to pass the moratorium as an emergency, but that motion failed. Therefore, the moratorium will not become effective until September 10th. Prior to September 10th, the City is free to review any and all applications for new performance halls. In fact, at the Council meeting the Mayor and City Attorney both stated that the Planning Board meeting could proceed the following evening since the moratorium was not in effect.

PMH submitted its site plan application on December 19, 2024. The Board has held two workshops and the City staff and applicant have spent numerous hours preparing the application for final review, including the preparation of a Traffic Movement Permit approval. The application was on the agenda for the August 12th Planning Board meeting for public hearing, with all supporting documents in the record. The meeting was properly noticed.

At the August 12th meeting, the Planning Board voted to table the application until March 24, 2026, due to uncertainties presented by the moratorium. The Board had no legal basis to postpone the hearing because the moratorium is not yet in effect. The applicant's representative was at the meeting and objected to the postponement. There are no provisions in the Board's Rules or the Land Use Code that allow the Board to unilaterally postpone a duly noticed public hearing based on future uncertainty of a moratorium not yet in effect.

While the applicant understands that the outcome of the moratorium is uncertain, we respectfully request that the Board proceed as required and hold a public hearing on the application prior to the effective date of the moratorium. We recognize we may have to return to the Board for a site plan amendment in the future, depending on the actions of the City Council during term of the moratorium. However, it is prudent to proceed while the information is current and the applicant is prepared to move forward.

Finally, because the Board only has one meeting scheduled prior to September 10th, we ask that our request for reconsideration be placed on the September 9th agenda and that a public hearing be noticed for the 9th in the event the Board votes to reconsider the motion to postpone and moves forward with the hearing.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Costigan", is written over a faint, circular, textured background.

Mary E. Costigan

cc: Portland Music Holdings

Attachment B

Order 9-25/26

Passage: 6-3 (Councilor Ali, Phillips, & Mayor Dion-Opposed), as amended on 8/11/2025
Amendment#1-Motion to amend "Pelletier Amendment #1" RE: Business Impact" Passage: 5-4
(Councilor Ali, Michniewicz, Phillips, Dion-Opposed)
Amendment#2- Motion was made by Mayor Dion and seconded by Councilor Pelletier to
amend. "Dion Amendment #2 RE: Effective Date. The amendment is in the backup material
Amendment Passed 8-1 (Councilor Phillips Opposed)

Effective: 9/10/2025

MARK DION (MAYOR)
PIOUS ALI (A/L)
APRIL D. FOURNIER (A/L)
BENJAMIN GRANT (A/L)

CITY OF PORTLAND IN THE CITY COUNCIL

SARAH MICHNIEWICZ (1)
WESLEY PELLETIER (2)
REGINA L. PHILLIPS (3)
ANNA BULLETT (4)
KATE SYKES (5)

ORDER ESTABLISHING A 180-DAY MORATORIUM ON THEATER AND PERFORMANCE HALL PROJECTS WITH A CAPACITY EXCEEDING 2000 PEOPLE IN THE CITY OF PORTLAND

WHEREAS, land development, tourism and commerce on Portland's Downtown Peninsula have resulted in significant and demonstrable parking pressure, which has in turn created hardships for members of the public and commercial enterprises; and

WHEREAS, increased traffic before and after large events at theaters and performance halls are known to cause unsafe road conditions and strain parking resources; and

WHEREAS, as set forth in Table 18-A of the City of Portland Land Use Code, there are no parking minimums for theaters and performance halls, regardless of the anticipated capacity, and this issue requires further study and potential amendments to the Land Use Code in order to protect the public welfare and safety and prevent overburdening of public parking facilities; and

WHEREAS, section 14.6.8.14 of the City's Land Use Code only requires a 100-foot buffer in the B-3 and WCZ zones between businesses with entertainment licenses; and

WHEREAS, the City's Land Use Code does not require a larger buffer between large theaters and performance halls, which should be considered to protect public safety and ensure that these venues are not clustered and do not overburden public infrastructure and city services or create unsafe road conditions for pedestrians, bicycles and vehicles; and

WHEREAS, a larger buffer should also be considered to prevent serious public harm to the creative economy, character, and vitality of the City's downtown region and ensure existing venues are not displaced, jobs at those venues are not lost, and the unique character of Portland's arts community and its accessibility for all residents is not eroded; and

WHEREAS, along with a proposed development project's end use and impact on Portland's economy, the City must also consider the employment and workforce development opportunities that the construction of that project would and could have on Portland's diverse workforce, including the establishment of labor standards related to health and safety, wages, benefits, registered apprenticeship participation, and local and diverse employment benchmarks; akin to those established in partnership with local labor unions; and

WHEREAS, an immediate temporary 180-day prohibition on approvals of new large theaters and performance halls is necessary in order to allow the City time to review and amend the City Code as necessary to prevent an overburdening of city services and public parking and other facilities, and to ensure safe traffic patterns for pedestrians, bicyclists and vehicles; and

WHEREAS, an immediate temporary 180-day prohibition on approvals of new large theaters and performance halls is necessary in order to allow the City time to review and amend the City Code as necessary to prevent development that is incompatible and harmful to the local creative economy, character and vitality of the City's downtown; and

WHEREAS, in the judgment of the City Council for the City of Portland, these facts justify a moratorium under 30-A M.R.S. § 4356(1) (A) and (B) and create an emergency under the City Charter, and require the following Moratorium as immediately necessary to prevent an overburdening of public facilities and for the preservation of the public health, safety and welfare; and

NOW, THEREFORE, pursuant to its authority in 30-A M.R.S. §§ 3001 and 4356, and notwithstanding the provisions of 1 M.R.S. § 302, the Portland City Council hereby ordains that a Moratorium shall be applied retroactively, to December 1, 2024, on any and all proceedings, applications, petitions, and approvals required under the City's Land Use Code that were or have been pending before any officer, board, or agency of the City on or any time after December 1, 2024 for the development of new theaters or performance halls with a capacity exceeding 2000 people; and,

BE IT ORDERED, that that no permit applications for any new theaters or performance halls with a capacity exceeding 2000 people shall be accepted, processed, reviewed, or approved by the City or the Planning Board for the period of this Moratorium; and

BE IT FURTHER ORDERED, that those provisions of the City's Land Use Code that are inconsistent or conflicting with the provisions of this Moratorium, are hereby repealed to the extent that they are applicable for the duration of this Moratorium, but not otherwise; and

BE IT FURTHER ORDERED, that during the time that this Moratorium is in effect, the City's Housing and Economic Development Committee shall review the City Code, including, but not limited to, Chapters 4, 6, 14, and 15 and develop amendments for consideration by the Planning Board and City Council to address the concerns addressed in this Moratorium; and

BE IT FURTHER ORDERED, that this Moratorium shall remain in effect until the earlier of the effective date of amendments to the City Code adopted pursuant to this

Moratorium or March 9, 2026, unless extended, repealed, or modified by the Portland City Council; and

BE IT FURTHER ORDERED, that to the extent any provision of this Moratorium is deemed invalid by a court of competent jurisdiction, the balance of the Moratorium that shall remain shall be considered valid.

**AMENDMENT #1 TO ORDER 9-25/26
PREPARED BY CORPORATION COUNSEL
FOR COUNCILOR WESLEY PELLETIER
RE: BUSINESS IMPACT**

WHEREAS, land development, tourism and commerce on Portland’s Downtown Peninsula have resulted in significant and demonstrable parking pressure, which has in turn created hardships for members of the public and commercial enterprises; and

WHEREAS, increased traffic before and after large events at theaters and performance halls are known to cause unsafe road conditions and strain parking resources; and

WHEREAS, as set forth in Table 18-A of the City of Portland Land Use Code, there are no parking minimums for theaters and performance halls, regardless of the anticipated capacity, and this issue requires further study and potential amendments to the Land Use Code in order to protect the public welfare and safety and prevent overburdening of public parking facilities; and

WHEREAS, section 14.6.8.14 of the City’s Land Use Code only requires a 100-foot buffer in the B-3 and WCZ zones between businesses with entertainment licenses; and

WHEREAS, the City’s Land Use Code does not require a larger buffer between large theaters and performance halls, which should be considered to protect public safety and ensure that these venues are not clustered and do not overburden public infrastructure and city services or create unsafe road conditions for pedestrians, bicycles and vehicles; and

WHEREAS, a larger buffer should also be considered to prevent serious public harm to the creative economy, character, and vitality of the City’s downtown region and ensure existing venues are not displaced, jobs at those venues are not lost, and the unique character of Portland’s arts community and its accessibility for all residents is not eroded; and

WHEREAS, along with a proposed development project’s end use and impact on Portland’s economy, the City must also consider the employment and workforce development opportunities that the construction of that project would and could have on Portland’s diverse workforce, including the establishment of labor standards related to health and safety, wages, benefits, registered apprenticeship participation, and local and diverse employment benchmarks; akin to those established in partnership with local labor unions; and

WHEREAS, an immediate temporary 180-day prohibition on approvals of new large theaters and performance halls is necessary in order to allow the City time to review and amend the City Code as necessary to prevent an overburdening of city services, public parking and other facilities, and to ensure safe traffic patterns for pedestrians, bicyclists and vehicles; and

WHEREAS, an immediate temporary 180-day prohibition on approvals of new large theaters and performance halls is necessary in order to allow the City time to review and amend the City Code as necessary to prevent development that is incompatible and harmful to the local creative economy, character and vitality of the City's downtown; and

WHEREAS, in the judgment of the City Council for the City of Portland, these facts justify a moratorium under 30-A M.R.S. § 4356(1) (A) and (B) and create an emergency under the City Charter, and require the following Moratorium as immediately necessary to prevent an overburdening of public facilities and for the preservation of the public health, safety and welfare; and

**AMENDMENT #2 TO ORDER 9-25/26
PREPARED BY CORPORATION COUNSEL
FOR MAYOR MARK DION
RE: EFFECTIVE DATE**

BE IT FURTHER ORDERED, that this Moratorium shall remain in effect until the earlier of the effective date of amendments to the City Code adopted pursuant to this Moratorium or ~~February~~ March 9, 2026, unless extended, repealed, or modified by the Portland City Council; and

Planning Board Report

Planning & Urban Development Department



76 St. James Street
Major Site Plan Application
PL-003391-2025
City of Portland Parks, Recreation, and Facilities Department, Applicant

Submitted to:	Portland Planning Board	Prepared By:	Eric Freeman
Public Hearing Date:	September 9, 2025	Date:	September 4, 2025

I. INTRODUCTION

The City of Portland's Parks, Recreation, and Facilities Department has submitted a Major Site Plan application for the regarding and reconstruction of the Dougherty Athletic Fields to facilitate the capping of contaminated soils removed as part of the construction of the adjacent Kiwanis pool. This site is located within the Recreation and Open Space (OS-R) zone.

This application is being referred to the Planning Board for compliance with the City of Portland's Land Use Code Site Plan Standards, Section 13.6,

The Planning and Urban Development Department mailed 218 notices advertising this meeting to property owners within 500 feet of the site. A legal advertisement ran in the August 28, 2025 edition of the Portland Press Herald.

Applicant: City of Portland Parks, Recreation, and Facilities Department

Applicant Representatives: Gorrill Palmer

II. REQUIRED REVIEWS

<i>Review</i>	<i>Applicable Standards</i>
Site Plan	Section 13.6

III. WAIVERS

<i>Standard to be waived</i>	<i>Applicable Standards</i>	<i>Justification for Waiver</i>
Land use Code Section 13.6.1.D.2.a	All development shall provide secure bicycle parking in accordance with the parking requirements of Article 18 and the transportation systems and street design standards of the Technical Manual.	Given the size of the athletic complex, it would not be feasible to provide upwards of 100 bicycle parking spaces. Staff are supportive of this waiver. Details in Section IX. of this report.
Land Use Code Section 13.6.2.B.1.A	All development subject to this article shall provide a minimum of one shade tree consisting of	The site is used as an athletic field and providing the required number of plantings

	species identified on the City of Portland Recommended Tree list or six plantings, defined as one shrub, one ornamental grass, and/or three perennials, per 5,000 square feet of lot area in accordance with the landscaping standards of the Technical Manual	would not be consistent with the use of the site. Staff are supportive of this waiver. Details in section IX. of this report.
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<i>Project Data</i>	
Existing Zoning	Open Space Recreation (OS-R)
Property Size	~610,00 SF
Existing Use	Athletic Fields
Proposed Use	Regrading of the existing Dougherty Field athletic facilities to facilitate the capping of contaminated soils from the construction of the nearby Kiwanis Pool

IV. PROPOSED DEVELOPMENT

Construction of the new Kiwanis Pool (PL-002846-2024) began in the spring 2025 and has resulted in the excavation of approximately 6,500 cubic yards of contaminated soils. This material is currently stockpiled on-site. Concentrations of arsenic, lead, vinyl chloride and other contaminants exceed Maine Department of Environmental Protection (MDEP) guidelines for park recreational uses. As a result, an environmental media management plan (EMMP) was developed in March of 2025 to summarize testing, construction management and MDEP approved remediation alternatives.

As required by MDEP regulations, all contaminated materials located within the site must remain or be disposed of to the greatest extent practical. If soils are to be removed from the site, additional testing is required and the soils must be disposed of at an approved off-site facility in coordination with MDEP. Based upon the volume of contaminated materials and the cost associated with transport, Parks & Recreation Staff determined that off-site disposal would not be practical.

This project would involve utilizing the Dougherty athletic fields immediately adjacent to the Kiwanis pool to dispose of excess soil with a MDEP approved cap system. A soil boring investigation of Dougherty Field conducted by Woodard and Curran identified a small portion of the Dougherty Sports Fields with arsenic levels above MDEP remedial action guidelines. This soil is proposed to be excavated and combined with the contaminated soil from the Kiwanis pool construction site. To obtain enough clean soil to construct the cap, the remaining area of the sports fields would be excavated 18 inches below existing grade across the site. The site would then be regraded with an 18 inch cap of clean soil covered by new turf.

The applicant has provided detailed construction and soil management plans, which are included as attachments 2 through 7. A construction management narrative is included as attachment 1.

V. EXISTING CONDITIONS AND SURROUNDING AREA

The Dougherty Athletic Field are bounded by Douglass and St. James Street within the Libbytown neighborhood. The area surrounding the park features single and multi-family residential, commercial space and light manufacturing. The newly constructed affordable housing project “Dougherty Commons” abuts the site to the south closer to Congress Street. These athletic fields are part of the larger Dougherty Athletic complex, which includes a basketball court, skate park, playground and a public pool facility. The fields are used for baseball, soccer, field hockey, softball and other general recreation activities. A small parking lot off of St. James Street provides parking for the athletic fields and the adjacent skate park and basketball court. The field complex is largely level, with a slight downward grade towards Douglass Street of less than 1%



Figure 2: The existing site and surrounding neighborhood

VI. RIGHT, TITLE, & INTEREST

Dougherty Field is owned by the City of Portland. Right, Title and Interest documentation as submitted by the applicant is included as Attachment E

VII. FINANCIAL & TECHNICAL CAPACITY

The Dougherty Field project is funded through the City of Portland’s Capital Improvements Plan for Fiscal Year 2026 . Financial capacity documentation as submitted by the applicant is included as Attachment F

VIII. ZONING ANALYSIS

The site is located within the Recreational Open Space (OS-R) zone. Relevant dimensional standards for the OS-R zone are included below.

	Base RN-1	Proposed
Maximum Height (ft)	45 ft.	16 ft.
Minimum Lot Area	6,500 SF	~610,000 SF (328,000 SF area of disturbance)
Front Setback	12 ft.	>12 ft.
Rear Setback	25 ft.	>25 ft.
Side Setback	15 ft.	>5 ft.
Maximum Impervious Area	25%	6%
Maximum Lot Coverage	25%	7%

IX. SITE PLAN STANDARDS (Section 13.6)

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 13.6. Staff comments are below.

1. Transportation Standards (Section 13.6.1)

A. Impact on surrounding street systems

Douglass and St. James Streets are two-way local streets with on-street parking. There is no internal vehicular circulation within the Dougherty athletic complex. The proposed regrading of Dougherty Field would not result in any changes to existing curb cuts, traffic patterns or parking along Douglass Street or St. James Street.

Finding of Fact: Based on the submitted application materials and the description presented above this standard is determined to be met

B. Access and circulation

Existing five-foot sidewalks along Douglass and St. James Street provide access to the Dougherty Field complex along both site frontages. These sidewalks are in good condition and would remain. No changes to pedestrian circulation within the field complex are proposed. No new vehicular access is proposed as part of this application.

Finding of Fact: Based on the submitted application materials and description presented above this standard is determined to be met

C. Public transit access

This application is not located along an existing public transit route and is not required to provide a transit shelter.

Finding of Fact: This standard is not applicable to this application.

D. Parking

This application does not propose any new on-site vehicular parking. Existing on-street parking along Douglass and St. James Street would remain. The existing 24-space parking lot at the

southeastern corner of the site would remain. Eight new shade trees would be planted along the interior edge of the parking area to satisfy parking lot landscaping requirements.

Two new bike racks capable of holding up to 15 bikes would be installed along St. James Street to supplement existing bike racks at the Kiwanis Aquatic Center.

The applicant is requesting a waiver of Section 13.6.1.D.2.a, which establishes bicycle parking minimums. Per Table 18-A, parks and recreation facilities require one bicycle parking space per 1,000 square feet of lot area. Given the size of the Dougherty Field complex, the applicant would be responsible for installing approximately 600 new bicycle parking spaces. This application involves the regrading of the athletic fields and does not involve programmatic changes that would result in increased usage. Staff are supportive of the waiver request.

Finding of Fact: Based on the submitted application materials and description presented above this standard is determined to be met

E. Transportation demand management (TDM)

TDM plans are required for commercial, institutional or mixed-use developments of 50,000 square feet or more. This application is not commercial or mixed-use and therefore does not require a TDM Plan.

Finding of Fact: This standard is not applicable to this application.

2. Environmental Quality Standards (Section 13.6.2)

A. Preservation of significant natural features

There are no significant natural features such as wetlands, vernal pools, or other protected resources within the project site. Existing mature street trees along St. James Street and Douglass Street, as well as the trees behind the dugouts at the southeast corner of the site are proposed to remain and would be protected throughout the duration of construction.

The applicant has provided a Low-Impact Development (LID) assessment detailing the application's adherence to the low-impact development section of the Technical Manual (Section 3). The applicant received a passing score 83 out of a possible 178 points on the LID scorecard. The applicant has met LID standards by:

- Minimizing new impervious surface and not expanding parking areas
- Utilizing a shared driveway design
- Providing a winter maintenance agreement
- Having a site with no streams, wetlands or wooded areas

The full LID assessment is included as Attachment K

Finding of Fact: Based on the submitted application materials and description presented above this standard is determined to be met.

B. Site landscaping and buffers

Nine new shade trees would be planted within the existing parking lot area on St. James Street to satisfy parking lot landscaping requirements. No additional landscaping or non-vehicular hardscape is proposed as part of this application.

The applicant has requested a waiver of Section 13.6.2.B.1.A, which requires new developments to provide one shade tree per 5,000 square feet of lot area. Given that this application involves the regrading and reconstruction of an existing athletic field, the planting of the approximately 85 new trees could potentially impact the use of the athletic fields. Due to this condition, Staff are supportive of this waiver request.

Finding of Fact: Based on the submitted application materials and description presented above this standard is determined to be met.

C. Water quality/storm water management/erosion control

The project results in the creation of more than 10,000 square feet of overall site disturbance and 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 applicant proposes to utilize a geocomposite drainage system, which utilizes underdrains spaced evenly apart within the field to direct stormwater into an existing 36 inch concrete stormdrain in Douglass Street. Surface runoff not captured by the underdrain system would be collected by a swale adjacent to the Douglass Street sidewalk. Given the scope of the application, there is no increase in overall stormwater volume anticipated.

Finding of Fact: Based on the submitted application materials and description presented above, this standard is determined to be met.

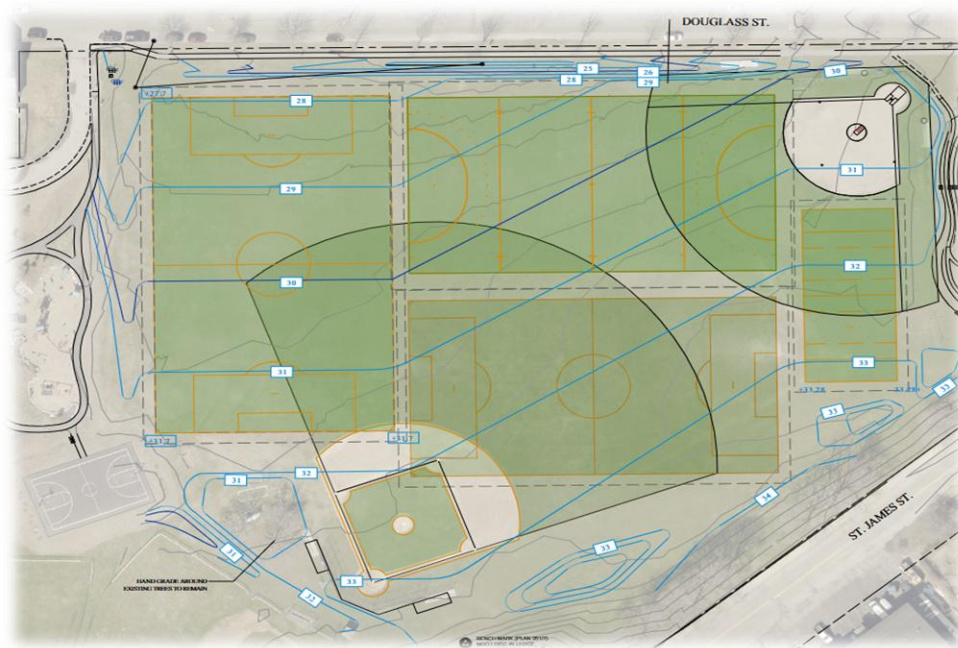


Figure 3: Site Grading Plan

3. Public Infrastructure and Community Safety Standards (Section 13.6.3)

A. Consistency with City Master Plans

The proposed development fully complies with the zoning requirements of the OS-R zone and other regulations as contained within the City of Portland Land Use Code, which was unanimously recommended by the Planning Board and unanimously adopted by the City Council in November of 2024 on the basis of its consistency with Portland's Plan 2030.

Finding of Fact: Based on the submitted application materials and description presented above this standard is determined to be met.

B. Public Safety and Fire Prevention

Emergency vehicles would have access to the site via Douglass and St. James Street. No changes to emergency vehicle access are proposed. The overall layout of the athletic complex would remain unchanged. The layout of the fields promotes natural surveillance given its open design.

Finding of Fact: Based on the submitted application materials and description presented above, this standard is determined to be met.

C. Availability and capacity of public utilities

A new subsurface irrigation system would be installed beneath the fields, which would connect to an existing 2 inch water line in Douglass Street.

No new sewer connections are proposed as part of this application. A combined sewer currently bisects Dougherty Field and will remain in place. The manhole structures associated with this sewer will be raised to grade.

Solid waste would be collected in existing city-owned trash cans and collected by the Department of Public Works.

Finding of Fact: Based on the submitted application materials and the description presented above this standard is determined to be met subject to the conditions of approval detailed above.

4. Site Design Standards (Section 13.6.4)

A. Massing, ventilation, and wind impact

There are no new structures proposed as part of this application.

Finding of Fact: This standard is not applicable to this application.

B. Shadows

There are no shadow impacts anticipated with this application.

Finding of Fact: Based on the submitted application materials and description presented above this standard is determined to be not applicable.

C. Snow and ice loading

The athletic fields are not cleared during snow events. No snow or ice loading impacts to surrounding streets or properties are anticipated with this application.

Finding of Fact: Based on the submitted application materials and description presented above this standard is determined to be met.

D. View corridors

Not applicable. This application is not within a protected view corridor.

Finding of Fact: This standard is not applicable to this application

E. Historic resources

Not applicable. This application is not within a historic district. In the event that historic or archaeologically significant resources are uncovered during construction, the applicant would be required to adhere to the protocols listed under this standard.

Finding of Fact: This standard is not applicable to this application

F. Exterior lighting

No new exterior lighting is proposed as part of this application.

Finding of Fact: This standard is not applicable to this application.

G. Noise and vibration

This application does not involve any structures that would have NVAC equipment, generators or other similar equipment.

Finding of Fact: This standard is not applicable to this application.

H. Signage and wayfinding

No wayfinding signage is proposed as part of this application.

Finding of Fact: This standard is not applicable to this application.

I. Zoning-related design standards

There are no zoning-related design standards that apply to this application.

Finding of Fact: This standard is not applicable to this application.

X. NEIGHBORHOOD MEETING AND PUBLIC COMMENT

The applicant held an initial neighborhood meeting on August 19, 2025 at 5:30 PM. The in-person meeting was held on-site at the Dougherty Field complex. There were 12 members of the public in attendance. Public comment primarily centered on:

- Neighborhood impacts during construction

- Long-term safety of the soil cap system
- Potential for re-exposure of contaminated soils

A full sign-in sheet and meeting minutes from the August 19 meeting are included as Attachment N.

XI. STAFF RECOMMENDATION

Subject to the proposed motions and conditions of approval listed below, Planning & Urban Development Department staff recommends that the Planning Board find that the major site plan application for 76 St. James Street (PL-003391-2025) meets the applicable standards of Portland's Land Use Code.

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 September 9, 2025 for application PL-003391-2025 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. Bicycle Parking

The Planning Board [finds/does not find] based upon the City Staff's Review, that extraordinary conditions exist or undue hardship may result from strict compliance with Section 13.6.1.D.2.a of the City of Portland's Land Use Code, which states that one bicycle parking space shall be provided for every 1,000 square feet of lot area. 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] Land Use Code Section 13.6.1.D.2.a to allow the applicant to provide fewer bicycle parking spaces .

2. Site Landscaping

The Planning Board [finds/does not find] based upon the Planning Staff's review that extraordinary conditions exist or undue hardship may result from strict compliance with Section 13.6.2.B.1.A of the City of Portland's Land Use Code, which states that new development shall be required to provide a certain number of tree or landscape plantings per 5,000 square feet of lot area, 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] Land Use Code Section 13.6.2.B.1.A 3 to remove the site landscaping requirement.

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 September 9, 2025 for application # PL-003391-2025 at 76 St. James 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.

B. PLANNING BOARD DECISION

On the basis of the findings, conclusions and recommendations contained in the Planning Board report for the public hearing on September 9, 2025 related to application PL-003391-2025 for 76 St. James 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-003020-2024 and authorizes the Planning Board Chair to sign the approval letter as drafted.

XII. ATTACHMENTS**Applicants Submittal**

- A. Project Summary
- B. Major Site Plan Checklist
- C. Zoning Assessment
- D. Waivers
- E. Title Right and Interest
- F. Financial Capacity
- G. Technical Capability
- H. Site Plan Standards Assessment
- I. Construction Management Narrative
- J. Erosion and Sediment Control Plan
- K. LID Analysis
- L. Environmental Media Management Plan
- M. Irrigation
- N. Neighborhood Meeting Materials

Drawings

- 1. Existing Conditions
- 2. Dougherty Field Soil Management
- 3. Dougherty Field Contaminated Soil Layout
- 4. Dougherty Field Soil Cross Sections
- 5. Construction Management Plan - Overall
- 6. Construction Management Plan - Phase 1
- 7. Construction Management Plan - Phase 2
- 8. Erosion and Sediment Control Details
- 9. Erosion and Sediment Control Notes
- 10. Layout Plan
- 11. Grading Plan
- 12. Drainage Plan



300 Southborough Drive, Suite 200, South Portland, ME 04106
(207) 772-2515 | GorrillPalmer.com

June 20, 2025

Mr. Andrew Graminski

Planning and Development Review Manager
City of Portland
389 Congress Street
Portland, Maine 04101

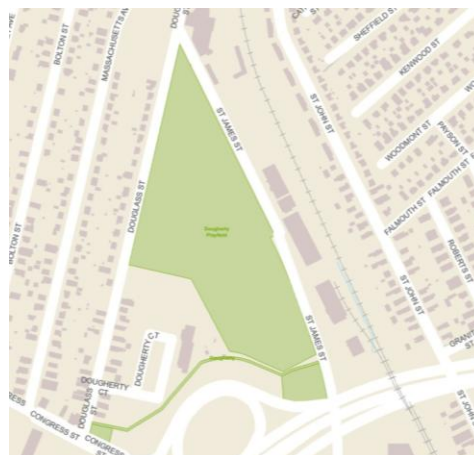
Subject: Dougherty Fields
165 Douglass Street
Major Site Plan Application – REV 1
Applicant: City of Portland – Parks, Recreation, & Facilities Department

Dear Andrew:

On behalf of **City of Portland – Parks, Recreation, & Facilities Department (Applicant)**, we are pleased to submit this Major Site Plan Application package related to the proposed Dougherty Field improvements located between 165 Douglass Street and 76 St. James Street in Portland, ME. Gorrill Palmer, who has been retained by **Simons Architects**, has been authorized by the Applicant to perform all work necessary to submit this application. The City of Portland – Parks, Recreation, & Facilities Department has also retained Regina Leonard of R.S. Leonard Landscape Architecture for the design of the sports field layout, field drainage, and irrigation. This submission package is intended to meet the City's Submission Requirements as outlined on the Major Site Plan Application checklist. This submittal provides information in support of the Portland Land Use ReCode Article 13 – Site Plan.

Project Overview

The project site is comprised of a 14.02-acre lot with the playing field improvements consisting of approximately 7.30-acres located in the center of the site. The parcel, addressed as 165 Douglass Street, is located between Douglass Street and St. James Street. The parcel is identified on the Portland Tax Assessor's Map as Chart 066 Block A Lot 002 Unit 001 and contains the Kiwanis Aquatic Facility (KAF), Dougherty Sports Fields, and the Dougherty Field Skatepark. The project site as regulated under this Application is contained within the Dougherty Sports Fields, located to the south of the Kiwanis Aquatic Facility, and to the north of the newly constructed playground. The project site is located within the R-OS Recreation Open Space Zone, in which outdoor sports field facilities are a permitted use.



STRUCTURAL



FALL PROTECTION
SAFETY



TRANSPORTATION



SITE DESIGN
Page 23



SURVEY



WATER
RESOURCES



TECHNOLOGY
& INNOVATION

The Kiwanis Aquatic Facility is currently under construction with a proposed site opening in Summer 2026. Demolition of the existing site has occurred at the time of this submission. The demolition of the site included the removal of the existing building, pool, and utilities. The proposed facility includes two interconnected pools, an administrative building and a bathroom building, a splashpad, waterslide, and associated utilities. Prior to and throughout the design phase of the KAF, environmental investigations were conducted across the site due to its historical uses. Concentrations of PCBs, arsenic, lead, vinyl chloride, and benzo(a)pyrene in the soil and groundwater at the KAF site were found to exceed the Maine Department of Environmental Protection (MDEP) remedial action guidelines (RAGs) for the Residential and/or Park User scenarios. An Environmental Media Management Plan (EMMP), dated March 2025, was developed by TRC Companies, Inc. which summarizes the testing, results, construction practices, and the MDEP approved clean soil cap system proposed for the KAF site. The cap system involves an indication layer (orange snow fence) and a minimum of 12 inches of clean soil to be installed over the contaminated soils. The site has been enrolled in the MDEP Volunteer Response Action Program under site number REM03455.

The development of the KAF has generated approximately 6,500 cubic yards of excavated contaminated soils which are currently being stockpiled on site with strict adherence to the practices outlined in the EMMP. As part of the VRAP regulation, all materials which are located within the site must remain or be disposed of within the site to the greatest extent practicable. If soils are required to be removed from the site, additional testing is required, and the soils are required to be transported and disposed of at an off-site licensed facility in coordination with MDEP. Off-site disposal was determined to be impractical due to the volume of soil and cost associated with transportation and disposal.

The proposed project involves utilizing the adjacent Dougherty Sports Fields to dispose of the excess soil generated from the KAF, then installing a cap system similar to the KAF site. A soil boring investigation of Dougherty Field conducted by Woodard and Curran identified a portion of the Dougherty Sports Fields with arsenic levels above the Park User RAGs. This soil is proposed to be excavated and combined with the contaminated soil from the KAF. The remaining sports fields were found to contain clean soil within the first two feet below existing grade. To obtain enough clean soil to construct the cap, the remaining sports fields would be excavated 18 inches below existing grade across the site. A three inch turf layer will be stripped from the sports fields and stockpiled separately from the excavated soils. The turf is proposed to be pulverized and placed in thin layers between subgrade and the contaminated soils. Contaminated soils from KAF and the contaminated soils excavated from Dougherty Field will be placed as fill in the designated areas. An indicator layer of orange snow fence will be installed over the contaminated soils prior to placement of 18 inches of clean fill previously excavated from the fields.

A Construction Management Plan and narrative has been included within this submission which describes the phasing of the soil excavation and contaminated soil placement. An Erosion and Sediment Control Plan has been developed to protect the adjacent properties and infrastructure throughout the duration of the project. The Erosion and Sediment Control Plan is included within this submission and within the plan set. The Contractor will be required to prepare and submit a Level 1 Maine Department of Environmental Protection – Maine Construction General Permit. It is our understanding that the project does not meet the threshold for a MaineDEP Site Law permit as it does not meet DEP's define

tion of “Structure”. MaineDEP defines a structure as follows, “Buildings, parking lots, roads, paved areas, wharves or areas to be stripped or graded and not to be revegetated that cause a total project to occupy a ground area in excess of 3 acres. Stripped or graded areas that are not revegetated within a calendar year are included in calculating the 3-acre threshold.” The site will be revegetated within the calendar year, so the “area to be stripped or graded” portion of the definition does not apply to our project.

No additional off-street parking is being proposed as part of this project. Currently the site is served by on-street parking along Douglass Street and St. James Street. Four barrier free handicap parking spaces will be created along St. James Street as part of the KAF project. A total of 174 existing on-street parking spaces are provided along the Dougherty Field Complex. The off-street parking lot adjacent to the Dougherty Field Skate Park is proposed to remain, containing 24 parking spaces.

The stormwater drainage patterns of the existing Dougherty Field site are intended to remain the same. The project mainly involves maintenance/upgrades to the existing site infrastructure and grading. The site currently has various underdrain systems which capture infiltrated stormwater and convey it to a combined sewer which bisects the Dougherty Field Facility. As part of the KAF project, the main stormdrain line was scoped by the City of Portland Public Works. It was determined that the corrugated metal pipe had failed (collapsed) approximately 300 feet into the run (from St James Street). Due to the failure of the main stormdrain, and unknown functionality of the existing underdrains the system is proposed to be abandoned in place. A new underdrain system will be located within the 18-inch clean soil cap to capture infiltrated stormwater across the site and will outlet into the 36-inch RCP stormdrain in Douglass Street.

Upon completion of the VRAP contaminated soils disposal work, the Athletic Field Renovation project designed by R.S. Leonard Landscape Architects will commence. The proposed athletic fields renovation project will reestablish the existing field layouts at the Dougherty Field site following completion of the VRAP effort. The extent of work lies largely within the defined VRAP site extending from the softball field at the northern end of the site southward to the 90-foot baseball field abutting the two Little League fields, which will remain in place.

The fields renovation project includes the replacement of the existing field underdrain lines with a herringbone strip drain system tied to perimeter storm drainpipe and drainage structures connected to existing basins within the park abutting Douglass Street. The proposed work also includes the installation of field irrigation, including a tie-in to the existing 2” water line at the southern portion of the site off Douglass Street. The controllers will be secured in a small outbuilding located west of the Little League fields.

The outfields / athletic fields will be seeded, and the infield grass will be sodded. The infields will be prepared to meet American Sports Builders Construction standards. Backstops and sideline fencing, player benches and pads will be restored in the current configurations and materials salvaged, as practical, for reuse. See the Dougherty Field Athletic Fields Renovations – Conceptual Design Plans prepared by R.S. Leonard Landscape Architecture included with this submission.

As outlined in the Major Site Plan submission requirements and checklists, we will upload the following materials upon authorization by City staff:

- General Application Documents
 - Cover Letter/Project Description/Application Checklist
 - Zoning Assessment
 - Existing and/or Proposed Easements (please see Survey Plan)
 - Waiver Request and Waiver Table
 - Financial Capacity
 - Technical Capability
- Site Plan Application Submission Requirements
 - Transportation Standards
 - Environmental Quality Standards
 - Public Infrastructure and Community Safety Standards
 - Site Design Standards
- Construction Management Plan
- Erosion and Sediment Control Plan
- Environmental Media Management Plan
- Site, Grading, and Field Layout Plans

On behalf of **City of Portland – Parks, Recreation, and Facilities Department**, we appreciate your consideration of this project and look forward to hearing from you. Submitted via the Citizen Self Service portal you will find this Cover Letter/Project Summary along with a major site plan application package and set of plans illustrating the proposal for Site Plan Review.

If you have any questions regarding the materials being submitted, please contact this office.

Sincerely,

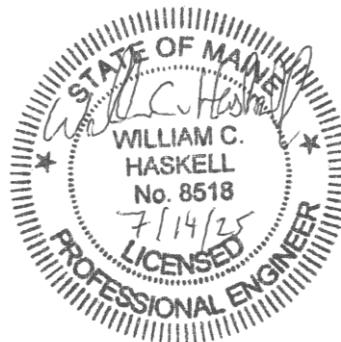
GORRILL-PALMER



Will Haskell , PE

Municipal Operations Leader, New England

whaskell@gorrillpalmer.com



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		
☒	NA	Project Description Cover letter with detailed project description
☒	NA	Completed Checklist (this document)
☒	NA	Evidence of Right, Title, and Interest Deeds, leases, or purchase and sales agreements
☐	NA	Evidence of State or Federal Approvals Permits or letters of non-jurisdiction, if applicable
☒	NA	Zoning Assessment (see Zoning Assessment Table) Summary of compliance with use and dimensional standards of the land use code
☒	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
☒	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
☒	NA	Waiver Requests (see Waiver Table) Written request for waiver describing request and compliance with applicable waiver standards
☒	NA	Financial Capability Letter or evidence from a financial institution or third party verifying financial capacity to undertake project
☒	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



ZONING ANALYSIS Relevant Zone(s) R-OS (Recreational Open Space)

All Projects:

	Required	Proposed
Lot Size	-	7.54 AC
Area Per Dwelling Unit	-	-
Minimum Street Frontage	-	-
Front Yard Minimum	-	-
Front Yard Maximum	-	-
Rear Yard	25'	25'
Yard Right	12'	12'
Yard Left	12'	12'
Side Street Setback	12'	12'
Step Back	-	-
Maximum Lot Coverage	-	-
Minimum Lot Coverage	-	-
Maximum Height	45'	16'
Open Space	-	-
Maximum Impervious Area	25%	6%
Pavement Setback	-	-
Floor Area Ratio	0.5	<0.5
Off Street Parking Spaces	-	-
Loading Bays	-	-
Other 1		
Other 2		
Other 3		

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.
Land Use Code Chapter 14 - Section 13.6.1.D.2.a Bicycle Parking	All development shall provide secure bicycle parking in accordance with the parking requirements of Article 18 and the transportation systems and street design standards of the Technical Manual.	The applicant is requesting no bicycle parking be required due to the existing facility containing bicycle parking, and the Kiwanis Aquatic Facility proposing 21 bike parking spaces.	Due to the nature of its use, the Dougherty Field Complex is primarily accessed by the on-street parking on Douglass Street and St. James Street. Internal access through the site is provided by pedestrian pathways. It is anticipated that
			the existing bicycle parking demand will remain the same as the existing site. Existing bicycle parking racks will not be impacted by the proposed project.
Land Use Code Chapter 14 - Section 13.6.2.B.1.a On-site Landscaping	All development subject to this article shall provide a minimum of one shade tree consisting of species identified on the City of Portland Recommended Tree list or six plantings, defined as one shrub, one ornamental grass, and/or three perennials.	The Applicant is requesting a reduction in the required number of shade trees on the site. The project proposes planting 6 Red Oaks, 3 Pin Oaks, and 2 Tulip Poplars along the existing parking lot.	The existing and proposed use of the site is an athletic field, with minimal space outside of the field area. Meeting the requirements of this Land Use Code standard would inhibit the function of the sites use.

Know all Men by these Presents, That

Att. E

I, J. Hopkins Smith of Falmouth in the County of Cumberland and State of Maine,

in consideration of one dollar and other valuable considerations, paid by City of Portland, a municipal corporation established by law in the County of Cumberland and State of Maine, the receipt whereof I do hereby acknowledge, do hereby, give, grant, bargain, sell and convey unto the said City of Portland, its successors and assigns forever, one-half in common and undivided in and to the following described property:

A certain lot or parcel of land situated in Portland in the County of Cumberland and State of Maine, and bounded and described as follows: Beginning at a stake on the Southerly side of a street sixty (60) feet wide defined and agreed upon in partition of the Smith and Brown farm so called, of which plan and report of Commissioners is recorded in Cumberland County Registry of Deeds in Book 958, Page 83, said street extending Westerly from St. James Street to Douglass Street and said stake being at the westerly corner of a lot of land of Portland Gas Company on the Southerly side of said Street;thence Westerly by said street about seven hundred seven (707) feet to a point within one hundred six and five tenths (106.5) feet of Douglass Street and to the Northeasterly corner of land St. John Smith and J.B. Brown, conveyed to George L. Hodgdon, July 6, 1865; thence Southerly by said Hodgdon lot and by land said Smith and Brown conveyed to G.W.Burnham June 17,1865, a total distance of about one hundred forty-one and five tenths (141.5) feet; thence Easterly by the rear of lots fronting on Congress Street as now or formerly shown by an old fence line indicating what was formerly known as the division line between the City of Portland and the City of Deering about seven hundred twelve (712) feet to a stone monument at the Southwesterly corner of a lot of land owned by the Portland Gas Light Company on the Southerly side of said Street above mentioned,said monument being located by a right angle to said street from the stake at the point of beginning of this description and a distance of about ninety-five (95) feet from said stake; thence Northeasterly about ninety-five (95) feet to the point of beginning.

Being lot "L" as shown on said plan and the 6th parcel conveyed by deed of Henry St. John Smith et als to J. Hopkins Smith dated September 11, 1916, and recorded in said Registry of Deeds in Book 975, Page 407. Together with all my right, title and interest in and to said street sixty (60) feet wide.

U.S.I.R.
\$1.10
J.H.S.
3/27/46

On Here and in Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said City of Portland, its successors and assigns, to its and

said Grantees, its successors their use and behoof forever. And I do covenant with the heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Grantee, its successors heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said J. Hopkins Smith, being unmarried,

my hand and seal this twenty-seventh day of March have hereunto set one thousand nine hundred and forty-six in the year of our Lord

Signed, Sealed and Delivered in presence of

John F. Dana J. Hopkins Smith Seal

State of Maine, CUMBERLAND, SS. March 27, 1946 Personally appeared the above named J. Hopkins Smith and acknowledged the above instrument to be his free act and deed.

Before me, John F. Dana Justice of the Peace

Received April 8, 1946, at 3 o'clock - m. P. M., and recorded according to the original.

and year hereinbefore first written.

WITNESS:

Muriel W. Peterson

STRAND AMUSEMENT COMPANY
By Robert L. Getchell
President and Treasurer

CORPORATE SEAL

I. Bernstein

MAYER MOLKO

Seal

STATE OF MAINE CUMBERLAND,SS.

April 4, 1946.

Personally appeared the above named Robert L. Getchell, President and Treasurer of STRAND AMUSEMENT COMPANY, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of STRAND AMUSEMENT COMPANY. Before me, Muriel W. Peterson Notary Public Notarial Seal
My Commission Expires June 20, 1952.

State of Maine Cumberland,ss.

April 2nd, 1946.

Personally appeared MAYER MOLKO and acknowledged the foregoing instrument to be his free act and deed. Before me, Israel Bernstein
Justice of the Peace

Seen and agreed to:

Estate of Fred N. Dow
William H. Dow Trustee
First Portland National Bank, Trustee
C. G. Abbott V. Pres.

Received April 8, 1946, at 11h -m A. M., and recorded according to the original =

Smith
Est.
to
Portland
City of
Exec.

KNOW ALL MEN BY THESE PRESENTS, That I, Langdon P. Marvin, Executor of the Will of St. John Smith, late of New York in the State of New York, deceased, which Will was duly approved and allowed by the Probate Court within and for the County of Cumberland and State of Maine on the 27th day of October, 1944, by virtue of the authority to me given in and by said Will, and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid by the CITY OF PORTLAND, a municipal corporation established by law in the County of Cumberland and State of Maine, the receipt whereof is hereby acknowledged, do hereby transfer and convey unto the said CITY OF PORTLAND, its successors and assigns forever, one-half in common and undivided in and to the following described real estate, namely:

A certain lot or parcel of land situated in Portland in the County of Cumberland and State of Maine and bounded and described as follows: Beginning at a stake on the Southerly side of a street sixty (60) feet wide defined and agreed upon in partition of the Smith and Brown farm so-called, of which plan and report of Commissioners is recorded in Cumberland County Registry of Deeds in Book 958, Page 83, said street extending Westerly from St. James Street to Douglass Street and said stake being atthe Westerly corner of a lot of land of Portland Gas Company on the Southerly side of said street; thence Westerly by said street about seven hundred seven (707) feet to a point within one hundred six and five tenths (106.5) feet of Douglass Street and to the Northeasterly corner of land St. John Smith and J. B. Brown conveyed to George L. Hodgdon July 6, 1865; thence Southerly by said Hodgdon

lot and by land said Smith and Brown conveyed to G. W. Burnham June 17, 1865 a total distance of about one hundred forty-one and five tenths (141.5) feet; thence Easterly by the rear of lots fronting on Congress Street as now or formerly shown by an old fence line indicating what was formerly known as the division line between the City of Portland and the City of Deering about seven hundred twelve (712) feet to a stone monument at the Southwesterly corner of a lot of land owned by the Portland Gas Light Company on the Southerly side of said street above mentioned, said monument being located by a right angle to said street from the stake at the point of beginning of this description and a distance of about ninety-five (95) feet from said stake; thence Northeasterly about ninety-five (95) feet to the point of beginning.

Being lot "L" as shown on said plan and the 6th parcel conveyed by deed of Henry St. John Smith et als to J. Hopkins Smith dated September 11, 1916, and recorded in said Registry of Deeds in Book 975, Page 407.

Together with all my right title and interest in and to said street sixty (60)feet wide.

TO HAVE AND TO HOLD the above granted premises, together with all the privileges and appurtenances thereunto belonging, unto the said CITY OF PORTLAND, its successors and assigns, forever.

U.S.I.R.
\$1.10
L.P.M.
Exp.
3/21/46

AND I, the said Langdon P. Marvin, in my capacity as Executor aforesaid, do hereby covenant to and with the said CITY OF PORTLAND, its successors and assigns, that I am Executor under said Will of St. John Smith; that I have power under said Will to sell as aforesaid; and that in making this conveyance I have in all respects acted in pursuance of the authority granted in and by said Will.

IN WITNESS WHEREOF, I, the said Langdon P. Marvin, Executor as aforesaid, have hereunto set my hand and seal in my said capacity, this twenty-first day of March, in the year of our Lord one thousand nine hundred and forty-six.

Signed, Sealed and Delivered in Presence of:

Margaret Mary Weaver

Langdon P. Marvin Seal

Executor of the Will of St. John Smith.

STATE OF NEW YORK }
COUNTY OF NEW YORK } ss.

March 21st, 1946.

Personally appeared the above named Langdon P. Marvin, Executor of the Will of St. John Smith, and acknowledged the foregoing instrument to be his free act and deed in his said capacity. Before me,

Margaret Mary Weaver

Notary Public Notarial Seal

Margaret Mary Weaver Notary Public, N. Y. Co. Clk's. No. 284 New York County Reg.
No. 446-W-6 Bronx Co. Clk's. No. 40 Bronx Co. Reg. No. 151-W-6

Commission Expires March 30, 1946

Received April 8, 1946, at 3h -m P. M., and recorded according to the original

Know all Men by these Presents, That

I, Nancy Smith Saltonstall, (formerly Nancy Smith), of Boston, in the County of Suffolk and Commonwealth of Massachusetts

in consideration of one dollar and other valuable considerations paid by City of Portland, a municipal corporation of the State of Maine,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said City of Portland, its successors and assigns forever, One-quarter in common and undivided in the following described real estate situated in said City of Portland, namely: Lots I and J on a "plan of property in Portland, Maine belonging to the J. B. Brown & Sons Corp. & the Heirs of St. John Smith" incorporated in the Partition Proceedings recorded in the Cumberland County Registry of Deeds in Book 958, at Pages 83 to 99, together with all my right, title and interest in and to any land covered by proposed streets delineated on said plan and which lie within the boundaries of the lots above named, and which lie between Lots C and K and Lots C and D on said plan.

Reference is made to deed of William Andros Barron, Jr., Trustee, to Nancy Smith and Henry St. John Smith, Jr., dated August 31, 1936, recorded in said Registry in Book 1508, Page 83.

Also all the right, title and interest of the Grantor in and to the land, marked Douglass Street between Congress Street and Brighton Avenue, so called, as delineated on a "plan of property in Portland, Maine belonging to the J. B. Brown & Sons Corp. & the Heirs of St. John Smith", said plan being a part of Partition Proceedings recorded in the Cumberland County Registry of Deeds in Book 958 at Pages 83 to 99. This conveyance of land marked Douglass Street is made upon the express condition that such land hereby conveyed shall be used only as a public street, as delineated on the aforesaid plan.

On Here and in Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said City of Portland, its successors

heirs and assigns, to its and their use and behoof forever. And I do hereby covenant with the said grantee, its successors heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Grantee, its successors heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Nancy Smith Saltonstall and I, Leverett Saltonstall, Jr. husband of the said Nancy Smith Saltonstall, joining in this deed as grantor, and relinquishing and conveying my rights by descent and all other rights in the above described premises

OUR hand S and seal S this 5 day of January have hereunto set one thousand nine hundred and forty-two. in the year of our Lord

Signed, Sealed and Delivered in presence of

Nancy Smith Saltonstall Seal
Leverett Saltonstall Jr. Seal

New York, County of Tompkins ss
State of Maine, CUMBERLAND, SS:

January 5, 1942 Personally appeared

the above named Nancy Smith Saltonstall

and acknowledged the foregoing instrument to be her free act and deed.

Before me, Sally Robinson, Notary Public, Notarial Seal

Received January 28, 1942, at 10 o'clock 40 m. A.M., and recorded according to the original.

U.S.I.R.
55 cts
N.S.S.
1/5/42

Know all Men by these Presents, That

I, Constance W. Smith, of Groton in the Commonwealth of Massachusetts, Guardian of Henry St. John Smith, Jr. of Cape Elizabeth, in the County of Cumberland and State of Maine,

having on the twenty-first day of January A. D 19 42 obtained License from the Honorable Carroll S. Chaplin Judge of Probate, within and for the County of Cumberland and State of Maine, to sell and convey at private sale the Real Estate hereinafter described of the said Henry St. John Smith Jr. ~~for the sum of~~

~~the same being an advantageous offer therefor~~, and having agreeably to the order and decree of said Court, given due notice upon the petition for license to make such sale, and having given the bond required by law, by virtue of the power and authority with which I am as aforesaid vested, and in consideration of the aforesaid sum of three hundred fifty dollars to me paid by City of Portland, a municipal corporation of the State of Maine,

the receipt whereof I do hereby acknowledge, have given, granted, and sold, and by these Presents do GIVE, GRANT, SELL and CONVEY to the said City of Portland, its successors

Heirs and Assigns forever, the following described Real Estate, viz.: one-quarter in common and undivided in the following described real estate situated in said City of Portland, namely:

Lots I and J on a "plan of property in Portland, Maine belonging to the J.B. Brown & Sons Corp. & the heirs of St. John Smith" incorporated in the Partition Proceedings recorded in the Cumberland County Registry of Deeds in Book 958, at Pages 83 to 99, together with all right, title and interest of said Henry St. John Smith, Jr. in and to any land covered by proposed streets delineated on said plan and which lie within the boundaries of the lots above named, and which lie between Lots C and K and Lots C and D on said plan.

Reference is made to deed of William Andros Barron, Jr., Trustee, to Nancy Smith and Henry St. John Smith, Jr., dated August 31, 1936, recorded in said Registry in Book 1508, Page 83. Also all the right, title and interest of said Henry St. John Smith, Jr. in and to the land marked Douglass Street between Congress Street and Brighton Avenue, so called, as delineated on a "plan of property in Portland, Maine, belonging to the J. B. Brown & Sons Corp. & the heirs of St. John Smith", said plan being a part of Partition Proceedings recorded in the Cumberland County Registry of Deeds in Book 958 at Pages 83 to 99. This conveyance of land marked Douglass Street is made upon the express condition that such land hereby conveyed shall be used only as a public street, as delineated on the aforesaid plan.

To Have and to Hold the same, with all the privileges and appurtenances to the same belonging, in manner as aforesaid, to the said City of Portland, its successors

Heirs and Assigns forever.

And I the said Constance W. Smith as Guardian aforesaid do COVENANT to and with the said City of Portland, its successors Heirs and Assigns, that I have in all things observed the rules and directions of law relative to the selling of said Estate, and have good right and lawful authority to sell and convey the same in manner aforesaid.

In Witness Whereof, I hereunto set my hand and seal in my said capacity, this twenty-sixth day of January in the year of our Lord one thousand nine hundred and forty-two.

Signed, Sealed and Delivered in presence of

Leslie C. Wells

Constance W. Smith, Guardian

Seal

Commonwealth of Massachusetts County of Middlesex Ayer, Mass. January 26, 1942

~~State of Maine, Cumberland, ss.~~

. Personally appeared

the above named Constance W. Smith, Guardian as aforesaid

and acknowledged the above instrument to be her free act and deed, in her said capacity.

Before me, John T. Sullivan, Notary Public, Notarial Seal My commission expires Aug. 27, 1943

Justice of the Peace.

RECEIVED January 28, 19 42, at 10 o'clock 40 m., A. M., and recorded according to the original.

U.S.I.R.
55 cts
C.W.S.
1/29/42

Know all Men by these Presents, That

J. B. Brown & Sons, a corporation, duly organized under and existing by the laws of the State of Maine, and having its principal office in Portland, in the County of Cumberland, in said State,
in consideration of two thousand, one hundred dollars (\$2,100.00) paid by the City of Portland, a municipal corporation existing by law at said Portland,
the receipt whereof ~~it~~ does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said City of Portland, its successors and assigns forever, the following described real estate, namely, Lots B, D, and E all being marked "To J. B. Brown & Sons" on a "plan of property in Portland, Maine belonging to the J. B. Brown & Sons Corp. & the Heirs of St. John Smith" incorporated in Partition Proceedings recorded in the Cumberland County Registry of Deeds in Book 958 at Pages 83 to 99, together with all the Grantor's right, title and interest in and to any land covered by proposed streets delineated on said plan and which lie within the boundaries of the lots above enumerated, and which lie between Lots C. and K and Lots C and D on said plan.

U.S.I.R.
\$2.75
J.B.B.&
Sons.
11/4/41

~~On Have and to Hold~~ the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said City of Portland, its successors

~~heirs and assigns, to~~ its and their use and behoof forever. And it does covenant with the said grantee, its successors,

~~heirs and assigns, that~~ it is lawfully seized in fee of the premises; that they are free of all incumbrances; except taxes for the year 1941 which are to be pro-rated;

that it has have good right to sell and convey the same to the said grantee to hold as aforesaid; and that J. B. Brown and Sons, its successors or assigns, shall and will warrant and defend the same to the said Grantee, its successors,

~~heirs and assigns forever, against the lawful claims and demands of all persons,~~ except as above.

~~In Witness Whereof,~~ the said J. B. Brown & Sons has caused this instrument to be sealed with its corporate seal and signed with its corporate name, by Harold Lee Berry, its President and Philip G. Clifford, its Treasurer, thereunto duly authorized

~~hand --- and seal~~ this 4th day of November ~~have hereunto set~~ in the year of our Lord one thousand nine hundred and forty-one.

Signed, Sealed and Delivered in presence of

J. B. BROWN & SONS

CORPORATE
SEAL

Eleanor V. Hughes

By Harold Lee Berry Its President

And Philip G. Clifford Its Treasurer

State of Maine, CUMBERLAND, SS. Portland, November 4, 1941

Personally appeared

the above named Harold Lee Berry and Philip G. Clifford, President and Treasurer as aforesaid, and acknowledged the above instrument to be their free act and deed, in their said capacity, and the free act and deed of said corporation.
Before me, Bertha E. Sturgis, Notary Public, Notarial Seal.

Received November 7

1941, at 12 o'clock 40 m. P. M., and recorded according to the original.

Know all Men by these Presents, That

J. B. Brown & Sons, a corporation, duly organized under and existing by the Laws of the State of Maine, and having its principal office in Portland, in the County of Cumberland, in said State,

in consideration of one dollar and other good and valuable consideration paid by said City of Portland, a municipal corporation legally existing,

the receipt whereof it does hereby acknowledge, doeshereby give, grant, bargain, sell and convey unto the said City of Portland, its successors and assigns forever, a certain lot or parcel of land situated northerly of Congress Street and easterly of Douglass Street, in said City of Portland, and bounded and described as follows:

Beginning at a point in the northerly side line of a proposed street running easterly from Douglass Street to the right-of-way of the Portland Gas Light Co. as shown on a plan of property of J. B. Brown & Sons and the heirs of St. John Smith, recorded in the Cumberland County Registry of Deeds in Book 958 at Pages 83 to 99, (said northerly side line intersecting the easterly side line of said Douglass Street two hundred seventy-one and thirty-two hundredths (271.32) feet northerly along said easterly side line from the northerly side line of Congress Street aforesaid) which point is one hundred (100) feet easterly along said northerly side line of said proposed street from the easterly side line of Douglass Street aforesaid; thence running northeasterly parallel with said easterly side line of said Douglass Street seven hundred and six (706) feet, more or less, to the point of intersection with the westerly side line of another proposed street, shown on said plan, which said second proposed street runs from said Douglass Street southerly to the first mentioned proposed street; thence southerly along the said westerly side line of said second proposed street a distance of nine hundred eighty (980) feet, more or less, to the point of intersection with the northerly side line of said first proposed street; thence easterly along said northerly side line of said first proposed street to the point of beginning, being a triangular lot of land shown on said plan and marked "C to J. B. Brown & Sons" on said plan, containing two hundred twenty-two thousand, eight hundred fifty-seven (222,857) square feet, more or less, and being the lot now used by said City of Portland, in part, as a dump.

U.S.I.R.
\$6.50
J.B.B.&
Sons
Feb.20,
1939

To Have and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to it the said City of Portland, its successors

heirs and assigns, to its and their use and behoof forever. And it does covenant with the said grantee, its successors

heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all in cumbrances; except taxes for the year 1939 which said City of Portland hereby agrees to assume and pay,

that it has have good right to sell and convey the same to the said grantee successors or assigns to hold as aforesaid; and that J.B.Brown & Sons, its, heirs, shall and will warrant and defend the same to the said grantee, its successors

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

In Witness Whereof, the said J. B. Brown & Sons has caused this instrument to be sealed with its corporate seal and signed with its corporate name by Harold Lee Berry its President and Philip G. Clifford, its Treasurer, thereunto duly authorized,

have hereunto set hand and seal this 20th day of February in the year of our Lord one thousand nine hundred and thirty-nine.

Signed, Sealed and Delivered in presence of

Bertha E. Sturgis

J. B. BROWN & SONS CORPORATE SEAL
By Harold Lee Berry, its President.
And Philip G. Clifford, its Treasurer.

State of Maine, CUMBERLAND, SS. Portland, February 20, 1939. Personally appeared the above named Harold Lee Berry and Philip G. Clifford, President and Treasurer as aforesaid, and acknowledged the above instrument to be their free act and deed in their said capacity and the free act and deed of said corporation.
Before me, Bertha E. Sturgis, Notary Public, Notarial Seal.

Received March 15, 1939, at 11 o'clock 25 m. A. M., and recorded according to the original.

Parks, Recreation & Facilities Department
Tatyana Vashchenko
Project Manager



SUBJECT: Dougherty Field Improvements - Financial Documentation

DATE: Jun 20, 2025

To whom it may concern,

The Dougherty Field Improvements is funded through the Capital Improvements Plan for the Fiscal Year 2026 for a total of \$923,000.00.

Sincerely,

Tatyana Vashchenko

TECHNICAL CAPABILITY

The applicant has retained a highly qualified team of professionals to undertake planning, permitting and design tasks on this project. Services will be provided by the following companies and their respective team leaders:

Architects	Austin Smith, AIA Julia Tate, AIA Simons Architects 75 York Street Portland, ME 04101 (207) 772-4656 austin@simonsarchitects.com julia@simonsarchitects.com
Civil Engineer	Will Haskell, PE, Municipal Operations Leader, New England Gorrill Palmer Consulting Engineers 300 Southborough Drive, Suite 200 South Portland, Maine 04106 (207) 772-2515 whaskell@gorrillpalmer.com
Landscape Architect	Regina S. Leonard, PLA R.S. Leonard Landcape Architects 29 Bridge Street Topsham, ME 04086 (207) 450-9700 rleonard@rslla.com
Environmental Consultant	Emily Wassmer, PG/LG, LSP TRC Environmental, Inc. 63 Marginal Way Portland, ME 04101 (207) 298-0785 EWassmer@trccompanies.com
General Contractor	Galen Casey Blane Casey Building Contractors 757 Riverside Drive Augusta ME 04330 (207) 622-5600 ext. 26 gcasey@blanecasey.com
Civil Contractor	Doug Church D&M Civil 30 Log Bridge Road Middleton, MA 01949 (978) 739-4414 dchurch@dm-civil.com

The team of consultants and contractors retained by the applicant has expertise and experience in the design of similar municipal projects. Resumes of key personnel for development team can be provided upon request.

Site Plan Application Submission Requirements

In accordance with Section 13-6 – Site Plan Review Standards of the City of Portland Land Use and Development Code, the following information is provided.

13.6.1 Transportation Standards

A. Impact on surrounding street systems:

The provisions for vehicular loading and unloading, parking, and vehicular and pedestrian circulation on the site and onto adjacent public streets and ways and the incremental volume of vehicular, bicycle, pedestrian, and transit traffic will not:

1. *Create or aggravate any significant hazard to safety on the surrounding street network.*

The proposed changes to Dougherty Field will occur within with the existing street system. No alterations to the existing curb cuts along Douglass Street or St. James Street are proposed. Douglass Street currently has a travel lane in each direction with on-street parking along both lanes. The posted speed limit on Douglass Street is 25 mph. St. James Street currently has a travel lane in each direction with on-street parking mainly located along the southbound lane. The posted speed limit on St. James Street is 25 mph.

2. *Substantially increase congestion on any street without mitigation proportionate to the level of impact.*

The proposed changes to Dougherty Field are not expected to create traffic impacts. The facility is mainly accessed via pedestrian routes and does not provide public vehicle access. The use of the Dougherty Field complex is proposed to remain consist with the current use, and will not create an increase in trips to and from the site.

The closest intersection to the Dougherty Field facility includes the non-signalized intersection of Douglass Street and St. James Street to the north of the proposed site. The proposed fields are not expected to impact the operations of this intersection.

B. Access and circulation

1. *In general*

a. All development subject to this article shall provide safe and reasonable access and internal circulation for all users of the site and shall comply with the transportation systems and street design standards of the Technical Manual.

The proposed changes to Dougherty Field will not change the current site access and circulation. The facility is mainly accessed via pedestrian routes and does not provide public vehicle access. Internal access



STRUCTURAL



FALL PROTECTION
SAFETY



TRANSPORTATION



SITE DESIGN
Page 44



SURVEY



WATER
RESOURCES



TECHNOLOGY
& INNOVATION

throughout the site is provided by a series of existing pedestrian pathways. A proposed pedestrian pathway will connect the existing pathways of the Dougherty Field Skate Park with the proposed pathway along the southern end of the Kiwanis Aquatic Facility.

b. Shared circulation, parking, and transportation infrastructure shall be provided to the extent practicable, with utilization of joint curb cuts, walkways, service alleys, bus pull-out areas, and related infrastructure shared with abutting lots and roadways. Easements for access for abutting properties and shared internal access points at property lines shall be provided where possible to facilitate present or future sharing of access and infrastructure.

Pedestrian pathways create shared circulation between the Dougherty Field complex, Kiwanis Aquatic Facility, and the Dougherty Field Skate Park. No vehicular travel ways are proposed as part of this project.

c. Continuous internal walkways shall be provided between existing or planned public sidewalks adjacent to the site, transit stops and street crossings, and building entrances on the site.

An approximately 5-foot public sidewalk exists on both Douglass Street and St. James Street. The Douglass Street sidewalk extends along the Dougherty Field Complex and intersects sidewalks on Congress Street to the south and Brighton Ave to the north. Beginning at the intersection of St. James Street and Douglass Street, the St. James sidewalk extends along the Dougherty Field Complex and connects to sidewalks on Park Ave to the south. A proposed pedestrian pathway will connect the existing pathways of the Dougherty Field Skate Park with the proposed pathway along the southern end of the Kiwanis Aquatic Facility.

d. Where the site abuts or includes an existing or planned publicly accessible trail, a connection to or integration of such trail shall be provided to the extent practicable, including rights of public access.

The Dougherty Field complex is open to the public for recreational use.

e. Points of access and egress shall be located to avoid conflicts with turning movements and traffic flows.

No vehicular travel ways are proposed as part of this project.

2. Curb and sidewalks

a. All development shall provide curb and sidewalks along all frontages, installed to specifications as described in the transportation systems and street design standards of the Technical Manual.

Curb and sidewalk exists along Douglass Street and St. James Street along the frontage of the site. No alterations to the existing sidewalk and curb ramp are proposed.

b. Where sidewalks already exist but are in substandard condition, they shall be repaired or

replaced in conformance with Chapter 25 of the City of Portland Code of Ordinances and the transportation systems and street design standards of the Technical Manual

The existing sidewalk on Douglass Street and St. James Street appears to be in good condition and ADA compliant therefore no reconstruction is proposed. Portions of the existing sidewalk will be reconstructed as part of the work associated with the Kiwanis Aquatic Facility.

c. An applicant may request a waiver from sidewalk installation requirements if they meet two or more applicable waiver criteria as listed below:

- i. There is no reasonable expectation for pedestrian usage coming from, going to, and traversing the site.*
- ii. There is no sidewalk in existence or expected within 1000 feet and the construction of sidewalks does not contribute to the development of pedestrian oriented infrastructure.*
- iii. A safe alternative walking route is reasonably available, for example, by way of a sidewalk on the other side of the street that is lightly traveled.*
- iv. The reconstruction of the street is specifically identified and approved in the first or second year of the current Capital Improvement Program (CIP) or has been funded through an earlier CIP or through other sources.*
- v. The street has been constructed or reconstructed without sidewalks within the last 24 months.*
- vi. Strict adherence to the sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.*
- vi. Strict adherence to the sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.*

The Applicant is not intending to request a waiver of this standard.

d. An applicant may request a waiver from curb installation requirements if they meet two or more applicable waiver criteria as listed below:

- i. The cost to construct the curbing, including any applicable street opening fees, is in excess of 5% of the overall project cost.*
- ii. The reconstruction of the street is specifically identified and approved in the first or second year of the current CIP or has been funded through an earlier CIP or through other sources.*
- iii. The street has been rehabilitated without curbing in the last 60 months and the proposed use and design of the site does not necessitate the installation of curbing.*

iv. Strict adherence to the curb requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.

v. Runoff from the development site or within the street does not require curbing for stormwater management

The Applicant is not intending to request a waiver of this standard.

C. Public transit access

1. All residential development consisting of 20 or more dwelling units and all commercial and institutional developments of at least 20,000 square feet gross floor area shall provide a transit shelter adjacent to or within the public right-of-way along its frontage, or at a nearby high-volume transit stop without a transit shelter, when the following criteria are met:

a. The development is proposed along an existing public transit route on a principal or minor arterial roadway, as shown in the Federal Street Classification Map.

b. The nearest existing transit shelter on the route is more than ¼ mile from the site, measured along rights-of-way.

2. Transit facilities shall be connected to the public sidewalk system.

3. All or some of this standard may be waived if the review authority determines that the development is not anticipated to generate public transit usage due to particular characteristics of the development or proposed use.

Public transit access to the site within a quarter mile radius is available through the Greater Portland Metro with bus stops on Congress Street, Park Street, and Brighton Avenue. There are no other proposed public transportation accommodations proposed at the site.

D. Parking

1. Vehicular parking

a. Developments shall comply with the parking standards of Article 18.

b. Where provided, parking spaces and aisles shall not be located in front and corner side yards, unless the applicant can demonstrate that site constraints preclude the location of parking elsewhere on the site.

c. Where provided, parking spaces and aisles shall meet applicable dimensional standards as detailed in the transportation systems and street design standards of the Technical Manual.

The existing Doherty Fields utilize on-street parking along Douglass Street and St. James Street as well as off-street parking adjacent to the Dougherty Field Skate Park. There are no proposed off-

street parking spaces as part of this redevelopment. Peak occupancy parking for the proposed fields is not expected to change. A preliminary parking survey by Simon's Architects found approximately 200 public parking spaces in the vicinity of the site. It is anticipated that these public parking spaces will provide enough capacity to meet the needs of the field. The intent of the field redevelopment is to include the same field layout as existing, which in turn will generate an equivalent number of field users.

2. Bicycle parking

a. All development shall provide secure bicycle parking in accordance with the parking requirements of Article 18 and the transportation systems and street design standards of the Technical Manual.

b. The review authority may reduce the required number of bicycle parking spaces if it is determined, based on evidence submitted by the applicant, that the proposed development is expected to generate reduced demand for bicycle parking due to particular site characteristics or proposed uses.

The Applicant has submitted a waiver of this standard.

3. Snow storage

a. All developments shall include areas for snow storage or provide an acceptable snow removal plan.

b. Snow storage areas may not encroach on adjacent properties, public ways, and pedestrian walkways, and shall not be located where they would adversely impact the functionality of stormwater management systems. Landscaping in designated snow storage areas shall be such that it can withstand the snow pile.

The proposed facility is opened seasonally, and is not operational during the winter.

4. Electric Vehicle (EV) charging. All development shall meet applicable EV standards as provided in Section 1 of the Technical Manual.

Due to the project proposing to utilize the existing on-street parking spaces, no new parking spaces will be created. Section 1.14.1 of the Technical Manual does not apply.

E. Transportation Demand Management (TDM)

1. The following types of development shall design and implement a Transportation Demand Management (TDM) plan:

a. All commercial, institutional, or mixed use developments of 50,000 square feet or more in total floor area.

b. All commercial or institutional uses designed to accommodate 100 or more employees or,

for educational institutions, 100 or more students.

2. The TDM Plan shall comply with the standards for transportation studies and plans as contained in the Technical Manual.

A TDM plan does not appear to apply to this project.

13.6.2 Environmental quality standards

A. Preservation of significant natural features

1. All development shall preserve and protect significant natural features by incorporating the principles of Low-Impact Development (LID) in accordance with the LID standards of the Technical Manual.

2. Where complete preservation of significant natural features substantially compromises development of the site as otherwise permitted by zoning, the review authority may reduce the requirement in accordance with the LID standards of the Technical Manual provided that the applicant implements preservation measures to the extent practicable and demonstrates compliance with applicable state and federal regulations.

3. The site plan shall include adequate measures to protect significant natural features to be preserved from construction impacts, in accordance with the LID standards of the Technical Manual.

There are no significant natural features such as wetlands, vernal pools, or other protected resources within the project site. The existing tree lines along St. James Street and Douglass Street, as well as the trees behind the dugouts in the southeast corner of the site, are proposed to remain and be protected throughout the duration of construction.

B. Site landscaping and buffers

1. On-site landscaping.

a. All development subject to this article shall provide a minimum of one shade tree consisting of species identified on the City of Portland Recommended Tree list or six plantings, defined as one shrub, one ornamental grass, and/or three perennials, per 5,000 square feet of lot area in accordance with the landscaping standards of the Technical Manual.

b. Existing vegetation to be preserved on the site may be counted towards this requirement as described in the landscaping and landscape preservation standards of the Technical Manual.

c. Where site constraints prevent the planting of required shade trees or plantings at the development site, the reviewing authority may approve an alternative as described in the landscaping standards of the Technical Manual.

There is no proposed landscaping as part of this project. As stated above, the existing tree lines along

St. James Street and Douglass Street, as well as the trees behind the dugouts in the southeast corner of the site, are proposed to remain and be protected throughout the duration of construction. The existing softball and baseball infields will be replaced in kind and all existing lawn areas will be revegetated.

2. Buffers and screening

a. Loading and servicing areas, trash and recycling areas, storage areas, and roof- and ground-mounted utility structures, except for renewable energy systems, shall be screened from view from public sidewalks, streets and adjacent properties by dense evergreen and deciduous landscaping, fencing, architectural screening products, masonry walls, building walls, or a combination thereof.

b. Where immediately visible from the right-of-way, surface parking areas shall be screened with dense evergreen and deciduous landscaping, fencing, or masonry wall in accordance with the landscaping standards of the Technical Manual.

c. For nonresidential development abutting a residential zone, an evergreen, densely landscaped buffer of not less than 10 feet in depth and six feet tall is required along the side abutting the residential zone. In cases where architectural fencing is used, the depth of the landscaped buffer may be reduced, so long as the fencing is at least six feet in height and a mix of evergreen and deciduous trees spaced no further than 20 feet apart is planted abutting the residential zone.

d. All residential development shall provide and/or preserve evergreen vegetated buffers where necessary to buffer the development from detrimental impacts of existing surrounding development.

The project does not propose any loading/servicing areas, trash/recycling areas, storage areas, roof- or ground-mounted utility structures, or parking lots. The existing trees along St. James Street and Douglass Street are proposed to remain. The existing softball and baseball infields will be replaced in kind and all existing lawn areas will be revegetated.

3. Parking and vehicle display lot landscaping

a. Developments with more than five parking spaces shall include at least one tree for every 750 square feet of uncovered asphalt parking area (including drive aisles), planted in landscaped islands to screen, shade, and break up parking. Trees and shrubs in parking lots may be in informal groups, straight rows, or concentrated in clusters as described in the landscaping standards of the Technical Manual.

b. Landscaped islands shall be distributed so that uninterrupted pavement does not exceed forty parking spaces.

c. Where site constraints prevent implementation of all or a portion of required parking lot landscaping, as determined by the review authority, the reviewing authority may approve an

alternative as described in the landscaping standards of the Technical Manual.

There are no proposed parking areas as part of the project.

4. Non-vehicular hardscape. All uncovered paving for non-vehicular use, including pathways and patios, must either have a minimum Solar Reflective Index (SRI) of 33 initially and 28 once aged three years or include one tree for every 750 SF of asphalt paving.

There are no proposed pathways or patios as part of the project.

5. Street trees

a. All development shall include one street tree per 25-35 linear feet of frontage along a city right-of-way or private roadway as specified in the landscaping standards of the Technical Manual. The provision of measures to enhance tree survival (such as raised planters, irrigation, and structural soils as recommended by the City Arborist) shall be required.

b. Where the applicant can demonstrate that site constraints prevent the planting of required street trees in the city right-of-way, the review authority may permit an alternative subject to the landscaping standards of the Technical Manual.

c. Where the proposed development includes the removal of an existing street tree determined by the City Arborist to be a heritage or feature mature tree, the applicant shall be required to contribute to the Tree Fund at the designated rate in the Technical Manual so that the total replacement cost is significantly higher than planting a new street tree/contributing for a new street tree.

There are no proposed street trees as part of this project. The existing street trees on St. James Street are spaced approximately 25-100 feet apart. The existing street trees on Douglas Street are spaced approximately 50 feet apart. The existing trees along St. James Street and Douglass Street are proposed to remain.

C. Water quality, stormwater management, and erosion control

1. All development shall be designed to minimize total area of impervious surface on the site and both the volume and rate of runoff from the lot. Provisions for stormwater management shall demonstrate the following:

a. Any stormwater draining onto or across the lot in its pre-improvement state will not be impeded or redirected so as to create ponding on, or flooding of, adjacent lots.

b. Any increase in volume or rate of stormwater draining from the lot onto an adjacent lot or City property following the improvement can be handled on the adjacent lot or City property without creating ponding, flooding or other drainage problems and that the owner of the lot being improved has the legal right to increase the flow of stormwater onto the adjacent lot or City property.

c. Any increase in volume or rate of stormwater draining from the lot into the City's storm sewer system can be accommodated in the system without creating downstream problems or exceeding the capacity of the storm sewer system.

The project does not propose to increase impervious area of the site nor alter the volume or rate of stormwater draining from the site. The existing softball and baseball infields will be replaced in kind and represent the only non-revegetated area within the project site. The existing underdrains throughout the fields will be abandoned in place and replaced.

The contractor will be responsible for submitting a Level 1 Maine General Construction Permit (MGCP). The MGCP limits disturbance to 5 acres at any given time and work must be completed in an upslope direction. Additionally, the contractor will be required to stockpile a minimum of 9 tons of straw/hay mulch on site until the site is stabilized.

2. All development shall comply with the stormwater management standards of the Technical Manual.

The applicant acknowledges that the development shall comply with the stormwater management standards of the Technical Manual. Please refer to the responses in C.1. above.

3. Development shall not pose a risk of groundwater contamination either during or post-construction, as described in the stormwater management and water supply standards of the Technical Manual.

Environmental investigation on the adjacent Kiwanis Aquatic Facility project site indicates that concentrates of PCBs, arsenic, lead, vinyl chloride, and benzo(a)pyrene in the soil and groundwater were present and exceed Maine Department of Environmental Protection (MDEP) remedial action guidelines. It was previously assumed that the KAF excavated contaminated soils would be hauled off site and disposed of at a licensed facility in accordance with MDEP. However, off-site disposal was determined to be impractical due to the volume of soil and costs associated with transportation and disposal. The Dougherty Sports Field site will be utilized to dispose of excess previously contaminated soils excavated from the adjacent KAF project. TRC Companies, Inc. has prepared an Environmental Media Management Plan (EMMP) which summarizes the testing, results, construction practices, and MDEP approved clean soil cap system. The EMMP plan is included within this submission. The cap system involves installing an indication layer (orange snow fence) and a minimum of 12 inches of clean soil to be installed over the contaminated soils. 18 inches of clean soils are proposed for the cap in the field area due to the underdrain and irrigation infrastructure being installed within this layer.

Woodard and Curran completed a soil boring investigation of the Dougherty Field site that identified portions of the field containing arsenic levels above the Park User remedial action guidelines. Refer to page 5 and 6 of TRC's EMMP for results of the investigation. In accordance with MDEP Volunteer Response Action Program (VRAP) regulations, all materials which are located within the site must remain or be disposed of within the site to the greatest extent practicable. This soil in Dougherty Field is proposed to be excavated and combined with the contaminated soil from the KAF site. The

remaining sports fields were found to contain clean soil within the first two feet below existing grade. To obtain enough clean soil to construct the clean soil cap, the remaining sports fields would be excavated 18 inches below existing grade across the site. A 3-inch turf layer will be stripped from the sports fields and stockpiled separately from the excavated soils. The turf is proposed to be pulverized and placed in thin layers between the subgrade and the contaminated soils. Contaminated soils from KAF and the contaminated soils excavated from Dougherty Field will be placed as fill in the designated areas. An indicator layer of orange snow fence will be installed over the contaminated soils prior to placement of 18 inches of clean fill previously excavated from the fields.

4. Applicants shall demonstrate that subsurface and/or any adjacent slope conditions are suitable to support the development, and where determined necessary, shall prepare a geotechnical study to demonstrate that the development as designed will not adversely impact the development site or any abutting property. Soil surveys and/or geotechnical studies shall be prepared in accordance with the requirements of the Technical Manual.

Woodard & Curran performed soil borings on the site. Their findings and recommendations are included on pages 5 and 6 of TRC's EMMP. The subsurface conditions appear suitable to support the site and will not adversely impact the site or abutting properties.

13.6.3 Public infrastructure and community safety standards

A. Consistency with City master plans

- 1. All developments shall be designed so as to be consistent with City Council-approved master plans and facilities plans and with off-premises infrastructure.*
- 2. The site plan shall include suitable easements, rights, and improvements to connect or continue off-premises public infrastructure as may be required by the review authority.*

A 30' wide utility service and maintenance corridor bisects the field to provide access to the combined sewer crossing the property. No other easements were identified on the site.

B. Public safety and fire prevention

- 1. All development shall incorporate the following public safety principles for Crime Prevention through Environmental Design (CPTED) into site design to enhance the security of public and private spaces and to reduce the potential for crime:*
 - a. Natural surveillance that promotes visibility of public spaces and areas.*
 - b. Access control that promotes authorized and/or appropriate access to the site.*
 - c. Territorial reinforcement that promotes a sense of ownership and responsibility through environmental design.*

The site lighting will remain the same as the existing site. The layout of the site inherently allows full

observation of the site during both day and night. The layout of the site has been designed as to clearly guide the movement of pedestrians along predictable paths.

2. All developments shall be designed to provide adequate emergency vehicle access to the site and comply with the Public Safety standards of the Technical Manual.

The primary site access point will remain from the on-street parking on Douglass Street.

There is an existing active fire hydrant on Douglass Street that is within 300 FT of the Dougherty Field Facility. The fire hydrant is located across from 150 Douglass Street.

C. Public utilities

1. The development shall not overburden sanitary sewers and storm drains, water lines or supply, or other public infrastructure and utilities. Development shall provide adequate utility infrastructure on-site and in connection to surrounding locations and facilities.

Water*: Thirsty Turf has been contracted by R.S. Leonard to design and install a subsurface irrigation system for the fields. The irrigation system will be installed upon completion of the contaminated soil disposal and clean soil cap construction. The irrigation system proposed to tie into an existing 2" water line which currently supplies an existing irrigation system within portions of Dougherty Field.

Sewer*: No sewer work is proposed as part of this project. The combined sewer run which bisects Dougherty Field is proposed to remain. The Construction Management Plan identifies the maintenance easement associated with the sewer, and calls for no soil stockpiling within the easement to protect the combined sewer. The sewer manhole structures associated with the combined sewer are proposed to be raised to grade.

Stormdrain*: A 6" underdrain system in Doherty field which outlets to the combined sewer system under Dougherty Field is proposed to be abandoned in place. A replacement underdrain system is proposed within the fields which consists of geocomposite strip drains (field drains), collector drains, and a collector stormdrain pipe. The underdrain system is proposed to connect to the existing 36-inch reinforced concrete stormdrain in Douglass Street. The underdrain system will be installed within the 18-inch clean soil cap. Surface runoff that is not captured by the underdrain system will be collected by a swale adjacent to the Douglass Street sidewalk. Two catch basins along the eastern side of the Dougherty Field complex will collect the surface runoff and convey the flow to the existing 36-inch reinforced concrete stormdrain in Douglass Street via an existing catch basin structure.

Solid Waste: No solid waste is proposed to be generated by the use of this project.

*Refer to the Dougherty Field Sports Field Renovation plans provided by R.S. Leonard for locations.

2. Electrical service shall be underground unless otherwise specified for industrial uses, or if it is determined to be unfeasible due to extreme cost, the need to retrofit properties not owned by the

applicant, or complexity of revising existing overhead facilities.

Overhead electrical service is available along Douglass Street. No electrical services are proposed as part of this project.

3. All sanitary sewer lines, storm drains, water lines, and other utilities proposed as part of the development shall be designed to conform with the sanitary sewer and storm drain and water supply standards of the Technical Manual.

All utilities proposed as part of the development have been designed to conform with the standards set forth in the Technical Manual.

4. All development within 200 feet of a public sanitary collection and treatment system shall connect sanitary sewer lines into the nearest available public sewer. If a public sanitary collection and treatment system is not available, a private wastewater system may be used according to the requirements of Chapter 24 of the City Code and the sanitary sewer and storm drain standards of the Technical Manual.

No connection to the sanitary sewer in Douglass Street is proposed.

5. All residential development of 20 units or more, commercial development, and industrial development shall provide for the temporary storage and timely removal of all trash and recyclable materials including, at a minimum, paper, corrugated cardboard, plastics, and metals. Storage containers for recyclable materials shall be separated from trash containers. All exterior storage of trash and recyclables shall be screened from view from public sidewalks, streets, and adjacent properties.

This project is not a residential, commercial, or industrial development.

13.6.4 Site design standards

A. Massing, ventilation, wind, and heat impact

1. The bulk, location, or height of proposed buildings and structures shall not result in health or safety problems from a reduction in ventilation to abutting structures or changes to the existing wind climate that would result in unsafe wind conditions for users of the site and/or adjacent public spaces.

Not applicable. The proposed development does not include any buildings.

2. Development shall locate all HVAC venting mechanisms to direct exhaust away from public spaces and residential properties directly adjacent to the site.

Not applicable. The proposed development does not include any buildings.

3. In proposed buildings or additions with an aggregate roof area greater than 2,000 square feet, measured horizontally, and, for residential projects, greater than nine residential units, a minimum of 75% of the roof area must meet the following “cool roof” Solar Reflective Index (SRI) standards: a. Roofs with a slope less than 2:12: SRI of 82+ (initial)/64+ (3-year aged) b. Roofs with a slope greater than 2:12: SRI of 25+ (initial)/25+ (3-year aged) Roof areas covered by shade structures with an SRI of 39+, including photovoltaic panels that shade the roof, area considered exempt from roof area calculations for the purposes of this standard.

Not applicable. The proposed development does not include any buildings.

B. Shadow: All development over 65 feet in height shall be designed to avoid and/or mitigate the adverse impacts of shadows cast by new structures or building additions from falling on publicly accessible open space in accordance with the shadow standards of the Technical Manual.

Not applicable. The proposed development does not include any buildings.

C. Snow and ice loading: All development shall be designed to prevent significant amounts of accumulated snow and ice from loading or falling onto adjacent properties or public ways.

Not applicable. The proposed development does not include any buildings.

D. View corridors: The massing, location, and height of development shall not substantially obstruct public view corridors identified in the City of Portland Design Manual.

Not applicable. The proposed development does not include any buildings.

E. Historic resources

1. When a development affects a designated landmark or lies within a designated historic district or historic landscape district, such development shall be required to obtain historic preservation approval under Article 16.

The project site and abutting properties do not appear to be within a designated historic district or historic landscape district therefore it is not intended that the project will affect any designated landmark.

2. All development shall document and protect state or local archaeological resources known to exist or discovered on the site.

a. Protection may include leaving archaeological resources untouched beneath a new development through adaptation of foundation design or architectural layout.

b. Where the applicant can demonstrate that complete protection is not feasible, the applicant shall excavate and document archaeological resources. Such measures shall be conducted in consultation with the City’s historic preservation program and Maine Historic Preservation Commission. For resources of state significance, excavation and documentation shall be

conducted by a qualified professional, in coordination with Maine Historic Preservation Commission. Local archeological resources may or may not be recognized by the Maine Historic Preservation Commission as significant and shall include the following:

- i. Original seawall structure located landward of Commercial Street.*
- ii. Inactive historic family cemetery plots.*
- iii. Historic railroad beds including but not limited to the Portland Lewiston interurban railroad.*
- iv. Original structure and/or landforms associated with the Cumberland and Oxford Canal.*
- V. Buried portions of colonial and post-colonial period structures or built features located on the Portland Peninsula predating the Great Fire of 1866.*
- vi. Pre-colonial occupation sites identified by shell middens or other evidence.*
- vii. Sites listed or eligible for listing on the National Register of Historic Places.*

c. In order to preserve archeological resources, the review authority may waive standards listed in the City of Portland Technical Manual where necessary if it is determined that such a waiver would not jeopardize the health, safety, or welfare of the development's occupants, the public, or the natural environment.

Based on the National Register of Historic Places, the project site and abutting properties are not considered historic places. The project is occurring within a previously developed site.

F. Exterior lighting

1. Site lighting

a. All exterior site lighting shall be full cutoff with no light emitted above the horizontal plane or spilled onto adjacent properties. Illumination levels shall be adequate but not excessive for the safety, comfort, and convenience of occupants and users of the site, and shall conform to the lighting standards of the Technical Manual.

b. Where light from a proposed development may adversely impact adjacent residential properties, exterior lighting shall employ building side shielding.

2. Architectural and specialty lighting.

a. Architectural and specialty lighting of such features as architectural details, monuments, public art, or other site features shall be designed to illuminate specific details or attributes only and shall meet the lighting standards of the Technical Manual.

b. Up-lighting by any method is prohibited except for public buildings and parklands; clock towers

and steeples; landscape features; designated historic landmarks; flags of state, federal, or national jurisdictions; and public art. Such light fixtures, brackets, conduits, and all other components shall be designed by a lighting professional and shall be scaled and placed to minimize their visibility and installed in accordance with the lighting standards of the Technical Manual.

3. Street lighting. All development shall provide municipal street lighting adequate for the safety and comfort of pedestrians, bicyclists, and motorists and, where applicable, conforming to specific lighting district requirements as specified in the street lighting standards of the Technical Manual.

The proposed redevelopment does not include any exterior lighting.

G. Noise and vibration: *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 properties.*

Not applicable. The proposed development does not include any buildings that would include HVAC equipment, generators, or similar equipment.

H. Signage and wayfinding

1. On-site directional traffic signage may be provided to enable users to safely and easily navigate into, around and out of the site.

2. Signage shall not adversely affect visibility at intersections on or off the site.

As part of the standard annual field maintenance, the sports fields will be striped to delineate the play areas. No directional signage is proposed as part of this project.

I. Design standards

1. Development of certain types and/or proposed in certain zones, as specified in the City of Portland Design Manual, shall meet the design standards of the Design Manual in order to ensure that building and site design contribute to and enhance the goals and policies for specific zones within the city. The City of Portland Design Manual is incorporated by reference as part of this Land Use Code.

It is the intent of the design to replace the existing Dougherty Field complex in kind. The fields are centered within a greater public park facility which is an approved use within the Recreation and Open Space zone.

2. If the development is located in a historic district or associated with a historic landmark, the standards of Article 16 shall supersede.

The proposed development is not located in a historic district or associated with a historic landmark as mentioned above.

CONSTRUCTION MANAGEMENT PLAN

This Construction Management Plan is being submitted as part of the Major Site Plan Review and is meant to address our construction logistics plan in concert with our schedule and this written narrative. The following information is meant to provide the City of Portland's desired requirements for an effective Construction Management Plan and can be modified should the need arise or if additional requirements and or information are necessary. This is a preliminary construction management plan. This project is to occur concurrently with the Kiwanis Aquatic Facility (KAF) project. Blane Casey Building Contractors is the general contractor of the KAF project and D&M Civil is the site work contractor. The contractor will be required to submit their own construction management plan including but not limited to site safety, traffic control, pedestrian rerouting, construction completion schedule, and an erosion control management plan. Construction Management Plans broken out by phase have been submitted as an attachment to the Citizen Self Service Portal.

Proposed Construction Activity:

The proposed construction activity at the Dougherty Field site includes excavating clean and contaminated soils from pre-delineated areas within Dougherty Field, filling the site with contaminated soils from KAF and Dougherty Fields, and constructing a clean soil cap over the contaminated soils. The site will be bisected by a construction access road dividing the site into an eastern and western portion. The work is proposed to commence in two phases. Phase 1 will occur in the western portion along Douglass Street, while Phase 2 will occur in the eastern portion along St. James Street.

Ground disturbance shall be limited to five open acres at any one time when possible. If it is necessary to disturb greater than five acres, then an amount of disturbed area shall be temporarily stabilized equivalent to the amount of disturbed area greater than five acres. Temporary stabilization methods are outlined within the Erosion Control Notes on Sheet C108.

Phase 1:

The Phase 1 zone is located between the western side of the construction access road and the sidewalk adjacent to Douglass Street. Phase 1 will commence in the following sequence:

1. Install perimeter erosion & sedimentation control and drainage best management practices along Douglass Street.
2. Strip turf layer (approximately 3-inches) from field surface. Pulverize so no clumps of material exceed 2 inches. Stockpile in Phase 2 zone. Stockpiled soil shall be encircled with perimeter silt fence or mulch berm.
3. Excavate 15 inches of clean soil, stockpiling clean soil in Phase 2 zone. Stockpiled soil shall be encircled with perimeter silt fence or mulch berm.
4. Construct new drainage catch basins and storm drain piping along Douglass Street and connect to existing storm drain in Douglass Street.
5. Spread layer of 2-inch minus turf layer over prepared subgrade. Layer shall be well dispersed to avoid thick layers of this organic material.
6. Spread contaminated soils from KAF site to minus (-) 18 inches below proposed finish grade.



STRUCTURAL



FALL PROTECTION
SAFETY



TRANSPORTATION



SITE DESIGN
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SURVEY



WATER
RESOURCES



TECHNOLOGY
& INNOVATION

7. Install orange snow fence indicator layer over contaminated soil layer.
8. Install 18-inches of clean soil cap with associated underdrain and irrigation utilities. Clean soil to be supplied from stockpiled clean soils in Phase 2 area. Underdrain system will be connected to new storm drain system along Douglass Street.

Phase 2:

The Phase 2 zone is located between the construction access road and St. James Street. Phase 2 includes the KAF soil stockpile area. Phase 2 will commence in the following sequence:

1. Construction trailer and construction equipment and material staging/stockpiles on the existing KAF CMP will have to be relocated to complete the soil disposal and clean cap work that is located under the current staging/stockpile area.
2. Phase 1 perimeter erosion & sedimentation control and drainage best management practices to remain in place until stockpiled soil is used and bare soil is stabilized with 90% grass catch.
3. Transfer remaining clean soil stockpiled in Phase 2 to Phase 1 for stockpiling. Stockpiled soil shall be encircled with perimeter silt fence or mulch berm.
4. Strip turf layer (approximately 3-inches) from field surface. Pulverize so no clumps of material exceed 2 inches. Stockpile in Phase 1 zone. Stockpiled soil shall be encircled with perimeter silt fence or mulch berm.
5. Excavate 15 inches of clean soil, stockpiling clean soil in Phase 1 zone.
6. Spread layer of 2-inch minus turf layer over prepared subgrade. Layer shall be well dispersed to avoid thick layers of this organic material.
7. Spread contaminated soils from KAF site and contaminated soils excavated from the delineated area in Dougherty Field (within Phase 2 zone) to minus (-) 18 inches below finish grade.
8. Install orange snow fence indicator layer over contaminated soil layer.
9. Install 18-inches of clean soil cap with associated underdrain and irrigation. Clean soil to be supplied from stockpiled clean soils in Phase 1 area. Underdrain system will be connected to new storm drains between field and Kiwanis Aquatic Facility and new storm drain system along Douglass Street.

City of Portland - Construction Management Standards:

A. Development Review of Construction Management Plan

The impact of this project during construction will be minimized via the following management practices and principals:

- The Construction Zone will be secured with fencing and gates around the perimeter of the site. These barriers will prevent any access into the site from the public. See the Construction Management Plan for fencing and gate locations.
- All construction activities will be performed within the limits of the site fence to ensure the public is not exposed to any risks caused by construction activities. Construction activities in the right-of-way will require traffic control and pedestrian rerouting provided by the contractor.
- All construction activities will occur within the times specified in the sound ordinance.

B. Development Review of Construction Management Plan

Gorrill Palmer and the contractor will develop a comprehensive management plan that will be in place for the duration of the construction timeline (or until permanent/final measures are installed and can be utilized).

C. Performance Guarantees, Inspection Fees, Preconstruction Meeting, and Permits

All fees, building permit fee and guarantees will be paid/issued prior to the commencement of construction. All street opening permits will be applied for by the contractor prior to opening the street for work. There is no blasting or pile driving anticipated for this project.

D. Construction Administration and Communication

Signage will be posted onsite with emergency contact information for the selected Superintendent that will be the site contact for the project. Quarterly reporting and updating of our Construction Management Plan will be required to update the city and community of the following activities:

1. Construction schedule updates
2. Requests for upcoming off-hours work including weekends and holidays
3. Notice of any upcoming activities that may produce strong noise, vibration or dust that could adversely affect the neighboring communities
4. Requests for any street openings or public sidewalk work to be completed as part of the construction contract.

E. Construction Schedule

The contaminated soils work is proposed to commence immediately upon receipt of Planning Approval. The contaminated soils disposal, clean cap construction, field drainage, irrigation, and final grading are proposed to be completed prior to the fall sports season.

G. Construction Permitting and Traffic Control Plans

The construction will have minimal impact to vehicular and/or pedestrian traffic. Impacts to the public sidewalks along the site will require safe pedestrian rerouting by the contractor. As utility work in the public right of way becomes necessary, all street opening permits will be applied for and approved prior to start of work in the street.

H. Site Management and Controls

The contractor will adopt the following site management and maintenance activities through the duration of the project:

1. Trash and debris will be contained within the project site and changed out on a regular basis.
2. Access to the site will be provided from the current KAF project site. Stabilized construction entrances are currently installed and regularly inspected. Street cleaning will be reviewed daily by the contractor and cleaned as required to remove dirt/debris caused by the construction efforts. A weekly third party erosion and sedimentation inspection of the KAF project site ensures that sediment tracking on Douglass Street and St. James Street is minimal.
3. Noise will comply with City Ordinances.
4. If needed, water will be used to control dust during the sitework activities of the project. We do not anticipate any other activities that will require dust control measures.
5. Onsite snow removal will be completed by the contractor.
6. All construction materials will be stored in designated areas as called out in the Construction Management Plans.

7. All construction vehicle fueling and maintenance operations shall take place on paved surfaces.

I. Erosion Control and Preservation of Trees

We will comply with the approved erosion and sedimentation control plan.

1. Silt fence or mulch berm will be installed around the perimeter of the disturbed area.
2. Silt fence or mulch berm will be installed around perimeter of soil stockpile areas.
3. Silt sacks will be installed in all catch basins adjacent to the disturbed area.

K. Parking During Construction

On-site parking will be utilized by construction vehicles and contractor staff to the greatest extent practicable. The KAF will remain the active construction entrance for construction vehicles and personnel.

Public parking is expected to remain functional along Douglass Street and St. James Street with the exception of the spaces involved with the KAF redevelopment.

M. Special Measures as Necessary

Any special measures that become necessary may be discussed at the Preconstruction meeting.

Erosion and Sediment Control Plan

1.1 Overview

This exhibit demonstrates the developer has made adequate provision for control erosion and sedimentation.

1.2 Introduction

The Department of Parks, Recreation, and Facilities is currently seeking a Major Site Plan Permit from the City of Portland. Gorrill-Palmer, an LJB Engineering Company, Inc. has prepared an Erosion and Sedimentation Control Plan for the proposed development. This narrative contains the general erosion and sedimentation control measures, which are appropriate for the construction of the project.

1.3 Erosion Control Measures and Site Stabilization

The primary emphasis of the erosion/sedimentation control plan, which will be implemented for this project, is as follows:

- ◆ Development of a careful construction sequence.
- ◆ Rapid revegetation of denuded areas to minimize the period of soil exposure.
- ◆ Rapid stabilization of drainage paths to avoid rill and gully erosion.
- ◆ The use of on-site measures to capture sediment (hay bales/ stone check dams/silt fence, etc.)

The following temporary and permanent erosion and sediment control devices will be implemented as part of the site development. These devices shall be installed as indicated on the plans or as described within this report. For further reference, see the latest edition of the Maine Erosion and Sediment Control Practices Field Guide for Contractors.

A. Dewatering

Water from construction trench dewatering shall pass first through a filter bag or secondary containment structure (e.g. hay bale lined pool) prior to discharge. The discharge site shall be selected to avoid flooding, icing, and sediment discharges to a protected resource. In no case shall the filter bag or containment structure be located within 50 feet of a protected natural resource. Dewatering discharge shall not be directed across adjacent properties in a concentrated manner.

B. Inspection and Monitoring

Maintenance measures shall be applied as needed during the entire construction season. After each rainfall, snow storm or period of thawing and runoff, the site contractor shall perform a visual inspection of all installed erosion control measures and perform repairs as needed to insure their continuous function. Following the temporary and/or final seeding and mulching, the contractor shall in the spring inspect and repair any damages and/or unestablished spots. Established vegetative cover means a minimum of 90% of areas vegetated with vigorous growth.

The following standards must be met during construction.

(a) **Inspection and corrective action.** Inspect disturbed and impervious areas, erosion control measures, materials storage areas that are exposed to precipitation, and locations where vehicles enter or exit the site. Inspect these areas at least once a week as well as before and within 24 hours after a storm event (rainfall), and prior to completing permanent stabilization measures. A person with knowledge of erosion and stormwater control, including the standards and conditions in the permit, shall conduct the inspections.

(b) **Maintenance.** If best management practices (BMPs) need to be repaired, the repair work should be initiated upon discovery of the problem but no later than the end of the next workday. If additional BMPs or significant repair of BMPs are necessary, implementation must be completed within 7 calendar days and prior to any storm event (rainfall). All measures must be maintained in effective operating condition until areas are permanently stabilized.

(c) **Documentation.** Keep a log (report) summarizing the inspections and any corrective action taken. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of erosion and sedimentation controls, materials storage areas, and vehicles access points to the parcel. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and location(s) where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken.

The log must be made accessible to Department staff and a copy must be provided upon request. The permittee shall retain a copy of the log for a period of at least three years from the completion of permanent stabilization.

C. Temporary Erosion Control Measures

Temporary erosion control measures shall be installed by the Contractor as required by this report and as shown on the plan set for the project. Additional erosion control measures shall be installed if deemed necessary by on-site inspections of the Owner, the City of Portland, MDEP, or their representatives at no additional cost to the owner.

The following measures are planned as temporary erosion/sedimentation control measures during construction:

1. Crushed stone-stabilized construction entrances currently exist along Douglass Street and St. James Street. These existing stabilized construction entrances shall continue to be utilized for the duration of the Dougherty Field contaminated soils disposal project.
2. Siltation fence or wood waste compost berms shall be installed downstream of any disturbed areas to trap runoff- borne sediments until grass areas are revegetated. The silt fence and/or wood waste compost berms shall be installed per the details provided in this package and inspected at least once a week and before and immediately after a storm event of 0.5 inches or greater, and at least daily during prolonged rainfall. Repairs shall be made if there are any signs of erosion or sedimentation below the fence or berm line. 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. Wood waste compost berms are not to be used adjacent to wetland areas that are not to be disturbed.
3. Ground disturbance shall be limited to 5 open acres at any one time. The sequencing of soil disturbance shall occur in the upslope direction across the site.
4. Upon completion of Phase 1 of the project as outlined in the Construction Management Plan, the entirety of Phase 1 area shall be temporarily stabilized as described herein.
5. Straw or hay mulch including hydroseeding is intended to provide cover for denuded or seeded areas until revegetation is established.
 - a) The Maine Construction General Permit Requires Level 1 projects to stockpile a minimum of 9 tons of straw/hay mulch on site until the site is permanently stabilized.
6. Mulch placed between April 15th and October 15th on slopes of less than 15 percent shall be anchored by applying water; mulch placed on slopes of equal to or steeper than 15 percent shall be covered by a fabric netting and anchored with staples in accordance with manufacturer's recommendation. Fabric netting and staples shall be used on disturbed areas within 50' of lakes, streams, and wetlands regardless of the upstream slope. Mulch placed between October 15th and April 15th on slopes equal to or steeper than 8 percent shall be covered with a fabric netting and

anchored with staples in accordance with the manufacturer's recommendations. Slopes steeper than 3:1 and equal to or flatter than 2:1, which are to be revegetated, shall receive curlex blankets by American Excelsior or equal. Slopes steeper than 2:1 shall receive riprap as noted on the plans. The mulch application rate for both temporary and permanent seeding is 75 lbs per 1000 sf as identified in Attachment A of this section. Mulch shall not be placed over snow.

7. Temporary stockpiles of stumps, grubbings, or common excavation will be protected as follows:

- a) Temporary stockpiles shall not be located within 100 feet of any wetlands which will not be disturbed and shall be located away from drainage swales.
- b) Stockpiles shall be stabilized within 7 days by either temporarily seeding the stockpile by a hydroseed method containing an emulsified mulch tackifier or by covering the stockpile with mulch, such as hay, straw, or erosion control mix. If erosion of the stockpile is evident during inspection, erosion control blanket shall be placed on the slopes of the stockpile.
- c) Stockpiles shall be surrounded by sedimentation barrier at the time of formation.

8. All denuded areas that are within 100 feet of an undisturbed wetland, which have been rough graded and are not located within a building pad, parking area, or access drive subbase area, shall receive mulch or erosion control mesh fabric within 48 hours of initial disturbance of soil. All areas within 100 feet of an undisturbed wetland shall be mulched prior to any predicted rain event regardless of the 48 hour window. In other areas, the time period may be extended to 7 days.

9. For work, which is conducted between October 15th and April 15th of any calendar year, all denuded areas, shall be covered with hay mulch or erosion control mix, applied at twice the normal application rate and anchored with a fabric netting. The time period for applying mulch shall be limited to 2 days for all areas.

10. Douglass Street and St. James Street shall be swept to control mud and dust as necessary. Additional stone shall be added to the stabilized construction entrance to minimize the tracking of material off the site and onto the surrounding roadways.

11. During grubbing operations stone check dams shall be installed at any evident concentrated flow discharge points and as directed on the Erosion Control Plans.

12. Silt fencing with a minimum stake spacing of 6 feet shall be used, unless the fence is supported by wire fence reinforcement of minimum 14 gauge and with a maximum mesh spacing of 6 inches, in which case stakes may be spaced a maximum of 10 feet apart. The bottom of the fence shall be anchored. A double row of silt fence shall be used adjacent to wetlands.

13. Wood waste compost/bark berms may be used in lieu of siltation fencing. Berms shall be removed and spread in a layer not to exceed 3" thick once upstream areas are completed and a 90% catch of vegetation is attained.

14. Storm drain catch basin inlet protection shall be provided through the use of stone sediment barriers or approved sediment bags (such as Silt Sack). Installation details are provided in the plan set. The barriers shall be inspected after each rainfall and repairs made as necessary. Sediment shall be removed and the barrier restored to its original dimensions when the sediment has accumulated to ½ the design depth of the barrier. The barrier shall be removed when the tributary drainage area has been stabilized.

15. Water and/or calcium chloride shall be furnished and applied in accordance with MDOT specifications – Section 637 – Dust Control.

16. Loam and seed is intended to serve, as the primary permanent revegetative measure for all denuded areas not provided with other erosion control measures, such as riprap. Seeding shall not occur over snow.

D. Permanent Erosion Control Measures

The following permanent erosion control measures have been designed as part of the Erosion/Sedimentation Control Plan:

1. All areas disturbed during construction, but not subject to other restoration (paving, riprap, etc.) will be loamed, limed, fertilized, mulched, and seeded. Fabric netting, anchored with staples, shall be placed over the mulch in areas as noted in **Temporary Erosion Control Measures** paragraph 3 of this report. All areas within 100 feet of an undisturbed wetland shall be mulched prior to any predicted rain event regardless of the 48 hour window. Native topsoil shall be stockpiled and reused for final restoration when it is of sufficient quality.
2. Catch basins shall be provided with sediment sumps.

1.4 Implementation Schedule

The following construction sequence shall be required to insure the effectiveness of the erosion and sedimentation control measures are optimized:

It is anticipated that construction of the Dougherty Field contaminated soil disposal and related infrastructure work will occur in late summer of 2025 and be completed by fall of 2025.

Note: For all grading activities, the contractor shall exercise extreme caution not to overexpose the site, this shall be accomplished by limiting the disturbed area to less than five acres.

1. Confirm stabilized construction entrances associated with the adjacent Kiwanis Aquatic Facility construction project on St. James Street are functioning properly. Reconstruct stabilized entrances per the Stabilized Construction Entrance detail on Sheet C007 if entrances are found to be unsatisfactory.
2. Install perimeter silt fence and/or wood waste berms prior to grubbing respective areas.
3. Clear fencing and existing sports field infrastructure as necessary.
4. Install stone check dams at any evident concentrated flow discharge points.
5. Commence Phase 1 earthwork and grading as described in the Construction Management Plan.
6. Complete installation of catch basins and appurtenances.
7. Complete earthwork associated with Phase 1. Phase 1 area shall be temporarily stabilized with straw/hay mulch throughout the duration of Phase 2 earthwork.
8. Commence Phase 2 earthwork and grading as described in the Construction Management Plan.
9. Loam, lime, fertilize, seed and mulch disturbed areas as specified by the Landscape Architect.
10. Once the site is stabilized and a 90% catch of vegetation has been obtained, remove all temporary erosion control measures.
11. Touch up loam and seed.

Note: All denuded areas not subject to final paving, riprap, or gravel shall be revegetated.

Prior to construction of the project, the contractor shall submit to the owner a schedule for the completion of the work, which will satisfy the following criteria:

1. The above construction sequence should generally be completed in the specified order; however, several separate items may be constructed simultaneously. Work must also be scheduled or phased to reduce the extent of the exposed areas as specified below. The intent of this sequence is to provide for erosion control and to have structural measures such as silt fence and construction entrances in place before large areas of land are denuded.
2. The work shall be conducted in sections which shall:
 - a) Limit the amount of exposed area to those areas in which work is expected to be undertaken during the proceeding 30 days.
 - b) Revegetate disturbed areas as rapidly as possible. All areas shall be permanently stabilized within 7 days of final grading or before a storm event; or temporarily stabilized within 48 hours of initial disturbance of soil for areas within 100 feet of an undisturbed wetland and 7 days for all other areas. Areas within 100 feet of an undisturbed wetland shall be mulched prior to any predicted rain event regardless of the 48 hour window.
 - c) Incorporate planned inlets and drainage system as early as possible into the construction phase. The ditches shall be immediately lined or revegetated as soon as their installation is complete.

1.5 Erosion, Sedimentation and Stabilization Control Plan

The Erosion Control Plan is outlined on the Construction Management Plans. Erosion Control Details and Erosion Control Notes are included within the plans on Sheet C107 and Sheet 108, respectively.

1.6 Details and Specifications

The Erosion Control details and specifications are included in the plan set.

1.7 Winter Stabilization Plan

The winter construction period is from November 1 through April 15. If the construction site is not stabilized with pavement, a road gravel base, 75% mature vegetation cover or riprap by November 15 then the site needs to be protected with over-winter stabilization. An area considered open is any area not stabilized with pavement; vegetation, mulching, erosion control mats, riprap or gravel base on a road.

Winter excavation and earthwork shall be completed such that any area left exposed can be controlled by the contractor. Limit the exposed area to those areas in which work is expected to be under taken during the proceeding 15 days and that can be mulched in one day prior to any snow event.

All areas shall be considered to be denuded until the subbase gravel is installed in roadway/parking areas or the areas of future loam and seed have been loamed, seeded and mulched. Hay and straw

mulch rate shall be a minimum of 150 lbs./1,000 s.f. (3 tons/acre) and shall be properly anchored.

The contractor shall install any added measures which may be necessary to control erosion/sedimentation from the site dependent upon the actual site and weather conditions. Continuation of earthwork operations on additional areas shall not begin until the exposed soil surface on the area being worked has been stabilized, in order to minimize areas without erosion control protection.

1. Soil Stockpiles

Stockpiles of soil or subsoil shall be mulched for over winter protection with hay or straw at twice the normal rate or at 150 lbs/1,000 s.f. (3 tons per acre) or with a four-inch layer of woodwaste erosion control mix. This shall be done within 24 hours of stocking and re-established prior to any rainfall or snowfall. Any soil stockpile shall not be placed (even covered with hay or straw) within 100 feet from any natural resources.

2. Natural Resource Protection

Any areas within 100 feet from any natural resources, if not stabilized with a minimum of 75% mature vegetation catch, shall be mulched by December 1 and anchored with plastic netting or protected with erosion control mats. During winter construction, a double line of sediment barriers (i.e. silt fence backed with hay bales or erosion control mix) shall be placed between any natural resource and the disturbed area. Projects crossing the natural resource shall be protected a minimum distance of 100 feet on either side from the resource. Existing projects not stabilized by December 1 shall be protected with the second line of sediment barrier to ensure functionality during the spring thaw and rains.

3. Sediment Barriers

During frozen conditions, sediment barriers shall consist of woodwaste filter berms as frozen soil prevents the proper installation of hay bales and sediment silt fences.

4. Mulching

An area shall be considered denuded until areas of future loam and seed have been loamed, 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. 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 with straw or hay at a rate of 150 lb. per 1,000 square feet (3 tons/acre) and adequately anchored that ground surface is not visible through the mulch.

Between the dates of November 1 and April 15, all mulch shall be anchored by peg line, mulch netting, asphalt emulsion chemical, or wood cellulose fiber. When ground surface is not visible through the mulch then cover is sufficient. After November 1st, mulch and anchoring of all bare

soil shall occur at the end of each final grading workday.

5. Mulching on Slopes and Ditches

Slopes shall not be left exposed for any extended time of work suspension unless fully mulched and anchored with peg and netting or with erosion control blankets. Mulching shall be applied at a rate of 230 lbs/1,000 s.f. on all slopes greater than 8%.

Mulch netting shall be used to anchor mulch in all drainage ways with a slope greater than 3% for slopes exposed to direct winds and for all other slopes greater than 8%. Erosion control blankets shall be used in lieu of mulch in all drainage ways with slopes greater than 8%. Erosion control mix can be used to substitute erosion control blankets on all slopes except ditches.

6. Seeding

Between the dates of October 15 and April 1st, loam or seed will 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 been loamed, final graded 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 selected to be placed prior to the placement of mulch and fabric netting anchored with staples. 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.

Standards for Timely Stabilization of Construction Sites During Winter

1. Standard for the timely stabilization of ditches and channels -- The applicant shall construct and stabilize all stone-lined ditches and channels on the site by November 15. The applicant shall construct and stabilize all grass-lined ditches and channels on the site by September 1. If the applicant fails to stabilize a ditch or channel to be grass-lined by September 1, then the applicant will take one of the following actions to stabilize the ditch for late fall and winter.

Install a sod lining in the ditch -- The applicant shall line the ditch with properly installed sod by October 1. Proper installation includes the applicant pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, watering the sod to promote root growth into the disturbed soil, and anchoring the sod with jute or plastic mesh to prevent the sod strips from sloughing during flow conditions.

Install a stone lining in the ditch --The applicant shall line the ditch with stone riprap by November 15. The applicant shall hire a registered professional engineer to determine the stone size and lining thickness needed to withstand the anticipated flow velocities and flow depths within the ditch. If necessary, the applicant shall regrade the ditch prior to placing the stone lining so to prevent the stone

lining from reducing the ditch's cross-sectional area.

2. Standard for the timely stabilization of disturbed slopes -- The applicant shall construct and stabilize stone-covered slopes by November 15. The applicant shall seed and mulch all slopes to be vegetated by September 1. The department shall consider any area having a grade greater than 15% to be a slope. If the applicant fails to stabilize any slope to be vegetated by September 1, then the applicant shall take one of the following actions to stabilize the slope for late fall and winter.

Stabilize the soil with temporary vegetation and erosion control mats -- By September 1 the applicant shall seed the disturbed slope with winter rye at a seeding rate of 3 pounds per 1,000 square feet and apply erosion control mats over the mulched slope. The applicant shall monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or cover at least 75% of the disturbed slope by November 1, then the applicant shall cover the slope with a layer of woodwaste compost as described in item iii of this standard or with stone riprap as described in item iv of this standard.

Stabilize the slope with sod -- The applicant shall stabilize the disturbed slope with properly installed sod by September 1. Proper installation includes the applicant 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 applicant shall not use late-season sod installation to stabilize slopes having a grade greater than 33% (3H:1V).

Stabilize the slope with woodwaste compost -- The applicant shall place a six-inch layer of woodwaste compost on the slope by November 15. Prior to placing the woodwaste compost, the applicant shall remove any snow accumulation on the disturbed slope. The applicant shall not use woodwaste compost to stabilize slopes having grades greater than 50% (2H:1V) or having groundwater seeps on the slope face.

Stabilize the slope with stone riprap -- The applicant shall place a layer of stone riprap on the slope by November 15. The applicant shall hire a registered professional engineer to determine the stone size needed for stability and to design a filter layer for underneath the riprap.

3. Standard for the timely stabilization of disturbed soils -- By September 15 the applicant shall seed and mulch all disturbed soils on areas having a slope less than 15%. If the applicant fails to stabilize these soils by this date, then the applicant shall take one of the following actions to stabilize the soil for late fall and winter.

Stabilize the soil with temporary vegetation -- By September 1 the applicant shall seed the disturbed soil with winter rye at a seeding rate of 3 pounds per 1000 square feet, lightly mulch the seeded soil with hay or straw at 75 pounds per 1000 square feet, and anchor the mulch with plastic netting. The applicant shall monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or cover at least 75% of the disturbed soil before November 1, then the applicant shall mulch the area for over-winter protection as described below.

Stabilize the soil with sod -- The applicant shall stabilize the disturbed soil with properly installed sod by September 15. Proper installation includes the applicant 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 15 the applicant shall mulch the disturbed soil by spreading hay or straw at a rate of at least 150 pounds per 1000 square feet on the area so that no soil is visible through the mulch. Prior to applying the mulch, the applicant shall remove any snow accumulation on the disturbed area. Immediately after applying the mulch, the applicant will anchor the mulch with plastic netting to prevent wind from moving the mulch off the disturbed soil.

1.8 Maintenance of facilities

The stormwater facilities will be maintained by the Applicant, The City of Portland or their assigned heirs. The contract documents will require the contractor to designate a person responsible for maintenance of the sedimentation control features during construction as required by the Erosion Control Report. Long-term operation/maintenance recommended for the stormwater facilities is presented below.

The responsible party may contract with such professionals, as may be necessary in order to comply with this provision and may rely on the advice of such professionals in carrying out its duty hereunder, provided, that the following operation and maintenance procedures are hereby established as a minimum for compliance with this section. A maintenance log of the inspections shall be kept by the responsible party.

Inspection and Maintenance Frequency and Corrective Measures:

The following areas, facilities, and measures will be inspected and the identified deficiencies will be corrected. Clean-out must include the removal and legal disposal of any accumulated sediments and debris.

Catch Basins:

Inspect catch basins 2 times per year (preferably in Spring and Fall) to ensure that the catch basins are working in their intended fashion and that they are free of debris. Clean structures when sediment depths reach 12" from invert of outlet. If the basin outlet is designed with a hood to trap floatable materials (i.e. Snout), check to ensure watertight seal is working. At a minimum, remove floating debris and hydrocarbons at the time of the inspection.

Vegetated Areas:

Inspect slopes and embankments early in the growing season to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows. The facilities will be inspected after major storms and any identified deficiencies will be corrected.

Ditches, Swales and other Open Stormwater Channels:

Inspect 2 times per year (preferably in Spring and Fall) to ensure they are working in their intended fashion and that they are free of sediment and debris. Remove any obstructions to flow, including accumulated sediments and debris and vegetated growth. Repair any erosion of the ditch lining. Vegetated ditches will be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity. Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable. If the ditch has a riprap lining, replace riprap on areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged. Correct any erosion of the channel's bottom or sideslopes. The facilities shall be inspected after major storms and any identified deficiencies shall be corrected.



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(207) 772-2515 | GorillPalmer.com

July 3, 2025

Mr. Andrew Graminski

Planning and Development Review Manager
City of Portland
389 Congress Street
Portland, Maine 04101

Subject: Dougherty Fields
Low Impact Development Analysis
Applicant: City of Portland – Parks, Recreation, & Facilities Department

Dear Andrew:

On behalf of the City of Portland – Parks, Recreation, and Facilities Department, we are pleased to submit this Low Impact Development Analysis for the Dougherty Fields project located between 165 Douglass Street and 76 St. James Street in Portland, ME. As identified in Section 3 of the City of Portland's Technical Manual, a project qualifying for Site Plan or Subdivision review shall complete a Low Impact Development (LID) Evaluation. The work associated with the Dougherty Field soil management and field maintenance project qualifies the project for Major Site Plan review.

Although a large area of ground disturbance will occur, this project is not a typical new development or redevelopment site project. The existing site contains grass sports fields, two baseball/softball infields, and backstop fencing. The proposed project involves utilizing the Dougherty Sports Fields to dispose of the excess contaminated soil generated from the ongoing Kiwanis Aquatic Facility construction, installing a clean soil cap system, and grading the sports fields for an improved playing surface. The clean soil cap and cover system is in compliance with MaineDEP's VRAP requirements for park users. Additional maintenance to the fields includes upgrading the existing drainage and irrigation systems. No new impervious area will be created by this project. The sports fields will be restriped in a similar layout as the existing fields operate, and backstop fencing will be reinstalled in the existing locations.

The Low Impact Development Scoring Tool was utilized to quantify the projects' impact across the following categories:

- A. Wetlands, Streams, and Drainage
- B. Natural Areas and Habitat
- C. Soils and Slopes
- D. Vegetation and Landscaping
- E. Impervious Area and Stormwater Management
- F. Bonus Points

Many of the criteria included in the LID Score Tool are not applicable to this project due to its location in an upland developed area and the maintenance scope of the project. We have included descriptions of the sections within the LID Score Tool with our understanding of the applicability of the standard to this project. The LID Score Tool is attached to this document.



STRUCTURAL



FALL PROTECTION
SAFETY



TRANSPORTATION



SITE DESIGN
Page 75



SURVEY



WATER
RESOURCES



TECHNOLOGY
& INNOVATION

Core Method	Applicability
Protect Natural Drainage Paths	Due to the site currently being developed as sports fields, drainage paths across the site mainly consist of shallow swales which are tributary to a closed stormdrain system. Stormwater runoff also infiltrates into the field and is collected by an underdrain system. The existing underdrain and closed stormdrain systems currently outlet to the combined sewer main which bisects the site.
Shoreland Zoning	Not applicable. See attached Shoreland Zoning Map.
Meeting DEP and ACOE Standards for Stream Crossings	Not applicable. There are no streams on the site.
Protect Wetlands	There are no wetlands on the site.
Permanently Protect Streams	There are no streams on the site.
Stream Crossings	There are no streams on the site.
Preserve Threatened or Endangered Species Habitat	The site is considered conserved lands, and does not contain any endangered, threatened, or special concern species or essential wildlife habitat. See attached Beginning with Habitat Map.
Protect 30% of Trees over 10" DBH	The site contains mature locust trees >10" DBH along St. James Street. All of the locust trees along St. James Street are proposed to remain and will have the root zones protected during construction.
Protect Intact, Contiguous Forests	All existing trees at the site will be preserved.
USDA Web Soil Survey	See attached USDA Natural Resources Conservation Service Web Soil Survey for the project site.
Avoid Steep Slope Disturbance	There are no existing steep slopes 15% or greater. We are creating a 3:1 slope along Douglass Street.
Protect Soils	Redevelopment of a currently developed site.
Limit Site Disturbance and Earthwork	The entire site will be disturbed to dispose of contaminated soils, but the disturbance will occur within the existing footprint of the existing developed area.
Soil Preparation & Minimizing Compaction	The project proposes excavating loam and soil, placing contaminated soil, then capping with the previously excavated loam/soil.
Low-Impact Landscaping	No additional landscaping is proposed as part of this project. The street trees along Douglass Street will remain, and the trees along St. James street will be preserved. The existing sports fields are proposed to be revegetated with grasses specified for sports field use.
Meeting City's Stormwater Management Standards	The project mainly consists of the disposal of contaminated soil and maintenance improvement to the sports fields. Existing surface drainage channels associated with the sports fields will be maintained. The existing underdrain will be replaced with a new strip drain system within the clean soil cap to collect infiltrated stormwater. Catch basins throughout the sports field are also tributary to the underdrain system, which ultimately outlets to the combined sewer that bisects the site. The proposed drainage system will convey stormwater to the separated stormdrain in Douglass Street as opposed to the combined sewer that the existing field drainage currently outlets to. The maintenance of the stormdrain system and

	revising the outlet from the combined sewer to the separated stormdrain will be beneficial for the City's CSO Program. There will be no net increase to the impervious area at the site. The Basic Standards of the Maine Department of Environmental Protection's Chapter 500 will be met by this project. An Erosion and Sediment Control Plan was included in the Site Plan Application. The Contractor will be responsible for obtaining a Maine Construction General Permit prior to disturbing the site.
Reduce Impervious and Increase Permeable Surfaces 1. 50% or more of proposed hard surfaces are permeable... 2. Minimize parking impervious area... 3. 25% or more of proposed hard surfaces are permeable... 4. Minimize roadway impervious area... 5. Reduce number of driveways... 6. Provide transportation alternatives...	The project will not increase the sites impervious area. The softball/baseball infields are proposed to be replaced in kind with the same dimensions. 1. The only proposed hard surfaces are the baseball/softball field infields. The infield material (mix of clay, sand, and silt) is less permeable than the loamed and seeded outfield, however it will eventually infiltrate standing water. 6 points were assumed for this standard. 2. There are no additional impervious parking areas as no additional parking is proposed. 4 points were assumed for this standard. 3. Points already awarded to #1. No points assumed. 4. No roadways will be created as part of this project. 2 points were assumed for this standard. 5. No additional driveways will be created as part of this project. 2 points were assumed for this standard. 6. No transportation alternatives are proposed as part of this project. No points assumed.
Use GI/Natural Stormwater Treatment Systems	The project is not proposing to add new stormwater treatment systems as it does not change the use, land cover, or increase impervious area.
Limit / Eliminate Salt Use	No salt will be used for this project as the use is an athletic facility. No on-site parking or roadways that would require de-icing salts are proposed as part of this project.
Bonus Points	It does not appear that this project qualifies for any of the Bonus Points listed.

According to Technical Manual Section 3.1.2. Low Impact Development Scoring Tool, 80 total points are required for approval of LID strategies and techniques. It is our understanding that the Dougherty Field project gains a score of 83 points, which qualifies the project as a low impact development. If you have any questions regarding the materials being submitted, please contact this office.

Sincerely,

GORRILL-PALMER



Will Haskell, PE

Municipal Operations Leader, New England

whaskell@gorrillpalmer.com

Attachments:

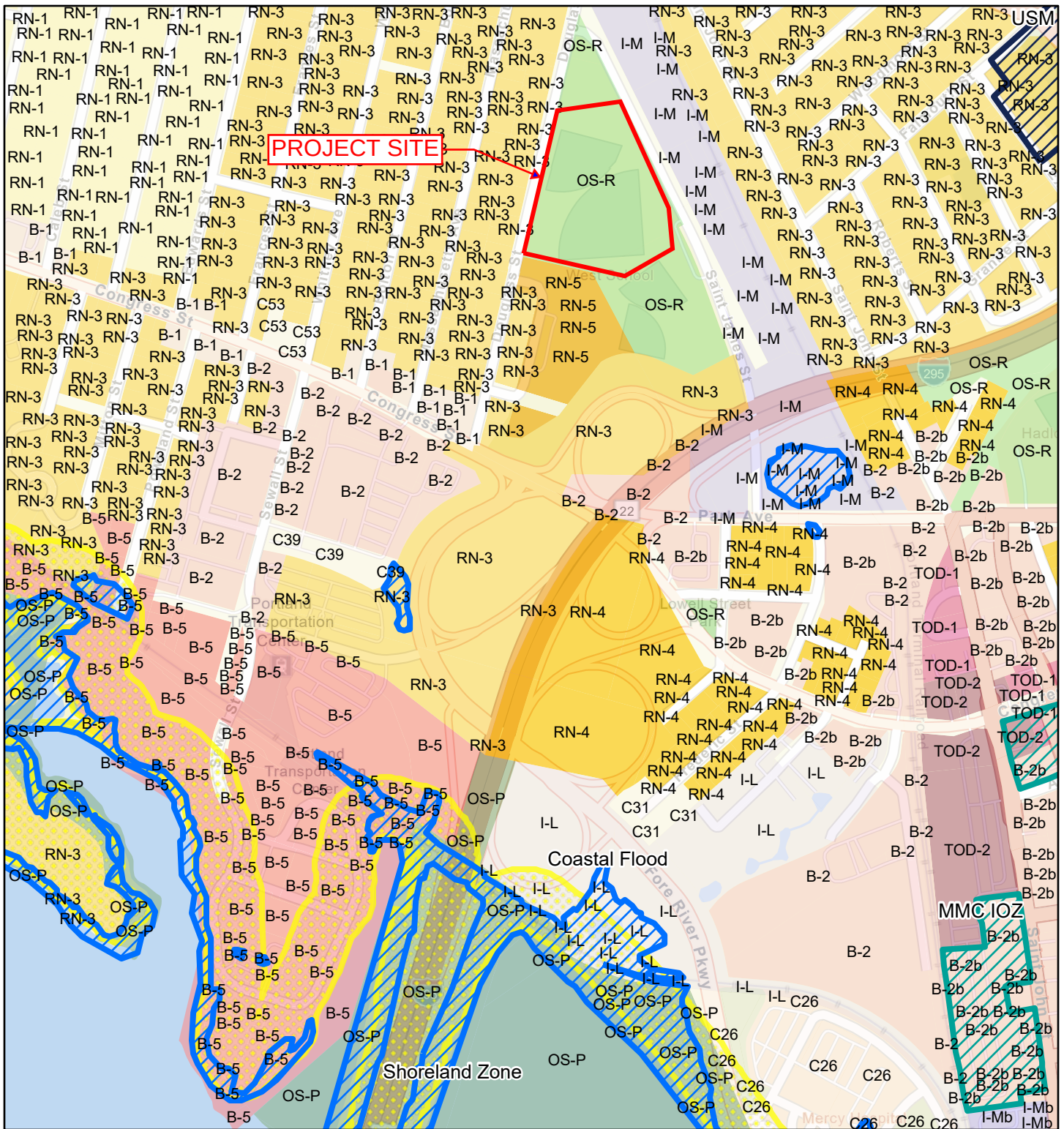
1. LID Scoring Tool
2. Shoreland Zoning Map
3. Beginning with Habitat Map
4. USDA NRCS Soil Survey

City of Portland ME: Low-Impact Design Requirements				
Owner / applicant name:	City of Portland, Parks, Recreation, and Facilities			
Representative name:	Will Haskell, PE - Gorrill Palmer			
Project address:	76/85 St. James Street, Portland, Maine (Dougherty Fields)			
Project CBL:				
Application ID (if known):	PL-003391-2025			
	Maximum Points	How to Apply	Points Awarded	LID Standard / Approach
CORE METHODS: Wetlands, Streams, & Drainage				
Protect natural drainage paths	Required			
Shoreland Zoning	Required			
Meeting DEP and ACOE standards for stream crossings	Required			
Protect wetlands	12	Select one option	12	Select a site that does not have wetlands or vernal pools = 12pts
				Project maintains a 50' set-back / no-disturb buffer to all wetlands = 10pts
				Project maintains a 25' set-back / no-disturb buffer to all wetlands = 7pts
				Project does not place structures in wetlands and avoids wetlands impacts from construction and stormwater discharges = 5pts
				Project replicates impacted wetlands elsewhere on site or within watershed = 3pt
				Project pays wetlands impact fee = 0pts
Permanently protect stream (intermittent and perennial) and riparian buffers (exclusive of approved stream crossings; must include a no-disturb zone with markers installed and deed restriction recorded at registry of deeds)	12	Select one option	12	Select a site with no streams = 12pts
				Permanently protect all 100ft shoreline buffers = 10pts
				Permanently protect all 75ft shoreline buffers = 7pts
				Permanently protect all 50ft shoreline buffers (intermittent streams) = 6pts
				Permanently protect all 50ft shoreline buffers (required minimum for perennial streams) = 5pts
				Permanently protect all 25ft shoreline buffers (required minimum for intermittent streams) = 5pts
Stream crossings	12	Select one option	12	Select a site with no streams = 12pts
				Avoid any stream crossings = 10pts
				All stream crossings use a bridge or open bottom culvert structure sized at 1.2 times the bank full width of the stream = 10pts
				All stream crossings use Maine Stream Smart Principles to preserve natural pre-development drainage pathways = 6pts
CORE METHODS: Natural Areas & Habitat				
Preserve threatened or endangered species habitat	Required (Beginning with Habitat Maps at a minimum)			
Protect 30% of trees over 10" DBH	Required (Tree survey required)			
Protect intact, contiguous forests and native trees over 10" DBH	8	Select one option	8	All development and land disturbance outside of existing wooded/forested areas (no site clearing in prior 10 years) = 8pts
				Protect 50% of trees over 10" DBH = 6pts
				Protect 40% of trees over 10" DBH = 4pt

CORE METHODS: Soils & Slopes				
USDA Web Soil Survey	Required (provide details how soil limitations will be mitigated)			
Avoid steep slope disturbance	5	Select one option	5	Selecting a site without slopes 15% or greater = 5pts
				Maintain >20' undisturbed vegetated buffer to all slopes 15% or greater = 3pts
				Maintain 10-20' undisturbed vegetated buffer to all slopes 15% or greater = 2pts
				Maintain 1-10' undisturbed vegetated buffer to all slopes 15% or greater = 1pt
				Disturbance of any slope 15% or greater = 0pts
Protect soils	5	Select one option	5	Redevelopment sites = 5pts
				Detailed, site-specific soil survey; preparation of a Soil Management and Protection Plan; protect highly permeable soils = 5pts
Limit site disturbance and earthwork	8	Select one option	8	Redevelopment limits disturbance to existing footprint = 8pts
				New development disturbs less than 50% of existing undeveloped site area = 8pts
				New development disturbs less than 75% of existing undeveloped site area = 6pts
				New development disturbs greater than 75% of existing undeveloped site area = 0pts
Soil preparation & minimizing compaction	6	Select all options that apply	3	Till soils to a depth of at least 10" prior to revegetation = 3pts
				Organic matter amendments as needed based on soil tests = 3pts
CORE METHODS: Landscaping				
Low-Impact Landscaping	6	Select all options that apply		Redevelopment sites reduce lawn area by 50%, provided no increase in impervious area (lawn becomes landscaping) = 2pt
				New development results in >50% non-impervious developed area is landscaping = 2pt
				Use only native vegetation for landscaped areas = 2pts
				Using only locally-sourced landscape materials = 2pt
CORE METHODS: Impervious Area & SW Management				
Meeting City's stormwater management standards	Required			
Reduce impervious and increase permeable surfaces	10	Select all options that apply, up to a maximum of 10 points	6	50% or more of proposed hard surfaces are permeable (porous pavers, permeable concrete, porous asphalt) = 6pts
			4	Minimize parking impervious area by using only the minimum required number of parking spaces, the minimum required parking lot dimensions, maximizing compact spaces and utilizing low-turnover standard parking space width reductions = 4pt
				25% or more of proposed hard surfaces are permeable (porous pavers, permeable concrete, porous asphalt) = 3pts
			2	Minimize roadway impervious area by developing roadways and driveways at the minimum width and using minimum number of curb cuts = 2pt
			2	Reducing the number of driveways by using a shared driveway design = 2pt
				Providing transportation alternatives (such as bike share, car share, or similar) = 2pt
Use GI / natural stormwater treatment systems	12	Select all options that apply		Treatment requirements and conveyance achieved through vegetated systems = 6pts
				No more than 1-acre of drainage per treatment system = 3pts
				Increase time of concentration on site (1" 25 year storm event) = 3pts
Limit / eliminate salt use	4	Select one option	4	Detailed winter maintenance agreement, with annual reporting requirement, limiting chloride use (required in UIS watersheds) = 4pts

Bonus Points				
Bonus points are offered for strategies that may go above and beyond typical approaches; may offer particularly innovative site design or engineering ; or may help achieve the larger goal of low-impact development on a regional scale.	10			Utilizing structured parking = 10pts
	10			Utilizing a green roof for at least 50% of a newly developed or redeveloped building roof = 10pts
	10			Restoration of previously disturbed natural resources (minimum 500 square feet of restoration) = 10pts
	10			BMPs designed for known water quality impairment within watershed = 10pts
	10			Connecting to City sewer from a site >200 ft from existing City infrastructure = 10pts
	6			Detention of 1.5 times the required volume = 6pts
	6			Treatment for 1.5 times the required water quality volume = 6pts
	6			Innovative LID site design and/or stormwater improvement - 6pts
	10			Establishing a Traffic Demand Management plan for projects under 50,000ft = 10pts
	Total Possible Points 178		Total Points Awarded 83	Minimum points required for approval of LID strategies and techniques 80

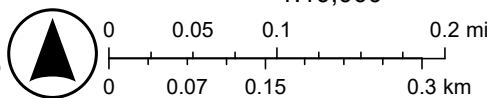
Dougherty Field Shoreland Zone



7/3/2025

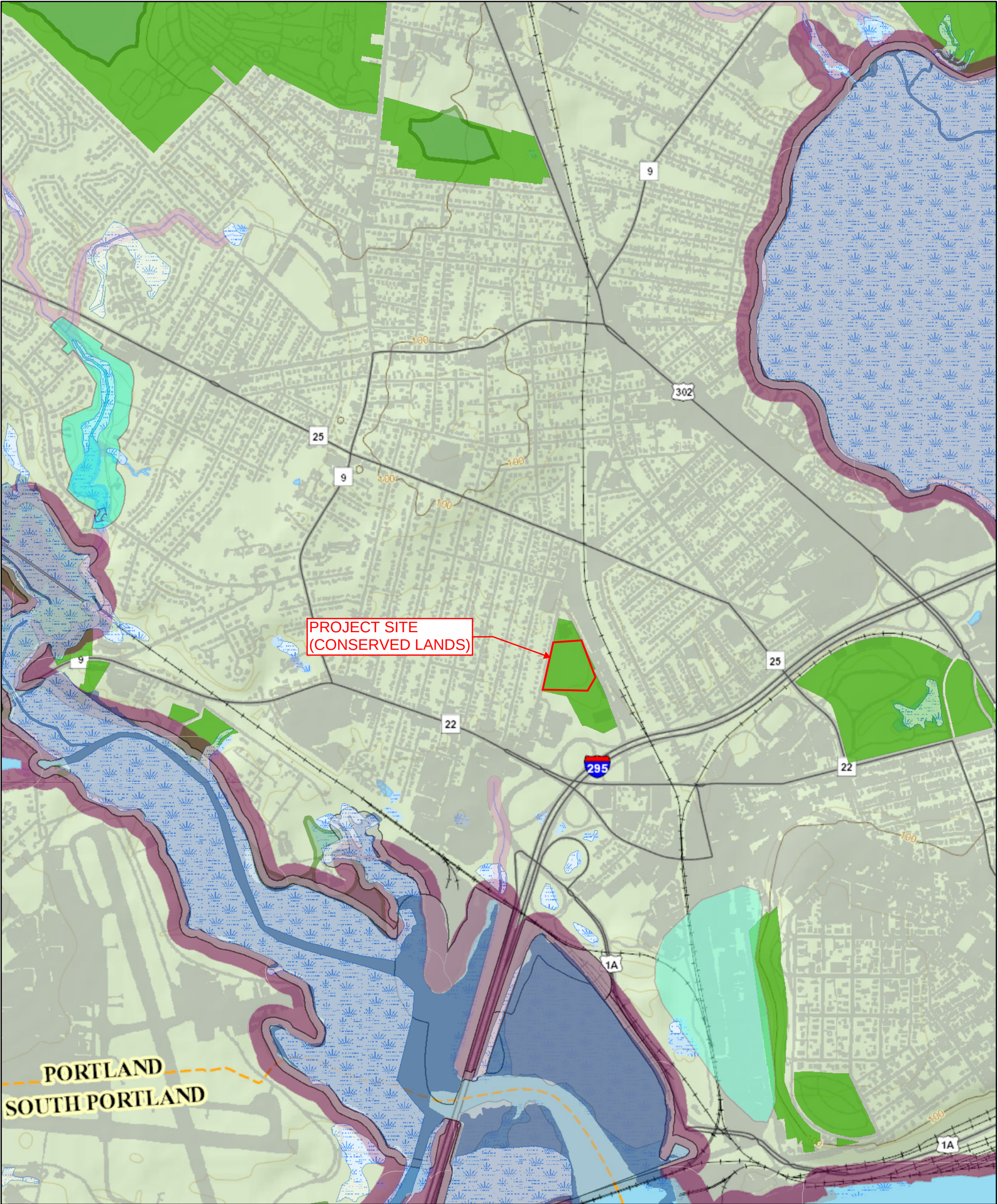
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- | | | |
|--------------------------------------|---------------------------------|----------------------------------|
| Coastal Flood Resilience Overlay | RN-5 (Neighborhood Residential) | I-Mb (Medium-Impact Industrial) |
| Institutional Overlays | B-1 (Neighborhood Business) | OS-R (Recreation and Open Space) |
| Shoreland Overlay | B-2 (Community Business) | OS-P (Open Space Preservation) |
| Shoreland Zone | B-2b (Community Business) | Contract Zone 26 |
| University of Southern Maine Overlay | B-5 (Urban Commercial) | Contract Zone 31 |
| Base Zoning | TOD-1 (Transit Neighborhood) | Conditional Zone 39 |
| RN-1 (Neighborhood Residential) | TOD-2 (Transit Center) | Conditional Zone 53 |
| RN-3 (Neighborhood Residential) | I-L (Low-Impact Industrial) | ROW |
| RN-4 (Neighborhood Residential) | I-M (Medium-Impact Industrial) | |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

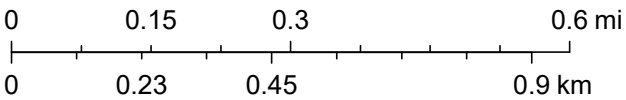
Beginning With Habitat



July 2, 2025

- | | | |
|---|---|------------------------------|
| Aquifers | Inland Waterfowl / Wading Bird Habitat | Highway Bridge Connectors |
| National Wetlands Inventory Wetlands | Significant Vernal Pools | Riparian Connectors |
| Shellfish Beds | Deer Wintering Areas | Less than 2000 Vehicles/Day |
| Stream Buffer (75 feet) | Essential Wildlife Habitats | More than 2000 Vehicles/Day |
| Great Ponds, Rivers and Coastal Buffer (250 feet) | Endangered, Threatened, and Special Concern Species | Undeveloped Block Connectors |
| Atlantic Salmon Habitat | Natural Communities | Less than 2000 Vehicles/Day |
| Shorebird Habitat | Rare Plants and Natural Communities | More than 2000 Vehicles/Day |
| Seabird Nesting Island | Focus Areas- Overlapping Organized Towns | Undeveloped Habitat Blocks |
| Tidal Waterfowl / Wading Bird Habitat | Conserved Lands | |

1:18,056





United States
Department of
Agriculture

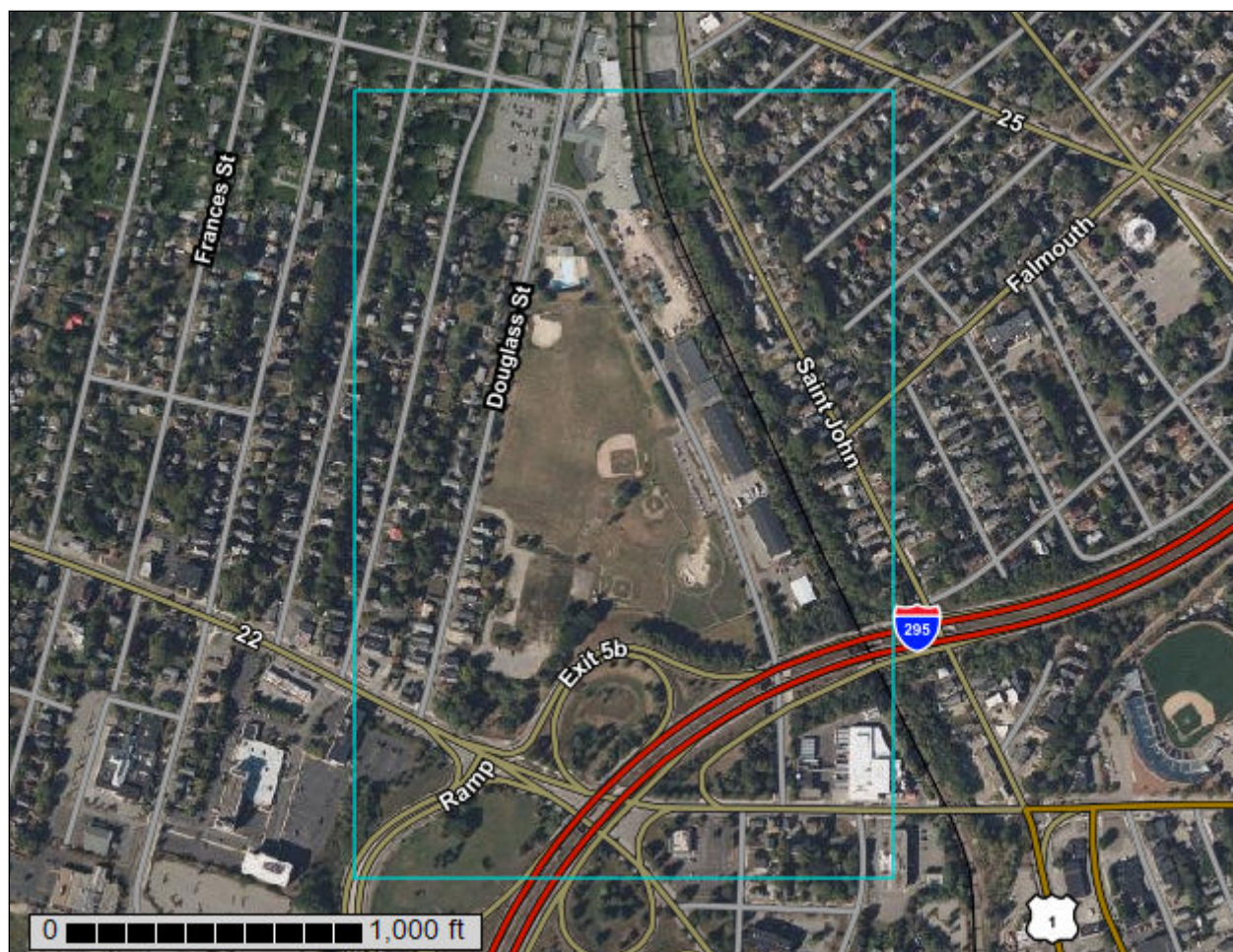
NRCS

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

Dougherty Field Soil Survey



July 3, 2025

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

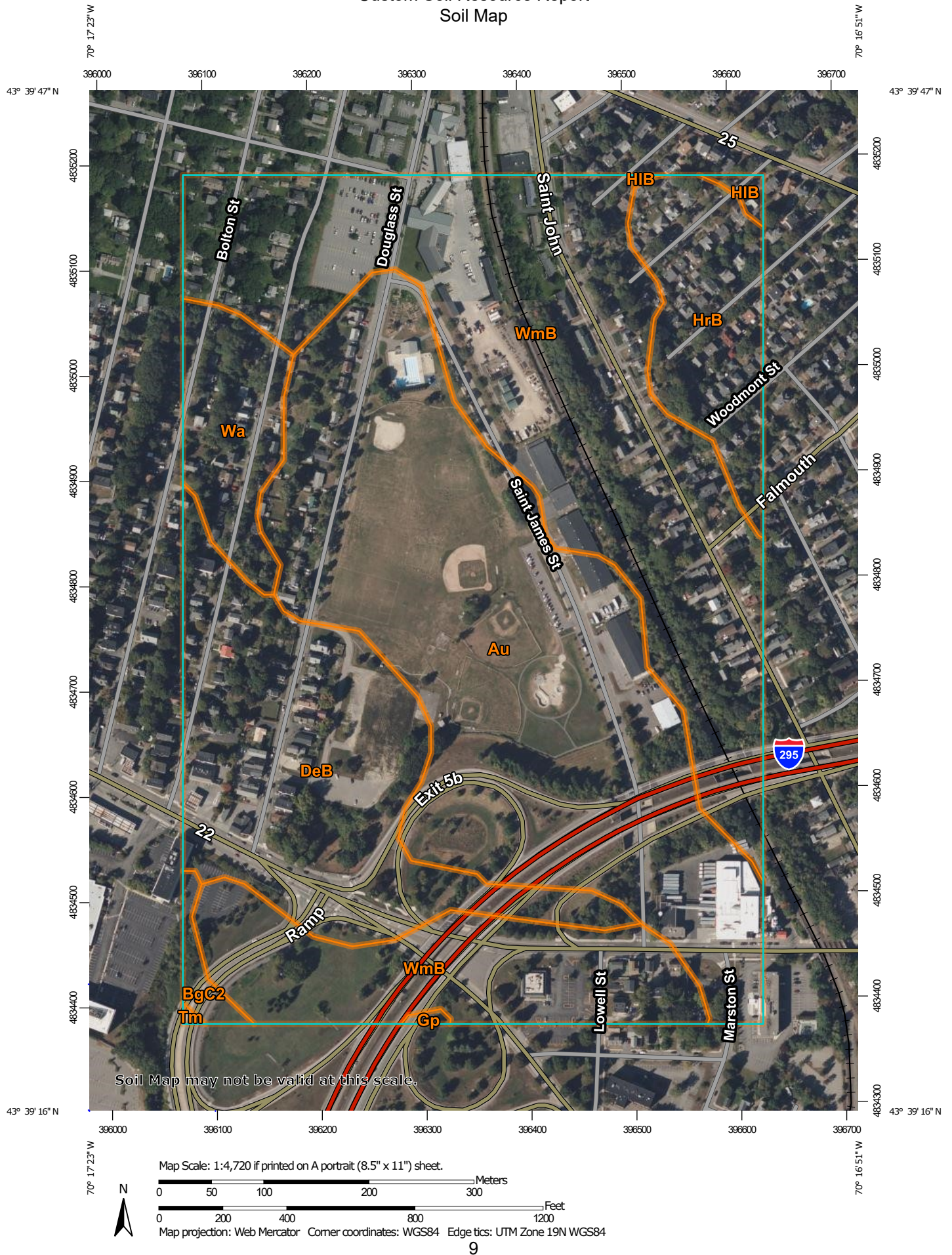
Custom Soil Resource Report

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.

Custom Soil Resource Report Soil Map



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 21, Aug 26, 2024

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—Oct 7, 2021

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
Au	Au Gres loamy sand	36.7	33.2%
BgC2	Nicholville very fine sandy loam, 8 to 15 percent slopes	0.8	0.7%
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	18.1	16.4%
Gp	Gravel pits	0.1	0.1%
HIB	Hinckley loamy sand, 3 to 8 percent slopes	0.3	0.3%
HrB	Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky	7.0	6.4%
Tm	Pemaquid, Todds point, and Damariscotta soils, 0 to 2 percent slopes	0.1	0.0%
Wa	Walpole fine sandy loam	5.1	4.6%
WmB	Windsor loamy sand, 0 to 8 percent slopes	42.4	38.3%
Totals for Area of Interest		110.7	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

Au—Au Gres loamy sand

Map Unit Setting

National map unit symbol: blgr
Elevation: 10 to 1,800 feet
Mean annual precipitation: 29 to 50 inches
Mean annual air temperature: 41 to 46 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Farmland of local importance

Map Unit Composition

Au gres and similar soils: 85 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Au Gres

Setting

Landform: Outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy glaciofluvial deposits derived from granite and gneiss

Typical profile

H1 - 0 to 10 inches: loamy sand
H2 - 10 to 32 inches: loamy sand
H3 - 32 to 65 inches: sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: About 0 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Hydric soil rating: Yes

Minor Components

Saugatuck

Percent of map unit: 6 percent
Landform: Outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf

Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Walpole

Percent of map unit: 2 percent
Landform: Outwash plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Scantic

Percent of map unit: 2 percent
Landform: Coastal plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

BgC2—Nicholville very fine sandy loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2yjg6
Elevation: 20 to 2,300 feet
Mean annual precipitation: 34 to 50 inches
Mean annual air temperature: 37 to 45 degrees F
Frost-free period: 90 to 160 days
Farmland classification: Farmland of local importance

Map Unit Composition

Nicholville and similar soils: 85 percent
Minor components: 1 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nicholville

Setting

Landform: Lakebeds (relict), eskers
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Side slope, base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-silty glaciomarine deposits

Typical profile

Ap - 0 to 7 inches: very fine sandy loam
Bs - 7 to 19 inches: very fine sandy loam
BC - 19 to 30 inches: very fine sandy loam

Custom Soil Resource Report

C - 30 to 65 inches: loamy very fine sand

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)

Depth to water table: About 18 to 30 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: High (about 10.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C

Ecological site: F144BY501ME - Loamy Slope (Northern Hardwoods)

Hydric soil rating: No

Minor Components

Roundabout

Percent of map unit: 1 percent

Landform: Lakebeds (relict), eskers

Landform position (two-dimensional): Footslope, toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear, concave

Across-slope shape: Concave, linear

Hydric soil rating: Yes

DeB—Deerfield loamy fine sand, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2xfg9

Elevation: 0 to 1,190 feet

Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 145 to 240 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Deerfield and similar soils: 85 percent

Minor components: 5 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Deerfield

Setting

Landform: Kame terraces, outwash plains, outwash terraces, outwash deltas

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Landform position (three-dimensional): Tread
Down-slope shape: Concave, convex, linear
Across-slope shape: Convex, linear, concave
Parent material: Sandy outwash derived from granite, gneiss, and/or quartzite

Typical profile

Ap - 0 to 9 inches: loamy fine sand
Bw - 9 to 25 inches: loamy fine sand
BC - 25 to 33 inches: fine sand
Cg - 33 to 60 inches: sand

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well 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: About 15 to 37 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Sodium adsorption ratio, maximum: 11.0
Available water supply, 0 to 60 inches: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: A
Ecological site: F144AY027MA - Moist Sandy Outwash
Hydric soil rating: No

Minor Components

Wareham

Percent of map unit: 5 percent
Landform: Depressions, drainageways
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Gp—Gravel pits

Map Unit Composition

Gravel pits: 92 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gravel Pits

Typical profile

H1 - 0 to 6 inches: extremely gravelly sand

H2 - 6 to 60 inches: extremely gravelly sand

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Ecological site: F144BY601ME - Dry Sand

Hydric soil rating: No

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 plains, eskers, moraines, kame terraces, kames, outwash terraces, outwash deltas

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

Custom Soil Resource Report

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

HrB—Lyman-Tunbridge complex, 0 to 8 percent slopes, rocky

Map Unit Setting

National map unit symbol: 2x1cx

Elevation: 0 to 520 feet

Mean annual precipitation: 36 to 65 inches

Mean annual air temperature: 36 to 52 degrees F

Frost-free period: 90 to 160 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Lyman and similar soils: 50 percent

Tunbridge and similar soils: 30 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lyman

Setting

Landform: Hills, ridges

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Nose slope, crest

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loamy supraglacial till derived from granite and gneiss and/or
loamy supraglacial till derived from phyllite and/or loamy supraglacial till
derived from mica schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material

A - 1 to 3 inches: loam

E - 3 to 5 inches: fine sandy loam

Bhs - 5 to 7 inches: loam

Bs1 - 7 to 11 inches: loam

Bs2 - 11 to 18 inches: channery loam

R - 18 to 79 inches: bedrock

Properties and qualities

Slope: 0 to 8 percent

Surface area covered with cobbles, stones or boulders: 1.5 percent

Depth to restrictive feature: 11 to 24 inches to lithic bedrock

Drainage class: Somewhat excessively drained

Custom Soil Resource Report

Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 14.03 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 3.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: D

Ecological site: F144BY702ME - Shallow and Moderately-deep Till

Hydric soil rating: No

Description of Tunbridge

Setting

Landform: Hills, ridges

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Side slope, crest

Down-slope shape: Linear

Across-slope shape: Convex

Parent material: Loamy supraglacial till derived from granite and gneiss and/or loamy supraglacial till derived from phyllite and/or loamy supraglacial till derived from mica schist

Typical profile

Oe - 0 to 3 inches: moderately decomposed plant material

Oa - 3 to 5 inches: highly decomposed plant material

E - 5 to 8 inches: fine sandy loam

Bhs - 8 to 11 inches: fine sandy loam

Bs - 11 to 26 inches: fine sandy loam

BC - 26 to 28 inches: fine sandy loam

R - 28 to 79 inches: bedrock

Properties and qualities

Slope: 3 to 8 percent

Surface area covered with cobbles, stones or boulders: 1.5 percent

Depth to restrictive feature: 21 to 41 inches to lithic bedrock

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 14.03 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 5.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: C

Ecological site: F144BY702ME - Shallow and Moderately-deep Till

Hydric soil rating: No

Tm—Pemaquid, Todds point, and Damariscotta soils, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2x1d9

Elevation: 0 to 10 feet

Mean annual precipitation: 63 to 87 inches

Mean annual air temperature: 36 to 52 degrees F

Frost-free period: 90 to 160 days

Farmland classification: Not prime farmland

Map Unit Composition

Pemaquid and similar soils: 40 percent

Todds point and similar soils: 30 percent

Damariscotta and similar soils: 15 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pemaquid

Setting

Landform: Tidal marshes

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Herbaceous organic material over sandy marine deposits

Typical profile

Oi - 0 to 16 inches: peat

Oe - 16 to 35 inches: mucky peat

Cseg - 35 to 65 inches: sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Very poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(1.42 to 14.17 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: Very frequent

Frequency of ponding: None

Maximum salinity: Very slightly saline to strongly saline (2.0 to 16.0 mmhos/cm)

Sodium adsorption ratio, maximum: 20.0

Available water supply, 0 to 60 inches: Very high (about 14.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: A/D

Hydric soil rating: Yes

Description of Todds Point

Setting

Landform: Tidal marshes
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Herbaceous organic material

Typical profile

Oe1 - 0 to 31 inches: mucky peat
Oe2 - 31 to 42 inches: mucky peat
Oa - 42 to 65 inches: muck

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (1.42 to 14.17 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: Very frequent
Frequency of ponding: None
Maximum salinity: Very slightly saline to strongly saline (2.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum: 20.0
Available water supply, 0 to 60 inches: Very high (about 16.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: A/D
Hydric soil rating: Yes

Description of Damariscotta

Setting

Landform: Tidal marshes
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy glaciomarine deposits

Typical profile

Ase1 - 0 to 10 inches: mucky loamy fine sand
Ase2 - 10 to 21 inches: mucky loamy fine sand
Cseg - 21 to 65 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
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: About 0 inches
Frequency of flooding: Very frequent
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Custom Soil Resource Report

Sodium adsorption ratio, maximum: 20.0

Available water supply, 0 to 60 inches: High (about 11.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: A/D

Hydric soil rating: Yes

Minor Components

Phippsburg

Percent of map unit: 8 percent

Landform: Tidal marshes

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: Yes

Todds point, moderately deep

Percent of map unit: 5 percent

Landform: Tidal marshes

Landform position (three-dimensional): Dip

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: Yes

Gouldsboro

Percent of map unit: 1 percent

Landform: Tidal marshes

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: Yes

Fort knox

Percent of map unit: 1 percent

Landform: Tidal marshes

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: Yes

Wa—Walpole fine sandy loam

Map Unit Setting

National map unit symbol: blk7

Elevation: 0 to 2,800 feet

Mean annual precipitation: 34 to 50 inches

Custom Soil Resource Report

Mean annual air temperature: 37 to 46 degrees F

Frost-free period: 80 to 165 days

Farmland classification: Not prime farmland

Map Unit Composition

Walpole and similar soils: 85 percent

Minor components: 14 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Walpole

Setting

Landform: Outwash plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy glaciofluvial deposits

Typical profile

H1 - 0 to 8 inches: fine sandy loam

H2 - 8 to 20 inches: fine sandy loam

H3 - 20 to 65 inches: gravelly loamy sand

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)

Depth to water table: About 0 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: A/D

Ecological site: F144BY303ME - Acidic Swamp

Hydric soil rating: Yes

Minor Components

Au gres

Percent of map unit: 9 percent

Landform: Outwash plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: Yes

Scarboro

Percent of map unit: 5 percent

Landform: Outwash plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

WmB—Windsor loamy sand, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2w2x2
Elevation: 0 to 1,410 feet
Mean annual precipitation: 36 to 71 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

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

Description of Windsor

Setting

Landform: Outwash terraces, deltas, outwash plains, dunes
Landform position (three-dimensional): Tread, riser
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Parent material: Loose sandy glaciofluvial deposits derived from granite and/or loose sandy glaciofluvial deposits derived from schist and/or loose sandy glaciofluvial deposits derived from gneiss

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 3 inches: loamy sand
Bw - 3 to 25 inches: loamy sand
C - 25 to 65 inches: sand

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: 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: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Custom Soil Resource Report

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: A

Ecological site: F144BY601ME - Dry Sand

Hydric soil rating: No

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Environmental Media Management Plan

Site Number REM03455

Kiwanis Community Pool and Dougherty Field
165 Douglass Street
Portland, ME 04102

March 2025

TRC Project No. 646197

Prepared For:

The City of Portland
389 Congress Street
Portland, ME 04101

Prepared By:

TRC Environmental Corporation
63 Marginal Way, 4th Floor
Portland, Maine 04101





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FIGURES

Figure 1: Site Location Plan

Figure 2: Site Layout Plan

Figure 3: Simplified Site Layout Plan

APPENDICES

Appendix A: Proposed Cap and Cover System Details

Appendix B: Annual Inspection & Repair Log



1.0 Introduction

The purpose of this Environmental Media Management Plan (EMMP) is to provide requirements to mitigate exposure to contaminated media and outline methods for the management and disposal of soil and/or groundwater generated during subsurface activities at the Kiwanis Community Pool and Dougherty Field, located at 165 Douglass Street in Portland, Maine (the “Site”). This EMMP also provides information pertaining to cap and cover systems and vapor mitigation measures required for the Site.

The approximately 7-acre Site is a portion of a larger 14-acre parcel, identified by the City of Portland (the “City”) as parcel number 066 A002001. The Site is developed with the Kiwanis Community Pool, a public municipal swimming pool and associated outbuildings, originally constructed in 1961. The Site also includes the Dougherty Field athletic fields, located south of the pool. A Site Location Plan depicting the general location is included as **Figure 1** and a Site Layout Plan depicting the Site and parcel boundaries is included as **Figure 2**.

Previous environmental investigations conducted at the Site have identified elevated levels of contaminants in soil and groundwater, as described in Section 3.0. The Site has been enrolled in the Maine Department of Environmental Protection (MEDEP) Voluntary Response Action Program (VRAP) under site number REM03455. An EMMP was previously generated for the pool area, excluding the athletic fields. This EMMP serves as an update to the previous document to include newly obtained data and environmental requirements for both the pool area and the athletic fields. This EMMP applies to the Site, as shown in **Figure 2**, and excludes the remainder of the parcel.

The City intends to redevelop the existing Kiwanis Community Pool into a new public aquatic facility, with construction starting in March/April 2025. The existing bathhouse, splashpad, and playground will be demolished and replaced with a new splash pad and swimming pool, pool support building, and upgraded exterior areas (new pavement, landscaping, etc.), referred to as the Kiwanis Aquatic Facility (KAF). During redevelopment, hazardous building materials in the pool house building will be abated and the building will subsequently be demolished, and impacted soils will be properly managed to facilitate construction. The new building will be constructed with a sub-slab vapor mitigation system (SSVMS).

As part of the KAF project, the City intends to reuse excess soil generated during the pool project within portions of the adjacent Dougherty Field area to the south in conjunction with the proposed regrading of the fields. The remaining in-situ soil in the pool area and the relocated soil in the athletic fields will be properly managed and capped with a MEDEP-approved cover system. Upon completion of the KAF project, a final EMMP including the as-built information and extent of the cap and cover system and as-builts of the SSVMS will be provided to MEDEP. A Declaration of Environmental Convenience (DEC) inclusive of the final EMMP will be filed for the Site with the Cumberland County Registry of Deeds.



2.0 Contacts

The current Site owner and representatives are as follows:

The City of Portland
389 Congress Street
Portland, ME 04101

Tatyana Vashchenko, Project Manager
City of Portland Parks, Recreation, and Facilities Department
tvashchenko@portlandmaine.gov
(207)-808-5450

Nathan Frazee, Project Manager
City of Portland Parks, Recreation, and Facilities Department
nfrazee@portlandmaine.gov
(207)-808-5400

The Qualified Environmental Professional (QEP)/consultant representative for the Site is as follows:

TRC
Emily Wassmer
63 Marginal Way, 4th Floor
Portland, Maine 04101
ewassmer@trccompanies.com
(207) 298-0785

The MEDEP representative for the Site is as follows:

Becky Blais
17 State House Station
Augusta, Maine 04330
Becky.Blais@maine.gov
(207) 446-2564



3.0 Property History

Based on available information, the Site originally consisted of tidal marshes and wetlands and was filled at some point prior to circa 1868 to create usable land. The Site was used as a dairy farm in the late 1800s and then a brick yard, which included the excavation of on-site clay for brickmaking. Once the brick yard operations ceased in the early 20th century, the Site was reportedly used as a municipal open dumping ground. Following acquisition by the City of Portland in the early 1940s, the area may have been filled with additional material from an unknown source to cover the dump and again create usable land for eventual development with a municipal swimming pool and public athletic fields. The Site has been used as the pool facility and athletic fields since the early 1960s.

Several environmental reports have been completed for the Site. Information provided in these reports is summarized below (and directly-quoted, in *italics*). The complete reports are available online through MEDEP.

Draft Geotechnical Investigation Report, Peterson-Rabasca Geoengineers – January 2001

This report details an investigation conducted to support reconfiguration of the athletic fields at Dougherty Field. The report includes information about site history and observations noted during subsurface investigation activities.

Based on this report, historical use of the Site is as follows: farming circa 1882, brick yard operations circa 1909 to 1914 which included excavation of on-site clay used to manufacture bricks, use as a municipal landfill from the 1920s through the 1940s, and eventual development with the former West School in the southern portion, fields in the central portion, and pool in the northern portion. The report states that “the amount of filling that occurred between 1953 and 1964 ranged from about 0 to 4 feet in the vicinity of the pool,” but also notes that the estimate of filling “does not include landfilling that may have occurred between the end of the brick factory operations and the conditions observed in 1953.”

The geotechnical investigation included the advancement of 22 borings throughout the parcel, including the Site. Stratigraphy consisted of topsoil and sandy fill material to 1 to 4 feet below ground surface (bgs), underlain by urban fill and debris (including black ash, glass, and brick) approximately 4 to 6 feet in thickness, underlain by clay and silty sand. Groundwater was observed at approximately 4 to 5 feet bgs. Six soil samples containing ash, primarily from 2 to 4 feet bgs, were collected for laboratory analysis of total lead. Concentrations of lead ranged from 79 milligrams per kilogram (mg/kg) to 1,190 mg/kg, with exceedances of the current applicable MEDEP Remedial Action Guidelines (RAGs) for the Park User and Excavation and Construction Worker scenarios noted in three samples collected from the southwestern portion of the athletic fields.

Phase I ESA, prepared by TRC, July 2023 – March 15, 2014

TRC prepared a Phase I ESA in July 2023 for the pool area (excluding the fields) to support the planned redevelopment project. Results from the Phase I ESA are quoted in *italics* below.



This assessment has revealed the following recognized environmental conditions (RECs), controlled RECs (CRECs), and/or historical RECs (HRECs) in connection with the subject property.

REC No. 1 - Historic Use and Filling Practices at the Subject Property: Based on available information, the subject property originally consisted of salt marshes and wetlands. The area was filled at some point prior to circa 1868 to create usable land. The subject property was used as a dairy farm in the late 1800s and then a brick yard, which included the excavation of on-site clay for brickmaking. Once the brick yard operations ceased in the early 20th century, the subject property and surrounding area to the south was reportedly used as a municipal open dumping ground. Following acquisition by the City of Portland in the early 1940s, the area may have been filled with additional material from an unknown source to cover the dump and again create usable land for eventual development with a municipal swimming pool in 1961. Soil borings advanced near the pool area have identified layers of ash and debris, indicating that the dumping operations extended onto the subject property.

This finding is considered to be a REC as the historic use of the subject property has included import of fill material from unknown/undocumented sources and dumping of waste. The following Business Environmental Risks (BERs), which do not fall within the definition of a REC, have been identified during the course of this Phase I ESA and could potentially have a material environmental or environmentally driven impact on the business associated with the current or planned use of the subject property:

Potentially Hazardous Building Materials: The current swimming pool and associated bath house were constructed in 1961, with renovations/additions completed in the 2000s. Based on the date of construction, and the known widespread historical use of polychlorinated biphenyls (PCBs) in pool caulking, the swimming pool and bath house may contain hazardous building materials including asbestos-containing material, lead-containing paint, and PCBs.

Phase II ESA, prepared by Beacon Consultants, LLC (Beacon) – January 23, 2024

Beacon prepared a Phase II ESA for the pool area (excluding the fields) to investigate the RECs identified above. The scope of work and report findings are quoted in italics below:

Beacon developed a Site-Specific Quality Assurance Project Plan (SSQAPP) in November 2023 to support the Phase II ESA. On November 20 and 21, 2023, Beacon performed the following work as part of the Phase II ESA for the Site:

- Advanced four (4) soil borings utilizing a Geoprobe track-mounted rig around the footprint of the building and pool and collected four (4) surficial soil samples and four (4) subsurface soil samples, and one duplicate for laboratory analysis.*
- Installed four (4) temporary monitoring well and collected four (4) groundwater samples and one duplicate groundwater sample for laboratory analysis.*
- Performed an ACM survey and collected nine (9) discrete samples for laboratory analysis.*
- Collected eight (8) paint chips and one duplicate and five (5) caulk and one duplicate for laboratory analysis of PCBs.*



- *Subcontracted Community Concepts to complete an LBP survey utilizing an X-Ray Fluorescence (XRF) device.*

Concentrations of PCBs, arsenic, lead, and benzo(a)pyrene in soil exceeded the MEDEP RAGs for the Residential and/or Park User Scenarios. Concentrations of arsenic in groundwater exceeded the MEDEP RAG for the Residential Scenario, and concentrations of vinyl chloride in groundwater exceeded the MEDEP RAG for the Residential and Construction Worker Scenarios. Window caulking was determined to contain asbestos. Pool caulk, window caulk, and black paint was determined to contain PCBs above 1 part per million (ppm) but below 50 ppm.

Beacon recommended additional soil sampling to delineate PCB concentrations, which was conducted in early 2024. Beacon also recommended proper management of impacted building materials and development of an Analysis of Brownfields Cleanup Alternatives (ABCA) and soil management plan.

Additional Soil Sampling Memo, prepared by Beacon – March 27, 2024

Based on the results of Beacon's Phase II ESA, additional soil sampling for analysis of PCBs was conducted. As a result of the supplemental soil sampling, concentrations of PCBs were identified in soil exceeding the MEDEP RAGs for the Residential, Park Users, Commercial Worker, and Construction Worker Scenarios. Beacon recommended the preparation of an ABCA and EMMP, and that the City apply to VRAP.

TRC notes that the soil and building material analytical results and site history were discussed with MEDEP and the EPA Region 1 PCB Coordinator. As a result, it was determined that the PCB-containing materials and PCB concentrations in soil are not regulated under TSCA.

EMMP, prepared by Beacon – March 27, 2024

The existing EMMP describes requirements for the management of impacted media within the pool area. Per the EMMP, MEDEP must be notified prior to soil disturbance within the pool area, a Health and Safety Plan (HASP) must be prepared and followed during excavation activities, BMPs must be adhered to during excavation activities, workers must be informed of the contamination and preventative measures to be taken to mitigate exposure, a QEP must be on-site and oversee soil disturbing activities, stockpiles must be properly managed, a MEDEP-approved cap and cover system must be placed over impacted soil remaining on site, excess soil must be properly characterized and transported to an appropriate receiving facility, groundwater must be properly managed, and new buildings constructed at the site must have a MEDEP-approved SSVMS installed.

The EMMP also indicates that future revisions to the EMMP should be submitted for MEDEP review and approval. This EMMP serves as an update to the 2024 EMMP.

Dougherty Field Sampling Memo, prepared by Woodard & Curran, Inc. (Woodard & Curran) – January 24, 2025



The City contracted with Woodard & Curran to investigate Dougherty Field for inclusion in the pool redevelopment project and VRAP Site. The investigation included the advancement of 58 soil borings and collection of 20 soil samples from 0 to 2 feet bgs for laboratory analysis of Resource Conservation and Recovery Act (RCRA) 8 Metals, extractable petroleum hydrocarbons (EPH), and PCBs. Additionally, five samples were submitted for laboratory analysis of asbestos. Soil observed in the borings consisted of topsoil underlain with brown sandy clay with trace sand, underlain by stiff brown and gray clay. Waste and debris (black material, glass, and brick) were observed between 2 and 10 feet bgs. No concentrations of EPH or PCBs were detected above the MEDEP RAGs for the Park User or Excavation and Construction Worker scenarios. Concentrations of arsenic were detected above the Park User RAG and below the Construction Worker RAG. No other metals were detected above the applicable MEDEP RAGs. No asbestos was identified in the samples.

Woodard & Curran recommended that the redevelopment and soil grading/cover plans be provided to MEDEP, preparation of an updated EMMP, proper soil management during construction, and that the City apply to VRAP.

VRAP Application, prepared by TRC – March 2025

TRC prepared a VRAP application for the Site on behalf of the City. MEDEP issued a VRAP Receipt letter on March 17, 2025. MEDEP has indicated that a No Further Action Assurance (NAA) Letter will be issued upon receipt and review of this EMMP.

VRAP Tier II Public Communication Plan, prepared by TRC – March 2025

Because the Site is considered to warrant a Tier II level of public communication, TRC prepared a VRAP Tier II Public Communication Plan outlining the steps that the City will undertake to inform the community of the environmental findings and proposed cleanup at the Site. The City published a public notice in the Portland Press Herald on March 15, 2025 notifying the public of the Site's enrollment in VRAP and that a public meeting had been scheduled. The City also provided notice to neighborhood groups and posted a notice on the KAF project website. The meeting was held at the Dougherty Field Playground on March 20, 2025 at 5:30 pm, and was attended by members of the City, MEDEP, TRC, and the public. A sign-in sheet and meeting minutes will be provided to MEDEP and the public once available.

HASP and Dust Monitoring Plan (DMP), prepared by TRC – March 2025

TRC prepared a Site-specific HASP and DMP for use during the KAF project. The HASP describes the documented environmental contamination and proper procedures for work within the Site during the KAF project. The DMP describes the dust monitoring and mitigation measures that will be undertaken during the KAF project, which include perimeter ambient dust monitoring, visual inspections, and dust suppression measures, if necessary.



4.0 Nature and Extent of Contamination

Based on recent subsurface investigation activities performed by Beacon and Woodard & Curran, as well as a historical geotechnical investigation, the subsurface stratigraphy consists of topsoil and silty sand, underlain with urban fill and debris, underlain by sandy clay, underlain by stiff clay. Groundwater was encountered at the Site at approximately 5 to 10 feet bgs. Refusal (presumed bedrock) has been encountered from 11 to 17 feet bgs.

Several compounds were detected above MEDEP RAGs in soil and groundwater at the Site, including arsenic, lead, PCBs, benzo(a)pyrene, and vinyl chloride. The soil and groundwater contamination is likely related to both the historical use of the Site as a municipal dump and emplacement of urban fill. The arsenic concentrations may be related to background conditions; however, the potential contribution from naturally occurring arsenic cannot be determined due to the Site history, which may have included dumping or emplacement of arsenic-containing materials.

Hazardous building materials were identified in the existing facility, including asbestos, PCB-containing paint and caulking, and lead-containing paint. This EMMP does not address management of hazardous building materials. These impacts will be abated and/or properly managed during the KAF project in accordance with state and federal regulations, and the Site-specific HASP and DMP.



5.0 Potential Routes of Exposure and Engineering / Institutional Controls

The following section addresses potential exposure scenarios and the engineering and institutional controls necessary to limit such exposure.

5.1 Exposure Pathways

Potential soil exposure pathways include ingestion, direct contact with surficial or accessible soils, or inhalation of dusts caused by construction activities. Receptors to contaminated soil include nearby residents, visitors, and construction workers. Potential groundwater exposure pathways include direct contact with groundwater by construction workers. The Site and surrounding area are serviced by the Portland Water District; therefore, groundwater ingestion through drinking or irrigation is unlikely. Residents, visitors, and building workers may be exposed to vapors entering the building from the subsurface via inhalation.

5.2 Engineering Controls

MEDEP-approved soil cover systems (e.g., hardscapes, building foundations, landscaping, parking lots, etc.) will be installed to cover impacted soils as an engineering control. Site buildings will include an SSVMS. Please refer to Sections 7.0 and 8.0 for details regarding the soil cover systems and vapor mitigation systems, respectively.

5.3 Institutional Controls

Upon completion of redevelopment activities and reporting of VRAP activities through a closure report, a deed restriction in the form of a DEC will be established and filed for the relevant areas of the Site, which will:

- Notify the Site owner and occupants of the existence of soil and groundwater contamination at the Site;
- Prohibit the extraction of groundwater at the Site without the express written permission of the MEDEP;
- Require that contaminated soils disturbed at the Site be managed in accordance with this MEDEP-approved EMMP and soils must not be moved off-site without the express written permission of the MEDEP;
- Require long-term maintenance of the cover system(s); and
- Require the installation of an SSVMS in new buildings constructed at the Site, which may include a vapor barrier and an active or passive sub-slab depressurization system (SSDS), based upon a vapor intrusion assessment and discussions with MEDEP.

A Simplified Site Layout Plan for inclusion in the DEC is included as **Figure 3**.



6.0 Soil and Groundwater Management

The following measures must be undertaken during the management of soil and groundwater.

6.1 Prior to Disturbance or Excavation

Prior to any disturbance or management of Site soil or groundwater, the following actions must be completed:

1. The current Site owner must notify MEDEP;
2. A State of Maine Licensed Geologist/Qualified Environmental Professional (Consultant) must be engaged. The Consultant will guide the contractor and coordinate with the property owner and MEDEP; and
3. A HASP must be developed and made available to the contractor.

Prior to disturbance of the ground surface, personnel involved with subsurface activities at the Site will be informed of the following items:

- Requirements of the EMMP and location of the area covered by the plan;
- Requirements of the HASP;
- Location of excavation area(s);
- Estimated volume of impacted soil and/or groundwater;
- Proper soil handling procedures; and
- Proper personnel protective equipment.

6.2 Personal Protective Equipment

Based on the contaminants of concern, workers should wear standard personal protective equipment typical for use in construction, such as gloves, long pants, sturdy work boots, and eye protection when working with impacted or potentially impacted soil or groundwater. Workers should avoid dermal contact, ingestion and inhalation of dust or particulates during work, to the extent practicable while executing standard construction activities.

The contractor will use a HASP prepared in accordance with the EMMP to provide contact information and directions to local emergency services, if necessary.

6.3 Soil Disturbance or Excavation Activities

The Consultant will be engaged and be present on Site or conduct routine inspections (minimum of daily) while any activity that disturbs the soil is occurring to ensure the requirements of the EMMP and HASP are being followed. The Consultant will keep a log detailing the activities and any deviations from the EMMP or HASP will be documented in the log and the Site workers will be notified immediately.

During work that involves disturbance or excavation of soils:

- A safety tailgate meeting must be conducted prior to the beginning of work.

- Workers must adhere to a site-specific HASP, which specifies procedures and protections to prevent exposure to potentially contaminated soil and/or groundwater.
- A physical barrier will be in place around the Site to protect the general public from the exposed soil areas.
- Visual monitoring for dust generated by excavation activities will be conducted. If significant dust is generated, the excavation will be wetted with water periodically to suppress dust.
- The transfer of soil from the excavation to the stockpile areas will be conducted in such a manner as to prevent the spread of contaminated or potentially contaminated soils off-Site.
- Construction will be phased to limit temporary soil stockpiles.
- Where temporary soil stockpiles are used, they will be clearly marked to distinguish the soil from other materials and segregated from the non-contaminated stockpiles.
- Temporary stockpiles will be placed on and covered by polyethylene sheeting (minimum thickness of 6-mil), or staged in a properly labeled and secured containers, such as a 55-gallon drum or covered roll-off dumpster.
- The soil stockpiles will be inspected daily to ensure the covering is undamaged and functioning properly.
- Precautions will be made to ensure COCs do not become airborne and are not ingested.
- The workers must adhere to Maine's stormwater Best Management Practices (BMPs), including appropriate erosion controls such as stormwater runoff deterrents (i.e., hay bales).

6.4 Off-Site Soil Disposal

If excess contaminated soils are generated during Site work, the soils will be stockpiled on-Site, appropriately covered and secured, and characterized for disposal at an off-Site licensed facility, in coordination with MEDEP. Characterization requirements of soils to be disposed of at an off-Site facility will vary based on the chosen licensed facility. Pending off-Site shipment, soils must be stored on-Site using the protocols described above.

Proper bills-of-lading and/or manifests, soil shipping logs, or other waste transportation papers shall be generated for soil shipment. Acceptance letters and disposal tickets from the landfill or treatment facility will be obtained for any off-Site soil disposal. Disposal documentation will be maintained in the project files and provided to MEDEP.

6.5 Groundwater Management

Groundwater was encountered during subsurface investigations at the Site at approximately 5 to 10 feet bgs, therefore, it may be encountered during construction activities. If dewatering is needed, groundwater will be managed by creating a test pit on-Site at a minimum of three feet deep and located away from the excavation activities, and pumping the water into the test pit to recharge into the ground. Alternatively, groundwater may be pumped into storage vessels (i.e., 55-gallon drums or fractionation tanks) and sampled to determine proper off-Site treatment and disposal. Characterization requirements of groundwater to be disposed of at an off-Site facility will vary based on the chosen licensed facility.



Proper bills-of-lading and/or manifests, shipping logs, or other waste transportation papers shall be generated for groundwater shipment. Acceptance letters and disposal tickets from the receiving facility will be obtained for any off-Site soil disposal. Disposal documentation will be maintained in the project files and provided to MEDEP.

6.6 Decontamination

At minimum, personnel and equipment decontamination will include the following, to be documented in a HASP:

Equipment Decontamination

All equipment that comes in contact with soil or groundwater must to be decontaminated before it is removed from the Site. To properly decontaminate equipment that comes in contact with contaminated soils, the following procedure should be followed:

1. Brush soil off equipment that has come in contact with soil prior to leaving the Site;
2. A stabilized construction entrance/exit (or similar feature designed to capture soil) should be installed at all access points to the Site to eliminate tracking of soil offsite; and
3. In situations where soil may be tracked offsite, soil must be removed from equipment. Methods for accomplishing soil removal include brushing off equipment and/or wiping parts of the equipment that came in contact with the contaminated soil down with cloth, rags or heavy-duty paper towel damp with non-phosphate concentrated laboratory-grade soap (e.g., Alconox© or Liquinox©), as appropriate.

If equipment is visually free of soil and/or groundwater, the decontamination procedures listed above may not be necessary. PPE and cloth, rags or heavy-duty paper towels can be disposed of in the regular waste stream.

Personnel Decontamination

In general, contamination of personnel shall be prevented through the use of standard PPE. At minimum, nitrile gloves shall be worn during contact with impacted soils or groundwater in addition to other Level D PPE.

6.7 Unanticipated Conditions

Environmental investigations have been performed at the Site, as described in previous sections. However, unanticipated conditions may arise during subsurface work. Unanticipated conditions may include but are not limited to odors, discolorations, free product, and buried waste and containers such as drums. If the Site owner, workers, or Consultant determine that soil or groundwater conditions are not consistent with previous findings, the work will immediately be stopped and MEDEP will be notified. Field screening and/or supplemental sampling may be conducted to characterize the material to determine proper handling, management, and disposal procedures. Updates to the HASP, EMMP, or other documentation may be warranted prior to resuming work.



7.0 Soil Cover Systems

As part of the KAF project, the City intends to reuse excess soil generated during the pool project within portions of the adjacent Dougherty Field area to the south in conjunction with the proposed regrading of the fields. The remaining in-situ soil in the pool area and the relocated soil in the athletic fields will be properly managed and capped with a MEDEP-approved cover system, consisting of pavement, building and pool foundations, and/or either at least one foot of clean material underlain with a marker layer above the site soil, or at least two feet of clean material with no marker layer. Certain areas of the fields have been documented to contain no contaminants of concern above the applicable MEDEP RAGs, which do not require capping, with MEDEP approval. The horizontal and vertical extent of the cover systems and uncapped areas will be survey located by a professional Land Surveyor Licensed in the State of Maine and a stamped plan will be provided to the City, Consultant, and MEDEP for inclusion in the administrative record for the Site. Engineering and/or institutional controls will be implemented at the Site through a DEC.

The proposed cover system drawings are included in **Appendix A**.

7.1 Inspections

Routine annual visual inspections of the final cover system should be conducted to ensure that the cover systems are preventing exposure to contaminated soils, which is likely be a requirement of the DEC set forth by VRAP. If these routine annual inspections identify material disturbance (i.e., damage, erosion, large cracks/abrasions, unauthorized excavations, etc.) to the existing cover system that have exposed and/or have the potential to expose contaminated soils, the Consultant must be notified immediately in order to determine appropriate response actions (i.e., repairing of the cover systems). Inspections will be documented in an inspection log, further described below.

7.2 Maintenance and Repair

Cover systems must be repaired to their original condition should routine annual inspections identify material disturbance, damage, and/or excessive erosion of the cover systems to the extent that the marker layer and/or contaminated soils are exposed. Similarly, if maintenance activities materially alter or disturb the cover system(s), the following protocols must also be followed to properly address and manage contaminated soils that may be encountered during such activities:

1. Preparation of a HASP; and
2. Adherence to this EMMP and any revisions, amendments, or modifications to the EMMP in the future, as approved by MEDEP.

The Site owner and/or the Consultant shall maintain the following records in connection with annual inspections, discovery of damage, and/or repair of the cover systems:

1. Maintain an Annual Inspection & Repair Log for documenting inspections and observed damage or material disturbance to the cover systems (**Appendix B**);
2. Telephone communication logs with contact name, date, and summary of discussion;



3. Site visitors in connection with the discovery and/or repair/maintenance activity;
4. Log of activities in response to the discovery and/or repair/maintenance activity; and
5. Reports, letters, or other documents filed by others regarding the discovery and/or repair/maintenance activity.

The records (or copies) shall be maintained by the owner with a copy provided to the MEDEP. Should the cover systems be altered in the future for new development, MEDEP will be notified prior to construction.



8.0 Vapor Mitigation Measures

Due to the potential of elevated soil vapors on-Site, the proposed buildings will be constructed with a passive SSVMS which can be converted to an active system if it is later determined necessary to protect the health of occupants inside the buildings. The need for an active system will be determined following sub-slab soil gas sampling, which is to occur once construction of the buildings on Site is completed. MEDEP requires that a Consultant observe the installation of the SSVMS, and the vapor mitigation system and performance is effective in achieving indoor air quality that meets the MEDEP RAGs. The SSVMS design and associated soil gas sampling plan will be provided to MEDEP for review and approval prior to implementation.

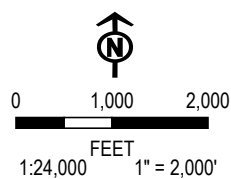


Figures

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- VRAP SITE BOUNDARY
- PARCEL BOUNDARY
- MUNICIPAL BOUNDARY
- USGS 7.5 MINUTE QUADRANGLE MAP BOUNDARY



PROJECT: ENVIRONMENTAL MEDIA MANAGEMENT PLAN KIWANIS COMMUNITY POOL AND DOUGHERTY FIELD 165 DOUGLASS STREET, PORTLAND, MAINE	
TITLE: SITE LOCATION PLAN	
DRAWN BY: J. CORSO	PROJ. NO.: 646197.0000.0000
CHECKED BY: J. FREDENBURG	FIGURE 1
APPROVED BY: A. LAUGHLIN	
DATE: MARCH 2025	
 TRC 63 MARGINAL WAY 4TH FLOOR PORTLAND, ME 04101 PHONE: 207.879.1930	
FILE:	Kiwanis Pool VRAP

BASE MAP: USGS NATIONAL MAP
DATA SOURCES: USGS, ESRI, TRC

Coordinate System: NAD 1983 StatePlane Maine West FIPS 1802 Feet, Map Rotation: 0
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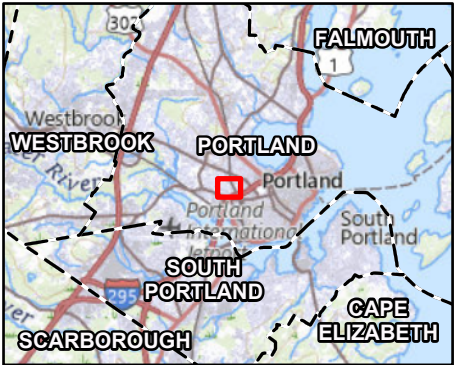
- VRAP SITE BOUNDARY
- PARCEL BOUNDARY

BASE MAP: GOOGLE IMAGERY SERVICE
DATA SOURCES: USGS, ESRI, TRC



1:2,400
1" = 200'

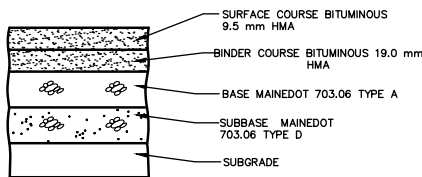
0 200 400 FEET



PROJECT: ENVIRONMENTAL MEDIA MANAGEMENT PLAN KIWANIS COMMUNITY POOL AND DOUGHERTY FIELD 165 DOUGLASS STREET, PORTLAND, MAINE	
TITLE: SITE LAYOUT PLAN	
DRAWN BY: J. CORSO	PROJ. NO.: 646197.0000.0000
CHECKED BY: J. FREDENBURG	FIGURE 2
APPROVED BY: A. LAUGHLIN	
DATE: MARCH 2025	
	
63 MARGINAL WAY 4TH FLOOR PORTLAND, ME 04101 PHONE: 207.879.1930	
FILE: Kiwanis_Pool_VRAP.aprx	



Appendix A: Proposed Cap and Cover System Details

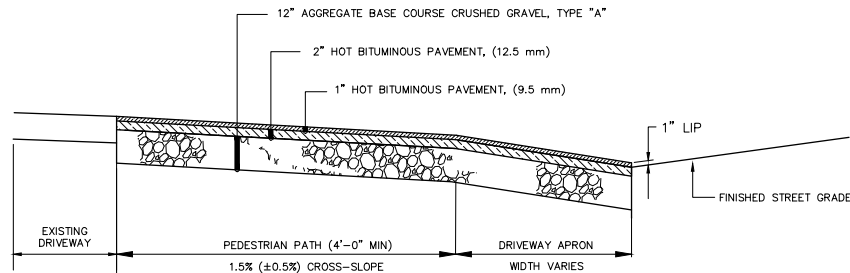


NOTE:
COMPACT SUBGRADE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557

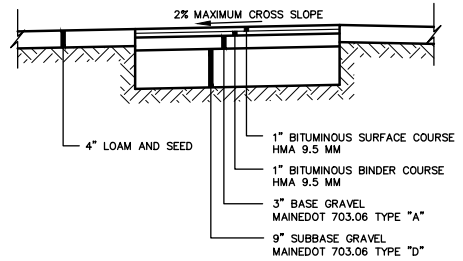
ON-SITE BITUMINOUS PAVEMENT	
THICKNESS	LAYERS
1 1/4"	SURFACE COURSE BITUMINOUS 9.5mm HMA
2 1/4"	BINDER COURSE BITUMINOUS 19.0mm HMA
3"	AGGREGATE BASE GRAVEL MAINEDOT 703.06 TYPE A
15"	AGGREGATE SUBBASE GRAVEL MAINEDOT 703.06 TYPE D

ROADWAY BITUMINOUS PAVEMENT	
THICKNESS	LAYERS
1 1/2"	SURFACE COURSE BITUMINOUS 9.5mm HMA
2"	BINDER COURSE BITUMINOUS 19.0mm HMA
3"	AGGREGATE BASE GRAVEL MAINEDOT 703.06 TYPE A
15"	AGGREGATE SUBBASE GRAVEL MAINEDOT 703.06 TYPE D

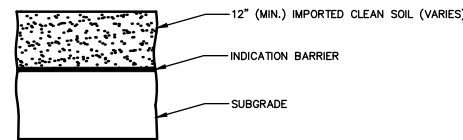
BITUMINOUS PAVEMENT SECTION
NOT TO SCALE



BITUMINOUS DRIVEWAY APRON
NOT TO SCALE



BITUMINOUS WALKWAY
NOT TO SCALE

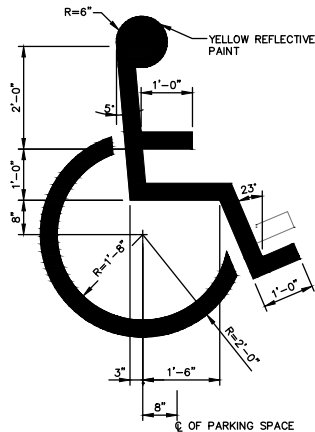


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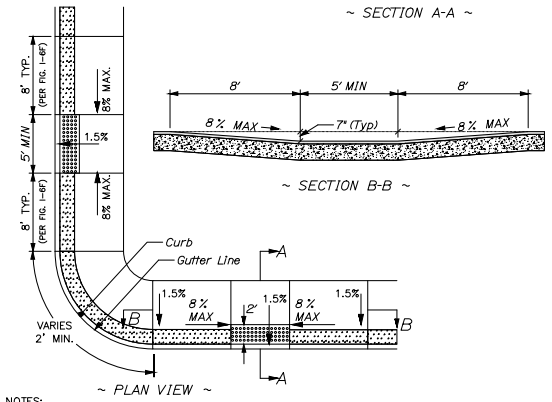
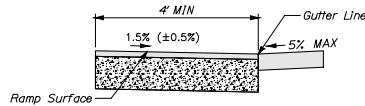
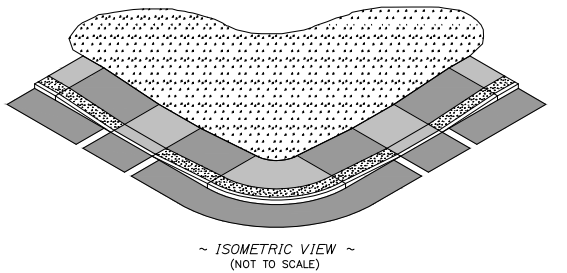
1. INDICATION BARRIER TO CONSIST OF ORANGE SNOW FENCE.
2. SUBGRADE TO BE PREPARED IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
3. SOIL COVER BARRIER SYSTEM TO BE USED IN ALL GENERAL LANDSCAPE AREAS THAT ARE EXTERIOR TO THE NEW BUILDINGS OR HARDSCAPE AREAS.

SOIL COVER BARRIER SYSTEM
NOT TO SCALE

Note: Although this planset pertains to the pool area, the cover system in athletic fields will meet or exceed this specification.

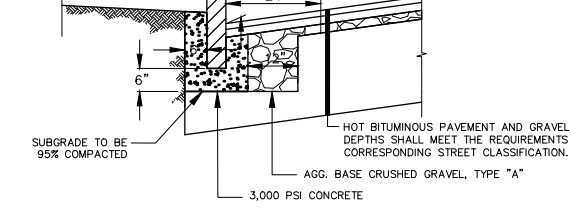
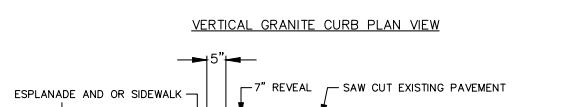
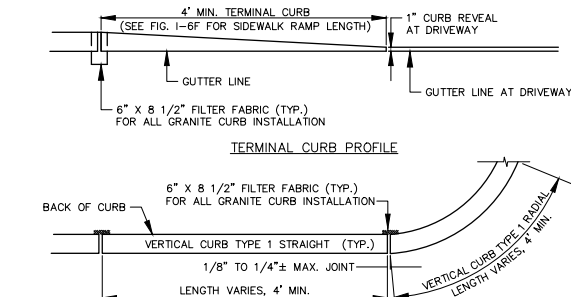


INTERNATIONAL BARRIER FREE SYMBOL
NOT TO SCALE



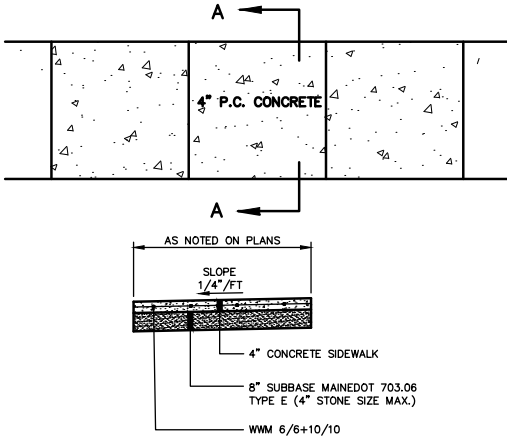
- NOTES:
1. THIS DESIGN IS THE PREFERRED OPTION WHEN THE SIDEWALK & ESPLANADE WIDTH IS LESS THAN 6.5'. USE OTHER OPTIONS ONLY WHEN REQUIRED BY DESIGN CONSTRAINTS.
 2. A MINIMUM CURB REVEAL OF 4" IS REQUIRED AT THE APEX OF THE CURB RADIUS.
 3. MINIMUM TERMINAL CURB LENGTH SHALL BE 4 FEET.
 4. SIDEWALK MATERIAL PER CITY SIDEWALK MATERIAL POLICY.

PARALLEL ADA RAMP – SIDEWALK LESS THAN 6.5' WIDE WITH OR WITHOUT ESPLANADE
NOT TO SCALE



- NOTES:
1. INDIVIDUAL PIECES OF CURB SHORTER THAN 4 L.F. ARE NOT ALLOWED, WITH THE EXCEPTION OF RADIAL CURB.
 2. 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 CURB.
 3. CURBING SHALL BE SET IN A 6-INCH BED OF POURED IN PLACE 3,000 PSI CONCRETE MIX.
 4. WOODEN SHIMS MAY BE USED TO SET CURB.

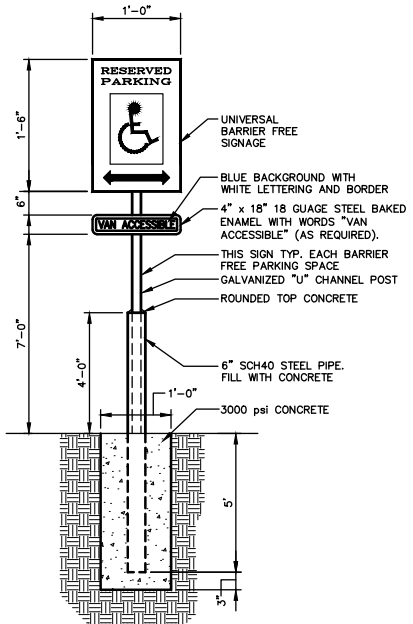
VERTICAL GRANITE CURB
NOT TO SCALE



NOTES:

1. 1/4"x4" PREMOULDED EXPANSION MATERIALS AROUND ANY STRUCTURES IN WALK.
2. EXPANSION JOINTS MAXIMUM DISTANCE = 20', USED 1/4"x4" PREMOULDED EXPANSION MATERIAL.
3. CONTRACTION JOINTS MAXIMUM DISTANCE = 5', TROWEL JOINT 1" DEEP.

CONCRETE SIDEWALK
NOT TO SCALE



BARRIER FREE PARKING SIGN
NOT TO SCALE

simons architects
designed for human potential

75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656

GORRILL PALMER

City of portland

PROJECT NAME:

**KIWANIS
AQUATIC
FACILITY**

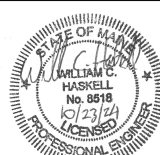
165 DOUGLASS STREET /
PORTLAND, ME 04102

OWNER:

THE CITY OF PORTLAND, MAINE
PARKS, RECREATION & FACILITIES

212 CANCO ROAD, SUITE A
PORTLAND, ME 04103
207.808.5400

SEAL:



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REVISIONS

ADDENDUM 1	06/13/24
ADDENDUM 2	06/20/24
ADDENDUM 3	06/26/24
CONFORMANCE SET	10/23/24

DATE OF ISSUE: 10.23.2024

PROJECT NUMBER: 2023-0080

STATUS: 100% CONFORMANCE SET-
ISSUED FOR CONSTRUCTION

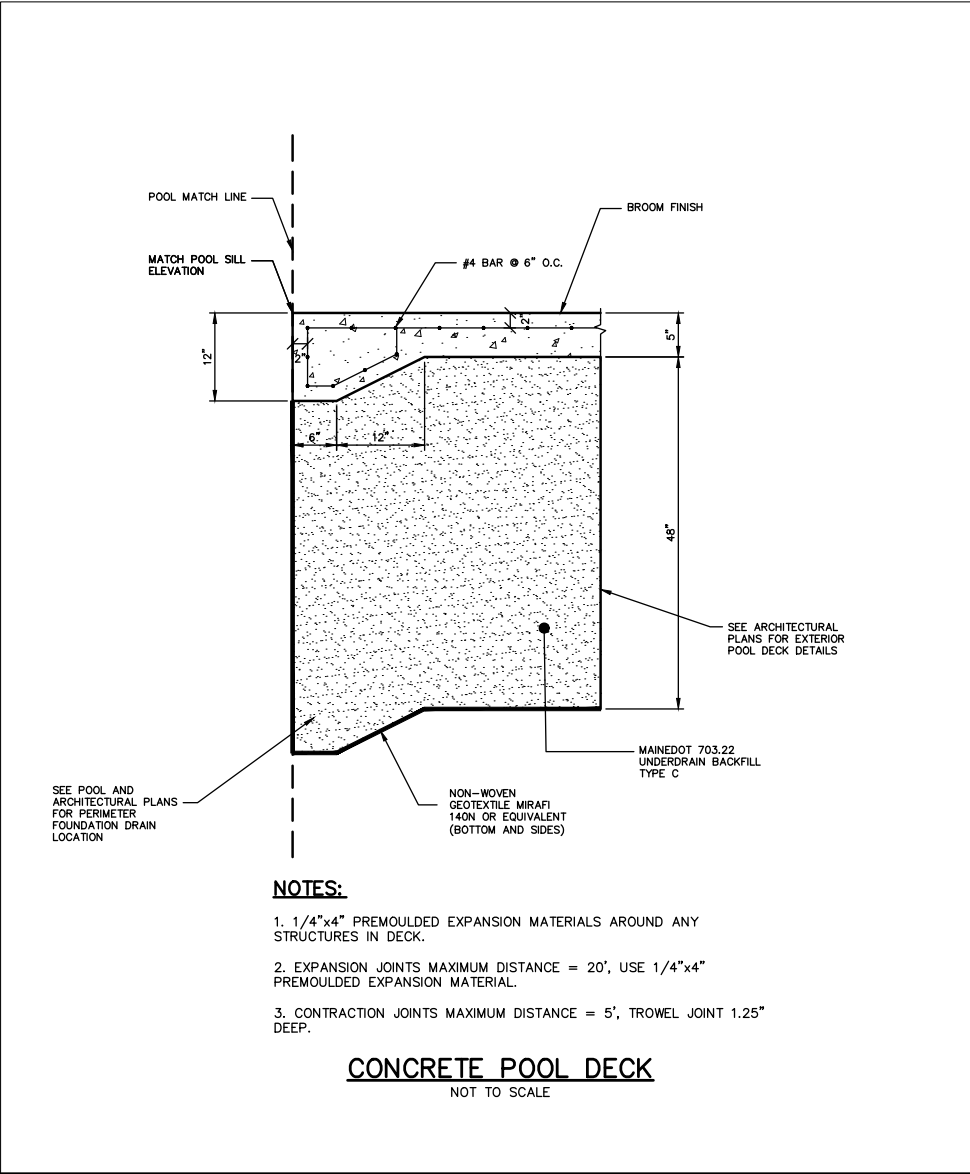
SITE DETAILS 1

C009

SHEET 14 OF 113

Vault No:

01049_001



75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656



PROJECT NAME:

**KIWANIS
AQUATIC
FACILITY**

165 DOUGLASS STREET /
PORTLAND, ME 04102

OWNER:

THE CITY OF PORTLAND, MAINE
PARKS, RECREATION & FACILITIES

212 CANCO ROAD, SUITE A
PORTLAND, ME 04103
207.808.5400

SEAL:



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REVISIONS		
ADDENDUM 1		06/13/24
ADDENDUM 2		06/20/24
ADDENDUM 3		06/26/24
CONFORMANCE SET		10/23/24

DATE OF ISSUE: 10.23.2024
PROJECT NUMBER: 2023-0080
STATUS: 100% CONFORMANCE SET-
ISSUED FOR
CONSTRUCTION

SITE DETAILS 2

C010

SHEET 15 OF 113
VAULT NO:
01049_001



Appendix B: Annual Inspection & Repair Log

Annual Inspection & Repair Log					
Date of Inspection	Inspector Name	Repair Needed? (Y/N)	Date of Repair (or N/A)	Name of Person Overseeing Repair	Describe Repair (or N/A)

Notes:

1. Inspection should be performed annually, or on an as-needed basis.
2. Include markup or sketch of deficient area(s), if warranted.

Environmental Media Management Plan
Kiwanis Community Pool and Dougherty Field, 165 Douglass Street, Portland, Maine

March 2025



Project:

City of Portland – Dougherty Fields Renovation / Irrigation System – Portland, ME

Scope of Work:

- * All excavating and backfilling for Mainlines & Zones Lines
- * Installation of complete irrigation system per Design/Build specifications
- * Tapping into Existing 2" Water Line
- * System designed for 65 GPM @ 80 PSI
- * Utilization of existing meter and backflow preventer
- * Includes Dust Control Zones
- * Includes Private Utility Locating

Not Included:

- * PWD Water Meter (line sized) provided by owner
- * Concrete cutting/removal/patching
- * Separate 2" Backflow Preventer
- * Electrical for Controller in New Building
- * Directional Drilling
- * Wage Requirements

Utility Location:

It is the responsibility of Thirsty-Turf Irrigation to contact Digsafe to locate all public utility service lines. The facilities management dept. is responsible to notify Thirsty-Turf Irrigation of any private lines not marked out by Digsafe locating services. (Ex. Private gas, electrical, scoreboard electronics, conduits etc...)



THIRSTY TURF

IRRIGATION INC.

Total Project Cost:

- **Base Irrigation Installation Cost - \$93,850.00** (ninety-three thousand eight hundred fifty dollars)
- **Alt #2 Dust Control Zones Baseball/Softball - \$4,250.00** (forty-two hundred fifty dollars)
- **Alt #1 (Little League Area) - \$41,486.00** (forty-one thousand four hundred eighty-six dollars)

Acceptance of Proposal:

All specifications, pricing, and conditions listed are valid and accepted. Thirsty-Turf Irrigation is hereby authorized to do the work as specified in this contract.

Payment will be made as defined above.

Acceptance Signature:

Date:

Authorized Signature:

Date:

Parks, Recreation & Facilities Department
Nathan Frazee
Project Manager



SUBJECT: Dougherty Field – Notice of Public Meeting Certification

DATE: Aug 29, 2025

I, Nathan Frazee (Parks, Recreation and Facilities) hereby certify that a notice of Public Hearing sign was posted from 8/29/2025 to 9/9/2025 prior to the public hearing held on 9/9/2025 for the proposed project (PL-003391-2025) located at 76/78 St. James Street.

Photo documentation of sign in situ:





Note that it is the applicant's responsibility to remove the notice of public meeting sign within three days following the date of the meeting.

Signed,

Nathan Frazee

**Public Meeting Minutes
Kiwanis Aquatic Facility & Dougherty Field, Portland, ME
August 19, 2025, 5:30 PM**

Meeting Start: 5:30 PM

Meeting End: 6:45 PM

Meeting Hosts and Contact Information:

- Nathan Frazee, City of Portland: (207) 808-5400, nfrazee@portlandmaine.gov
- Austin Smith, Simons Architects: (207) 772-4656, austin@simonsarchitects.com
- Will Haskell, Gorrell Palmer: (207) 772-2515, whaskell@gorrellpalmer.com
- Ben Nault, Gorrell Palmer: (207) 772-2515, bnault@gorrellpalmer.com
- Emily Wassmer, TRC Environmental: (207) 298-0785, ewassmer@trccompanies.com
- Nick Barker, TRC Environmental: (207) 719-5576, nbarker@trccompanies.com

Attendees: Record with Parks, Recreation and Facilities.

Agenda: See Attached

Definition of Terms:

- **Maine Department of Environmental Protection (MEDEP):** *the state environmental agency overseeing the assessment and cleanup.*
- **Remedial Action Guidelines (RAGs):** *risk-based target cleanup levels for contaminated sites established by MEDEP for various exposure scenarios and site uses.*
<https://www.maine.gov/dep/spills/publications/guidance/rags/Maine-Remedial-Action-Guidelines-2023-11-15.pdf>
- **Voluntary Response Action Program (VRAP):** *In 1993, the Maine Legislature established the VRAP. The VRAP allows applicants to voluntarily investigate and cleanup properties to DEP's satisfaction, in exchange for protections from DEP enforcement actions.*
<https://www.maine.gov/dep/spills/vrap/>
- **Dust Monitoring Program (DMP):** *a formal, comprehensive document outlining strategies to detect, monitor, and control dust emissions, ensuring a safe and healthy environment for workers and the surrounding community.*
- **Environmental Media Management Plan (EMMP):** *outlines how to manage and protect environmental media (air, water, soil, etc.) from contamination or degradation during a project's lifecycle, ensuring compliance and minimizing environmental impacts.*
- **Declaration of Environmental Covenant (DEC):** *legally binding, recordable instrument, created under the Maine Uniform Environmental Covenants Act (UECA), that imposes activity and use limitations on a property related to environmental remediation.*
- **Qualified Environmental Professional (QEP):** *an individual recognized for their expertise in environmental science and their ability to solve real-world environmental problems, often through a certification process that demonstrates their knowledge and experience.*
- **Clerk of the Works:** *a professional responsible for ensuring that construction work adheres to agreed-upon specifications, plans, and quality standards, and that health and safety procedures are followed.*

Contaminants of Concern:

- **Heavy Metals:** *elements including lead, mercury, cadmium, and arsenic that can be naturally occurring in the environment and/or introduced by human activity, which are persistent and can lead to adverse health and ecological effects.*
- **Polychlorinated Biphenyls (PCBs):** *a group of man-made, persistent, and toxic chemicals that were widely used in industrial applications, particularly in electrical equipment, but are now banned due to their environmental and health risks.*
- **Polycyclic Aromatic Hydrocarbons (PAHs):** *a group of organic compounds formed by incomplete combustion or high-pressure processes, often consisting of two or more fused benzene rings containing only carbon and hydrogen.*

Information Sources:

- City of Portland Project Website: <https://portland.civilspace.io/en/projects/kiwanis-community-pool-project>
- Maine DEP Electronic File Database: <https://www.maine.gov/dep/maps-data/data.html> - Remediation Site # REM03455
- Maine DEP Remedial Action Guidelines: <https://www.maine.gov/dep/spills/publications/guidance/rags/Maine-Remedial-Action-Guidelines-2023-11-15.pdf>
- Maine DEP VRAP Information: <https://www.maine.gov/dep/spills/vrap/>

Questions (Q) & Answers (A):

- **Q:** Will there be a cap placed on top of the contaminated/impacted soil?
- **A:** Yes. The contaminated soil will be covered with a permeable cap consisting of an orange marker layer and approximately 18 inches of soil above the marker layer. The existing upper 18 inches of soil in the field will be reused as the cap material, with the exception of an area in the northeastern portion of the field (see next Q&A). The cap may be supplemented with clean imported soil from an off-site source. The cleanup and capping approach is being overseen and is subject to approval by MEDEP.
- **Q:** Has the existing soil at Dougherty Field been tested? Is it contaminated?
- **A:** The top 2 feet of soil in Dougherty Field was sampled in December 2024 to evaluate potential exposures (see soil data tables and figures). Arsenic was detected in one soil sample (sample ID WC24-A-D2) above the applicable RAG for the Park User scenario. This sample contained arsenic at 27.3 milligrams per kilogram (mg/kg), compared to the Park User RAG of 26 mg/kg. The soil in this location will be excavated and placed under the cap. No other exceedances of the Park User RAG were identified in the soil samples collected from the field. The Park User RAGs were developed to be protective of individuals enjoying recreational activities at parks, athletic fields, and other open space over a long period of time. Please reference the MEDEP RAGs at the link above for additional information.
- **Q:** Where can we view the soil data? Is it publicly available?
- **A:** The soil data is publicly available and has been uploaded to the city's project website. It can also be viewed on [MEDEP's online database](#) (live link or use the URL provided above) by searching for Remediation Site Number REM03455.

- **Q:** How will the neighborhood/community be protected during soil movement and disturbance?
- **A:** A site-specific Environmental Media Management Plan (EMMP) is being followed during construction. This document details the requirements for soil and groundwater management during construction, which include requirements to cover stockpiles of contaminated soil, methods to prevent off-site soil tracking by heavy equipment, and regular inspections by a QEP. Additionally, site workers are following a Health and Safety Plan (HASP), and the city has voluntarily implemented a Dust Monitoring Plan (DMP). Per the DMP, dust monitoring is performed any time contaminated soil is disturbed. The monitoring includes the use of three meters that measure airborne dust – one meter is placed upwind of the work, one is placed downwind, and one is placed close to the nearest sensitive receptor (residence) regardless of wind direction. The meters automatically notify the project team if the dust measurement exceeds the acceptable level. The construction crew has been instructed to use a water mist if dust is observed and no soil movement will be permitted during strong winds. All environmental documents and plans have been reviewed and approved by MEDEP.
- **Q:** Is there any research or knowledge on cap and cover systems as it relates to effectiveness over time? Is there a period (after installation) in which they are no longer effective?
- **A:** Cap and cover systems are commonly used to prevent exposure to contaminated soil, and their effectiveness has been well documented and is an approved approach for managing contaminated soils through MEDEP. The cap and cover system will remain effective indefinitely as long as it is maintained. The city will inspect the cap and cover system annually, at a minimum, and repairs will be made if deficiencies are observed. MEDEP will also conduct periodic inspections of the cap and cover system.
- **Q:** What are the primary contaminants?
- **A:** The primary contaminants are heavy metals, PAHs, and PCBs. Please reference the fact sheet
-
- ets, soil data tables, and figures for additional information.
- **Q:** *After defining polycyclic aromatic hydrocarbons (PAHs), the question was asked of the project team—Can you explain what carcinogenic and teratogenic mean?*
- **A:** A carcinogen is a chemical, physical, or biological agent that can cause cancer. A teratogen is an agent that can cause fetal abnormalities during pregnancy. Please reference the fact sheets for additional information on the contaminants of concern.
- **Q:** Will the cap and cover system reduce exposure to contaminants?
- **A:** Yes. The cap and cover system will prevent exposure to the contaminated soil. Exposure to contaminants will be reduced compared to current exposures once the capping is completed.
- **Q:** How toxic or harmful are these contaminants? What level of danger are people in? *After asking this question, the individual asked if the City of Portland could add more information to the project website with definitions and data.*
- **A:** Please refer to the fact sheets for the contaminants of concern, along with the previous Q&A.

- **Q:** Why is the City of Portland using contaminated soil from the Kiwanis Pool project to regrade the fields? What factors contributed to this proposed approach?
- **A:** The City has proposed this approach for several reasons: to protect human health by reducing the public's exposure to contaminated soil at the pool and in the fields, to provide a second upgraded project for the benefit of the community (regraded fields in addition to the upgraded aquatic facility), and to provide a cost-effective solution to managing the contaminated soil. Additionally, reuse of the contaminated soil beneath a cap and cover system on-site is considered to be a green/sustainable approach as it reduces emissions and additional exposures that would result from trucking the soil off-site.

- **Q:** How many locations does the City of Portland spread contaminated soils? Is this a common practice?
- **A:** Many sites in Portland are underlain with contaminated soil due to the urban and industrial history of the area. It is common for both municipalities and developers to leave contaminated soil in place under a cap and cover system to prevent exposure.

- **Q:** Would the Dougherty Field regrading project be moving forward if there was no stockpiled contaminated soil at the Kiwanis Pool?
- **A:** No. The regrading project would not be moving forward at this time due to lack of funding and resources. However, the proposed cap and cover system is providing a means to regrade the fields, while protecting human health and reducing costs overall.

- **Q:** *After acknowledging that dogs (though not allowed on the field) often dig into the subsurface, the question was asked of the project team—is there concern that dogs will dig down into the contaminated soil and expose themselves or humans to the contaminants?*
- **A:** Due to the thickness of the soil cap (18 inches), this is not a significant concern. Additionally, if the marker layer is visible, this will indicate that the soil cap has been compromised and requires repair. The cap and cover system will be inspected at least annually and repaired when deficiencies are noted. If park users observe an issue with the cap, please notify the city using SeeClickFix.

- **Q:** Can the City of Portland share a case study or example project where a capped site (landfill or other) is being used as an athletic field or recreational area, ideally where the remediation was completed 5-10 years ago and there is human health monitoring data?
- **A:**
 1. Bayside Trail, Portland, ME: VRAP site that included capping of contaminated soil along a recreational trail.
<https://www.portlandmaine.gov/1193/5344/Bayside-Trail>
 2. Former Hudson Bus Maintenance Facility, Lewiston, ME: VRAP site that included raising the grade with contaminated soil from the Hartley Block site in downtown Lewiston with approval from MEDEP VRAP and Solid Waste (beneficial use permit). The site was capped with clean soil and redeveloped with the Mike McGraw Park.
<https://storymaps.arcgis.com/stories/d1654b1d977547c58cb87a726d0cac77>
 3. Former Maine Leathers Tannery Site, Dover-Foxcroft, ME: VRAP site where contaminated soil was excavated, consolidated, and capped with clean soil and redeveloped with Brown's Mill Park.
<https://dover-foxcroft.org/?SEC=DD162142-D2CA-40EB-AFDB-422FD7BA703C>

4. Millenium Park, Boston, MA: Former landfill where contaminated soil was capped with clean soil and redeveloped with recreational areas, athletic fields, and a playground.
<https://newtonconservators.org/property/millennium-park/>
 5. Parker Street Waste Site, New Bedford, MA: Former landfill and dumping area where contaminated soil was capped with clean soil and redeveloped with athletic fields and a dog park. Health monitoring was conducted.
<https://www.newbedford-ma.gov/environmental-stewardship/site-assessment-cleanup-projects/parker-street-waste-site/>
- **Q:** Has the puddle on Douglass Street been tested for contaminants?
 - **A:** No standing water at the surface has been tested. The groundwater in the pool area has been sampled, and concentrations of vinyl chloride and arsenic were identified above the MEDEP RAGs for the Construction Worker scenario (see data tables and figures). Groundwater is not expected to be encountered by visitors or neighbors because it is located approximately 5 feet below grade or more. Additionally, site groundwater will not be used for drinking water because the area receives drinking water from the Portland Water District, and the cleanup approach includes restrictions on the property to prohibit the use of site groundwater for drinking water.
 - **Q:** Have other environmental risks been considered? For example, will there be contamination of surface water or stormwater that travels into Casco Bay? Should the Friends of Casco Bay or Water District be informed of this project?
 - **A:** An erosion and sediment control plan will be implemented during construction, which includes requirements to minimize run-off. The jobsite will be inspected weekly to ensure compliance. Issues will be reported to the project team and resolved as quickly as possible. The erosion and sediment control plan and weekly inspection reports will be provided to the Portland Water Resources division, who may perform audits and inspections during the work.
 - **Q:** What are the costs associated with the current proposal (cap and cover system)? Has there been a cost comparison completed by the City of Portland, considering the cost for disposal at a landfill or another licensed facility?
 - **A:** Parks PM did not have the costs available for the neighborhood meeting but will follow up with the information. **Post Meeting Follow up:** The cost for the current proposed field regrading project (cap and cover system) is approximately \$925,000 in a 2025 Capital Budget request and \$300,000 in savings from cost to remove the contaminated soils for an anticipated total of \$1,225,000. Alternatively, the cost to transport and dispose of the contaminated soil off-site, rather than reusing it under the cap and cover system, and regrade the field with only imported material is estimated at approximately \$3 million to \$4 million.
 - **Q:** Where will the new sanitary sewer drain to?
 - **A:** The existing sanitary sewer main which bisects the site is proposed to remain. The existing Dougherty Field storm drain system currently outlets to the combined sanitary sewer. It was stated in the meeting that the proposed stormwater infrastructure will be separated from the sanitary sewer system. The upgraded stormwater infrastructure is proposed to outlet into the existing 36-inch storm drain in Douglass Street. **Post Meeting Follow up:** Bringing these concerns to Water Resources for input, the decision was made to connect the new proposed drainage system in the fields back into the sanitary sewer line so out of an abundance of caution if any potential contaminants were to enter the drainage system it would go to the water treatment center.

-
- **Q:** Will the new fields slope towards Douglass Street? *After asking this question, the individual expressed their concern about the current drainage issues on Douglass Street (ponding and slippery conditions in the winter).*
- **A:** There will be a swale along that side of the field that will help collect water run off from the field before it goes over the sidewalk and into the street. The project has been reviewed by Water Resources during the project review prior to being approved for the Planning Board meeting. The concern of drainage in the street was not raised. **Post Meeting Follow up:** The concerns were brought to DPW Water Resources and they will investigate potential issues and add that location to winter operations watch to ensure no blockage is occurring from snow and ice building.
- **Q:** Are there any other proposals being considered? Are any other companies involved in the planning process?
- **A:** No other proposals are being considered at this time. The city and project team welcome input from the community.
- **Q:** What is the plan for irrigation?
- **A:** The field system is proposed to have an irrigation system that will help ensure the grass is well established and successful throughout summer heat waves. The irrigation system will be located within the clean fill layer.
- **Q:** Will the irrigation system be placed in the contaminated soil?
- **A:** The irrigation lines will all be placed within the clean cap layer and not have any interaction with contaminated soils.
- **Q:** Is there a grading plan available? How much higher will the fields be above the current grade?
- **A:** A grading plan has been submitted to the Planning Board as part of the Major Site Plan Application. The field will be approximately 1 to 2 feet higher on average than the existing field. A shallow swale will be created along Douglass Street to capture stormwater runoff from the field surface.
- **Q:** Will the fields still be accessible for people with disabilities (i.e., will the fields be ADA-compliant)?
- **A:** Access to the field will be provided via the existing paved and stone dust pathways that are associated with the park. Grass is not considered a stable, firm, or slip resistant surface, so the field area itself is inherently not ADA accessible. The swale along the Douglass Street side will slope down to the sidewalk each end of the field to ensure access remains. The design team will look at methods to maintain access along the park edge.
- **Q:** Will there be more trees planted throughout the property, and can more be added around the playground and be properly cared for to ensure they survive?
- **A:** New trees are proposed along the parking lot to help create shade and reduce urban heat island effect. The project will look at including additional trees around the project and ensure they are maintained during establishment.
- **Q:** Is there any plan to add vault bathrooms?
- **A:** There is currently a vault bathroom at the parking lot and the new pool facility will have a publicly accessible bathroom at the driveway entrance but there is currently not a plan to incorporate another vault bathroom within this project.

- **Q:** What is value engineering?
- **A:** Value engineering is a method of reviewing a project and identifying the most cost-effective ways of still delivering the design intent but making necessary changes to reduce the cost. This can include swapping materials for less expensive ones or eliminating noncritical elements of the design.

- **Q:** Is there a separate site performance review or a third-party inspector?
- **A:** The City does not require a performance guarantee but the contractors will carry performance bond on their contracted work and this will include the improvements to the field.

- **Q:** What are the funding sources for the pool project?
- **A:** The project is funding by City of Portland Capital Improvements (CIP), American Rescue Plan Act (ARPA), and private fundraising.

Improvements to Dougherty Field

NEIGHBORHOOD MEETING

AUGUST 19, 2025

5:30pm

1

PROJECT TEAM INTRODUCTION

Nathan Frazee, City of Portland Project Manager, NFrazee@Portlandmaine.gov, 207.808.5400
Austin Smith, Simons Architects
Noah Jacques, Simons Architects
Will Haskell, Gorill Palmer
Regina Leonard, RS Leonard Landscape Architecture
Emily Wassmer, TRC
Nicholas Barker, TRC

2

PROJECT OVERVIEW

SCHEDULE

VRAP DEP MEETING	3/20/2025
Review DEP VRAP application and anticiapted approach for dealing with contaminated soils.	
NEIGHBORHOOD MEETING	8/19/2025
Present the field improvements approach.	
CITY OF PORTLAND PLANNING BOARD MEETING	9/09/2025
Major Site Plan Review Hearing	
CONSTRUCTION	FALL 2025
OPENING	SUMMER 2026

3

PROJECT GOALS

- Ensure DEP compliance with contaminated soil management.
- Implement proper multi-field layout design.
- Regrade playing fields to ensure adequate drainage.
- Replace field underdrain systems.
- Eliminate combined sewer overflow (CSO) drainage lines.
- Install a drinking fountain/bottle filler at the basketball court.
- Improve shade canopy and bicucle parking in the parking lot.

4

DISCUSSION / QUESTIONS

Insert
QR code
for survey

Provide additional input via a survey WWW.XXXX



PROJECT GOALS

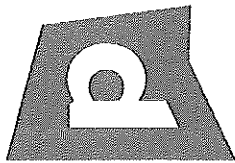
- Ensure DEP compliance with contaminated soil capping.
- Implement proper multi-field layout design.
- Regrade playing fields to ensure adequate drainage.
- Replace field underdrain systems.
- Eliminate combined sewer overflow (CSO) drainage lines.
- Install a drinking fountain/bottle filler at the basketball court.
- Improve shade canopy and bicycle parking in the parking lot.

Improvements to Dougherty Field

Neighborhood Meeting

8/19/2025

Contact sheet



parks,
recreation
& facilities

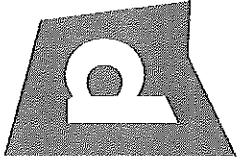
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Susan Sanfilippo	MyDoughertyField StawberySusanbkgmail.com	207-632-6937
Eric Anderson	Friends of doughertyfield@gmail.com	413-330-5099
Frank Sanfilippo	frank.sanfilippo@icloud.com	207-400-4525
Kimberly Curry	Kimberly.A.Curry@gmail.com	207-408, 2024
Frank Tranduel	frankusman3@gmail.com	207 807 5635
Nikki Anderson	n.annetteanderson@gmail.com	800 558 5226
Melissa Landon	hayfer@gmail.com	413 695 7616
Waring Starnes	WStarnes2@maine.rr.com	

Improvements to Dougherty Field

Neighborhood Meeting

8/19/2025

Contact sheet



parks,
recreation
& facilities

NAME	EMAIL	PHONE
Damon Yakouff	damon.yakouff@gmail.com	8609282058



- NOTES:
1. EXISTING CONDITIONS AND LIDAR TOPOGRAPHIC SURVEY OF DOUGHERTY FIELD PROVIDED BY PORTLAND PUBLIC WORKS, TITLED: ASSEMBLED EXISTING CONDITIONS WORKSHEET, DATED 03/25/2025.
 2. HORIZONTAL DATUM IS GRID NORTH NAD 1983. VERTICAL DATUM IS CITY DATUM.
 3. FINAL DOUGHERTY FIELD LAYOUT, GRADING, AND DRAINAGE PLANS BY R.S. LEONARD LANDSCAPE ARCHITECTURE.
 4. KIWANIS AQUATIC FACILITY TOPOGRAPHIC SURVEY PROVIDED BY OWEN HASKELL LAND SURVEYORS, DATED JULY 2023.



75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656

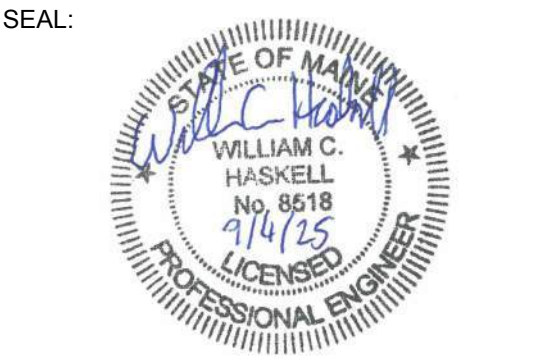


PROJECT NAME:
**DOUGHERTY
FIELDS**

165 DOUGLASS STREET /
PORTLAND, ME 04102

OWNER:
THE CITY OF PORTLAND, MAINE
PARKS, RECREATION & FACILITIES

212 CANCO ROAD, SUITE A
PORTLAND, ME 04103
207.808.5400



REVISIONS		
1	REVISED LIMIT OF DIST.	07/14/25
2	REVISED PERIMETER GRADING	09/04/25

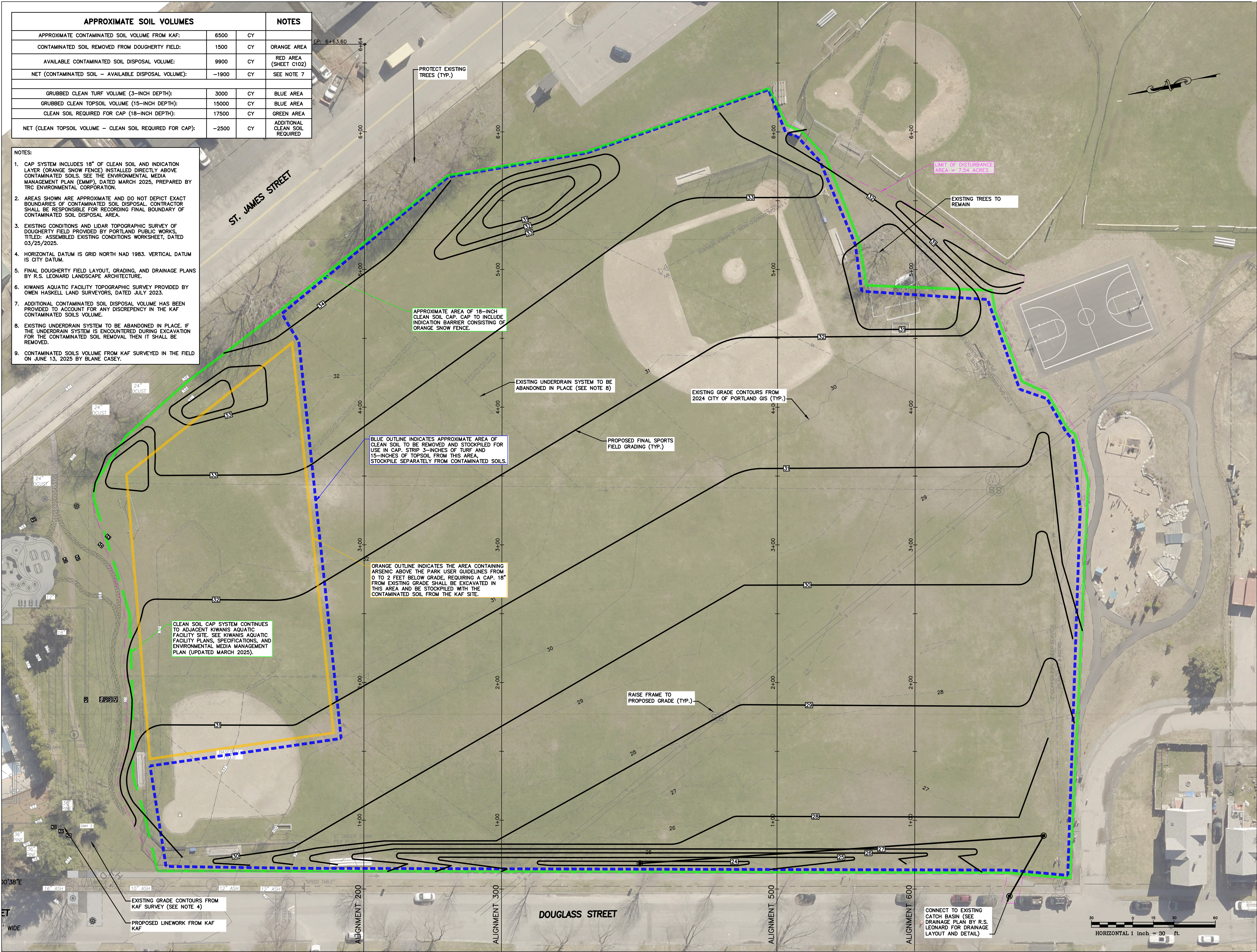
DATE OF ISSUE: 09.04.2025
PROJECT NUMBER: 2023-0080
STATUS: MAJOR SITE PLAN REVIEW

**EXISTING
CONDITIONS**

C100
SHEET 1 OF 9
VAULT NO:
01049_001

APPROXIMATE SOIL VOLUMES			NOTES
APPROXIMATE CONTAMINATED SOIL VOLUME FROM KAF:	6500	CY	ORANGE AREA RED AREA (SHEET C102) SEE NOTE 7
CONTAMINATED SOIL REMOVED FROM DOUGHERTY FIELD:	1500	CY	
AVAILABLE CONTAMINATED SOIL DISPOSAL VOLUME:	9900	CY	
NET (CONTAMINATED SOIL - AVAILABLE DISPOSAL VOLUME):	-1900	CY	
GRUBBED CLEAN TURF VOLUME (3-INCH DEPTH):	3000	CY	BLUE AREA
GRUBBED CLEAN TOPSOIL VOLUME (15-INCH DEPTH):	15000	CY	BLUE AREA
CLEAN SOIL REQUIRED FOR CAP (18-INCH DEPTH):	17500	CY	GREEN AREA
NET (CLEAN TOPSOIL VOLUME - CLEAN SOIL REQUIRED FOR CAP):	-2500	CY	ADDITIONAL CLEAN SOIL REQUIRED

- NOTES:
- CAP SYSTEM INCLUDES 18" OF CLEAN SOIL AND INDICATION LAYER (ORANGE SNOW FENCE) INSTALLED DIRECTLY ABOVE CONTAMINATED SOILS. SEE THE ENVIRONMENTAL MEDIA MANAGEMENT PLAN (EMMP), DATED MARCH 2025, PREPARED BY TRC ENVIRONMENTAL CORPORATION.
 - AREAS SHOWN ARE APPROXIMATE AND DO NOT DEPICT EXACT BOUNDARIES OF CONTAMINATED SOIL DISPOSAL. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING FINAL BOUNDARY OF CONTAMINATED SOIL DISPOSAL AREA.
 - EXISTING CONDITIONS AND LIDAR TOPOGRAPHIC SURVEY OF DOUGHERTY FIELD PROVIDED BY PORTLAND PUBLIC WORKS, TITLED: ASSEMBLED EXISTING CONDITIONS WORKSHEET, DATED 03/25/2025.
 - HORIZONTAL DATUM IS GRID NORTH NAD 1983. VERTICAL DATUM IS CITY DATUM.
 - FINAL DOUGHERTY FIELD LAYOUT, GRADING, AND DRAINAGE PLANS BY R.S. LEONARD LANDSCAPE ARCHITECTURE.
 - KIWANIS AQUATIC FACILITY TOPOGRAPHIC SURVEY PROVIDED BY OWEN HASKELL LAND SURVEYORS, DATED JULY 2023.
 - ADDITIONAL CONTAMINATED SOIL DISPOSAL VOLUME HAS BEEN PROVIDED TO ACCOUNT FOR ANY DISCREPANCY IN THE KAF CONTAMINATED SOILS VOLUME.
 - EXISTING UNDERDRAIN SYSTEM TO BE ABANDONED IN PLACE. IF THE UNDERDRAIN SYSTEM IS ENCOUNTERED DURING EXCAVATION FOR THE CONTAMINATED SOIL REMOVAL THEN IT SHALL BE REMOVED.
 - CONTAMINATED SOILS VOLUME FROM KAF SURVEYED IN THE FIELD ON JUNE 13, 2025 BY BLANE CASEY.



75 York Street
Portland, Maine 04101
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207.772.4656

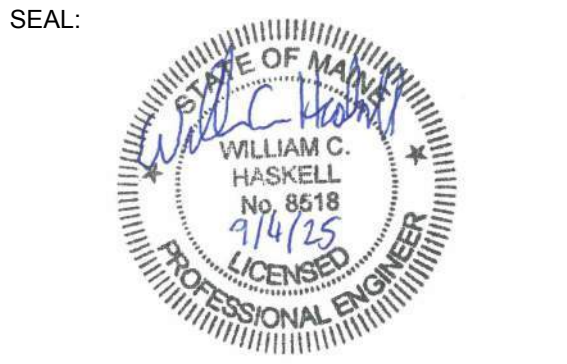


PROJECT NAME:
**DOUGHERTY
FIELDS**

165 DOUGLASS STREET /
PORTLAND, ME 04102

OWNER:
THE CITY OF PORTLAND, MAINE
PARKS, RECREATION & FACILITIES

212 CANCO ROAD, SUITE A
PORTLAND, ME 04103
207.808.5400



REVISIONS	
REVISED LIMIT OF DIST.	07/14/25
REVISED PERIMETER GRADING	09/04/25

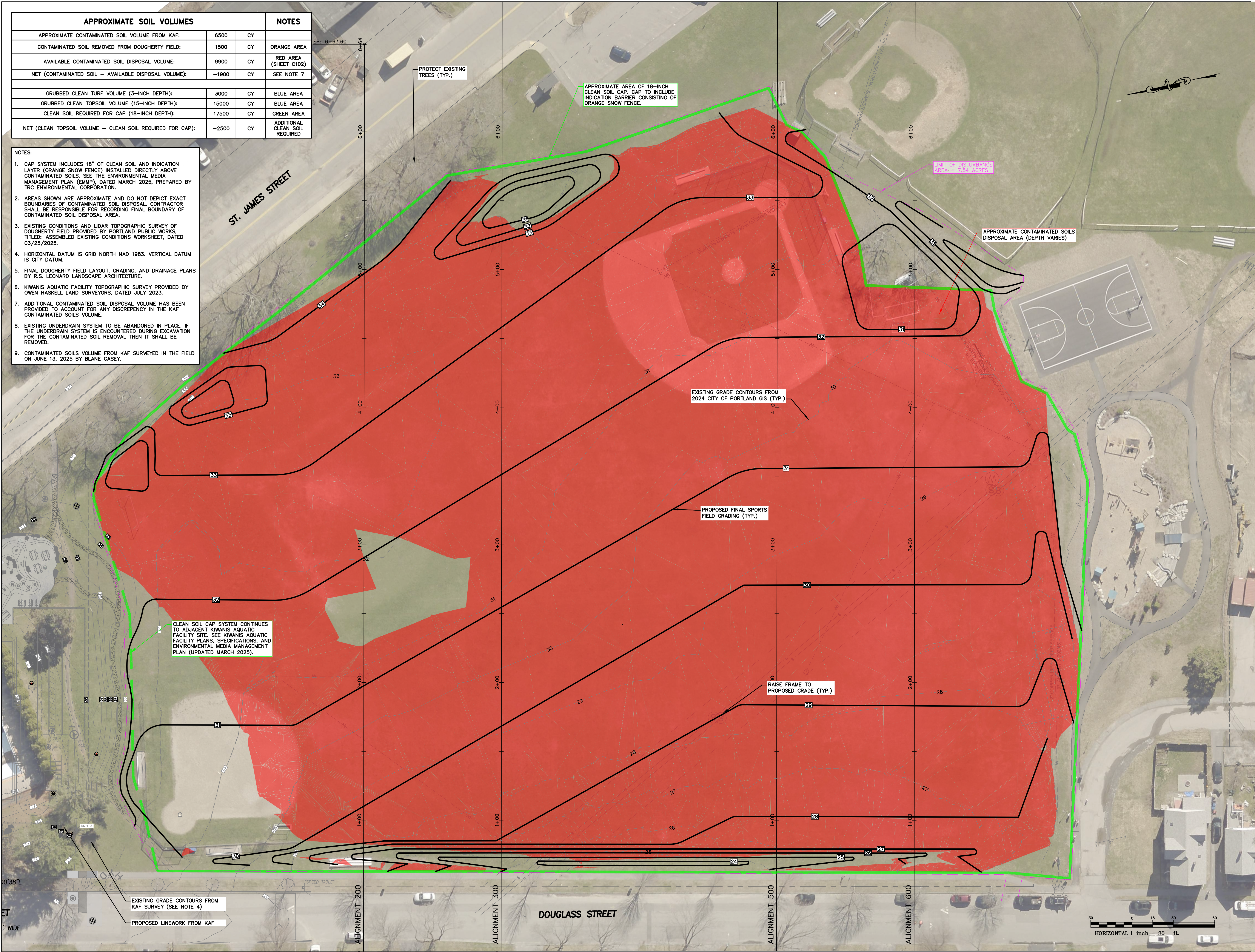
DATE OF ISSUE: 09.04.2025
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STATUS: MAJOR SITE PLAN REVIEW

**DOUGHERTY
FIELD SOIL
MANAGEMENT**

C101
SHEET 2 OF 9
VAULT NO:
01049_001

APPROXIMATE SOIL VOLUMES			NOTES
APPROXIMATE CONTAMINATED SOIL VOLUME FROM KAF:	6500	CY	
CONTAMINATED SOIL REMOVED FROM DOUGHERTY FIELD:	1500	CY	ORANGE AREA
AVAILABLE CONTAMINATED SOIL DISPOSAL VOLUME:	9900	CY	RED AREA (SHEET C102)
NET (CONTAMINATED SOIL - AVAILABLE DISPOSAL VOLUME):	-1900	CY	SEE NOTE 7
GRUBBED CLEAN TURF VOLUME (3-INCH DEPTH):	3000	CY	BLUE AREA
GRUBBED CLEAN TOPSOIL VOLUME (15-INCH DEPTH):	15000	CY	BLUE AREA
CLEAN SOIL REQUIRED FOR CAP (18-INCH DEPTH):	17500	CY	GREEN AREA
NET (CLEAN TOPSOIL VOLUME - CLEAN SOIL REQUIRED FOR CAP):	-2500	CY	ADDITIONAL CLEAN SOIL REQUIRED

- NOTES:
- CAP SYSTEM INCLUDES 18" OF CLEAN SOIL AND INDICATION LAYER (ORANGE SNOW FENCE) INSTALLED DIRECTLY ABOVE CONTAMINATED SOILS. SEE THE ENVIRONMENTAL MEDIA MANAGEMENT PLAN (EMMP), DATED MARCH 2025, PREPARED BY TRC ENVIRONMENTAL CORPORATION.
 - AREAS SHOWN ARE APPROXIMATE AND DO NOT DEPICT EXACT BOUNDARIES OF CONTAMINATED SOIL DISPOSAL. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING FINAL BOUNDARY OF CONTAMINATED SOIL DISPOSAL AREA.
 - EXISTING CONDITIONS AND LIDAR TOPOGRAPHIC SURVEY OF DOUGHERTY FIELD PROVIDED BY PORTLAND PUBLIC WORKS, TITLED: ASSEMBLED EXISTING CONDITIONS WORKSHEET, DATED 03/25/2025.
 - HORIZONTAL DATUM IS GRID NORTH NAD 1983. VERTICAL DATUM IS CITY DATUM.
 - FINAL DOUGHERTY FIELD LAYOUT, GRADING, AND DRAINAGE PLANS BY R.S. LEONARD LANDSCAPE ARCHITECTURE.
 - KIWANIS AQUATIC FACILITY TOPOGRAPHIC SURVEY PROVIDED BY OWEN HASKELL LAND SURVEYORS, DATED JULY 2023.
 - ADDITIONAL CONTAMINATED SOIL DISPOSAL VOLUME HAS BEEN PROVIDED TO ACCOUNT FOR ANY DISCREPANCY IN THE KAF CONTAMINATED SOILS VOLUME.
 - EXISTING UNDERDRAIN SYSTEM TO BE ABANDONED IN PLACE. IF THE UNDERDRAIN SYSTEM IS ENCOUNTERED DURING EXCAVATION FOR THE CONTAMINATED SOIL REMOVAL THEN IT SHALL BE REMOVED.
 - CONTAMINATED SOILS VOLUME FROM KAF SURVEYED IN THE FIELD ON JUNE 13, 2025 BY BLANE CASEY.



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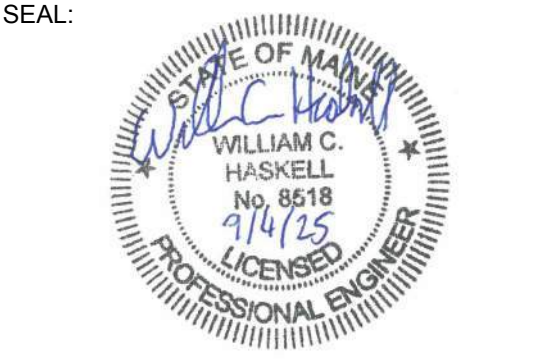


PROJECT NAME:
DOUGHERTY FIELDS

165 DOUGLASS STREET /
PORTLAND, ME 04102

OWNER:
THE CITY OF PORTLAND, MAINE
PARKS, RECREATION & FACILITIES

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PORTLAND, ME 04103
207.808.5400

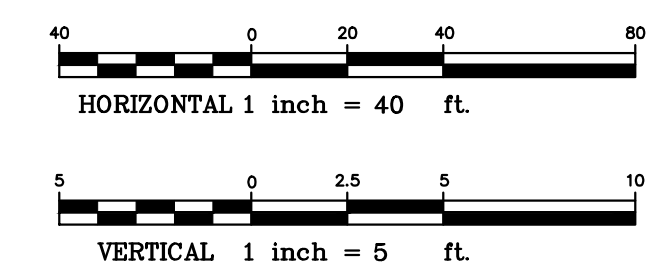
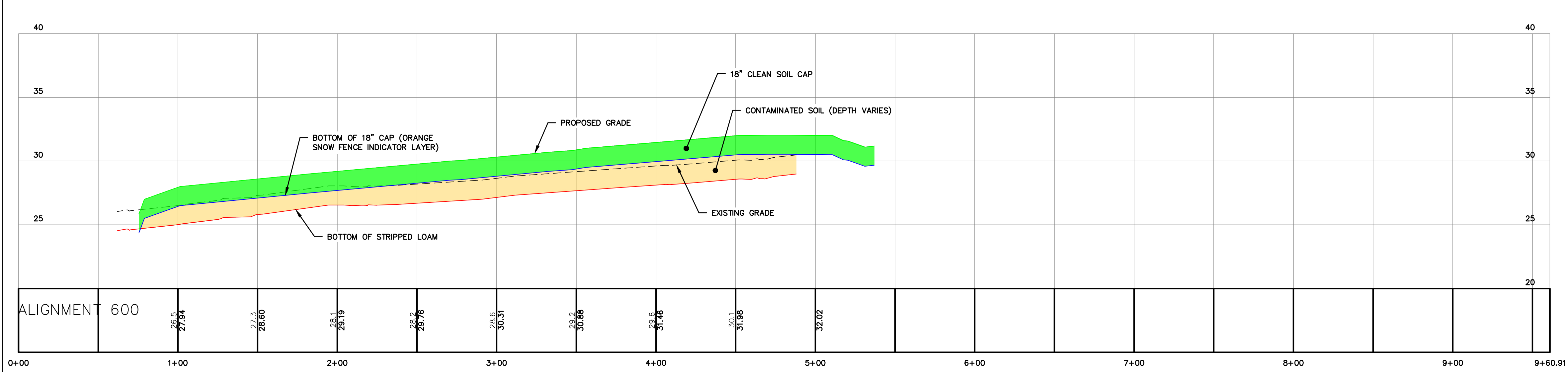
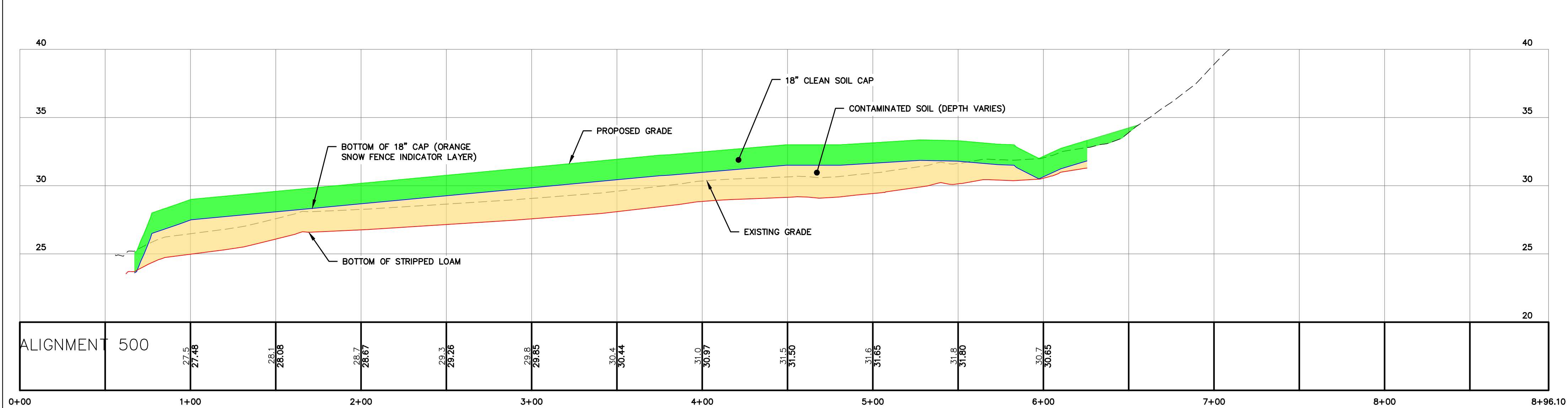
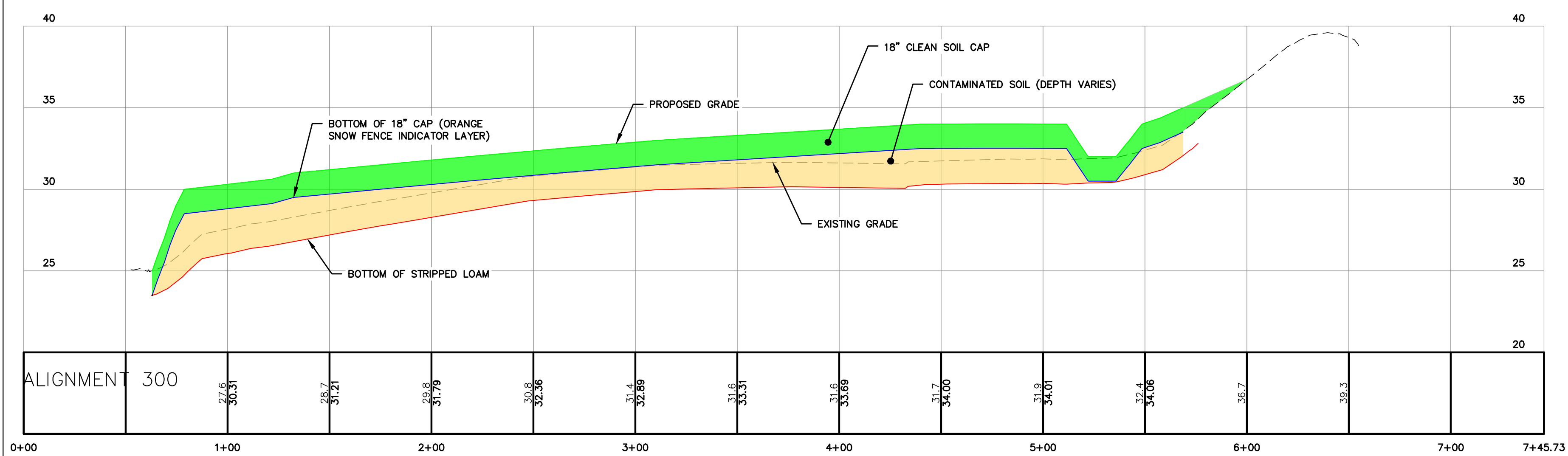
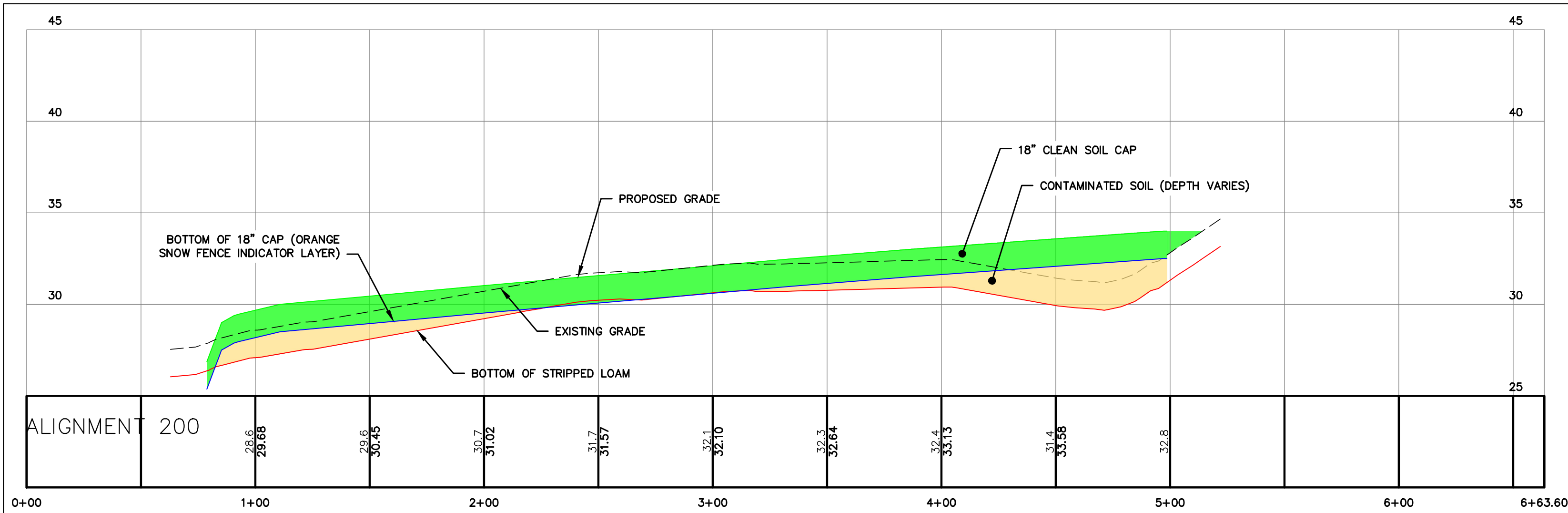


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**DOUGHERTY FIELD
CONTAMINATED
SOIL LAYOUT**

C102
SHEET 3 OF 9
VAULT NO:
01049_001



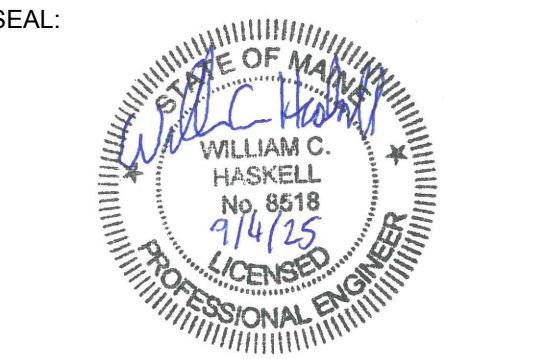
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PROJECT NAME:
**DOUGHERTY
FIELDS**

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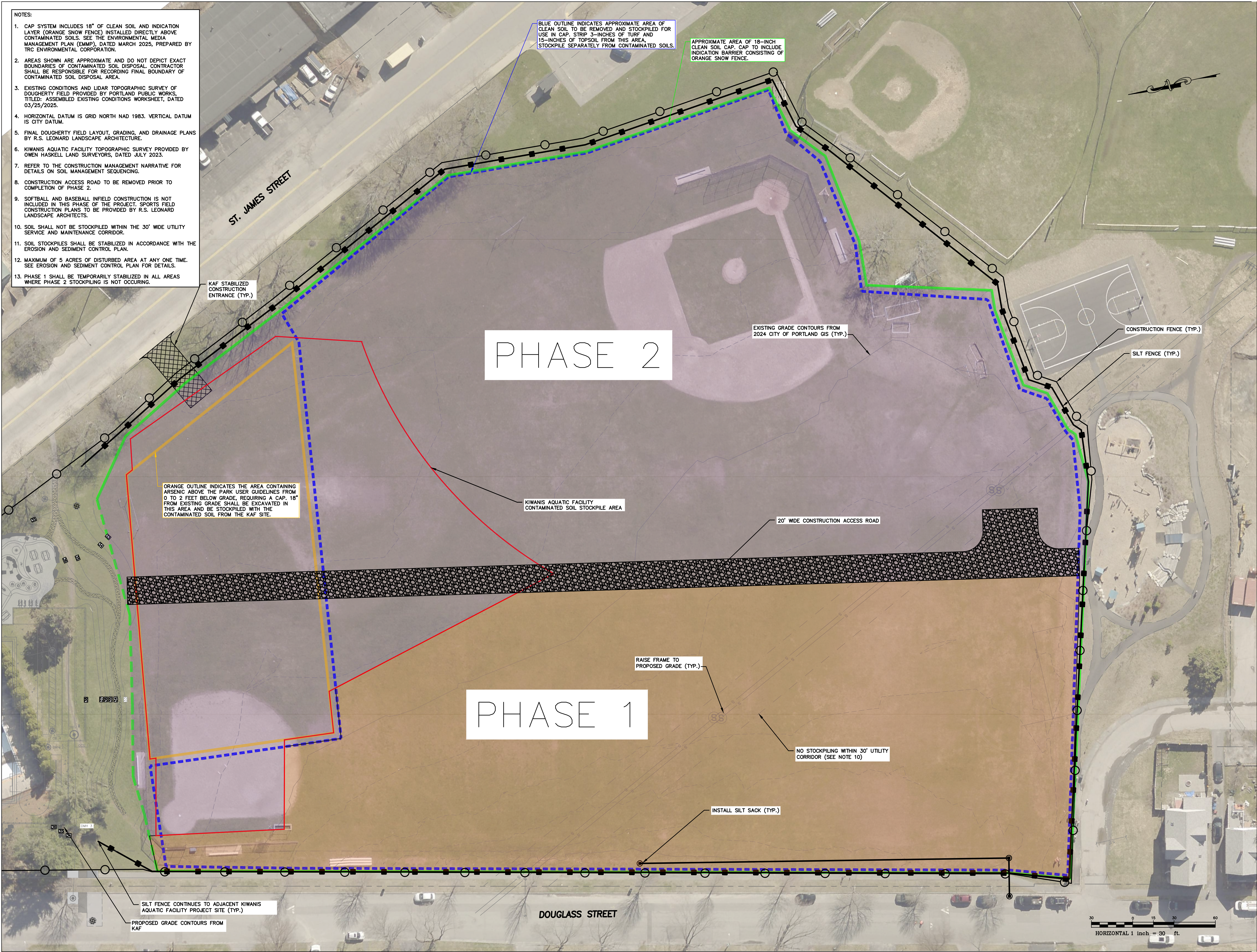
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**DOUGHERTY
FIELD SOIL
CROSS SECTIONS**

C103

SHEET 4 OF 9
VAULT NO: 01049_001

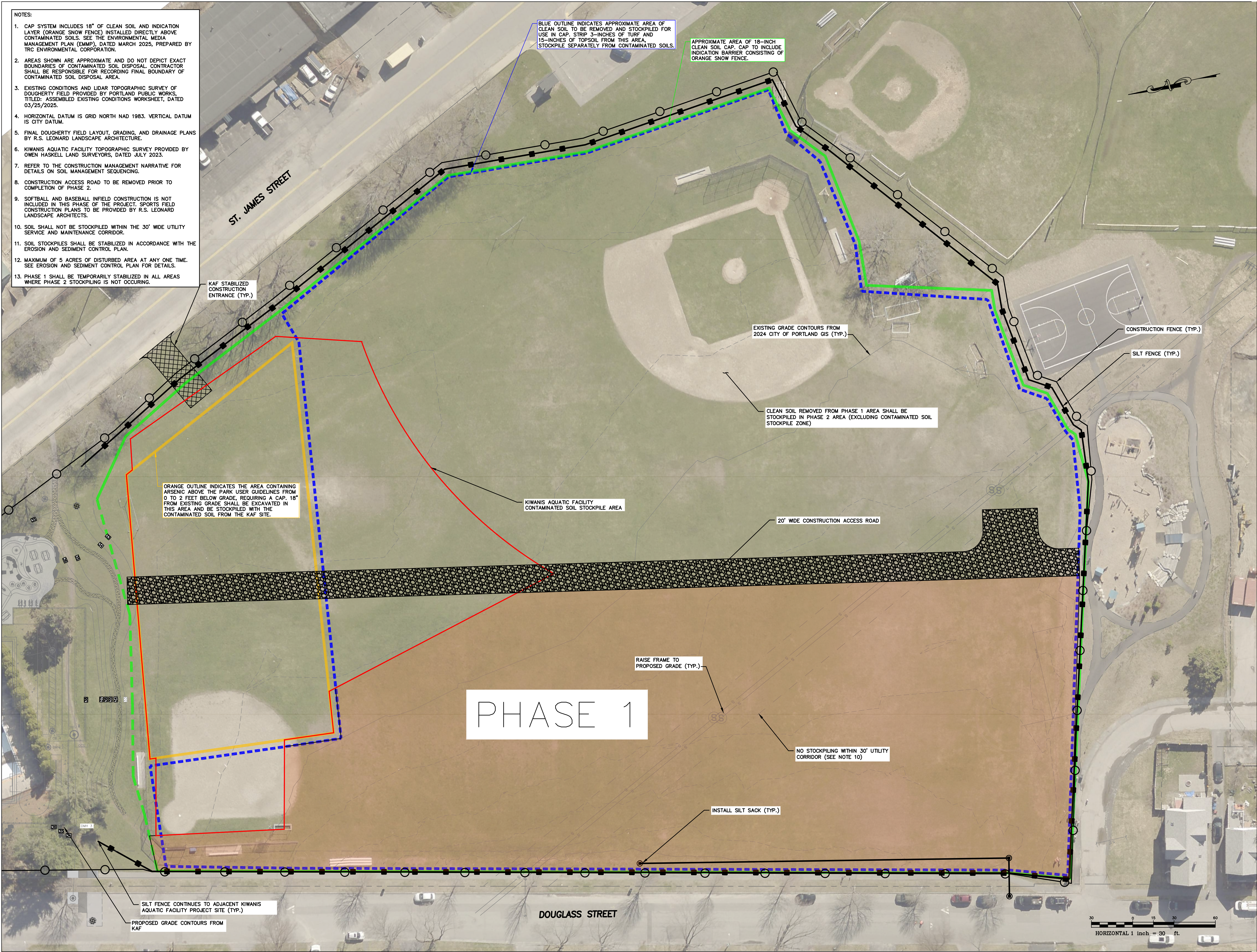


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CONSTRUCTION MANAGEMENT PLAN - OVERALL

C104
SHEET 5 OF 9
VAULT NO:
01049_001



- NOTES:
1. CAP SYSTEM INCLUDES 18" OF CLEAN SOIL AND INDICATION LAYER (ORANGE SNOW FENCE) INSTALLED DIRECTLY ABOVE CONTAMINATED SOILS. SEE THE ENVIRONMENTAL MEDIA MANAGEMENT PLAN (EMMP), DATED MARCH 2025, PREPARED BY TRC ENVIRONMENTAL CORPORATION.
 2. AREAS SHOWN ARE APPROXIMATE AND DO NOT DEPICT EXACT BOUNDARIES OF CONTAMINATED SOIL DISPOSAL. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING FINAL BOUNDARY OF CONTAMINATED SOIL DISPOSAL AREA.
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 4. HORIZONTAL DATUM IS GRID NORTH NAD 1983. VERTICAL DATUM IS CITY DATUM.
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 6. KIWANIS AQUATIC FACILITY TOPOGRAPHIC SURVEY PROVIDED BY OWEN HASKELL LAND SURVEYORS, DATED JULY 2023.
 7. REFER TO THE CONSTRUCTION MANAGEMENT NARRATIVE FOR DETAILS ON SOIL MANAGEMENT SEQUENCING.
 8. CONSTRUCTION ACCESS ROAD TO BE REMOVED PRIOR TO COMPLETION OF PHASE 2.
 9. SOFTBALL AND BASEBALL INFELD CONSTRUCTION IS NOT INCLUDED IN THIS PHASE OF THE PROJECT. SPORTS FIELD CONSTRUCTION PLANS TO BE PROVIDED BY R.S. LEONARD LANDSCAPE ARCHITECTS.
 10. SOIL SHALL NOT BE STOCKPILED WITHIN THE 30' WIDE UTILITY SERVICE AND MAINTENANCE CORRIDOR.
 11. SOIL STOCKPILES SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN.
 12. MAXIMUM OF 5 ACRES OF DISTURBED AREA AT ANY ONE TIME. SEE EROSION AND SEDIMENT CONTROL PLAN FOR DETAILS.
 13. PHASE 1 SHALL BE TEMPORARILY STABILIZED IN ALL AREAS WHERE PHASE 2 STOCKPIILING IS NOT OCCURRING.

BLUE OUTLINE INDICATES APPROXIMATE AREA OF CLEAN SOIL TO BE REMOVED AND STOCKPILED FOR USE IN CAP. STRIP 3-INCHES OF TURF AND 15-INCHES OF TOPSOIL FROM THIS AREA, STOCKPILE SEPARATELY FROM CONTAMINATED SOILS.

APPROXIMATE AREA OF 18-INCH CLEAN SOIL CAP. CAP TO INCLUDE INDICATION BARRIER CONSISTING OF ORANGE SNOW FENCE.

ORANGE OUTLINE INDICATES THE AREA CONTAINING ARSENIC ABOVE THE PARK USER GUIDELINES FROM 0 TO 2 FEET BELOW GRADE. REQUIRING A CAP, 18" FROM EXISTING GRADE SHALL BE EXCAVATED IN THIS AREA AND BE STOCKPILED WITH THE CONTAMINATED SOIL FROM THE KAF SITE.

KIWANIS AQUATIC FACILITY CONTAMINATED SOIL STOCKPILE AREA

EXISTING GRADE CONTOURS FROM 2024 CITY OF PORTLAND GIS (TYP.)

CLEAN SOIL REMOVED FROM PHASE 1 AREA SHALL BE STOCKPILED IN PHASE 2 AREA (EXCLUDING CONTAMINATED SOIL STOCKPILE ZONE)

20' WIDE CONSTRUCTION ACCESS ROAD

RAISE FRAME TO PROPOSED GRADE (TYP.)

NO STOCKPIILING WITHIN 30' UTILITY CORRIDOR (SEE NOTE 10)

INSTALL SILT SACK (TYP.)

SILT FENCE CONTINUES TO ADJACENT KIWANIS AQUATIC FACILITY PROJECT SITE (TYP.)

PROPOSED GRADE CONTOURS FROM KAF



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GORRILL
PALMER



City of
portland

PROJECT NAME:
**DOUGHERTY
FIELDS**

165 DOUGLASS STREET /
PORTLAND, ME 04102

OWNER:
THE CITY OF PORTLAND, MAINE
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207.808.5400

SEAL:



WILLIAM C. HASKELL
No. 8618
9/14/25
LICENSED
PROFESSIONAL ENGINEER

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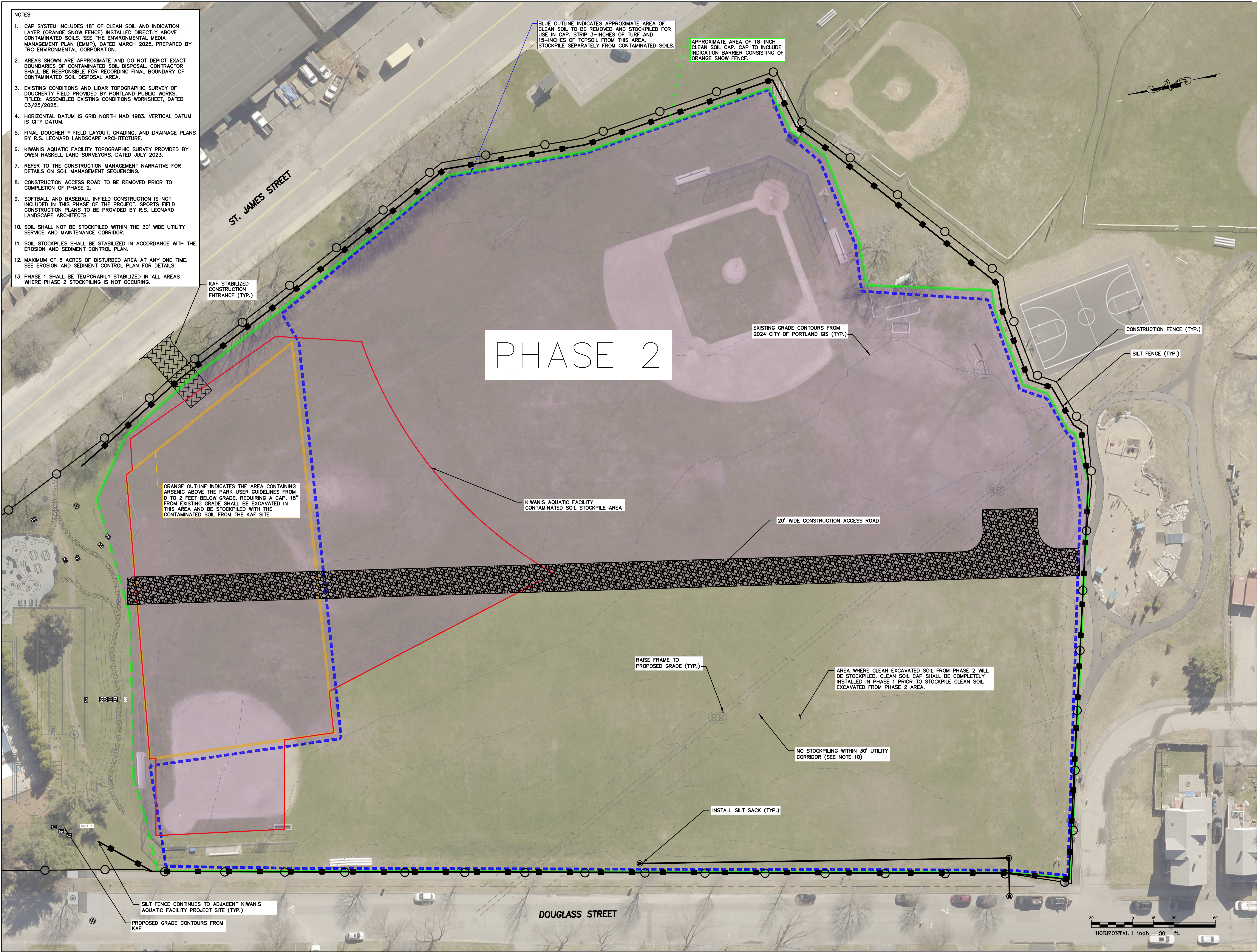
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CONSTRUCTION MANAGEMENT PLAN - PHASE 1

C105

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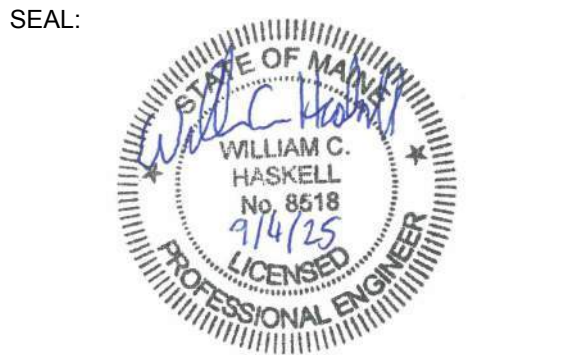


- NOTES:
1. CAP SYSTEM INCLUDES 18" OF CLEAN SOIL AND INDICATION LAYER (ORANGE SNOW FENCE) INSTALLED DIRECTLY ABOVE CONTAMINATED SOILS. SEE THE ENVIRONMENTAL MEDIA MANAGEMENT PLAN (EMMP), DATED MARCH 2025, PREPARED BY TRC ENVIRONMENTAL CORPORATION.
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 8. CONSTRUCTION ACCESS ROAD TO BE REMOVED PRIOR TO COMPLETION OF PHASE 2.
 9. SOFTBALL AND BASEBALL INFIELD CONSTRUCTION IS NOT INCLUDED IN THIS PHASE OF THE PROJECT. SPORTS FIELD CONSTRUCTION PLANS TO BE PROVIDED BY R.S. LEONARD LANDSCAPE ARCHITECTS.
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 13. PHASE 1 SHALL BE TEMPORARILY STABILIZED IN ALL AREAS WHERE PHASE 2 STOCKPILING IS NOT OCCURRING.

PROJECT NAME:
DOUGHERTY FIELDS

165 DOUGLASS STREET /
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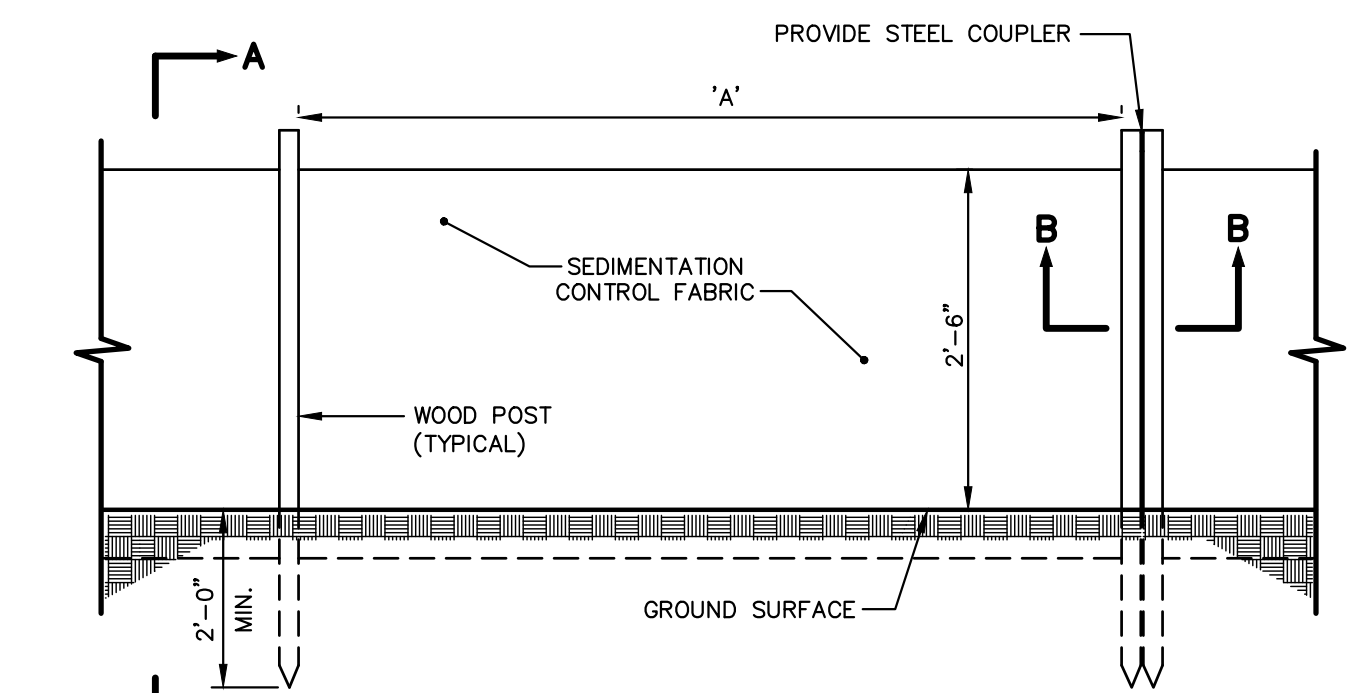
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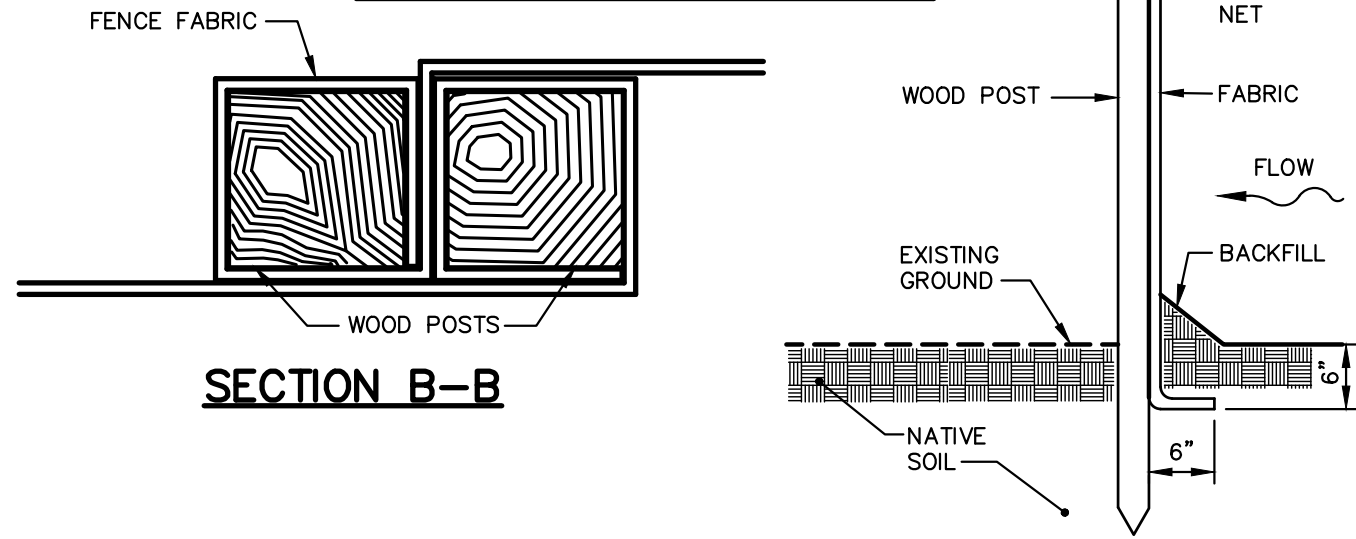
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CONSTRUCTION MANAGEMENT PLAN - PHASE 2



ELEVATION VIEW

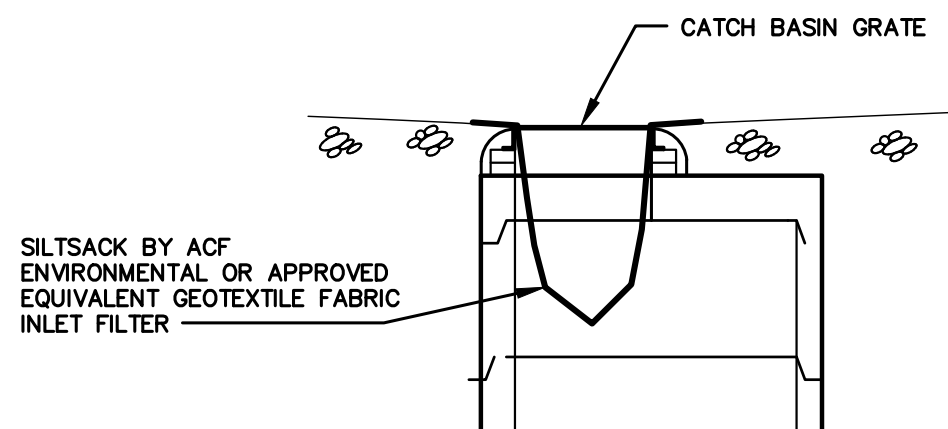
SILT FENCE	
SILT FENCE REINFORCEMENT	MAXIMUM SPACING "A"
NONE	6"
WIRE REINFORCEMENT 14 GAUGE, 6" MESH	10'



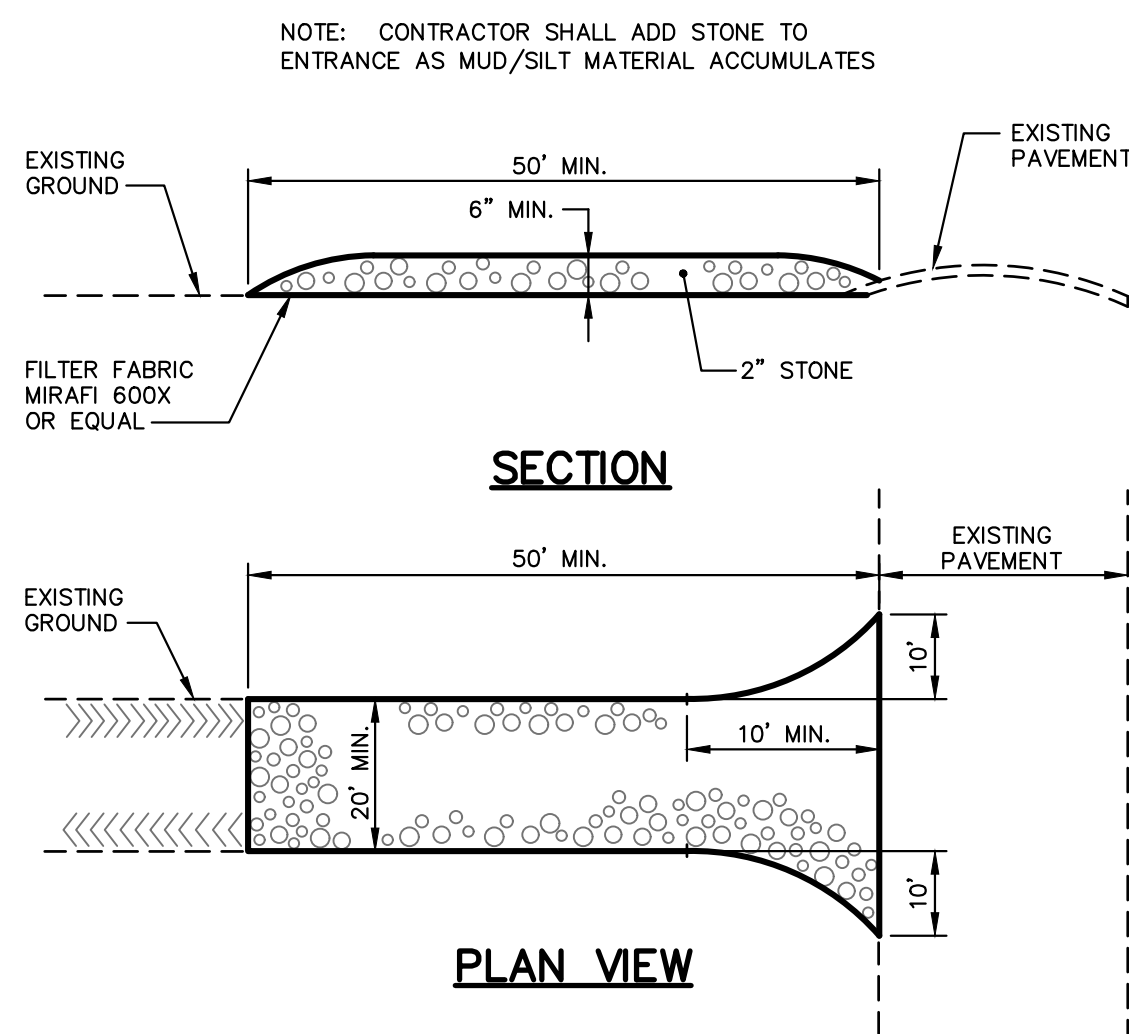
SECTION B-B

SECTION A-A

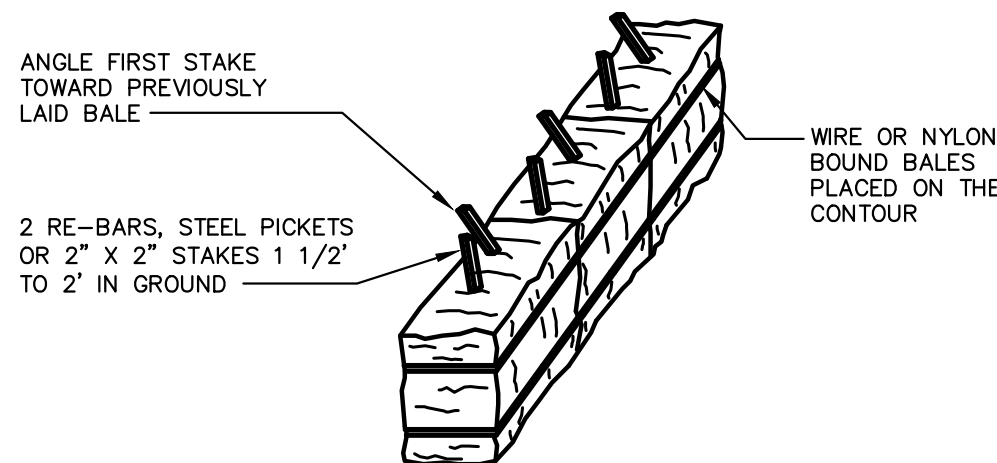
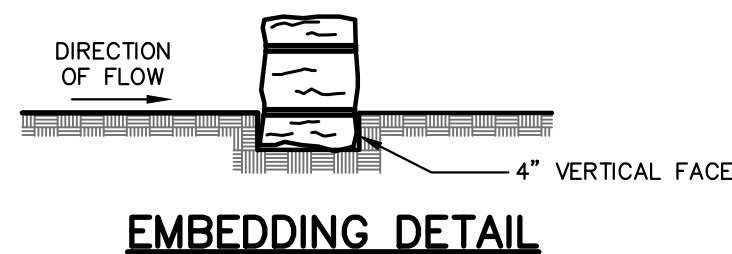
SILTATION FENCE
NOT TO SCALE



CATCH BASIN INLET FILTER
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

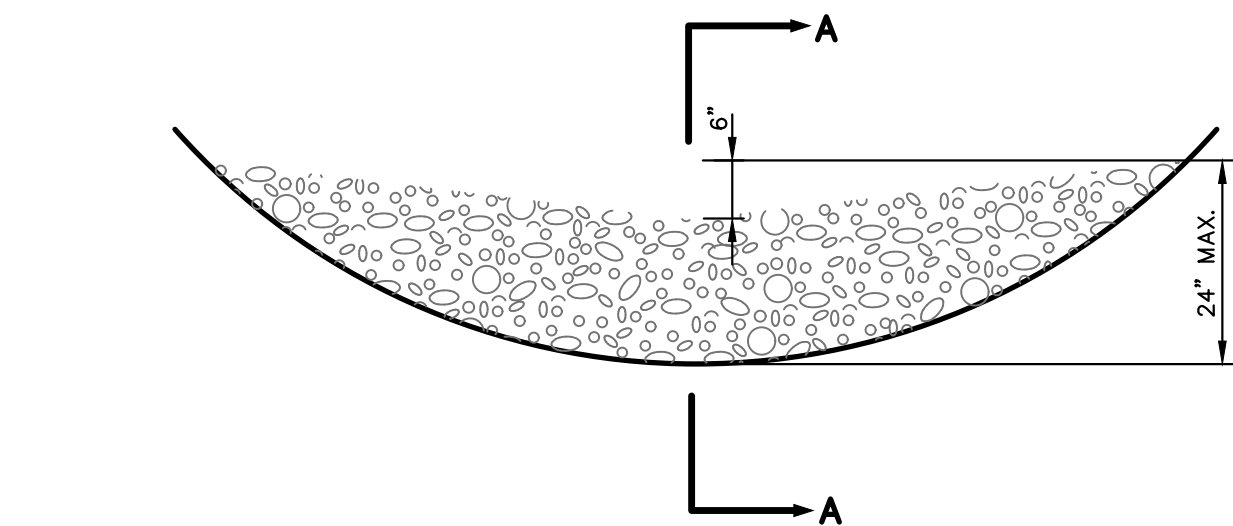


ANCHORING DETAIL

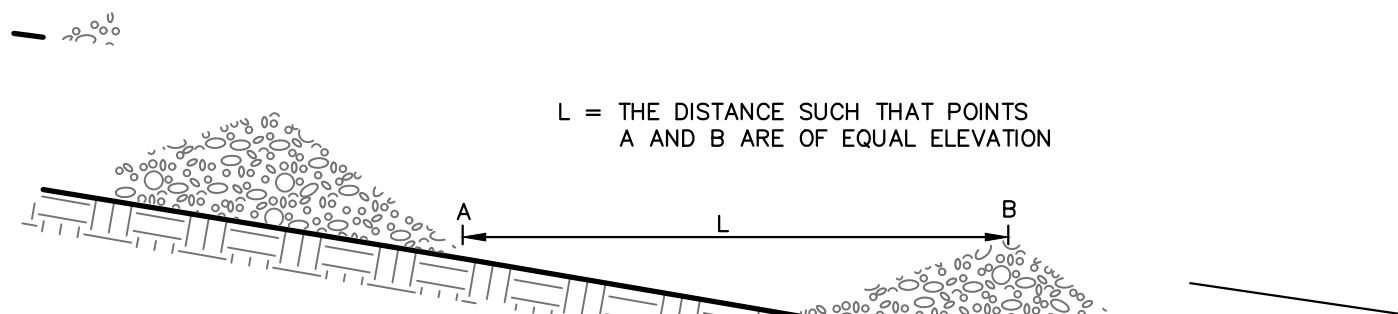
CONSTRUCTION SPECIFICATIONS

- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE WAS ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
- INSPECTION WILL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

STRAW OR HAY BALE BARRIER
NOT TO SCALE



SECTION A-A



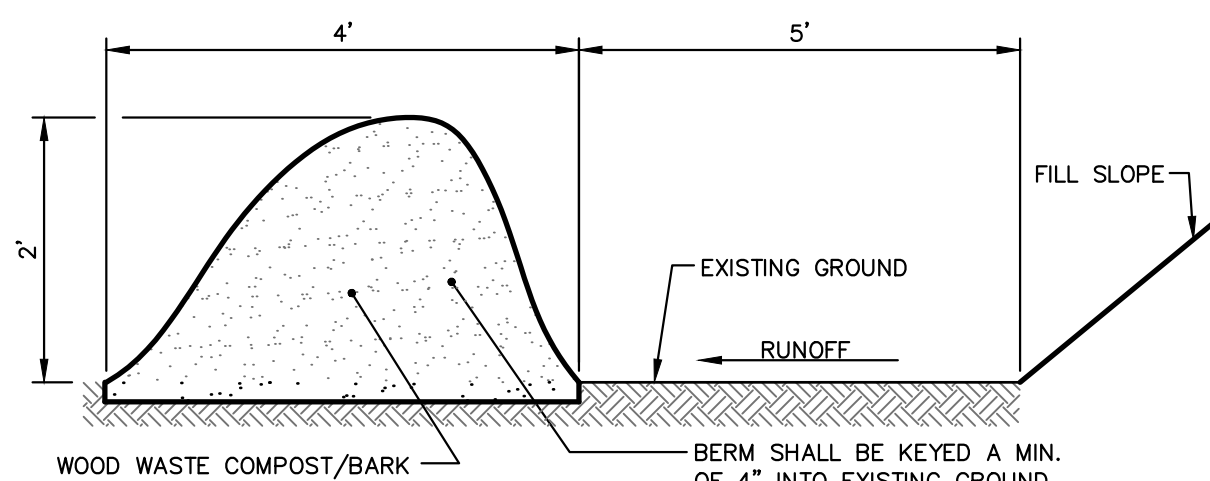
SPACING BETWEEN CHECK DAMS

S ₀ (FT./FT.)	L (FT.)
0.020	75
0.030	50
0.040	40
0.050	30
0.080	20
0.100	10

STONE CHECK DAM
NOT TO SCALE

NOTES:

- THE WOOD WASTE COMPOST/BARK MIX SHALL CONFORM TO THE FOLLOWING STANDARDS:
 - MOISTURE CONTENT - 30-60%.
 - pH - 5.0 - 8.0.
 - SCREEN SIZE - 100% LESS THAN 3", MAX. 70% LESS THAN 1".
 - NO LESS THAN 40% ORGANIC MATERIAL (DRY WEIGHT) BY LOSS OF IGNITION.
 - NO STONES LARGER THAN 2" IN DIAMETER.
 - SILTS, CLAYS OR SUGAR SANDS ARE NOT ACCEPTABLE IN THE MIX.
- THE COMPOST BERM SHALL BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR.
- THE WOOD WASTE COMPOST/BARK FILTER BERM MAY BE USED IN LIEU OF SILTATION FENCE, AT THE TOE OF SHALLOW SLOPES, ON FROZEN GROUND, LEDGE OUT CROPS, VERY ROOTED FORESTED AREA OR AT THE EDGE OF GRAVEL PARKING AREAS.
- BERMS SHALL REMAIN IN PLACE UNTIL UPSTREAM AREA IS COMPLETED OR 70% CATCH OF VEGETATION IS ATTAINED. BERMS SHALL BE REMOVED BY SPREADING SUCH THAT NATIVE EARTH CAN BE SEEN BELOW.
- WOODWASTE COMPOST BARK FILTER SHALL NOT BE USED IN WETLAND AREAS.



WOOD WASTE COMPOST/BARK
FILTER BERM DETAIL
NOT TO SCALE



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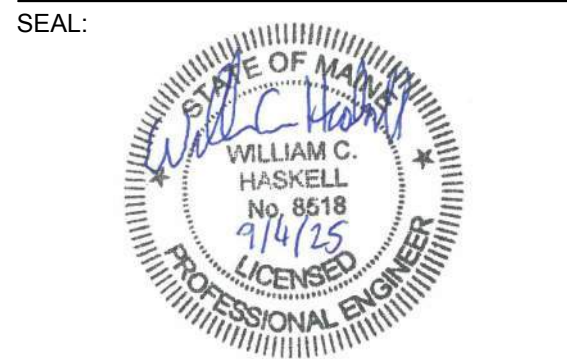


PROJECT NAME:
**DOUGHERTY
FIELDS**

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EROSION AND
SEDIMENT
CONTROL DETAILS

C107

SHEET 8 OF 9

VAULT NO:
01049_001

1.3.5 EROSION CONTROL MEASURES AND SITE STABILIZATION

THE PRIMARY EMPHASIS OF THE EROSION/SEDIMENTATION CONTROL PLAN, WHICH WILL BE IMPLEMENTED FOR THIS PROJECT, IS AS FOLLOWS:

- DEVELOPMENT OF A CAREFUL CONSTRUCTION SEQUENCE.
- RAPID REVEGETATION OF DENUDED AREAS TO MINIMIZE THE PERIOD OF SOIL EXPOSURE.
- RAPID STABILIZATION OF DRAINAGE PATHS TO AVOID RILL AND GULLY EROSION.
- THE USE OF ON-SITE MEASURES TO CAPTURE SEDIMENT (HAY BALES/ STONE CHECK DAMS/SILT FENCE, ETC.)

THE FOLLOWING TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL DEVICES WILL BE IMPLEMENTED AS PART OF THE SITE DEVELOPMENT. THESE DEVICES SHALL BE INSTALLED AS INDICATED ON THE PLANS OR AS DESCRIBED WITHIN THIS REPORT. FOR FURTHER REFERENCE, SEE THE LATEST EDITION OF THE MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS.

A. DEWATERING

WATER FROM CONSTRUCTION TRENCH DEWATERING SHALL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (E.G. HAY BALE UNED POOL) PRIOR TO DISCHARGE. THE DISCHARGE SITE SHALL BE SELECTED TO AVOID FLOODING, ICING, AND SEDIMENT DISCHARGES TO A PROTECTED RESOURCE. IN NO CASE SHALL THE FILTER BAG OR CONTAINMENT STRUCTURE BE LOCATED WITHIN 50 FEET OF A PROTECTED NATURAL RESOURCE. DEWATERING DISCHARGE SHALL NOT BE DIRECTED ACROSS ADJACENT PROPERTIES IN A CONCENTRATED MANNER.

B. INSPECTION AND MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL, IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/OR UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

THE FOLLOWING STANDARDS MUST BE MET DURING CONSTRUCTION.

(a) **INSPECTION AND CORRECTIVE ACTION.** INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES, MATERIALS STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK, AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT (RAINFALL), AND PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS.

(b) **MAINTENANCE.** IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. IF ADDITIONAL BMPs OR SIGNIFICANT REPAIR OF BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.

(c) **DOCUMENTATION.** KEEP A LOG (REPORT) SUMMARIZING THE INSPECTIONS AND ANY CORRECTIVE ACTION TAKEN. THE LOG MUST INCLUDE THE NAMES AND QUALIFICATIONS OF THE PERSON MAKING THE INSPECTIONS, THE DATES/OF THE INSPECTIONS, AND MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS, MATERIALS STORAGE AREAS, AND VEHICLES ACCESS POINTS TO THE PARCEL. MAJOR OBSERVATIONS MUST INCLUDE BMPs THAT NEED MAINTENANCE, BMPs THAT FAILED TO OPERATE, AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATIONS) WHERE ADDITIONAL BMPs ARE NEEDED, FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPLACEMENT, AND LOCATION NEEDING ADDITIONAL BMPs. NOTE IN THE LOG THE CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN.

THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

C. TEMPORARY EROSION CONTROL MEASURES

TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED BY THIS REPORT AND AS SHOWN ON THE PLAN SET FOR THE PROJECT. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER, THE CITY OF PORTLAND, MDP, OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.

THE FOLLOWING MEASURES ARE PLANNED AS TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION:

1. CRUSHED STONE-STABILIZED CONSTRUCTION ENTRANCES CURRENTLY EXIST ALONG DOUGLASS STREET AND ST. JAMES STREET. THESE EXISTING STABILIZED CONSTRUCTION ENTRANCES SHALL CONTINUE TO BE UTILIZED FOR THE DURATION OF THE DOUGHERTY FIELD CONTAMINATED SOILS DISPOSAL PROJECT.
2. SILTATION FENCE OR WOOD WASTE COMPOST BERMS SHALL BE INSTALLED DOWNSTREAM OF ANY DISTURBED AREAS TO TRAP RUNOFF-BORNE SEDIMENTS UNTIL GRASS AREAS ARE ESTABLISHED. THE SILT FENCE AND/OR WOOD WASTE COMPOST BERMS SHALL BE INSTALLED PER THE DETAILS PROVIDED IN THIS PACKAGE AND INSPECTED AT LEAST ONCE A WEEK AND BEFORE AND IMMEDIATELY AFTER A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST DAILY DURING PROLONGED RAINFALL. REPAIRS SHALL BE MADE IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE OR BERM LINE. 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. WOOD WASTE COMPOST BERMS ARE NOT TO BE USED ADJACENT TO WETLAND AREAS THAT ARE NOT TO BE DISTURBED.
3. GROUND DISTURBANCE SHALL BE LIMITED TO 5 OPEN ACRES AT ANY ONE TIME. THE SEQUENCING OF SOIL DISTURBANCE SHALL OCCUR IN THE UPSLOPE DIRECTION ACROSS THE SITE.
4. UPON COMPLETION OF PHASE 1 OF THE PROJECT AS OUTLINED IN THE CONSTRUCTION MANAGEMENT PLAN, THE ENTIRETY OF PHASE 1 AREA SHALL BE TEMPORARILY STABILIZED AS DESCRIBED HEREIN.
5. STRAW OR HAY MULCH INCLUDING HYDROSEEDING IS INTENDED TO PROVIDE COVER FOR DENUDED OR SEEDED AREAS UNTIL REVEGETATION IS ESTABLISHED.
 - a) THE MAINE CONSTRUCTION GENERAL PERMIT REQUIRES LEVEL 1 PROJECTS TO STOCKPILE A MINIMUM OF 9 TONS OF STRAY/HAY MULCH ON SITE UNTIL THE SITE IS PERMANENTLY STABILIZED.
6. MULCH PLACED BETWEEN APRIL 15TH AND OCTOBER 15TH ON SLOPES OF LESS THAN 15 PERCENT SHALL BE ANCHORED BY APPLYING WATER. MULCH PLACED ON SLOPES OF EQUAL TO OR STEEPER THAN 15 PERCENT SHALL BE COVERED BY A FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. FABRIC NETTING AND STAPLES SHALL BE USED ON DISTURBED AREAS WITHIN 50' OF LAKES, STREAMS, AND WETLANDS REGARDLESS OF THE UPSLOPE SLOPE. MULCH PLACED BETWEEN OCTOBER 15TH AND APRIL 15TH ON SLOPES EQUAL TO OR STEEPER THAN 8 PERCENT SHALL BE COVERED WITH A FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SLOPES STEEPER THAN 8% AND EQUAL TO OR FLATTER THAN 2:1, WHICH ARE TO BE REVEGETATED WITH A GRASS-LINED DITCH, SHALL BE COVERED BY AMERICAN EXCELSIOR OR EQUAL. SLOPES STEEPER THAN 2:1 SHALL RECEIVE RIPRAP AS NOTED ON THE PLANS. THE MULCH APPLICATION RATE FOR BOTH TEMPORARY AND PERMANENT SEEDING IS 75 LBS PER 1,000 SF AS IDENTIFIED IN ATTACHMENT A OF THIS SECTION. MULCH SHALL NOT BE PLACED OVER SNOW.
7. TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION WILL BE PROTECTED AS FOLLOWS:
 - a) TEMPORARY STOCKPILES SHALL NOT BE LOCATED WITHIN 100 FEET OF ANY WETLANDS WHICH WILL NOT BE DISTURBED AND SHALL BE LOCATED AWAY FROM DRAINAGE SWALES.
 - b) STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS BY EITHER TEMPORARILY SEEDING THE STOCKPILE BY A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH, SUCH AS HAY, STRAW, OR EROSION CONTROL MIX. IF EROSION OF THE STOCKPILE IS EVIDENT DURING INSPECTION, EROSION CONTROL BLANKET SHALL BE PLACED ON THE SLOPES OF THE STOCKPILE.
 - c) STOCKPILES SHALL BE SURROUNDED BY SEDIMENTATION BARRIER AT THE TIME OF FORMATION.
8. ALL DENUDED AREAS THAT ARE WITHIN 100 FEET OF AN UNDISTURBED WETLAND, WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN A BUILDING PAD, PARKING AREA, OR ACCESS DRIVE SUBBASE AREA, SHALL RECEIVE MULCH OR EROSION CONTROL MESH FABRIC WITHIN 48 HOURS OF INITIAL DISTURBANCE OF SOIL. ALL AREAS WITHIN 100 FEET OF AN UNDISTURBED WETLAND SHALL BE MULCHED PRIOR TO ANY PREDICTED RAIN EVENT REGARDLESS OF THE 48 HOUR WINDOW. IN OTHER AREAS, THE TIME PERIOD MAY BE EXTENDED TO 7 DAYS.
9. FOR WORK, WHICH IS CONDUCTED BETWEEN OCTOBER 15TH AND APRIL 15TH OF ANY CALENDAR YEAR, ALL DENUDED AREAS SHALL BE COVERED WITH HAY MULCH OR EROSION CONTROL MIX, APPLIED AT TWICE THE NORMAL APPLICATION RATE AND ANCHORED WITH A FABRIC NETTING. THE TIME PERIOD FOR APPLYING MULCH SHALL BE LIMITED TO 2 DAYS FOR ALL AREAS.
10. DOUGLASS STREET AND ST. JAMES STREET SHALL BE SWEEP TO CONTROL MUD AND DUST AS NECESSARY. ADDITIONAL STONE SHALL BE ADDED TO THE STABILIZED CONSTRUCTION ENTRANCE TO MINIMIZE THE TRACKING OF MATERIAL OFF THE SITE AND ONTO THE SURROUNDING ROADWAYS.
11. DURING GRUBBING OPERATIONS STONE CHECK DAMS SHALL BE INSTALLED AT ANY EVIDENT CONCENTRATED FLOW DISCHARGE POINTS AND AS DIRECTED ON THE EROSION CONTROL PLANS.
12. SILT FENCING WITH A MINIMUM STAKE SPACING OF 6 FEET SHALL BE USED, UNLESS THE FENCE IS SUPPORTED BY WIRE FENCE REINFORCEMENT OF MINIMUM 14 GAUGE AND WITH A MAXIMUM MESH SPACING OF 6 INCHES. IN WHICH CASE STAKES MAY BE SPACED A MAXIMUM OF 10 FEET APART. THE BOTTOM OF THE FENCE SHALL BE ANCHORED. A DOUBLE ROW OF SILT FENCE SHALL BE USED ADJACENT TO WETLANDS.
13. WOOD WASTE COMPOST/BARK BERMS MAY BE USED IN LIEU OF SILTATION FENCING. BERMS SHALL BE REMOVED AND SPREAD IN A LAYER NOT TO EXCEED 3" THICK ONCE UPSLOPE AREAS ARE COMPLETED AND A 90% CATCH OF VEGETATION IS ATTAINED.
14. STORM DRAIN CATCH BASIN INLET PROTECTION SHALL BE PROVIDED THROUGH THE USE OF STONE SEDIMENT BARRIERS OR APPROVED SEDIMENT BAGS (SUCH AS SILT SACKS). INSTALLATION DETAILS ARE PROVIDED IN THE PLAN SET. THE BARRIERS SHALL BE INSPECTED AFTER EACH RAINFALL AND REPAIRS MADE AS NECESSARY. SEDIMENT SHALL BE REMOVED AND THE BARRIER RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE BARRIER. THE BARRIER SHALL BE REMOVED WHEN THE TRIBUTARY DRAINAGE AREA HAS BEEN STABILIZED.
15. WATER AND/OR CALCIUM CHLORIDE SHALL BE FURNISHED AND APPLIED IN ACCORDANCE WITH MDOT SPECIFICATIONS - SECTION 637 - DUST CONTROL.
16. LOAM AND SEED IS INTENDED TO SERVE AS THE PRIMARY PERMANENT REVEGETATIVE MEASURE FOR ALL DENUDED AREAS NOT PROVIDED WITH OTHER EROSION CONTROL MEASURES, SUCH AS RIPRAP. SEEDING SHALL NOT OCCUR OVER SNOW.

D. PERMANENT EROSION CONTROL MEASURES

THE FOLLOWING PERMANENT EROSION CONTROL MEASURES HAVE BEEN DESIGNED AS PART OF THE EROSION/SEDIMENTATION CONTROL PLAN:

1. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.) WILL BE LOAMED, LIMED, FERTILIZED, MULCHED, AND SEEDED. FABRIC NETTING, ANCHORED WITH STAPLES, SHALL BE PLACED OVER THE MULCH IN AREAS AS NOTED IN **TEMPORARY EROSION CONTROL MEASURES** PARAGRAPH 3 OF THIS REPORT. ALL AREAS WITHIN 100 FEET OF AN UNDISTURBED WETLAND SHALL BE MULCHED PRIOR TO ANY PREDICTED RAIN EVENT REGARDLESS OF THE 48 HOUR WINDOW. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.
2. CATCH BASINS SHALL BE PROVIDED WITH SEDIMENT SUMPS.

1.4 INSPECTION AND MONITORING SCHEDULE

THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE REQUIRED TO INSURE THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE OPTIMIZED:

IT IS ANTICIPATED THAT CONSTRUCTION OF THE DOUGHERTY FIELD CONTAMINATED SOIL DISPOSAL AND RELATED INFRASTRUCTURE WORK WILL OCCUR IN LATE SUMMER OF 2025 AND BE COMPLETED BY FALL OF 2025.

NOTE: FOR ALL GRADING ACTIVITIES, THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION NOT TO OVEREXPOSE THE SITE. THIS SHALL BE ACCOMPLISHED BY LIMITING THE DISTURBED AREA TO LESS THAN FIVE ACRES.

1. CONFIRM STABILIZED CONSTRUCTION ENTRANCES ASSOCIATED WITH THE ADJACENT KIWANIS AQUATIC FACILITY CONSTRUCTION PROJECT ON ST. JAMES STREET ARE FUNCTIONING PROPERLY. RECONSTRUCT STABILIZED ENTRANCES PER THE STABILIZED CONSTRUCTION ENTRANCE DETAIL ON SHEET C007 IF ENTRANCES ARE FOUND TO BE UNSATISFACTORY.
2. INSTALL PERIMETER SILT FENCE AND/OR WOOD WASTE BERMS PRIOR TO GRUBBING RESPECTIVE AREAS.
3. CLEAR FENCING AND EXISTING SPORTS FIELD INFRASTRUCTURE AS NECESSARY.
4. INSTALL STONE CHECK DAMS AT ANY EVIDENT CONCENTRATED FLOW DISCHARGE POINTS.
5. COMMENCE PHASE 1 EARTHWORK AND GRADING AS DESCRIBED IN THE CONSTRUCTION MANAGEMENT PLAN.
6. COMPLETE INSTALLATION OF CATCH BASINS AND APPURTENANCES.
7. COMPLETE EARTHWORK ASSOCIATED WITH PHASE 1. PHASE 1 AREA SHALL BE TEMPORARILY STABILIZED WITH STRAW/HAY MULCH THROUGHOUT THE DURATION OF PHASE 2 EARTHWORK.
8. COMMENCE PHASE 2 EARTHWORK AND GRADING AS DESCRIBED IN THE CONSTRUCTION MANAGEMENT PLAN.
9. LOAM, LIME, FERTILIZE, SEED AND MULCH DISTURBED AREAS AS SPECIFIED BY THE LANDSCAPE ARCHITECT.
10. ONCE THE SITE IS STABILIZED AND A 90% CATCH OF VEGETATION HAS BEEN OBTAINED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
11. TOUCH UP LOAM AND SEED.

NOTE: ALL DENUDED AREAS NOT SUBJECT TO FINAL PAVING, RIPRAP, OR GRAVEL SHALL BE REVEGETATED.

PRIOR TO CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL SUBMIT TO THE OWNER A SCHEDULE FOR THE COMPLETION OF THE WORK, WHICH WILL SATISFY THE FOLLOWING CRITERIA:

1. THE ABOVE CONSTRUCTION SEQUENCE SHOULD GENERALLY BE COMPLETED IN THE SPECIFIED ORDER; HOWEVER, SEVERAL SEPARATE ITEMS MAY BE CONSTRUCTED SIMULTANEOUSLY. WORK MUST ALSO BE SCHEDULED OR PHASED TO REDUCE THE EXTENT OF THE EXPOSED AREAS AS DESCRIBED BELOW. THE INTENT OF THIS SEQUENCE IS TO PROVIDE FOR EROSION CONTROL AND TO HAVE STRUCTURAL MEASURES SUCH AS SILT FENCE AND CONSTRUCTION ENTRANCES IN PLACE BEFORE LARGE AREAS OF LAND ARE DENUDED.
2. THE WORK SHALL BE CONDUCTED IN SECTIONS WHICH SHALL:
 - a) LIMIT THE AMOUNT OF EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE PRECEDING 30 DAYS.
 - b) REVEGETATE DISTURBED AREAS AS RAPIDLY AS POSSIBLE. ALL AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR BEFORE A STORM EVENT; OR TEMPORARILY STABILIZED WITHIN 48 HOURS OF INITIAL DISTURBANCE OF SOIL FOR AREAS WITHIN 100 FEET OF AN UNDISTURBED WETLAND AND 7 DAYS FOR ALL OTHER AREAS. AREAS WITHIN 100 FEET OF AN UNDISTURBED WETLAND SHALL BE MULCHED PRIOR TO ANY PREDICTED RAIN EVENT REGARDLESS OF THE 48 HOUR WINDOW.
 - c) INCORPORATE PLANNED INLETS AND DRAINAGE SYSTEM AS EARLY AS POSSIBLE INTO THE CONSTRUCTION PHASE. THE DITCHES SHALL BE IMMEDIATELY LINED OR REVEGETATED AS SOON AS THEIR INSTALLATION IS COMPLETE.

1.5 EROSION, SEDIMENTATION AND STABILIZATION CONTROL PLAN

THE EROSION CONTROL PLAN IS OUTLINED ON THE CONSTRUCTION MANAGEMENT PLANS. EROSION CONTROL DETAILS AND EROSION CONTROL NOTES ARE INCLUDED WITHIN THE PLANS ON SHEET C107 AND SHEET 108, RESPECTIVELY.

1.6 DETAILS AND SPECIFICATIONS

THE EROSION CONTROL DETAILS AND SPECIFICATIONS ARE INCLUDED IN THE PLAN SET.

1.7 WINTER STABILIZATION PLAN

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PRE-WINTERED WITH OVER-WINTER STABILIZATION AND AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT; VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD.

WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT ANY AREA LEFT EXPOSED CAN BE CONTROLLED BY THE CONTRACTOR. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE PRECEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.

ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY/PARKING AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS/1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.

THE CONTRACTOR SHALL INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

1. **SOIL STOCKPILES**
STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOODWASTE EROSION CONTROL MIX. THIS SHALL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE SHALL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.
2. **NATURAL RESOURCE PROTECTION**
ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (IE SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.
3. **SEDIMENT BARRIERS**
DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOODWASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.
4. **MULCHING**
AN AREA SHALL BE CONSIDERED DENUDED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, 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. 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 WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3 TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH.

5. **MULCHING ON SLOPES AND DITCHES**
SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH WIRE FENCING OR NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8%.
6. **SEEDING**
BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15TH, LOAM OR SEED WILL 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 15TH AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEED AT A RATE OF 3 TIMES HIGHER THAN THE NORMAL PERMANENT SEED AND THEN MULCHED. DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. 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. IF, AFTER SEEDING 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.

STANDARDS FOR TIMELY STABILIZATION OF CONSTRUCTION SITES DURING WINTER

1. **STANDARD FOR THE TIMELY STABILIZATION OF DITCHES AND CHANNELS** -- THE APPLICANT SHALL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS ON THE SITE BY NOVEMBER 15. THE APPLICANT SHALL CONSTRUCT AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS ON THE SITE BY SEPTEMBER 1. IF THE APPLICANT FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED BY SEPTEMBER 1, THEN

THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.

INSTALL A SOD LINING IN THE DITCH -- THE APPLICANT SHALL LINE THE DITCH WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOD WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD STRIPS FROM SLOUGHING DURING FLOW CONDITIONS.

INSTALL A STONE LINING IN THE DITCH --THE APPLICANT SHALL LINE THE DITCH WITH STONE RIPRAP BY NOVEMBER 15. THE APPLICANT SHALL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE APPLICANT SHALL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

2. **STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES** -- THE APPLICANT SHALL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE APPLICANT SHALL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 1. THE DEPARTMENT SHALL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF THE APPLICANT FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 1, THEN THE APPLICANT SHALL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY SEPTEMBER 1 THE APPLICANT SHALL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE APPLICANT SHALL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT SHALL COVER THE SLOPE WITH A LAYER OF WOODWASTE COMPOST AS DESCRIBED IN ITEM III OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM IV OF THIS STANDARD.

STABILIZE THE SLOPE WITH SOD -- THE APPLICANT SHALL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY SEPTEMBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT 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 APPLICANT SHALL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).

STABILIZE THE SLOPE WITH WOODWASTE COMPOST -- THE APPLICANT SHALL PLACE A SIX-INCH LAYER OF WOODWASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOODWASTE COMPOST, THE APPLICANT SHALL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT SHALL NOT USE WOODWASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

STABILIZE THE SLOPE WITH STONE RIPRAP -- THE APPLICANT SHALL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT SHALL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

3. **STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS** -- BY SEPTEMBER 15 THE APPLICANT SHALL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE APPLICANT FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE APPLICANT SHALL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY SEPTEMBER 1 THE APPLICANT SHALL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET. LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1,000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT SHALL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN THE APPLICANT SHALL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED BELOW.

STABILIZE THE SOIL WITH SOD -- THE APPLICANT SHALL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY SEPTEMBER 15. PROPER INSTALLATION INCLUDES THE APPLICANT 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 15 THE APPLICANT SHALL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1,000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT SHALL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

1.8 MAINTENANCE OF FACILITIES

THE STORMWATER FACILITIES WILL BE MAINTAINED BY THE APPLICANT, THE CITY OF PORTLAND OR THEIR ASSIGNED HEIRS. THE CONTRACT DOCUMENTS WILL REQUIRE THE CONTRACTOR TO DESIGNATE A PERSON RESPONSIBLE FOR MAINTENANCE OF THE SEDIMENTATION CONTROL FEATURES DURING CONSTRUCTION AS REQUIRED BY THE EROSION CONTROL REPORT. LONG-TERM OPERATION/MAINTENANCE RECOMMENDED FOR THE STORMWATER FACILITIES IS PRESENTED BELOW.

THE RESPONSIBLE PARTY MAY CONTRACT WITH SUCH PROFESSIONALS, AS MAY BE NECESSARY IN ORDER TO COMPLY WITH THIS PROVISION AND MAY RELY ON THE ADVICE OF SUCH PROFESSIONALS IN CARRYING OUT ITS DUTY HEREUNDER, PROVIDED, THAT THE FOLLOWING OPERATION AND MAINTENANCE PROCEDURES ARE HEREBY ESTABLISHED AS A MINIMUM FOR COMPLIANCE WITH THIS SECTION. A MAINTENANCE LOG OF THE INSPECTIONS SHALL BE KEPT BY THE RESPONSIBLE PARTY.

INSPECTION AND MAINTENANCE FREQUENCY AND CORRECTIVE MEASURES

THE FOLLOWING AREAS, FACILITIES, AND MEASURES WILL BE INSPECTED AND THE IDENTIFIED DEFICIENCIES WILL BE CORRECTED. CLEAN-OUT MUST INCLUDE THE REMOVAL AND LEGAL DISPOSAL OF ANY ACCUMULATED SEDIMENTS AND DEBRIS.

CATCH BASINS:

INSPECT CATCH BASINS 2 TIMES PER YEAR (PREFERABLY IN SPRING AND FALL) TO ENSURE THAT THE CATCH BASINS ARE WORKING IN THEIR INTENDED FASHION AND THAT THEY ARE FREE OF DEBRIS. CLEAN STRUCTURES WHEN SEDIMENT DEPTHS REACH 12" FROM INVERT OF OUTLET. IF THE BASIN OUTLET IS DESIGNED WITH A HOOD TO TRAP FLOATABLE MATERIALS (IE SNOUT), CHECK TO ENSURE WATERTIGHT SEAL IS WORKING. AT A MINIMUM, REMOVE FLOATING DEBRIS AND HYDROCARBONS AT THE TIME OF THE INSPECTION.

VEGETATED AREAS:

INSPECT SLOPES AND EMBANKMENTS EARLY IN THE GROWING SEASON TO IDENTIFY ACTIVE OR POTENTIAL EROSION PROBLEMS. REPLANT BARE AREAS OR AREAS WITH SPARSE GROWTH, WHERE RILL EROSION IS EVIDENT, ARMOR THE AREA WITH AN APPROPRIATE LINING OR DIVERT THE EROSION FLOWS TO ON-SITE AREAS ABLE TO WITHSTAND THE CONCENTRATED FLOWS. THE FACILITIES WILL BE INSPECTED AFTER MAJOR STORMS AND ANY IDENTIFIED DEFICIENCIES WILL BE CORRECTED.

DITCHES, SWALES AND OTHER OPEN STORMWATER CHANNELS:

INSPECT 2 TIMES PER YEAR (PREFERABLY IN SPRING AND FALL) TO ENSURE THEY ARE WORKING IN THEIR INTENDED FASHION AND THAT THEY ARE FREE OF SEDIMENT AND DEBRIS. REMOVE ANY OBSTRUCTIONS TO FLOW, INCLUDING ACCUMULATED SEDIMENTS AND DEBRIS AND VEGETATED GROWTH. REPAIR ANY EROSION OF THE DITCH LINING. VEGETATED DITCHES WILL BE MOWED AT LEAST ANNUALLY OR OTHERWISE MAINTAINED TO CONTROL THE GROWTH OF WOODY VEGETATION AND MAINTAIN FLOW CAPACITY. ANY WOODY GROWTH THROUGH RIPRAP LININGS MUST ALSO BE REMOVED. REPAIR ANY SLUMPING SIDE SLOPES AS SOON AS PRACTICABLE. IF THE DITCH HAS A RIPRAP LINING, REPLACE RIPRAP ON AREAS WHERE ANY UNDERLYING FIBRIC OR UNDERDRAIN GRAVEL IS SHOWING THROUGH THE STONE OR WHERE STONES HAVE DISLODGED. CORRECT ANY EROSION OF THE CHANNELS BOTTOM OR SIDESLOPES. THE FACILITIES SHALL BE INSPECTED AFTER MAJOR STORMS AND ANY IDENTIFIED DEFICIENCIES SHALL BE CORRECTED.



75 York Street
Portland, Maine 04101
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PROJECT NAME:

DOUGHERTY FIELDS

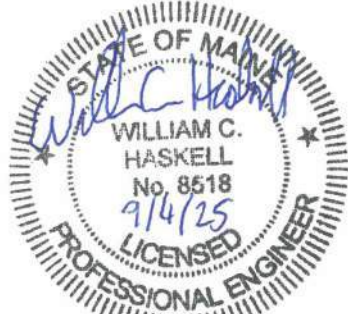
165 DOUGLASS STREET /
PORTLAND, ME 04102

OWNER:

THE CITY OF PORTLAND, MAINE
PARKS, RECREATION & FACILITIES

212 CANCO ROAD, SUITE A
PORTLAND, ME 04103
207.808.5400

SEAL:



REVISIONS

REVISED LIMIT OF DIST. 07/14/25

REVISED PERIMETER GRADING 09/04/25

DATE OF ISSUE: 09.04.2025

PROJECT NUMBER: 2023-0080

STATUS: MAJOR SITE PLAN REVIEW

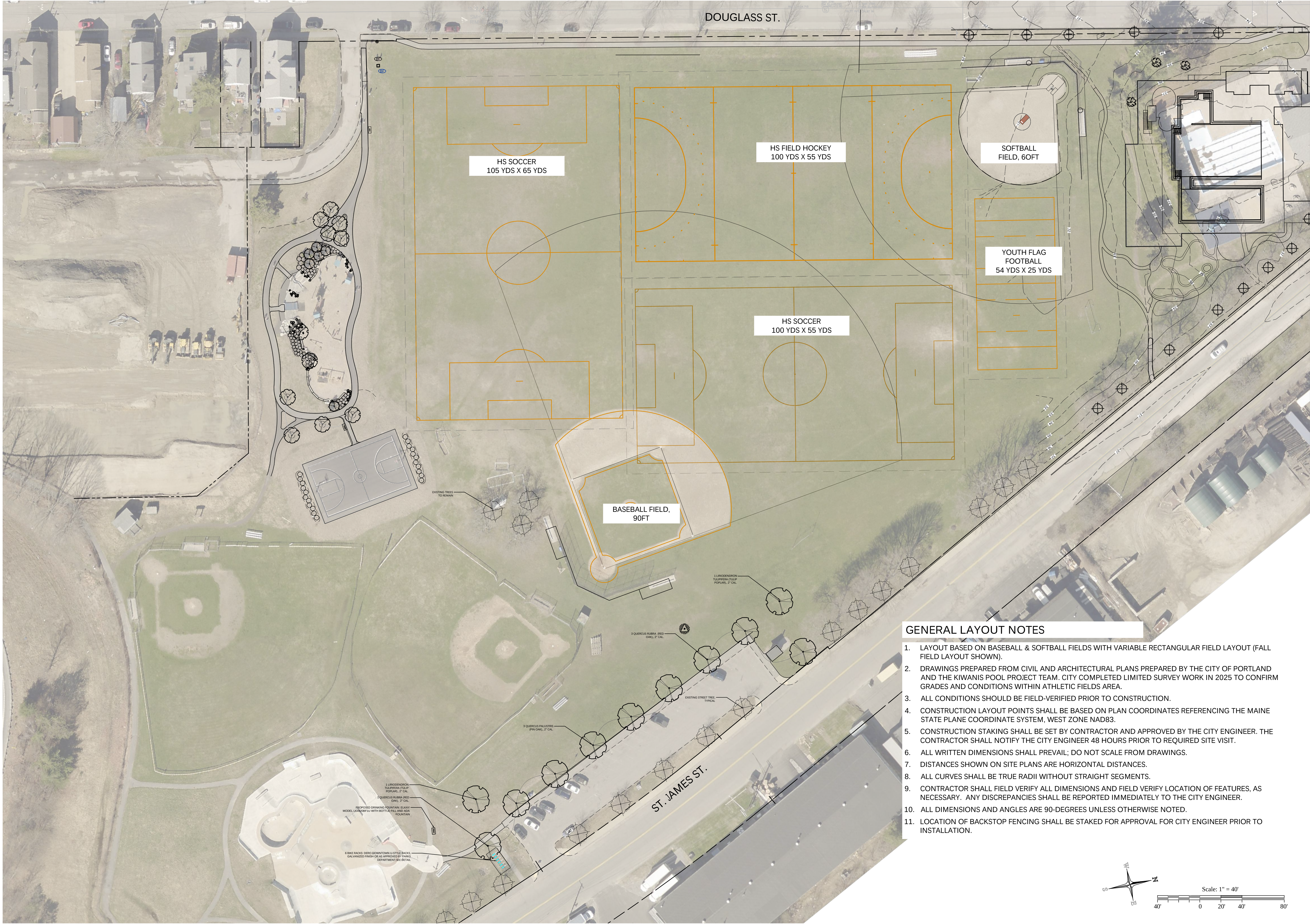
EROSION AND SEDIMENT CONTROL NOTES

C108

SHEET 9 OF 9

VAULT NO:

01049_001



GENERAL LAYOUT NOTES

- LAYOUT BASED ON BASEBALL & SOFTBALL FIELDS WITH VARIABLE RECTANGULAR FIELD LAYOUT (FALL FIELD LAYOUT SHOWN).
- DRAWINGS PREPARED FROM CIVIL AND ARCHITECTURAL PLANS PREPARED BY THE CITY OF PORTLAND AND THE KIWANIS POOL PROJECT TEAM. CITY COMPLETED LIMITED SURVEY WORK IN 2025 TO CONFIRM GRADES AND CONDITIONS WITHIN ATHLETIC FIELDS AREA.
- ALL CONDITIONS SHOULD BE FIELD-VERIFIED PRIOR TO CONSTRUCTION.
- CONSTRUCTION LAYOUT POINTS SHALL BE BASED ON PLAN COORDINATES REFERENCING THE MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83.
- CONSTRUCTION STAKING SHALL BE SET BY CONTRACTOR AND APPROVED BY THE CITY ENGINEER. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER 48 HOURS PRIOR TO REQUIRED SITE VISIT.
- ALL WRITTEN DIMENSIONS SHALL PREVAIL; DO NOT SCALE FROM DRAWINGS.
- DISTANCES SHOWN ON SITE PLANS ARE HORIZONTAL DISTANCES.
- ALL CURVES SHALL BE TRUE RADII WITHOUT STRAIGHT SEGMENTS.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND FIELD VERIFY LOCATION OF FEATURES, AS NECESSARY. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE CITY ENGINEER.
- ALL DIMENSIONS AND ANGLES ARE 90-DEGREES UNLESS OTHERWISE NOTED.
- LOCATION OF BACKSTOP FENCING SHALL BE STAKED FOR APPROVAL FOR CITY ENGINEER PRIOR TO INSTALLATION.

REVISION - DATE - DESCRIPTION - DRAWN BY - CHECKED BY		RSLA		NF	
1	8/05/25	UPDATED PER PLANNING DEPT FEEDBACK	RSLA	INPUT	NF
2	9/02/25	UPDATED PER ARBORIST & COMMUNITY	RSLA	INPUT	NF
3					
4					
5					
6					
7					

DOUGHERTY FIELD ATHLETIC FIELDS
RENOVATION - CONCEPTUAL DESIGN
City of Portland, ME

PROJECT & CLIENT

FIELD LAYOUT PLAN - SCHEMATIC PLAN



SCALE:
AS NOTED

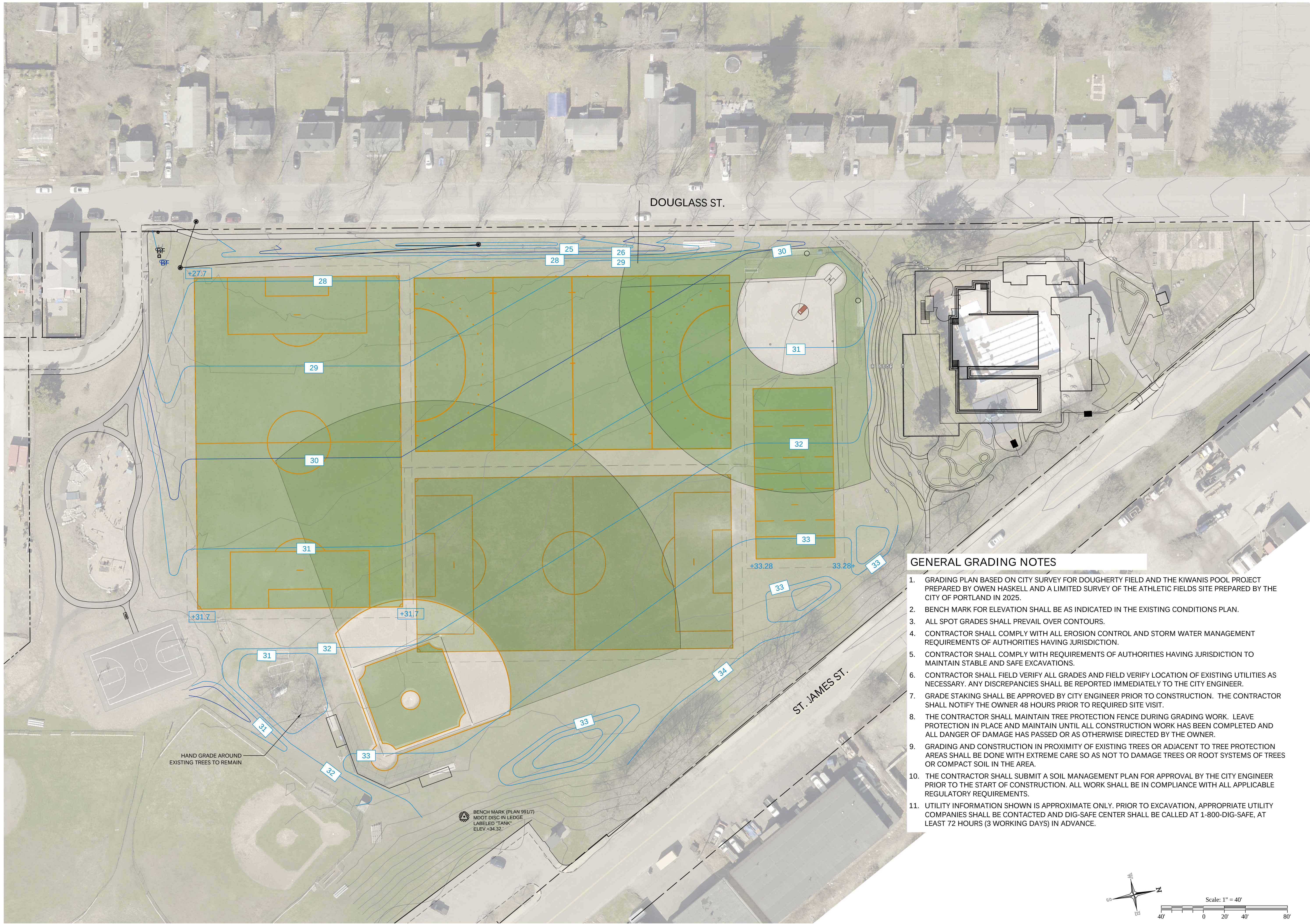
ISSUE DATE:
6/18/2025

DSGN/DRWN
RSL

CHECK
JRH

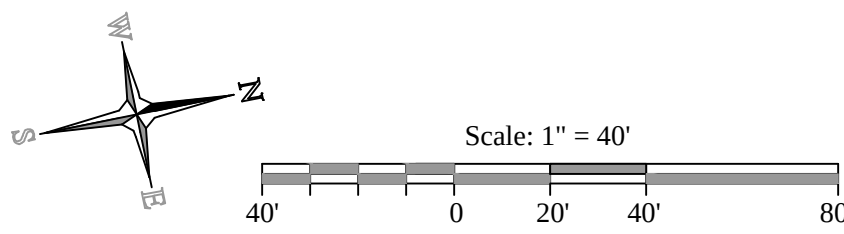
PROJECT NO.
PORTLAND-DFP-21

SHEET 1 OF 3
L-101



GENERAL GRADING NOTES

1. GRADING PLAN BASED ON CITY SURVEY FOR DOUGHERTY FIELD AND THE KIWANIS POOL PROJECT PREPARED BY OWEN HASKELL AND A LIMITED SURVEY OF THE ATHLETIC FIELDS SITE PREPARED BY THE CITY OF PORTLAND IN 2025.
2. BENCH MARK FOR ELEVATION SHALL BE AS INDICATED IN THE EXISTING CONDITIONS PLAN.
3. ALL SPOT GRADES SHALL PREVAIL OVER CONTOURS.
4. CONTRACTOR SHALL COMPLY WITH ALL EROSION CONTROL AND STORM WATER MANAGEMENT REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
5. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION TO MAINTAIN STABLE AND SAFE EXCAVATIONS.
6. CONTRACTOR SHALL FIELD VERIFY ALL GRADES AND FIELD VERIFY LOCATION OF EXISTING UTILITIES AS NECESSARY. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE CITY ENGINEER.
7. GRADE STAKING SHALL BE APPROVED BY CITY ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER 48 HOURS PRIOR TO REQUIRED SITE VISIT.
8. THE CONTRACTOR SHALL MAINTAIN TREE PROTECTION FENCE DURING GRADING WORK. LEAVE PROTECTION IN PLACE AND MAINTAIN UNTIL ALL CONSTRUCTION WORK HAS BEEN COMPLETED AND ALL DANGER OF DAMAGE HAS PASSED OR AS OTHERWISE DIRECTED BY THE OWNER.
9. GRADING AND CONSTRUCTION IN PROXIMITY OF EXISTING TREES OR ADJACENT TO TREE PROTECTION AREAS SHALL BE DONE WITH EXTREME CARE SO AS NOT TO DAMAGE TREES OR ROOT SYSTEMS OF TREES OR COMPACT SOIL IN THE AREA.
10. THE CONTRACTOR SHALL SUBMIT A SOIL MANAGEMENT PLAN FOR APPROVAL BY THE CITY ENGINEER PRIOR TO THE START OF CONSTRUCTION. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATORY REQUIREMENTS.
11. UTILITY INFORMATION SHOWN IS APPROXIMATE ONLY. PRIOR TO EXCAVATION, APPROPRIATE UTILITY COMPANIES SHALL BE CONTACTED AND DIG-SAFE CENTER SHALL BE CALLED AT 1-800-DIG-SAFE, AT LEAST 72 HOURS (3 WORKING DAYS) IN ADVANCE.



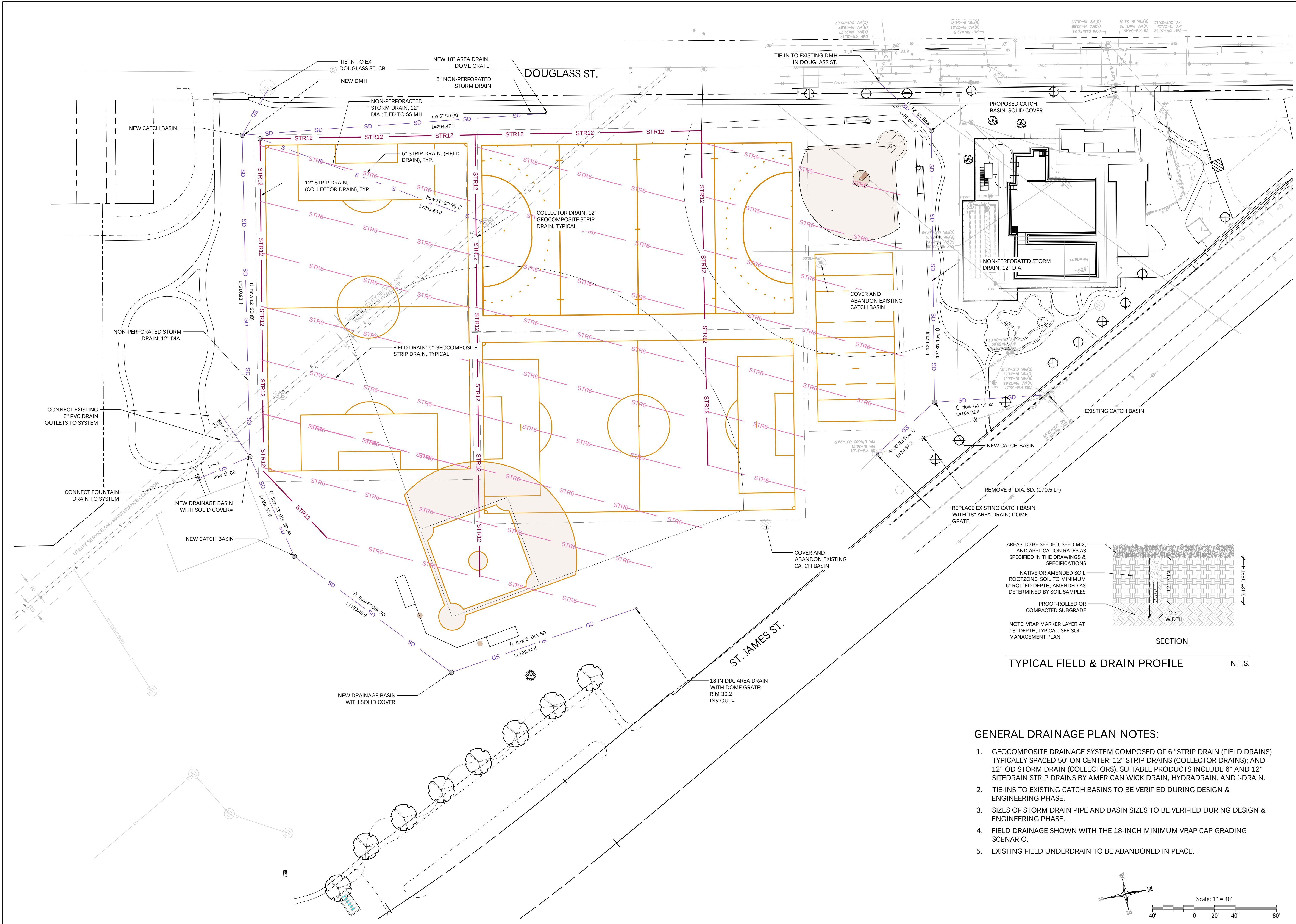
REVISION - DATE - DESCRIPTION - DRAWN BY - CHECKED BY		RSLLA	NF
1	8/05/25	UPDATED PER PLANNING DEPT FEEDBACK	NF
2	9/02/25	UPDATED LOW POINTS FOR DRAINAGE	NF
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PROJECT & CLIENT
**DOUGHERTY FIELD ATHLETIC FIELDS
RENOVATION - CONCEPTUAL DESIGN**
City of Portland, ME



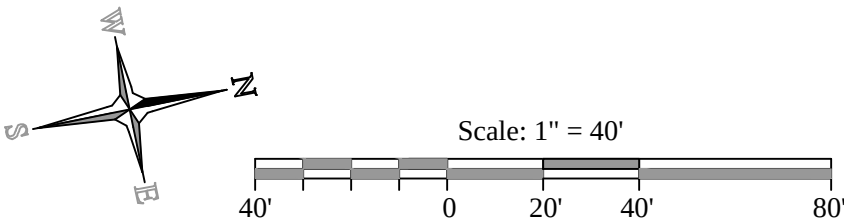
SCALE: AS NOTED	
ISSUE DATE: 6/18/2025	
DSGN/DRWN RSLLA	CHECK RSL
PROJECT NO. PORTLAND-DFAF-24	
SHEET	2 OF 3 L-102

SHEET TITLE:
FIELD GRADING PLAN - SCHEMATIC PLAN



GENERAL DRAINAGE PLAN NOTES:

1. GEOCOMPOSITE DRAINAGE SYSTEM COMPOSED OF 6" STRIP DRAIN (FIELD DRAINS) TYPICALLY SPACED 50' ON CENTER; 12" STRIP DRAINS (COLLECTOR DRAINS); AND 12" OD STORM DRAIN (COLLECTORS). SUITABLE PRODUCTS INCLUDE 6" AND 12" SITEDRAIN STRIP DRAINS BY AMERICAN WICK DRAIN, HYDRADRAIN, AND J-DRAIN.
2. TIE-INS TO EXISTING CATCH BASINS TO BE VERIFIED DURING DESIGN & ENGINEERING PHASE.
3. SIZES OF STORM DRAIN PIPE AND BASIN SIZES TO BE VERIFIED DURING DESIGN & ENGINEERING PHASE.
4. FIELD DRAINAGE SHOWN WITH THE 18-INCH MINIMUM VRAP CAP GRADING SCENARIO.
5. EXISTING FIELD UNDERDRAIN TO BE ABANDONED IN PLACE.



REVISION - DATE - DESCRIPTION - DRAWN BY - CHECKED BY	
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