# PLANNING BOARD

Tuesday, May 12, 2026 at 4:30 PM
Room 24 (Basement Level of City Hall)
and Zoom

**MEMBERS**
Joseph Zamboni, Chair
Kelsey Robertson, Vice Chair
Eric Din
Nicholas Messina
David Silk
Austin Smith
Beverly Uhlenhake

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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).

## AGENDA:

### WORKSHOP - 4:30 PM

i. Major Site Plan; 1871 Forest Avenue; Avesta Housing Development Corporation, Applicant. The Planning Board will hold a hybrid workshop to consider an application for the construction of a four-story, approximately 28,000 square-foot multifamily building at 1871 Forest Avenue in the B-2 Community Business Zone. The proposed development includes 33 dwelling units, 100% of which would be affordable, and eight parking spaces. A project and plan summary are available for viewing on the city's CSS Portal (https://css.portlandmaine.gov/) by referencing Plan Number PL-003538-2026

### PUBLIC HEARING - 5:00 PM

**1. ROLL CALL AND DECLARATION OF QUORUM**

**2. COMMUNICATION AND REPORTS**

**3. REPORT OF ATTENDANCE AT THE MEETING HELD ON 4-28-2026**

Public Hearing
97 Warren Avenue: Din, Messina, Robertson, Silk, Smith, Uhlenhake and Zamboni present.

**4. REPORTS OF DECISIONS AT THE MEETING HELD ON 4-28-2026**

i. 97 Warren Avenue; Peachtree Acquisitions, LLC., Applicant. Robertson motioned and Smith seconded a motion to approve the site plan application. Vote 7-1. Robertson motioned and Smith seconded a motion to adopt the findings contained in the April 28, 2026 Staff Report, the draft approval letter, and to authorize the Board Chair to sign the approval letter as drafted. Vote 7-0.

**5. UNFINISHED BUSINESS**

i. Major Site Plan; 221 Congress Street; GreenMars Real Estate Services, Applicant. **This item was tabled from the April 28, 2026 Planning Board meeting.** The Planning Board will hold a hybrid public hearing to consider an application to facilitate the construction of a seven-story mixed-use building with 87 residential units and ground floor retail space at 221 Congress Street within the B-2b Community Business zone. A project and plan summary is available for viewing on the city's CSS Portal (https://css.portlandmaine.gov/) by referencing Plan Number PL-003525-2026.

**6. NEW BUSINESS**

i. Major Site Plan; 9 Cedar Street; Boys & Girls Club of Southern Maine, Applicant. The Planning Board will hold a hybrid public hearing to consider an application for the construction of a two-story, approximately 13,000 square foot building addition at 9 Cedar Street within the B-3 and RN-4 zones. The proposed development includes new educational programming space for the Boys & Girls Club, along with a new outdoor play area. A project and plan summary are available for viewing on the city's CSS Portal (https://css.portlandmaine.gov/) by referencing Plan Number PL-003520-2026

| | |
|---|---|
| **To:** | Chair Zamboni & Members of the Planning Board |
| **From:** | Rowen McAllister |
| **Date:** | May 6, 2026 |
| **Re:** | 1871 Forest Avenue |
| **Project ID:** | PL-003538-2026 |
| **CBL:** | 327A A004001 |
| **Meeting Date:** | May 12, 2026 |

## I. INTRODUCTION

Avesta Housing Development Corporation (the "Applicant") has submitted a Major Site Plan application to facilitate the construction of a 33-unit multifamily residential building at 1871 Forest Avenue (the "subject property"). This property is located in the B-2 Community Business 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 48 notices advertising this meeting to property owners within 500 feet of the site. A legal advertisement ran in the May 1st and 2nd editions of the *Portland Press Herald*.

**Applicant:** Avesta Housing Development Corporation
**Applicant Representatives:** Acorn Engineering, Inc




*Figure 1: Project Rendering*

## II. REQUIRED REVIEWS

| *Review* | *Applicable Standards* |
|---|---|
| Site Plan | Section 13.6 |
| Design Review | Design Review Manual – (d) B-2 Commercial Business Zone, Appendix 2, and (i) two-family, special needs independent living units, multiple family, lodging houses, bed and breakfasts, and emergency shelters. |

| *Waiver Requests* | *Applicable Standards* |
|---|---|
| Request: No bicycle parking for residents | Land Use Code, Table 18A – Minimum Bicycle Parking Requirements: 1 per 2 dwelling units |
| Request: Provide trees along perimeter of parking lot instead of landscaped islands | Land Use Code, Section 13.6.2.B.3.a – Developments with more than 5 parking spaces shall include one tree for every 750 SF of uncovered asphalt planted in landscaped islands to screen and shade area. |

## III. PROJECT DATA

| | |
|---|---|
| Existing Zoning | B-2 |
| Property Size | 149,411 SF |
| Existing Use | Commercial Business - Restaurant (Vacant) |
| Proposed Use | Multifamily Dwelling |
| Proposed Development Program | 33-unit dwelling, with ground-floor, auxiliary office space to support residents |

| | *Existing* | *Proposed* | *Net Change* |
|---|---|---|---|
| Building Footprint | 4,870 | 8,354 | 3,484 |
| Building Floor Area | 8,771 SF | 28,694 SF | 19,923 SF |
| Impervious Surface Area | 41,425 | 35,000 | -6,425 |
| Parking Spaces | 59 | 8 | -51 |
| Bicycle Parking Spaces | 0 | 0 | -- |
| EV Charging Stations | 0 | 1 | 1 |

## IV. EXISTING CONDITIONS AND SURROUNDING AREA

The subject property at 1871 Forest Ave currently contains an 8,771 square foot, vacant commercial restaurant with 59 parking spaces on a 144,679 square foot lot with 690 feet of frontage. Two existing curb cuts at the east and west sides of the parcel provide access to the parking area and structure. The site experiences a grade change of more than ten feet from the existing sidewalk and right-of-way on Forest Ave to the existing commercial structure. Wetlands and mature tree cover exist on the western portion of the site, and mature trees extend to the rear and eastern edges of the site. A footpath on the western side of the property provides informal access from Forest Ave to the parking lot of Hannaford Supermarket, located to the north of the site.

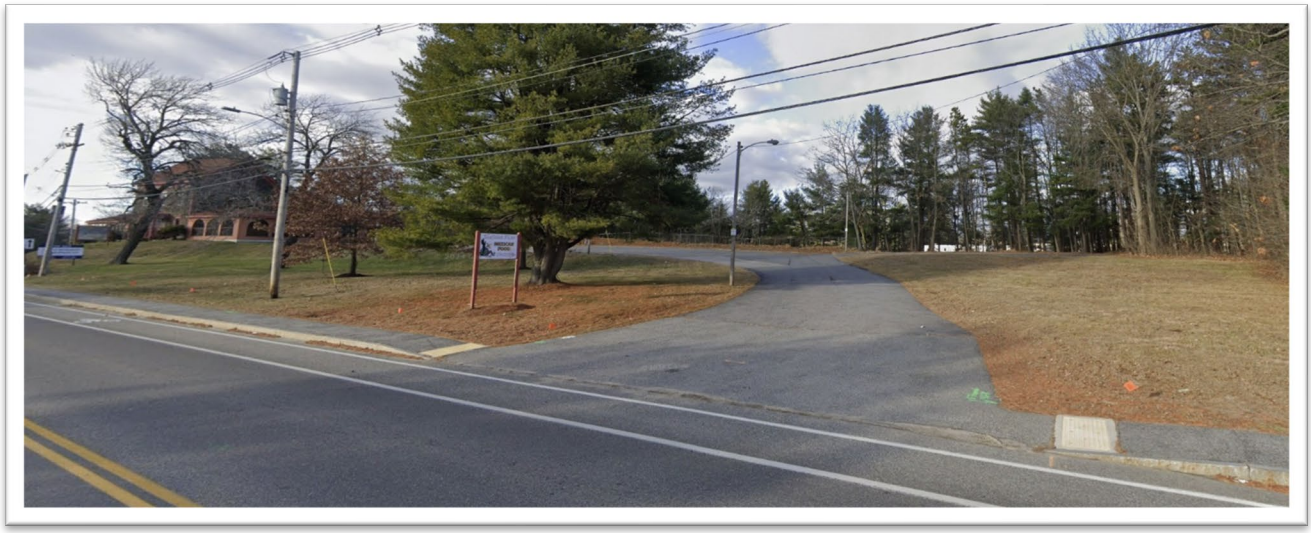


*Figure 2: Existing Conditions*

The subject property is bounded by commercial uses to the north and west, a Quaker Meeting House and cemetery to the east, and Forest Avenue to the south. Nearby uses along Forest Avenue opposite the subject property include single family dwellings, a cultural center and mosque, a gas station, and a new multifamily dwelling in Riverton Park. The City of Portland's Riverside Shelter is also within a half-mile of the property. The portion of Forest Avenue along the subject property is a primary arterial connecting Portland and Westbrook. The METRO bus routes #2 and #3 provide public transit service along this corridor as well.

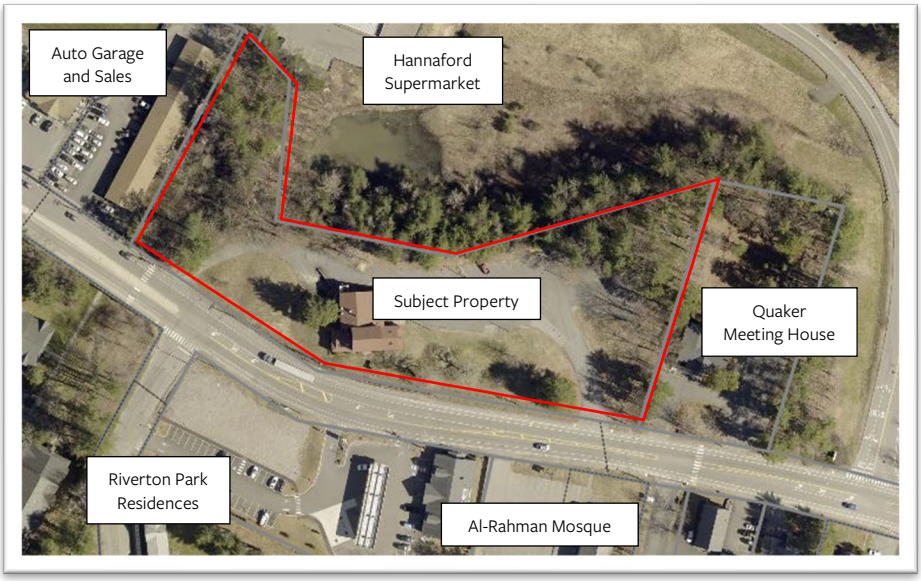



*Figure 3: Surrounding Uses*

The subject property and adjacent properties along Forest Avenue are in the B-2 Community Business zone. Nearby parcels along Riverton Street are in the B-4 zone. Both commercial zones form a small commercial cluster at the intersection of Riverside Street and Forest Avenue, which provides a neighborhood grocery store and retail or service stores to serve the nearby residents. Along the southern

side of Forest Avenue, the RN-5 zone supports higher-density residential uses and includes Portland Housing Authority's Riverton Park community, which is currently under development to create more than 41 new units. Across I-95 is primarily single-family homes in the RN-1 zone. The commercial and residential zones adjacent to the subject property are otherwise surrounded by industrial, namely the I-M and I-H zones, to the north and south.




*Figure 4: Zoning Districts*

## V. PROPOSED DEVELOPMENT

The proposed Major Site Plan application would facilitate the development of a four-story, multifamily building totaling approximately 28,000 square feet with 33 residential units with ground floor offices and common areas for tenants. All of the residential units would be designated affordable under the Home for Good program, which supports chronically homeless individuals build independent living skills. Eight parking spaces are provided on the northern side of the lot towards the rear of the building. Two of the parking spaces would include EV chargers. The building and parking area would be accessed via a new curb cut and a 22-foot drive aisle from Forest Avenue.



*Figure 3: Proposed Building at 1871 Forest Ave*

The proposed project would include six street trees along Forest Avenue. A new six-foot sidewalk and esplanade would replace the existing sidewalk for approximately 65 feet along the development's frontage. The applicant is proposing a new crosswalk on Forest Avenue to enhance pedestrian connectivity to existing bus stops. A

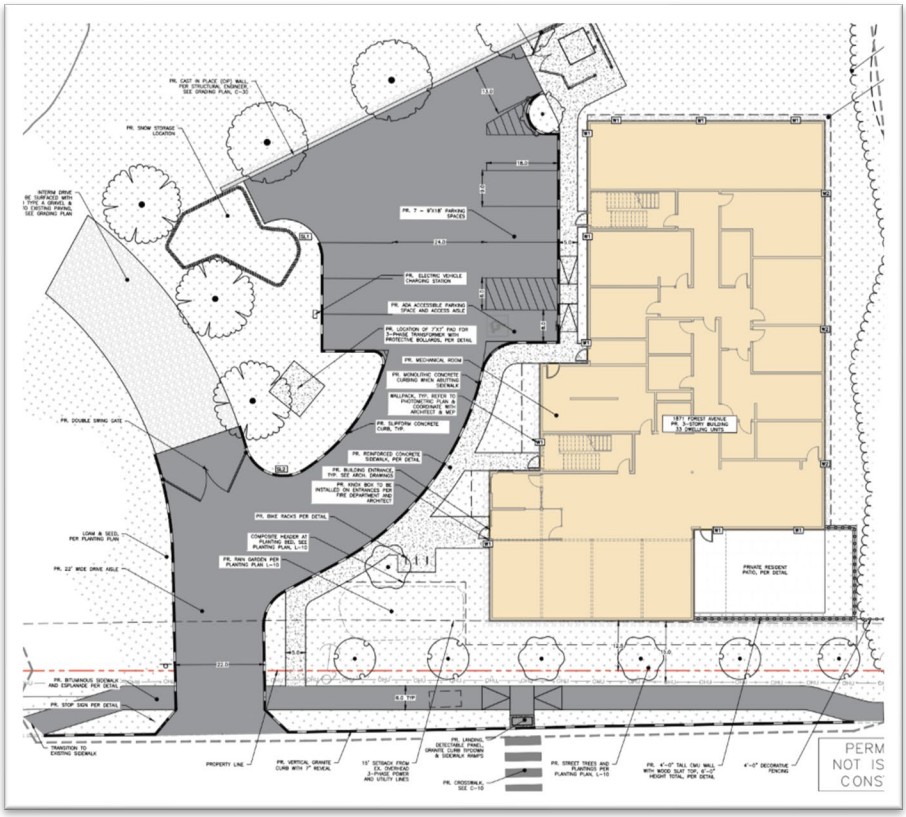



*Figure 4: Enlarged Site Plan*

The proposed structure and corresponding site plan only address the eastern portion of the property at 1871 Forest Avenue. The Applicant has suggested that further residential development is contemplated for the western portion of the property at a future date, which would be pursued under separate site plan applications.

## VI. RIGHT, TITLE, & INTEREST

The Applicant has demonstrated sufficient right, title, and interest to the subject property. An Option Agreement dated March 18, 2025 provides the Applicant an option to purchase the land and existing building at 1871 Forest Avenue, as shown in Attachment C.

## VII. FINANCIAL & TECHNICAL CAPACITY

The Applicant is an established housing developer that manages a portfolio of 16 multifamily properties in the Portland area. A letter from Bangor Saving Bank dated February 11, 2026 offers additional support of the Applicant's financial capacity to execute this project, as shown in Attachment D and E.

## VIII. ZONING ANALYSIS

The subject property is located in the B-2 Community Business zone. As outlined in Table 5-D of the Land Use Code, the purpose of the B-2 zone is:

"*To provide locations for a mixture of commercial, service, and residential uses in a comfortable pedestrian environment that is easily accessible and well-connected to surrounding neighborhoods. Such a mixture may serve the daily needs of nearby residents within walking distance, as well as surrounding neighborhoods via multiple modes of transportation. The zone provides a broad range of goods and services with a mixture of large and small buildings, such as grocery stores, shops and services located in shopping centers and along arterial streets. The B-2 zone's multi-modal orientation accommodates all modes of transportation, and the standards of the zone require that development relate to surrounding neighborhoods by design, orientation, and circulation patterns. The zone encourages mixed-use development, and provides locations for moderate to high-density housing, including three-family, four-family, townhouse, and multi-family structures in urban neighborhoods along arterials.*"

The proposed development at the subject property aligns with the purpose of the B-2 zone due to the dense multifamily use and the support provided to the transit and pedestrian infrastructure in the area. The proposed development is also consistent with the dimensional requirements of the B-2 zone, as shown in the table below.

| Standard | Required | Proposed |
|---|---|---|
| Lot Area (Min) | 0 | 144,679 SF |
| Street Frontage | -- | 690.35 ft |
| Gross floor area | -- | 28,694 SF |
| Build-to Zone | 0-10 ft | 12.5, Per Section 7.6.5.B.3, the Applicant has requested an exemption due to the irregular shape of the lot and the steep topography. Further, existing 3-phase power lines running along the site requires a 15 ft setback. |
| Build-to percentage | 100% | See Build-to Zone |

| | | |
|---|---|---|
| Building Length as a percentage of street frontage | -- | N/A |
| Rear Setback | -- | 115.5 ft |
| Side Setback | -- | 22.75 ft |
| Building Height | 75 ft | 50 ft |
| Lot Coverage (max) | 100% | 5.69% |
| Blank Wall | 20 ft | Applicant shall provide additional information to ensure there is no blank wall greater than 20 ft in length along the building façade. |

The Applicant has requested an exemption from the build-to requirements in order to provide a front yard setback of 12.5 feet, due to the unusual topography of the property and the presence of overhead utility lines which require a 15-foot setback. Section 7.6.5.B of the Land Use Code permits exemptions to the build-to requirement if the subject property is irregularly shaped and the front yard setback is met to the greatest extent practicable, and if a continuous, pedestrian-scaled edge treatment is provided. The proposed building orientation and landscaping provides acceptable street-facing pedestrian level engagement. However, staff encourages the Board to explore whether the Applicant could bring the build-to zone into compliance by either relocating the utility lines below grade or widening the sidewalk by 2.5 feet.

## IX. SITE PLAN REVIEW 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 noted below.

### 1. Transportation Standards (Section 13.6.1)

A. Impact on surrounding street systems

The proposed development is likely to generate new vehicle, pedestrian, bicycle and transit traffic which could impact the surrounding street systems. All developments must ensure impact to the surrounding street systems will not create or substantially increase hazards and congestion without proportionate mitigation. The applicant has proposed a new 22-foot drive aisle is proposed to connect the development to Forest Avenue. Standard traffic navigation signage will provide safe exit from the site onto Forest Ave. Improved public sidewalks with an esplanade will increase pedestrian safety on the surrounding street network directly adjacent to the development.

Staff Comments and Requests

Staff have requested that the applicant provide sight distance measurements at the driveway entrance to ensure vehicles can safely exit the site.

B. Access and circulation

The development is required to provide safe and reasonable access and internal circulation for all users of the site. The proposed development will provide safe and reasonable vehicular access from a new curb cut and driveway from Forest Avenue. Vehicular circulation will be contained within the site. The proposed driveway provides site access directly from Forest Avenue, and will avoid conflict with other intersections or traffic flows.

The proposed development will provide safe and reasonable pedestrian access to the site with a new bituminous sidewalk and a reinforced concrete internal walkway. A continuous internal walkway will extend from the Forest Avenue sidewalk to the building's entrance and parking area. A proposed bituminous sidewalk, esplanade, and vertical granite curb with a 7-inch reveal will improve the existing curb and sidewalk. A new crosswalk is proposed across Forest Ave to provide pedestrian access to the site.

Staff Comments and Requests

Staff have requested that the Applicant clarify how the interim driveway and adjacent parking lot, depicted on the submitted site plan application, will be utilized prior to the next phase of development.

Staff have requested that the Applicant revise the proposed crosswalk to better align with the Wellesley Estates Driveway and bus stop. Further, the Applicant shall install flashing beacon for the arterial crossing and eliminate the existing crosswalk/ramps. See image below:

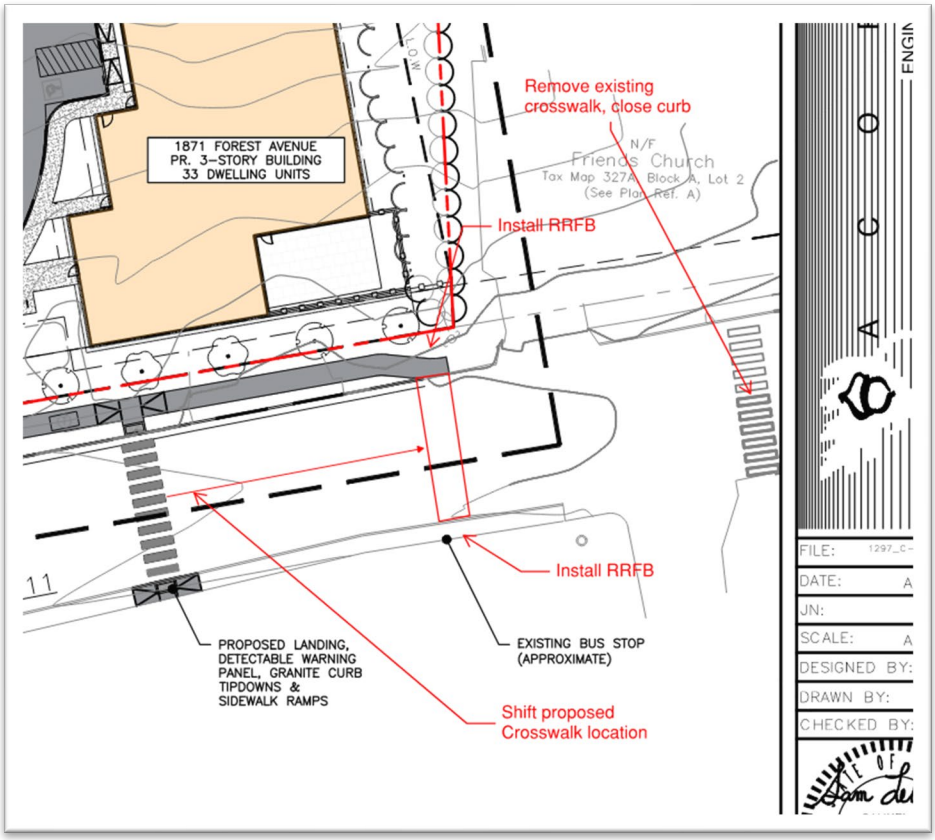



*Figure 5: Changes to Proposed Sidewalk*

Staff have also requested that the Applicant make ADA accessibility improvements to the nearby METRO transit stops to ensure safe and continuous connection to transit stops. These improvements in are shown in the highlighted landing area in image below:

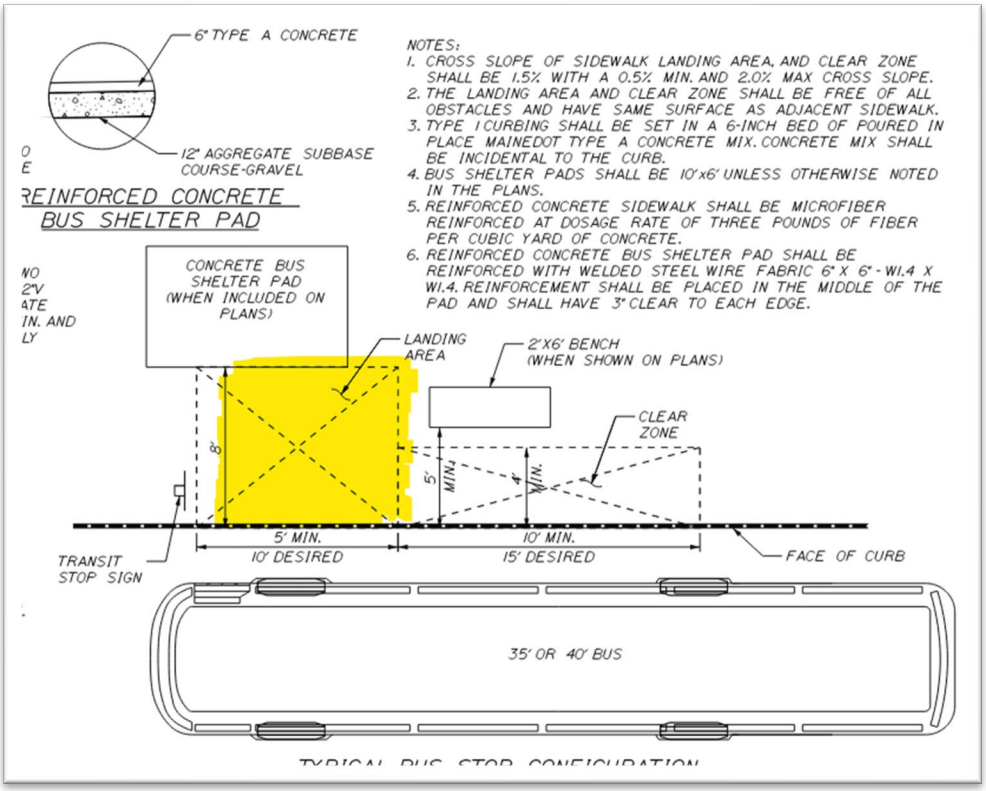



*Figure 6: Requested Concrete Pad at METRO stops*

C. Public transit access

All residential development consisting of 20 or more dwelling units are required to 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 development is proposed along an existing public transit route on and when the nearest existing transit shelter on the route is more than ¼ mile from the site, measured along rights-of-way. The nearest existing transit shelter is within ¼ mile from the site.

D. Parking

Developments must ensure compliant vehicular and bicycle parking, as well as acceptable snow storage and EV charging. The proposed development will provide a total of eight parking spaces in accordance with the required parking standards. Parking is provided towards the rear of the site. One electric vehicle (EV) charging station will be provided to service up to two parking spaces. Five spaces will be EV-ready, or capable of hosting EV chargers if installed in the future.

Three bicycle racks will be affixed to a concrete pad on the sidewalk and adjacent to the entrance of the building will provide interim bicycle parking for residents, visitors or staff.

The Applicant has requested a waiver in order to not provide the required bicycle parking of 1 space for every two residential dwelling units. Instead, the Applicant proposes that residents shall store bicycles in their residential units, due to anticipated underuse of shared bicycle storage and preferences of the prospective residents.

Snow storage will be provided at the western edge of the parking area and will not encroach on public ways, walkways, or adjacent properties, nor adversely impact the nearby landscaping or mature trees.

Staff Comments and Requests
Staff has requested additional details for the proposed electric vehicle (EV) chargers to confirm compliance with the technical manual. During their consideration of the abovementioned waiver, staff encourages the Board to confirm there is adequate space for bicycle storage in units.

E. Transportation demand management (TDM)
A TDM is not required for this proposal as the development will not exceed 50,000 SF of total floor area.

## 2. Environmental Quality Standards (Section 13.6.2)

A. Preservation of significant natural features
The applicant has provided a low impact development (LID) scorecard as required by Section 13.6.2. The development has incorporated the following low impact development strategies, such as maintaining a 50-foot setback from wetlands and maintaining a 10–20-foot undisturbed vegetative buffer along all slopes greater than 15% to preserve and protect natural features. Erosion control berms towards the western and eastern edges of the site and tree protection fencing along the forest edge at the northern and eastern boundaries of the site will protect and preserve significant features.

Six deciduous and native street trees will be planted along Forest Avenue. Nine additional trees will be planted within the site, primarily near or adjacent to the parking area. Native shrubs and groundcover plantings will provide additional screening and landscaped design. The existing vegetation will be preserved on the rear of the site, along with mature trees on the eastern boundary.

Staff Comments and Requests
Staff has requested the Applicant submit a LID Narrative summarizing score and standard approaches, in accordance with Section 3 of the Technical Manual.

B. Site landscaping and buffers
The applicant is required to provide on-site landscaping, including shade trees or alternative plantings, and appropriate screening of waste enclosures, off-street parking areas, and mechanical equipment from public streets, sidewalks, and adjacent properties. The proposed development will provide six street trees, which include serviceberry and redbud trees, that will be planted along 65 feet of property frontage along Forest Avenue. Additional shrubs and grass will provide engaging, pedestrian-level landscaping along the subject property's frontage. The proposed building's orientation, fencing, and deciduous trees will provide screening for trash and recycling areas from the sidewalk, roadways and adjacent properties. Similarly, shrubs and deciduous trees will screen pad mounted transformer located to the west of the parking area.

Surface parking is oriented to the rear of the building. Six street trees and a rain garden will provide an initial buffer from the right-of-way, while northern red oaks and various shrubs will provide an intermediate layer further into the site to provide adequate screening and buffers from the right-of-way. The existing tree line along the eastern property line will be preserved to provide additional screening and buffers. Eight parking spaces comprise approximately 2,420 square feet of asphalt. Four trees will provide shade and screening to the parking area. The Applicant has requested a waiver in

order to provide shade trees along the perimeter of the parking area, rather than planted in a landscaped island. The Applicant proposes one tree in a landscaped island and three trees immediately adjacent to the proposed parking area. The justification for this waiver is due to the steep slopes and turning radii requirements for solid waste collections and emergency vehicles.

Non-vehicular paving will be constructed from natural gray concrete. This material will achieve a Solar Reflective Index (SRI) of 33 initially and 28 or less after 3 years. The applicant also proposes to plant 15 trees to satisfy the parking lot landscaping requirement of one tree for every 750 square feet of uncovered asphalt. For reference, the site's proposed parking area totals 7,455 square feet, which equates to a total requirement of ten trees.

Staff Comments and Requests

Staff has requested that the Applicant add a note to the Landscape Plan that all landscaping materials will be locally-sourced native plants. Staff has also requested that the Applicant provide a tree inventory along the eastern property line near the existing Meeting House to establish whether additional buffer may be required.

C. Water quality/storm water management/erosion control

All proposed development must be designed to minimize impervious area and provide adequate stormwater management. The proposed development will create more than 10,000 square feet of disturbed area, resulting in a stormwater management plan, in accordance with Section 5 of the Technical Manual. No new developed footprint expansion is proposed and therefore the project is exempt from the redevelopment treatment standards in Section 5 of the Technical Manual. The project is located in an area with separated storm water and sanitary sewer. The development must provide on-site stormwater detention in accordance with the Technical Manual.

The existing site is divided into five sub-catchments. The proposed development will be contained within the first and the fifth sub-catchment, and drainage patterns will remain relatively the same across the sub-catchments. The peak flows will remain at or below the pre-development levels. The rain garden and the subsurface storage system will provide on-site stormwater filtration and detention, which exceeds the minimum detention volume equal to 1 foot of rainfall across the impervious area on the site. Underground detention tanks, a rain garden and additional underground stormwater infrastructure will provide the stormwater management for the site. The project will be serviced by the public wastewater system. Frequent dewatering of ground water from the site will occur during construction to reduce risk of contamination. The "K" values for subsurface soils show a low susceptibility to erosion and provide suitable support for development.

Staff Comments and Requests

Staff has requested the Applicant provide a number of technical revisions to the plans relating to stormwater management.

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

A. Consistency with City Master Plans

The City's housing goals in the Comprehensive Plan encourage contextually appropriate housing density near service center and transit nodes. The 33-unit building along the Forest Avenue corridor and nearby neighborhood amenities, such as a grocery store and services store, align with this goal.

B. Public safety and fire prevention

All development must incorporate public safety principles into site design to enhance the security of public and private spaces. The proposed building entrances and exits will be visible from the public right of way and will be illuminated to enhance public safety. Pedestrian walkways and the driveway guide users to the building's entrance. Private patio space will be fenced and accessible only from within the building. A gate installed along the driveway will limit further access to the site to ensure only authorized use. The site layout provides separate public and private spaces. Street trees and shrubs reinforce the spatial edge of the private and public zones.

The dead-end roadway to the parking lot is greater than 150 feet in length, which necessitates a turnaround at the closed end to provide adequate emergency vehicle access.

Staff Comments and Requests

Staff has requested that the Applicant include additional signage to ensure emergency vehicle access.

C. Availability and capacity of public utilities

All developments must provide adequate utility infrastructure on-site and in connection to surrounding locations and facilities. The proposed development will provide two new service lines – a 2-inch domestic service and an 8-inch fire service line will connect to the building. Subsurface stormwater detention systems and a rain garden will manage and treat stormwater. A new riser pole along Forest Avenue will facilitate routing underground primary and communication lines to the building.

A new 6-inch sewer service lateral will convey building flows to a proposed on-site manhole. From this manhole, an 8-inch sewer line will connect to the existing public manhole located in Forest Avenue. The site will discharge to the public sanitary sewer system via this connection.

A dumpster enclosure with a pressure-treated wood fence and 15-foot by 10-foot concrete pad will provide screening of the solid waste receptacles.

Staff Comments and Requests

Staff has requested that the Applicant revise the plans to note ADA compliance of the existing communications vault. Staff has requested that the Applicant revise the plans to ensure private connections are not made to City catch basins.

## 4. Site Design Standards (Section 13.6.4)

A. Massing, ventilation, and wind impact

The bulk, location, or height of proposed buildings must not result in health or safety problems for users of the site or adjacent spaces. The proposed four-story building will have a height of 46 feet. The height of the structure is unlikely to create or change existing wind conditions. Ventilation for the building is provided via a roof-mounted Dedicated Outdoor Air System (DOAS). Ventilation and exhaust air will comply with ASHRAE 62.1 and 2021 IMC. The upper roof will have a white membrane with a three-year aged SRI of 80 or greater. Roof slope is not provided in the narrative.

B. Shadows

Not applicable. The building is under 65 ft.

C. Snow and ice loading

All development shall be designed to prevent significant amounts of snow and ice from falling onto adjacent properties or public ways. Wood trusses and parapets around the edges of the fourth-floor roof of the proposed building will prevent falling snow and ice.

D. View corridors

Not applicable. The proposed building is not located within an established public view corridor as detailed in the City of Portland Design Manual.

E. Historic resources

The development is not located within a Historic District and does not affect designated landmarks. There are no known archaeological resources present at the site. A historic cemetery is adjacent to the site. There is a 25 foot no disturbance zone, as established by Maine Revised Statutes, Title 13, Section 1371-A. Proper measures, as detailed in the City's site plan ordinance under this standard, must be taken if archaeological resources are discovered during construction.

F. Exterior lighting

All exterior site lighting shall provide adequate illumination to support site safety, comfort, and convenience without creating excessive glare or light trespass. The proposed developments will provide downlit, side shielded and dark sky compliant lighting, as shown on the photometric and lighting plan. There are no adjacent residential properties. No architectural or specialty lighting is proposed. There is no up-lighting proposed on the building or features. No new street lighting is proposed. There are existing cobra head street lights mounted to utility poles adjacent to the site and along Forest Avenue.

G. Noise and vibration

All heating, ventilation, and air conditioning equipment, and similar equipment shall meet applicable emission requirements. Ventilation for the proposed building is provided via a roof-mounted Dedicated Outdoor Air System (DOAS). Ventilation and exhaust air will comply with ASHRAE 62.1 and 2021 IMC.

H. Signage and wayfinding

Standard MUTC compliant stop sign is proposed at driveway exit. Signage will be affixed to building entrance.

I. Zoning-related design standards

The proposed building locates the primary entrance along the west elevation, within close proximity to the front façade. The entrance is clearly visible from the street, with lobby and vestibule windows that include decorative screening. The single-story building exterior is articulated with a vertical- slated siding and soffit that creates an active presence along the sidewalk. The building design incorporates façade variations (roof pitch, tone and accent material at residential windows) to complement the building module that is compatible with the surrounding residential and commercial structures within proximity to the site. The proposed building creates an urban street wall with a row of ornamental trees along the property frontage within close proximity to the street.

Staff Comments and Requests

Staff are requesting revised architectural drawings to clarify building materials and realign ground floor windows with the upper floor window arrangement. This request is further detailed in the Design Review Memorandum (Attachment S2).

## X. NEIGHBORHOOD MEETING & PUBLIC COMMENT

No public comments have been received as of May 6, 2026.

A neighborhood meeting was held by the applicant on March 18, 2026, at Portland Friends Meeting House at 1837 Forest Avenue, Portland Maine at 5:30pm. There were eight members of the public in attendance. Comments and questions primarily related to the Home for Good programming to which the Applicant confirmed that 24-hour staffing will be available on-site to respond to and address issues that may arise. Members of the public also voiced concern that the site's proximity to the Riverside Shelter could create safety concerns. There was also a brief exchange about the existing footpath through the western edge of the site. The Applicant confirmed they had discussions with Hannaford, but there was not an interest from either party to improve it.

## XI. NEXT STEPS

1. Suggested topics for discussion at Planning Board Workshop:
    a. Build-to zone exemption
    b. Bicycle parking waiver
    c. Landscaped parking island waiver.
2. Applicant shall address staff comments contained in the Comment Letter (Attachment S1)
3. Applicant shall address additional comments from the Planning Board.
4. Prepare final plan submission.
5. Schedule and hold planning board public hearing.

## XII. ATTACHMENTS

### APPLICANT'S DOCUMENTS

A. Development Description
B. Site Plan Checklist
C. Right, Title, and Interest
D. Financial Capacity
E. Technical Capacity
F. Conformity with Land Use Ordinance
G. Site Plan Data Sheet
H. Waiver Summary
I. Easement Summary
J. Construction Management Plan
K. Stormwater Management
L. Utilities Summary
M. Solid Waste Disposal
N. Public Safety
O. Architectural Design Narrative
P. Low Impact Design

Q. Lighting Plans
R. Wastewater Capacity
S. Erosion and Sedimentation Control
T. Parking

## APPLICANT'S DRAWINGS

1. Cover Sheet
2. General Notes
3. Boundary and Existing Conditions
4. Construction Management & Erosion Control
5. Site Plan
6. Enlarged Site Plan
7. Utility Plan
8. Enlarged Utility Plan
9. Grading and Drainage Plan
10. Planting Plan
11. Site Sections
12. Landscape Site Details
13. Planting Details
14. Site Details – 1
15. Site Details – 2
16. Site Details – 3
17. Utility Details -1
18. Utility Details -2
19. Utility Details -3
20. Drainage Details
21. Erosion and Sedimentation Control Notes
22. Erosion and Sedimentation Control Details
23. Architectural Ground Floor Plan
24. Architectural Upper Floor Plan
25. Architectural Elevations - 1
26. Architectural Elevations - 2
27. Architectural Eastern View
28. Architectural Western View
29. Updated Architectural Drawings

## STAFF ATTACHMENTS

S1. Comment Letter and Worksheets
S2. Design Review Memo

Att. S1

Dear Applicant,

We have completed our review of your application PL-003538-2026 proposing to develop a four-story, approximately 28,000 square-foot multifamily building at 1871 Forest Ave in the B-2 zone. **This review is based on the application submitted on February 27, 2026.** This development triggers major site plan review and is subject to the following regulations:

- Site Plan – Article 13.6
- Zoning – Article 6 & 7

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

Next Steps

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

Sincerely,

Rowen McAllister
Senior Planner

Attachments

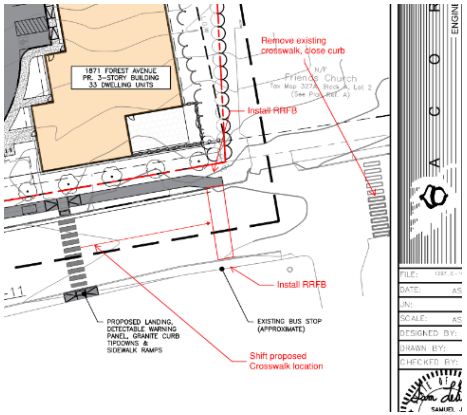
1. Site Plan Worksheet
2. Zoning Worksheet

**General Comments:**

- The Applicant shall revise "Enlarged Site Plan," dated February 27, 2026, by Acorn Engineering, Inc to ensure the building footprint aligns with architectural plans, particularly near the building entrance and patio area.
- The Applicant shall revise "Standard Boundary Survey Plan, Land Of Powell Realty, For Avesta Housing", dated October 2025, by BH2M to ensure standards for Boundary Survey Requirements, as provided in Article 14.2 of the Technical Manual, are met.
    - Applicant shall show the relationship of the project to the surrounding area at a scale no greater than one inch equals 2,000 feet;
    - Applicant shall state the source and method used to tie into vertical datum (NGVD29).
    - Label street status (i.e. Accepted City Street, Continued Paper Street, Discontinued Street, etc)
    - State the source and method used to tie into horizontal datum (MSPC).
    - List state plane coordinates on at least two corners as specified.
- Applicant shall be aware that Forest Ave is set to be paved by MDOT in 2026. Excavation into Forest Ave after it has been paved will be subject to the Moratorium replacement standards.

| **Site Plan Review Standards (Sec. 13.6)** | | | |
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| **Transportation Standards (Sec. 13.6.1)** | | | |
| ***Standard*** | | ***How the standard is being met*** | ***Finding*** |
| *Impact on Surrounding Street Systems* | 13.6.1.A.1 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:<br>1. Create or aggravate any significant hazard to safety on the surrounding street network. | A new 22 ft. drive aisle is proposed to connect the development to Forest Avenue. Standard traffic navigation signage will provide safe exit from the site onto Forest Ave. Improved public sidewalks with an esplanade will increase pedestrian safety directly adjacent to the development.<br>What still needs to be addressed:<br>1) The Applicant shall provide sight distance measurements at the driveway entrance. | More information needed |
| | 13.6.1.A.2 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 | The proposed development will generate fewer than 100 peak hour trips. However, pedestrian traffic and transit usage is likely to increase when compared to the previous restaurant use. | More inform |

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| | vehicular, bicycle, pedestrian, and transit traffic will not:<br>2. Substantially increase congestion on any street without mitigation proportionate to the level of impact. | **What still needs to be addressed:**<br><br>1) The plans shall include improvements to nearby transit stops in order to mitigate for this usage. See Standard **13.6.1.C.1** *Public Transit Access* for more information. | |
| *Access and Circulation* | **13.6.1.B.1.a** ***In General*** 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. | Vehicle access will be provided from Forest Avenue. Vehicular circulation will be contained within the site. Pedestrian access to the site is provided via a new bituminous sidewalk and a reinforced concrete sidewalk.<br>**What still needs to be addressed:**<br><br>1) Applicant shall darify the purpose of the interim driveway and use of adjacent parking lot prior to the next phase of development. | More information needed |
| | **13.6.1.B.1.b** ***In General*** 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. | The proposed development will maintain existing vehicular access from Forest Avenue. Existing and improved sidewalk connections will provide access to public transit routes along Forest Avenue.<br>**What still needs to be addressed:** | Met |
| | **13.6.1.B.1.c** ***In General*** 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. | The internal walkway extends from Forest Avenue sidewalk to building entrance and parking area. Access to transit routes and street crossings will also be provided via internal walkways and public sidewalks.<br>**What still needs to be addressed:** | Met |
| | **13.6.1.B.1.d** ***In General*** 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. | Not applicable.<br>**What still needs to be addressed:** | Not Applicabl |

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| | **13.6.1.B.1.e** ***In General*** Points of access and egress shall be located to avoid conflicts with turning movements and traffic flows. | The proposed driveway provides site access directly from Forest Avenue, and does not appear to be in conflict with other intersections or traffic flows. A new sidewalk is proposed mid-block to provide pedestrian access to the site.<br>**What still needs to be addressed:**<br><br>1) Applicant shall revise proposed crosswalk to better align with the Wellesley Estates Driveway and bus stop. Further, the Applicant shall install RRFB for the arterial crossing and eliminate the existing crosswalk/ramps, as shown below.<br>  <br> | More information needed |
| | **13.6.1.B.2.a** ***Curb and sidewalks*** 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. | A proposed bituminous sidewalk, esplanade, and vertical granite curb with a 7" reveal will improve the existing curb and sidewalk.<br>**What still needs to be addressed:** | Met |
| | **13.6.1.B.2.b** ***Curb and sidewalks*** Where sidewalks already exist but are in substandard condition, they | Sidewalks will be reconstructed to include an esplanade and street trees. | Met |

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| | 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. | What still needs to be addressed: | |
| | 13.6.1.B.2.c ***Curb and sidewalks*** An applicant may request a waiver from sidewalk installation requirements if they meet two or more applicable waiver criteria as listed below:<br>i. There is no reasonable expectation for pedestrian usage coming from, going to, and traversing the site.<br>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.<br>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.<br>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.<br>v. The street has been constructed or reconstructed without sidewalks within the last 24 months.<br>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. | No waiver is requested.<br>What still needs to be addressed: | Not Applicable |

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| | **13.6.1.B.2.d** ***Curb and sidewalks*** An applicant may request a waiver from curb installation requirements if they meet two or more applicable waiver criteria as listed below:<br>i. The cost to construct the curbing, including any applicable street opening fees, is in excess of 5% of the overall project cost.<br>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.<br>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.<br>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.<br>v. Runoff from the development site or within the street does not require curbing for stormwater management. | No waiver is requested.<br><br>**What still needs to be addressed:** | Not Applicable |
| *Public Transit Access* | **13.6.1.C.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:<br>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.<br>B. The nearest existing transit shelter on the route is more than ¼ mile from the site, measured along rights-of-way. | The proposed development is situated along METRO's #2 and #3 bus transit route. The limited available parking and the proposed Home for Good program indicate that the residents will frequently utilize pedestrian and transit infrastructure.<br><br>**What still needs to be addressed:**<br><br>1) The plans shall include improvements to the existing bus stop at 1837 Forest, as it does not currently meet accessibility standards. The bus stop shall be moved approx. 120 ft. southeast along Forest Ave and the sidewalk should be widened to 8 ft. for a run of 5-10 ft. near the bus stop sign. | Not Met |

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| | | 2) Similar improvements shall be proposed for the inbound stop at 1854 Forest Ave to construct an 8 ft. sidewalk with a width of 5-10 ft. at the bus stop. | |
| | 13.6.1.C.2 Transit facilities shall be connected to the public sidewalk system. | All improvements will be made within the public sidewalk system.<br>What still needs to be addressed: | Met |
| | 13.6.1.C.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. | Not applicable. The particular character of the development is likely to generate high public transit usage.<br>What still needs to be addressed: | Not Applicable |
| Parking | 13.6.1.D.1.a ***Vehicular parking*** Developments shall comply with the parking standards of Article 18. | A total of eight compliant parking spaces are proposed. These spaces will serve the employees of the housing programming provided on the first floor of the proposed building.<br>What still needs to be addressed: | Met |
| | 13.6.1.D.1.b ***Vehicular parking*** 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. | Parking is provided towards the rear of the site.<br>What still needs to be addressed: | Met |
| | 13.6.1.D.1.c ***Vehicular parking*** 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. | A total of eight parking spaces are provided: seven 9' x 18' standard and one 8' x 18' ADA. The driveway width is 22 ft..<br>What still needs to be addressed: | Met |
| | 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. | Three bicycle racks will be affixed to a concrete pad on the sidewalk and adjacent to the entrance of the building.<br><br>The Applicant has requested a waiver in order to not provide the required bicycle parking of 1 space for every two residential dwelling units. Instead, the Applicant proposes that residents shall store bicycles in their residential units, due | Not met |

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| | | to anticipated underuse of shared bicycle storage and preferences of the residents.<br>**What still needs to be addressed:** | |
| | 13.6.1.D.2.b ***Bicycle parking*** 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 requested a waiver as described in Standard 13.6.1.D.2.a.<br>**What still needs to be addressed:** | Not met |
| | 13.6.1.D.3.a ***Snow storage*** All developments shall include areas for snow storage or provide an acceptable snow removal plan. | Snow storage will be provided at the western edge of the parking area.<br>**What still needs to be addressed:** | Met |
| | 13.6.1.D.3.b ***Snow storage*** 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. | Snow storage will be provided at the western edge of the parking area and will not impact public ways, walkways, or adjacent properties.<br>**What still needs to be addressed:** | Met |
| | 13.6.1.D.3.c ***Snow storage*** Landscaping in designated snow storage areas shall be such that it can withstand the snow pile. | Snow storage will be provided at the western edge of the parking area, and does not appear to impact landscaped features.<br>**What still needs to be addressed:** | Met |
| | 13.6.1.D.4 ***Electric vehicle (EV) charging*** All development shall meet applicable EV standards as provided in Section 1 of the Technical Manual. | One electric vehicle (EV) charging station will be provided to service up to two parking spaces. Five spaces will be capable of hosting EV chargers.<br>**What still needs to be addressed:**<br><br>1) Applicant shall provide narrative that addresses all EV requirements in Section 1 of the Technical Manual, as well as a spec on the proposed charger. | More information needed |

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| *Transportation Demand Management* | 13.6.1.E.1 The following types of development shall design and implement a Transportation Demand Management (TDM) plan:<br>A. All commercial, institutional, or mixed-use developments of 50,000 square feet or more in total floor area.<br>B. All commercial or institutional uses designed to accommodate 100 or more employees or, for educational institutions, 100 or more students. | Not applicable. The development will not have a total floor area of 50,000 sq. ft.. or more.<br>What still needs to be addressed: | Not Applicable |
| | 13.6.1.E.2 The TDM Plan shall comply with the standards for transportation studies and plans as contained in the Technical Manual. | Not applicable. A TDM is not required.<br>What still needs to be addressed: | Not Applicable |
| **Environmental Quality Standards (Sec. 13.6.2)** | | | |
| ***Standard*** | | ***How the standard is being met*** | ***Finding*** |
| *Preservation of Significant Natural Features* | 13.6.2.A.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. | There is a significant cliff edge to the rear of the site. The development meets LID standards such as maintaining a 50 ft. setback from wetlands and maintaining a 10-20 ft. undisturbed vegetative buffer along all slopes greater than 15% to preserve and protect natural features.<br>What still needs to be addressed:<br><br>1) Submit a LID Narrative summarizing score and standard approaches. | More information needed |
| | 13.6.2.A.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 | Not applicable.<br>What still needs to be addressed: | Not Applicable |

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| | practicable and demonstrates compliance with applicable state and federal regulations. | | |
| | 13.6.2.A.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. | Erosion control berms towards the western and eastern edges of the site and tree protection fencing along the forest edge at the northern and eastern boundaries of the site will protect and preserve significant features.<br>**What still needs to be addressed:** | Met |
| *Site Landscaping and Buffers* | 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, per 5,000 square feet of lot area in accordance with the landscaping standards of the Technical Manual. | Six deciduous and native street trees will be planted along Forest Avenue. Nine additional trees will be planted within the site, primarily near or adjacent to the parking area. proposed along with nine internal trees. Native shrubs and groundcover plantings will provide additional screening and landscaped design.<br>**What still needs to be addressed:**<br><br>1) The Applicant shall add note to the Landscape Plan that all landscaping materials will be locally-sourced native plants. | More information needed. |
| | 13.6.2.B.1.b ***On-site landscaping*** 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. | The existing vegetation will be preserved on the rear of the site, along with mature trees on the eastern boundary.<br>**What still needs to be addressed:** | Met |
| | 13.6.2.B.1.c ***On-site landscaping*** 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. | Not applicable.<br>**What still needs to be addressed:** | Not Applicable |
| | 13.6.2.B.2.a ***Buffers and screening*** Loading and servicing areas, trash and recycling areas, storage areas, and roof- and ground-mounted utility | The building's orientation, fencing, and deciduous trees will screen trash and recycling areas from the sidewalk, roadways and adjacent | Met |

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| | 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. | properties. Similarly, shrubs and deciduous trees will screen pad mounted transformer located to the west of the parking area.<br>What still needs to be addressed: | |
| | 13.6.2.B.2.b *Buffers and screening* 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. | Surface parking is oriented to the rear of the building. Six street trees and a rain garden provide an initial buffer from the right-of-way, while northern red oaks and various shrubs will provide an intermediate layer further into the site to provide adequate screening and buffers from the right-of-way.<br>What still needs to be addressed: | Met |
| | 13.6.2.B.2.c *Buffers and screening* 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. | Not applicable. This is a residential development.<br>What still needs to be addressed: | Not Applicable |
| | 13.6.2.B.2.d *Buffers and screening* 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 existing tree line along the eastern property line will be preserved to provide screening and buffers.<br>What still needs to be addressed:<br><br>1) The Applicant shall provide a tree inventory along the eastern property line to establish whether additional buffer may be required. | More information needed |
| | 13.6.2.B.3.a *Parking and vehicle display lot landscaping* Developments with more than five parking spaces shall include at least one tree for every 750 square feet of uncovered asphalt parking area | Eight parking spaces comprise approximately 2,420 sq ft. of asphalt. Four trees will provide shade and screening to the parking area. | Not met |

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| | (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. | The Applicant has requested a waiver in order to provide shade trees along the perimeter of the parking area, rather than planted in a landscaped island. The Applicant proposes one tree in a landscaped island and three trees immediately adjacent to the proposed parking area. The justification for this waiver is due to the steep slopes and turning radii requirements for solid waste collections and emergency vehicles.<br>**What still needs to be addressed:** | |
| | 13.6.2.B.3.b ***Parking and vehicle display lot landscaping*** Landscaped islands shall be distributed so that uninterrupted pavement does not exceed forty parking spaces. | Not applicable. Eight parking spaces will be provided.<br>**What still needs to be addressed:** | Not Applicable |
| | 13.6.2.B.3.c ***Parking and vehicle display lot landscaping*** 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. | The Applicant has requested a waiver as described in Standard 13.6.2.B.3.a.<br>**What still needs to be addressed:** | More information needed |
| | 13.6.2.B.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 square feet of asphalt paving. | Non-vehicular paving will be constructed from natural gray concrete. This material will achieve a Solar Reflective Index of 33 initially and 28 or less aft.er 3 years. The site will also plant 15 trees for 7,455 sq. ft. of asphalt paving, which is 1 tree for every 497 sq. ft.<br>**What still needs to be addressed:** | Met |
| | 13.6.2.B.5.a ***Street trees*** 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 | Six street trees comprised of serviceberry and redbud trees will be planted along 65 ft. of frontage along Forest Avenue. | More |

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| | 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. | **What still needs to be addressed:** | |
| | **13.6.2.B.5.b** ***Street trees*** 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. | Not applicable. Street trees are included in the project.<br>**What still needs to be addressed:** | Not Applicable |
| | **13.6.2.B.5.c** ***Street trees*** 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. | Not applicable. No trees have been designated by the City Arborist.<br>**What still needs to be addressed:** | Not Applicable |
| *Water Quality, Stormwater Management and Erosion Control* | **13.6.2.C.1.a** 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:<br>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. | The existing site is divided into five sub-catchments. The development will be contained within the first and the fifth sub-catchment, and drainage patterns will remain relatively the same across the sub-catchments. The peak flows will remain at or below the pre-development levels.<br>**What still needs to be addressed:** | Met |
| | **13.6.2.C.1.b** 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:<br>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 | The peak flows will remain at or below the pre-development levels, as provided in the stormwater management plan.<br>**What still needs to be addressed:** | Met |

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| | 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. | | |
| | 13.6.2.C.1.c 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:<br>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 rain garden will provide on-site stormwater detention which exceeds the minimum detention volume equal to 1 ft. of rainfall across the impervious area on the site.<br>**What still needs to be addressed:** | Met |
| | 13.6.2.C.2 All development shall comply with the stormwater management standards of the Technical Manual. | Underground detention tanks, a rain garden and additional underground stormwater infrastructure will provide the stormwater management for the site.<br>**What still needs to be addressed:**<br><br>1) The Applicant shall provide complete information on the two field inlets located at the southeastern corner of the proposed building.<br><br>2) The Applicant shall clarify how the foundation drain located at the southeast corner of the building will connect to the site's stormwater system.<br><br>3) The Applicant shall clarify how the storm drain connection stub and sewer stub, both to the western side of the site, will be left in temporary condition until the next phase is completed. | More information needed |

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| | | 4) Plans shall include more contour labels for the graded areas around the building, in order to provide clarity for review of the proposed stormwater system with the stormwater model and provide a detail for construction.<br><br>5) The submitted stormwater report indicated that the proposed project is reducing impervious surface and is not meeting the 5,000 sq. ft. threshold for non-roof development. Areas confirming this condition shall be listed in the report.<br><br>6) Applicant shall confirm that the temporary gravel pad will need to be considered in future phases of work as roof area when calculating changes to impervious area, as it is not currently included in impervious surface considerations for the proposed stormwater management plan.<br><br>7) Applicant shall review the modeled rain garden with the proposed design. The modeled outlets do not match the drawings. The underground storage system should also be reviewed against the plans. Both should be revised accordingly.<br><br>8) Applicant shall re-evaluate the flow from subcatchment 1.1 and its potential impact on the outlet control structure for the underground storage system. Portions of this subcatchment area will be draining into the downstream side of the outlet control structure, and flow could impact the outlets from the underground system, in particular with larger storm events. The outlet pipe from the structure should be sized for all flow.<br><br>9) The plans shall clarify the details of the proposed subsurface storage system. As | |

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| | | currently shown on the plans, the system does not directly relate to what has been modeled in the HydroCAD report. The proprietary system shall be reviewed and approved by the product manufacturer. | |
| | 13.6.2.C.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. | The project will be serviced by the public wastewater system. Frequent dewatering of ground water from the site will occur during construction to reduce risk of contamination.<br>What still needs to be addressed: | Met |
| | 13.6.2.C.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. | The "K" values for subsurface soils show a low susceptibility to erosion and provide evidence of suitable support for development.<br>What still needs to be addressed: | Met |
| **Public Infrastructure and Community Safety Standards (Sec. 13.6.3)** | | | |
| ***Standard*** | | ***How the standard is being met*** | ***Finding*** |
| *Consistency with City Master Plans* | 13.6.3.A.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. | The City's housing goals in the Comprehensive Plan encourage contextually appropriate housing density near service center and transit nodes. The 33 units building along the Forest Avenue Corridor and nearby neighborhood amenities align with this goal.<br>What still needs to be addressed: | Met |
| | 13.6.3.A.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. | Not applicable.<br>What still needs to be addressed: | Not Applicable |
| *Public* | 13.6.3.B.1.a All development shall incorporate the following public safety principles for Crime | Building entrances and exits will be visible from the public right of way and will be illuminated | Met |

| | | | |
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| | Prevention through Environmental Design (CPTED) into site design to enhance the security of public and private spaces and to reduce the potential for crime:<br>a) Natural surveillance that promotes visibility of public spaces and areas. | to enhance public safety. Additional safety measures, such as security cameras will be provided.<br>**What still needs to be addressed:** | |
| | **13.6.3.B.1.b** 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:<br>b) Access control that promotes authorized and/or appropriate access to the site. | Pedestrian walkways and the driveway guide users to site entrance. Private patio space will be fenced and accessible only from inside the building. A gate installed along the driveway will limit further access to the site.<br>**What still needs to be addressed:** | Met |
| | **13.6.3.B.1.c** 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:<br>c) Territorial reinforcement that promotes a sense of ownership and responsibility through environmental design. | The site layout provides separate public and private spaces. Street trees and shrubs reinforce the spatial edge of the private and public zones.<br>**What still needs to be addressed:** | Met |
| | **13.6.3.B.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 dead-end roadway to the parking lot is greater than 150 ft., which necessitates a turnaround at the closed end.<br>**What still needs to be addressed:**<br>1) Plans shall include "No Parking Fire Lane" signs facing towards the parking area and in between the snow and trash storage.<br>2) Applicant shall reach out to Charles Wordell, the City's 9-1-1 Addressing Officer to provide an approved street name and building number, if they intend to further develop the property. | More Information needed |
| *Public Utilities* | **13.6.3.C.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 | Two new service lines – 2" domestic service and an 8" fire service line will connect to the new building. Subsurface stormwater detention systems and a rain garden will manage and treat stormwater. | More Information needed |

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| | infrastructure on-site and in connection to surrounding locations and facilities. | **What still needs to be addressed:**<br><br>1) Utility plan shall note that existing communications vault within the proposed sidewalk must be ADA compliant. | |
| | 13.6.3.C.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. | A new riser pole along Forest Avenue will facilitate routing underground primary and communication lines to the building.<br>**What still needs to be addressed:** | Met |
| | 13.6.3.C.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. | A new 6" sewer service lateral will tie into the existing main with Forest Avenue. An 8" sewer lateral would connect from a new manhole to an existing manhole in front of the property.<br>**What still needs to be addressed:** | Met |
| | 13.6.3.C.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. | The site will connect to the public sanitary sewer system within Forest Avenue.<br>**What still needs to be addressed:**<br><br>1) Plans shall confirm that the new connection into the combined sewer system will be equipped with backflow prevention.<br><br>1) Applicant shall revise proposed catch basin connection. Private connections are not permitted into the City street catch basins per technical standard 6.9.7. | More information needed |
| | 13.6.3.C.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. | A dumpster enclosure with a pressure-treated wooden fence and 15 ft. x 10 ft. concrete pad will provide screening.<br>**What still needs to be addressed:**<br><br>1) Applicant shall clarify how containers will provide separate storage for trash and recycling. | More information needed. |

| **Site Design Standards (Sec. 13.6.4)** | | | |
|---|---|---|---|
| ***Standard*** | | ***How the standard is being met*** | ***Finding*** |
| *Massing, Ventilation and Wind Impact* | 13.6.4.A.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. | The four-story building will have a height of 46 ft. The relative height of the structure is unlikely to create or change existing wind climate.<br>What still needs to be addressed: | Met |
| | 13.6.4.A.2 Development shall locate all HVAC venting mechanisms to direct exhaust away from public spaces and residential properties directly adjacent to the site. | Ventilation for the building is provided via a roof-mounted Dedicated Outdoor Air System (DOAS). Ventilation and exhaust air will comply with ASHRAE 62.1 and 2021 IMC.<br>What still needs to be addressed: | Met |
| | 13.6.4.A.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:<br>a) Roofs with a slope less than 2:12: SRI of 82+ (initial)/64+ (3-year aged)<br>b) Roofs with a slope greater than 2:12: SRI of 25+ (initial)/25+ (3-year aged)<br>Roof areas covered by shade structures with an SRI of 39+, including photovoltaic panels that shade the roof, are considered exempt from roof area calculations for the purposes of this standard. | The upper roof will have a white membrane with a three-year aged solar reflectance index of 80 or greater. Roof slope is not provided in the narrative.<br>What still needs to be addressed: | Met |
| *Shadow* | 13.6.4.B 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. Building height is under 65 ft.<br>What still needs to be addressed: | Not Applicable |
| *Snow and Ice* | 13.6.4.C All development shall be designed to prevent significant amounts of accumulated snow and ice | Wood trusses and parapets around the edges of the fourth-floor roof will prevent falling snow and ice. | Met |

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| | from loading or falling onto adjacent properties or public ways. | What still needs to be addressed: | |
| *View Corridors* | 13.6.4.D The massing, location, and height of development shall not substantially obstruct public view corridors identified in the City of Portland Design Manual. | Not applicable. There are not water or landmark views present near the site.<br>What still needs to be addressed: | Not Applicable |
| *Historic Resources* | 13.6.4.E.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. | Not applicable. The development is not located in a Historic District and does not affect designated landmarks.<br>What still needs to be addressed: | Not Applicable |
| | 13.6.4.E.2.a All development shall document and protect state or local archaeological resources known to exist or discovered on the site.<br>a) Protection may include leaving archaeological resources untouched beneath a new development through adaptation of foundation design or architectural layout. | There are no known archaeological resources present at the site. There is a historic cemetery adjacent to the site. There is a 25 ft. no disturbance zone. Proper measures must be taken if archaeological resources are discovered during construction.<br>What still needs to be addressed: | Met |
| | 13.6.4.E.2.b All development shall document and protect state or local archaeological resources known to exist or discovered on the site. | There are no known archaeological resources on the site. Proper measures must be taken if archaeological resources are discovered during construction. | Met |

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| | b) Where the applicant can demonstrate that complete protection is not feasible, the applicant shall excavate and document archeological 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:<br>i. Original seawall structure located landward of Commercial Street.<br>ii. Inactive historic family cemetery plots.<br>iii. Historic railroad beds including but not limited to the Portland-Lewiston interurban railroad.<br>iv. Original structure and/or landforms associated with the Cumberland and Oxford Canal.<br>v. Buried portions of colonial and post-colonial period structures or built features located on the Portland Peninsula predating the Great Fire of 1866.<br>vi. Pre-colonial occupation sites identified by shell middens or other evidence.<br>vii. Sites listed or eligible for listing on the National Register of Historic Places. | What still needs to be addressed: | |

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|---|---|---|---|
| | 13.6.4.E.2.c All development shall document and protect state or local archaeological resources known to exist or discovered on the site.<br>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. | No waiver is requested.<br>What still needs to be addressed: | Not Applicable |
| *Exterior Lighting* | 13.6.4.F.1.a ***Site lighting*** 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. | Lighting is downlit, side shielded and dark sky compliant. Photometric and lighting plan submitted.<br>What still needs to be addressed: | Met |
| | 13.6.4.F.1.a ***Site lighting*** Where light from a proposed development may adversely impact adjacent residential properties, exterior lighting shall employ building-side shielding. | Not applicable. There are no adjacent residential properties.<br>What still needs to be addressed: | Not Applicable |
| | 13.6.4.F.2.a ***Architectural and specialty lighting*** 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. | Not applicable. No architectural or specialty lighting proposed.<br>What still needs to be addressed: | Not Applicable |
| | 13.6.4.F.2.b ***Architectural and specialty lighting*** 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. | Not applicable. There is no up-lighting on the building or features.<br>What still needs to be addressed: | Not Applicable |
| | 13.6.4.F.3 ***Street lighting*** All development shall provide municipal street lighting adequate for the | No new street lighting is proposed. There are existing cobra head street lights mounted to | Met |

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|---|---|---|---|
| | 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. | utility poles adjacent to the site and along Forest Avenue.<br>**What still needs to be addressed:** | |
| *Noise and Vibration* | **13.6.4.G** 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. | Ventilation for the building is provided via a roof-mounted Dedicated Outdoor Air System (DOAS). Ventilation and exhaust air will comply with ASHRAE 62.1 and 2021 IMC.<br>**What still needs to be addressed:** | Met |
| *Signage and Wayfinding* | **13.6.4.H.1** On-site directional traffic signage may be provided to enable users to safely and easily navigate into, around and out of the site. | Standard MUTC compliant stop sign proposed at driveway exit.<br>**What still needs to be addressed:** | Met |
| | **13.6.4.H.2** Signage shall not adversely affect visibility at intersections on or off the site. | Not applicable. Signage to be affixed to building entrance.<br>**What still needs to be addressed:** | Not Applicable |
| *Design Standards* | **13.6.4.I.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. | Primary building entrance located along the western elevation in close proximity to the front façade. Storefront scaled windows create strong connection to the street.<br>**What still needs to be addressed:**<br>1) See Design Memo | More information needed. |
| | **13.6.4.I.2** If the development is located in a historic district or associated with a historic landmark, the standards of Article 16 shall supersede. | Not applicable.<br>**What still needs to be addressed:** | Not Applicable |

## Zoning Use Review (Article 6)

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

| ***Proposed Use*** | ***Permitted, Conditional or Accessory Use*** | ***Zone*** | ***Use Std*** |
|---|---|---|---|
| *Multi-Family* | *Permitted* | *B-2* | 6.4.12 |
| *Accessory Office* | *Permitted* | *B-2* | 6.4.15, 6.4.10 |

**Supplemental or Accessory Use Standards (Sec. 6)**

| ***Standard*** | ***Discussion*** | ***Finding*** |
|---|---|---|
| 6.2.3 Multiple Uses A lot may contain more than one principal use, providing each use is allowed within the zone. Each principal use shall be permitted separately. In certain cases, uses are defined in Article 3 to include accessory uses that provide necessary support or are functionally integrated into the principal use. | Overview: A Multi-family dwelling is the primary use of the proposed development at the subject property. An office use on the first floor of the proposed structure is an accessory use to provide support staff for residents. The accessory office use is integral to the residential use under the "Home for Good" program.<br><br>Updates Requested<br>None.<br><br>Updates Requested<br>List action items for an applicant to respond to | ***Met*** |

**Dimensional Standards (Table 7-C)**

| ***Standard*** | ***Requirement 1 – Base Zone (B-2)*** | ***Requirement 2- Overlay (N/A)*** | ***Proposed*** | ***Finding*** |
|---|---|---|---|---|
| Lot Area (Min) | ***0*** | ***N/A*** | ***144,679*** | ***Met*** |
| Street Frontage | -- | N/A | 690.35 | Not Applicable |
| Gross floor area | -- | N/A | 28,694 | Not Applicable |
| Build-to Zone | 0-10 ft | N/A | 12.5, Per Section 7.6.5.B.3, the Applicant has requested an exemption due to the irregular shape of the lot and the steep topography. Further, existing 3-phase power lines running along the site | Not Met |

| | | | | |
|---|---|---|---|---|
| | | | requires a 15 ft setback. | |
| Build-to percentage | 100% | N/A | See Build-to Zone | Not Met |
| Building Length as a percentage of street frontage | -- | N/A | N/A | Not Applicable |
| Rear Setback | -- | N/A | 115.5 | Not Applicable |
| Side Setback | -- | N/A | 22.75 | Not Applicable |
| Building Height | 75 ft | N/A | 50 | Met |
| Lot Coverage (max) | 100% | N/A | 5.69% | Met |
| Blank Wall | 20 ft | N/A | Applicant shall provide additional information to ensure there is no blank wall greater than 20 ft in length along the building façade. | Additional Information Needed |

**Affordable Housing Density Bonuses (Sec. 17.2)**

| ***Bonus Type*** | ***Allowed Under Density Bonus*** | ***Proposed*** | ***Finding*** |
|---|---|---|---|
| *Maximum Density (units)* | 2.5 x Base | 33 | Met |
| *Maximum Height* | 85 | 46 | Met |

Att. S2

| | |
|---|---|
| **Subject:** | 1871 Forest Avenue |
| **Zone:** | B-2 |
| **Date of Review:** | Wednesday, March 25, 2026 |
| **Reviewer(s):** | Sean King (Urban Designer), Rowen McAllister (Senior Planner), Neha Sunil Pol (Planner), |
| **Project ID:** | PL-003538-2026 |

## I. INTRODUCTION

The development project at 1871 Forest Avenue is subject to the site design review standards, Land Use Code section 13.6.4.I Design standards.

The proposed at 165 Washington Avenue is located in the B-2 Community Business zone, and is subject to the design standards of the City of Portland *Design Manual* – ***(d) B-2 Commercial Business Zone, Appendix 2*** and ***(i) Two-family, special needs independent living units, multiple-family, lodging houses, bed and breakfasts and emergency shelters.***

## II. REQUEST FOR ADDITIONAL SUBMISSION MATERIALS

Staff requests that the Applicant provide the following plan and detail materials:

1. Specify exterior façade materials onto the architectural elevations and reflect onto the renderings.
2. Submit window specifications that indicate the window transparency to meet .7 or greater at the ground floor facing the street.

## III. DESIGN REVIEW COMMENTS: **bold** text denotes recent updates met, red text denotes standards not met and require resubmission.

### *(d) B-2 STANDARDS*

c. *Building entrances: In the B-1, **B-2** and B-2b zone building entrances shall be oriented toward, located adjacent to, and directly accessible from, a sidewalk in a public right-of-way.*

Staff comment: The proposed building locates the primary along the west elevation within close proximity to the front façade. Staff finds that the primary building entrance is clearly visible from the street with fixed glass around the perimeter, and integrated into the ground floor that is accessible from the public sidewalk.

d. *Windows: In the B-1, **B-2**, B-2b zones windows shall be required along the street frontage of a building. Windows shall be transparent (with visible transmittance (VT) of .7 or greater) and installed at a height to allow views into the building by passerby.*

Staff comment: The proposed building is setback approximately 12'6" from the front property line, however Staff finds that the large expanse of storefront-scaled windows along the street frontage creates a strong connection to the street.

Staff requests window specifications that indicate the window transparency to meet .7 or greater at the ground floor facing the street.

e. *Façade character: In the B-1, **B-2**, B-2b zones, active and public portions of the buildings (e.g. doors, windows, entries retail displays) shall be oriented to and, where possible, be located adjacent to the public sidewalk to create an active presence along the sidewalk.*

Staff comment: The proposed building provides storefront windows along a single-story annex provides an entrance lobby and community gathering space for the residents. The single-story building exterior is articulated with a vertical- slated siding and soffit that Staff finds creates an active presence to create an active presence along the sidewalk.

Staff recommends that the Applicant consider a vertical alignment of the ground floor windows along the west and east elevations that corresponds to the upper floor window arrangement.

f. *Building design: B-1, **B-2** and B-2b commercial buildings shall be designed to be compatible with their residential and commercial neighbors.*

Staff comment: The proposed building is arranged to provide gathering spaces for residents at the ground-floor and residential units on the upper floors setback from the street. Staff finds that the building is segmented into building modules that creates variation in the building plane and reduces the overall scale. In addition, the building design incorporates façade variations (roof pitch, tone and accent material at residential windows) to complement the building module that Staff finds is compatible with the surrounding residential and commercial structures within proximity to the site.

g. *Building materials: Façade materials of buildings located in the B-1, **B-2** and B-2b zones shall be compatible with those materials of surrounding residential and commercial use.*

Staff comment: The proposed building design provides façade materials that relate to the corresponding use, the single-story portion includes large storefront windows and vertical siding of various reveals and tones that Staff finds articulates the primary entrance. The upper floors organize windows in a symmetrical pattern and include accent materials between the windows that Staff finds provides appropriate façade variation.

Staff request that the application identify the exterior building materials onto the elevations and reflect appropriately onto the renderings.

i. *Landscaping and buffers: In the B-1, **B-2** and B-2b zones buildings and associated parking areas must be screened to buffer abutting properties. A densely planted landscape buffer and/or fencing will be required to protect neighboring properties from the impacts associated with the development, including lighting, parking, traffic, noise, odor, smoke, or other incompatible uses. Where buildings are setback from the street, a landscaped area must be planted along the front yard street line.*

Staff comment: Staff requests that the applicant provide an inventory of existing trees with location, size and type along the east property line to evaluate if existing vegetation provide on the property provides sufficient buffering. If no existing trees are present within the property boundaries, Staff recommends additional landscape screening along the east property to buffer the proposed building from the adjacent property at 1837 Forest Avenue.

*GUIDELINES*

Please refer to Appendix 2 of this manual, The B-1, **B-2**, B-2b Design Guidelines, for applicable design guidelines for the B-1 and B-2 zones.

1. *Buildings located in the B-2 zone are specifically encouraged to adhere to the design guidelines contained in the B-1, B-2, B-2b Design Guidelines (Appendix 2) of this section concerning the creation and preservation of an urban street wall.*

   Staff comment: Staff finds that the proposed building creates a sufficient urban street wall with a row of ornamental trees along the property frontage and building frontage within close proximity to the street.

2. *In the B-2 zone, buildings are specifically encouraged to adhere to the guidelines contained in the B-1, B-2, B-2b Design Guidelines (Appendix 2) of this section concerning building entrances.*

   Staff comment: Staff finds that the primary building entrances is clearly visible from the street with large storefront windows around the perimeter and an accessible walkway to the public sidewalk.

Att. S1

Dear Applicant,

We have completed our review of your application PL-003538-2026 proposing to develop a four-story, approximately 28,000 square-foot multifamily building at 1871 Forest Ave in the B-2 zone. **This review is based on the application submitted on February 27, 2026.** This development triggers major site plan review and is subject to the following regulations:

- Site Plan – Article 13.6
- Zoning – Article 6 & 7

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

Next Steps

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

Sincerely,

Rowen McAllister
Senior Planner

Attachments

1. Site Plan Worksheet
2. Zoning Worksheet

## General Comments:

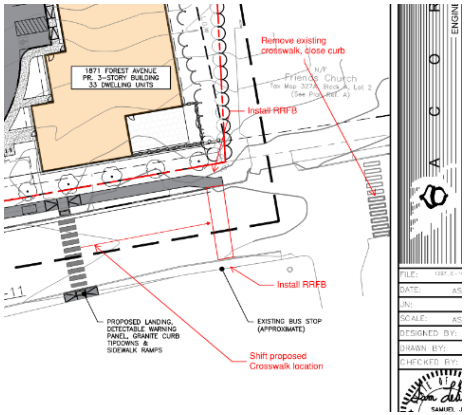
- The Applicant shall revise "Enlarged Site Plan," dated February 27, 2026, by Acorn Engineering, Inc to ensure the building footprint aligns with architectural plans, particularly near the building entrance and patio area.
- The Applicant shall revise "Standard Boundary Survey Plan, Land Of Powell Realty, For Avesta Housing", dated October 2025, by BH2M to ensure standards for Boundary Survey Requirements, as provided in Article 14.2 of the Technical Manual, are met.
    - Applicant shall show the relationship of the project to the surrounding area at a scale no greater than one inch equals 2,000 feet;
    - Applicant shall state the source and method used to tie into vertical datum (NGVD29).
    - Label street status (i.e. Accepted City Street, Continued Paper Street, Discontinued Street, etc)
    - State the source and method used to tie into horizontal datum (MSPC).
    - List state plane coordinates on at least two corners as specified.
- Applicant shall be aware that Forest Ave is set to be paved by MDOT in 2026. Excavation into Forest Ave after it has been paved will be subject to the Moratorium replacement standards.

## Site Plan Review Standards (Sec. 13.6)

### Transportation Standards (Sec. 13.6.1)

| ***Standard*** | | ***How the standard is being met*** | ***Finding*** |
|---|---|---|---|
| *Impact on Surrounding Street Systems* | 13.6.1.A.1 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:<br>1. Create or aggravate any significant hazard to safety on the surrounding street network. | A new 22 ft. drive aisle is proposed to connect the development to Forest Avenue. Standard traffic navigation signage will provide safe exit from the site onto Forest Ave. Improved public sidewalks with an esplanade will increase pedestrian safety directly adjacent to the development.<br>What still needs to be addressed:<br>1) The Applicant shall provide sight distance measurements at the driveway entrance. | More information needed |
| | 13.6.1.A.2 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 | The proposed development will generate fewer than 100 peak hour trips. However, pedestrian traffic and transit usage is likely to increase when compared to the previous restaurant use. | More inform |

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|---|---|---|---|
| | vehicular, bicycle, pedestrian, and transit traffic will not:<br>2. Substantially increase congestion on any street without mitigation proportionate to the level of impact. | **What still needs to be addressed:**<br><br>1) The plans shall include improvements to nearby transit stops in order to mitigate for this usage. See Standard **13.6.1.C.1** *Public Transit Access* for more information. | |
| *Access and Circulation* | **13.6.1.B.1.a** ***In General*** 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. | Vehicle access will be provided from Forest Avenue. Vehicular circulation will be contained within the site. Pedestrian access to the site is provided via a new bituminous sidewalk and a reinforced concrete sidewalk.<br>**What still needs to be addressed:**<br><br>1) Applicant shall darify the purpose of the interim driveway and use of adjacent parking lot prior to the next phase of development. | More information needed |
| | **13.6.1.B.1.b** ***In General*** 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. | The proposed development will maintain existing vehicular access from Forest Avenue. Existing and improved sidewalk connections will provide access to public transit routes along Forest Avenue.<br>**What still needs to be addressed:** | Met |
| | **13.6.1.B.1.c** ***In General*** 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. | The internal walkway extends from Forest Avenue sidewalk to building entrance and parking area. Access to transit routes and street crossings will also be provided via internal walkways and public sidewalks.<br>**What still needs to be addressed:** | Met |
| | **13.6.1.B.1.d** ***In General*** 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. | Not applicable.<br>**What still needs to be addressed:** | Not Applicabl |

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| | **13.6.1.B.1.e** ***In General*** Points of access and egress shall be located to avoid conflicts with turning movements and traffic flows. | The proposed driveway provides site access directly from Forest Avenue, and does not appear to be in conflict with other intersections or traffic flows. A new sidewalk is proposed mid-block to provide pedestrian access to the site.<br>**What still needs to be addressed:**<br><br>1) Applicant shall revise proposed crosswalk to better align with the Wellesley Estates Driveway and bus stop. Further, the Applicant shall install RRFB for the arterial crossing and eliminate the existing crosswalk/ramps, as shown below.<br>  <br> | More information needed |
| | **13.6.1.B.2.a** ***Curb and sidewalks*** 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. | A proposed bituminous sidewalk, esplanade, and vertical granite curb with a 7" reveal will improve the existing curb and sidewalk.<br>**What still needs to be addressed:** | Met |
| | **13.6.1.B.2.b** ***Curb and sidewalks*** Where sidewalks already exist but are in substandard condition, they | Sidewalks will be reconstructed to include an esplanade and street trees. | Met |

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| | 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. | What still needs to be addressed: | |
| | 13.6.1.B.2.c ***Curb and sidewalks*** An applicant may request a waiver from sidewalk installation requirements if they meet two or more applicable waiver criteria as listed below:<br>i. There is no reasonable expectation for pedestrian usage coming from, going to, and traversing the site.<br>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.<br>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.<br>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.<br>v. The street has been constructed or reconstructed without sidewalks within the last 24 months.<br>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. | No waiver is requested.<br>What still needs to be addressed: | Not Applicable |

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| | **13.6.1.B.2.d** ***Curb and sidewalks*** An applicant may request a waiver from curb installation requirements if they meet two or more applicable waiver criteria as listed below:<br>i. The cost to construct the curbing, including any applicable street opening fees, is in excess of 5% of the overall project cost.<br>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.<br>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.<br>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.<br>v. Runoff from the development site or within the street does not require curbing for stormwater management. | No waiver is requested.<br><br>**What still needs to be addressed:** | Not Applicable |
| *Public Transit Access* | **13.6.1.C.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:<br>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.<br>B. The nearest existing transit shelter on the route is more than ¼ mile from the site, measured along rights-of-way. | The proposed development is situated along METRO's #2 and #3 bus transit route. The limited available parking and the proposed Home for Good program indicate that the residents will frequently utilize pedestrian and transit infrastructure.<br><br>**What still needs to be addressed:**<br><br>1) The plans shall include improvements to the existing bus stop at 1837 Forest, as it does not currently meet accessibility standards. The bus stop shall be moved approx. 120 ft. southeast along Forest Ave and the sidewalk should be widened to 8 ft. for a run of 5-10 ft. near the bus stop sign. | Not Met |

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| | | 2) Similar improvements shall be proposed for the inbound stop at 1854 Forest Ave to construct an 8 ft. sidewalk with a width of 5-10 ft. at the bus stop. | |
| | 13.6.1.C.2 Transit facilities shall be connected to the public sidewalk system. | All improvements will be made within the public sidewalk system.<br>What still needs to be addressed: | Met |
| | 13.6.1.C.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. | Not applicable. The particular character of the development is likely to generate high public transit usage.<br>What still needs to be addressed: | Not Applicable |
| Parking | 13.6.1.D.1.a ***Vehicular parking*** Developments shall comply with the parking standards of Article 18. | A total of eight compliant parking spaces are proposed. These spaces will serve the employees of the housing programming provided on the first floor of the proposed building.<br>What still needs to be addressed: | Met |
| | 13.6.1.D.1.b ***Vehicular parking*** 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. | Parking is provided towards the rear of the site.<br>What still needs to be addressed: | Met |
| | 13.6.1.D.1.c ***Vehicular parking*** 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. | A total of eight parking spaces are provided: seven 9' x 18' standard and one 8' x 18' ADA. The driveway width is 22 ft..<br>What still needs to be addressed: | Met |
| | 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. | Three bicycle racks will be affixed to a concrete pad on the sidewalk and adjacent to the entrance of the building.<br><br>The Applicant has requested a waiver in order to not provide the required bicycle parking of 1 space for every two residential dwelling units. Instead, the Applicant proposes that residents shall store bicycles in their residential units, due | Not met |

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| | | to anticipated underuse of shared bicycle storage and preferences of the residents.<br>**What still needs to be addressed:** | |
| | 13.6.1.D.2.b ***Bicycle parking*** 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 requested a waiver as described in Standard 13.6.1.D.2.a.<br>**What still needs to be addressed:** | Not met |
| | 13.6.1.D.3.a ***Snow storage*** All developments shall include areas for snow storage or provide an acceptable snow removal plan. | Snow storage will be provided at the western edge of the parking area.<br>**What still needs to be addressed:** | Met |
| | 13.6.1.D.3.b ***Snow storage*** 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. | Snow storage will be provided at the western edge of the parking area and will not impact public ways, walkways, or adjacent properties.<br>**What still needs to be addressed:** | Met |
| | 13.6.1.D.3.c ***Snow storage*** Landscaping in designated snow storage areas shall be such that it can withstand the snow pile. | Snow storage will be provided at the western edge of the parking area, and does not appear to impact landscaped features.<br>**What still needs to be addressed:** | Met |
| | 13.6.1.D.4 ***Electric vehicle (EV) charging*** All development shall meet applicable EV standards as provided in Section 1 of the Technical Manual. | One electric vehicle (EV) charging station will be provided to service up to two parking spaces. Five spaces will be capable of hosting EV chargers.<br>**What still needs to be addressed:**<br><br>1) Applicant shall provide narrative that addresses all EV requirements in Section 1 of the Technical Manual, as well as a spec on the proposed charger. | More information needed |

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| *Transportation Demand Management* | 13.6.1.E.1 The following types of development shall design and implement a Transportation Demand Management (TDM) plan:<br>A. All commercial, institutional, or mixed-use developments of 50,000 square feet or more in total floor area.<br>B. All commercial or institutional uses designed to accommodate 100 or more employees or, for educational institutions, 100 or more students. | Not applicable. The development will not have a total floor area of 50,000 sq. ft.. or more.<br>What still needs to be addressed: | Not Applicable |
| | 13.6.1.E.2 The TDM Plan shall comply with the standards for transportation studies and plans as contained in the Technical Manual. | Not applicable. A TDM is not required.<br>What still needs to be addressed: | Not Applicable |
| **Environmental Quality Standards (Sec. 13.6.2)** | | | |
| ***Standard*** | | ***How the standard is being met*** | ***Finding*** |
| *Preservation of Significant Natural Features* | 13.6.2.A.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. | There is a significant cliff edge to the rear of the site. The development meets LID standards such as maintaining a 50 ft. setback from wetlands and maintaining a 10-20 ft. undisturbed vegetative buffer along all slopes greater than 15% to preserve and protect natural features.<br>What still needs to be addressed:<br><br>1) Submit a LID Narrative summarizing score and standard approaches. | More information needed |
| | 13.6.2.A.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 | Not applicable.<br>What still needs to be addressed: | Not Applicable |

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| | practicable and demonstrates compliance with applicable state and federal regulations. | | |
| | 13.6.2.A.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. | Erosion control berms towards the western and eastern edges of the site and tree protection fencing along the forest edge at the northern and eastern boundaries of the site will protect and preserve significant features.<br>**What still needs to be addressed:** | Met |
| *Site Landscaping and Buffers* | 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, per 5,000 square feet of lot area in accordance with the landscaping standards of the Technical Manual. | Six deciduous and native street trees will be planted along Forest Avenue. Nine additional trees will be planted within the site, primarily near or adjacent to the parking area. proposed along with nine internal trees. Native shrubs and groundcover plantings will provide additional screening and landscaped design.<br>**What still needs to be addressed:**<br><br>1) The Applicant shall add note to the Landscape Plan that all landscaping materials will be locally-sourced native plants. | More information needed. |
| | 13.6.2.B.1.b ***On-site landscaping*** 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. | The existing vegetation will be preserved on the rear of the site, along with mature trees on the eastern boundary.<br>**What still needs to be addressed:** | Met |
| | 13.6.2.B.1.c ***On-site landscaping*** 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. | Not applicable.<br>**What still needs to be addressed:** | Not Applicable |
| | 13.6.2.B.2.a ***Buffers and screening*** Loading and servicing areas, trash and recycling areas, storage areas, and roof- and ground-mounted utility | The building's orientation, fencing, and deciduous trees will screen trash and recycling areas from the sidewalk, roadways and adjacent | Met |

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| | 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. | properties. Similarly, shrubs and deciduous trees will screen pad mounted transformer located to the west of the parking area.<br>What still needs to be addressed: | |
| | 13.6.2.B.2.b *Buffers and screening* 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. | Surface parking is oriented to the rear of the building. Six street trees and a rain garden provide an initial buffer from the right-of-way, while northern red oaks and various shrubs will provide an intermediate layer further into the site to provide adequate screening and buffers from the right-of-way.<br>What still needs to be addressed: | Met |
| | 13.6.2.B.2.c *Buffers and screening* 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. | Not applicable. This is a residential development.<br>What still needs to be addressed: | Not Applicable |
| | 13.6.2.B.2.d *Buffers and screening* 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 existing tree line along the eastern property line will be preserved to provide screening and buffers.<br>What still needs to be addressed:<br><br>1) The Applicant shall provide a tree inventory along the eastern property line to establish whether additional buffer may be required. | More information needed |
| | 13.6.2.B.3.a *Parking and vehicle display lot landscaping* Developments with more than five parking spaces shall include at least one tree for every 750 square feet of uncovered asphalt parking area | Eight parking spaces comprise approximately 2,420 sq ft. of asphalt. Four trees will provide shade and screening to the parking area. | Not met |

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| | (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. | The Applicant has requested a waiver in order to provide shade trees along the perimeter of the parking area, rather than planted in a landscaped island. The Applicant proposes one tree in a landscaped island and three trees immediately adjacent to the proposed parking area. The justification for this waiver is due to the steep slopes and turning radii requirements for solid waste collections and emergency vehicles.<br>**What still needs to be addressed:** | |
| | 13.6.2.B.3.b ***Parking and vehicle display lot landscaping*** Landscaped islands shall be distributed so that uninterrupted pavement does not exceed forty parking spaces. | Not applicable. Eight parking spaces will be provided.<br>**What still needs to be addressed:** | Not Applicable |
| | 13.6.2.B.3.c ***Parking and vehicle display lot landscaping*** 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. | The Applicant has requested a waiver as described in Standard 13.6.2.B.3.a.<br>**What still needs to be addressed:** | More information needed |
| | 13.6.2.B.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 square feet of asphalt paving. | Non-vehicular paving will be constructed from natural gray concrete. This material will achieve a Solar Reflective Index of 33 initially and 28 or less aft.er 3 years. The site will also plant 15 trees for 7,455 sq. ft. of asphalt paving, which is 1 tree for every 497 sq. ft.<br>**What still needs to be addressed:** | Met |
| | 13.6.2.B.5.a ***Street trees*** 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 | Six street trees comprised of serviceberry and redbud trees will be planted along 65 ft. of frontage along Forest Avenue. | Met |

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| | 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. | **What still needs to be addressed:** | |
| | **13.6.2.B.5.b** ***Street trees*** 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. | Not applicable. Street trees are included in the project.<br>**What still needs to be addressed:** | Not Applicable |
| | **13.6.2.B.5.c** ***Street trees*** 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. | Not applicable. No trees have been designated by the City Arborist.<br>**What still needs to be addressed:** | Not Applicable |
| *Water Quality, Stormwater Management and Erosion Control* | **13.6.2.C.1.a** 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:<br>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. | The existing site is divided into five sub-catchments. The development will be contained within the first and the fifth sub-catchment, and drainage patterns will remain relatively the same across the sub-catchments. The peak flows will remain at or below the pre-development levels.<br>**What still needs to be addressed:** | Met |
| | **13.6.2.C.1.b** 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:<br>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 | The peak flows will remain at or below the pre-development levels, as provided in the stormwater management plan.<br>**What still needs to be addressed:** | Met |

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| | 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. | | |
| | 13.6.2.C.1.c 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:<br>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 rain garden will provide on-site stormwater detention which exceeds the minimum detention volume equal to 1 ft. of rainfall across the impervious area on the site.<br>**What still needs to be addressed:** | Met |
| | 13.6.2.C.2 All development shall comply with the stormwater management standards of the Technical Manual. | Underground detention tanks, a rain garden and additional underground stormwater infrastructure will provide the stormwater management for the site.<br>**What still needs to be addressed:**<br><br>1) The Applicant shall provide complete information on the two field inlets located at the southeastern corner of the proposed building.<br><br>2) The Applicant shall clarify how the foundation drain located at the southeast corner of the building will connect to the site's stormwater system.<br><br>3) The Applicant shall clarify how the storm drain connection stub and sewer stub, both to the western side of the site, will be left in temporary condition until the next phase is completed. | More information needed |

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| | | 4) Plans shall include more contour labels for the graded areas around the building, in order to provide clarity for review of the proposed stormwater system with the stormwater model and provide a detail for construction.<br><br>5) The submitted stormwater report indicated that the proposed project is reducing impervious surface and is not meeting the 5,000 sq. ft. threshold for non-roof development. Areas confirming this condition shall be listed in the report.<br><br>6) Applicant shall confirm that the temporary gravel pad will need to be considered in future phases of work as roof area when calculating changes to impervious area, as it is not currently included in impervious surface considerations for the proposed stormwater management plan.<br><br>7) Applicant shall review the modeled rain garden with the proposed design. The modeled outlets do not match the drawings. The underground storage system should also be reviewed against the plans. Both should be revised accordingly.<br><br>8) Applicant shall re-evaluate the flow from subcatchment 1.1 and its potential impact on the outlet control structure for the underground storage system. Portions of this subcatchment area will be draining into the downstream side of the outlet control structure, and flow could impact the outlets from the underground system, in particular with larger storm events. The outlet pipe from the structure should be sized for all flow.<br><br>9) The plans shall clarify the details of the proposed subsurface storage system. As | |

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| | | currently shown on the plans, the system does not directly relate to what has been modeled in the HydroCAD report. The proprietary system shall be reviewed and approved by the product manufacturer. | |
| | 13.6.2.C.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. | The project will be serviced by the public wastewater system. Frequent dewatering of ground water from the site will occur during construction to reduce risk of contamination.<br>What still needs to be addressed: | Met |
| | 13.6.2.C.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. | The "K" values for subsurface soils show a low susceptibility to erosion and provide evidence of suitable support for development.<br>What still needs to be addressed: | Met |
| **Public Infrastructure and Community Safety Standards (Sec. 13.6.3)** | | | |
| ***Standard*** | | ***How the standard is being met*** | ***Finding*** |
| *Consistency with City Master Plans* | 13.6.3.A.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. | The City's housing goals in the Comprehensive Plan encourage contextually appropriate housing density near service center and transit nodes. The 33 units building along the Forest Avenue Corridor and nearby neighborhood amenities align with this goal.<br>What still needs to be addressed: | Met |
| | 13.6.3.A.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. | Not applicable.<br>What still needs to be addressed: | Not Applicable |
| *Public* | 13.6.3.B.1.a All development shall incorporate the following public safety principles for Crime | Building entrances and exits will be visible from the public right of way and will be illuminated | Met |

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| | Prevention through Environmental Design (CPTED) into site design to enhance the security of public and private spaces and to reduce the potential for crime:<br>a) Natural surveillance that promotes visibility of public spaces and areas. | to enhance public safety. Additional safety measures, such as security cameras will be provided.<br>**What still needs to be addressed:** | |
| | **13.6.3.B.1.b** 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:<br>b) Access control that promotes authorized and/or appropriate access to the site. | Pedestrian walkways and the driveway guide users to site entrance. Private patio space will be fenced and accessible only from inside the building. A gate installed along the driveway will limit further access to the site.<br>**What still needs to be addressed:** | Met |
| | **13.6.3.B.1.c** 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:<br>c) Territorial reinforcement that promotes a sense of ownership and responsibility through environmental design. | The site layout provides separate public and private spaces. Street trees and shrubs reinforce the spatial edge of the private and public zones.<br>**What still needs to be addressed:** | Met |
| | **13.6.3.B.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 dead-end roadway to the parking lot is greater than 150 ft., which necessitates a turnaround at the closed end.<br>**What still needs to be addressed:**<br>1) Plans shall include "No Parking Fire Lane" signs facing towards the parking area and in between the snow and trash storage.<br>2) Applicant shall reach out to Charles Wordell, the City's 9-1-1 Addressing Officer to provide an approved street name and building number, if they intend to further develop the property. | More Information needed |
| *Public Utilities* | **13.6.3.C.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 | Two new service lines – 2" domestic service and an 8" fire service line will connect to the new building. Subsurface stormwater detention systems and a rain garden will manage and treat stormwater. | More Information needed |

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| | infrastructure on-site and in connection to surrounding locations and facilities. | **What still needs to be addressed:**<br><br>1) Utility plan shall note that existing communications vault within the proposed sidewalk must be ADA compliant. | |
| | 13.6.3.C.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. | A new riser pole along Forest Avenue will facilitate routing underground primary and communication lines to the building.<br>**What still needs to be addressed:** | Met |
| | 13.6.3.C.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. | A new 6" sewer service lateral will tie into the existing main with Forest Avenue. An 8" sewer lateral would connect from a new manhole to an existing manhole in front of the property.<br>**What still needs to be addressed:** | Met |
| | 13.6.3.C.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. | The site will connect to the public sanitary sewer system within Forest Avenue.<br>**What still needs to be addressed:**<br><br>1) Plans shall confirm that the new connection into the combined sewer system will be equipped with backflow prevention.<br><br>1) Applicant shall revise proposed catch basin connection. Private connections are not permitted into the City street catch basins per technical standard 6.9.7. | More information needed |
| | 13.6.3.C.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. | A dumpster enclosure with a pressure-treated wooden fence and 15 ft. x 10 ft. concrete pad will provide screening.<br>**What still needs to be addressed:**<br><br>1) Applicant shall clarify how containers will provide separate storage for trash and recycling. | More information needed. |

| **Site Design Standards (Sec. 13.6.4)** | | | |
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| ***Standard*** | | ***How the standard is being met*** | ***Finding*** |
| *Massing, Ventilation and Wind Impact* | 13.6.4.A.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. | The four-story building will have a height of 46 ft. The relative height of the structure is unlikely to create or change existing wind climate.<br>What still needs to be addressed: | Met |
| | 13.6.4.A.2 Development shall locate all HVAC venting mechanisms to direct exhaust away from public spaces and residential properties directly adjacent to the site. | Ventilation for the building is provided via a roof-mounted Dedicated Outdoor Air System (DOAS). Ventilation and exhaust air will comply with ASHRAE 62.1 and 2021 IMC.<br>What still needs to be addressed: | Met |
| | 13.6.4.A.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:<br>a) Roofs with a slope less than 2:12: SRI of 82+ (initial)/64+ (3-year aged)<br>b) Roofs with a slope greater than 2:12: SRI of 25+ (initial)/25+ (3-year aged)<br>Roof areas covered by shade structures with an SRI of 39+, including photovoltaic panels that shade the roof, are considered exempt from roof area calculations for the purposes of this standard. | The upper roof will have a white membrane with a three-year aged solar reflectance index of 80 or greater. Roof slope is not provided in the narrative.<br>What still needs to be addressed: | Met |
| *Shadow* | 13.6.4.B 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. Building height is under 65 ft.<br>What still needs to be addressed: | Not Applicable |
| *Snow and Ice* | 13.6.4.C All development shall be designed to prevent significant amounts of accumulated snow and ice | Wood trusses and parapets around the edges of the fourth-floor roof will prevent falling snow and ice. | Met |

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| | from loading or falling onto adjacent properties or public ways. | What still needs to be addressed: | |
| *View Corridors* | 13.6.4.D The massing, location, and height of development shall not substantially obstruct public view corridors identified in the City of Portland Design Manual. | Not applicable. There are not water or landmark views present near the site.<br>What still needs to be addressed: | Not Applicable |
| *Historic Resources* | 13.6.4.E.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. | Not applicable. The development is not located in a Historic District and does not affect designated landmarks.<br>What still needs to be addressed: | Not Applicable |
| | 13.6.4.E.2.a All development shall document and protect state or local archaeological resources known to exist or discovered on the site.<br>a) Protection may include leaving archaeological resources untouched beneath a new development through adaptation of foundation design or architectural layout. | There are no known archaeological resources present at the site. There is a historic cemetery adjacent to the site. There is a 25 ft. no disturbance zone. Proper measures must be taken if archaeological resources are discovered during construction.<br>What still needs to be addressed: | Met |
| | 13.6.4.E.2.b All development shall document and protect state or local archaeological resources known to exist or discovered on the site. | There are no known archaeological resources on the site. Proper measures must be taken if archaeological resources are discovered during construction. | Met |

| | | | |
|---|---|---|---|
| | b) Where the applicant can demonstrate that complete protection is not feasible, the applicant shall excavate and document archeological 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:<br>i. Original seawall structure located landward of Commercial Street.<br>ii. Inactive historic family cemetery plots.<br>iii. Historic railroad beds including but not limited to the Portland-Lewiston interurban railroad.<br>iv. Original structure and/or landforms associated with the Cumberland and Oxford Canal.<br>v. Buried portions of colonial and post-colonial period structures or built features located on the Portland Peninsula predating the Great Fire of 1866.<br>vi. Pre-colonial occupation sites identified by shell middens or other evidence.<br>vii. Sites listed or eligible for listing on the National Register of Historic Places. | What still needs to be addressed: | |

| | | | |
|---|---|---|---|
| | 13.6.4.E.2.c All development shall document and protect state or local archaeological resources known to exist or discovered on the site.<br>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. | No waiver is requested.<br>What still needs to be addressed: | Not Applicable |
| *Exterior Lighting* | 13.6.4.F.1.a ***Site lighting*** 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. | Lighting is downlit, side shielded and dark sky compliant. Photometric and lighting plan submitted.<br>What still needs to be addressed: | Met |
| | 13.6.4.F.1.a ***Site lighting*** Where light from a proposed development may adversely impact adjacent residential properties, exterior lighting shall employ building-side shielding. | Not applicable. There are no adjacent residential properties.<br>What still needs to be addressed: | Not Applicable |
| | 13.6.4.F.2.a ***Architectural and specialty lighting*** 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. | Not applicable. No architectural or specialty lighting proposed.<br>What still needs to be addressed: | Not Applicable |
| | 13.6.4.F.2.b ***Architectural and specialty lighting*** 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. | Not applicable. There is no up-lighting on the building or features.<br>What still needs to be addressed: | Not Applicable |
| | 13.6.4.F.3 ***Street lighting*** All development shall provide municipal street lighting adequate for the | No new street lighting is proposed. There are existing cobra head street lights mounted to | Met |

| | | | |
|---|---|---|---|
| | 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. | utility poles adjacent to the site and along Forest Avenue.<br>**What still needs to be addressed:** | |
| *Noise and Vibration* | **13.6.4.G** 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. | Ventilation for the building is provided via a roof-mounted Dedicated Outdoor Air System (DOAS). Ventilation and exhaust air will comply with ASHRAE 62.1 and 2021 IMC.<br>**What still needs to be addressed:** | Met |
| *Signage and Wayfinding* | **13.6.4.H.1** On-site directional traffic signage may be provided to enable users to safely and easily navigate into, around and out of the site. | Standard MUTC compliant stop sign proposed at driveway exit.<br>**What still needs to be addressed:** | Met |
| | **13.6.4.H.2** Signage shall not adversely affect visibility at intersections on or off the site. | Not applicable. Signage to be affixed to building entrance.<br>**What still needs to be addressed:** | Not Applicable |
| *Design Standards* | **13.6.4.I.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. | Primary building entrance located along the western elevation in close proximity to the front façade. Storefront scaled windows create strong connection to the street.<br>**What still needs to be addressed:**<br>1) See Design Memo | More information needed. |
| | **13.6.4.I.2** If the development is located in a historic district or associated with a historic landmark, the standards of Article 16 shall supersede. | Not applicable.<br>**What still needs to be addressed:** | Not Applicable |

## Zoning Use Review (Article 6)

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

| ***Proposed Use*** | ***Permitted, Conditional or Accessory Use*** | ***Zone*** | ***Use Std*** |
|---|---|---|---|
| *Multi-Family* | *Permitted* | *B-2* | 6.4.12 |
| *Accessory Office* | *Permitted* | *B-2* | 6.4.15, 6.4.10 |

**Supplemental or Accessory Use Standards (Sec. 6)**

| ***Standard*** | ***Discussion*** | ***Finding*** |
|---|---|---|
| 6.2.3 Multiple Uses A lot may contain more than one principal use, providing each use is allowed within the zone. Each principal use shall be permitted separately. In certain cases, uses are defined in Article 3 to include accessory uses that provide necessary support or are functionally integrated into the principal use. | Overview: A Multi-family dwelling is the primary use of the proposed development at the subject property. An office use on the first floor of the proposed structure is an accessory use to provide support staff for residents. The accessory office use is integral to the residential use under the "Home for Good" program.<br><br>Updates Requested<br>None.<br><br>Updates Requested<br>List action items for an applicant to respond to | ***Met*** |

**Dimensional Standards (Table 7-C)**

| ***Standard*** | ***Requirement 1 – Base Zone (B-2)*** | ***Requirement 2- Overlay (N/A)*** | ***Proposed*** | ***Finding*** |
|---|---|---|---|---|
| Lot Area (Min) | ***0*** | ***N/A*** | ***144,679*** | ***Met*** |
| Street Frontage | -- | N/A | 690.35 | Not Applicable |
| Gross floor area | -- | N/A | 28,694 | Not Applicable |
| Build-to Zone | 0-10 ft | N/A | 12.5, Per Section 7.6.5.B.3, the Applicant has requested an exemption due to the irregular shape of the lot and the steep topography. Further, existing 3-phase power lines running along the site | Not Met |

| | | | | |
|---|---|---|---|---|
| | | | requires a 15 ft setback. | |
| Build-to percentage | 100% | N/A | See Build-to Zone | Not Met |
| Building Length as a percentage of street frontage | -- | N/A | N/A | Not Applicable |
| Rear Setback | -- | N/A | 115.5 | Not Applicable |
| Side Setback | -- | N/A | 22.75 | Not Applicable |
| Building Height | 75 ft | N/A | 50 | Met |
| Lot Coverage (max) | 100% | N/A | 5.69% | Met |
| Blank Wall | 20 ft | N/A | Applicant shall provide additional information to ensure there is no blank wall greater than 20 ft in length along the building façade. | Additional Information Needed |

**Affordable Housing Density Bonuses (Sec. 17.2)**

| ***Bonus Type*** | ***Allowed Under Density Bonus*** | ***Proposed*** | ***Finding*** |
|---|---|---|---|
| *Maximum Density (units)* | 2.5 x Base | 33 | Met |
| *Maximum Height* | 85 | 46 | Met |

Att. S2

| | |
|---|---|
| **Subject:** | 1871 Forest Avenue |
| **Zone:** | B-2 |
| **Date of Review:** | Wednesday, March 25, 2026 |
| **Reviewer(s):** | Sean King (Urban Designer), Rowen McAllister (Senior Planner), Neha Sunil Pol (Planner), |
| **Project ID:** | PL-003538-2026 |

## I. INTRODUCTION

The development project at 1871 Forest Avenue is subject to the site design review standards, Land Use Code section 13.6.4.I Design standards.

The proposed at 165 Washington Avenue is located in the B-2 Community Business zone, and is subject to the design standards of the City of Portland *Design Manual* – ***(d) B-2 Commercial Business Zone, Appendix 2*** and ***(i) Two-family, special needs independent living units, multiple-family, lodging houses, bed and breakfasts and emergency shelters.***

## II. REQUEST FOR ADDITIONAL SUBMISSION MATERIALS

Staff requests that the Applicant provide the following plan and detail materials:

1. Specify exterior façade materials onto the architectural elevations and reflect onto the renderings.
2. Submit window specifications that indicate the window transparency to meet .7 or greater at the ground floor facing the street.

## III. DESIGN REVIEW COMMENTS: **bold** text denotes recent updates met, red text denotes standards not met and require resubmission.

### *(d) B-2 STANDARDS*

c. *Building entrances: In the B-1, **B-2** and B-2b zone building entrances shall be oriented toward, located adjacent to, and directly accessible from, a sidewalk in a public right-of-way.*

Staff comment: The proposed building locates the primary along the west elevation within close proximity to the front façade. Staff finds that the primary building entrance is clearly visible from the street with fixed glass around the perimeter, and integrated into the ground floor that is accessible from the public sidewalk.

d. *Windows: In the B-1, **B-2**, B-2b zones windows shall be required along the street frontage of a building. Windows shall be transparent (with visible transmittance (VT) of .7 or greater) and installed at a height to allow views into the building by passerby.*

Staff comment: The proposed building is setback approximately 12'6" from the front property line, however Staff finds that the large expanse of storefront-scaled windows along the street frontage creates a strong connection to the street.

Staff requests window specifications that indicate the window transparency to meet .7 or greater at the ground floor facing the street.

e. *Façade character: In the B-1, **B-2**, B-2b zones, active and public portions of the buildings (e.g. doors, windows, entries retail displays) shall be oriented to and, where possible, be located adjacent to the public sidewalk to create an active presence along the sidewalk.*

Staff comment: The proposed building provides storefront windows along a single-story annex provides an entrance lobby and community gathering space for the residents. The single-story building exterior is articulated with a vertical- slated siding and soffit that Staff finds creates an active presence to create an active presence along the sidewalk.

Staff recommends that the Applicant consider a vertical alignment of the ground floor windows along the west and east elevations that corresponds to the upper floor window arrangement.

f. *Building design: B-1, **B-2** and B-2b commercial buildings shall be designed to be compatible with their residential and commercial neighbors.*

Staff comment: The proposed building is arranged to provide gathering spaces for residents at the ground-floor and residential units on the upper floors setback from the street. Staff finds that the building is segmented into building modules that creates variation in the building plane and reduces the overall scale. In addition, the building design incorporates façade variations (roof pitch, tone and accent material at residential windows) to complement the building module that Staff finds is compatible with the surrounding residential and commercial structures within proximity to the site.

g. *Building materials: Façade materials of buildings located in the B-1, **B-2** and B-2b zones shall be compatible with those materials of surrounding residential and commercial use.*

Staff comment: The proposed building design provides façade materials that relate to the corresponding use, the single-story portion includes large storefront windows and vertical siding of various reveals and tones that Staff finds articulates the primary entrance. The upper floors organize windows in a symmetrical pattern and include accent materials between the windows that Staff finds provides appropriate façade variation.

Staff request that the application identify the exterior building materials onto the elevations and reflect appropriately onto the renderings.

i. *Landscaping and buffers: In the B-1, **B-2** and B-2b zones buildings and associated parking areas must be screened to buffer abutting properties. A densely planted landscape buffer and/or fencing will be required to protect neighboring properties from the impacts associated with the development, including lighting, parking, traffic, noise, odor, smoke, or other incompatible uses. Where buildings are setback from the street, a landscaped area must be planted along the front yard street line.*

Staff comment: Staff requests that the applicant provide an inventory of existing trees with location, size and type along the east property line to evaluate if existing vegetation provide on the property provides sufficient buffering. If no existing trees are present within the property boundaries, Staff recommends additional landscape screening along the east property to buffer the proposed building from the adjacent property at 1837 Forest Avenue.

*GUIDELINES*

Please refer to Appendix 2 of this manual, The B-1, **B-2**, B-2b Design Guidelines, for applicable design guidelines for the B-1 and B-2 zones.

1. *Buildings located in the B-2 zone are specifically encouraged to adhere to the design guidelines contained in the B-1, B-2, B-2b Design Guidelines (Appendix 2) of this section concerning the creation and preservation of an urban street wall.*

   Staff comment: Staff finds that the proposed building creates a sufficient urban street wall with a row of ornamental trees along the property frontage and building frontage within close proximity to the street.

2. *In the B-2 zone, buildings are specifically encouraged to adhere to the guidelines contained in the B-1, B-2, B-2b Design Guidelines (Appendix 2) of this section concerning building entrances.*

   Staff comment: Staff finds that the primary building entrances is clearly visible from the street with large storefront windows around the perimeter and an accessible walkway to the public sidewalk.

# 1871 FOREST AVE PHASE 1

## AVESTA HOUSING
## PORTLAND, MAINE

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| REFER TO THE EXISTING CONDITIONS PLAN FOR ADDITIONAL INFORMATION | UNDERDRAIN | UD |
| | ROOF OVERHANG | |
| | WETLAND | |
| | UTILITY PAVEMENT CUTS | |
| | GRASS PAVERS | |
| | BITUMINOUS PAVEMENT | |
| | CONCRETE | |
| | STRIPING | |
| | GUARDRAIL | |
| | FENCE | |
| | SEDIMENTATION BARRIER | SB |
| | EDGE OF PAVEMENT | |
| | VERTICAL CURB | |
| | FLUSH GRANITE CURB | |
| | TYPE 5 SLOPED CURB | |
| | SIGN | |
| | LAMP OR LIGHT POLE | |
| | UTILITY POLE | |
| | FOUNDATION DRAIN | FD |
| | WATER VALVE | |
| | FIRE HYDRANT | |
| | SEWER MANHOLE | |
| | CATCH BASIN | |
| | DRAIN MANHOLE | |
| | CATCH BASIN WITH HEADSTONE | |
| | ELECTRIC MANHOLE | |
| W | UNDERGROUND WATER LINE | 1"W |
| 44 | MINOR CONTOURS (1 FT) | 49 |
| 45 | MAJOR CONTOURS (5 FT) | 50 |
| G G G | GAS LINE | G |
| SD SD | STORM DRAIN LINE | > |
| S S S | SEWER LINE | S |
| | EXISTING/PROPOSED BUILDING | |
| | OVERHEAD ELECTRICAL/TELEPHONE/CABLE | OHE/T/C |
| | UNDERGROUND ELECTRIC | UGE |
| | UNDERGROUND TELECOM | UG/T/C |
| | UNDERGROUND ELECTRIC AND TELECOM | UGE/T/C |
| | SPLICE BOX | S |
| | TRANSFORMER PAD | T |
| | BOLLARD | B |
| | PROPERTY LINE | |
| | SETBACKS | |
| | FLOW DIRECTION ARROW | |

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1-888-344-7233

## PROJECT TEAM

### OWNER:
AVESTA HOUSING
307 CUMBERLAND AVE
PORTLAND, ME 04101
CONTACT: RYAN FECTEAU
(207) 553-7777

### SURVEYOR:
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380B MAIN ST
GORHAM, ME, 04038
CONTACT: ROBERT C. LIBBY JR.
(207) 839-2771

BH2M Civil Engineering | Surveying

### CIVIL ENGINEER:
ACORN ENGINEERING, INC.
16 MIDDLE STREET, SUITE 302
PORTLAND, MAINE
CONTACT: SAM J. LEBEL, PE
(207) 775-2655

### ARCHITECT:
SIMONS ARCHITECTS
75 YORK ST #4670
PORTLAND, ME, 04101
CONTACT: RYAN KANTERES, RA
(207) 772-4656

### GEOTECHNICAL ENGINEER:
SUMMIT GEOENGINEERING SERVICES INC.
210 MAINE AVE
FARMINGDALE, ME, 04344
CONTACT: BILL PETERLEIN, P.E.
(207) 576-3313

### LANDSCAPE ARCHITECT:
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PORTLAND, ME, 04101
CONTACT: ALEX LOPEZ DEL VECCHIO, RLA
(207) 775-2655

### ENVIRONMENTAL CONSULTANT:
CREDERE ASSOCIATES, LLC
776 MAIN ST
WESTBROOK, ME, 04092
CONTACT: JUDD R. NEWCOMB, LG, PG
(207) 828-1272

### NATURAL RESOURCE CONSULTANT:
OLD NORTH ENVIRONMENTAL
31 WINTER ST
TOPSHAM, ME, 04086
CONTACT: ERIC WHITNEY, LSE
(207) 770-0919

## UTILITIES

### SEWER
DEPARTMENT OF PUBLIC WORKS (DPW)
250 CANCO ROAD
PORTLAND, ME 04101
CONTACT: BRAD ROLAND, PE
(207) 874-8834

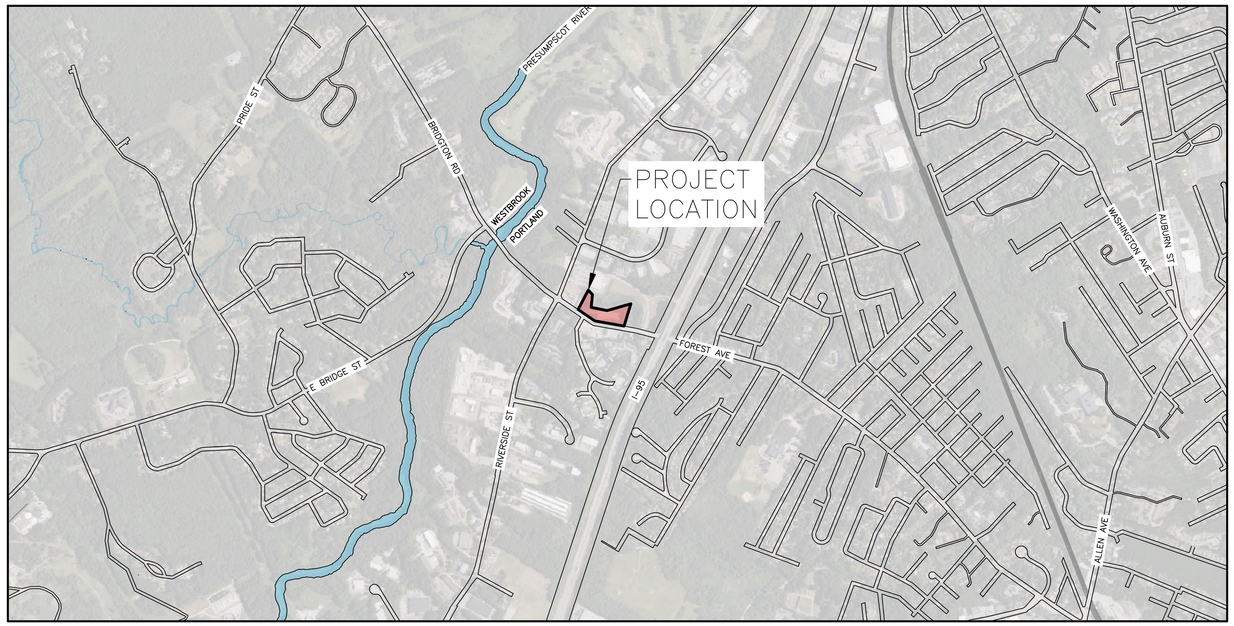
### WATER
PORTLAND WATER DISTRICT
225 DOUGLASS ST
PORTLAND, ME 04102
CONTACT: ALINE BAMUKUNDE
(207) 523-5286

### CABLE
SPECTRUM CABLE
118 JOHNSON ROAD
PORTLAND, MAINE, 04102
CONTACT: STEVEN HOLMES
(207) 631-1618

### ELECTRIC
CENTRAL MAINE POWER COMPANY (CMP)
162 CANCO ROAD
PORTLAND, MAINE 04103
CONTACT: ANTHONY BOUCHER, PE
(207) 828-2882

### TELEPHONE
CONSOLIDATED COMMUNICATIONS
45 FOREST AVENUE
PORTLAND, MAINE 04101
CONTACT: PAT MORRISON
(207) 745-9363

### GAS
UNITIL
376 RIVERSIDE INDUSTRIAL PKWY
PORTLAND, MAINE 04103
CONTACT: SCOTT CARPENTER
(888) 301-7700




VICINITY MAP
SCALE: 1:1000

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

## ABBREVIATIONS

PARTIAL LIST OF ABBREVIATIONS AND THEIR CORRESPONDING MEANING. PLEASE CONTACT THE ENGINEER FOR ANY CLARIFICATION

| | |
|---|---|
| APPROX. | APPROXIMATE |
| BC | BOTTOM OF CURB |
| BG | BEEHIVE GRATE |
| BMP | BEST MANAGEMENT PRACTICE |
| BOT. | BOTTOM |
| BWD | BELFAST WATER DISTRICT |
| CAD | COMPUTER AIDED DESIGN |
| CB | CATCH BASIN |
| CF | CUBIC FOOT |
| CIP | CAST IN PLACE |
| CL | CENTERLINE |
| CM | CONSTRUCTION MANAGER |
| CMP | CENTRAL MAINE POWER |
| CONC. | CONCRETE |
| CPP | CORRUGATED PLASTIC PIPE |
| CY | CUBIC YARD |
| DI | DUCTILE IRON PIPE |
| DIA. | DIAMETER |
| DIM. | DIMENSION |
| EA. | EACH |
| ELEC. | ELECTRICAL |
| ELEV. | ELEVATION |
| EQUIV. | EQUIVALENT |
| EST. | ESTIMATE |
| EX. | EXISTING |
| FFE | FINISH FLOOR ELEVATION |
| FI | FIELD INLET |
| FT. | FEET |
| HDPE | HIGH DENSITY POLY ETHYLENE |
| ID | INNER DIAMETER |
| IN. | INCH |
| INV. | INVERT |
| L | LENGTH |
| MAX. | MAXIMUM |
| MDEP | MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION |
| MDOT | MAINE DEPARTMENT OF TRANSPORTATION |
| M.E.P | MECHANICAL, ELECTRICAL, PLUMBING DESIGNER |
| MFG. | MANUFACTURED |
| MH | MANHOLE |
| MIN. | MINIMUM |
| O.C. | ON CENTER |
| OD | OUTSIDE DIAMETER |
| OHE/T/C | OVERHEAD ELECTRIC/TELEPHONE/CABLE |
| PC | PRECAST |
| PE | PROFESSIONAL ENGINEER |
| PL | PROPERTY LINE |
| PLS | PROFESSIONAL LAND SURVEYOR |
| PROP. | PROPOSED |
| PSI | POUNDS PER SQUARE INCH |
| PVC | POLYVINYL CHLORIDE |
| R | RADIUS |
| RD | ROOF DRAIN |
| RET. | RETAINING |
| ROW | RIGHT OF WAY |
| S | SLOPE |
| SD | STORM DRAIN |
| SDR | STANDARD DIMENSION RATIO |
| SF | SQUARE FEET |
| SMH | SEWER MANHOLE |
| SPEC. | SPECIFICATION |
| TC | TOP OF CURB |
| TW | TOP OF WALL |
| TYP. | TYPICAL |
| UD | UNDERDRAIN |
| UGE | UNDERGROUND ELECTRIC |
| VIF | VERIFY IN FIELD |

| ISSUED FOR | BY | DATE |
|---|---|---|
| SITE PLAN APPLICATION | SJL | 3/27/2026 |

COVER SHEET & LEGEND
DRAWING NAME:
PROJECT NAME: 1871 FOREST AVE, PORTLAND, MAINE
PARCEL ID: 327A A004001
CLIENT: AVESTA HOUSING
307 CUMBERLAND AVE, PORTLAND, MAINE 04101

ACORN ENGINEERING, INC.
ACORN ENGINEERING, INC.
16 MIDDLE STREET, SUITE 302
PORTLAND, MAINE 04104
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DRAWN BY: MJVA
CHECKED BY: SJL

STATE OF MAINE
SAMUEL J. LEBEL
No. 16505
LICENSED PROFESSIONAL ENGINEER
03/09/26

DRAWING NO.
C-01

# GENERAL NOTES:

1. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 4 DAYS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE ANY POTENTIAL CONFLICTS WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN. IF DEEMED NECESSARY BY THE OWNER OR OWNER'S REPRESENTATIVE, ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL PREPARE THEIR OWN MATERIAL SCHEDULE BASED ON THE PLANS AND FIELD VERIFICATION BY THE CONTRACTOR. ALL MATERIAL SCHEDULES SHOWN WITHIN THE PLAN SET ARE FOR GENERAL INFORMATION ONLY.
4. ALL CONSTRUCTION METHODS, TESTING AND MATERIALS SHALL CONFORM TO THE MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE CITY OF PORTLAND AND SERVICING UTILITY REQUIREMENTS, IF ANY. IN CASES WHERE THESE CONFLICT THE MOST STRINGENT SPECIFICATION SHALL APPLY AT NO ADDITIONAL COST TO THE OWNER.
5. THE SITE CONTRACTOR SHALL MAINTAIN A SET OF PAPER AND CAD DRAWINGS WHICH SHALL RECORD THE ACTUAL LOCATION, DIMENSIONS, ELEVATIONS, MATERIALS OF THEIR WORK, INDICATING THEREON ALL VARIATIONS FROM THE CONTRACT DRAWINGS. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ONE COMPLETE SET OF REPRODUCIBLE RECORD DRAWINGS, IN .DWG FORMAT AND PAPER, STAMPED "AS-BUILT". IF AUTOCAD CAPABILITY IS NOT AVAILABLE, EXCLUDE FROM BID IN WRITING.
6. THE CONTRACTOR WILL REMAIN SOLELY AND COMPLETELY RESPONSIBLE FOR ENFORCEMENT OF AND COMPLIANCE WITH 1) ALL CONTRACT PLANS AND SPECIFICATIONS, 2) APPLICABLE INTERNATIONAL BUILDING CODE REQUIREMENTS, AND 3) ALL SITE WORKING CONDITIONS AND SAFETY REQUIREMENTS, DAY AND NIGHT, FOR BOTH PERSONS AND PROPERTY, IN EACH CASE BOTH BY THE CONTRACTOR AND ITS SUBCONTRACTORS. THESE INCLUDE ALL OSHA, NIOSH, U.S. EPA AND ANY OTHER APPLICABLE GOVERNMENTAL REGULATIONS.
7. EXISTING CONDITIONS, BOUNDARY SURVEY AND PROPOSED BOUNDARY FROM THE PLAN TITLED STANDARD BOUNDARY SURVEY PLAN BY BERRY, HUFF, MCDONALD, MILLIGAN INC. [OCT. 2025].
8. SUBSURFACE DATA HAVE BEEN OBTAINED BY SUMMIT GEOENGINEERING SERVICES, INC. AND SHALL BE INCLUDED IN THE CONTRACT DOCUMENTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCESS TO THE SITE AND ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY MARKINGS, SIGNAGE AND INCIDENTALS TO MAINTAIN A SAFE VEHICLE AND PEDESTRIAN ACCESS THOUGH THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE PORTLAND PUBLIC SAFETY DIVISION ROUTINELY REGARDING TEMPORARY IMPACTS OR CHANGES TO SITE ACCESS CONDITIONS.
10. TRAFFIC CONTROL SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. CONTRACTOR TO DETERMINE SOIL CLASSIFICATION INDEPENDENTLY FOR TRENCH, SHORING, AND OTHER SIMILAR CONSTRUCTION MEANS AND METHODS APPLICATIONS.
12. THE CONTRACTOR SHALL SURVEY ROCK SURFACE PRIOR TO EXCAVATION AND DEVELOP VOLUME CALCULATIONS TO SHARE WITH THE ENGINEER, ACORN ENGINEERING INC. (ACORN), IF ANY.
13. NO HOLES, TRENCHES, OR STRUCTURES SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT IN ANY AREA ACCESSIBLE TO THE PUBLIC OR WITHIN THE PUBLIC RIGHT-OF-WAY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL TREES AND SHRUBS ON THE PROJECT WHICH ARE NOT TO BE REMOVED.
15. THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION SURVEY OF INTERIOR SUBGRADE AND ABOVE GRADE ACCESSIBLE WALLS, CEILINGS, FLOORS, ROOFS, AND VISIBLE EXTERIOR AS VIEWED FROM THE GRADE LEVEL. THIS SHALL ALSO BE COMPLETED AT ALL ADJACENT STRUCTURES. PROVIDE A COPY OF THE SURVEY TO THE OWNER. DOCUMENT WITH PICTURES AT A MINIMUM.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY TRENCH PAVEMENT THAT HAS EXPERIENCED EXCESSIVE SETTLEMENT, CRACKING, OR OPENING OF JOINTS. REPAIRS MAY INCLUDE OVERLAY. REMOVAL OF WORK MAY BE NECESSARY AFTER THE FINAL ACCEPTANCE OF WORK OR PRIOR TO THE END OF THE WARRANTY PERIOD. THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

# CIVIL SITE NOTES:

1. THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS SHALL SUBMIT IN WRITING TO ACORN AND THE OWNER ANY REQUESTS TO MODIFY THE CONTRACT DOCUMENTS.
2. ALL SHOP AND ERECTION DRAWINGS SHALL BE CHECKED AND STAMPED BY THE GENERAL CONTRACTOR PRIOR TO SUBMISSION FOR ENGINEER'S REVIEW. ANY UNCHECKED OR NON-STAMPED SUBMITTALS WILL BE RETURNED WITHOUT REVIEW.
3. CONTRACTOR SHALL THOROUGHLY INSPECT AND SURVEY EXISTING STRUCTURES AND SITE TO VERIFY CONDITIONS THAT AFFECT THE WORK SHOWN ON THE DRAWINGS. CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING.
4. DETAILS SHOWN APPLY TO ALL SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED.
5. ALTHOUGH ALL DUE DILIGENCE HAS BEEN APPLIED TO MAKE THE DRAWINGS AS COMPLETE AS POSSIBLE, NOT ALL DETAILS ARE ILLUSTRATED, NOT IS EVERY EXCEPTION CONDITION ADDRESSED WITHIN THE CONTRACT DOCUMENTS.
6. ALL PROPRIETARY CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK, INCLUDING DIMENSION AND LAYOUT VERIFICATION, MATERIALS COORDINATION, SHOP DRAWING REVIEW, AND THE WORK OF ANY SUBCONTRACTORS.
8. UNLESS OTHERWISE SPECIFICALLY INDICATED, THE DRAWINGS DO NOT DESCRIBE OR DIRECT MEANS OR METHODS OF CONSTRUCTION.
9. ALL PAVEMENT JOINTS SHALL BE SAWCUT AND APPLIED WITH TACK COAT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
10. ALL TRENCH PAVEMENT REPAIR SHALL BE COMPLETED WITH THE USE OF A STREET PAVER WITH A SCREED WIDTH CAPABLE OF SPANNING THE FULL WIDTH OF THE TRENCH UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
11. THE CONTRACTOR, IN THE PROPER SEQUENCE, SHALL PERFORM OR SUPERVISE ALL WORK NECESSARY TO ACHIEVE THE FINAL COMPLETED STRUCTURE, AND TO PROTECT THE STRUCTURE, WORKMEN, AND OTHERS DURING THE CONSTRUCTION. SUCH WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR EXCAVATION, FORMWORK, SCAFFOLDING, SAFETY DEVICES AND PROGRAMS OF ALL KINDS, SUPPORT AND BRACING FOR CRANES AND OTHER ERECTION EQUIPMENT.
12. DO NOT BACKFILL AGAINST BASEMENT OR RETAINING WALLS UNTIL SUPPORTING SLABS AND FLOOR FRAMING ARE IN PLACE AND SECURELY ANCHORED, UNLESS ADEQUATE BRACING IS PROVIDED. PRIOR TO BACKFILLING, CONCRETE SHALL BE CURED PER STRUCTURAL ENGINEER'S SPECIFICATIONS.
13. TEMPORARY BRACING SHALL REMAIN IN PLACE UNTIL ALL FLOORS, WALLS, ROOFS AND OTHER SUPPORTING ELEMENTS ARE IN PLACE, IF APPLICABLE.
14. EXCAVATIONS ACCOMPLISHED AS PART OF THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUBPART P OF 29 CRF PART 1926.650-.652 (CONSTRUCTION STANDARD FOR EXCAVATIONS).
15. ACORN ENGINEERING BEARS NO RESPONSIBILITY FOR THE ABOVE ITEMS, AND OBSERVATION VISITS TO THE SITE DO NOT IN ANY WAY INCLUDE INSPECTION OF THEM.

# SPECIAL INSPECTION NOTES:

1. ALL SITE SOILS-RELATED WORK AND FOOTING EXCAVATIONS PRIOR TO PLACING FORMS, AS WELL AS SITE DRAINAGE, SHALL BE REVIEWED BY THE PROJECT GEOTECHNICAL ENGINEER.
2. ALL SITE DRAINAGE-RELATED WORK SHALL BE REVIEWED BY ACORN.
3. NORMAL REVIEWS BY LOCAL BUILDING DEPARTMENT. NOTIFY 48 HOURS PRIOR TO REQUIRED REVIEW.
4. REQUIRED SPECIAL INSPECTIONS PER I.B.C. SECTION 1705.6 BY AN APPROVED SPECIAL INSPECTOR RETAINED BY OWNER. CONTRACTOR TO COORDINATE SPECIAL INSPECTOR.
5. SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
   5.1. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR SHALL BE TO OBSERVE AND/OR TEST THE WORK ASSIGNED AND OUTLINE ABOVE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS, ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.
   5.2. THE SPECIAL INSPECTOR SHALL FURNISH REGULAR REPORTS TO THE BUILDING OFFICIAL, THE ARCHITECT AND ENGINEER OF RECORD, AND OTHER DESIGNATED PERSONS. PROGRESS REPORTS FOR CONTINUOUS INSPECTION SHALL BE FURNISHED WEEKLY. INDIVIDUAL REPORTS OF PERIODIC INSPECTIONS SHALL BE FURNISHED WITHIN ONE WEEK OF INSPECTION DATES. THE REPORTS SHALL NOTE UNCORRECTED DEFICIENCIES, AND NET CHANGES TO THE APPROVED CONSTRUCTION DOCUMENTS AUTHORIZED BY THE ENGINEER OF RECORD.
   5.3. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT WITHIN TEN DAYS OF THE FINAL INSPECTION STATING WHETHER THE WORK REQUIRING A SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE AND BELIEF, IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE INTERNATIONAL BUILDING CODE. WORK NOT IN COMPLIANCE SHALL BE NOTED IN THE REPORT.
   5.4. SPECIAL INSPECTION FIRM SHALL BE [TO BE DETERMINED]. THE SPECIAL INSPECTOR SHALL BE EMPLOYED BY OWNER AND COORDINATED BY THE CONTRACTOR.

# LAYOUT NOTES:

1. MONUMENTS DELINEATING PROPERTY LINES OR RIGHT OF WAYS SHALL NOT BE DISTURBED DURING CONSTRUCTION OPERATIONS. IN THE CASE A MONUMENT IS DISTURBED, AT THE CONTRACTOR'S EXPENSE, THE MONUMENT SHALL BE RESET TO THEIR ORIGINAL LOCATION BY A REGISTERED LAND SURVEYOR.
2. ALL DIMENSIONS ON THE FOLLOWING SHEETS TAKE PRECEDENT OVER SCALED DIMENSIONS. EACH DRAWING WITH A BAR SCALE MEANS THAT THE DRAWING/DETAIL HAS BEEN SCALED AS ACCURATELY AS POSSIBLE, AND THE BAR SCALE IS FOR GENERAL REFERENCE ONLY. IF NO BAR SCALE IS PRESENT, THEN THERE IS NO SCALE TO THAT DRAWING/DETAIL. AT NO TIME SHOULD DRAWINGS BE SCALED FROM. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, SPECIFICATIONS AND THE FIELD CONDITION SHALL BE IMMEDIATELY REPORTED TO THE CIVIL ENGINEER FOR FURTHER DIRECTIONS BEFORE ANY ADDITIONAL WORK PROCEEDS.
3. SIGNAGE, STRIPING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. ALL TRAFFIC CONTROL SIGNS INDICATED ON THE SITE LAYOUT PLAN ARE TO MEET ALL REQUIREMENTS & CONDITIONS OF THE CITY OF PORTLAND, MAINE DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
5. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A LICENSED PROFESSIONAL LAND SURVEYOR TO PROVIDE A MINIMUM OF TWO TEMPORARY BENCHMARKS WITHIN THE SITE.
6. CONTRACTOR TO ENSURE THAT ACCESS, INCLUDING BUT NOT LIMITED TO WALKWAYS, DRIVEWAYS, AND MAILBOXES ADJACENT TO THE PROJECT REMAIN FUNCTIONAL AND AVAILABLE FOR USE AT ALL TIMES.

# PERMITTING NOTES

1. THIS PROJECT IS SUBJECT TO [ZONING STANDARDS]
2. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF SITE PLAN – LEVEL III AND SUBDIVISION PERMIT FROM THE CITY OF PORTLAND.
3. THIS PROJECT IS SUBJECT TO [STORMWATER PERMIT]
4. THE CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED PERMITS PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.
5. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A STREET OPENING PERMIT FROM THE CITY OF PORTLAND. ADDITIONALLY, COORDINATE WITH THE DEPARTMENT OF PUBLIC WORKS.

# GRADING AND DRAINAGE NOTES:

1. TOPSOIL STRIPPED FROM THE SITE THAT IS SUITABLE FOR REUSE AS LOAM (MEETS THE REQUIREMENTS WITHIN SECTION 615 OF THE MDOT STANDARD SPECIFICATIONS, MOST RECENT VERSION AND IS FREE OF TRACEABLE AMOUNTS OF CONTAMINANTS) SHALL BE STOCKPILED WITHIN THE PROPOSED LIMIT OF WORK AREA. THE CONTRACTOR SHALL NOT ASSUME THAT ANY LOAM WILL BE ACCEPTABLE FOR REUSE WITH THEIR ESTIMATE.
2. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY; NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING. DEWATERING SHALL INCLUDE TREATMENT OF SILT THROUGH THE USE OF A DIRTBAG BY ACF ENVIRONMENTAL OR APPROVED EQUIVALENT. FLOWS FROM DEWATERING ACTIVITY SHALL NOT BE DISCHARGED INTO SANITARY SEWERS. SEE BORING LOGS FOR ADDITIONAL INFORMATION.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY EASEMENT OR TEMPORARY CONSTRUCTION RIGHTS AS NECESSARY BY ADJACENT LAND OWNERS. THE CONTRACTOR SHALL NOT DISTURB ANY SOIL BEYOND THE PROPERTY LINE WITHOUT NOTIFYING AND OBTAINING SUCH EASEMENT OR TEMPORARY CONSTRUCTION RIGHT FROM THE ADJACENT LAND OWNERS. PRIOR TO THE CONTRACTOR PRICING THE WORK, THEY SHALL PROVIDE ACORN WITH PROOF OF SUCH EASEMENT OF TEMPORARY RIGHTS. SHOULD EASEMENTS OF TEMPORARY RIGHTS NOT BE AVAILABLE, THE CONTRACTOR SHALL INCLUDE COST FOR BRACING AND SHORING AS NECESSARY.
4. THE CONTRACTOR SHALL PROVIDE A FINISHED PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. THE MINIMUM SLOPE SHALL MEET OR EXCEED 0.5% IN ALL CASES. SLOPES IDENTIFIED ON THE GRADING PLAN TAKE PRECEDENT. ALL SLOPES SHALL BE AWAY FROM BUILDINGS AND TOP OF PAVEMENT SHALL BE AT OR BELOW EXISTING FINISH FLOOR ELEVATIONS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST GEOTECHNICAL REPORT PREPARED BY THE PROJECT GEOTECHNICAL ENGINEER.
6. CONTRACTOR TO REVIEW EXISTING SOIL CONDITIONS, TEST PITS, AND BORINGS.
7. THERE WILL BE NO ADDITIONAL PAYMENT FOR UNSUITABLE SOILS OR OTHER MATERIALS.
8. ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNINGS ROUGHNESS COEFFICIENT OF N=0.012 OR LESS.
9. A POST CONSTRUCTION – STORMWATER INSPECTION & MAINTENANCE PLAN IS FILED WITH THE CITY OF PORTLAND.
10. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
11. ALL SUBGRADE PREPARATION IS SUBJECT TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER.
12. NATIVE SOILS: IT IS THE CONTRACTOR'S RESPONSIBILITY TO LIMIT THE DISTURBANCE TO SUBGRADE SOILS. SHOULD THE SUBGRADE BECOME YIELDING OR DIFFICULT TO WORK, DISTURBED AREAS SHALL BE EXCAVATED AND BACKFILLED WITH COMPACTED SELECT FILL OR CRUSHED STONE AT NO ADDITIONAL EXPENSE TO THE OWNER. ALL SUBGRADE PREPARATION IS SUBJECT TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER.

# EROSION CONTROL NOTES:

1. ALL ROUTINE MAINTENANCE ACTIVITIES SHALL BE CONDUCTED IN SUCH A WAY TO LIMIT THE AMOUNT OF DISTURBED AREA AT ONE TIME TO THE EXTENT PRACTICABLE. DISTURBED AREAS ARE DEFINED AS THOSE SURFACES WHERE EXISTING VEGETATION OR STRUCTURES HAVE BEEN REMOVED, EXPOSING NATIVE SOIL TO THE ELEMENTS.
2. PRIOR TO THE START OF ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL APPLICABLE EROSION CONTROL DEVICES SUCH AS PERIMETER SILT FENCE, AND OTHER APPLICABLE MEASURES. IN THE EVENT THE CONTRACTOR IS NOT SURE A EROSION CONTROL MEASURE SHOULD BE IMPLEMENTED, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD TO CONFIRM IMPLEMENTATION OF ANY EROSION CONTROL DEVICES.
3. ALL GROUND AREAS GRADED FOR CONSTRUCTION SHALL BE GRADED, LOAMED, SEEDED AND MULCH SHALL BE APPLIED AS SOON AS POSSIBLE WITHIN 7 DAYS FOLLOWING THE COMPLETION OF ANY SOIL DISTURBANCE, AND PRIOR TO ANY STORM EVENT.
4. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY. THE CONTRACTOR SHALL REFERENCE THE APPROVED EROSION AND SEDIMENTATION CONTROL REPORT FOR TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL DEVICES IN ADDITION TO THE PLAN SET. THE CONTRACTOR SHALL ALSO REFER TO THE MAINE D.E.P.'S PERMIT CONDITIONS, FINDINGS OF FACT AND ORDER (IF ANY), AND THE CURRENT MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.
5. PRIOR TO PAVING, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT FROM STORM DRAINS, CATCH BASINS, AND APPURTENANCES.
6. REFER TO THE EROSION CONTROL DETAILS & NOTES FOR ADDITIONAL INFORMATION.

# UTILITY NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED UPON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO TEST PIT TO DETERMINE THE EXACT LOCATION AND ELEVATION OF UTILITIES TO COORDINATE WITH THE PROPOSED CONNECTIONS OR CROSSING. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE CIVIL ENGINEER FOR FURTHER DIRECTIONS BEFORE ANY ADDITIONAL WORK PROCEEDS.
2. CONTRACTOR TO BYPASS EXISTING SEWER FLOW CONTROL AT CONNECTION TO EXISTING SYSTEM AT NO ADDITIONAL COST.
3. CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWNER, CONDUCT EXPLORATORY EXCAVATIONS AT LOCATIONS WHERE PROPOSED EXCAVATION WILL INTERSECT WITH EXISTING UTILITIES, PRIOR TO THE ORDERING OF STRUCTURES.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. ALL NEW SANITARY MANHOLES SHALL BE VACUUM TESTED BEFORE BACKFILLING. TESTING SHALL BE COMPLETED IN ACCORDANCE WITH TECHNICAL REPORT #16 (TR-16): GUIDES FOR THE DESIGN OF WASTEWATER TREATMENT WORKS, PREPARED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.
6. SEWER MANHOLES SHALL BE 4' ID UNLESS OTHERWISE STATED ON THE PLANS.
7. CONTRACTOR TO PROVIDE 5' OF COVER FROM TOP OF PIPE TO FINISH GRADE FOR WATER MAINS.
8. THRUST BLOCKS SHALL BE USED FOR THRUST RESTRAIN ON WATER MAINS. LIMITS FOR THRUST BLOCKS ARE SHOWN WITHIN THE PLANSET ON SHEET [TBD].
9. WATER INFRASTRUCTURE SHALL BE TESTED IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT DOCUMENT "WATER AND SEWER CONSTRUCTION SPECIFICATIONS AND PROCEDURES", MOST RECENT REVISION.
10. ALL REQUIRED FITTINGS FOR THE WATER MAIN ARE NOT SHOWN ON DRAWINGS. CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY FITTINGS REQUIRED TO CONSTRUCT THE WATER MAIN IN ACCORDANCE WITH CITY OF PORTLAND, STATE OF MAINE, AND AMERICAN WATER WORKS ASSOCIATION STANDARDS AND REGULATIONS.
11. ALL UTILITY PIPES SHALL SLOPE UNIFORMLY BETWEEN ELEVATIONS INDICATED ON THE DRAWINGS. NO CRESTS OR SAGS IN THE PIPING WILL BE PERMITTED. ALL HORIZONTAL AND VERTICAL BENDS IN PRESSURIZED PIPE LINES SHALL BE SUITABLY RESTRAINED WITH THRUST BLOCKS OR RETAINER GLANDS. RETAINER GLANDS ALLOWED FOR DUCTILE IRON PIPE ONLY. PROVIDE ALL BENDS, HORIZONTAL AND VERTICAL, AS REQUIRED TO MEET THE GRADES AND ALIGNMENTS INDICATED ON THE DRAWINGS.
12. ALL WASTEWATER PIPING, EXCLUDING BUILDING DRAINS, AND ALL PRESSURIZED PIPING, TO INCLUDE WATER MAINS, INSTALLED BENEATH STRUCTURES SHALL BE ENCASED IN CONCRETE.
13. WHERE NEW PIPING IS TO BE CONNECTED TO EXISTING PIPING, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ADAPTERS, FITTINGS, AND ADDITIONAL PIPE AS REQUIRED TO ENSURE A COMPLETE AND PROPERLY FUNCTIONING CONNECTION. CONTRACTOR TO VERIFY LOCATION, ELEVATION, ORIENTATION, AND MATERIAL OF CONSTRUCTION. ADAPTERS AND FITTINGS ARE INCIDENTAL TO THE PIPE INSTALLATION.
14. WHENEVER POSSIBLE, WATER LINES SHOULD BE INSTALLED OVER WASTEWATER LINES. A MINIMUM SEPARATION OF 18 INCHES BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE WASTEWATER LINE SHALL BE MAINTAINED WHERE POSSIBLE. WHERE A WATER LINE CROSSES UNDER THE WASTEWATER LINE, A FULL LENGTH OF WASTEWATER PIPE SHALL BE CENTERED ABOVE THE WATER LINE SO THAT BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE.
15. THE CONTRACTOR SHALL BE ANTICIPATE THAT THE NATIVE SILT AND CLAY SOILS WILL NOT BE SUITABLE FOR PIPE TRENCH BACKFILL IN PAVED AREAS.
16. EXCAVATION TO SUBGRADE IN NATIVE SILT AND CLAY SHALL BE COMPLETED WITH A SMOOTH EDGE BUCKET TO MINIMIZE SUBGRADE DISTURBANCE.
17. GROUNDWATER SHALL BE CONTROLLED TO A LEVEL OF AT LEAST ONE FOOT BELOW SUBGRADE OF THE PIPE OR STRUCTURE. THE CONTRACTOR SHALL MAINTAIN THE LOWERED GROUNDWATER LEVEL UNTIL CONSTRUCTION HAS BEEN COMPLETED TO SUCH AN EXTENT THAT THE STRUCTURES OR PIPES WILL NOT BE FLOATED OR OTHERWISE DAMAGED.
18. CONTRACTOR SHALL COORDINATE WORK REGARDING ANY WATER MAIN CONNECTION AND WATER MAIN SHUTDOWN WITH THE PORTLAND WATER DISTRICT AT LEAST SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
19. ALL WATER PIPE INSTALLATION SHALL CONFORM WITH THE PORTLAND WATER DISTRICT SPECIFICATIONS AND PROCEDURES, MOST RECENT EDITION.
20. SEWER, GAS, TELEPHONE, CABLE, WATER AND ANY OTHER UTILITY CONNECTIONS SHALL BE COMPLETED IN ACCORDANCE WITH PLUMBING, ELECTRICAL, AND MECHANICAL CONTRACTS, AND SHALL BE REVIEWED BY THE PROJECT PLUMBING, ELECTRICAL, AND MECHANICAL ENGINEER FOR CONSISTENCY WITH THEIR PLANS PRIOR TO CONSTRUCTION.
21. COORDINATE EXIT POINT FOR SECONDARY UTILITY SERVICES WITH THE ARCHITECT/ELECTRICAL ENGINEER. SECONDARY LINE LOCATIONS NOT PROVIDED BY ACORN ENGINEERING WITHIN THE UTILITY PLAN.
22. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL THE NECESSARY PERMITS FOR THE INSTALLATION OF THE UTILITIES AND STORMDRAINS WITHIN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SUBMIT A MAINTENANCE OF TRAFFIC PLAN TO THE CITY IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL MANUAL PRIOR TO ANY WORK.
23. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL AT NO EXTRA EXPENSE TO THE OWNER.
24. ALL ADJUSTMENTS TO FINISHED GRADE ARE TO BE COMPLETED BY THE CONTRACTOR. THE CONTRACTOR SHALL CONFIRM STRUCTURES THAT REQUIRE ADJUSTMENT WITH THE ENGINEER OR OWNERS REPRESENTATIVE PRIOR TO ADJUSTING FRAMES.

# DEMOLITION NOTES:

1. THE FOLLOWING ITEMS ARE TYPICAL OF MATERIAL WHICH MAY BE ON SITE:
   - ROCK AND CONCRETE FOUNDATIONS
   - CONCRETE SLABS
   - BITUMINOUS ASPHALT PAVEMENT
   - CONCRETE PADS AND BLOCKS
   - FENCE POST AND FENCING
   - UNDERGROUND UTILITY LINES
   - ABOVE AND OR BELOW GROUND FUEL OIL AND PROPANE GAS TANKS
   - OTHER TRASH AND MISCELLANEOUS SOLID WASTES
2. THE CONTRACTOR IS ADVISED TO VISIT THE SITE TO CONFIRM DEMOLITION ITEMS SINCE THE LIST IS NOT INCLUSIVE OF THE SITE CONDITIONS WHICH MAY BE ENCOUNTERED.
3. ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. CONTRACTORS SHALL PROVIDE OWNDER WITH APPROPRIATE "BILLS OF LADING" DEMONSTRATING PROPER DISPOSAL OF ALL MATERIALS.
4. THE EXISTING ASPHALT SHOULD BE STRIPPED AND EITHER PROCESSED ONSITE, REMOVED FROM THE SITE OR DISPOSED OF ONSITE.
5. REFER TO THE BORING LOGS OBTAINED BY SUMMIT GEOENGINEERING SERVICES FOR REDFERN PROPERTIES, LLC. FOR ADDITIONAL INFORMATION.
6. ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTORS SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" DEMONSTRATING PROPER DISPOSAL OF ALL MATERIALS.
7. SITE DEMOLITION SHALL NOT OCCUR UNTIL PROPER ABATEMENT PROCEDURES HAVE OCCURRED. ABATEMENT, IF NECESSARY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

**PERMIT LEVEL NOT ISSUED FOR CONSTRUCTION**

| ISSUED FOR | BY | DATE |
|---|---|---|
| SITE PLAN APPLICATION | SJL | 1/27/2026 |

DRAWING NAME: GENERAL NOTES
PROJECT NAME: 1871 FOREST AVE, PORTLAND, MAINE
PARCEL ID: 327A A004001
CLIENT: AVESTA HOUSING
307 CUMBERLAND AVE, PORTLAND, MAINE 04101

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ACORN ENGINEERING, INC
ENGINEERING | PLANNING
PO BOX 3472 PORTLAND, MAINE 04104
(207) 775-2655

| | |
|---|---|
| FILE: | DETAILS |
| DATE: | AS NOTED |
| JN: | 1297 |
| SCALE: | AS NOTED |
| DESIGNED BY: | N/A |
| DRAWN BY: | MJVA |
| CHECKED BY: | SJL |

STATE OF MAINE
SAMUEL J. LEBEL
No. 16505
LICENSED PROFESSIONAL ENGINEER
03/09/26

DRAWING NO.
C-02

STORM DRAIN DATA:

CB #1
- RIM = 78.07
- 15" PE, INV. OUT 72.97
- 15" PE, INV. IN 73.11
- 6" PVC, INV. IN 73.35

CB #2
- RIM = 79.36
- UNABLE TO OPEN STRUCTURE FROZEN AT TIME OF SURVEY

CB #3
- RIM = 82.90
- 15" PE, INV. IN 77.49
- 15" PE, INV. OUT 77.23

CB #4
- RIM = 82.90
- 15" PE, INV. OUT 78.45

SEWER MANHOLE DATA:

SMH #1
- RIM = 83.47
- 10" PVC, INV. IN 77.99
- 10" SAN. SEWER MAIN, INV. OUT 77.83

SMH #2
- RIM = 84.65
- 10" SAN. SEWER MAIN, INV. IN 75.95
- 8" SAN. SEWER MAIN, INV. IN 75.87
- 10" SAN. SEWER MAIN, INV. OUT 75.87

SMH #3
- RIM = 82.10
- 10" SAN. SEWER MAIN, INV. IN 73.14
- 10" SAN. SEWER MAIN, INV. OUT 73.12

SMH #4
- RIM = 89.57
- 6" LOCKED RISER
- TOP OF CAP 89.32

NOTES:

1. OWNER: POWELL REALTY, P.O. BOX 245, SOUTH HERO, VT 055486
2. SURVEYOR: ROBERT C. LIBBY JR. PLS #2190, BH2M, 380B MAIN STREET, GORHAM, MAINE
3. DEED REFERENCE: BK. 6172, PG. 80
4. AREA OF PARCEL: 144,679 S.F. (3.321 ACRES)
5. TAX MAP REFERENCE: MAP 327A, BLOCK A, LOT 4
6. ZONING: COMMUNITY BUSINESS (B-2)
7. TOPOGRAPHY: ON SITE FIELD LOCATIONS BY BH2M (NGVD29)
8. BENCHMARK: IRON REBAR W/CAP INSCRIBED "BH2M SURVEY BENCHMARK" SET FLUSH, ELEV. 80.21 (NGVD29)
9. PLAN REFERENCES:
   A. "PLAN OF PROPERTY IN PORTLAND, MAINE", DATED JUNE 1977, FOR ESTATE OF RUFUS H. JONES, BY H.I. & E.C. JORDAN AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 116, PAGE 79.
   B. "A.D. AUTO SALES BUILDING SUBDIVISION AND SITE PLAN", DATED AUGUST 1985, FOR ANTONIO DIPIETRANTONIO, BY JEROME WATTS, PLS #1245 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 153, PAGE 62.
   C. "STATE HIGHWAY "14", U.S. ROUTE 302/FOREST AVE", DATED JUNE 2010, D.O.T. FILE NO. 3-572.
   D. "FOREST AVENUE SEWER EXTENSION, #1810 TO #1871 FOREST AV. PLAN AND PROFILE, AS BUILTS", DATED MARCH 2011, BY CITY OF PORTLAND, MAINE PUBLIC SERVICES DEPARTMENT, PROVIDED BY THE CITY OF PORTLAND.
   E. "PORTLAND, MAINE FOREST AVENUE, CONSTRUCTION PLANS", DATED JUNE 2011, BY THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION, PROVIDED BY THE CITY OF PORTLAND.
10. UNDERGROUND AT&T, GAS AND ELECTRIC UTILITIES HAVE BEEN DETERMINED FROM FIELD LOCATIONS OF DIGSAFE MARKINGS PROVIDED PER DIGSAFE TICKET NUMBER 20254711623.
11. UNDERGROUND SEWER MAINS PER PLAN REFERENCE D. STRUCTURE LOCATIONS AND INVERTS AS SHOWN ON THIS PLAN ARE BASED ON BH2M FIELD LOCATION.
12. UNDERGROUND STORMWATER INFRASTRUCTURE AND WATER MAINS PER PLAN REFERENCE E. STRUCTURE LOCATIONS AND INVERTS AS SHOWN ON THIS PLAN ARE BASED ON BH2M FIELD LOCATION.

N/F Hannaford Bros Co. Tax Map 327A, Block A, Lot 12 Bk. 20702, Pg. 308

N/F M4 LLC Tax Map 327A, Block A, Lot 3 Bk. 40108, Pg. 140 (See Plan Ref. B)

N/F Hannaford Bros Co. Tax Map 327A, Block A, Lot 5 Bk. 20702, Pg. 308

N/F Friends Church Tax Map 327A, Block A, Lot 2 (See Plan Ref. A)

LAND OF POWELL REALTY Tax Map 327A, Block A, Lot 4 144,679 S.F. (3.321 Acres)

FOREST AVENUE U.S. ROUTE 302 (See Plan Ref. C)

BENCHMARK (See Note #8)

LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| ● | CAPPED IRON ROD TO BE SET |
| ○ IRF/IRF | IRON ROD/PIPE FOUND |
| ○ CIRF | CAPPED IRON ROD FOUND |
| A.G./B.G. | ABOVE GRADE/BELOW GRADE |
| N/F | NOW OR FORMERLY |
| GV | GAS VALVE |
| WV | WATER VALVE |
| | HYDRANT |
| S | SEWER MANHOLE |
| | CATCH BASIN |
| | SIGN POST |
| | UTILITY POLE |
| | DECIDUOUS TREE |
| | CONIFEROUS TREE |
| | BENCHMARK |
| | PROPERTY LINE |
| | ABUTTER PROPERTY LINE |
| | EXISTING EDGE OF PAVEMENT |
| | EXISTING EDGE OF GRAVEL |
| 75 | MAJOR CONTOUR LINE |
| 74 | MINOR CONTOUR LINE |
| SWL | SINGLE WHITE PAINT LINE |
| SYL | SINGLE YELLOW PAINT LINE |
| DYL | DOUBLE YELLOW PAINT LINE |
| W | WATER MAIN |
| S | SEWER MAIN |
| SD | STORM DRAIN |
| OHE | OVERHEAD ELECTRIC LINES |
| UGU | UNDERGROUND UTILITIES |
| G | GAS MAIN |

Scale: 1" = 30'

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

1. NO SURVEYORS REPORT

ROBERT C. LIBBY JR. PLS #2190

| NO. | DATE | REVISION DESCRIPTION |
|---|---|---|

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
380B Main Street, Gorham, Maine 04038
Tel. (207) 839-2771, www.bh2m.com

FOR
Avesta Housing
307 Cumberland Avenue
Portland, Maine 04101

STANDARD BOUNDARY SURVEY PLAN

LAND OF POWELL REALTY
1871 FOREST AVE
PORTLAND, MAINE

| DESIGNED | DATE |
|---|---|
| T. Taggett | Oct. 2025 |
| DRAWN | SCALE |
| T. Taggett | 1" = 30' |
| CHECKED | JOB. NO. |
| R. Libby, Jr. | 25201 |

SHEET 1

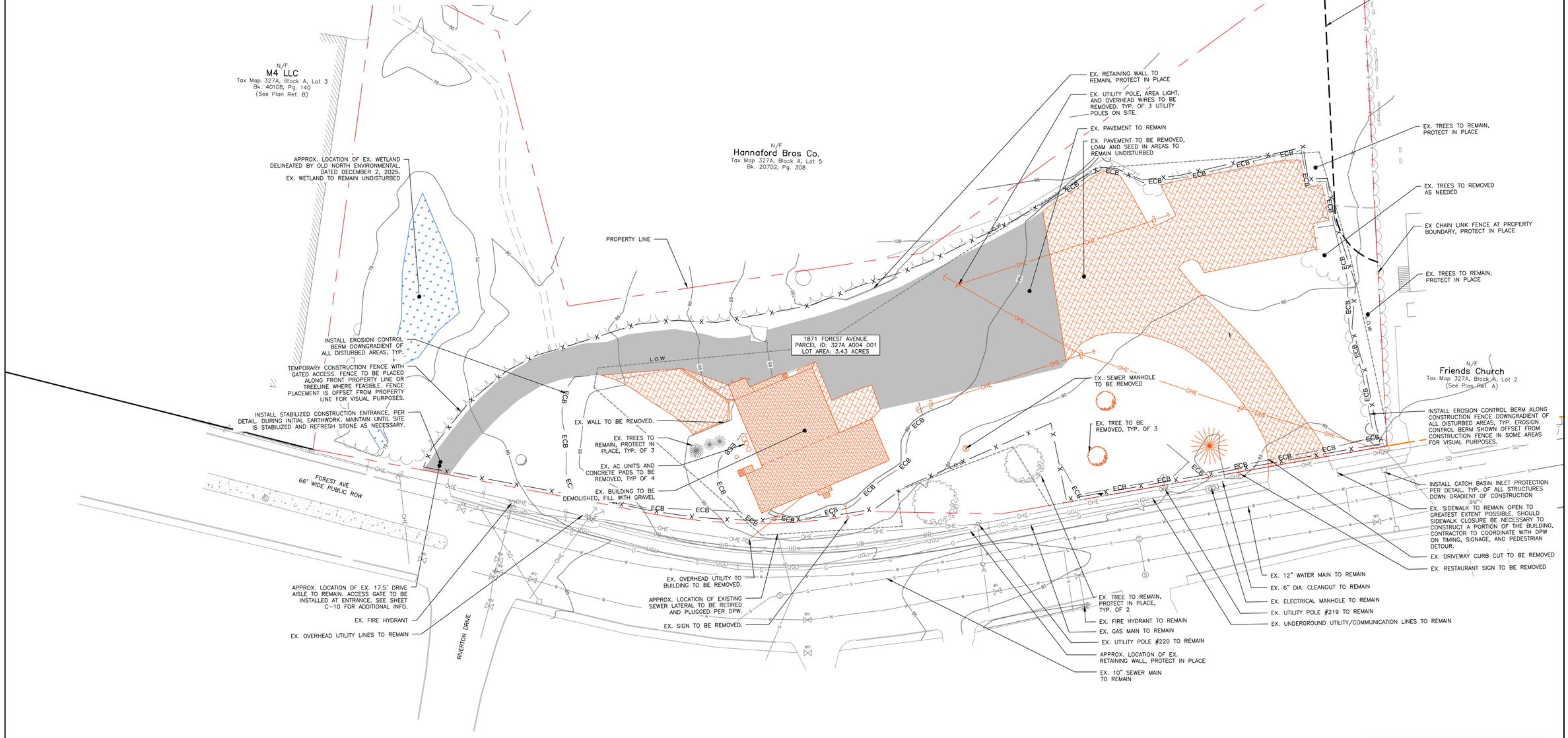
REPRODUCTION OR REUSE OF THIS DOCUMENT WITHOUT THE EXPRESSED WRITTEN CONSENT OF BH2M IS PROHIBITED

GENERAL NOTES:

1. EXISTING ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
2. ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTOR SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" TO DEMONSTRATE PROPER DISPOSAL OF ALL MATERIALS.
3. SITE DEMOLITION SHALL NOT OCCUR UNTIL PROPER ABATEMENT PROCEDURES HAVE OCCURRED. ABATEMENT, IF NECESSARY, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 72 HOURS PRIOR TO EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE POTENTIAL CONFLICT WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.
5. ALL CONSTRUCTION SIGNAGE IS TEMPORARY AND WILL BE REMOVED AT PROJECT COMPLETION. FINAL SIGNAGE WORDING AND PLACEMENT LOCATION TO BE ACCEPTED BY THE CITY.
6. SEDIMENT BARRIERS TO BE PLACED DIRECTLY ON THE FRONT AND SIDE PROPERTY LINES, DOWN GRADIENT OF THE PROPOSED PROJECT WORK PER DETAIL; FENCES ARE OFFSET OF THE PROPERTY LINES AS SHOWN ON THE PLAN FOR CLARITY PURPOSES AND DO NOT NECESSARILY DEPICT THE PHYSICAL LOCATION.
7. CONTRACTOR SHALL PLACE CATCH BASIN INLET PROTECTION ON CATCH BASINS AND FIELD INLETS DOWN-GRADIENT OF ALL NON-STABILIZED SURFACES, PER DETAIL.
8. DEMOLITION PLAN IS NOT INCLUSIVE OF ALL EXISTING ITEMS TO BE REMOVED AS PART OF SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITIES, WORK WITHIN THE ROW, ETC. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND REGULATIONS.
9. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING OFF-SITE PARKING TO EMPLOYEES; ON-SITE PARKING WILL NOT BE PROVIDED OR GUARANTEED. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING THE APPROPRIATE PERMITS FROM THE CITY FOR CLOSING ANY ON-STREET PARKING SPACES DURING THE CONSTRUCTION PERIOD.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR SNOW REMOVAL ALONG CONSTRUCTION FENCE AND GATE.
11. CONTRACTOR TO SUBMIT A DEWATERING PLAN FOR REVIEW AND APPROVAL TO THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE PRE-CONSTRUCTION MEETING, DURING THE BUILDING PERMIT APPLICATION PROCESS, OR PRIOR TO ADVANCED SITE WORK. CONTACT THE DEPARTMENT OF PUBLIC WORKS FOR ADDITIONAL INFORMATION AND CURRENT REGULATIONS.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE FOLLOWING:
    - 12.1. REQUEST AND REVIEW RELEVANT DOCUMENTS THAT SUMMARIZE FINDINGS FROM INITIAL ENVIRONMENTAL DUE DILIGENCE ACTIVITIES COMPLETED AT THE SITE PERFORMED BY CREDERE ASSOCIATES LLC.
    - 12.2. DETERMINE WHAT, IF ANY, RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs) IDENTIFIED SUBSEQUENT TO ENVIRONMENTAL DUE DILIGENCE ACTIVITIES MAY AFFECT THE CONTRACTOR'S WORK.
    - 12.3. DETERMINE IF THE SITE IS/HAS BEEN IDENTIFIED AS A STATE &/OR FEDERAL HAZARDOUS SUBSTANCE SITE, OR SIMILARLY REGULATED SITE. IF SO, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMMUNICATE AND COORDINATE WITH AN ENVIRONMENTAL PROFESSIONAL (EP) TO UNDERSTAND WHAT CONTAMINANTS &/OR HAZARDS HAVE BEEN IDENTIFIED FOR THE SITE AND HOW THEIR RESPECTIVE IMPACTS MAY AFFECT THE CONTRACTOR'S WORK. THE EP SHALL BE EMPLOYED BY THE CLIENT. SHOULD THE CLIENT REQUIRE ACORN'S EP SERVICES IT SHALL BE REQUESTED IN WRITING.
    - 12.4. COMMUNICATE AND COORDINATE WITH AN EP TO REQUEST, REVIEW AND ADHERE TO RELEVANT DOCUMENTS PREPARED FOR THE SITE DESCRIBING BEST MANAGEMENT PRACTICES FOR IMPACTED OR POTENTIALLY IMPACTED MEDIA THAT MAY BE ENCOUNTERED AS PART OF THE CONTRACTOR'S WORK INCLUDING BUT NOT LIMITED TO THE SOIL MANAGEMENT PLAN & EMMP.
    - 12.5. ENSURE THE APPROPRIATE STATE &/OR FEDERAL REGULATORY AGENCY(IES) HAVE BEEN NOTIFIED OF THE CONTRACTOR'S PLANNED WORK ACTIVITIES.
13. EXISTING STRUCTURE TO BE EXCAVATED & BACKFILLED WITH GRAVEL TO MEET EXISTING GRADE

LEGEND:

- PROPERTY LINE
- LIMIT OF WORK LINE — L.O.W —
- TEMPORARY CONSTRUCTION FENCE — X —
- EROSION CONTROL BERM — ECB —
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING PAVEMENT TO BE REMOVED




30 0 30 60

SCALE: 1:30

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

| ISSUED FOR | BY | DATE |
|---|---|---|
| SITE PLAN APPLICATION | SJL | 12/27/2025 |

# CONSTRUCTION MANAGEMENT PLAN

DRAWING NAME:
PROJECT NAME: 1871 FOREST AVE, PORTLAND, MAINE
PARCEL ID: 327A A004001
CLIENT: AVESTA HOUSING
307 CUMBERLAND AVE, PORTLAND, MAINE 04101

ACORN ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS MADE TO THIS PLAN SET IS DONE SO AT USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
PO BOX 3272, PORTLAND MAINE 04104
(207) 775-2655

| | |
|---|---|
| FILE: | 1297_C-03_CMT PLAN |
| DATE: | AS NOTED |
| JN: | 1297 |
| SCALE: | AS NOTED |
| DESIGNED BY: | MJVA |
| DRAWN BY: | MJVA |
| CHECKED BY: | SJL |

STATE OF MAINE
SAMUEL J. LEBEL
No. 16505
REGISTERED PROFESSIONAL ENGINEER
03/06/26

DRAWING NO.
C-03

**GENERAL NOTES:**

1. ALL SIDEWALK AND VERTICAL GRANITE CURB TO BE REPLACED SHALL BE REBUILT TO CITY OF PORTLAND STANDARD.
2. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF PORTLAND STANDARDS.
3. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
4. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
6. ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
7. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.
8. CONTRACTOR SHALL VERIFY BOTTOM AND TOP OF CURB ELEVATIONS ALONG BUILDING FRONTAGES PRIOR TO CONSTRUCTION OF THE FOUNDATIONS. CONTACT ENGINEER PRIOR TO CONSTRUCTION IF DISCREPANCIES ARE FOUND.

| SPACE AND BULK STANDARDS | | | |
|---|---|---|---|
| ZONING DISTRICT: B2 | REQUIRED | EXISTING | PROPOSED |
| MINIMUM LOT AREA | N/A | 3.43 AC | 3.43 AC |
| MINIMUM STREET FRONTAGE | N/A | 248.5 FT | 248.5 FT |
| GROSS FLOOR AREA | NA | 8,771 SQFT | 28,694 SQFT |
| BUILD-TO ZONE (REQUIRED MAX. FRONT SETBACK/ACTUAL MIN. FRONT SETBACK) | 0-10 FT | 2.5' | 15'* |
| BUILD-TO PERCENTAGE (MIN.) | 100% | 11% | 0% |
| BLANK WALL AREA (MAX.) | 20 FT | <20' | <20' |
| MINIMUM REAR YARD SETBACK | NONE, EXCEPT 10 FT IF ABUTTING A LOT IN A RESIDENTIAL ZONE | 62' | 114' |
| MINIMUM SIDE YARD SETBACK, INTERIOR (MIN.) | NONE, EXCEPT 5 FT IF ABUTTING A LOT IN A RESIDENTIAL ZONE | 270' | 22' |
| MAXIMUM BUILDING HEIGHT | 75 FT | < 75 FT | < 75 FT |
| LANDSCAPED OPEN SPACE RATIO (MIN.) | 20% | >20% | 65% |
| * WAIVER REQUESTED PER SECTION 7.6.5.B.3 | | | |

**LEGEND:**

PROPERTY LINE

15' SETBACK FROM OVERHEAD 3-PHASE UTILITY LINES

WETLANDS

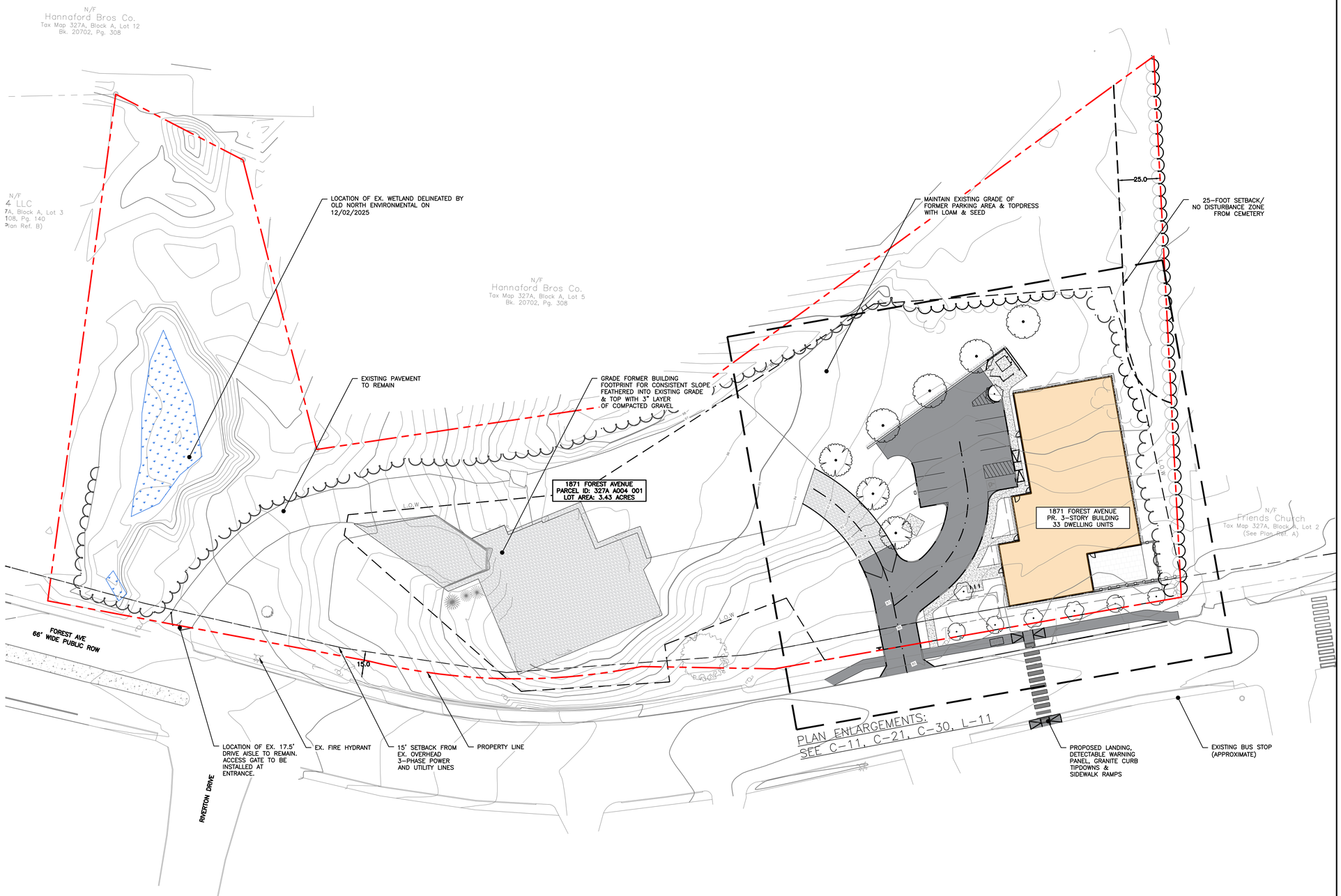
LIMIT OF WORK LINE — L.O.W.

PROPOSED BUILDING FOOTPRINT, SEE ARCH. DRAWINGS

ASPHALT PAVING

CONCRETE PAVING

GRAVEL




30 0 30 60

SCALE: 1:30

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

| ISSUED FOR | BY | DATE |
|---|---|---|
| SITE PLAN APPLICATION | SJL | 12/22/2025 |

**OVERALL SITE PLAN**

DRAWING NAME:

PROJECT NAME: 1871 FOREST AVE, PORTLAND, MAINE

PARCEL ID: 327A A004001

CLIENT: AVESTA HOUSING
307 CUMBERLAND AVE, PORTLAND, MAINE 04101


ACORN ENGINEERING, INC.
ACORN ENGINEERING, INC.
PO BOX 2165, KENNEBUNK, MAINE 04104
(207) 775-2655



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FILE: 1297_C-10_SITE PLAN

DATE: AS NOTED

JN: 1297

SCALE: AS NOTED

DESIGNED BY: ALDV

DRAWN BY: JVH

CHECKED BY: SJL

STATE OF MAINE
SAMUEL J. LEBEL
No. 16505
REGISTERED PROFESSIONAL ENGINEER
LICENSED
03/06/26

DRAWING NO.

C-10

**GENERAL NOTES:**

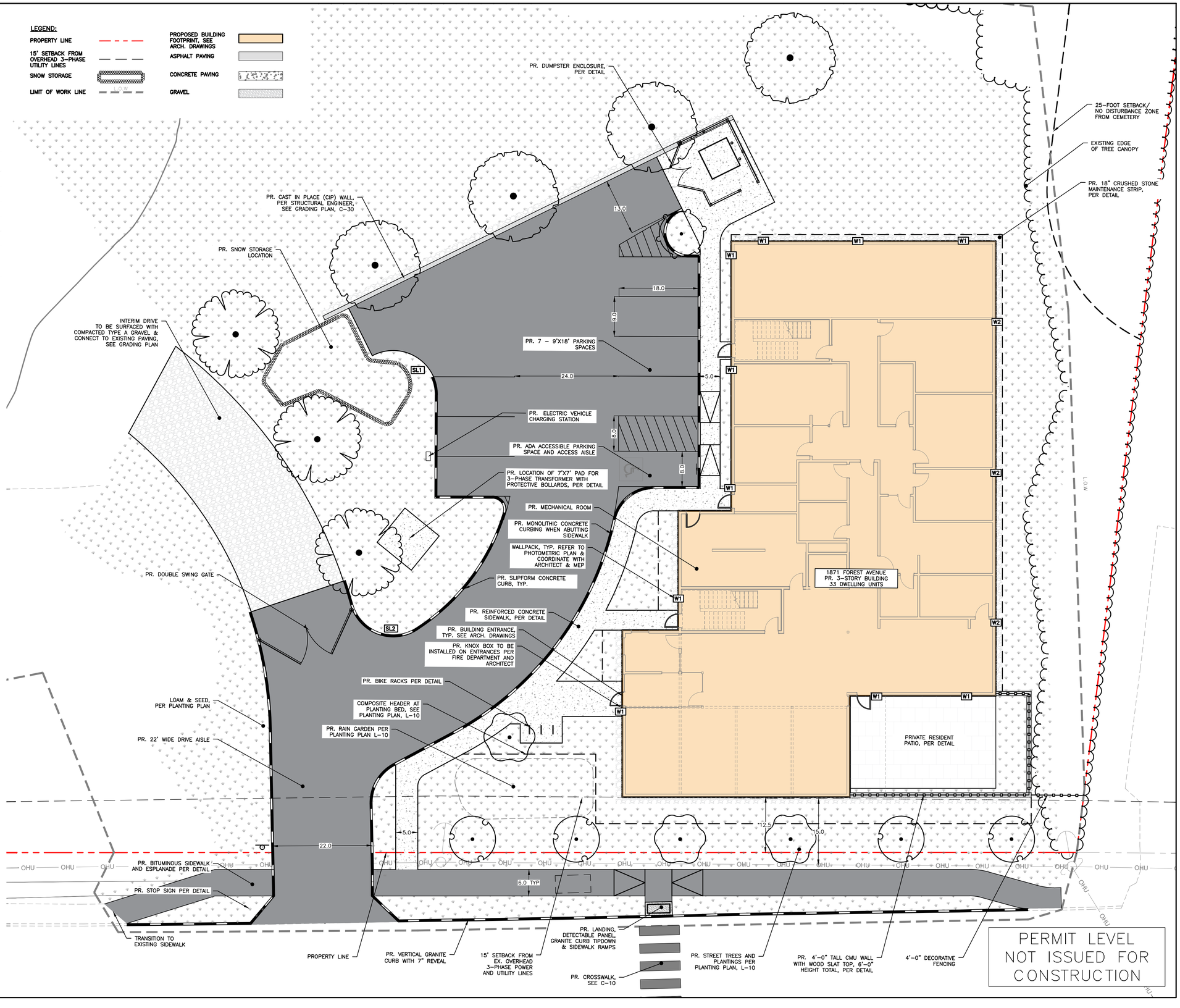
1. ALL SIDEWALK AND VERTICAL GRANITE CURB TO BE REPLACED SHALL BE REBUILT TO CITY OF PORTLAND STANDARD.
2. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF PORTLAND STANDARDS.
3. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
4. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
6. ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
7. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.
8. CONTRACTOR SHALL VERIFY BOTTOM AND TOP OF CURB ELEVATIONS ALONG BUILDING FRONTAGES PRIOR TO CONSTRUCTION OF THE FOUNDATIONS. CONTACT ENGINEER PRIOR TO CONSTRUCTION IF DISCREPANCIES ARE FOUND.
9. FOR PROJECT SPACE AND BULK STANDARDS, SEE SHEET C-10
10. ELECTRICAL DESIGN AND ROUTING PER MEP.

**SITE LIGHTING FIXTURE SCHEDULE**

| SYMBOL | SPECIFICATION | QTY. | MANUFACTURER |
|---|---|---|---|
| SL1 | COOPER:GALN-SB1A-830-U-T4W | 1 | COOPER LIGHTING SOLUTIONS |
| SL2 | COOPER: GALN-SB1A-830-U-5WQ | 1 | COOPER LIGHTING SOLUTIONS |
| W1 | PIL:M20-M-7W-T4-XX-70-3K-UNV-XX | 10 | PERFORMANCE IN LIGHTING |
| W2 | PIL:M20-M-7W-T2-XX-70-3K-UNV-XX | 3 | PERFORMANCE IN LIGHTING |

FOR INFORMATION ON LIGHTING SPECIFICATIONS AND PHOTOMETRICS, CONTACT THE LIGHTING DISTRIBUTOR: REFLEX, REFLEXLIGHTING.COM; CONTACT: MICHAEL O'BRIEN, LC, 857-248-9181, MOBRIEN@REFLEXLIGHTING.COM

| PARKING SUMMARY | |
|---|---|
| | # PARKING SPACES |
| EXISTING | 59 |
| REMOVED SPACES | 37 |
| REMAINING SPACES | 22 |
| PROPOSED | |
| STANDARD (9'x18') | 7 |
| COMPACT (8'x15') | 0 |
| ADA (8'x18') | 1 |
| TOTAL PROPOSED SPACES | 8 |
| EV CHARGERS | |
| INSTALLED EV CHARGERS | 1 |
| EV CAPABLE SPACES | 5 |




PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

| ISSUED FOR | BY | DATE |
|---|---|---|
| SITE PLAN APPLICATION | SJL | 2/27/2026 |

**ENLARGED SITE PLAN**

DRAWING NAME:
PROJECT NAME: 1871 FOREST AVE, PORTLAND, MAINE
PARCEL ID: 327A A004001
CLIENT: AVESTA HOUSING
307 CUMBERLAND AVE, PORTLAND, MAINE 04101


ACORN ENGINEERING, INC.
ACORN ENGINEERING, INC
P.O. BOX 5220, FALMOUTH, MAINE 04104
(207) 775-2655



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FILE: 1297_C-11_ENLARGED SITE PLAN
DATE: AS NOTED
JN: 1297
SCALE: AS NOTED
DESIGNED BY: ALDV
DRAWN BY: JVH
CHECKED BY: SJL

STATE OF MAINE
SAMUEL J. LEBEL
No. 16505
REGISTERED PROFESSIONAL ENGINEER
02/27/26

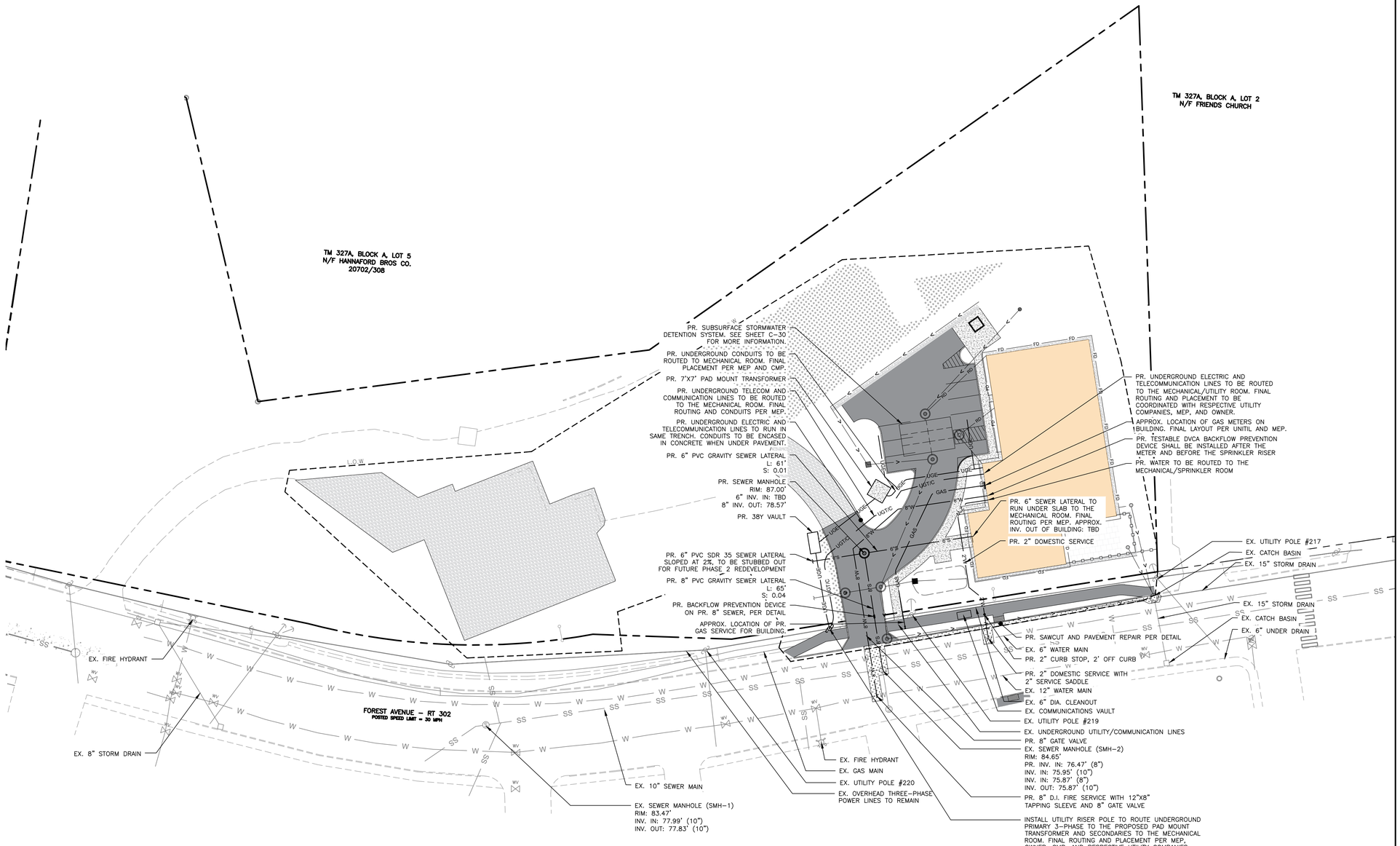
DRAWING NO.
C-11

**GENERAL NOTES:**

1. **ALL SIDEWALK AND VERTICAL GRANITE CURB TO BE REPLACED SHALL BE REBUILT TO CITY OF PORTLAND STANDARD.**
2. **ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF PORTLAND STANDARDS.**
3. **ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.**
4. **CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.**
5. **ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.**
6. **ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.**
7. **FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.**
8. **CONTRACTOR SHALL VERIFY BOTTOM AND TOP OF CURB ELEVATIONS ALONG BUILDING FRONTAGES PRIOR TO CONSTRUCTION OF THE FOUNDATIONS. CONTACT ENGINEER PRIOR TO CONSTRUCTION IF DISCREPANCIES ARE FOUND.**

GENERAL NOTES:

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




| MINIMUM HORIZONTAL UTILITY SEPARATION | | | | | |
|---|---|---|---|---|---|
| UTILITY | UGE/T/C | WATER | SEWER | GAS | STORMWATER |
| UGE/T/C | – | 6' | 5' | 4' | 6' |
| WATER | 6' | – | 5'* | 6' | 3' |
| SEWER | 5' | 5'* | – | 5' | 10' |
| GAS | 4' | 6' | 5' | – | 3' |
| STORMWATER | 6' | 3' | 10' | 3' | – |

*PERMISSIBLE ONLY IF SEWER IS LAID MIN. 18" BELOW WATER SERVICE; OTHERWISE, 10' OF HORIZONTAL SEPARATION MUST BE MAINTAINED.

| EX. SEWER STRUCTURE SCHEDULE | | | |
|---|---|---|---|
| STRUCTURE | RIM | INVERT IN | INVERT OUT |
| | | | |
| | | | |
| | | | |
| | | | |

30 0 30 60

SCALE: 1" = 30'

**PERMIT LEVEL NOT ISSUED FOR CONSTRUCTION**

| ISSUED FOR | BY | DATE |
|---|---|---|
| SITE PLAN APPLICATION | XXX | XX/XX/XX |

**UTILITIES PLAN**

DRAWING NAME:

PROJECT NAME: 1871 FOREST AVE, PORTLAND, MAINE
PARCEL ID: 327A A004001

CLIENT: AVESTA HOUSING
307 CUMBERLAND AVE, PORTLAND, MAINE 04101

ACORN ENGINEERING, INC.

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ACORN ENGINEERING, INC.
PO BOX 3235 PORTLAND, MAINE 04104
(207) 775-2655

FILE: 1297_C-20_UTILITY PLAN
DATE: AS NOTED
JN: 1297
SCALE: AS NOTED
DESIGNED BY: ALDV
DRAWN BY: JVH
CHECKED BY: SJL

STATE OF MAINE
SAMUEL J. LEBEL
No. 16505
LICENSED PROFESSIONAL ENGINEER
03/10/26

DRAWING NO.
C-20

GENERAL NOTES:

1. ALL WORK WITHIN THE CITY STREET RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHINICAL MANUAL STANDARDS.
2. DESIGN OF TEMPORARY SOIL RESTRAINT MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IF NECESSARY FOR CONSTRUCTION.
3. CONTRACTOR SHALL ENSURE THAT UNDERDRAINS ARE CONSTRUCTED WITH POSITIVE OUTLET TO PROPOSED CONNECTIONS.
4. CATCH BASIN INLET PROTECTION TO BE INSTALLED WITHIN ANY STRUCTURES DOWNGRADIENT OF ACTIVE CONSTRUCTION.
5. SEDIMENTATION BARRIERS ARE TO BE INSTALLED DOWNGRADIENT OF ALL ACTIVE CONSTRUCTION WORK PER DETAIL. BARRIERS TO NOT EXTEND PAST PROPERTY LINES. BARRIERS SHOWN OFFSET FROM PROPERTY LINES ON PLANS FOR VISUAL PURPOSES ONLY.
6. CONTRACTOR SHALL VERIFY BOTTOM AND TOP OF CURB ELEVATIONS ALONG BUILDING FRONTAGES PRIOR TO CONSTRUCTION OF THE FOUNDATIONS. CONTACT ENGINEER PRIOR TO CONSTRUCTION IF DISCREPANCIES ARE FOUND.

PR. UNDERGROUND CONDUITS TO BE ROUTED TO MECHANICAL ROOM. FINAL PLACEMENT PER MEP AND CMP.

PR. 7'X7' PAD MOUNT TRANSFORMER

PR. UNDERGROUND TELECOM AND COMMUNICATION LINES TO BE ROUTED TO THE MECHANICAL ROOM. FINAL ROUTING AND CONDUITS PER MEP.

PR. UNDERGROUND ELECTRIC AND TELECOMMUNICATION LINES TO RUN IN SAME TRENCH. CONDUITS TO BE ENCASED IN CONCRETE WHEN UNDER PAVEMENT.

PR. 6" PVC GRAVITY SEWER LATERAL
L: 61'
S: 0.01'

PR. SEWER MANHOLE
RIM: 87.00'
6" INV. IN: TBD
8" INV. OUT: 78.57'

PR. 38Y VAULT

PR. 6" PVC SDR 35 SEWER LATERAL SLOPED AT 2%, TO BE STUBBED OUT FOR FUTURE PHASE 2 REDEVELOPMENT

PR. 2" DOMESTIC SERVICE

PR. 8" PVC GRAVITY SEWER LATERAL
L: 65'
S: 0.04

PR. BACKFLOW PREVENTION DEVICE ON PR. 8" SEWER, PER DETAIL

PR. 8" GATE VALVE

PR. SAWCUT AND REPAIR PER DETAIL

UNEXCAVATED

AVESTA STORAGE 114 362 SF
CONFERENCE 107 346 SF
PREBEL STORAGE 115 102 SF
CTP + CABS.
SERVICE PROVIDER 111 199 SF
3 PERSON OFFICE 116 287 SF
AVESTA STORAGE 126 84 SF
LAUNDRY 113 93 SF
LAUNDRY 112 93 SF
2 PERSON OFFICE 117 199 SF
STAFF ROOM 120 333 SF
MEP 125 441 SF
STAFF BATHROOM 110 78 SF
PANTRY 119 153 SF
KITCHEN 121 383 SF
FRONT DESK 123 154 SF
1 PERSON OFFICE 108 105 SF
MAIL
VESTIBULE 124 134 SF
COMMON AREA 122 984 SF
PATIO

PR. UNDERGROUND ELECTRIC AND TELECOMMUNICATION LINES TO BE ROUTED TO THE MECHANICAL/UTILITY ROOM. FINAL ROUTING AND PLACEMENT TO BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES, MEP, AND OWNER.

APPROX. LOCATION OF GAS METERS ON BUILDING. FINAL LAYOUT PER UNITIL AND MEP.

PR. TESTABLE DVCA BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED AFTER THE METER AND BEFORE THE SPRINKLER RISER

PR. WATER TO BE ROUTED TO THE MECHANICAL/SPRINKLER ROOM

PR. 6" SEWER LATERAL TO RUN UNDER SLAB TO THE MECHANICAL ROOM. FINAL ROUTING PER MEP. APPROX. INV. OUT OF BUILDING: TBD

10 0 10 20
SCALE: 1" = 10'

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

| ISSUED FOR | BY | DATE |
|---|---|---|
| SITE PLAN APPLICATION | XXX | XX/XX/XX |

**ENLARGED UTILITIES PLAN**

DRAWING NAME:
PROJECT NAME: 1871 FOREST AVE, PORTLAND, MAINE
PARCEL ID: 327A A004001
CLIENT: AVESTA HOUSING
307 CUMBERLAND AVE, PORTLAND, MAINE 04101

ACORN ENGINEERING, INC.

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ACORN ENGINEERING, INC
EAST LYME, CONNECTICUT 06333
PO BOX 3427 (207) 775-2655

| | |
|---|---|
| FILE: | 1297_C-21_ENLARGED UTILITIES PLAN |
| DATE: | AS NOTED |
| JN: | 1297 |
| SCALE: | AS NOTED |
| DESIGNED BY: | ALDV |
| DRAWN BY: | JVH |
| CHECKED BY: | SJL |

STATE OF MAINE
SAMUEL J. LEBEL
No. 16505
LICENSED PROFESSIONAL ENGINEER
03/10/26

DRAWING NO.
C-21

**GENERAL NOTES:**

1. ALL SIDEWALK AND VERTICAL GRANITE CURB TO BE REPLACED SHALL BE REBUILT TO CITY OF PORTLAND STANDARD.
2. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF PORTLAND STANDARDS.
3. ANY ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
4. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
6. ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
7. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.
8. CONTRACTOR SHALL VERIFY BOTTOM AND TOP OF CURB ELEVATIONS ALONG BUILDING FRONTAGES PRIOR TO CONSTRUCTION OF THE FOUNDATIONS. CONTACT ENGINEER PRIOR TO CONSTRUCTION IF DISCREPANCIES ARE FOUND.

**LEGEND:**

PROPERTY LINE
LIMIT OF WORK LINE — LOW —
MAJOR CONTOURS (EXISTING) — 95 —
MINOR CONTOURS (EXISTING) — 96 —
CONTOURS (PROPOSED) — 87 —
STORMWATER (EXISTING) — SD —
STORMWATER (PROPOSED)

PR. F BASIN WITH BEEHIVE GRATE
RIM: 87.60'
8" INV: 85.00'

88.80

PR. TW: 92.00
PR. BW: 88.40

10" SD
L: 79'
S: 0.01

1.9% DN

PR. CAST IN PLACE WALL

PR 4" UNDERDRAIN
L: 130'
S: 0.01

PR. TW: 92.00
PR. BW: 87.80

PR. TW: 92.00
PR. BW: 88.47

PR. UNDERDRAIN CLEANOUT

PR. PADMOUNT TRANSFORMER, TOP OF TRANSFORMER PAD WITH MIN. 6" REVEAL ABOVE FINAL GRADE, PER DETAIL

3.5% DN

PR. CB–1
RIM 86.90
8" INV. IN: 84.10'
10" INV. OUT: 84.00'

TIPDOWN TO 87.75

87.49

3.5% DN

PR. SUBSURFACE DETENTION SYSTEM, PER DETAIL

PR. DMH–2
RIM: 87.55'
(2) 6" INV. IN: 84.50'
8" INV. OUT: 84.40'

TC 88.00
BC 87.75

PR. OUTLET CONTROL STRUCTURE, PER DETAIL

TC 88.10
BC 87.60

TC 88.35
BC 87.85

PR. EGRESS WITH 1/2" THRESHOLD TO 88.46'. TYP. OF ALL ENTRANCES

TC 88.76
BC 88.26

PR. FIELD BASIN WITH BEEHIVE GRATE
RIM: 87.70'
8" INV. OUT: 85.00'

RIDGE

87.50

91.50

TC 88.17
BC 87.67

TC 88.25
BC 87.75

1.9% DN

1.5% DN

GRADE BREAK

1871 FOREST AVENUE
PR. 3–STORY BUILDING
33 DWELLING UNITS
FFE: 88.50'

87.90

88.40

PATIO EGRESS WITH 1/2" THRESHOLD TO 88.46'

PR. FIELD INLET WITH BEEHIVE GRATE
RIM: 87.85'
INV. IN:
INV. OUT:

PR. RAIN GARDEN OVERFLOW
RIM: 87.75'
4" INV IN: 85.00'
10" INV OUT: 84.00'

TC 87.90
BC 87.40

88.00

4.0% DN

88.40

86.41

PR. CATCH BASIN – 2
RIM: 85.70'
10" (N) PR. INV. IN: 81.80'
10" (W) PR. INV. IN: 81.80'
10" (E) PR. INV. IN: 83.00'
PR. INV. OUT: 80.10'

PR. CATCH BASIN – 3
RIM: 85.40'
10" INV. IN: 82.00'
10" INV. OUT: 81.90'

GRADE BREAK

87.85

88.03

87.85

1.5% DN

87.89

87.78

88.40

88.38

4.0% DN

85.15

84.90

85.07

84.82

85.16

1.4% DN

1.8% DN

HP
85.33

EX. CATCH BASIN
RIM: 82.90'
INV. IN: 77.49'
INV. OUT: 77.23'
PR. INV IN: 77.55'
PR INV IN:
CORE TO ACCEPT 8" & 12" STORM DRAINS

83.78

TC 84.82
EX. BC 84.24

PR. DMH – 1
RIM: 84.80'
12" PR. INV. IN: 79.25'
12" PR. INV. OUT: 79.05'

PR. ROOF LEADER TO ENTER 2'–4" OF CRUSHED STONE CHANNEL WITHIN RAIN GARDEN. ROOF LEADER LOCATIONS TO BE COORDINATED WITH ARCHITECT.

PR. RAIN GARDEN UNDER DRAIN, PER DETAIL. RUNNING SLOPE 0.003

PR. 7" VERTICAL GRANITE CURB

TC 85.12
EX. BC 84.54

PR. RAIN GARDEN PER DETAIL

10 0 10 20
SCALE: 1" = 10'

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

| ISSUED FOR | BY | DATE |
|---|---|---|
| SITE PLAN APPLICATION | SJL | 12/22/2025 |

**GRADING & DRAINAGE PLAN**

DRAWING NAME:
PROJECT NAME: 1871 FOREST AVE, PORTLAND, MAINE
PARCEL ID: 327A A004001
CLIENT: AVESTA HOUSING
307 CUMBERLAND AVE, PORTLAND, MAINE 04101

ACORN ENGINEERING, INC
PO BOX 3422, PORTLAND, MAINE 04104
(207) 775–2655

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FILE: GRADINGPLAN–ACORN–2025–1
DATE: AS NOTED
JN: 1297
SCALE: AS NOTED
DESIGNED BY: ALDV
DRAWN BY: JVH
CHECKED BY: SJL

STATE OF MAINE
SAMUEL J. LEBEL
No. 16505
REGISTERED PROFESSIONAL ENGINEER
03/10/26

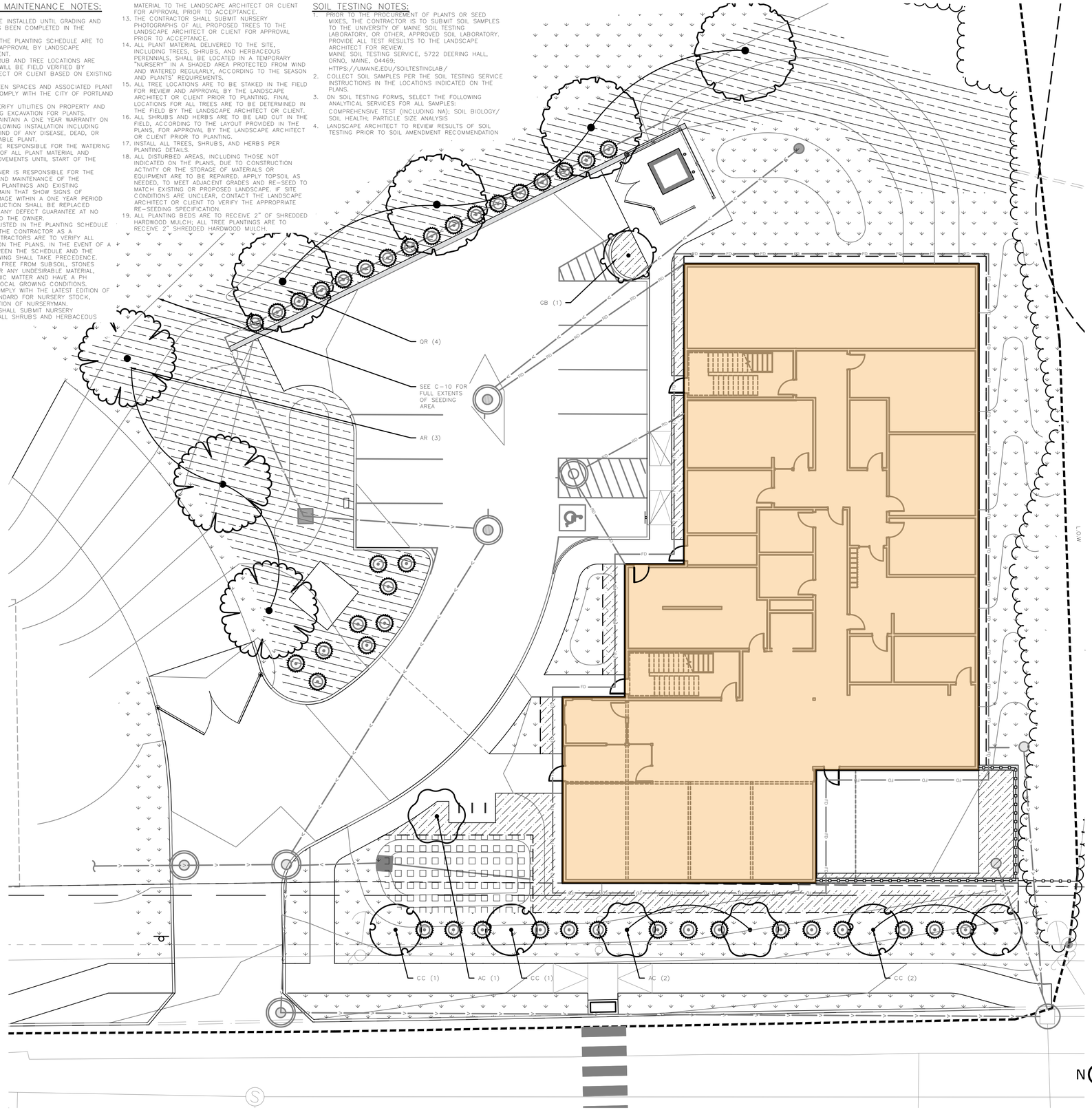
DRAWING NO.
C-30

## LANDSCAPE AND MAINTENANCE NOTES:

1. NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. SUBSTITUTIONS TO THE PLANTING SCHEDULE ARE TO BE REVIEWED FOR APPROVAL BY LANDSCAPE ARCHITECT OR CLIENT.
3. ALL PROPOSED SHRUB AND TREE LOCATIONS ARE APPROXIMATE AND WILL BE FIELD VERIFIED BY LANDSCAPE ARCHITECT OR CLIENT BASED ON EXISTING VEGETATION.
4. ALL PROPOSED GREEN SPACES AND ASSOCIATED PLANT SPECIES ARE TO COMPLY WITH THE CITY OF PORTLAND STANDARDS.
5. CONTRACTOR TO VERIFY UTILITIES ON PROPERTY AND TO PROTECT DURING EXCAVATION FOR PLANTS.
6. CONTRACTOR TO MAINTAIN A ONE YEAR WARRANTY ON ALL PLANTINGS FOLLOWING INSTALLATION INCLUDING REPLACEMENT IN-KIND OF ANY DISEASE, DEAD, OR OTHERWISE NON-VIABLE PLANT.
7. CONTRACTOR TO BE RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL PLANT MATERIAL AND LANDSCAPING IMPROVEMENTS UNTIL START OF THE WARRANTY PERIOD.
8. THE PROPERTY OWNER IS RESPONSIBLE FOR THE CONTINUED CARE AND MAINTENANCE OF THE LANDSCAPED AREA. PLANTINGS AND EXISTING VEGETATION TO REMAIN THAT SHOW SIGNS OF CONSTRUCTION DAMAGE WITHIN A ONE YEAR PERIOD FOLLOWING CONSTRUCTION SHALL BE REPLACED IN-KIND PRIOR TO ANY DEFECT GUARANTEE AT NO ADDITIONAL COST TO THE OWNER.
9. PLANT QUANTITIES LISTED IN THE PLANTING SCHEDULE ARE PROVIDED TO THE CONTRACTOR AS A CONVENIENCE; CONTRACTORS ARE TO VERIFY ALL PLANT QUANTITIES ON THE PLANS. IN THE EVENT OF A DISCREPANCY BETWEEN THE SCHEDULE AND THE DRAWING, THE DRAWING SHALL TAKE PRECEDENCE.
10. TOPSOIL SHALL BE FREE FROM SUBSOIL, STONES LARGER THAN 1" OR ANY UNDESIRABLE MATERIAL, CONTAIN 5% ORGANIC MATTER AND HAVE A PH SUITABLE TO THE LOCAL GROWING CONDITIONS.
11. MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMAN.
12. THE CONTRACTOR SHALL SUBMIT NURSERY PHOTOGRAPHS OF ALL SHRUBS AND HERBACEOUS MATERIAL TO THE LANDSCAPE ARCHITECT OR CLIENT FOR APPROVAL PRIOR TO ACCEPTANCE.
13. THE CONTRACTOR SHALL SUBMIT NURSERY PHOTOGRAPHS OF ALL PROPOSED TREES TO THE LANDSCAPE ARCHITECT OR CLIENT FOR APPROVAL PRIOR TO ACCEPTANCE.
14. ALL PLANT MATERIAL DELIVERED TO THE SITE, INCLUDING TREES, SHRUBS, AND HERBACEOUS PERENNIALS, SHALL BE LOCATED IN A TEMPORARY "NURSERY" IN A SHADED AREA PROTECTED FROM WIND AND WATERED REGULARLY, ACCORDING TO THE SEASON AND PLANTS' REQUIREMENTS.
15. ALL TREE LOCATIONS ARE TO BE STAKED IN THE FIELD FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT OR CLIENT PRIOR TO PLANTING. FINAL LOCATIONS FOR ALL TREES ARE TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR CLIENT.
16. ALL SHRUBS AND HERBS ARE TO BE LAID OUT IN THE FIELD, ACCORDING TO THE LAYOUT PROVIDED IN THE PLANS, FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR CLIENT PRIOR TO PLANTING.
17. INSTALL ALL TREES, SHRUBS, AND HERBS PER PLANTING DETAILS.
18. ALL DISTURBED AREAS, INCLUDING THOSE NOT INDICATED ON THE PLANS, DUE TO CONSTRUCTION ACTIVITY OR THE STORAGE OF MATERIALS OR EQUIPMENT ARE TO BE REPAIRED. APPLY TOPSOIL AS NEEDED, TO MEET ADJACENT GRADES AND RE-SEED TO MATCH EXISTING OR PROPOSED LANDSCAPE. IF SITE CONDITIONS ARE UNCLEAR, CONTACT THE LANDSCAPE ARCHITECT OR CLIENT TO VERIFY THE APPROPRIATE RE-SEEDING SPECIFICATION.
19. ALL PLANTING BEDS ARE TO RECEIVE 2" OF SHREDDED HARDWOOD MULCH; ALL TREE PLANTINGS ARE TO RECEIVE 2" SHREDDED HARDWOOD MULCH.

## SOIL TESTING NOTES:

1. PRIOR TO THE PROCUREMENT OF PLANTS OR SEED MIXES, THE CONTRACTOR IS TO SUBMIT SOIL SAMPLES TO THE UNIVERSITY OF MAINE SOIL TESTING LABORATORY, OR OTHER, APPROVED SOIL LABORATORY. PROVIDE ALL TEST RESULTS TO THE LANDSCAPE ARCHITECT FOR REVIEW.
   MAINE SOIL TESTING SERVICE, 5722 DEERING HALL, ORNO, MAINE, 04469;
   HTTPS://UMAINE.EDU/SOILTESTINGLAB/
2. COLLECT SOIL SAMPLES PER THE SOIL TESTING SERVICE INSTRUCTIONS IN THE LOCATIONS INDICATED ON THE PLANS.
3. ON SOIL TESTING FORMS, SELECT THE FOLLOWING ANALYTICAL SERVICES FOR ALL SAMPLES:
   COMPREHENSIVE TEST (INCLUDING NA); SOIL BIOLOGY/ SOIL HEALTH; PARTICLE SIZE ANALYSIS
4. LANDSCAPE ARCHITECT TO REVIEW RESULTS OF SOIL TESTING PRIOR TO SOIL AMENDMENT RECOMMENDATION




## PLANTING SCHEDULE

### TREES

| SYMBOL | KEY | SCIENTIFIC NAME | COMMON NAME | SPACING | SIZE | QTY | NOTES |
|---|---|---|---|---|---|---|---|
| | AC | AMELANCHIER CANADENSIS | SERVICEBERRY | PER PLAN | 1.5" CAL. | 3 | NATIVE; MULTI-STEM |
| | AR | ACER RUBRUM | RED MAPLE | PER PLAN | 2" CAL. | 4 | NATIVE |
| | CC | CERCIS CANIDENSIS | REDBUD | PER PLAN | 1.5" CAL. | 4 | NATIVE |
| | GB | GINKGO BILOBA | GINKGO | PER PLAN | 1.5" CAL. | 1 | – |
| | QR | QUERCUS RUBRA | NORTHERN RED OAK | PER PLAN | 2" CAL. | 3 | NATIVE |

### SHRUBS

TOTAL PLANT COUNT ESTIMATED AT 41 SHRUBS

| SYMBOL | SCIENTIFIC NAME | COMMON NAME | SPACING | SIZE | QTY | NOTES |
|---|---|---|---|---|---|---|
| | ARONIA MELANOCARPA | BLACK CHOKEBERRY | PER PLAN | 5 GAL. | TBD | NATIVE |
| | HAMAMELIS VIRGINIANA | WITCH-HAZEL | PER PLAN | 5 GAL. | TBD | NATIVE |
| | JUNIPERUS COMMUNIS | COMMON JUNIPER | PER PLAN | 5 GAL. | TBD | NATIVE |
| | MORELLA PENSYLVANICA | NORTHERN BAYBERRY | PER PLAN | 5 GAL. | TBD | NATIVE |

### BORDER PLANTING PALETTE

TOTAL AREA: 1,140 SF; PALETTE IS COMPOSED OF THE FOLLOWING SPECIES; SPECIES COUNTS ARE NOT PROVIDED; TOTAL PLANT COUNT ESTIMATED AT 110 SHRUBS/ 145 FERNS OR HERBACEOUS PERENNIALS

| SYMBOL | SCIENTIFIC NAME | COMMON NAME | SPACING | SIZE | QTY | NOTES |
|---|---|---|---|---|---|---|
| | ARONIA MELANOCARPA | CHOKEBERRY | 36" O.C. | 3 GAL. | TBD | NATIVE |
| | ARCTOSTAPHYLOS UVA-URSI | BEARBERRY | 24" O.C. | 1 GAL. | TBD | NATIVE |
| | CAREX PENNSYLVANICA | PENNSYLVANIA SEDGE | 16" O.C. | 1 QUART | TBD | NATIVE |
| | COMPTONIA PEREGRINA | SWEETFERN | 36" O.C. | 3 GAL. | TBD | NATIVE |
| | DENNSTAEDTIA PUNCTILOBULA | HAY SCENTED FERN | 18" O.C. | 1 QT. | TBD | NATIVE |
| | GAYLUSSACIA BACCATA | BLACK HUCKLEBERRY | 4'-6" O.C. | 3 GAL. | TBD | NATIVE |
| | ILEX VERTICILLATA | WINTERBERRY | 36" O.C. | 3 GAL. | TBD | NATIVE |
| | JUNIPERUS COMMUNIS | COMMON JUNIPER | 4'-6" O.C. | 5 GAL. | TBD | NATIVE |
| | JUNIPERUS HORIZONTALIS | CREEPING JUNIPER | 36" O.C. | 3 GAL. | TBD | NATIVE |
| | MYRICA PENSYLVANICA | BAYBERRY | 4'-0" O.C. | 5 GAL. | TBD | NATIVE |
| | RHUS AROMATICA "GRO LOW" | GRO-LOW SUMAC | 4'-6" O.C. | 3 GAL. | TBD | NATIVE |

### SEEDING

| SYMBOL | SEED MIX | NOTES | AREA |
|---|---|---|---|
| | TURF GRASS | FOR MANUFACTURER, SEED MIX, APPLICATION RATE, AND OTHER DETAILS, SEE SEEDING NOTES | 11,330 SF |
| | RAIN GARDEN SEED MIX | | 466 SF |
| | NATIVE GRASS SEED MIX | | 5,171 SF |

## SEEDING NOTES:

1. RAIN GARDEN SEED MIX IS TO BE COMPRISED OF THE FOLLOWING:
1.1. "RAIN GARDEN MIX– ERNMX–180," BY ERNST SEED.
1.2. APPLY PER THE MANUFACTURER'S RECOMMENDED SEEDING RATE OF 20 LB/ACRE. INCLUDE COVER CROP, PER MANUFACTURER'S RECOMMENDATION: "OATS (1 JAN TO 31 JUL; 30 LBS/ACRE), JAPANESE MILLET (1 MAY TO 31 AUG: 10 LBS/ACRE), OR GRAIN RYE (1 AUG TO 31 DEC; 30 LBS/ACRE)"
1.3. RAIN GARDEN SEED MIX SEED IS TO BE PROVIDED BY:
ERNST CONSERVATION SEEDS, 8884 MERCER PIKE, MEADVILLE, PA 16335
(800) 873-3321
2. TURF GRASS SEED IS TO BE COMPRISED OF THE FOLLOWING:
2.1. "CONSERVATION MIX" BY NORTH COUNTRY ORGANICS, OR APPROVED EQUAL
2.2. APPLY PER THE MANUFACTURER'S RECOMMENDED RATE OF 5 LBS/1,000 SF.
2.3. TURF GRASS MIX SEED IS TO BE PROVIDED BY:
NORTH COUNTRY ORGANICS, P.O. Box 372, Bradford, VT 05033
(802) 222-4277; NORGANICS.COM
3. NATIVE GRASS SEED MIX IS TO BE COMPRISED OF THE FOLLOWING:
3.1. "NEW ENGLAND ROADSIDE MATRIX UPLAND SEED MIX" BY NEW ENGLAND WETLAND PLANTS
3.2. APPLY PER THE MANUFACTURER'S RECOMMENDED RATE OF 1 LB/ 1250 SF. INCLUDE A COVER CROP OF ANNUAL RYE, APPLIED AT A RATE NOT TO EXCEED 10 LB / ACRE.
3.3. NATIVE GRASS SEED MIX IS TO BE PROVIDED BY:
NEW ENGLAND WETLAND PLANTS, INC.
14 PEARL LANE, SOUTH HADLEY, MA 01075
(413) 548-800; WWW.NEWP.COM

4. SEEDING INSTRUCTIONS:
4.1. PREPARE THE SEEDING AREA PER MANUFACTURER'S RECOMMENDATIONS; FINAL PLANTING BED IS TO BE WEED-FREE, SMOOTH, TILLED AND FINELY GRADED FOR FIRM SEED TO SOIL CONTACT. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR WEED REMOVAL WITHIN THE PLANTING AREA.
4.2. SEED IN FALL (BETWEEN AUGUST 20TH AND BEFORE OCTOBER 20TH), OR IN SPRING (BETWEEN APRIL 1 AND JUNE 1ST).
4.3. SEED PER THE RATE RECOMMENDED BY THE MANUFACTURER, UNLESS OTHERWISE SPECIFIED. MIX SEED WITH CARRIER AND IF HAND-BROADCASTING SEED, DISTRIBUTE IN A NORTH-SOUTH DIRECTION, THEN SUBSEQUENTLY IN AN EAST-WEST DIRECTION.
4.4. GENTLY RAKE SEED INTO SOIL TO ENSURE GOOD SOIL TO SEED CONTACT.
4.5. COVER SEED WITH A LAYER OF WEED-FREE STRAW MUCH, NO MORE THAN 1/4" THICK.
4.6. PROVIDE TEMPORARY IRRIGATION FOR ALL SEEDING AREAS, AS WELL AS SHRUB AND PERENNIAL PLANTING AREAS, FOR ESTABLISHMENT (MINIMUM 2 MONTHS). ADJUST WATERING SCHEDULE PER WEATHER CONDITIONS; HOT, DRY TEMPERATURES MAY REQUIRE ADDITIONAL WATERING WHILE PERSISTENT RAIN WILL REQUIRE LESS.

5. MOWING SCHEDULE FOR RAIN GARDEN SEED MIX:
5.1. YEAR 1: TO CONTROL WEED GROWTH THE FIRST YEAR, WHEN THE OVERALL HEIGHT OF VEGETATION IN THE RAIN GARDEN REACHES 18-24 INCHES, CUT BACK THESE AREAS TO A HEIGHT OF 9-12 INCHES. DO NOT CUT LOWER THAN 7", EXCEPT WITHIN WINTER MONTHS. STOP CUTTING WITHIN 45 DAYS OF THE FIRST FROST DATE.
5.2. AFTER YEAR 1: MOW 1X EVERY YEAR IN EARLY SPRING OR FALL, 45 DAYS PRIOR TO THE FIRST FROST, IF CONTROL OF WOODY VEGETATION IS DESIRED.
5.3. IF GERMINATION IS INCONSISTENT OR PATCHY IN YEARS 1+, OVERSEED AREAS OF MINIMAL GROWTH WITH ADDITIONAL SEED. SEED, SHOULD BE NEWLY PURCHASED FROM THE MANUFACTURER IN THE YEAR OF ITS SEEDING AND SCRATCHED INTO THE SOIL TO ENSURE GOOD GERMINATION.

10 0 10 20
SCALE: 1:10

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

| ISSUED FOR | BY | DATE |
|---|---|---|
| PERMIT SET | SJL | 2/27/26 |

DRAWING NAME: PLANTING PLAN
PROJECT NAME: 1871 FOREST AVENUE, PORTLAND, ME 04103
CLIENT: AVESTA HOUSING

LANDSCAPE ARCHITECTURE

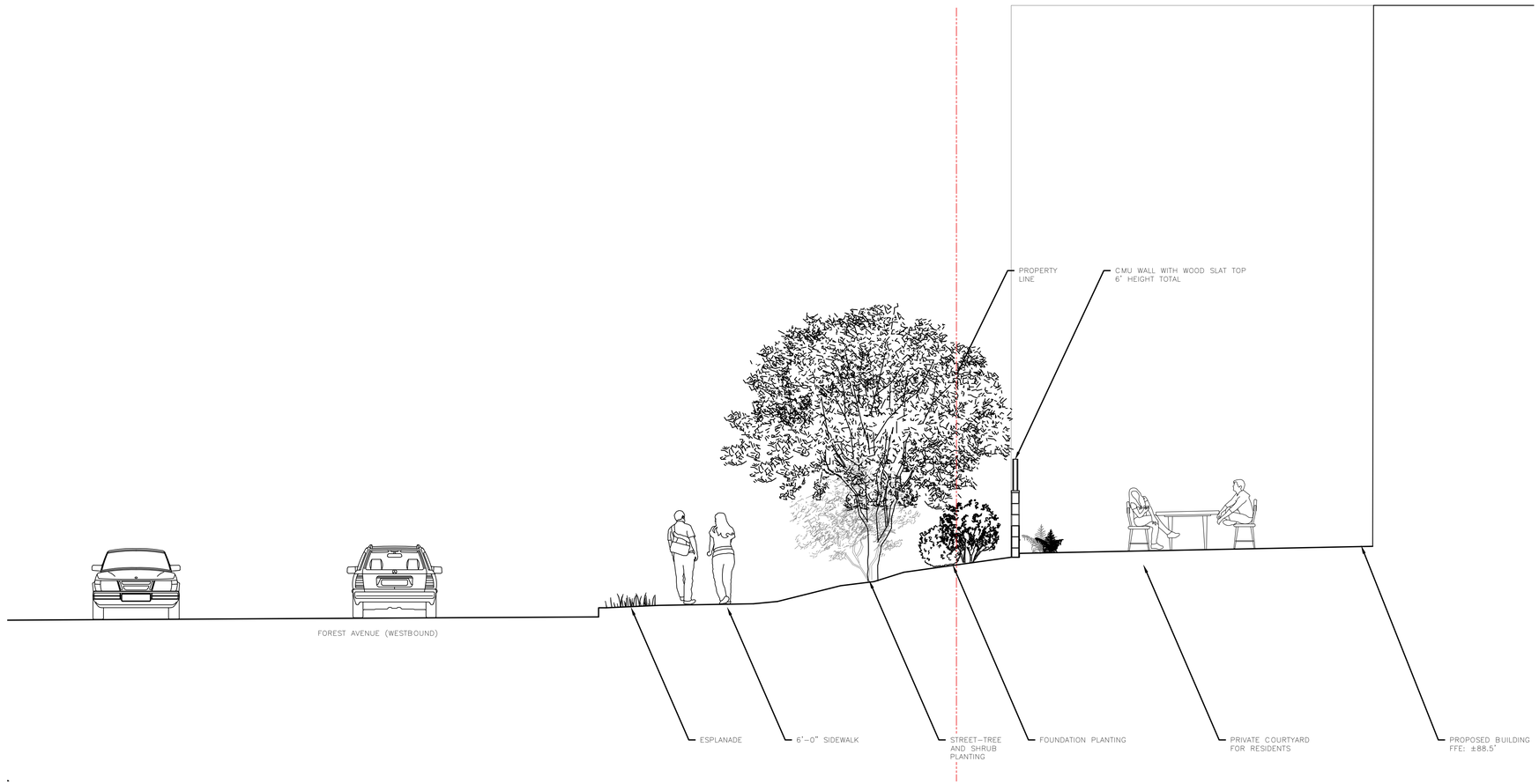
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PO BOX 3372, PORTLAND MAINE 04104
(207) 775-2655

FILE: 1297_L-11_PLANTING PLAN
JN: 1297
SCALE: AS NOTED
DESIGNED BY: ALDV
DRAWN BY: JVH
CHECKED BY: SJL

LICENSED LANDSCAPE ARCHITECT
ALEXIS LOPEZ DELVECCHIO
LAR5303
2/10/26
STATE OF MAINE

DRAWING NO.
L-10




1 SITE SECTION A

1/4" = 1'-0"

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

| ISSUED FOR | BY | DATE |
|---|---|---|
| PERMIT SET | SJL | 2/27/26 |

DRAWING NAME: **PATIO & STREETSCAPE ELEVATION**

PROJECT NAME: **1871 FOREST AVENUE, PORTLAND, ME 04103**

CLIENT: AVESTA HOUSING

LANDSCAPE ARCHITECTURE

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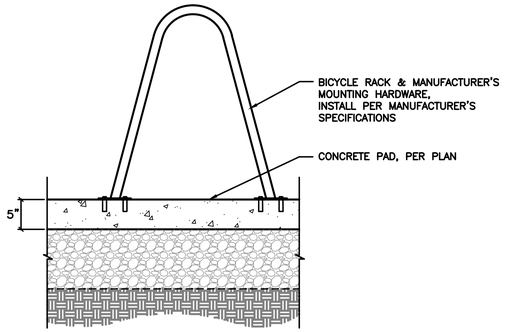
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A C O R N

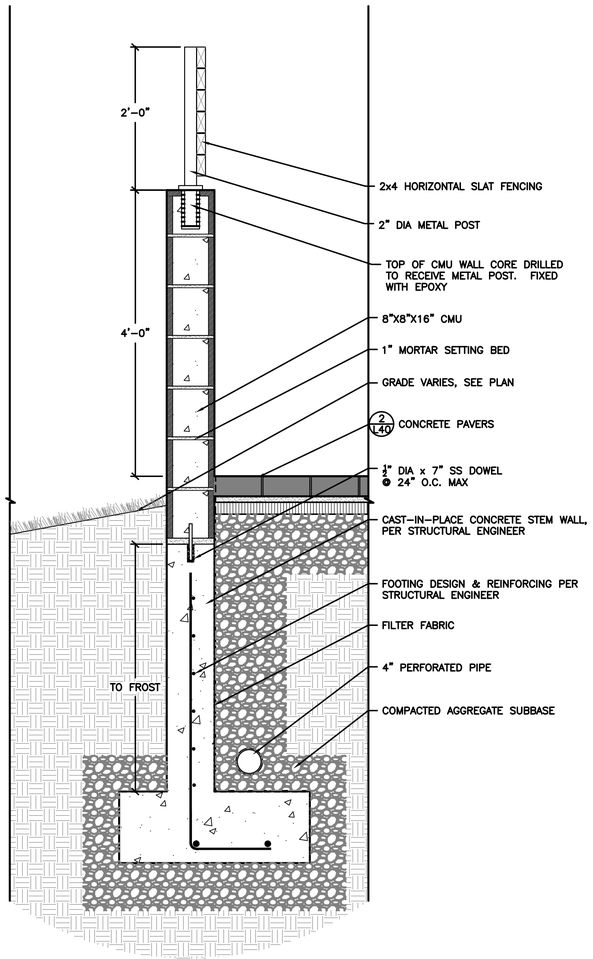
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| FILE: | 1297_L-20_SITE SECTIONS |
| JN: | 1297 |
| SCALE: | AS NOTED |
| DESIGNED BY: | ALDV |
| DRAWN BY: | JVH |
| CHECKED BY: | SJL |

LICENSED LANDSCAPE ARCHITECT
ALEXIS LOPEZ DELVECCHIO
LAR5303
2/10/26
STATE OF MAINE

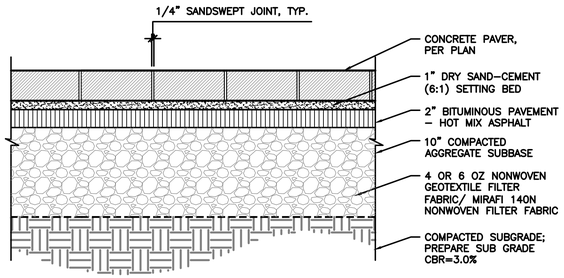
DRAWING NO.
L-20



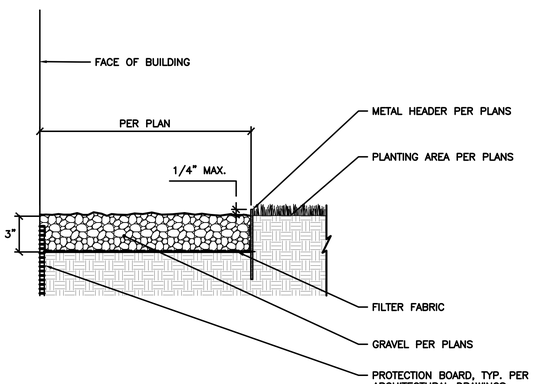

3 BIKE RACK
1" = 1'-0"




4 CMU WALL WITH FENCE TOPPER
1" = 1'-0"




2 CONCRETE PAVERS
½" = 1'-0"




1 GRAVEL MAINTENANCE STRIP
½" = 1'-0"

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

| ISSUED FOR | BY | DATE |
|---|---|---|
| PERMIT SET | SJL | 2/27/26 |

DRAWING NAME: LANDSCAPE SITE DETAILS
PROJECT NAME: 1871 FOREST AVENUE, PORTLAND, ME 04103
CLIENT: AVESTA HOUSING

LANDSCAPE ARCHITECTURE

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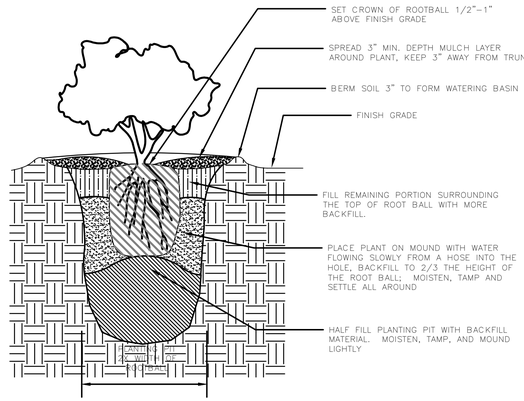
ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04104
(207) 775-2655

A C O R N

FILE: 1297_L-30_LANDSCAPE SITE DETAILS
JN: 1297
SCALE: AS NOTED
DESIGNED BY: ALDV
DRAWN BY: JVH
CHECKED BY: SJL

LICENSED LANDSCAPE ARCHITECT
ALEXIS LOPEZ DELVECCHIO
LAR5303
2/10/26
STATE OF MAINE

DRAWING NO.
L-40




BACKFILL AMENDMENTS

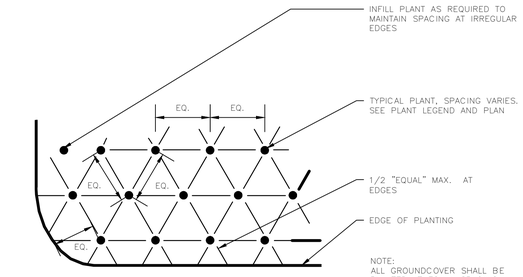
A) WHERE NATIVE TOP SOIL IS PRESENT IN PLANTING AREAS, NO SOIL AMENDMENT IS RECOMMENDED. THE NATIVE SOIL SHOULD BE SOFT AND FRIABLE. LARGE ROCKS AND CLODS ARE TO BE REMOVED FROM BACKFILL.

NOTES

A) PLANT PIT TO BE DUG TWICE AS DEEP AND TWICE AS WIDE AS PLANT CONTAINER.
B) PRIOR TO ANY BACKFILLING, FILL PLANTING PIT WITH WATER AND ALLOW TO PERCOLATE INTO SUBSOIL
C) FORM WATERING BASIN USING REMAINING BACKFILL AND NATIVE SOIL
D) WATER THOROUGHLY, FILLING THE BASIN WITH WATER AND SPRINKING AROUND TO SETTLE BACKFILL, MULCH AND BERM.
E) ALLOW TO SOAK IN AND REPEAT.

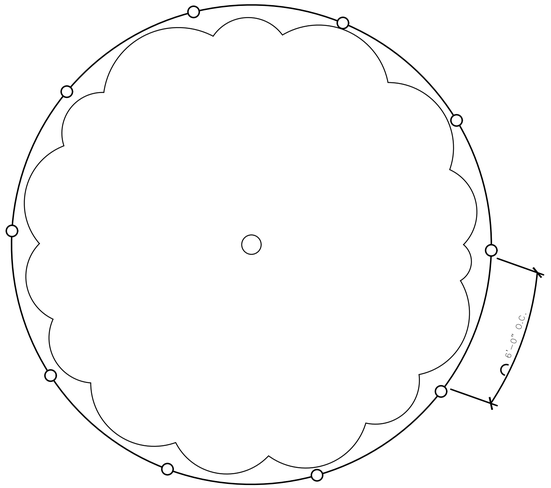
6 NATIVE SHRUB PLANTING DETAIL

N.T.S.

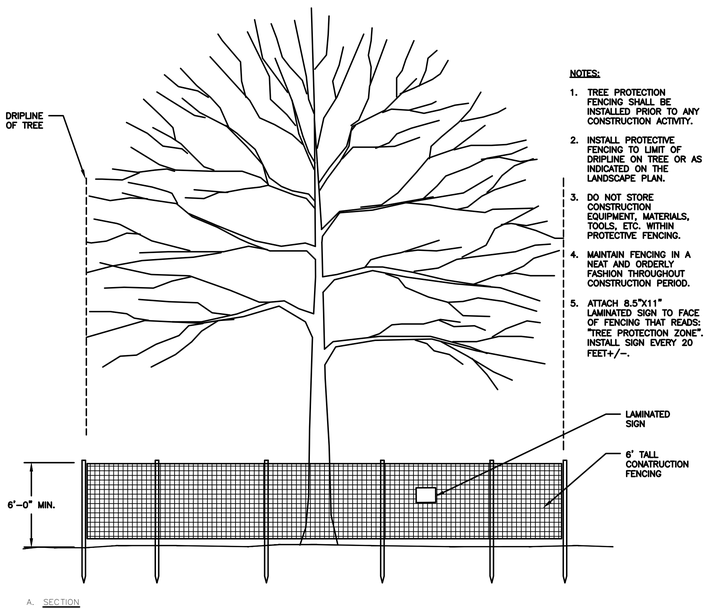



3 GROUNDCOVER SPACING

N.T.S.




B. PLAN



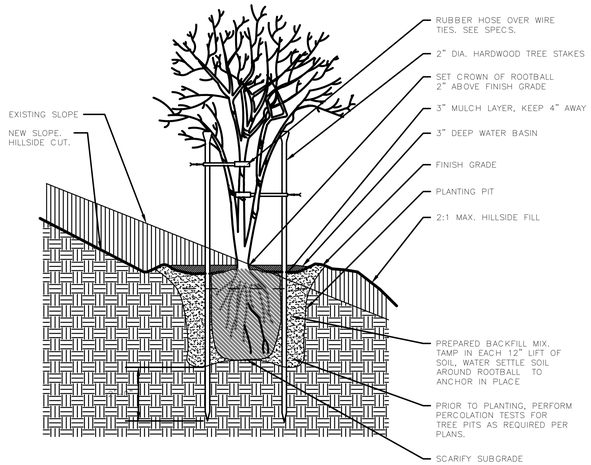

NOTES:

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. INSTALL PROTECTIVE FENCING TO LIMIT OF DRIPLINE ON TREE OR AS INDICATED ON THE LANDSCAPE PLAN.
3. DO NOT STORE CONSTRUCTION EQUIPMENT, MATERIALS, TOOLS, ETC. WITHIN PROTECTIVE FENCING.
4. MAINTAIN FENCING IN A NEAT AND ORDERLY FASHION THROUGHOUT CONSTRUCTION PERIOD.
5. ATTACH 8.5"X11" LAMINATED SIGN TO FACE OF FENCING THAT READS: "TREE PROTECTION ZONE". INSTALL SIGN EVERY 20 FEET+/–.

A. SECTION

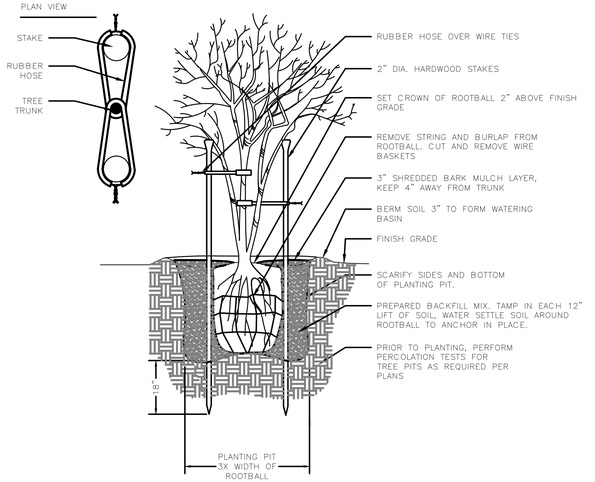
7 TREE PROTECTION FENCING

N.T.S.



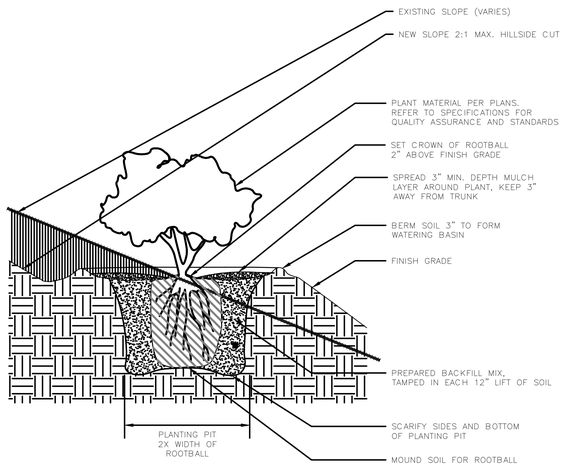

5 TREE PLANTING ON SLOPE DETAIL

N.T.S.



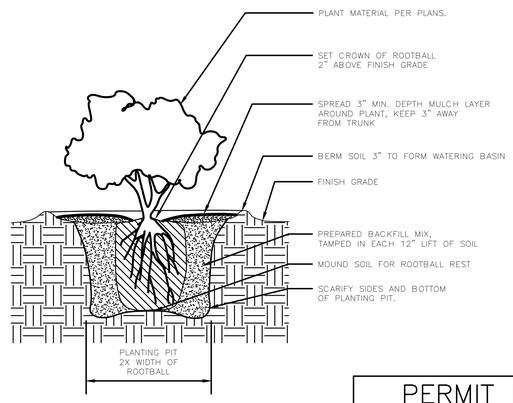

2 TREE PLANTING DETAIL

N.T.S.




4 SHRUB PLANTING ON SLOPE DETAIL

N.T.S.




1 SHRUB PLANTING DETAIL

N.T.S.

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

| ISSUED FOR | BY | DATE |
|---|---|---|
| PERMIT SET | SJL | 2/27/25 |

DRAWING NAME: PLANTING DETAILS

PROJECT NAME: 1871 FOREST AVENUE, PORTLAND, ME 04103

CLIENT: AVESTA HOUSING

LANDSCAPE ARCHITECTURE

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A C O R N

FILE: 1297_L-31_PLANTING DETAILS

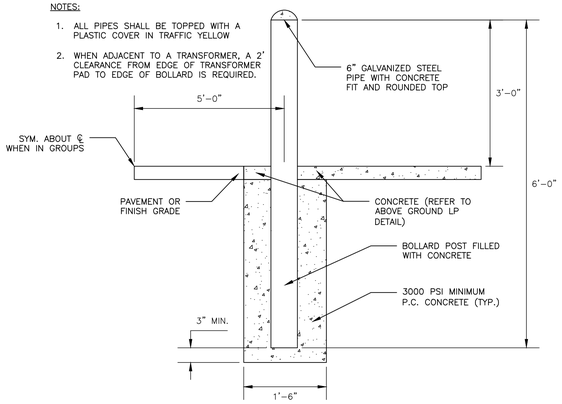
| | |
|---|---|
| JN: | 1297 |
| SCALE: | AS NOTED |
| DESIGNED BY: | ALDV |
| DRAWN BY: | JVH |
| CHECKED BY: | SJL |

LICENSED LANDSCAPE ARCHITECT
ALEXIS LOPEZ DELVECCHIO
LAR5303
2/27/25
STATE OF MAINE

DRAWING NO.
L-41

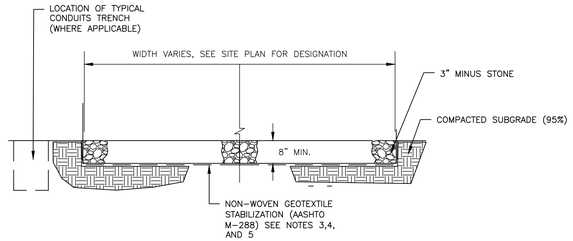
NOTES:

1. ALL PIPES SHALL BE TOPPED WITH A PLASTIC COVER IN TRAFFIC YELLOW
2. WHEN ADJACENT TO A TRANSFORMER, A 2' CLEARANCE FROM EDGE OF TRANSFORMER PAD TO EDGE OF BOLLARD IS REQUIRED.

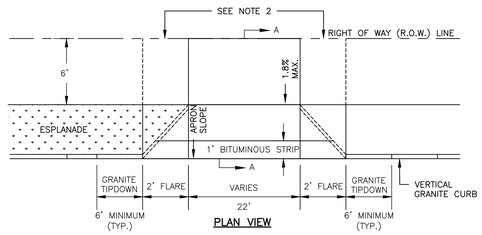



## PIPE BOLLARD
NOT TO SCALE

NOTES:
1. SUBCONTRACTOR SHALL EXCAVATE TO SUITABLE MATERIAL FOR SUBGRADE.
2. SUBCONTRACTOR SHALL COMPACT SUBGRADE TO PROVIDE SUITABLE SURFACE TO PLACE ROAD.



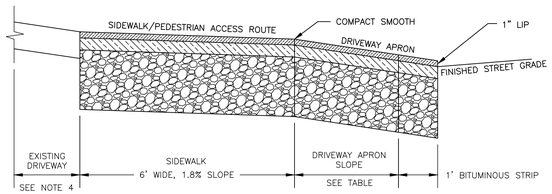

## TEMPORARY GRAVEL ACCESS ROAD
NOT TO SCALE




PLAN VIEW

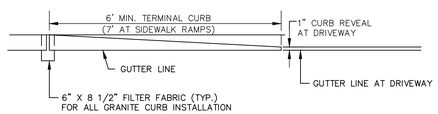
NOTES:

1. MATCH EXISTING GRADE AT R.O.W. LINE.
2. IF MATCHING THE EXISTING GRADE AT ROW CAUSES APRON SLOPE TO EXCEED RECOMMENDED %, SIDEWALK TRANSITION AREAS MAY BE ADDED, BUT SHALL NOT EXCEED 8.33%.
3. A TWO-FOOT RADIUS CORNER GRANITE PIECE MAY BE ALLOWABLE AT RESIDENTIAL DRIVEWAYS WITH DPW PERMISSION IN LIEU OF THE STANDARD FLARE/TIPDOWN TREATMENT.
4. CONSTRUCTION EASEMENT MAY BE NECESSARY TO ENSURE DRIVEWAY SLOPE MEETS GRADING REQUIREMENT.
5. ALL MATERIALS TO COMPLY WITH CITY'S SIDEWALK + DRIVEWAY MATERIAL POLICY. BRICK IN DRIVEWAY APRONS, WHERE APPLICABLE, SHALL BE ORIENTED IN THE SAME WAY AS THE ADJACENT BRICK SIDEWALK.
6. MAXIMUM RECOMMENDED GRADE CHANGE AT STREET IS 10%.

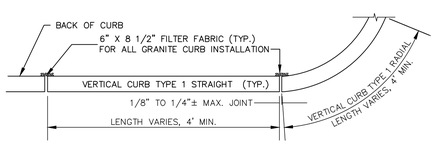



SECTION A-A

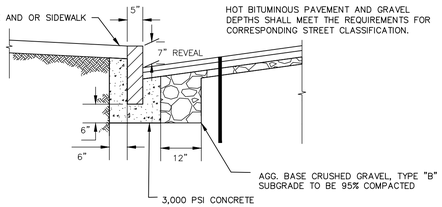
## BITUMINOUS DRIVEWAY APRON DETAIL
NOT TO SCALE




## TERMINAL CURB PROFILE



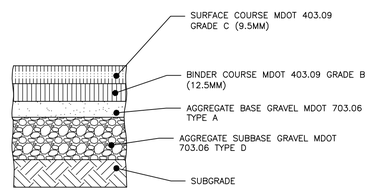

## VERTICAL GRANITE CURB PLAN VIEW




## VERTICAL GRANITE CURB CROSS SECTION

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:

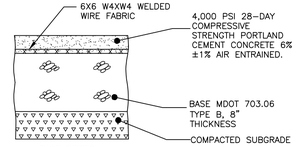
1. PROOFROLL SUBGRADE AND COMPACT AGGREGATES TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557
2. SURFACE AND AGGREGATE MATERIALS SHALL MEET THE CITY OF PORTLAND STANDARDS IN ADDITION TO MDOT STANDARDS.

| THICKNESS OF LAYERS | |
|---|---|
| STANDARD | LAYERS |
| 1 1/2" | SURFACE COURSE MDOT 403.09 GRADE C (9.5mm) |
| 2" | BINDER COURSE MDOT 403.09 GRADE B (12.5mm) |
| 3" | AGGREGATE BASE GRAVEL MDOT 703.06 TYPE A |
| 12" | AGGREGATE SUBBASE GRAVEL MDOT 703.06 TYPE D |

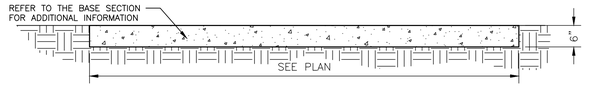
## PRIVATE BITUMINOUS PAVEMENT PROFILE
NOT TO SCALE

NOTES:

1. PROOFROLL AND COMPACT SUBGRADE
2. COMPACT AGGREGATES TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557.
3. FINISH WITH A STIFF, COARSE, FIBER BROOM.
4. REFER TO PLANS FOR DIMENSIONS.

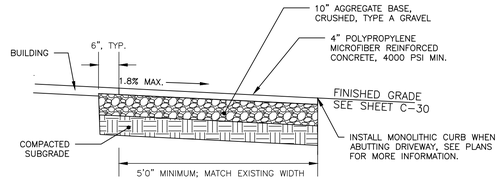



BASE SECTION




## CONCRETE PAD DETAIL
NOT TO SCALE

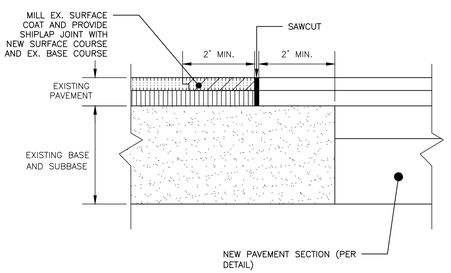
1. AT A MINIMUM, TESTING SHALL CONSIST OF ENTRAINED AIR AND SLUMP TESTS ON SITE PRIOR TO POURING THE SIDEWALKS. ENTRAINED AIR TESTS SHALL BE DONE IN ACCORDANCE WITH AASHTO T152. TEST FIRST TWO LOADS AND EVERY THIRD LOAD THEREAFTER PROVIDED CONSISTENT RESULTS ARE ACHIEVED.
2. SLABS SHALL BE PLACED ALTERNATELY IN LENGTHS NOT TO EXCEED 30 FEET OR AS DIRECTED AND SHALL BE SEPARATED BY AN EXPANSION JOINT OF PREFORMED EXPANSION FILLER ½ INCH IN THICKNESS.
3. WHEN CONSTRUCTED ADJACENT TO A BUILDING, RETAINING WALL OR OTHER FIXED STRUCTURE, A ½ INCH THICK PREFORMED JOINT FILLER SHALL BE USED BETWEEN THE SLAB AND THE STRUCTURE.
4. THE SIDEWALK SURFACE SHALL BE SCORED INTO BLOCK UNITS NO GREATER THAN 40 SQUARE FEET AS DIRECTED. THE DEPTH OF THE SCORING SHALL BE AT LEAST ONE QUARTER OF THE THICKNESS OF THE SLAB.
5. ANY MATCHING INTO EXISTING SIDEWALKS SHALL BE DONE SO WITH A CLEAN VERTICAL FACE CONNECTION.
6. THE SURFACE SHALL BE FINISHED TO PRODUCE A BROOMLIKE "BRUSHED" PATTERN. NO PLASTERING OF THE SURFACE WITH MORTAR WILL BE PERMITTED. THE FINISH SHALL RESULT IN A SURFACE OF UNIFORM TEXTURE AND COLOR. ALL OUTSIDE EDGES OF THE SLAB AND ALL JOINTS SHALL BE ROUNDED WITH A ½ INCH RADIUS EDGING TOOL.
7. CONCRETE SHALL BE CURED FOR 72 HOURS. CURING SHALL BE BY MEANS OF THOMPSON'S WATER SEAL AS MANUFACTURED BY E.A. THOMPSON CO., INC. OF MEMPHIS, TENNESSEE, BOILED LINSEED OIL, WHITE PIGMENTED CURING COMPOUND, OR BY OTHER APPROVED METHODS. CONCRETE SIDEWALK TO BE SEALED WITH CONSOLIDECK SALTGUARD WB OR APPROVED EQUAL 28 DAYS AFTER PLACEMENT. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR APPLICATION.
8. GENERAL CONTRACTOR TO COLLECT DELIVERY SLIPS AND TRANSFER TO THE OWNER.




## REINFORCED CONCRETE WALKWAY
NOT TO SCALE

NOTES:

1. SAWCUT EXISTING PAVEMENT AND REMOVE 2' STRIP OF EXISTING PAVEMENT. CREATE UNIFORM AND RIGID BUTT JOINT AND APPLY BITUMINOUS TACK COAT AT AN APPLICATION RATE OF 0.10 TO 0.14 GALLONS PER SQUARE YARD PRIOR TO PLACEMENT OF NEW BITUMINOUS PAVEMENT.
2. THE NEW PAVEMENT SECTION SHALL MEET PAVEMENT SECTION DETAIL AT A MINIMUM OR THE THE EXISTING PAVEMENT AND AGGREGATE BASE AND SUBBASE DEPTH WHICHEVER IS GREATER.




## PAVEMENT SAWCUT DETAIL
NOT TO SCALE

**PERMIT LEVEL NOT ISSUED FOR CONSTRUCTION**

| ISSUED FOR | BY DATE |
|---|---|
| SITE PLAN APPLICATION | SJL 3/27/2026 |

SITE DETAILS - 1

DRAWING NAME:
PROJECT NAME: 1871 FOREST AVE, PORTLAND, MAINE
PARCEL ID: 327A A004001
CLIENT: AVESTA HOUSING
307 CUMBERLAND AVE, PORTLAND, MAINE 04101


ACORN ENGINEERING, INC.
ENGINEERING
ACORN ENGINEERING, INC.
70 COMMERCIAL STREET, SUITE 104
PORTLAND, MAINE 04104
PO BOX 7071
(207) 775-2655



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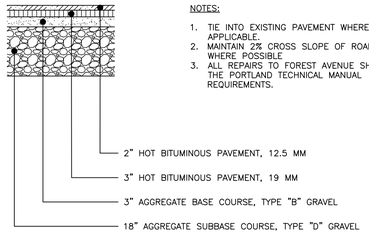

| | |
|---|---|
| FILE: | DETAILS |
| DATE: | AS NOTED |
| JN: | 1297 |
| SCALE: | AS NOTED |
| DESIGNED BY: | ALDV |
| DRAWN BY: | MJVA |
| CHECKED BY: | SJL |

STATE OF MAINE
SAMUEL J. LEBEL
No. 16505
LICENSED PROFESSIONAL ENGINEER
03/10/26

DRAWING NO.
C-40

NOTES:

1. TIE INTO EXISTING PAVEMENT WHERE APPLICABLE.
2. MAINTAIN 2% CROSS SLOPE OF ROADWAY WHERE POSSIBLE
3. ALL REPAIRS TO FOREST AVENUE SHALL MEET THE PORTLAND TECHNICAL MANUAL REQUIREMENTS.

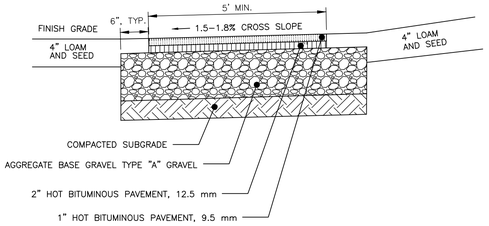



## ARTERIAL STREET CROSS SECTION

NOT TO SCALE

NOTES:

1. PRIOR TO THE LAYER OF NEW BITUMINOUS, THE EXISTING PAVEMENT SHALL BE REMOVED COMPLETELY. ALL EXPOSED GRAVEL BASE MATERIAL SHALL BE INSPECTED FOR CONTAMINATION BY SILTS OR OTHER FOREIGN, DELETERIOUS MATERIAL. ANY CONTAMINATED BASE IS TO BE REMOVED DOWN TO CLEAN, SOUND MATERIAL.
2. LIFTS NOT TO EXCEED 8" IN DEPTH.
3. COMPACT SUBGRADE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557.
4. EXISTING AND NEW SURFACES SHALL MEET IN A SMOOTH CONTINUOUS PLANE FREE FROM VARIATIONS IN HEIGHT OR SMOOTHNESS. CLEAN AND TREAT ALL AREAS THOROUGHLY PRIOR TO INSTALLATION OF BITUMINOUS.
5. TEMPERATURE OF BITUMINOUS MIX SHALL BE REGULATED TO ENSURE THAT THE TIME OF SPREADING THE MIX IS WITHIN MDOT SPECIFICATIONS. PAVEMENT HAVING TEMPERATURES OUTSIDE OF SPECIFIED TEMPERATURE RANGE WHEN DUMPED INTO THE SPREADER SHOULD BE REJECTED.
6. THE PAVEMENT MIXTURE SHALL BE THOROUGHLY COMPACTED BY ROLLING. ROLLING IS TO BEGIN AS SOON AS THE PLACEMENT OF THE MIXTURE WILL BEAR THE ROLLER WITHOUT UNDUE DISPLACEMENT OR DELAY.
7. THE CONSTRUCTION OF THE NEW PAVEMENT SHALL BE CARRIED ON ONLY WHEN THE SURFACE ON WHICH THE MIX MIX IS TO PLACED IS DRY, AND WHEN THE SURFACE TEMPERATURE OF THE UNDERLYING COURSE IS GREATER THAN 45°F FOR COURSE THICKNESS GREATER THAN 1" AND 55°F FOR COURSE THICKNESS 1" OR LESS.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROHIBIT VEHICULAR TRAFFIC, INCLUDING HEAVY EQUIPMENT, FROM TRAVELING ON THE PAVEMENT UNTIL THE SURFACE TEMPERATURE HAS COOLED TO 120°F.

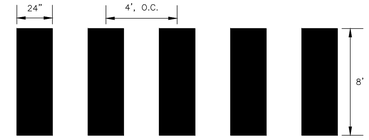



## BITUMINOUS SIDEWALK DETAIL

NOT TO SCALE

NOTE:

1. CROSSWALKS TO BE BUILT IN CONFORMANCE WITH MUTCD STANDARDS, LATEST EDITION.
2. CROSSWALKS ARE TO BE PAINTED WHITE MEETING MAINE DOT SPECIFICATIONS.
3. BLOCKS TO BE ORIENTED PARALLEL TO THE DIRECTION OF VEHICLE TRAFFIC.

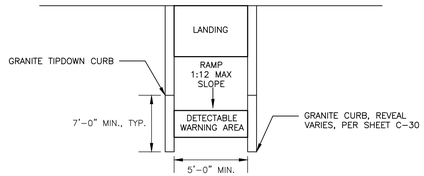



## BLOCK CROSSWALK

NOT TO SCALE

NOTES:

1. ALL RAMPS SHALL COMPLY WITH CITY OF BIDDEFORD AND ADA STANDARDS.
2. SIDEWALK MATERIAL SHALL BE PER CITY SIDEWALK MATERIAL POLICY.
3. FLARED SECTIONS SHOULD MATCH SURFACE MATERIAL USED FOR SIDEWALK CONSTRUCTION.



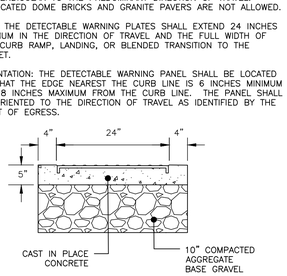

| DESIGN ELEMENT | SLOPE IN DIRECTION OF TRAVEL | CROSS SLOPE |
|---|---|---|
| APPROACH | 8.33% MAX | 2% |
| LANDING | 2% | 2% |
| RAMP | 8.33% MAX | MATCH STREET GRADE |
| SIDEWALK | PER C-30 | 2% |

## SIDEWALK RAMP LAYOUT

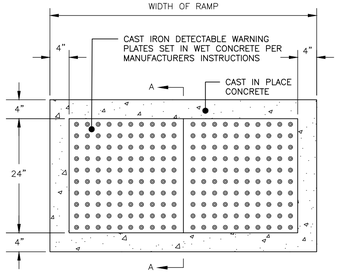
NOT TO SCALE

NOTES:

1. ALL DETECTABLE WARNING PLATES SHALL BE UNCOATED CAST IRON. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
2. CAST IN PLACE CONCRETE SHALL MEET SPECIFICATIONS FOR MDOT CLASS A STRUCTURAL CONCRETE, MINIMUM COMPRESSIVE STRENGTH 4,000 PSI. THE EXPOSED CONCRETE BORDER SHALL RECEIVE A UNIFORM BROOM FINISH PERPENDICULAR TO THE FLOW OF PEDESTRIAN TRAFFIC.
3. TRUNCATED DOMES SHALL BE ALIGNED IN ROWS, PARALLEL AND PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL. TRUNCATED DOME BRICKS AND GRANITE PAVERS ARE NOT ALLOWED.
4. SIZE: THE DETECTABLE WARNING PLATES SHALL EXTEND 24 INCHES MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP, LANDING, OR BLENDED TRANSITION TO THE STREET.
5. ORIENTATION: THE DETECTABLE WARNING PANEL SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6 INCHES MINIMUM AND 8 INCHES MAXIMUM FROM THE CURB LINE. THE PANEL SHALL BE ORIENTED TO THE DIRECTION OF TRAVEL AS IDENTIFIED BY THE POINT OF EGRESS.



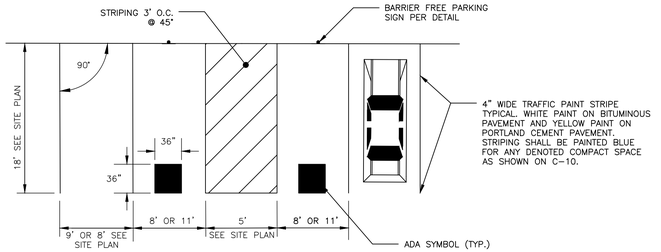

SECTION A-A




PLAN VIEW

## SIDEWALK RAMP DETECTABLE WARNING PANEL

NOT TO SCALE

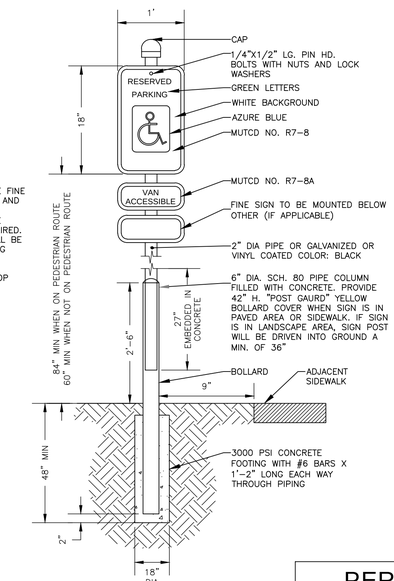



## STANDARD PARKING SPACE DIMENSIONS

NOT TO SCALE

NOTES:

1. PROVIDE ADDITIONAL ACCESSIBLE FINE SINAGE AS REQUIRED BY STATE AND LOCAL REGULATIONS.
2. PROVIDE "ONE VAN" ACCESSIBLE SIGN PER 25 HC SPACES REQUIRED.
3. WHENEVER POSSIBLE SIGN SHALL BE MOUNTED CENTERED ON PARKING SPACE UNLESS SPECIFIED OTHERWISE.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO ORDERING MATERIALS.

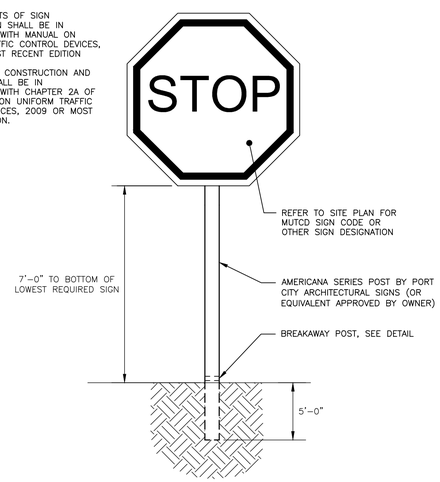



## ADA RESERVED PARKING SIGN

NOT TO SCALE

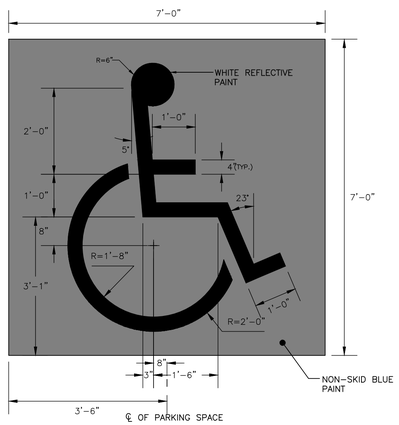
NOTES:

1. ALL ASPECTS OF SIGN CONSTRUCTION SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 OR MOST RECENT EDITION
2. SIGN POST CONSTRUCTION AND MOUNTING SHALL BE IN ACCORDANCE WITH CHAPTER 2A OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 OR MOST RECENT EDITION.




## TYPICAL SIGN DETAIL

NOT TO SCALE




## INTERNATIONAL BARRIER FREE SYMBOL

NOT TO SCALE

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

| ISSUED FOR | BY | DATE |
|---|---|---|
| SITE PLAN APPLICATION | SJL | 3/27/2026 |

SITE DETAILS - 2

DRAWING NAME:

PROJECT NAME: 1871 FOREST AVE, PORTLAND, MAINE

PARCEL ID: 327A A004001

CLIENT: AVESTA HOUSING
307 CUMBERLAND AVE, PORTLAND, MAINE 04101

ACORN ENGINEERING, INC

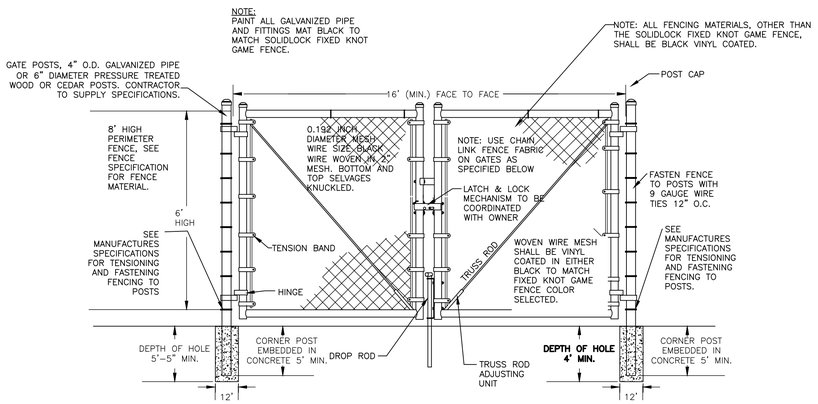
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN AUTHORIZED OR OTHERWISE. SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC
PO BOX 6372 BANGOR, MAINE 04104
(207) 775-2655

| | |
|---|---|
| FILE: | DETAILS |
| DATE: | AS NOTED |
| JN: | 1297 |
| SCALE: | AS NOTED |
| DESIGNED BY: | ALDV |
| DRAWN BY: | MJVA |
| CHECKED BY: | SJL |

STATE OF MAINE
SAMUEL J. LEBEL
No. 16505
LICENSED
PROFESSIONAL ENGINEER
03/10/26

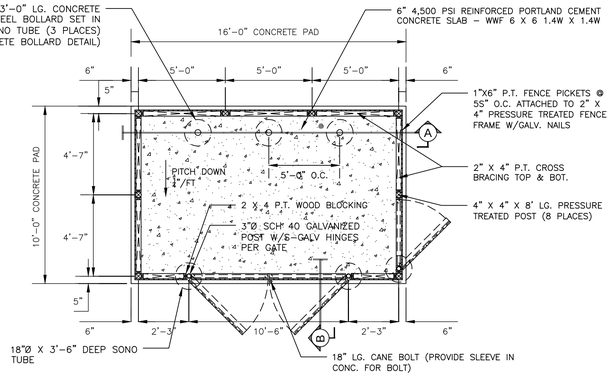
DRAWING NO.
C-41




## DOUBLE SWING GATE

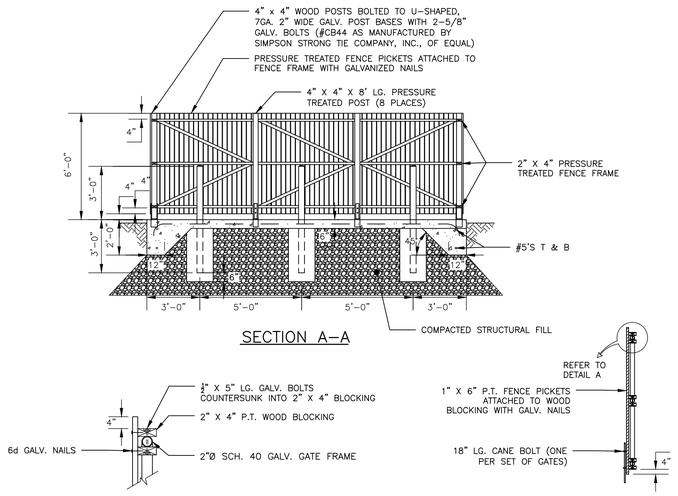
NOT TO SCALE

| DUMPSTER COUNT | | | | | |
|---|---|---|---|---|---|
| CONC. PAD DIMENSIONS | TOTES | 2-YD | 4-YD | 6-YD | 8-YD |
| 4' X 3' | 1 | 0 | 0 | 0 | 0 |
| 8' X 5' | 4 | 1 | 1 | 0 | 0 |
| 8' X 7' | 4 | 1 | 1 | 1 | 0 |
| 8' X 8' | 8 | 2 | 2 | 1 | 1 |
| 10' X 12' | 12 | 3 | 3 | 2 | 1 |
| 10' X 14' | 16 | 4 | 4 | 2 | 2 |
| 10' X 16' | 16 | 4 | 4 | 2 | 2 |




## DUMPSTER ENCLOSURE PLAN AND DETAILS

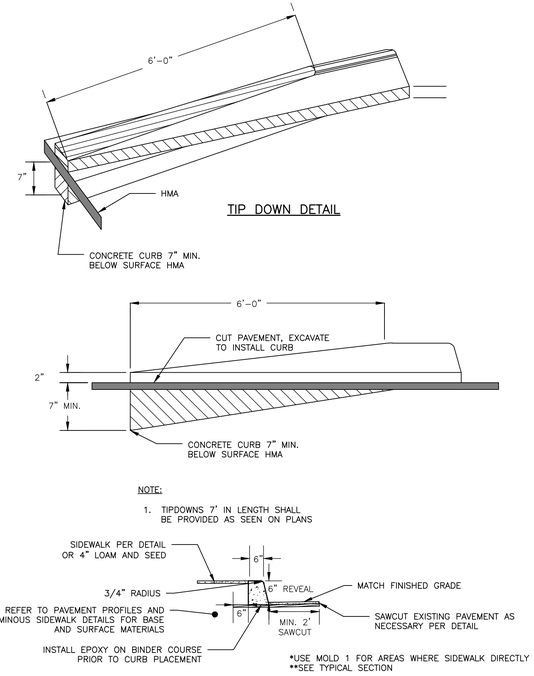
NOT TO SCALE




## SECTION A-A

## DETAIL A

## SECTION B-B




TIP DOWN DETAIL

## SLIPFORM CONCRETE CURB DETAIL

NOT TO SCALE

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

| ISSUED FOR | BY | DATE |
|---|---|---|
| SITE PLAN APPLICATION | SJL | 01/27/2026 |

SITE DETAILS - 3

PROJECT NAME: 1871 FOREST AVE, PORTLAND, MAINE
PARCEL ID: 327A A004001
CLIENT: AVESTA HOUSING
307 CUMBERLAND AVE, PORTLAND, MAINE 04101
DRAWING NAME:

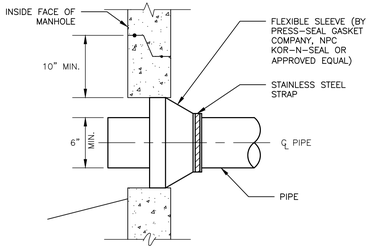
THESE PLANS SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. AND SHALL NOT BE USED BY ANY PERSON FOR PURPOSES OTHER THAN THOSE AUTHORIZED BY ACORN ENGINEERING, INC. AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC
PO BOX 187 CAMDEN, MAINE 04104
(207) 775-2655

| | |
|---|---|
| FILE: | DETAILS |
| DATE: | AS NOTED |
| JN: | 1297 |
| SCALE: | AS NOTED |
| DESIGNED BY: | ALDV |
| DRAWN BY: | MJVA |
| CHECKED BY: | SJL |

STATE OF MAINE
SAMUEL J. LEBEL
No. 16505
LICENSED PROFESSIONAL ENGINEER
03/10/26

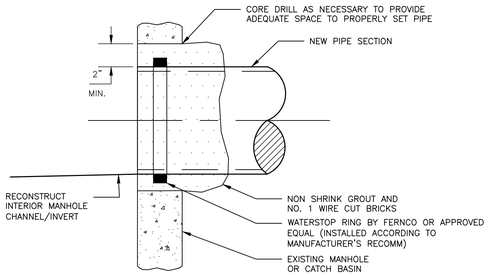
DRAWING NO.
C-42




## NEW PIPE TO NEW STRUCTURE CONNECTION DETAIL
NOT TO SCALE

NOTE:

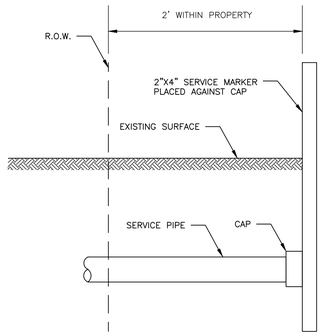
1. EXISTING MANHOLE OR CATCH BASIN SHALL BE CORE DRILLED FOR PIPE INSTALLATION
2. PLACE NON-SHRINK GROUT AND WIRE-CUT BRICKS AROUND PIPE CONNECTIONS AS NECESSARY



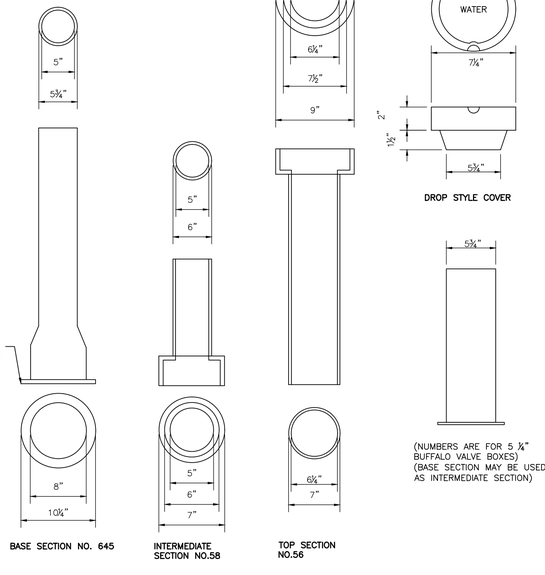

## NEW PIPE TO EXISTING STRUCTURE CONNECTION DETAIL
NOT TO SCALE

NOTE:

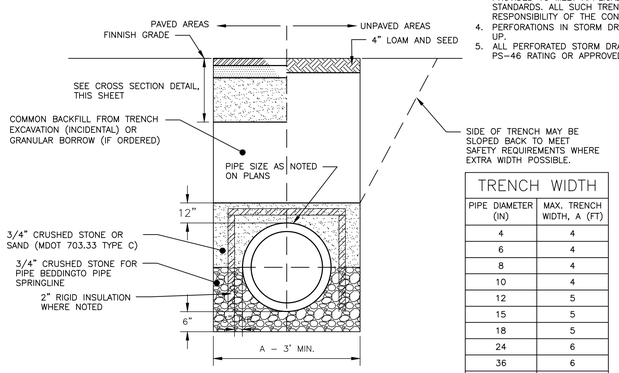
1. WARNING TAPE TO BE PLACED BETWEEN PIPE AND FINISH GRADE.
2. WARNING TAPE TO MEET AMERICAN PUBLIC WORKS ASSOCIATION STANDARDS.
3. CONTRACTOR TO PROVIDE OWNER AND ENGINEER WITH INVERT AND LOCATION OF STUB.




## SERVICE STUB AND MARK DETAIL
NOT TO SCALE




## VALVE BOX & COVER
NOT TO SCALE




DESIGN NOTES:

1. ANY ALTERNATE TRENCHING METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
2. ALL CONSTRUCTION METHODS SHALL CONFORM TO THE CITY OF PORTLAND TECHNICAL STANDARDS FIGURE II-2.
3. BRACING & SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. PERFORATIONS IN STORM DRAIN (PERF.SD) SHALL BE ORIENTED UP.
5. ALL PERFORATED STORM DRAINS SHALL BE PVC SDR 35 MIN PS-46 RATING OR APPROVED EQUAL

| TRENCH WIDTH | |
|---|---|
| PIPE DIAMETER (IN) | MAX. TRENCH WIDTH, A (FT) |
| 4 | 4 |
| 6 | 4 |
| 8 | 4 |
| 10 | 4 |
| 12 | 5 |
| 15 | 5 |
| 18 | 5 |
| 24 | 6 |
| 36 | 6 |
| 48 | 7 |

## SINGLE PIPE TRENCH
NOT TO SCALE

NOTES:

DEPTH OF BITUMINOUS PAVEMENT AND AGGREGATE COURSES SHALL BE DETERMINED BY STREET CLASSIFICATION.

ANY ALTERNATE TRENCHING OR PAYMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY OF PORTLAND, DEPARTMENT OF PUBLIC SERVICES.

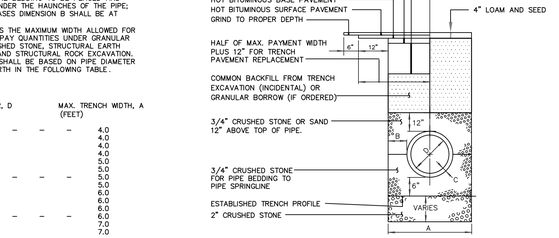
NOTES

1. ALTERNATIVE CONSTRUCTION METHODS OR PAYMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
2. IN PAVED AREAS, DEPTHS OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GREATER OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.
3. DIMENSION B SHALL BE SUFFICIENT TO ALLOW CRUSHED STONE BEDDING TO BE PLACED AND COMPACTED UNDER THE HAUNCHES OF THE PIPE; BUT IN ALL CASES DIMENSION B SHALL BE AT LEAST 9".
4. DIMENSION A IS THE MAXIMUM WIDTH ALLOWED FOR CALCULATING PAY QUANTITIES UNDER GRANULAR BORROW, CRUSHED STONE, STRUCTURAL EARTH EXCAVATION, AND STRUCTURAL ROCK EXCAVATION. DIMENSION A SHALL BE BASED ON PIPE DIAMETER D, AS SET FORTH IN THE FOLLOWING TABLE.

| PIPE DIAMETER, D (INCHES) | MAX. TRENCH WIDTH, A (FEET) |
|---|---|
| 4 | 4.0 |
| 6 | 4.0 |
| 8 | 4.0 |
| 10 | 4.0 |
| 12 | 5.0 |
| 15 | 5.0 |
| 18 | 5.0 |
| 21 | 5.0 |
| 24 | 6.0 |
| 27 | 6.0 |
| 30 | 6.0 |
| 36 | 6.0 |
| 42 | 7.0 |
| 48 | 7.0 |

APPROVED SANITARY GRAVITY PIPES

1. PVC RING TYPE SEWER PIPE (SDR 35 OR EQUIVALENT, MINIMUM PS-46 RATING)
2. PVC RING TYPE SEWER PIPE MEETING ASTM F 789 OR EQUAL TO SDR
3. DUCTILE IRON PIPE (DIP)
4. HIGH PERFORMANCE POLYPROPYLENE DUAL WALL SEWER PIPE (ADS SANTITE HP OR EQUAL) MEETING ASTM F2736 AND HAVE A MINIMUM PIPE STIFFNESS OF 46 PSI WITH PIPES SIZES TWELVE THROUGH THIRTY INCHES (12 -30 )
5. HIGH PERFORMANCE POLYPROPYLENE DUAL WALL SEWER PIPE (ADS SANTITE HP OR EQUAL) MEETING ASTM F2764 AND HAVE A MINIMUM PIPE STIFFNESS OF 46 PSI WITH PIPES SIZES THIRTY THROUGH SIXTY INCHES (30 -60 )



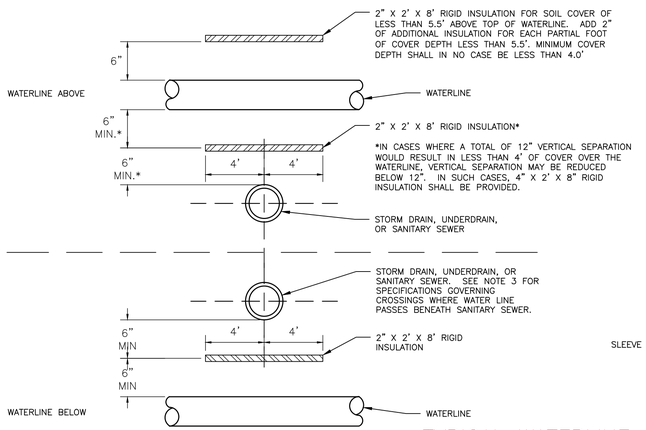

## TYPICAL PIPE TRENCH INSTALLATION
NOT TO SCALE

DESIGN NOTES:

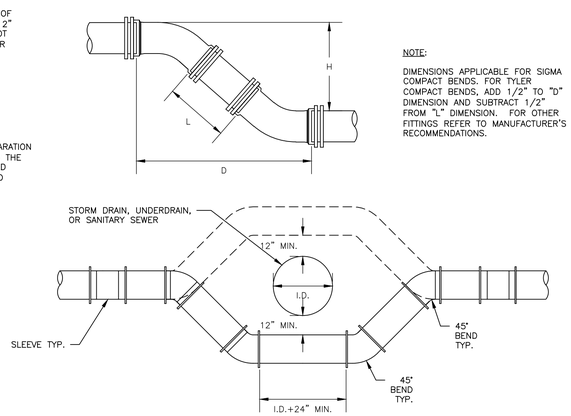
1. 2" RIGID INSULATION SHALL BE "H1 60" EXTRUDED POLYSTYRENE BY DOW CO. OR APPROVED EQUAL.

2. CONTRACTOR SHALL INSULATE PER DETAIL WHEN PROPOSED WATER LINE COMES WITHIN 2' OF EXISTING STORM DRAIN, UNDERDRAIN, OR SANITARY SEWER.

3. WHERE WATER LINE PASSES BENEATH SANITARY SEWER, THE FOLLOWING SHALL BE PROVIDED:
   a. VERTICAL SEPARATION OF AT LEAST 12" BETWEEN THE BOTTOM OF THE SEWER AND TOP OF THE WATER MAIN.
   b. ADEQUATE STRUCTURAL SUPPORT FOR SEWERS TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND PRESSURE UPON WATER LINE
   c. ONE FULL LENGTH OF SEWER PIPE (MIN. 18') CENTERED AT THE POINT OF CROSSING




## TYPICAL WATERLINE OFFSETS FROM STORM OR SANITARY AT CROSSING
NOT TO SCALE




NOTE:

DIMENSIONS APPLICABLE FOR SIGMA COMPACT BENDS. FOR TYLER COMPACT BENDS, ADD 1/2" TO "D" DIMENSION AND SUBTRACT 1/2" FROM "L" DIMENSION. FOR OTHER FITTINGS REFER TO MANUFACTURER'S RECOMMENDATIONS.

| | 6" PIPE | | 8" PIPE | | 12" PIPE | |
|---|---|---|---|---|---|---|
| H | D | L | D | L | D | L |
| 12" | 1' 6-1/2" | 0' 10-1/2" | 1' 7-1/2" | 0' 9-1/2" | 1' 11-1/2" | 0' 5-1/2" |
| 13" | 1' 7-1/2" | 0' 11-7/8" | 1' 8-1/2" | 0' 10-7/8" | 2' 0-1/2" | 0' 6-7/8" |
| 14" | 1' 8-1/2" | 1' 1-5/16" | 1' 9-1/2" | 1' 0-5/16" | 2' 1-1/2" | 0' 8-5/16" |
| 15" | 1' 9-1/2" | 1' 2-11/16" | 1' 10-1/2" | 1' 1-11/16" | 2' 2-1/2" | 0' 9-11/16" |
| 16" | 1' 10-1/2" | 1' 4-1/8" | 1' 11-1/2" | 1' 3-1/8" | 2' 3-1/2" | 0' 11-1/8" |
| 17" | 1' 11-1/2" | 1' 5-9/16" | 2' 0-1/2" | 1' 4-9/16" | 2' 4-1/2" | 1' 0-9/16" |
| 18" | 2' 0-1/2" | 1' 6-15/16" | 2' 1-1/2" | 1' 5-15/16" | 2' 5-1/2" | 1' 1-15/16" |
| 19" | 2' 1-1/2" | 1' 8-3/8" | 2' 2-1/2" | 1' 7-3/8" | 2' 6-1/2" | 1' 3-3/8" |
| 20" | 2' 2-1/2" | 1' 9-13/16" | 2' 3-1/2" | 1' 8-13/16" | 2' 7-1/2" | 1' 4-13/16" |
| 21" | 2' 3-1/2" | 1' 11-3/16" | 2' 4-1/2" | 1' 10-3/16" | 2' 8-1/2" | 1' 6-3/16" |
| 22" | 2' 4-1/2" | 2' 0-5/8" | 2' 5-1/2" | 1' 11-5/8" | 2' 9-1/2" | 1' 7-5/8" |
| 23" | 2' 5-1/2" | 2' 2" | 2' 6-1/2" | 2' 1" | 2' 10-1/2" | 1' 9" |
| 24" | 2' 6-1/2" | 2' 3-7/16" | 2' 7-1/2" | 2' 2-7/16" | 2' 11-1/2" | 1' 10-7/16" |
| 25" | 2' 7-1/2" | 2' 4-7/8" | 2' 8-1/2" | 2' 3-7/8" | 3' 0-1/2" | 1' 11-7/8" |
| 26" | 2' 8-1/2" | 2' 6-1/4" | 2' 9-1/2" | 2' 5-1/4" | 3' 1-1/2" | 2' 1-1/4" |
| 27" | 2' 9-1/2" | 2' 7-11/16" | 2' 10-1/2" | 2' 6-11/16" | 3' 2-1/2" | 2' 2-11/16" |
| 28" | 2' 10-1/2" | 2' 9-1/8" | 2' 11-1/2" | 2' 8-1/8" | 3' 3-1/2" | 2' 4-1/8" |
| 29" | 2' 11-1/2" | 2' 10-1/2" | 3' 0-1/2" | 2' 9-1/2" | 3' 4-1/2" | 2' 5-1/2" |
| 30" | 3' 0-1/2" | 2' 11-15/16" | 3' 1-1/2" | 2' 10-15/16" | 3' 5-1/2" | 2' 6-15/16" |
| 31" | 3' 1-1/2" | 3' 1-5/16" | 3' 2-1/2" | 3' 0-5/16" | 3' 6-1/2" | 2' 8-5/16" |
| 32" | 3' 2-1/2" | 3' 2-3/4" | 3' 3-1/2" | 3' 1-3/4" | 3' 7-1/2" | 2' 9-3/4" |
| 33" | 3' 3-1/2" | 3' 4-3/16" | 3' 4-1/2" | 3' 3-3/16" | 3' 8-1/2" | 2' 11-3/16" |
| 34" | 3' 4-1/2" | 3' 5-9/16" | 3' 5-1/2" | 3' 4-9/16" | 3' 9-1/2" | 3' 0-9/16" |
| 35" | 3' 5-1/2" | 3' 7" | 3' 6-1/2" | 3' 6" | 3' 10-1/2" | 3' 2" |
| 36" | 3' 6-1/2" | 3' 8-7/16" | 3' 7-1/2" | 3' 7-7/16" | 3' 11-1/2" | 3' 3-7/16" |
| 37" | 3' 7-1/2" | 3' 9-13/16" | 3' 8-1/2" | 3' 8-13/16" | 4' 0-1/2" | 3' 4-13/16" |
| 38" | 3' 8-1/2" | 3' 11-1/4" | 3' 9-1/2" | 3' 10-1/4" | 4' 1-1/2" | 3' 6-1/4" |
| 39" | 3' 9-1/2" | 4' 0-11/16" | 3' 10-1/2" | 3' 11-11/16" | 4' 2-1/2" | 3' 7-11/16" |
| 40" | 3' 10-1/2" | 4' 2-1/16" | 3' 11-1/2" | 4' 1-1/16" | 4' 3-1/2" | 3' 9-1/16" |
| 41" | 3' 11-1/2" | 4' 3-1/2" | 4' 0-1/2" | 4' 2-1/2" | 4' 4-1/2" | 3' 10-1/2" |
| 42" | 4' 0-1/2" | 4' 4-7/8" | 4' 1-1/2" | 4' 3-7/8" | 4' 5-1/2" | 3' 11-7/8" |
| 43" | 4' 1-1/2" | 4' 6-5/16" | 4' 2-1/2" | 4' 5-5/16" | 4' 6-1/2" | 4' 1-5/16" |
| 44" | 4' 2-1/2" | 4' 7-3/4" | 4' 3-1/2" | 4' 6-3/4" | 4' 7-1/2" | 4' 2-3/4" |
| 45" | 4' 3-1/2" | 4' 9-1/8" | 4' 4-1/2" | 4' 8-1/8" | 4' 8-1/2" | 4' 4-1/8" |
| 46" | 4' 4-1/2" | 4' 10-9/16" | 4' 5-1/2" | 4' 9-9/16" | 4' 9-1/2" | 4' 5-9/16" |
| 47" | 4' 5-1/2" | 4' 11-15/16" | 4' 6-1/2" | 4' 10-15/16" | 4' 10-1/2" | 4' 6-15/16" |
| 48" | 4' 6-1/2" | 5' 1-3/8" | 4' 7-1/2" | 5' 0-3/8" | 4' 11-1/2" | 4' 8-3/8" |
| 49" | 4' 7-1/2" | 5' 2-13/16" | 4' 8-1/2" | 5' 1-13/16" | 5' 0-1/2" | 4' 9-13/16" |
| 50" | 4' 8-1/2" | 5' 4-3/16" | 4' 9-1/2" | 5' 3-3/16" | 5' 1-1/2" | 4' 11-3/16" |
| 51" | 4' 9-1/2" | 5' 5-5/8" | 4' 10-1/2" | 5' 4-5/8" | 5' 2-1/2" | 5' 0-5/8" |
| 52" | 4' 10-1/2" | 5' 7-1/16" | 4' 11-1/2" | 5' 6-1/16" | 5' 3-1/2" | 5' 2-1/16" |
| 53" | 4' 11-1/2" | 5' 8-7/16" | 5' 0-1/2" | 5' 7-7/16" | 5' 4-1/2" | 5' 3-7/16" |
| 54" | 5' 0-1/2" | 5' 9-7/8" | 5' 1-1/2" | 5' 8-7/8" | 5' 5-1/2" | 5' 4-7/8" |
| 55" | 5' 1-1/2" | 5' 11-5/16" | 5' 2-1/2" | 5' 10-5/16" | 5' 6-1/2" | 5' 6-5/16" |

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

| ISSUED FOR | BY DATE |
|---|---|
| SITE PLAN APPLICATION | SJL 01/27/2026 |

UTILITY DETAILS – 1

DRAWING NAME:
PROJECT NAME: 1871 FOREST AVE, PORTLAND, MAINE
PARCEL ID: 327A A004001
CLIENT: AVESTA HOUSING
307 CUMBERLAND AVE, PORTLAND, MAINE 04101

THESE PLANS SHALL NOT BE MODIFIED WITHOUT WRITTEN CONSENT FROM ACORN ENGINEERING, INC. ANY MODIFICATIONS MADE TO THESE PLANS BY ANYONE OTHER THAN ACORN ENGINEERING, INC. SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC
ENGINEERING, INC.
ACORN ENGINEERING, INC
ROCKLAND, MAINE 04104
PO BOX 547
(207) 775-2655

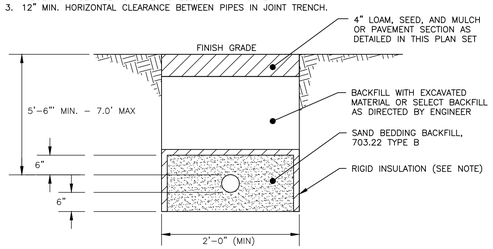
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| JN: | 1297 |
| SCALE: | AS NOTED |
| DESIGNED BY: | ALDV |
| DRAWN BY: | MJVA |
| CHECKED BY: | SJL |

STATE OF MAINE
SAMUEL J. LEBEL
No. 16505
LICENSED PROFESSIONAL ENGINEER
03/10/26

DRAWING NO.
C-43

NOTES:

1. THE WATER TRENCH SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SANFORD WATER DISTRICT STANDARD DETAILS & SPECIFICATIONS.
2. IF 5'–6" OF COVER IS NOT FEASIBLE ADD 2 INCH OF "BLUE DOW" RIGID INSULATION. SERVICE TO HAVE NO LESS THAN 4" COVER.
3. 12" MIN. HORIZONTAL CLEARANCE BETWEEN PIPES IN JOINT TRENCH.

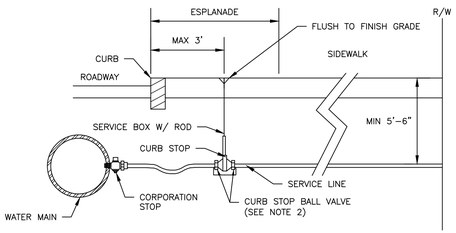



## WATER SERVICE TRENCH SECTION DETAIL

NOT TO SCALE

NOTES:

1. ALL MATERIALS AND INSTALLATION PROCEDURES MUST COMPLY WITH PORTLAND WATER DISTRICT (PWD) SPECIFICATIONS.
2. CURB STOP BALL VALVE TO BE MADE OF COPPER OR BRASS UNLESS OTHERWISE NOTED BY THE PORTLAND WATER DISTRICT.
3. SERVICE LINE TO BE MADE OF TYPE K COPPER.
4. CONCRETE BLOCKING SHALL BE ADDED TO THE BASE OF THE CURB STOP TO PROVIDE STRUCTURAL SUPPORT FOR THE CURB STOP AND SERVICE BOX.
5. CURB STOP TO BE INSTALLED IN PERVIOUS AREAS TO THE GREATEST EXTENT FEASIBLE. FOR LOTS IN WHICH THE CURB STOP MUST BE LOCATED IN A SIDEWALK OR DRIVEWAY, CONTRACTOR TO CONTACT PWD FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. CONTRACTOR TO COIL ACCESS PIPE ON PRIVATE PROPERTY PRIOR TO CONNECTION TO HOUSE. ACCESS PIPE TO BE ADEQUATELY MARKED IF BURIED OR PROTECTED IF STORED ABOVE GROUND.

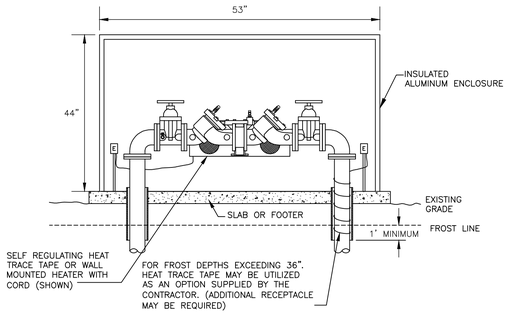



## TYPICAL SERVICE CONNECTION

NOT TO SCALE

NOTES:

1. THE ASSEMBLY MUST BE INSPECTED AND APPROVED BY SBMWD IMMEDIATELY AFTER INSTALLATION. THE ASSEMBLY MUST BE TESTED BY A CERTIFIED BACKFLOW TESTER, ISSUED BY THE ADMINISTRATIVE AUTHORITY HAVING JURISDICTION.
2. NO CONNECTIONS, STRAINERS, OR TEES ARE PERMITTED BETWEEN THE METER AND BACKFLOW PREVENTER.
3. PRIOR TO INSTALLATION OF THE ASSEMBLY, THE WATER SERVICE SHALL BE FLUSHED.
4. A MANIFOLD CONNECTION WITH DUPLEX UNITS SHOULD BE INSTALLED IF AN UNINTERRUPTED SUPPLY OF WATER IS NECESSARY.
5. A PRESSURE RELIEF VALVE MAY NEED TO BE INSTALLED DOWNSTREAM OF THE REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY PER SEC. 1007 OF THE UNIFORM PLUMBING CODE, AND/OR AS REQUIRED BY SBMWD.
6. SWAB INTERIOR OF PIPE, VALVES, AND FITTINGS, AND SWAB INTERIOR OF EXISTING MAINS TO WHICH NEW PIPING WILL BE CONNECTED (BOTH UPSTREAM AND DOWNSTREAM OF THE NEW BACKFLOW ASSEMBLY) WITH A 5% SODIUM HYPOCHLORITE SOLUTION. AFTER DISINFECTION, FLUSH WITH POTABLE WATER AGAIN UNTIL WATER IS FREE OF CHLORINE ODOR.
7. BEGINNING JANUARY 1, 2010, STATE LAW PROHIBITS THE INTRODUCTION INTO COMMERCE OF ANY BACKFLOW PREVENTERS, PIPE, PLUMBING FITTING, OR FIXTURE INTENDED TO CONVEY OR DISPENSE WATER FOR HUMAN CONSUMPTION THAT CONTAIN LEAD PRODUCTS. HOWEVER, SERVICE SADDLES, BACKFLOW PREVENTERS FOR NON–POTABLE SERVICES SUCH AS IRRIGATION AND INDUSTRIAL, AND WATER DISTRIBUTION MAIN GATE VALVES THAT ARE TWO INCHES IN DIAMETER AND ABOVE ARE EXCLUDED (AB 1953, CHAN LEAD PLUMBING).
8. ANY BACKFLOW RELATED INSTALLATION AND/OR REPLACEMENT, INCLUDING PARTS, SHALL ADHERE TO THE MOST CURRENT UNIVERSITY OF SOUTHERN CALIFORNIA (USC) FOUNDATION FOR CROSS–CONNECTION CONTROL AND HYDRAULIC RESEARCH STANDARDS.




NOTE: UTILIZATION OF THIS RECOMMENDATION LIES WITH THE PROJECT ENGINEER AND/OR UTILITY. HOW IT IS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING AND/OR UTILITY SPECIFICATION

## ABOVE–GROUND BACKFLOW PREVENTER 3"–10"
## (RECOMMENDED COLD WEATHER INSTALLATION)

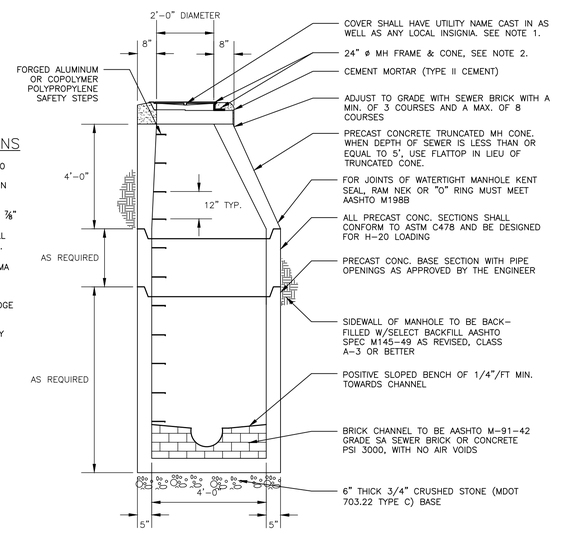
NOT TO SCALE

NOTES:

1. MANHOLE COVER FOR SEWER MANHOLE SHALL BE ENGRAVED "SEWER", AND SHALL BE EITHER ITEM # 2160A AS MANUFACTURED BY EAST JORDAN CO. OR ITEM # 14960002 AS MANUFACTURED BY NEENAH FOUNDRY. MANHOLE COVER FOR STORM SEWER SHALL BE ENGRAVED "DRAIN", AND SHALL BE EITHER ITEM # 2160A AS MANUFACTURED BY EAST JORDAN CO. OR ITEM # 14960003 AS MANUFACTURED BY NEENAH FOUNDRY.
2. MANHOLE FRAME SHALL BE EITHER ITEM # 14960001, AS MANUFACTURED BY NEENAH FOUNDRY, OR ITEM # 1960Z, AS MANUFACTURED BY EAST JORDAN CO.
3. WITHIN CITY OF PORTLAND ROW, STORM DRAIN MANHOLE SHALL CONFORM WITH "STANDARD PRECAST SEWER MANHOLE DETAIL", WITH THE EXCEPTION THAT THE COVER SHALL BE MARKED AS "DRAIN". REFER TO CITY OF PORTLAND TECHNICAL MANUAL, SECTION 2 – SANITARY SEWER AND STORM DRAIN, FIGURE II–1
4. SUBMITTAL REQUIRED FOR MANHOLES, MANHOLE FRAMES & MANHOLE COVERS
5. STRUCTURE TO BE APPLIED WITH WATER PROOF COATING

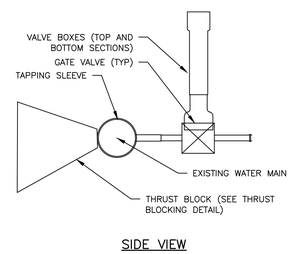
## GENERAL NOTES FOR MANHOLES AND CATCH BASINS

1. ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 LBS. PER SQ. INCH AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.
2. MANHOLES MAY BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE, OR CAST IN PLACE.
3. PRECAST REINFORCED CONE BARREL MANUFACTURED PER ASTM SPEC. C–478.
4. ALL STORM AND SEWER MANHOLE COVERS SHALL BE SOLID AND SHALL HAVE ONE ⅞" DIAMETER DRILLED PICK HOLE LOCATED 8" FROM THE CENTER OF THE COVER.
5. ALL SANITARY MANHOLE COVERS SHALL HAVE "SEWER" CAST INTO THE COVER. ALL STORMWATER/DRAIN MANHOLE COVERS SHALL HAVE "DRAIN" CAST INTO THE COVER.
6. ALL MANHOLE RISERS SHALL BE ETHERIDGE 24" OR APPROVAL EQUAL.
7. SEWER BRICK SHALL CONFORM TO ASTM SPEC. DESIGNATE ON C–32–63, GRADE MA AND SA.
8. ALL SANITARY MANHOLES SHALL HAVE A WATERPROFFING COATING APPLIED TO THE EXTERIOR SURFACE.
9. CATCH BASIN FRAMES FOR TYPE A4 CATCH BASIN CURB INLETS SHALL BE ETHERIDGE DR5A OR APPROVED EQUAL.
10. CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48–CLASS 35.
11. EXISTING MANHOLES, CATCH BASINS, FRAMES, AND COVERS SHALL BE SALVAGED BY THE CONTRACTOR, AND SHALL REMAIN THE PROPERTY OF THE CITY OF PORTLAND.




## STANDARD PRECAST SEWER MANHOLE

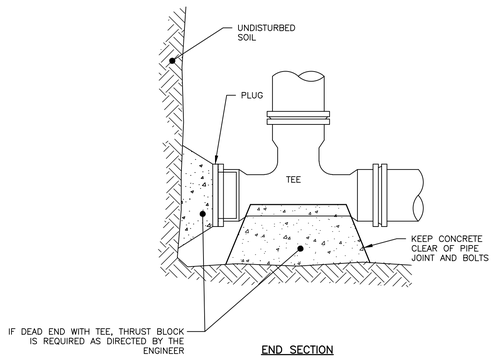
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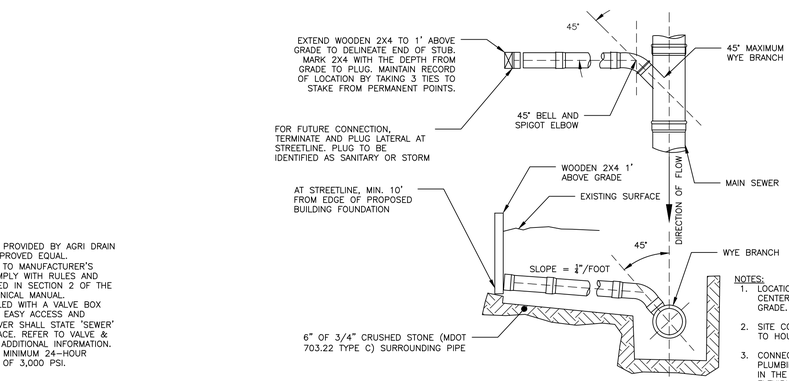

SIDE VIEW

## TAPPING SLEEVE AND VALVE

NOT TO SCALE




END SECTION

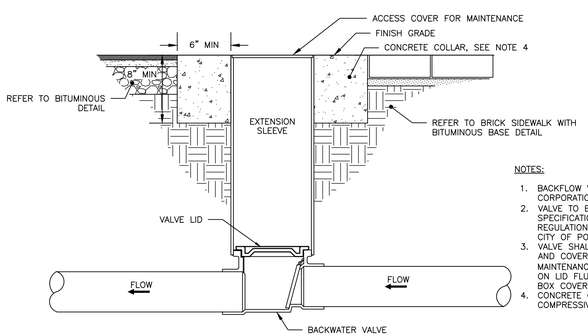



NOTES:

1. LOCATION WITH WARNING TAPE SHALL BE INSTALLED OVER CENTERLINE OF PIPE AT A MAXIMUM OF 24 INCHES BELOW FINISH GRADE.
2. SITE CONTRACTOR TO COORDINATE CONNECTION OF SEWER LATERAL TO HOUSEHOLD PLUMBING WITH ARCHITECTURAL CONTRACTOR
3. CONNECTION OF PROPOSED SEWER LATERAL TO HOUSEHOLD PLUMBING SHOULD INCORPORATE USE OF SIMILAR PIPE MATERIALS. IN THE CASE OF DISSIMILAR PIPES BEING USED, A FERNCO FLEXIBLE COUPLING SHALL BE USED.

## SEWER AND STORM DRAIN TEE/WYE CONNECTION DETAIL

NOT TO SCALE

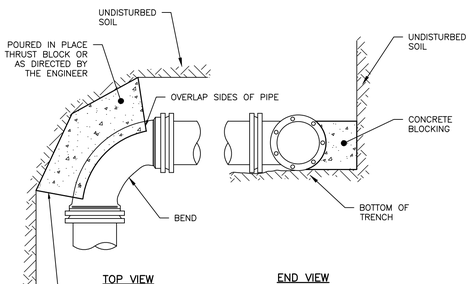



NOTES:

1. BACKFLOW VALVE TO BE PROVIDED BY AGRI DRAIN CORPORATION OR AN APPROVED EQUAL.
2. VALVE TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS AND COMPLY WITH RULES AND REGULATIONS AS OUTLINED IN SECTION 2 OF THE CITY OF PORTLAND TECHNICAL MANUAL.
3. VALVE SHALL BE INSTALLED WITH A VALVE BOX AND COVER TO PROVIDE EASY ACCESS AND MAINTENANCE; VALVE COVER SHALL STATE 'SEWER' ON LID FLUSH TO SURFACE. REFER TO VALVE & BOX COVER DETAIL FOR ADDITIONAL INFORMATION.
4. CONCRETE COLLAR AT A MINIMUM 24–HOUR COMPRESSIVE STRENGTH OF 3,000 PSI.

## BACKFLOW VALVE ASSEMBLY

NOT TO SCALE




TOP VIEW

END VIEW

NOTE:

SEE THRUST/RETAINER GLAND SCHEDULE FOR TYPE OF BLOCKING TO BE USED ON BENDS

REGULAR BEND

## THRUST BLOCKING

NOT TO SCALE

**PERMIT LEVEL NOT ISSUED FOR CONSTRUCTION**

| ISSUED FOR | BY DATE |
|---|---|
| SITE PLAN APPLICATION | SJL 1/27/2026 |

DRAWING NAME: UTILITY DETAILS – 2
PROJECT NAME: 1871 FOREST AVE, PORTLAND, MAINE
PARCEL ID: 327A A004001
CLIENT: AVESTA HOUSING
307 CUMBERLAND AVE, PORTLAND, MAINE 04101


ACORN ENGINEERING, INC.
THESE PLANS SHALL NOT BE MODIFIED WITHOUT WRITTEN AUTHORIZATION FROM ACORN ENGINEERING, INC. AND ANY MODIFICATIONS MADE WITHOUT SUCH AUTHORIZATION SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.



ACORN ENGINEERING, INC
P.O. BOX 327 FREEPORT, MAINE 04104
(207) 775–2655

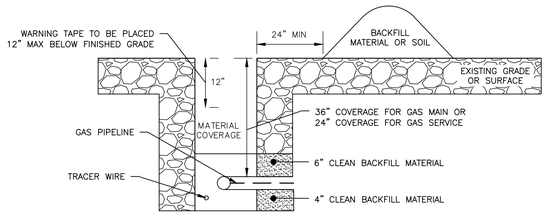

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| DATE: | AS NOTED |
| JN: | 1297 |
| SCALE: | AS NOTED |
| DESIGNED BY: | ALDV |
| DRAWN BY: | MJVA |
| CHECKED BY: | SJL |

Samuel J. LeBel
SAMUEL J. LEBEL
No. 16505
LICENSED PROFESSIONAL ENGINEER
03/10/26

DRAWING NO.
C-44

NOTES:

1. INSTALL MAINS WITH A MINIMUM OF 36" OF COVER AND SERVICES WITH A MINIMUM OF 24" OF COVER. EXCEPTIONS MAY BE MADE WITHIN SLATE AND FEDERAL CODES WITH THE PRIOR APPROVAL OF THE OPERATIONS CENTER MANAGER. INSTALL PLASTIC PIPE WITH SLACK SO EXTERNAL LOADING OR THERMAL CONTRACTION WILL NOT PLACE UNNECESSARY STRESS ON THE PIPE OR JOINTS. IN CASES WHERE A STOPPER FITTING OF OTHER NEW MATERIAL IS ADDED TO AN OLDER MAIN SUCH THAT THE MAIN HAS LESS THAN 24" OF COVE, THE CONTRACTOR SHOULD PROVIDE PERMANENT PROTECTION SUCH AS CONCRETE. WHENEVER A MAIN WILL BE INSTALLED WITH LESS THAN 24" OF COVER, NOTIFY THE OPERATIONS CENTER MANAGER OR THE DESIGNEE SO THEY CAN REQUEST APPROVAL FROM THE DEPARTMENT OF PUBLIC UTILITIES.
2. PROCEDURE – SEE FIGURE BELOW
   - 2.1. REMOVE ALL EXCESS WATER FROM THE TRENCH WITH PUMPS OR EQUIVALENT
   - 2.2. PLACE A LAYER OF SAND 4" DEEP IN TRENCH BOTTOM BEFORE LAYING THE PIPE IN THE TRENCH. THE OPERATIONS CENTER MANAGER OR COMPANY FIELD REPRESENTATIVE MAY ALLOW USE OF CLEAN FILL MATERIAL INSTEAD OF SAND PROVIDED IT IS CLEAN AND FREE OF ANY OBJECTS THAT MAY IMPINGE ON THE PIPE.
   - 2.3. FOR PLASTIC PIPE, INSTALL NUMBER 12 AWG SOLID COPPER WIRE (TRACER WIRE) WITH YELLOW INSULATION JACKET ALONG THE LENGTH OF THE SERVICE. THIS WIRE IS USED TO LOCATE THE PIPE. DO NOT PHYSICALLY ATTACH THE WIRE OR ALLOW THE WIRE TO TOUCH THE PLASTIC PIPE. KEEP THE TRACER WIRE AT LEAST 4" AWAY FROM THE PLASTIC PIPE. IF THE INSTALLATION IS TRENCHLESS, THE TRACER WIRE MAY BE LESS THEN 4" AWAY FROM THE PLASTIC PIPE.
   - 2.4. PLACE A MINIMUM OF 6" OF SAND OVER THE PIPE. THE OPERATIONS CENTER MANAGER OR COMPANY FIELD REPRESENTATIVE MAY ALLOW USE OF CLEAN FILL MATERIAL INSTEAD OF SAND PROVIDED IT IS CLEAN AND FREE OF ANY OBJECTS THAT MAY IMPINGE ON THE PIPE.
   - 2.5. PLACE WARNING TAPE IN THE TRENCH NOT MORE THAN 12" BELOW FINISHED GRADE. THE STANDARD WARNING TAPE IS YELLOW, NON-DETECTABLE TAPE, 6" WIDE.
   - 2.6. FILL THE REST OF THE TRENCH WITH CLEAN FILL MATERIAL, USING THE SPOIL WHERE SUITABLE AND ACCEPTABLE. IF THE ORIGINAL SPOIL MATERIAL IS NOT SUITABLE FOR USE AS A SUB-GRADE MATERIAL WHEN RESTORING ROAD SURFACES, USE MATERIAL REQUIRED BY STATE OR LOCAL AGENCIES. REMOVE ALL EXCESS SPOIL IN THE ACCEPTED MANNER.
   - 2.7. PROPERLY COMPACT THE TRENCH TO INSURE THE TRENCH WILL NOT SETTLE.
3. SEE GAS STANDARD 10.03 FOR A DESCRIPTION OF SUITABLE MATERIALS FOR PIPE BEDDING AND FINAL BACKFILL.



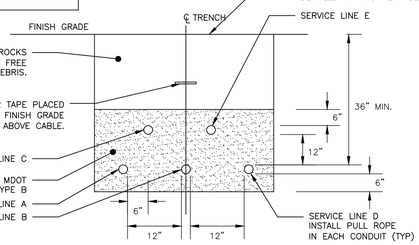

## NATURAL GAS MAIN/SERVICE TRENCH DETAIL

NOT TO SCALE

| CONDUIT TYPE | | | | |
|---|---|---|---|---|
| SERVICE | CONDUIT SIZE | GRASS AND PAVED AREAS | UTILITY | REMARKS |
| A | 5" | SCHEDULE 40 PVC ELECTRICAL GRADE | PRIMARY POWER | SEE NOTE 1 |
| B | 5" | SCHEDULE 40 PVC ELECTRICAL GRADE | PRIMARY POWER | SEE NOTE 1 |
| C | 2–4" | SCHEDULE 40 PVC | COMMUNICATION | – |
| D | 5" | SCHEDULE 40 PVC ELECTRICAL GRADE | SPARE | SEE NOTE 1 |
| E | 2–4" | SCHEDULE 40 PVC | CABLE | – |

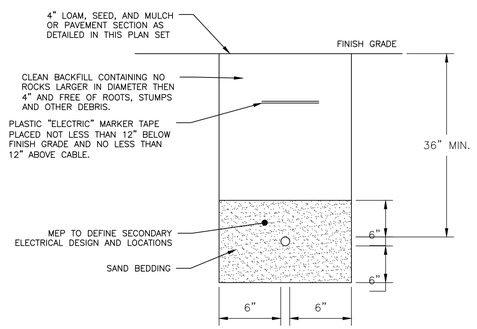
NOTES:

1. ONE CONDUIT CAPPED FOR SPARE. PROVIDE GALVANIZED STEEL LONG SWEEP AT RISER POLE AND EXTEND GALVANIZED CONDUIT TO 10" ABOVE GRADE AT POLE WITH STAND-OFF BRACKETS.
2. MINIMUM SEPARATION OF 24 INCHES BETWEEN PRIMARY CABLE/CONDUIT AND GAS LINES SHALL BE MAINTAINED.
3. CONDUITS WITHIN THE CITY RIGHT-OF-WAY SHALL BE ENCASED IN CONCRETE.
4. FINAL SIZE OF CONDUITS TO BE SPECIFIED BY MEP, ELECTRICIAN, OR DESIGN/BUILD ELECTRICAL CONTRACTOR.



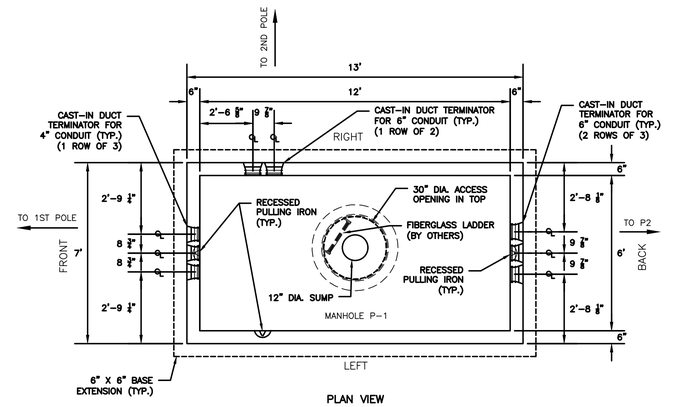

## UTILITY TRENCH – PRIMARY AND SECONDARY POWER, TELEPHONE, AND CABLE

NOT TO SCALE

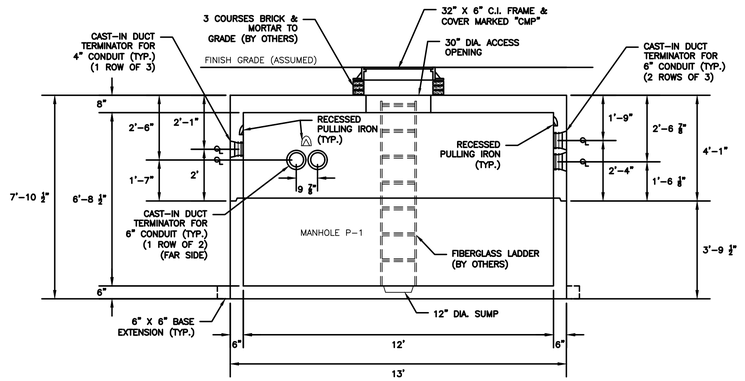



## SECONDARY ELECTRICAL TRENCH

NOT TO SCALE




PLAN VIEW

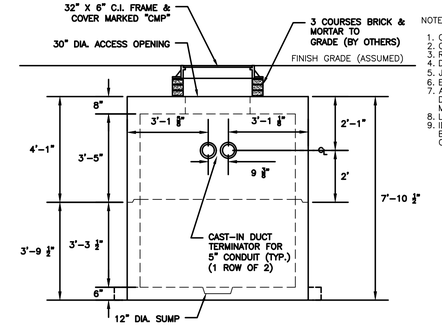



SECTION VIEW

| DESCRIPTION | WEIGHT | QUANTITY |
|---|---|---|
| 3'–9 ½" BASE | 16,202 LBS | 1 |
| 3'–11" TOP | 18,892 LBS | 1 |

## PRECAST CONCRETE 38Y MANHOLE DETAIL

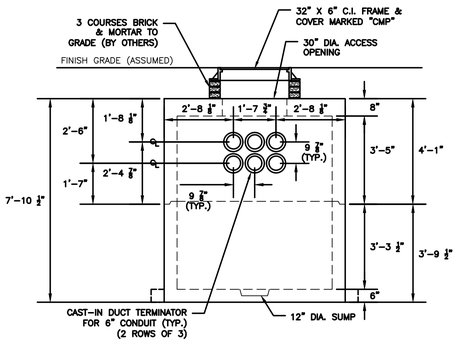
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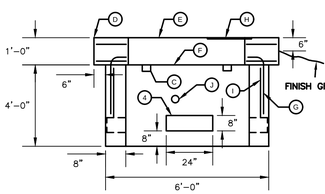

FRONT ELEVATION VIEW

NOTES:

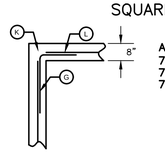
1. CONCRETE: 5,000 PSI @ 28 DAYS.
2. CEMENT: TYPE III PER ASTM C150–81.
3. REINFORCING: GRADE 60 PER ASTM A615.
4. DESIGN LOADING: H–20 PER ASTM C–478.
5. JOINTS TO BE SEALED WATER TIGHT WITH "CON–SEAL".
6. EXTERIOR OF TANK TO BE "AQUA–SAFE" COATED.
7. ALL PRECAST SECTIONS AND BASES SHALL HAVE THE DATE OF MANUFACTURE AND THE NAME OF THE MANUFACTURER MARKED ON THE INSIDE WALL.
8. LADDER PROVIDED AND INSTALLED BY OTHERS.
9. IDENTIFICATION TAGS FOR CABLES IN MANHOLE SHALL BE SET AT THE TIME OF MANHOLE INSTALLATION BY OTHERS.




BACK ELEVATION VIEW

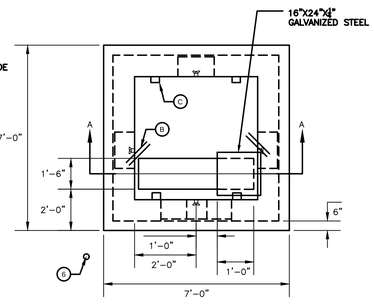



SQUARE SECT. A–A




BASE: TYPICAL CORNER VIEW

APPLICATION CHART:
7' X 7' PADS:
75 – 500 KVA – 15 KV
75 – 150 KVA – 35 KV




FRONT

## 7'X7' THREE–PHASE CONCRETE TRANSFORMER FOUNDATION UP TO 500 KVA

NOT TO SCALE

NOTES:

1. FRONT DENOTES THE SIDE ON WHICH THE ACCESS DOORS ARE LOCATED. THE CONCRETE BASE SHALL BE SET ON A SUITABLE GRAVEL BASE AND LOCATED SO THE FRONT IS ACCESSIBLE BY TRUCK AND SUITABLY PROTECTED FROM PLOW AND TRAFFIC DAMAGE.
2. BEFORE INSTALLING OR REQUIRING ANY ACTIVE DRAINAGE STRUCTURE (E.G., DRAIN PIPE) INTO THE FOUNDATION OR PAD, THE CONTRACTOR, CMP LINE SUPERVISOR, OR CMP DISTRIBUTION ENGINEER MUST CONTACT CENTRAL MAINE POWER COMP–ANY'S ENVIRONMENTAL SERVICES DEPARTMENT AT 623–3521 EXT. 3479 TO REQUEST A SITE INSPECTION.
3. FINISH GRADE SHALL BE GRADED IN SUCH MANNER TO ALLOW SURFACE WATER FLOW AWAY FROM THE PAD.
4. PROVIDE 8'X24' CABLE HOLES (BOND OUTS) 8" UP THE WALL FROM THE BASE. LOCATE ONE CABLE HOLE PER WALL, MORE IF NECESSARY. LINE UP CABLE HOLES WITH TRENCH.
5. CONDUITS ENTERING CONCRETE STRUCTURE SHALL BE SET BACK FROM THE INSIDE WALL TO 2 INCHES AND THE SPACE WITHIN THE KNOCKOUT SURROUNDING THE CONDUITS COMPLETELY FILLED WITH MORTAR TO PREVENT SOIL FROM ENTERING STRUCTURE. INSIDE THE STRUCTURE THE MORTAR SHALL BE FINISHED AND BEVELED FROM THE CONDUIT ENDS TO THE INSIDE WALL FACE TO COVER AND SMOOTH THE EDGES OF KNOCKOUTS.
6. A ¾"X8' GALVANIZED GROUND ROD IS TO BE INSTALLED SIX INCHES IN FRONT OF THE LEFT FRONT CORNER OF THE FOUNDATION. THE TOP OF THE GROUND IS TO BE 6 INCHED BELOW FINAL GRADE.
7. A GROUND WIRE SHALL INSTALLED FROM THE GROUND ROD THROUGH THE CABLE HOLE AT THE BOTTOM OF THE PAD. 10 FEET OF THE GROUND WIRE SHALL BE PROVIDED SO THAT IT CAN BE INSTALLED THROUGH THE TWO GROUNDING LUGS AND CONNECTED TO THE NEUTRAL SPADE.
8. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI @ 28 DAYS. FOR CAST–IN–PLACE EARLY HIGH STRENGTH MAY BE USED WITH A MINIMUM OF SEVEN DAY CURE TIME.
9. REINFORCING STEEL TO HAVE: FY = 60 KSI
10. THE PRECAST SUPPLIER SHALL PROVIDE LIFTING LUGS I THE SLAB (FOUNDATION) AND BAS; THE PRECAST SUPPLIER SHALL ASSEMBLE THE SLAB AND BASE FIT PROPERLY (WITH NO ROCKING OF THE SLAB EVIDENT).
11. USE A 16'X24'X¾' GALVANIZED STEEL PLATE TO COVER A PORTION OF THE CABLE HOLE WHEN THE TRANSFORMER DOES NOT COMPLETELY COVER IT. CUT THE STEEL PLATE OF FIT, IF NECESSARY.

A. 7–#5 REBAR EVENLY SPACED EACH WAY TOP TO BOTTOM.
B. 2–#4 CORNER DIAGONAL REBAR 2'–0" LONG TOP AND BOTTOM.
C. A 1" DEEP BY 9" WIDE GROOVE ON THE UNDERSIDE OF THE PAD TOP SHALL BE PROVIDED TO KEEP THE TOP IN PLACE.
D. CHAMFER TYPICAL.
E. 2" CONCRETE COVER OVER TOP REBAR.
F. 3" CONCRETE COVER OVER BOTTOM REBAR.
G. 16"X24"X¾" GALVANIZED STEEL. MID#6000621790
H. 35 REBAR ON 12" CENTER.
I. PULLING EYE INSERT, FOR USE WITH ¾" NATIONAL COURSE THREAD EYE BOLT, (RICHMOND LCB–1 OR EQUIVALENT). LOCATED OPPOSITE EACH CABLE HOLE AND 2' (TWO FEET) FROM THE BOTTOM.
J. ALL REBAR ENDS TO BE COVERED BY 1' OF CONCRETE MINIMUM.
K. FOR CAST–IN–PLACE CONSTRUCTION. SEE DISTRIBUTION ENGINEER.

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

| ISSUED FOR | BY | DATE |
|---|---|---|
| SITE PLAN APPLICATION | SJL | 1/27/2026 |

UTILITY DETAILS – 3

DRAWING NAME:

PROJECT NAME: 1871 FOREST AVE, PORTLAND, MAINE
327A A004001

PARCEL ID:

CLIENT: AVESTA HOUSING
307 CUMBERLAND AVE, PORTLAND, MAINE 04101

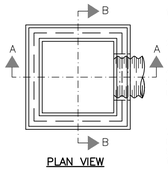
ACORN ENGINEERING, INC.
PO BOX 1252, STEVENS, MAINE 04104
(207) 775-2655

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN AUTHORIZATION FROM ACORN ENGINEERING, INC. ANY MODIFICATIONS MADE TO THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

| | |
|---|---|
| FILE: | DETAILS |
| DATE: | AS NOTED |
| JN: | 1297 |
| SCALE: | AS NOTED |
| DESIGNED BY: | ALDV |
| DRAWN BY: | MJVA |
| CHECKED BY: | SJL |

STATE OF MAINE
SAMUEL J. LEBEL
No. 16505
LICENSED PROFESSIONAL ENGINEER
03/10/26

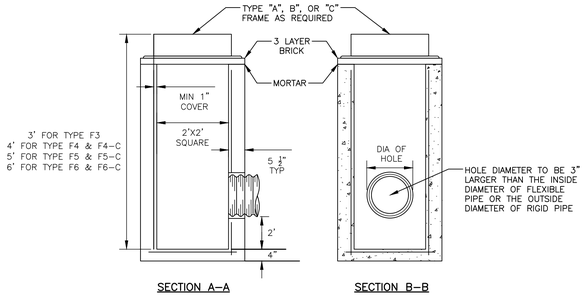
DRAWING NO.
C-45




PLAN VIEW

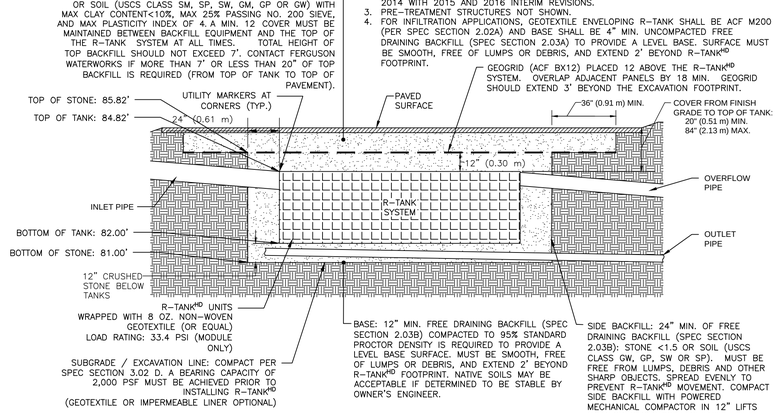
NOTES:

1. ENTIRE CATCH BASIN WITH EXCEPTION OF LEVELING BRICK FRAME AND GRATE TO BE PRECAST AS A SINGLE PORTLAND CEMENT CONCRETE UNIT, #4 REBAR MINIMUM 8" O.C. OR EQUIVALENT WITH ENGINEER OF RECORD'S APPROVAL.
2. FIBER-REINFORCED CONCRETE TO HAVE A MIN. OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
3. DESIGN LOAD FOR H-20 WHEEL LOAD.
4. CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
5. REINFORCE TO 0.15 IN SQ./LF. JOINTS SEALED WITH RAM-NEK GASKET OR EQUAL.
6. POLYPROPYLENE STEPS 12" O.C.
   6.1. STEPS SHALL BE OFFSET AT NO MORE THAN 12" ON CENTER, STARTING FROM THE TOP OF THE MANHOLE FRAME AND SHALL BE FORGED ALUMINUM OR COPOLYMER POLYPROPYLENE STEPS.
7. EXTERIOR WATERPROOFING.
8. FLEXIBLE WATERTIGHT PIPE BOOTS TO CONFORM TO ASTM C-923.
9. SHALL MEET THE APPLICABLE LOCAL AND STATE STANDARDS.
10. CATCH BASIN SHALL BE AS MANUFACTURED BY PRECAST OF MAINE OR APPROVED EQUAL.




## 24" SQUARE CATCH BASIN "TYPE F"

NOT TO SCALE

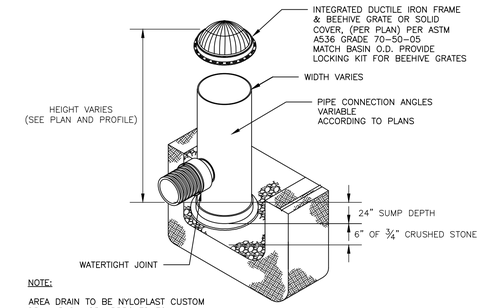



NOTES:

1. FOR COMPLETE MODULE DATA, SEE APPROPRIATE R-TANK® MODULE SHEET .
2. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, CUSTOMARY U.S. UNITS, 7TH EDITION, 2014 WITH 2015 AND 2016 INTERIM REVISIONS.
3. PRE-TREATMENT STRUCTURES NOT SHOWN.
4. FOR INFILTRATION APPLICATIONS, GEOTEXTILE ENVELOPING R-TANK SHALL BE ACF M200 (PER SPEC SECTION 2.02A) AND BASE SHALL BE 4" MIN. UNCOMPACTED FREE DRAINING BACKFILL (SPEC SECTION 2.03A) TO PROVIDE A LEVEL BASE. SURFACE MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK® FOOTPRINT.

## R-TANK DETAIL

NOT TO SCALE

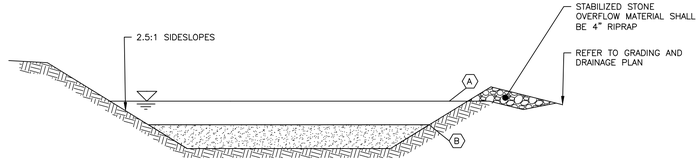



NOTE:

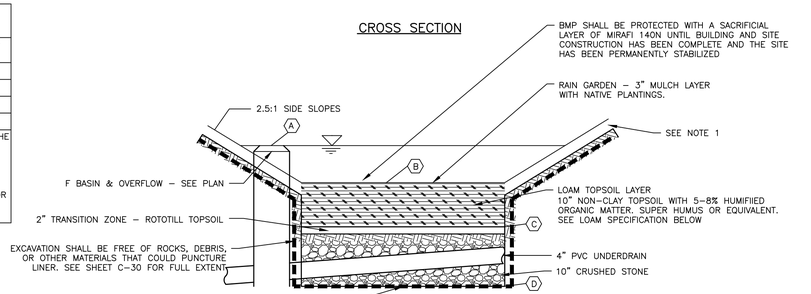
AREA DRAIN TO BE NYLOPLAST CUSTOM DRAIN BASIN OR APPROVED EQUAL.

## BEEHIVE DRAIN DETAIL

NOT TO SCALE



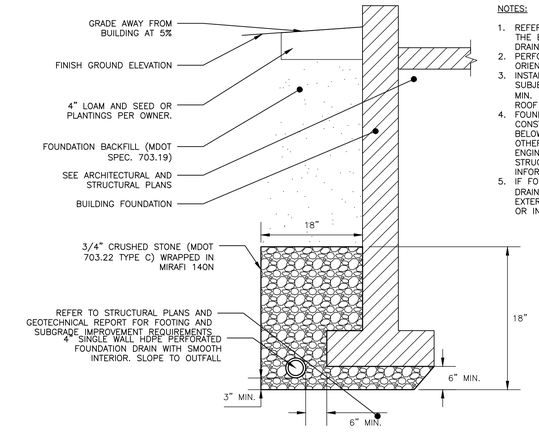

CROSS SECTION




SIDE VIEW

## RAIN GARDEN DETAIL

NOT TO SCALE




NOTES:

1. REFER TO THE BUILDING ARCHITECTS PLANS FOR THE BUILDING FOUNDATION, BACKFILL, ROOF DRAIN, SIDEWALK AND OTHER DETAILS.
2. PERFORATIONS IN UNDERDRAIN PIPE SHALL BE ORIENTED DOWN.
3. INSTALL STONE DRIP EDGE IN A LOCATIONS SUBJECT TO ROOF RUNOFF. WIDTH SHALL BE A MIN. 12" BEYOND THE PROJECTION OF THE ROOF EVE.
4. FOUNDATION WALL FOOTINGS SHALL BE CONSTRUCTED TO A MIN. DEPTH OF 4 FT BELOW ADJACENT FINISH GRADE UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL ENGINEER OR STRUCTURAL ENGINEER. REFER TO STRUCTURAL ENGINEER'S PLANS FOR ADDITIONAL INFORMATION AND MIN. REQUIREMENTS.
5. IF FOUNDATION DRAIN DAYLIGHTS, INSTALL DRAINAGE SOLUTIONS ANIMAL GUARD 4" EXTERNAL PVC OR CORRUGATED PLASTIC PIPE, OR INDUSTRY APPROVED EQUAL.

## FOUNDATION DRAIN DETAIL

NOT TO SCALE

| SOIL FILTER BED - TRANSITION ZONE (TYPE B) | |
|---|---|
| SIEVE SIZE | % PASSING BY WEIGHT |
| 1" | 90-100 |
| 1/2" | 75-100 |
| #4 | 50-100 |
| #20 | 15-80 |
| #50 | 0-15 |
| #200 | 0-5 |

| SOIL FILTER BED - UNDERDRAIN BEDDING (TYPE C) | |
|---|---|
| SIEVE SIZE | % PASSING BY WEIGHT |
| 1" | 100 |
| 3/4" | 90-100 |
| 3/8" | 0-75 |
| #4 | 0-25 |
| #10 | 0-5 |

| 12" LOAM TOPSOIL LAYER SPECIFICATION | |
|---|---|
| SIEVE SIZE | % PASSING BY WEIGHT |
| #4 | 75-95 |
| #10 | 60-90 |
| #40 | 35-85 |
| #200 | 20-70 |

1. CLAY FRACTION <10% PASSING THE #200 SIEVE.*

2. LOAM SHALL BE LOOSE AND FRIABLE AND SHALL BE FREE FROM ADMIXTURE OF SUBSOIL, REFUSE, LARGE STONES, CLODS OR ROOTS OR RHIZOMES OR "WITCH GRASS" OR OTHER UNDESIRABLE GRASSES.

CONSTRUCTION OBSERVATION:

CONSTRUCTION OBSERVATION SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION BY ACORN ENGINEERING. THE CONTRACTOR OR OWNERS REPRESENTATIVE SHALL NOTIFY ACORN ENGINEERING A MINIMUM 48 HOURS OR 2 BUSINESS DAY WHICH EVER IS GREATER PRIOR TO ANY OF THE PHASES OF CONSTRUCTION LISTED BELOW SO THAT THE FOLLOWING SITE VISITS MAY BE SCHEDULED.

NOTES:
1. THE SIDESLOPES SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS SC150BN BY NORTH AMERICAN GREEN OR APPROVED EQUAL AND A CONSERVATION SEED MIX.

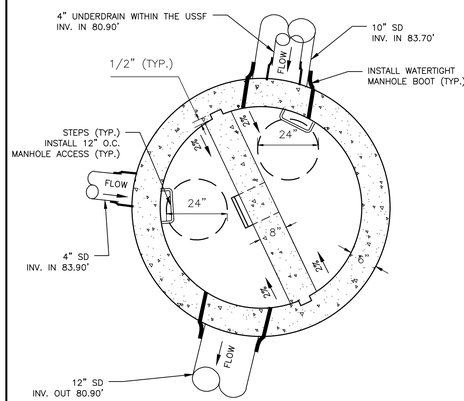
2. LIGHTLY COMPACT PIPE BEDDING MATERIAL. (90 TO 92% STANDARD PROCTOR).

3. ONCE CONSTRUCTION OF THE RAIN GARDEN HAS COMMENCED, STORMWATER SHALL NOT BE ROUTED TO THE GARDEN UNTIL THE RAIN GARDEN IS CONSTRUCTED AND PERMANENTLY STABILIZED WITH 90% VEGETATION.

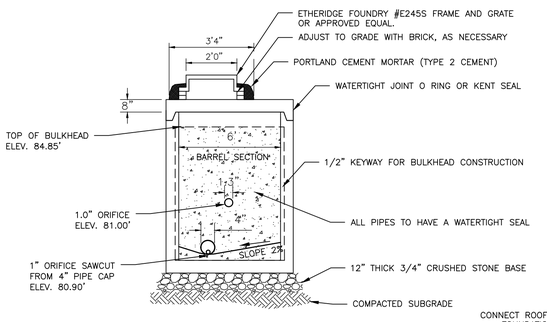
4. PLANTINGS PER LANDSCAPE ARCHITECT.

5. TESTING: SIEVE ANALYSIS INCLUDING HYDROMETER TESTING FOR CLAY CONTENT FOR EACH LAYER SHALL BE PERFORMED BY A QUALIFIED SOIL TESTING LABORATORY AND SUBMITTED TO THE PROJECT ENGINEER FOR APPROVAL 2 WEEKS PRIOR TO CONSTRUCTION.

| SCHEDULE | | |
|---|---|---|
| | ITEM | RAIN GARDEN |
| A | PROPOSED OVERFLOW | 87.75' |
| B | TOP OF LOAM TOPSOIL LAYER | 87.00' |
| C | BOTTOM OF LOAM TOPSOIL | 86.00' |
| D | BOTTOM OF CRUSHED STONE | 85.00' |




PLAN VIEW



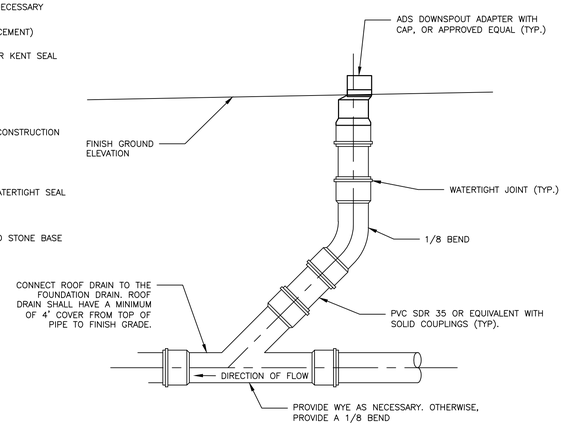

SIDE PROFILE

NOTES:

1. ALL CONCRETE TO HAVE A MIN. OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. DESIGN LOAD FOR H-20 WHEEL LOAD.
3. CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
4. REINFORCE TO 0.12 IN SQ./LF.
5. JOINTS SEALED WITH BUTYL RUBBER.
6. POLYPROPYLENE STEPS 12" O.C.

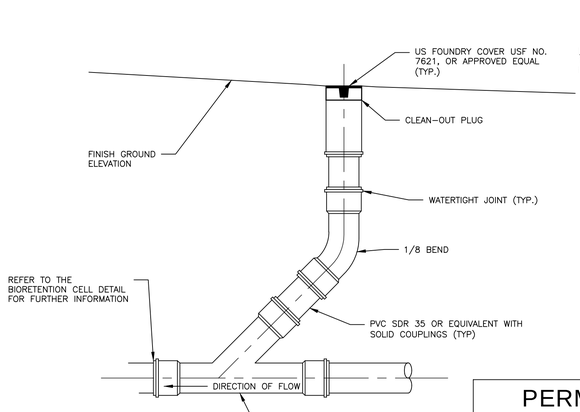
## OUTLET CONTROL STRUCTURE

NOT TO SCALE




## ROOF DRAIN DETAIL

NOT TO SCALE




## CLEANOUT DETAIL

NOT TO SCALE

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR

| BY DATE |
|---|
| SITE PLAN APPLICATION — S.S. 3/27/2026 |

DRAWING NAME: DRAINAGE DETAILS
PROJECT NAME: 1871 FOREST AVE, PORTLAND, MAINE
PARCEL ID: 327A A004001
CLIENT: AVESTA HOUSING
307 CUMBERLAND AVE, PORTLAND, MAINE 04101

ACORN ENGINEERING, INC.
ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN AUTHORIZATION FROM ACORN ENGINEERING, INC. AND IF SO MODIFIED OR OTHERWISE USED, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
53 ROYAL RIVER CIRCLE, YARMOUTH, MAINE 04104
PO BOX 7257, PORTLAND, MAINE 04112
(207) 775-2655

| | |
|---|---|
| FILE: | DETAILS |
| DATE: | AS NOTED |
| JN: | 1297 |
| SCALE: | AS NOTED |
| DESIGNED BY: | ALDV |
| DRAWN BY: | MJVA |
| CHECKED BY: | SJL |

STATE OF MAINE
SAMUEL J. LEBEL
No. 16505
REGISTERED PROFESSIONAL ENGINEER
03/10/26

DRAWING NO.
C-46

1.0 EROSION CONTROL MEASURES AND SITE STABILIZATION

AS PART OF THE SITE DEVELOPMENT, THE FOLLOWING TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE IMPLEMENTED. DEVICES SHALL BE INSTALLED AS DESCRIBED IN THIS REPORT OR WITHIN THE PLAN SET. SEE THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES FOR FURTHER REFERENCE.

1.1 TEMPORARY EROSION CONTROL MEASURES

THE FOLLOWING TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE PLANNED FOR THE PROJECT'S CONSTRUCTION PERIOD:

1.1.1 CRUSHED STONE STABILIZED CONSTRUCTION ENTRANCES SHALL BE PLACED AT ALL ACCESS POINTS TO THE PROJECT SITE WHERE THERE ARE DISTURBED AREAS. THE FOLLOWING SPECIFICATIONS SHALL BE FOLLOWED AT A MINIMUM:
- STONE SIZE SHALL BE 2–3 INCHES, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- THE THICKNESS OF THE ENTRANCE STONE LAYER SHALL BE NO LESS THAN 6 INCHES.
- THE ENTRANCE SHALL NOT BE LESS THAN 20 FEET WIDE, HOWEVER NOT LESS THAN THE FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS. THE LENGTH SHALL NOT BE LESS THAN 50 FEET IN LENGTH.
- GEOTEXTILE FABRIC (WOVEN OR NON–WOVEN) SHALL BE PLACED OVER THE ENTIRE ENTRANCE AREA.
- THE ENTRANCE/EXIT SHALL BE MAINTAINED TO THE EXTENT THAT IT WILL PREVENT THE TRACKING OF SEDIMENT ONTO PUBLIC ROAD WAYS.

1.1.2 SILTATION FENCE OR EROSION CONTROL BERM SHALL BE INSTALLED DOWN GRADIENT OF ANY DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL PERMANENT STABILIZATION IS ACHIEVED. THE SILT FENCE OR EROSION CONTROL BERM SHALL BE INSTALLED PER THE DETAILS PROVIDED IN THE PLAN SET AND INSPECTED BEFORE AND IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. REPAIRS SHALL BE MADE IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE LINE OR BERM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THE FENCE OR BERM, THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM.

1.1.3 HAY MULCH INCLUDING HYDRO SEEDING IS INTENDED TO PROVIDE COVER FOR DENUDED OR SEEDED AREAS UNTIL REVEGETATION IS ESTABLISHED. MULCH PLACED BETWEEN APRIL 15TH AND NOVEMBER 1ST ON SLOPES OF LESS THAN 15 PERCENT SHALL BE COVERED BY FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. MULCH PLACED BETWEEN NOVEMBER 1ST AND APRIL 15TH ON SLOPES EQUAL TO OR STEEPER THAN 8 PERCENT AND EQUAL TO OR FLATTER THAN 2:1 SHALL USE MATS OR FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.

1.1.4 AT ANY TIME OF THE YEAR, ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH DOUBLE NET EROSION CONTROL BLANKET BIONET SC150BN BY NORTH AMERICAN GREEN OR APPROVED EQUAL, OR EROSION CONTROL MIX SLOPE PROTECTION AS DETAILED WITHIN THE PLANS.

1.1.5 FOREST AVENUE SHALL BE SWEPT TO CONTROL MUD AND DUST FROM THE CONSTRUCTION SITE AS NECESSARY. ADD ADDITIONAL STONE TO THE STABILIZED CONSTRUCTION ENTRANCE TO MINIMIZE THE TRACKING OF MATERIAL OFF THE SITE AND ONTO THE SURROUNDING ROADWAYS.

1.1.6 DURING DEMOLITION, CLEARING AND GRUBBING OPERATIONS, STONE CHECK DAMS SHALL BE INSTALLED AT ANY AREAS OF CONCENTRATED FLOW. THE MAXIMUM HEIGHT OF THE CHECK DAM SHALL NOT EXCEED 2 FEET. THE CENTER OF THE CHECK DAM SHALL BE 6 INCHES BELOW THE OUTER EDGES OF THE DAM. THE CONTRACTOR SHALL MULCH THE SIDE SLOPES AND INSTALL STONE CHECK DAMS FOR ALL NEWLY EXCAVATED DITCH LINES WITHIN 24 HOURS OF THEIR CREATION.

1.1.7 SILT FENCE STAKE SPACING SHALL NOT EXCEED 6 FEET UNLESS THE FENCE IS SUPPORTED WITH 14 GAUGE WIRE IN WHICH CASE THE MAXIMUM SPACING SHALL NOT EXCEED 10 FEET. THE SILT FENCE SHALL BE TOED INTO THE GROUND.

1.1.8 STORMDRAIN INLET PROTECTION SHALL BE PROVIDED TO STORMDRAINS THROUGH THE USE OF ANY OF THE FOLLOWING: HAY BALE DROP INLET STRUCTURES, SILT FENCE DROP INLET SEDIMENT FILTER, GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER, OR CURB INLET SEDIMENT FILTER. BARRIERS SHALL BE INSPECTED AFTER EVERY RAINFALL EVENT AND REPAIRED AS NECESSARY. SEDIMENTS SHALL BE REMOVED WHEN ACCUMULATION HAS REACHED ½ THE DESIGN HEIGHT.

1.1.9 DUST CONTROL SHALL BE ACCOMPLISHED BY THE USE OF ANY OF THE FOLLOWING: WATER, CALCIUM CHLORIDE, STONE, OR AN APPROVED MDEP PRODUCT. DUST CONTROL SHALL BE APPLIED AS NEEDED TO ACCOMPLISH DUST CONTROL.

1.1.10 TEMPORARY LOAM, SEED, AND MULCHING SHALL BE USED IN AREAS WHERE NO OTHER EROSION CONTROL MEASURE IS USED. APPLICATION RATES FOR SEEDING ARE PROVIDED AT THE END OF THIS REPORT.

1.1.11 STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS OF FORMATION UNLESS A SCHEDULED RAIN EVENT OCCURS PRIOR TO THE 7 DAY WINDOW, IN WHICH CASE THE STOCKPILE SHALL BE STABILIZED PRIOR TO THE RAIN EVENT. METHODS OF STABILIZATION SHALL BE MULCH, EROSION CONTROL MIX, OR EROSION CONTROL BLANKETS/MATS. SILT FENCE OR A WOOD WASTE COMPOST FILTER BERM SHALL BE PLACED DOWNHILL OF ANY SOIL STOCKPILE LOCATION.

1.1.12 FOR DISTURBANCE BETWEEN NOVEMBER 1 AND APRIL 15, PLEASE REFER TO WINTER STABILIZATION PLAN IN THIS REPORT AND THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR FURTHER INFORMATION.

1.1.13 IT IS OF THE UTMOST IMPORTANCE THAT STORMWATER RUNOFF AND POTENTIAL SEDIMENT FROM THE CONSTRUCTION SITE BE DIVERTED AROUND THE PROPOSED UNDERDRAINS UNTIL THE TRENCH IS BACKFILLED.

1.2 PERMANENT EROSION CONTROL MEASURES

THE FOLLOWING PERMANENT EROSION CONTROL MEASURES ARE INTENDED FOR POST DISTURBANCE AREAS OF THE PROJECT.

1.2.1 ALL DISTURBED AREAS DURING CONSTRUCTION, NOT SUBJECT TO OTHER PROPOSED CONDITIONS, SHALL RECEIVE A MINIMUM 4" OF LOAM AND SHALL BE LIMED, AND MULCHED. EROSION CONTROL BLANKETS OR MATS SHALL BE PLACED OVER THE MULCH IN AREAS NOTED IN PARAGRAPH 4.2 OF THIS REPORT.

1.2.2 ALL STORMWATER DEVICES SHALL BE INSTALLED AND TRIBUTARY AREAS STABILIZED PRIOR RECEIVING STORMWATER.

1.2.3 REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.

2.0 EROSION AND SEDIMENTATION CONTROL PLAN

2.1 THE EROSION AND SEDIMENTATION CONTROL PLAN IS INCLUDED WITHIN THE PLAN SET.

3.0 DETAILS AND SPECIFICATIONS

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

4.0 STABILIZATION PLAN FOR WINTER CONSTRUCTION

WINTER CONSTRUCTION CONSISTS OF EARTHWORK DISTURBANCE BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15. IF A CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15, THEN THE SITE SHALL BE PROTECTED WITH OVER–WINTER STABILIZATION. ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MIX, EROSION CONTROL MATS, RIPRAP, OR GRAVEL BASE ON A ROAD SHALL BE CONSIDERED OPEN.

THE CONTRACTOR SHALL LIMIT THE WORK AREA TO AREAS THAT WORK WILL OCCUR IN DURING THE SUBSEQUENT 15 DAYS AND SO THAT IT CAN BE MULCHED ONE DAY PRIOR TO A SNOW EVENT. THE CONTRACTOR SHALL STABILIZE WORK AREAS PRIOR TO OPENING ADDITIONAL WORK AREAS TO MINIMIZE AREAS WITHOUT EROSION CONTROL MEASURES.

THE FOLLOWING MEASURES SHALL BE IMPLEMENTED DURING WINTER CONSTRUCTION PERIODS:

4.1 SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS MAY CONSIST OF EROSION CONTROL MIX BERMS OR ANY OTHER RECOGNIZED SEDIMENT BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES OR SILT FENCES.

4.2 MULCHING

ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75–LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX MUST BE APPLIED WITH A MINIMUM 4 INCH THICKNESS. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW SHALL BE REMOVED DOWN TO A ONE–INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA SHALL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED OR ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER MULCH NETTING, TRACKING OR WOOD CELLULOSE FIBER. THE COVER WILL BE CONSIDERED SUFFICIENT WHEN THE GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. AFTER NOVEMBER 1ST, MULCHING AND ANCHORING OF ALL EXPOSED SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

4.3 SOIL STOCKPILING

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR–INCH LAYER OF EROSION CONTROL MIX. THIS SHALL BE DONE WITHIN 24 HOURS OF STOCKING AND RE–ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL.

4.4 SEEDING

BETWEEN THE DATES OF OCTOBER 15TH AND APRIL 1ST, LOAM OR SEED SHALL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS NOT BEEN LOAMED, FINAL GRADING WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED.

DORMANT SEEDING MAY BE PLACED PRIOR TO THE PLACEMENT OF MULCH OR EROSION CONTROL BLANKETS. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS/1,000 S.F. ALL AREAS SEEDED DURING THE WINTER SHALL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

4.5 OVER WINTER STABILIZATION OF DISTURBED SOILS

BY SEPTEMBER 15TH, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% SHALL BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS SHALL BE TAKEN TO STABILIZE THE SOIL FOR LATE FALL AND WINTER:

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION – BY OCTOBER 1ST, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3LBS PER 1,000 S.F., LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 LBS PER 1000 S.F., AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1ST, THEN MULCH THE AREA FOR OVER–WINTER PROTECTION.

- STABILIZE THE SOIL WITH SOD – STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.

- STABILIZE THE SOIL WITH MULCH – BY NOVEMBER 15TH, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 LBS PER 1,000 S.F. ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

4.6 OVER WINTER STABILIZATION OF DISTURBED SLOPES

ALL STONE–COVERED SLOPES SHALL BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15TH. ALL SLOPES TO BE VEGETATED SHALL BE SEEDED AND MULCHED BY SEPTEMBER 1ST. A SLOPE IS CONSIDERED A GRADE GREATER THAN 15%. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1ST, THEN ONE OF THE FOLLOWING ACTION SHALL BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER:

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS – BY OCTOBER 1ST THE DISTURBED SLOPE SHALL BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 LBS PER 1,000 S.F. AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1ST, THEN THE CONTRACTOR SHALL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIPRAP.

- STABILIZE THE SOIL WITH SOD – THE DISTURBED SLOPE SHALL BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR SHALL NOT USE LATE–SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 3H:1V OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

- STABILIZE THE SOIL WITH EROSION CONTROL MIX – EROSION CONTROL MIX SHALL BE PROPERLY INSTALLED BY NOVEMBER 15TH. THE CONTRACTOR SHALL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GRADES GREATER THAN 2H:1V OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

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

5.0 INSPECTION AND MAINTENANCE

A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT PERIODIC VISUAL INSPECTIONS OF INSTALLED EROSION CONTROL MEASURES. THE FREQUENCY OF INSPECTION SHALL OCCUR AT LEAST ONCE EVERY TWO WEEKS, AS WELL AS AFTER A STORM EVENT. A STORM EVENT SHALL CONSIST 0.5 INCHES OF RAIN WITHIN A 24 HOUR PERIOD. THE FOLLOWING EROSION AND SEDIMENT CONTROL – BEST MANAGEMENT PRACTICES (BMP'S) SHALL INSPECTED IN THE MANNER AS DESCRIBED.

5.1 SEDIMENT BARRIERS

HAY BALE BARRIERS, SILT FENCES AND FILTER BERMS SHALL BE INSPECTED AND REPAIRED FOR THE FOLLOWING IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE–HALF THE HEIGHT OF THE BARRIER. FILTER BERMS SHOULD BE RESHAPED AS NEEDED. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHOULD BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

5.2 STABILIZED STONE CONSTRUCTION ENTRANCES

THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. WHEN THE CONTROL PAD BECOMES INEFFECTIVE, THE STONE SHALL BE REMOVED ALONG WITH THE COLLECTED SOIL MATERIAL AND REDISTRIBUTED ON SITE IN A STABLE MANNER. THE ENTRANCE SHOULD THEN BE RECONSTRUCTED. THE CONTRACTOR SHALL SWEEP OR WASH PAVEMENT AT EPG, WHICH HAVE EXPERIENCED MUD–TRACKING ON TO THE PAVEMENT OR TRAVELED WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

5.3 MULCHED AREAS

ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED. NETS MUST BE INSPECTED AFTER RAIN EVENTS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, RE–INSTALL THE NETS AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE. REPAIR AS NEEDED.

5.4 DUST CONTROL

WHEN TEMPORARY DUST CONTROL MEASURES ARE USED, REPETITIVE TREATMENT SHALL BE APPLIED AS NEEDED TO ACCOMPLISH CONTROL.

5.5 STORMWATER APPURTENANCES

ALL UNDERDRAINS, STORM DRAINS, AND CATCH BASINS NEED TO BE OPERATING EFFECTIVELY AND FREE OF DEBRIS.

5.6 EROSION AND SEDIMENTATION CONTROL INSPECTIONS:

ACORN ENGINEERING HAS PERSONNEL QUALIFIED TO CONDUCT EROSION AND SEDIMENTATION CONTROL INSPECTIONS. FOR FURTHER INFORMATION CONTACT:

CONTACT: WILL SAVAGE, PE
TELEPHONE: (207) 775–2655

QUALIFICATIONS:

- Ø MAINE PROFESSIONAL ENGINEERING LICENSE #11419
- Ø MAINE DEP – CERTIFIED IN MAINTENANCE & INSPECTION OF STORMWATER BMP'S CERT #14
- Ø CERTIFIED EROSION, SEDIMENT AND STORM WATER INSPECTOR (CESSWI) CERT #0293
- Ø CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) CERT. #4620

THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR COMPLYING WITH THE EROSION AND SEDIMENTATION REPORT/PLAN, INCLUDING CONTROL OF FUGITIVE DUST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONETARY PENALTIES RESULTING FROM FAILURE TO COMPLY WITH THESE STANDARDS.

6.0 IMPLEMENTATION SCHEDULE

THE FOLLOWING IMPLEMENTATION SEQUENCE IS INTENDED TO MAXIMIZE THE EFFECTIVENESS OF THE ABOVE DESCRIBED EROSION CONTROL MEASURES. CONTRACTORS SHOULD AVOID OVEREXPOSING DISTURBED AREAS AND LIMIT THE AMOUNT OF STABILIZATION AREA.

1. INSTALL A STABILIZED CONSTRUCTION ENTRANCE IN ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC WILL ENTER AND EXIT THE SITE.
2. INSTALL PERIMETER SILT FENCE OR EROSION CONTROL BERM.
3. INSTALL ALL OTHER EROSION CONTROL DEVICES AS NECESSARY THROUGHOUT THE REMAINDER OF THIS SCHEDULE.
4. COMMENCE INSTALLATION OF DRAINAGE INFRASTRUCTURE.
5. PRIORITIZE THE DOWNHILL SIDE TO CONTAIN RUNOFF WITHIN THE SITE WHILE PROVIDING AN ENGINEERED OUTLET WITH SILTATION BARRIER.
6. COMMENCE EARTHWORK OPERATIONS, WALL AND FOUNDATION INSTALLATION.
7. COMMENCE INSTALLATION OF UTILITIES.
8. CONTINUE EARTHWORK AND GRADING TO SUBGRADE AS NECESSARY FOR CONSTRUCTION.
9. COMPLETE INSTALLATION OF DRAINAGE INFRASTRUCTURE, AS WELL AS OTHER UTILITY WORK.
10. COMPLETE REMAINING EARTHWORK OPERATIONS.
11. INSTALL SUB–BASE AND BASE GRAVELS IN PAVED AREAS.
12. INSTALL PAVING, CURBING AND BRICKWORK.
13. LOAM, LIME, FERTILIZE, SEED AND MULCH DISTURBED AREAS AND COMPLETE ALL LANDSCAPING.
14. ONCE THE SITE IS STABILIZED, 90% CATCH OF GRASS HAS BEEN OBTAINED, OR MULCHING OF LANDSCAPE AREAS IS COMPLETE REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
15. TOUCH UP AREAS WITHOUT A VIGOROUS CATCH OF GRASS WITH LOAM AND SEED.
16. COMPLETE SITE SIGNAGE AND STRIPING.
17. EXECUTE PROPER MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.

THE ABOVE IMPLEMENTATION SEQUENCE SHOULD BE GENERALLY FOLLOWED BY THE SITE CONTRACTOR. HOWEVER, THE CONTRACTOR MAY CONSTRUCT SEVERAL ITEMS SIMULTANEOUSLY. THE CONTRACTOR SHALL SUBMIT TO THE OWNER A SCHEDULE OF THE COMPLETION OF THE WORK. IF THE CONTRACTOR IS TO COMMENCE THE CONSTRUCTION OF MORE THAN ONE ITEM ABOVE, THEY SHALL LIMIT THE AMOUNT OF EXPOSED AREAS TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE FOLLOWING 30 DAYS.

THE CONTRACTOR SHALL RE–VEGETATE DISTURBED AREAS AS RAPIDLY AS POSSIBLE. ALL AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR BEFORE A STORM EVENT. THE CONTRACTOR SHALL INCORPORATE PLANNED INLETS AND DRAINAGE SYSTEMS AS EARLY AS POSSIBLE INTO THE CONSTRUCTION PHASE.

7.0 SEEDING PLAN

7.1 SITE PREPARATION

THE SEEDED AREAS SHALL BE FEASIBLY GRADED OUT TO PROVIDE THE USE OF EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. IF NECESSARY, THE SITE MAY REQUIRE ADDITIONAL TEMPORARY EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL REPORT.

7.2 SEEDBED PREPARATION

FERTILIZER SHALL BE APPLIED TO THE SITE AT A RATE OF 13.8 POUNDS PER 1,000 SQUARE FEET. THE COMPOSITION OF THE FERTILIZER SHALL BE 10–10–10 (N–P205–K20) OR EQUIVALENT.

LIMESTONE SHALL BE APPLIED TO THE SITE AT A RATE OF 138 POUNDS PER 1,000 SQUARE FEET.

7.3 SEEDING

THE COMPOSITION AND AMOUNT OF TEMPORARY SEED APPLIED TO A SITE SHALL BE DETERMINED BY THE FOLLOWING TABLE:

TEMPORARY SEED APPLICATION RATES

| SEED | LBS / ACRE | RECOMMENDED SEEDING DATES |
|---|---|---|
| WINTER RYE | 2.57 | 8/15 TO 10/1 |
| OATS | 1.84 | 4/1 TO 7/1 8/15 TO 9/15 |
| ANNUAL RYGRASS | 0.92 | 4/1 TO 7/1 |
| SUDANGRASS | 0.92 | 5/15 TO 8/15 |
| PERENNIAL | 0.92 | 8/15 TO 9/15 |
| TOTAL | 7.17 LBS/ACRE | |

PERMANENT SEED APPLICATION RATES

| SEED | LBS / ACRE |
|---|---|
| KENTUCKY BLUEGRASS | 20.00 |
| CREEPING RED FESCUE | 20.00 |
| PERENNIAL RYEGRASS | 4.80 |
| TOTAL | 44.8 LBS/ACRE |

7.4 MULCHING

MULCH SHALL BE HARDWOOD AND APPLIED AT A RATE OF 70 LBS – 90 LBS PER 1,000 SQUARE FEET. THE MULCH SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4 INCHES. THE SEEDED AREA SHALL BE MULCHED IMMEDIATELY AFTER SEED IS APPLIED. MULCHING DURING THE WINTER SEASON SHALL BE DOUBLE THE NORMAL AMOUNT. REFER TO DETAIL FOR MORE INFORMATION.

8.0 CONCLUSION

THE ABOVE EROSION CONTROL NARRATIVE IS INTENDED TO MINIMIZE THE DEVELOPMENT IMPACT BY IMPLEMENTING TEMPORARY AND PERMANENT EROSION CONTROL MEASURES. THE CONTRACTOR SHALL ALSO REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR

| BY | DATE |
|---|---|
| SITE PLAN APPLICATION | SJL 3/27/2026 |

DRAWING NAME: EROSION & SEDIMENTATION CONTROL NOTES
PROJECT NAME: 1871 FOREST AVE, PORTLAND, MAINE
PARCEL ID: 327A A004001
CLIENT: AVESTA HOUSING
307 CUMBERLAND AVE, PORTLAND, MAINE 04101

ACORN ENGINEERING, INC.

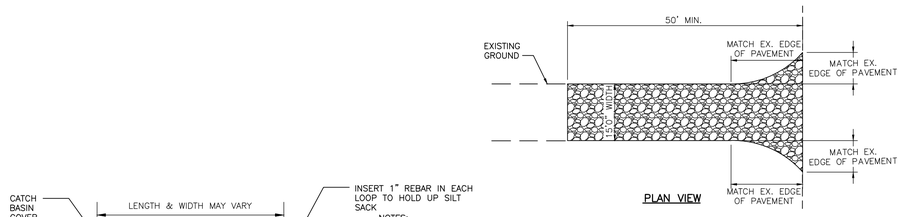
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION OR OTHERWISE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

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PO BOX 121 POWNAL, MAINE 04104
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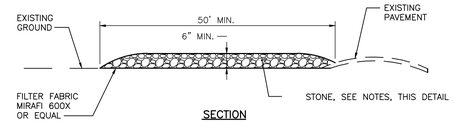
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DATE: AS NOTED
JN: 1297
SCALE: AS NOTED
DESIGNED BY: ALDV
DRAWN BY: MJVA
CHECKED BY: SJL

STATE OF MAINE
SAMUEL J. LEBEL
No. 16505
LICENSED
PROFESSIONAL ENGINEER
03/10/26

DRAWING NO.
C-47




PLAN VIEW



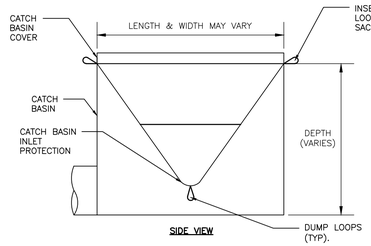

SECTION

NOTES:

1. CONTRACTOR SHALL ADD STONE TO ENTRANCE AS MUD/SILT MATERIAL ACCUMULATES
2. STONE SHALL BE 2"–3" COARSE AGGREGATE
3. CONSTRUCTION ENTRANCE SHALL BE GRADED TO NOT ALLOW ANY STORMWATER TO BE CONVEYED OFF SITE. IN SITUATIONS WHERE THIS IS NOT POSSIBLE, ANY STORMWATER CONVEYED OFFSITE SHALL BE TREATED OR RETAINED IN A MANNER APPROVED BY ENGINEER.
4. WHEN NECESSARY, ON–SITE VEHICLES SHALL HAVE THEIR WHEELS CLEANED PRIOR TO LEAVING SITE.
5. CONSTRUCTION ENTRANCE SHALL BE GRADED IN A MANNER THAT PREVENTS TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT–OF–WAY

## STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE




SIDE VIEW

NOTES:

1. CATCH BASIN INLET PROTECTION SHALL BE INSTALLED DOWNGRADIENT OF PROPOSED PROJECT AND ROUTINELY MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
2. CATCH BASIN SIZE VARIES. CONTRACTOR TO ENSURE CATCH BASIN INLET PROTECTION MATCHES CATCH BASIN DIMENSIONS.
3. SILT SACK SHALL BE ACF ENVIRONMENTAL SILT SACK, TYPE A, OR APPROVED EQUAL.

## CATCH BASIN INLET PROTECTION

NOT TO SCALE

NOTES:

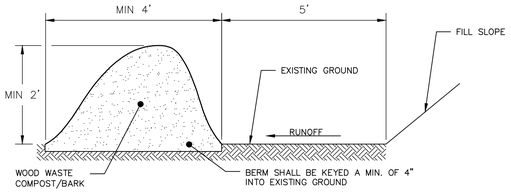
1. THE EROSION CONTROL MIX SHALL CONFORM TO THE FOLLOWING STANDARDS AND IN ACCORDANCE WITH THE MAINE DOT CHAPTER 700, SECTION 717.04(D):

   1.1. pH BETWEEN 5.0 – 8.0
   1.2. PARTICLE SIZE (BY WEIGHT):
   1.2.1. 100% PASSING A 150 MM (6 IN) SCREEN
   1.2.2. 75 TO 85% PASSING A 19 MM (0.75 IN) SCREEN
   1.3. SOLUBLE SALTS CONTENT < 4.0 MMHOS/CM
   1.4. ORGANIC MATTER 20 TO 100% , DRY WEIGHT BASIS

2. THE BERM SHOULD BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR, WHEN NECESSARY THE BERM MAY BE PLACED PERPENDICULAR TO THE SLOPE ALONG THE PROPERTY LINE TO CONTAIN THE SEDIMENT PROVIDED A BERM IS LOCATED AT THE BASE OF THE SLOPE.

3. BERMS SHALL REMAIN IN PLACE UNTIL UPSTREAM AREA IS STABILIZED OR 90% CATCH OF VEGETATION IS ATTAINED. BERMS SHALL BE REMOVED OFFSITE OR BY SPREADING SUCH THAT NATIVE EARTH CAN BE SEEN BELOW.

4. DURING PERIODS OF WINTER CONSTRUCTION (NOV. 15 THROUGH APRIL 15), THE CONTRACTOR SHALL INSTALL EROSION CONTROL MIX BERMS IN LIEU OF SILT FENCE.




## EROSION CONTROL MIX BERM DETAIL

NOT TO SCALE

SLOPE
INSTALLATION DETAIL

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (ECB), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.

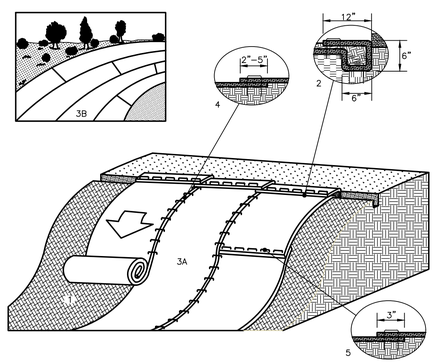
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE ECB IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF ECB EXTENDED BEYOND THE UP–SLOPE PORTION OF THE TRENCH. ANCHOR THE ECB WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12" PORTION OF ECB BACK OVER THE SEED AND COMPACTED SOIL. SECURE ECB OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE ECB.

3. ROLL THE ECB (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. ECB WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL ECB MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.

4. THE EDGES OF PARALLEL ECB MUST BE STAPLED WITH APPROXIMATELY 2" – 5" OVERLAP DEPENDING ON THE ECB TYPE.

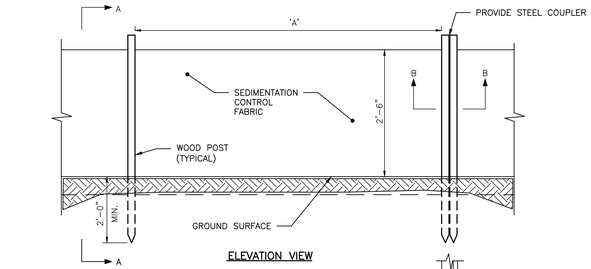
5. CONSECUTIVE ECB SPLICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE ECB WIDTH.

NOTE:
IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE ECB.

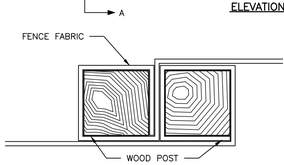



## EROSION CONTROL BLANKET SLOPE INSTALLATION

NOT TO SCALE

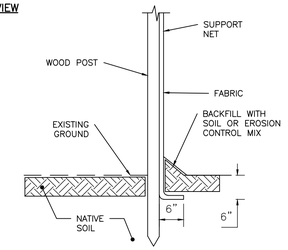



ELEVATION VIEW




SECTION B–B

| SILT FENCE REINFORCEMENT | MAX. SPACING "A" |
|---|---|
| NONE | 6' |
| WIRE REINFORCEMENT 14 GAUGE, 6" MESH | 10' |




SECTION A–A

## SILTATION FENCE DETAIL

NOT TO SCALE

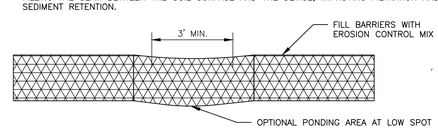
NOTES:

1. FULL CONTACT WITH THE GROUND IS CRITICAL TO PREVENT SHORT CIRCUITING UNDER THE TUBE – THE GROUND SURFACE SHOULD BE SMOOTH AND LEVEL. IN WOODED AREAS, PROTRUDING ROOTS AND DEBRIS MAY NEED TO BE REMOVED. IN GRASSED AREAS, THE GRASS NEEDS TO BE EITHER MOWED OR COMPRESSED DOWN.

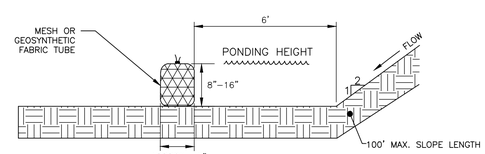
2. STAKING MAY BE NECESSARY ON STEEP SLOPES.

3. UPON FINAL STABILIZATION, THE TUBE CAN BE CUT OPEN AND THE MATERIAL SPREAD OUT ONTO THE GROUND. THE MESH MATERIAL SHOULD BE REMOVE.

4. LOOSE COMPOST MAY BE BACKFILLED ALONG THE UPSLOPE SIDE OF THE COMPOST FILTER SOCK, FILLING THE SEAM BETWEEN THE SOIL SURFACE AND THE DEVICE, IMPROVING FILTRATION AND SEDIMENT RETENTION.




FRONT VIEW




SIDE VIEW

## FILTER SOCK DETAIL

NOT TO SCALE

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR

| BY DATE |
|---|
| SITE PLAN APPLICATION — SJL 3/27/2026 |

DRAWING NAME: EROSION & SEDIMENTATION CONTROL DETAILS
PROJECT NAME: 1871 FOREST AVE, PORTLAND, MAINE
PARCEL ID: 327A A004001
CLIENT: AVESTA HOUSING
307 CUMBERLAND AVE, PORTLAND, MAINE 04101

ACORN ENGINEERING, INC.

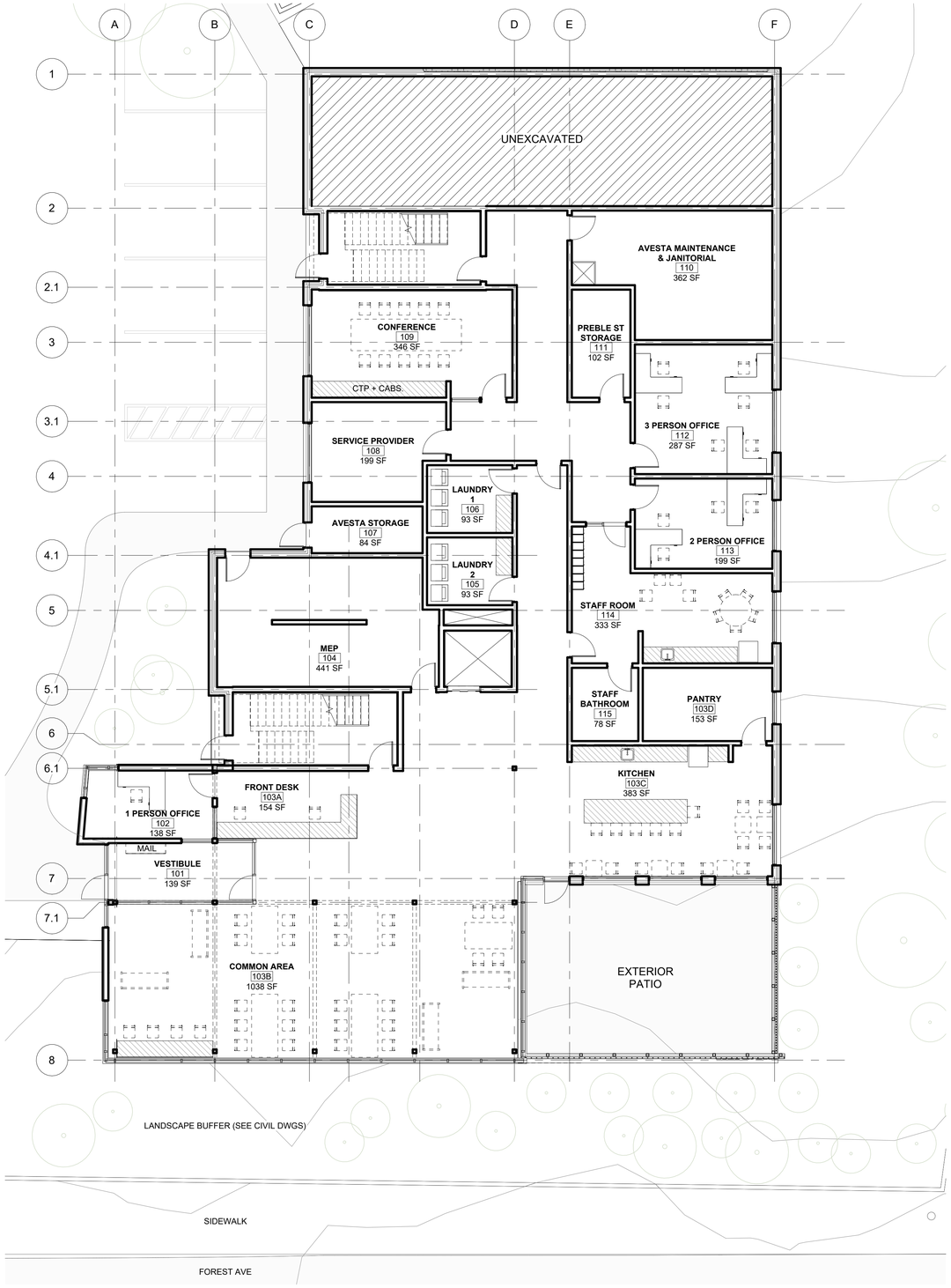
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ACORN ENGINEERING, INC
ENGINEERING • SURVEYING
PO BOX 327 • FREEPORT, MAINE 04104
(207) 775-2655

| | |
|---|---|
| FILE: | DETAILS |
| DATE: | AS NOTED |
| JN: | 1297 |
| SCALE: | AS NOTED |
| DESIGNED BY: | ALDV |
| DRAWN BY: | MJVA |
| CHECKED BY: | SJL |

STATE OF MAINE
SAMUEL J. LEBEL
No. 16505
LICENSED PROFESSIONAL ENGINEER
03/10/26

DRAWING NO.
C-48




1 FIRST FLOOR PLAN
1/8" = 1'-0"

TRUE

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designed for human potential

75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656

PROJECT NAME:

# 1871 FOREST AVENUE HOME FOR GOOD

PROJECT LOCATION

SEAL:

**NOT FOR CONSTRUCTION**

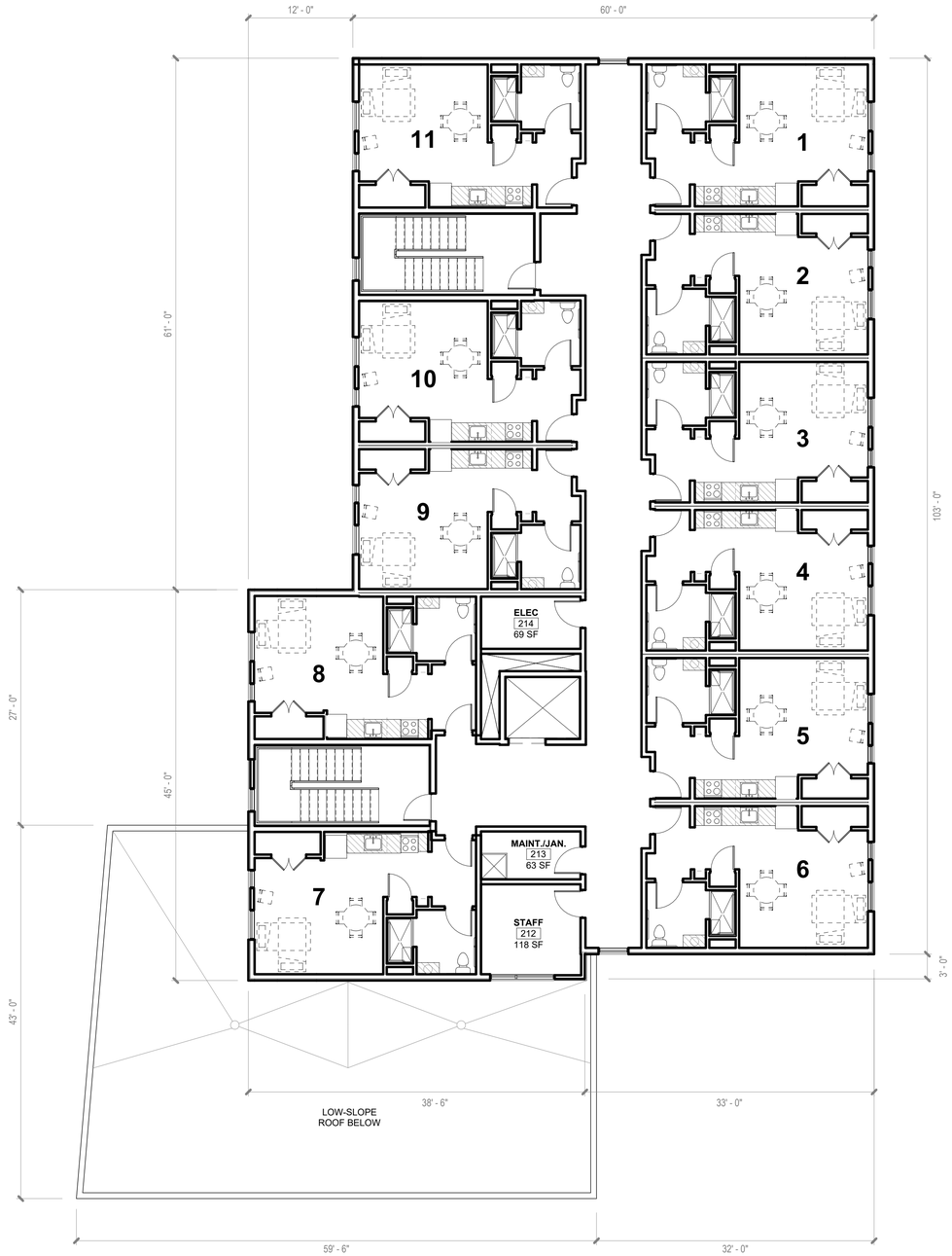
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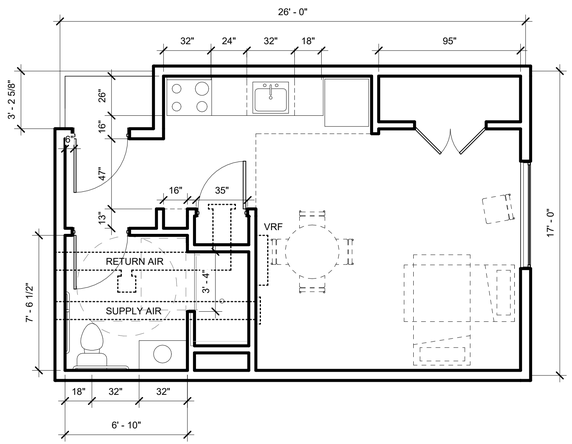
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| | |
|---|---|
| DATE OF ISSUE: | 02/26/2026 |
| PROJECT NUMBER: | 2017-0110 |
| STATUS: | 0% PROGRESS |

## GROUND FLOOR PLAN

**A101**




**UNIT AREA = 393 sf**

2 TYPICAL UNIT PLAN
1/4" = 1'-0"

1 TYPICAL UPPER FLOOR PLAN
1/8" = 1'-0"

TRUE

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207.772.4656

PROJECT NAME:

1871 FOREST AVENUE
HOME FOR GOOD

PROJECT LOCATION

SEAL:

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|---|---|
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| PROJECT NUMBER: | 2017-0110 |
| STATUS: | 0% PROGRESS |

# TYPICAL UPPER FLOOR PLAN

**A101**




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




2 ELEVATION EAST
1/8" = 1'-0"

0' 4' 8' 16' 32'

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207.772.4656

PROJECT NAME:

1871 FOREST AVENUE
HOME FOR GOOD

PROJECT LOCATION

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| DATE OF ISSUE: | 02/26/2026 |
| PROJECT NUMBER: | 2017-0110 |
| STATUS: | 0% PROGRESS |

**EXTERIOR ELEVATIONS**

**A201**




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




2 ELEVATION WEST
1/8" = 1'-0"

0' 4' 8' 16' 32'

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207.772.4656

PROJECT NAME:

# 1871 FOREST AVENUE HOME FOR GOOD

PROJECT LOCATION

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|---|---|
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| PROJECT NUMBER: | 2017-0110 |
| STATUS: | 0% PROGRESS |

## EXTERIOR ELEVATIONS

**A202**




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Portland, Maine 04101
simonsarchitects.com
207.772.4656

PROJECT NAME:

1871 FOREST AVENUE
HOME FOR GOOD

PROJECT LOCATION

SEAL:

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|---|---|
| DATE OF ISSUE: | 02/26/2026 |
| PROJECT NUMBER: | 2017-0110 |
| STATUS: | 0% PROGRESS |

# VIEW FROM EAST

**A201**




simons architects
designed for human potential

75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656

PROJECT NAME:

1871 FOREST AVENUE
HOME FOR GOOD

PROJECT LOCATION

SEAL:

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|---|---|
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| PROJECT NUMBER: | 2017-0110 |
| STATUS: | 0% PROGRESS |

# VIEW FROM WEST

**A201**






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PROJECT NAME:

# HOME FOR GOOD

1871 FOREST AVE, PORTLAND MAINE
04103

SEAL:

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| | |
|---|---|
| DATE OF ISSUE: | 04/10/2026 |
| PROJECT NUMBER: | 2025-0110 |
| STATUS: | 25% PROGRESS |

## EXTERIOR VIEWS

**G003**

**MATERIAL LEGEND W/ ALTERNATES**

SIDING1 (GROUND FLOOR WRAP):
BASE = DARK GREY BORAL (HORIZONTAL)

SIDING2 (FRONT VOLUME):
BASE = LP
OPTION B = CONCEALED FASTENER METAL
OPTION C = EXPOSED FASTENER METAL

SIDING3 (MAIN BACK VOLUME):
BASE = DARK GREEN LPL

SIDING4 (UPPER BACK VOLUME):
BASE = LIGHT GREEN LPL

SIDING5 (COMMUNITY ROOM MAIN VOLUME):
BASE = 3/4" CEDAR

SIDING6 (COMMUNITY ROOM CORNER MASS VOLUME):
BASE = GREY BRICK
OPTION B = GROUND FACE CMU

SIDING7 (COMMUNITY ROOM CORNER MASS UPPER):
BASE = SOLDIER COURSE GREY BRICK
OPTION B = GROUND FACE CMU

SIDING8 (PANEL BETWEEN WINDOWS)
BASE = LP LOOK LIKE CEDAR PANEL ON MODIFIED FRAMING

SIDING9 (ONE STORY UNDER WINDOWS):
BASE = GREY BRICK
OPTION B = GROUND FACE CMU
OPTION C = BOARAL

WINDOW1 (WINDOWS):
BASE = POLYMER UNIT WINDOW, WITH CLIP OR NAIL FLANGE, TBD

SCREENING1 (VERTICAL SLATS):
BASE = 5/4" CEDAR SCREENING & FENCING

SCREENING2 (OVERHANG AT ENTRY):
BASE = 5/4" CEDAR SCREENING & FENCING

ROOF1 (MANSARD & ONE STORY):
BASE = 12" STANDING SEAM METAL (DARK GERY)

ROOF2 (ROOF CORNICE):
BASE = METAL COPING




2 ELEVATION SOUTH
1/8" = 1'-0"




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

0' 4' 8' 16' 32'

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PROJECT NAME:

# HOME FOR GOOD

1871 FOREST AVE, PORTLAND MAINE 04103

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| PROJECT NUMBER: | 2025-0110 |
| STATUS: | 25% PROGRESS |

## EXTERIOR ELEVATIONS

**A201**

**MATERIAL LEGEND W/ ALTERNATES**

SIDING1 (GROUND FLOOR WRAP):
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OPTION B = GROUND FACE CMU

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SIDING8 (PANEL BETWEEN WINDOWS)
BASE = LP LOOK LIKE CEDAR PANEL ON MODIFIED FRAMING

SIDING9 (ONE STORY UNDER WINDOWS):
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OPTION B = GROUND FACE CMU
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ROOF1 (MANSARD & ONE STORY):
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ROOF2 (ROOF CORNICE):
BASE = METAL COPING




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




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

0' 4' 8' 16' 32'

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Portland, Maine 04101
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PROJECT NAME:

# HOME FOR GOOD

1871 FOREST AVE, PORTLAND MAINE
04103

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| DATE OF ISSUE: | 04/10/2026 |
| PROJECT NUMBER: | 2025-0110 |
| STATUS: | 25% PROGRESS |

## EXTERIOR ELEVATIONS

**A202**

221 Congress Street
Major Site Plan
PL-003525-2026
GreenMars Real Estate Services, Applicant

| | | | |
|---|---|---|---|
| **Submitted to:** | Portland Planning Board | **Prepared By:** | Eric Freeman |
| **Public Hearing Date:** | May 12, 2026 | **Date:** | May 6, 2026 |

## I. INTRODUCTION

GreenMars Real Estate Services LLC has submitted a Major Site Plan application to facilitate the construction of a seven-story mixed-use building with 87 residential units and ground floor retail space at 221 Congress Street within the B-2b zoning district. 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 206 notices advertising this meeting to property owners within 500 feet of the site. A legal advertisement ran in the April 16th and April 17th, 2026 edition of the Portland Press Herald.

**Applicant:** GreenMars Real Estate Services
**Applicant Representative(s):** Woodhull Design



*Figure 1: Perspective Rendering*

## II. REQUIRED REVIEWS

| *Review* | *Applicable Standards* |
|---|---|
| Site Plan | Section 13.6 |
| Design Standards | City of Portland Design Manual (c) and Appendix 2 Design Guidelines |

| *Project Data* | |
|---|---|
| Existing Zoning | B-2b |
| Property Size | 7,100 SF |
| Existing Use | Vacant lot |
| Proposed Development Program | 87-unit multifamily residential building with ground-floor retail space. |

## III. EXISTING CONDITIONS AND SURROUNDING AREA

The existing site consists of an undeveloped paved parking area located at the intersection of Congress Street and Washington Avenue. The site is bounded to the southwest by a four-story mixed-use building and bounded to the northeast by a Big Apple gas station and convenience store. The surrounding neighborhood is urban in nature, with a wide variety of building typologies and uses including retail, commercial service, and multifamily residential. The site has direct access to multiple fixed-route transit services running along Washington Avenue and Congress Street.



*Figure 2: The existing site*

## IV. BACKGROUND AND PRIOR APPROVALS

This site was subject to a previous Planning Board approval. A Level III Site Plan application (PL-2016-260) was submitted by HayRunner LLC in November of 2016. This application involved the construction of a five-story, 17 unit building with two ground floor retail units and 16 structured parking spaces. The Planning Board approved this application on April 6, 2017. Planning Board approval for this application expired in 2020.

## V. PROPOSED DEVELOPMENT

The proposed Major Site Plan application would facilitate the development of a seven-story, mixed-use building totaling approximately 39,000 square feet of total floor area with 87 residential units located at the corner of Congress Street and Washington Avenue. The ground floor of the proposed building would feature approximately 1,500 square feet of ground floor retail space, as well as a lobby area, trash room, bicycle storage and a small garden area at the rear of the building. The upper floors would feature studio apartment units, with either 14 or 15 units per floor. A total of 22 of the residential units would be

designated as workforce housing pursuant to the Inclusionary Zoning requirements (Section 18.2.3). Each upper-level floor would have small shared coworking and amenity spaces. The roof level of the proposed building would have an outdoor patio area which would serve as a residential amenity space.

The building's primary entrance would front Washington Avenue, with a secondary entrance located at the rear of the building, which would be connected to Congress Street via a paved walkway.
Domestic water, fire service, gas and electrical service would connect to existing public utilities within Washington Avenue. Stormwater would be treated on-site using subsurface detention and would be discharged into the City of Portland combined sewer system in Washington Avenue.

## VI. RIGHT, TITLE, & INTEREST

The applicant has demonstrated sufficient Right, Title & Interest to the subject property. The applicant entered into a purchase & sale agreement for the subject parcels on June 17, 2025. This agreement grants the applicant full rights to develop the subject parcels.

Full Right, Title & Interest documentation is included as attachments H and I

## VII. FINANCIAL & TECHNICAL CAPACITY

The applicant has provided a letter from Bedford Lending detailing the applicants financial standing and demonstrating that the applicant has adequate financial capacity to complete the project as planned. Full financial capacity documentation is included as attachment G

## VIII. ZONING ANALYSIS

The site is located within the B-2b zone. As submitted, this application is consistent with the dimensional requirements of the B-2b zone. A zoning analysis of the proposed project is provided in the table below:

| Standard | Required | Proposed |
|---|---|---|
| Lot Size | none | 7,100 SF |
| Lot Coverage | 100% | 82% |
| Side Setback | 0 ft. | 5 ft. |
| Rear Setback | 0 ft. | 5 ft. |
| Building Height | 75 ft. | 75 ft. |
| Blank Wall Area | 20 ft. | 15 ft. |
| Building Length as Percentage of Street Frontage | 60% | 90% |
| Landscaped Open Space | None | 9% |

### A. Inclusionary Zoning

As outlined in Section 17.2.3 of the City of Portland's Land Use Code, this application is subject to Inclusionary Zoning standards and is required to provide at least 25% (22) of the units as workforce housing. The applicant has indicated that they intend to provide the required 22 workforce housing units on-site to meet inclusionary zoning requirements.

## 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.

Pursuant to 30-A M.R.S. § 4402(6)(A), this application is exempt from subdivision review. The proposed development consists of a multifamily residential project subject to Site Plan review under Chapter 14, Article 13 of the City's Land Use Code. Site Plan review includes review of stormwater management, sewage disposal, water supply, access, and other infrastructure and public facility impacts required under the statutory exemption. Accordingly, separate subdivision approval is not required for this application.

### 1. Transportation Standards (Section 13.6.1)

A. Impact on surrounding street systems

An existing curb cut on Washington Avenue would be closed and reconstructed as brick sidewalk with granite curbing. A dedicated loading area with applicable signage would be provided along the building's frontage on Washington Avenue within the area previously occupied by the curb cut. No internal vehicular circulation is proposed as part of this application. Given the site's urban context and lack of any on-site parking, no increase in vehicular congestion on surrounding streets is anticipated.

Finding of Fact: Based on the submitted application materials and the project's description of components related to impacts on surrounding street systems, this standard is determined to be met.

B. Access and circulation

The building's primary entrance for residents is located on Washington Ave, with direct access from the public sidewalk. The ground floor retail space would be accessed from Congress Street.

Secondary building entrances would be provided at the side and rear of the building, connected to public rights-of-way by permeable paver walkways. Portions of sidewalk along Washington Avenue and Congress Street would be reconstructed with brick.

Finding of Fact: Based on the submitted application materials and the project's description of components related to access and circulation, this standard is determined to be met.

C. Public transit access

This application involves the construction of 20 or more residential units and is therefore required to provide a transit shelter within the adjacent public right-of-way. The proposed development is directly served by multiple transit routes, with four existing transit stops within immediate proximity of the site that do not have existing transit shelters.

Staff have drafted a condition of approval requiring the applicant to work with METRO Staff to evaluate potential transit shelter installations at existing transit stops near the intersection of Washington and Cumberland Avenue.

Finding of Fact: Based on the submitted application materials and the project's description of components related to public transit access, this standard is determined to be met, subject to the condition of approval detailed above.

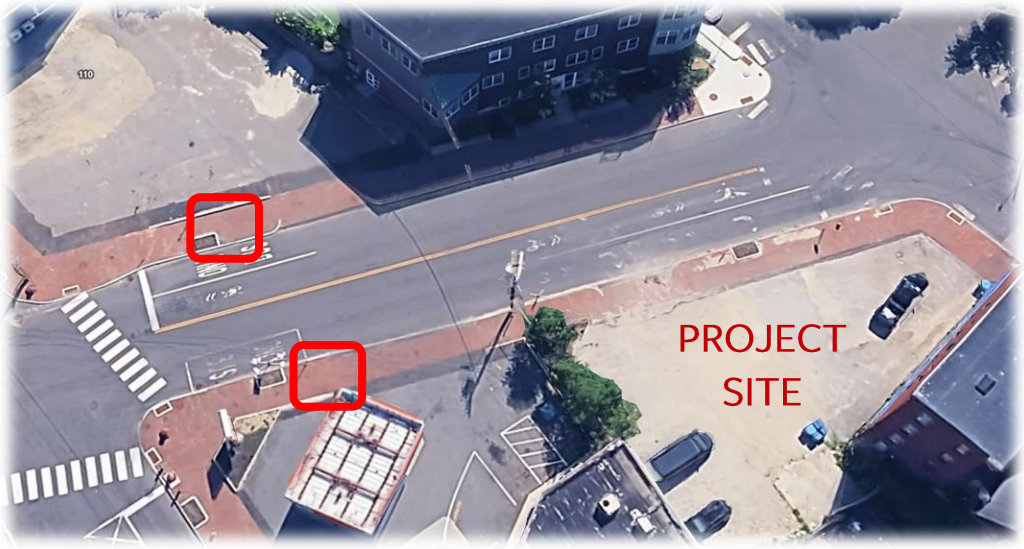



*Figure 3: The two transit stops to be evaluated for shelter installation*

D. Parking

No on-site vehicular parking is proposed as part of this application. Secure storage for up to 45 bikes is provided in a dedicated room at the ground level of the building, with direct access to the street via a secure door. The proposed number of bicycle parking spaces meets requirements outlined in article 18.

Finding of Fact: Based on the submitted application materials and the project's description of components related to parking, this standard is determined to be met.

E. Transportation demand management (TDM)

A TDM Plan is required for all commercial, institutional or mixed-use developments with 50,000 square feet or more of total floor area. The total floor area of the proposed building is approximately 39,000 square feet, therefore a TDM plan is not required for this application.

Finding of Fact: Based on the submitted application materials, this standard is not applicable to this application.

2. Environmental Quality Standards (Section 13.6.2)

A. Preservation of significant natural features

This urban infill site is100% impervious. There are no natural features such as streams, wetlands or stands of mature trees on the existing site. Low Impact Development (LID) standards promote the redevelopment of urban infill sites.

The applicant has provided a Low-Impact Development (LID) scorecard demonstrating compliance with LID standards. The applicant received a passing score of 84 out of a possible 178 points. LID strategies include:

- Redeveloping an existing urban infill site.
- Building on a site with no streams or wetlands.
- Using only native vegetation for on-site landscaping
- Minimizing impervious area by eliminating on-site parking.
- Providing 1.5x the required on-site stormwater detention and treatment.

The full LID scorecard is included as attachment K

Finding of Fact: Based on the submitted application materials and the project's description of components related to environmental quality standards, this standard is determined to be met.

B. Site landscaping and buffers

Based upon the total lot area of 7,100 square feet, two shade tree plantings are required. The required shade trees would be provided within the rear garden area. Two existing street trees on Washington Avenue and one existing street tree on Congress Street installed by the Department of Public works in 2024 would be preserved and protected during construction. One new street tree would be installed along the site's Washington Avenue frontage. Existing and proposed street tree plantings meet technical manual requirements. New non-roof hardscaped areas would be limited to side walkways connecting secondary entrances. New hardscaped areas would have an initial solar reflectivity of 38, meeting that required standard.

Service areas would be internal to the building and would not be visible from public rights-of-way. All utility and HVAC systems would be internal to the building and would vent upward from the side of building. Proposed HVAC utility systems would not require rooftop mounted equipment.

Finding of Fact: Based on the submitted application materials and the project's description of components related to site landscaping and buffers, this standard is determined to be met.

C. Water quality/storm water management/erosion control

This application is required to provide stormwater management in accordance with MaineDEP Chapter 500 and City of Portland Technical Manual Section 5 standards. The Applicant has provided a stormwater management report detailing the design of on-site stormwater management systems and conformance with relevant standards.

Stormwater from the roof and hardscaped areas of the site would be detained within a subsurface Rain-Tank modular storage system located beneath the proposed building. Treated stormwater would be discharged through a controlled outlet structure to the City of Portland combined sewer system in Washington Avenue.

Finding of Fact: Based on the submitted application materials and the project's description of components related to water quality and storm water management and erosion control, this standard is determined to be met. .

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 B-2b Commercial Business zone and other regulations as contained within the City of Portland Land Use Code, which was 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 the project's description of components related to consistency with City Master Plans, this standard is determined to be met.

B. Public safety and fire prevention

Emergency vehicles will have access to the site via existing public rights-of-way. The proposed building features active uses on the ground level to promote visibility and safety along public sidewalks. Residential and service entrances would utilize secure keycard entry.

Finding of Fact: Based on the submitted application materials and the project's description of components related to public safety and fire prevention, this standard is determined to be met.

C. Availability and capacity of public utilities

The site would be served by a 4-inch domestic water service line and a 6-inch fire service line extending from existing stubs in Washington Avenue. An 8-inch sewer service would connect to sewer mains within Washington Avenue. The building would be served by underground electrical service. A 2-inch gas service line would connect to an existing stub on Washington Avenue.

The applicant has provided ability to serve letters from the Portland Water District, Unitil and Central Maine Power.

Solid waste would be collected in a dedicated trash room at the ground level of the building, which would have direct access to the street. Solid waste would be collected by a private hauler.

Finding of Fact: Based on the submitted application materials and the project's description of components related to availability and capacity of public utilities, this standard is determined to be met.

4. Site Design Standards (Section 13.6.4)

A. Massing, ventilation, and wind impact

The proposed building is within the height and massing allowed under the B-2b zone, and is not anticipated to alter existing wind patterns within public rights-of-way or nearby public open spaces. All HVAC and utility systems will be roof-mounted and will not vent towards public rights-of-way. Roofing materials will have an initial solar reflectivity index (SRI) of 95.

Finding of Fact: Based on the submitted application materials and the project's description of components related to massing, ventilation, and wind impact, this standard is determined to be met.

B. Shadows

The proposed building is over 65 feet in height and is required to provide a shadow study. A shadow study has been provided which models the shadow impact of the proposed buildings in accordance with section 9.2 of the Technical Manual. The shadow analysis was conducted for the following dates:

- March 20th
- May 6th
- June 21st
- August 6th
- December 21st

The analysis provided for those dates demonstrates that the shadow impact of the proposed development on nearby public open spaces, including the Eastern Cemetery, would be limited in duration. Partial shadow impacts to the northeastern corner of the adjacent Eastern Cemetery would occur between 6pm and 8pm on the June 21st analysis date and between 6:30 pm and 8 pm on the August 6th analysis date. No other significant shadow impacts are anticipated. The full shadow analysis is included as attachment 10

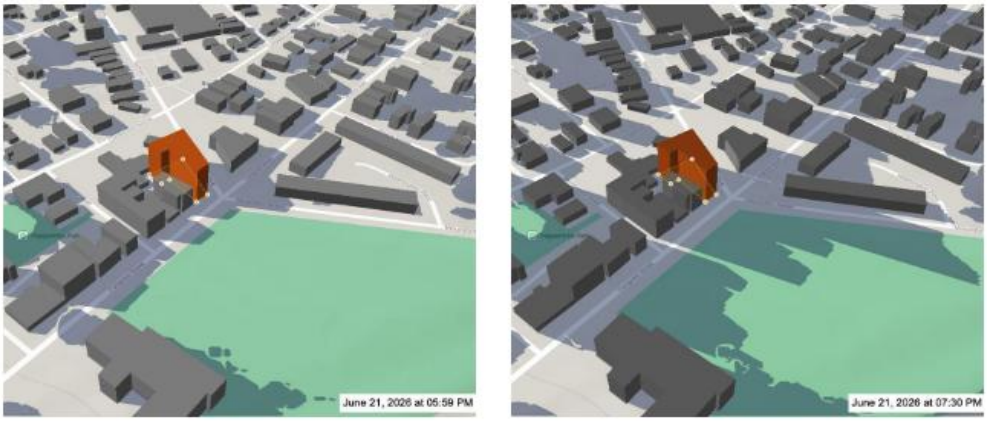



*Figure 3: Shadow impacts on June 21st from 6 pm to 7:30 pm*

Finding of Fact: Based on the submitted application materials and the project's description of components related to shadows, this standard is determined to be met.

C. Snow and ice loading

Snow storage areas are identified on provided plans and would not impact internal pedestrian circulation or public rights-of-way.

Finding of Fact: Based on the submitted application materials and the project's description of components related to snow and ice loading, this standard is determined to be met.

D. View corridors

This application is not within an established view corridor; therefore, this standard is not applicable.

Finding of Fact: Based on the submitted application materials, this standard is not applicable to this application.

E. Historic resources
This application is not within a historic district; therefore, this standard is not applicable.

Finding of Fact: Based on the submitted application materials, this standard is not applicable to this application.

F. Exterior lighting
Specialty lighting on-site would be limited to downlit sconces lining the ground level of the building on both the Washington Avenue and Congress Street frontage of the building at ground level to provide ambient illumination to public sidewalks. Proposed light fixtures meet Technical Manual standards. Proposed lighting fixtures are full cutoff.

Finding of Fact: Based on the submitted application materials and the project's description of components related to exterior lighting, this standard is determined to be met.

G. Noise and vibration
The proposed building would utilize package thermal heat pumps, which would be located interior to the proposed building and would vent upward from the side of the building, with only one small roof-mounted ventilation unit. Given the proposed location of HVAC equipment, no noise or vibration impacts are anticipated as part of this application.

Finding of Fact: Based on the submitted application materials and the project's description of components related to noise and vibration, this standard is determined to be met.

H. Signage and wayfinding
No on-site signage is proposed as part of this application.

Finding of Fact: Based on the submitted application materials, the project's description of components related to signage and wayfinding this standard is determined to be met.

I. Zoning-related design standards
This application was subject to a design review as outlined in the City of Portland Design Manual section (A) (*B-2 and B-2b Commercial Business Zone Design Standards*) A design memo was provided to the applicant by Planning Staff on March 24, 2026.
The proposed building meets the B2 and B-2b design standards by providing active uses along the street frontage, using facade materials that compliment surrounding buildings and eliminating on-site parking to create an active street wall along the entire frontage of the property.

Design recommendations provided by staff included:

- Updated architectural renderings to better illustrate building context within the neighborhood.
- The addition of a projecting canopy at the Washington Avenue entrance to better define the main entrance of the building.

- The addition of an additional architectural light fixture to help visually anchor the Congress Street retail entrance.
- Encouraging the applicant to utilize a grey tone for the ground-level bricks.

The full design review memo is included as attachment S2

Finding of Fact: Based on the submitted application materials, the project's description of components related to design standards this standard is determined to be met.

## X. NEIGHBORHOOD MEETING & PUBLIC COMMENT

The applicant held a neighborhood meeting for this application on March 23, 2026 at the East End Community School. Approximately 12 members of the public were in attendance. Neighborhood comments focused primarily on:

- Building height and massing
- Construction Management
- Parking
- Building design

Full neighborhood meeting materials are included as attachment U

Five items of written public comment have been received for this application. Written comment has focused on building height and parking.

## XI. STAFF RECOMMENDATION

Subject to the proposed motions and conditions of approval listed below, Planning Department staff recommends that the Planning Board finds that the Major Site Plan at 221 Congress Street(PL-003525-2026) meets the applicable standards of Portland's Land Use Code.

## XII. PROPOSED MOTION

### A. SITE PLAN REVIEW

Based on the information in the application, plans, reports through testimony at the Planning Board hearing, and other information submitted by the applicant the Planning Board adopts the findings, conclusions and recommendations contained in the Planning Board Report for the public hearing on May 12, 2026 for application PL-003525-2026 at 221 Congress Street, relevant to the site plan regulations **[finds/does not find]** that the plan is in conformance with the site plan standards of the land use code subject to the following conditions of approval:

PRIOR TO APPLYING FOR A BUILDING PERMIT

1. The applicant shall coordinate with Greater Portland METRO to evaluate two existing transit stop locations on Washington Avenue for possible transit shelter installation. The applicant shall provide correspondence and determination to the Planning Authority.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

2. The applicant shall enter into an affordable housing agreement (AHA) with the City of Portland, and shall file this agreement as covenant to the 221 Congress Street property deed with the Cumberland County Registry of Deeds.

3. In the event that the applicant elects to provide a fee in-lieu of providing a portion or all of the required workforce housing units on-site, the applicant shall pay into the City's Jill C. Duson Housing Trust Fund at a ratio of $186,087.86 per required workforce unit, as required under Ch. 14, Sec. 17.2.3.C.6.

## XIII. PLANNING BOARD DECISION

On the basis of the findings, conclusions and recommendations contained in the Planning Board report for the public hearing on May 12, 2026 related to application PL-003525-2026 for 221 Congress Street, which is attached to the draft approval letter and incorporated therein, the Planning Board **[adopts/does not adopts]** the findings and conclusions in the May 6, 2026 Planning Board Report and the approval letter as drafted as the Planning Board's decision for application PL-003525-2026 and authorizes the Planning Board Chair to sign the approval letter as drafted.

## ATTACHMENTS

### Public Comment

PC1. Steve David
PC2. Parks Mckinney
PC3. Nina Hope
PC4. Jon Petruschke
PC5. Jasa Porciello

### Staff Materials

S1. Site Plan Review Worksheet
S2. Design Review

### Applicants Submittal

A. Cover Letter
B. Site Plan Checklist
C. Site Plan Data Sheet
D. Site Plan Standards Assessment
E. Applicant Response to Comments
F. Zoning Assessment
G. Financial Capacity
H. Purchase & Sale Agreement
I. Deeds
J. Technical Capacity
K. Low Impact Development Scorecard

L. Geotechnical Report
N. Solid Waste
O. Stormwater Management
P. CMP Ability to Serve
Q. PWD Ability to Serve
R. Unitil Ability to Serve
S. Construction Management
T. Design Narrative
U. Neighborhood Meeting

## Drawings

1. Cover
2. .Boundary Survey
3. Site Plan
4. Civil Details
5. Grading Plan
6. Utility Plan
7. Erosion & Sedimentation Control Plan
8. Erosion & Sedimentation Control Details
9. Shadow Analysis
10. Photometric Plan
11. Life Safety Plan
12. Building Floorplans
13. Elevations
14. Stormwater Maintenance Plan
14. Perspective Views

Att. S1

GENERAL COMMENTS:

- The applicant shall update all relevant plans to reflect recent changes made to the public right-of-way at the intersection of Congress Street and Washington Avenue. Current street and intersection configurations are included as an attachment in Staff's review materials titled "DPW Washington Street Mockup".
- Both Washington Ave and Congress Street are under Moratorium. Washington Ave is under moratorium until 10/21/2028 and Congress Street is under moratorium 8/07/2029.

## Site Plan Review Standards (Sec. 13.6)

### Transportation Standards (Sec. 13.6.1)

| *Standard* | | *How the standard is being met* | *Finding* |
|---|---|---|---|
| *Impact on Surrounding Street Systems* | **13.6.1.A.1** 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:<br>1. Create or aggravate any significant hazard to safety on the surrounding street network. | No loading or servicing areas are proposed as part of this application.<br>**What still needs to be addressed:**<br>• **The applicant shall provide a dedicated loading area with relevant signage along the property's frontage of Washington Avenue within the area of the curb cut that is proposed to be closed.** | More information required |
| | **13.6.1.A.2** 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:<br>2. Substantially increase congestion on any street without mitigation proportionate to the level of impact. | There is no vehicular access or circulation proposed as part of this application. Given the sites urban context and lack of any on-site parking, no increase in vehicular congestion is anticipated.<br>**What still needs to be addressed:** | Met |
| *Access and Circulation* | **13.6.1.B.1.a** ***In General*** 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. | Primary building entrances front directly onto public rights-of-way. Points of access do not encroach onto public sidewalks. No vehicular access or circulation is proposed as part of this application.<br>**What still needs to be addressed:** | Met |
| | **13.6.1.B.1.b** ***In General*** 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. | No new curb cuts, drive aisles or shared points of access are proposed.<br>**What still needs to be addressed:** | Met |

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| | **13.6.1.B.1.c** ***In General*** 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. | There are two private walkways connecting service entry door at the rear of the site to public sidewalks on Congress Street and Washington Avenue. All other points of entry front directly onto public streets.<br>**What still needs to be addressed:** | Met |
| | **13.6.1.B.1.d** ***In General*** 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. | Not applicable. There is no immediate trail connection to this site.<br>**What still needs to be addressed:** | N/A |
| | **13.6.1.B.1.e** ***In General*** Points of access and egress shall be located to avoid conflicts with turning movements and traffic flows. | Building entrances front directly onto public sidewalks and do not conflict with any vehicular movements<br>**What still needs to be addressed:** | Met |
| | **13.6.1.B.2.a** ***Curb and sidewalks*** 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. | Existing public sidewalks on Congress Street and Washington Avenue would be maintained and reconstructed where necessary.<br>**What still needs to be addressed:** | Met |
| | **13.6.1.B.2.b** ***Curb and sidewalks*** 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. | Existing brick sidewalks and granite curb along Washington Avenue and Congress Street were installed in 2024 and are in good condition. Segments of sidewalk disturbed in during construction would be rebuilt by the applicant.<br>**What still needs to be addressed:** | Met |
| | **13.6.1.B.2.c** ***Curb and sidewalks*** An applicant may request a waiver from sidewalk installation requirements if they meet two or more applicable waiver criteria as listed below:<br>i. There is no reasonable expectation for pedestrian usage coming from, going to, and traversing the site.<br>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.<br>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.<br>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.<br>v. The street has been constructed or reconstructed without sidewalks within the last 24 months. | Not applicable. The applicant is not requesting a waiver of this standard<br>**What still needs to be addressed:** | N/A |

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| | 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. | | |
| | **13.6.1.B.2.d** ***Curb and sidewalks*** An applicant may request a waiver from curb installation requirements if they meet two or more applicable waiver criteria as listed below:<br>i. The cost to construct the curbing, including any applicable street opening fees, is in excess of 5% of the overall project cost.<br>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.<br>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.<br>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.<br>v. Runoff from the development site or within the street does not require curbing for stormwater management. | Not applicable. The applicant is not requesting a waiver of this standard.<br><br>**What still needs to be addressed:** | N/A |
| *Public Transit Access* | **13.6.1.C.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:<br>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.<br>B. The nearest existing transit shelter on the route is more than ¼ mile from the site, measured along rights-of-way. | This application is a residential development of over 20 units and is thus required to provide a transit shelter.<br><br>There are four existing transit stops in close proximity to this site serving multiple METRO routes.<br>**What still needs to be addressed:**<br>• Staff will coordinate with METRO on the potential for a transit stop/bus shelter at this site or in close proximity.<br>• Staff will follow-up with the applicant if METRO believes a stop or shelter would be appropriate at this location. | More Information Required |
| | **13.6.1.C.2** Transit facilities shall be connected to the public sidewalk system. | There are four existing transit stops in close proximity to this site serving multiple METRO routes.<br>**What still needs to be addressed:**<br>• See comments above. | More Information Required |

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| | **13.6.1.C.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. | Not applicable. The applicant is not requesting a waiver of this standard<br>**What still needs to be addressed:** | N/A |
| Parking | **13.6.1.D.1.a** ***Vehicular parking*** Developments shall comply with the parking standards of Article 18. | Not applicable to this application. No on-site parking is proposed as part of this application.<br>**What still needs to be addressed:** | N/A |
| | **13.6.1.D.1.b** ***Vehicular parking*** 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. | Not applicable to this application, no on-site parking is proposed as part of this application.<br>**What still needs to be addressed:** | N/A |
| | **13.6.1.D.1.c** ***Vehicular parking*** 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. | No on-site parking is proposed as part of this application.<br>**What still needs to be addressed:** | N/A |
| | **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. | Secure bicycle storage for up to 45 bikes is provided at the ground level of the building. The proposed number of bicycle parking spaces meets requirements outlined in article 18.<br>**What still needs to be addressed:** | Met |
| | **13.6.1.D.2.b** ***Bicycle parking*** 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. | Not applicable. The applicant is not requesting a reduction in the number of required bicycle parking spaces.<br>**What still needs to be addressed:** | N/A |
| | **13.6.1.D.3.a** ***Snow storage*** All developments shall include areas for snow storage or provide an acceptable snow removal plan. | Snow storage areas for the secondary walkways and rear patio area are identified on provided plans.<br>**What still needs to be addressed:** | Met |
| | **13.6.1.D.3.b** ***Snow storage*** 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. | Identified snow storage areas do not encroach on surrounding properties.<br>**What still needs to be addressed:** | Met |
| | **13.6.1.D.3.c** ***Snow storage*** Landscaping in designated snow storage areas shall be such that it can withstand the snow pile. | Snow storage areas are identified on provided plans and do not impact proposed landscaped areas.<br>**What still needs to be addressed:** | Met |
| | **13.6.1.D.4** ***Electric vehicle (EV) charging*** All development shall meet applicable EV standards as provided in Section 1 of the Technical Manual. | Not applicable to this application. No vehicular parking is proposed as part of this application | N/A |

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| | | **What still needs to be addressed:** | |
| *Transportation Demand Management* | **13.6.1.E.1** The following types of development shall design and implement a Transportation Demand Management (TDM) plan:<br>A. All commercial, institutional, or mixed-use developments of 50,000 square feet or more in total floor area.<br>B. All commercial or institutional uses designed to accommodate 100 or more employees or, for educational institutions, 100 or more students. | The total floor area of the proposed building is approximately 39,000 square feet, therefore a TDM plan is not required for this application.<br>**What still needs to be addressed:** | N/A |
| | **13.6.1.E.2** The TDM Plan shall comply with the standards for transportation studies and plans as contained in the Technical Manual. | The total floor area of the proposed building is approximately 39,000 square feet, therefore a TDM plan is not required for this application.<br>**What still needs to be addressed:** | N/A |
| Environmental Quality Standards (Sec. 13.6.2) | | | |
| ***Standard*** | | ***How the standard is being met*** | ***Finding*** |
| *Preservation of Significant Natural Features* | **13.6.2.A.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. | The applicant has provided a Low-Impact Development scorecard and has claimed a score of 84 out of a possible 178 points.<br><br>Low-Impact Development strategies include:<br>• Developing on an urban lot with no wetlands or natural features<br>• Developing on a site with no slopes<br>• Utilizing permeable pavers for at least 50% of hard surfaces<br>• Providing 1.5x the required stormwater detention volume<br>• Using only native vegetation for landscaped areas<br>**What still needs to be addressed:**<br>• **The applicant shall provide a draft winter maintenance agreement for review.**<br>• **The provided stormwater narrative notes that the system has been designed for a site that is entirely impervious after redevelopment, but the LID checklist has accounted for 50% of hard surfaces as permeable. The applicant shall demonstrate that at least 50% of hardscaped areas are permeable.** | More Information Required |
| | **13.6.2.A.2** Where complete preservation of significant natural features substantially compromises | Not applicable to this application. There are no significant natural features on this site. | N/A |

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| | 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. | **What still needs to be addressed:** | |
| | **13.6.2.A.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. | Not applicable to this application. There are no significant natural features on this site.<br>**What still needs to be addressed:** | N/A |
| *Site Landscaping and Buffers* | **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, per 5,000 square feet of lot area in accordance with the landscaping standards of the Technical Manual. | Based upon the total lot area of 7,100 square feet, two shade trees are required. The required shade trees are provided within the rear patio area.<br>**What still needs to be addressed:** | Met |
| | **13.6.2.B.1.b *On-site landscaping*** 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. | The existing site is entirely developed and does not have any vegetation or trees.<br>**What still needs to be addressed:** | Met |
| | **13.6.2.B.1.c *On-site landscaping*** 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. | Not applicable to this application. The applicant intends to provide the required shade trees on-site.<br>**What still needs to be addressed:** | N/A |
| | **13.6.2.B.2.a *Buffers and screening*** 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. | Loading and servicing areas would be internal to the building and would not be visible from public rights-of way.<br>**What still needs to be addressed:** | Met |
| | **13.6.2.B.2.b *Buffers and screening*** 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. | Not applicable to this application. No surface parking is proposed as part of this application.<br>**What still needs to be addressed:** | N/A |
| | **13.6.2.B.2.c *Buffers and screening*** 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. | Not applicable to this application. This is a residential development.<br>**What still needs to be addressed:** | N/A |

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| | **13.6.2.B.2.d *Buffers and screening*** All residential development shall provide and/or preserve evergreen vegetated buffers where necessary to buffer the development from detrimental impacts of existing surrounding development. | This application is on an urban infill lot which does not have existing vegetated buffers to surrounding properties.<br>**What still needs to be addressed:** | Met |
| | **13.6.2.B.3.a *Parking and vehicle display lot landscaping*** 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. | Not applicable to this application. No on-site parking is proposed as part of this application.<br>**What still needs to be addressed:** | N/A |
| | **13.6.2.B.3.b *Parking and vehicle display lot landscaping*** Landscaped islands shall be distributed so that uninterrupted pavement does not exceed forty parking spaces. | Not applicable to this application. No on-site parking is proposed as part of this application.<br>**What still needs to be addressed:** | N/A |
| | **13.6.2.B.3.c *Parking and vehicle display lot landscaping*** 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. | Not applicable to this application. No on-site parking is proposed as part of this application.<br>**What still needs to be addressed:** | N/A |
| | **13.6.2.B.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 square feet of asphalt paving. | This application involves a limited amount of new non-vehicular hardscape. There are two paved walkways connecting secondary egress doors to Congress Street and Washington Avenue. No other hardscape is proposed.<br>**What still needs to be addressed:**<br>• **The applicant shall demonstrate that proposed walkways at the side and rear of the proposed building meet solar reflectivity standards.** | More information required |
| | **13.6.2.B.5.a *Street trees*** 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. | Existing street trees installed by the Department of Public works in 2024 would be preserved and protected during construction. Existing street trees meet technical manual requirements.<br>No new street trees are proposed.<br>**What still needs to be addressed:**<br>• **The applicant shall show existing street trees and tree wells consistently on all relevant plans.** | More information required |
| | **13.6.2.B.5.b *Street trees*** 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. | Not applicable to this application. Existing street trees would be preserved<br>**What still needs to be addressed:** | N/A |

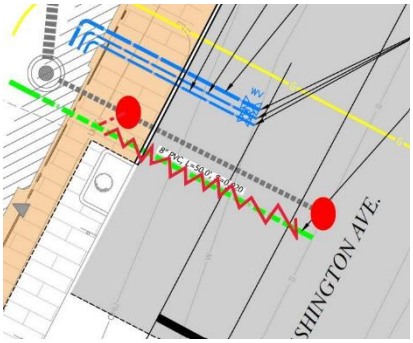
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| | **13.6.2.B.5.c *Street trees*** Where the proposed development includes the removal of an existing street tree determined by the City Arborist to be a heritage or feature mature tree, the applicant shall be required to contribute to the Tree Fund 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. | Not applicable to this application No heritage trees are proposed to be removed.<br>**What still needs to be addressed:** | N/A |
| *Water Quality, Stormwater Management and Erosion Control* | **13.6.2.C.1.a** 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:<br>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. | The existing site is entirely impervious. No new impervious area will be created. Stormwater from the proposed building will drain into subsurface detention tanks before being discharged into City sewers within Washington Avenue.<br>**What still needs to be addressed:** | Met |
| | **13.6.2.C.1.b** 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:<br>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. | The applicant has provided a stormwater management plan detailing anticipated runoff from hardscaped areas and total flows into City stormwater infrastructure.<br>**What still needs to be addressed:**<br>• **See comments in section 13.6.2.C.2** | More information required |
| | **13.6.2.C.1.c** 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:<br>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 applicant has provided a stormwater management plan detailing anticipated runoff from hardscaped areas and total flows into City stormwater infrastructure.<br>**What still needs to be addressed:**<br>• **See comments in section 13.6.2.C.2** | More information required |
| | **13.6.2.C.2** All development shall comply with the stormwater management standards of the Technical Manual. | This application is required to provide stormwater management in accordance with MaineDEP Chapter 500 and City of Portland Technical Manual Section 5 standards. The Applicant has provided a stormwater management report detailing the design of on-site stormwater management systems and conformance with relevant standards.<br>**What still needs to be addressed:**<br>• **The applicant shall detail and confirm the amount of on-site** | More information required |

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| | | **storage being provided. The provided stormwater management report references using both 3 and 4 tanks, while the plans show 3. The calculations account for 3 tanks, which is noted to provided 1.34 times the required water quality volume, but the applicant has accounted for 1.5 times the volume in the LID checklist.**<br>• **The Applicant shall provide details for the proposed storage tanks. Details for the storage tanks and outlet control structure shall also include any proposed inlet screens and debris baskets, as referenced for the system O&M. The details shall also show how and where roof leaders will connect to the tanks.**<br>• **The proposed system is required to regulate flow to a maximum rate of 0.1 CFS. An outlet control structure has been provided. The applicant shall provide calculations to show how the system will adequately regulate flow. These calculations shall also verify that adequate bypass capacity is provided.**<br>• **The applicant shall provide additional detail related to the subsurface detention system, including details regarding maintenance, capacity and safeguards in the event the system is over-capacity.** | |
| | **13.6.2.C.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. | Given the sites urban context, no groundwater impacts are anticipated as part of this application.<br>**What still needs to be addressed:** | Met |
| | **13.6.2.C.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. | The applicant has provided a geotechnical survey which demonstrates that the existing site has stable soils with little to no on-site grading required. No fill or site stabilization would be required to support the proposed development.<br>**What still needs to be addressed:** | Met |

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Public Infrastructure and Community Safety Standards (Sec. 13.6.3)

| *Standard* | | *How the standard is being met* | *Finding* |
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| *Consistency with City Master Plans* | **13.6.3.A.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. | This application proposes a use that is allowed by-right within the B-2b zone and is consistent with the goals outlined in Portland's "Plan 2030".<br>**What still needs to be addressed:** | Met |
| | **13.6.3.A.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. | There is an existing overhead utility line on the subject property which serves abutting properties owned by Maje in Maine LLC,<br>**What still needs to be addressed:**<br>• **The applicant shall show existing and proposed easements on relevant plans.**<br>• **Relevant plans shall clearly delineate the limits of foundation footings, awnings, and cornices. Any permanent structural element protruding into or over the public right-of-way requires a city license. Registry deed book and page references for all proposed easements, agreements, and licenses are required for the as-built review.** | More information Required |
| *Public Safety and Fire Prevention* | **13.6.3.B.1.a** 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:<br>a) Natural surveillance that promotes visibility of public spaces and areas. | The proposed building features active uses on the ground level to promote visibility and activity from public rights-of-way.<br>**What still needs to be addressed:** | Met |
| | **13.6.3.B.1.b** 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:<br>b) Access control that promotes authorized and/or appropriate access to the site. | Primary entrances to residential areas fronting public sidewalks would be secured with key-card access. Secondary access points would be secured with gated entryways.<br>**What still needs to be addressed:** | Met |
| | **13.6.3.B.1.c** All development shall incorporate the following public safety principles for Crime Prevention through Environmental Design (CPTED) into site design | The proposed building features active uses on the ground level to promote a sense of safety and belonging from public rights-of-way. | Met |

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| | to enhance the security of public and private spaces and to reduce the potential for crime:<br>c) Territorial reinforcement that promotes a sense of ownership and responsibility through environmental design. | **What still needs to be addressed:** | |
| | **13.6.3.B.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. | Emergency vehicles will have access to the building via existing public rights-of-way.<br>**What still needs to be addressed:** | Met |
| *Public Utilities* | **13.6.3.C.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. | The applicant has provided an ability to serve letter from the Portland Water District demonstrating that existing utilities have adequate capacity to serve the proposed development<br>**What still needs to be addressed:**<br>• **The applicant shall provide a wastewater capacity application to the City of Portland's Water Resources Department.** | More information Required |
| | **13.6.3.C.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. | Electrical service will be extended to the building from existing poles on Washington Avenue via underground conduits. The applicant has provided an ability to serve letter from Central Maine Power.<br>**What still needs to be addressed:** | Met |
| | **13.6.3.C.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. | The proposed project will connect to public water, sewer, gas, and electrical systems via underground services. The stormwater system will connect to the City's storm drain on Washington Avenue. No off-site utility improvements are proposed as part of this application.<br>**What still needs to be addressed:**<br>**The proposed 8-inch connections for sewer and stormdrain to the combined sewer in Washington Avenue will require manholes for the connections. Invert elevations and pipe slopes shall be provided to confirm the ability to connect. See mockup below:**<br>  <br>*Manhole Locations shown in Red*<br>• **The stormwater connection references the use of a backflow preventer. The locations of all** | More information required |

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| | | **backflow preventers shall be shown on relevant plans.** | |
| | **13.6.3.C.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. | The proposed building would connect directly to existing sanitary sewer lines within Washington Avenue.<br>**What still needs to be addressed:** | Met |
| | **13.6.3.C.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. | A trash room is provided on the ground floor of the building with direct access to Washington Avenue, where it would be collected by a private hauler.<br>**What still needs to be addressed:**<br>• **The applicant shall provide additional narrative detail related to trash operates, including frequency of pick-up and the location of temporary on-street storage.** | More information required |
| Site Design Standards (Sec. 13.6.4) | | | |
| ***Standard*** | | ***How the standard is being met*** | ***Finding*** |
| *Massing, Ventilation and Wind Impact* | **13.6.4.A.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. | The proposed building is within the height allowed under the B-2b zone, and is not anticipated to alter existing wind patterns within public rights-of-way or nearby public open spaces.<br>**What still needs to be addressed:** | Met |
| | **13.6.4.A.2** Development shall locate all HVAC venting mechanisms to direct exhaust away from public spaces and residential properties directly adjacent to the site. | All HVAC and utility systems will be roof-mounted and will not vent towards public rights-of-way.<br>**What still needs to be addressed:** | Met |
| | **13.6.4.A.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:<br>a) Roofs with a slope less than 2:12: SRI of 82+ (initial)/64+ (3-year aged)<br>b) Roofs with a slope greater than 2:12: SRI of 25+ (initial)/25+ (3-year aged)<br>Roof areas covered by shade structures with an SRI of 39+, including photovoltaic panels that shade the roof, are considered exempt from roof area calculations for the purposes of this standard. | Roofing materials have not been detailed by the applicant.<br>**What still needs to be addressed:**<br>• **The applicant shall demonstrate that proposed roofing materials meet solar reflectivity standards.** | More information required |
| *Shad* | **13.6.4.B** All development over 65 feet in height shall be designed to avoid and/or mitigate the adverse | The proposed building is over 65 feet in height and is required to provide a shadow | *More inf* |

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| | 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. | study.<br><br>A shadow study has been provided which models the shadow impact of the proposed buildings for the following analysis dates:<br>• March 20th<br>• June 21st<br>• December 21st.<br><br>The analysis provided for those dates demonstrates that the shadow impact of the proposed development on nearby public open spaces, including the Eastern Cemetery, would be limited in duration.<br>**What still needs to be addressed:**<br>• **The applicant shall provide a shadow analysis for the May 6th or August 6th analysis date in accordance with the standards laid out in Section 9.2 of the Technical Manual.** | |
| *Snow and Ice Loading* | **13.6.4.C** All development shall be designed to prevent significant amounts of accumulated snow and ice from loading or falling onto adjacent properties or public ways. | Snow storage areas are identified on provided plans and do not impact public rights-of-way.<br>**What still needs to be addressed:** | Met |
| *View Corridors* | **13.6.4.D** The massing, location, and height of development shall not substantially obstruct public view corridors identified in the City of Portland Design Manual. | Not applicable. This application is not within a view corridor.<br>**What still needs to be addressed:** | N/A |
| *Historic Resources* | **13.6.4.E.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. | Not applicable to this application. This application is not within a historic district.<br>**What still needs to be addressed:** | N/A |
| | **13.6.4.E.2.a** All development shall document and protect state or local archaeological resources known to exist or discovered on the site.<br>a) Protection may include leaving archaeological resources untouched beneath a new development through adaptation of foundation design or architectural layout. | There are no demonstrated historic or archaeological resources on this site.<br>**What still needs to be addressed:** | Met |
| | **13.6.4.E.2.b** All development shall document and protect state or local archaeological resources known to exist or discovered on the site. | There are no known historic or archaeological features on this site. The applicant will be required to document and | Met |

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| | b) Where the applicant can demonstrate that complete protection is not feasible, the applicant shall excavate and document archeological 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:<br>i. Original seawall structure located landward of Commercial Street.<br>ii. Inactive historic family cemetery plots.<br>iii. Historic railroad beds including but not limited to the Portland-Lewiston interurban railroad.<br>iv. Original structure and/or landforms associated with the Cumberland and Oxford Canal.<br>v. Buried portions of colonial and post-colonial period structures or built features located on the Portland Peninsula predating the Great Fire of 1866.<br>vi. Pre-colonial occupation sites identified by shell middens or other evidence.<br>vii. Sites listed or eligible for listing on the National Register of Historic Places. | preserve any archaeological items uncovered during construction.<br>**What still needs to be addressed:** | |
| | **13.6.4.E.2.c** All development shall document and protect state or local archaeological resources known to exist or discovered on the site.<br>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. | There are no known historic or archaeological features on this site. The applicant will be required to document and preserve any archaeological items uncovered during construction.<br>**What still needs to be addressed:** | Met |
| *Exterior Lighting* | **13.6.4.F.1.a** ***Site lighting*** 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. | Proposed lighting fixtures are full cutoff. There is no measurable light spillover onto adjacent properties.<br>**What still needs to be addressed:** | Met |

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| | **13.6.4.F.1.a *Site lighting*** Where light from a proposed development may adversely impact adjacent residential properties, exterior lighting shall employ building-side shielding. | There is no anticipated light spillover onto adjacent properties as shown in the provided photometric plan<br>**What still needs to be addressed:** | Met |
| | **13.6.4.F.2.a *Architectural and specialty lighting*** 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. | Specialty lighting on-site would be limited to downlit sconces lining the Washington Avenue frontage of the building at ground level to provide ambient illumination to public sidewalks. Proposed light fixtures meet Technical Manual standards.<br>**What still needs to be addressed:** | Met |
| | **13.6.4.F.2.b *Architectural and specialty lighting*** 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. | No up-lit specialty lighting is proposed as part of this application.<br>**What still needs to be addressed:** | Met |
| | **13.6.4.F.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. | Existing street lights on Congress Street will be preserved. No new street light fixtures are proposed as part of this application.<br>**What still needs to be addressed:**<br>• **The Applicant shall review illumination at the intersections of Congress Street & Washington Avenue and Cumberland Avenue & Washington Avenue to ensure that illumination meets MaineDOT guidelines for pedestrian lighting.** | More information required. |
| *Noise and Vibration* | **13.6.4.G** 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. | HVAC and other mechanical systems will be mounted on the roof or interior of the proposed building.<br>**What still needs to be addressed:** | Met |
| *Signage and Wayfinding* | **13.6.4.H.1** On-site directional traffic signage may be provided to enable users to safely and easily navigate into, around and out of the site. | No on-site directional signage is proposed.<br>**What still needs to be addressed:** | Met |
| | **13.6.4.H.2** Signage shall not adversely affect visibility at intersections on or off the site. | No on-site directional signage is proposed.<br>**What still needs to be addressed:** | Met |
| *Design Standards* | **13.6.4.I.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 | This application is subject to the design standards of the City of Portland Design Manual – (d) *B-2b Commercial Business Zone, Appendix 2 and (i) Two-family, special needs independent living units, multiple-* | More information Required |

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| | 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. | *family, lodging houses, bed and breakfasts and emergency shelters.*<br>**What still needs to be addressed:**<br>• **See attached design memo** | |
| | **13.6.4.I.2** If the development is located in a historic district or associated with a historic landmark, the standards of Article 16 shall supersede. | Not applicable. This application is not within a historic district.<br>**What still needs to be addressed:** | N/A |

**Design Review**
**Planning and Urban Development Department**

Att. S2

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| **Subject:** | 221 Congress Street |
| **Zone:** | B-2b |
| **Date of Review:** | Thursday, April 16, 2026 |
| **Reviewer(s):** | Sean King (Urban Designer), Eric Freeman (Planner), Andrew Graminski (Planning & Development Review Manager), |
| **Project ID:** | PL-003525-2026 |

## I. INTRODUCTION

The development project at 221 Congress Street is subject to the site design review standards, Land Use Code section 13.6.4.I Design standards.

The proposal at 221 Congress Street is located in the B-2b Community Business zone, and is subject to the design standards of the City of Portland *Design Manual* – ***(d) B-2b Commercial Business Zone, Appendix 2*** and ***(i) Two-family, special needs independent living units, multiple-family, lodging houses, bed and breakfasts and emergency shelters.***

## II. DESIGN REVIEW COMMENTS: **bold** text denotes recent updates met, **red** text denotes standards not met and require resubmission.

***(d) B-2b STANDARDS***

a. Urban street wall: In the B-1and **B-2b** zone it shall be required that buildings shall be located to create and preserve an urban street wall

Staff comment: The proposed development reinforces the street wall pattern along Congress Street and creates a street wall along Washington Avenue that aligns with existing buildings in the surrounding neighborhood. Staff supports the architectural massing to create a consistent ground-floor with storefront windows, entries and distinction of façade materials from the upper floors.

*c. Building entrances: In the B-1 and **B-2b** zone building entrances shall be oriented toward, located adjacent to, and directly accessible from, a sidewalk in a public right-of-way.*

Staff comment: **Staff finds that the primary entrances along Congress Street and Washington Ave are oriented towards the street, recessed and articulated with a projecting canopy that Staff finds is appropriate and directly accessible from the public sidewalk.**

d. *Windows: In the B-1, B-2, **B-2b** zones windows shall be required along the street frontage of a building. Windows shall be transparent (with visible transmittance (VT) of .7 or greater) and installed at a height to allow views into the building by passerby.*

Staff comment: **The proposed building includes storefront windows that provide a visible light transmittance of 0.7 at the ground-level that allow for views into the building by passersby to meet this design standard.**

e. *Façade character: In the B-1, B-2, **B-2b** zones, active and public portions of the buildings (e.g. doors, windows, entries retail displays) shall be oriented to and, where possible, be located adjacent to the public sidewalk to create an active presence along the sidewalk.*

Staff comment: The proposed development achieves an active presence along the ground-floor with a rhythm of storefront windows oriented towards the street to highlight the corner of Congress Street and Washington Avenue. Building entry doors are oriented towards the public sidewalk and articulated with architecturally mounted lighting fixtures that Staff finds appropriate to create an active presence along the sidewalk.

**The applicant has resubmitted plans that revise the service door along Washington Avenue with a double door that Staff finds is more compatible with the surrounding context.**

f. *Building design: B-1, B-2 and **B-2b** commercial buildings shall be designed to be compatible with their residential and commercial neighbors.*

Staff comment: Staff finds that the proposed building design is compatible with the surrounding residential and commercial neighbors through the arrangement of exterior façade materials that articulate a masonry base with storefront windows and an upper floor fenestration pattern to reduce the overall building scale.

g. *Building materials: Façade materials of buildings located in the B-1, B-2 and **B-2b** zones shall be compatible with those materials of surrounding residential and commercial use.*

Staff comment: The proposed building includes exterior façade materials that express its composition and relationship to the street. In particular, the ground-floor includes large expanses of glass for visibility into the retail and common use areas for residents. The glass sections are segmented by masonry, **indicated as gray brick on the resubmitted plans, that Staff finds** to create a textured surface that is consistent with the surrounding context.

**Staff finds that the planked façade materials fixed to the upper floors is compatible with the surrounding context to express the contemporary character of the proposed building.**

i. *Landscaping and buffers: In the B-1, B-2 and **B-2b** zones buildings and associated parking areas must be screened to buffer abutting properties. A densely planted landscape buffer and/or fencing will be required to protect neighboring properties from the impacts associated with the development, including lighting, parking, traffic, noise, odor, smoke, or other incompatible uses. Where buildings are setback from the street, a landscaped area must be planted along the front yard street line.*

Staff comment: The proposed building occupies the majority of the property site and creates a predominant street wall along Congress Street & Washington Ave. Staff finds that the placement of the building and proximity to the street meets the underlying zoning requirements and does not recommend additional screening to buffer abutting properties. Furthermore, the proposed development does not propose any associated parking areas to require screening to protect neighboring properties.

GreenMars Real Estate Services
30 Exchange Street, Suite 203
Portland, ME 04101

February 10, 2026

City of Portland Planning Authority
4th Floor, City Hall
389 Congress Street
Portland, ME 04101

**RE: 221 Congress Street**
**Map 013, Lots G012001, G007001, G005001**

Dear Members of the Planning Committee,

On behalf of GreenMars Real Estate Services, inc., we are pleased to submit this Site Plan Review Application for the proposed mixed-use development at 221 Congress Street. The project will transform an underutilized gravel parking lot at the corner of Congress Street and Washington Avenue into a vibrant seven-story, mixed-use building featuring ground-floor commercial lease space and 87 residential units on the upper floors.

The proposed development has been designed to reinforce the walkable, transit-oriented character of Portland's East End. Its location along existing METRO bus routes and within walking distance of downtown amenities encourages sustainable, car-free living. The building's design provides active street frontage on both Congress Street and Washington Avenue, enhancing the pedestrian experience through high-quality storefronts, transparent glazing, and architectural detailing that complements the surrounding urban fabric.

Residential units on the upper floors are a mix of studio and one-bedroom apartments, intended to offer attainable housing options for Portland's workforce and young professionals. The efficient unit layouts and building systems support long-term housing affordability while contributing to the city's goal of increasing residential density within established growth areas.

The project has been thoughtfully planned to balance density and context, utilizing durable materials and a compact footprint that aligns with City sustainability goals. All utilities will connect to existing public systems within Washington Avenue, and stormwater will be managed through an under-slab detention system designed in accordance with the City's Technical Manual.

GreenMars Real Estate Services
30 Exchange Street, Suite 203
Portland, ME 04101

We appreciate your time and consideration of this application and look forward to working collaboratively with staff throughout the review process. Please feel free to contact our office with any questions or requests for additional information.

Warm Regards,



Travis A. Letellier, P.E.
GreenMars Real Estate Services
travis@greenmars.com
207-205-0208

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**Submitted Materials:**

- Site Plan Review Application, associated forms and reports
- Site plans and engineering drawings
- Architectural plans and elevations
- Project narratives and supporting technical materials

## Planning & Urban Development Department

# MAJOR AND MINOR SITE PLAN DOCUMENT CHECKLIST

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

## General Application Documents

| | Indicate Below | Required of All Applications |
|---|---|---|
| APP 01 | ☑ | **Project Description**<br>• Cover letter with detailed project description |
| APP 02 | ☑ | **Completed Checklist** (this document) |
| APP 03 | ☑ | **Evidence of Right, Title, and Interest**<br>• Deeds, leases, or purchase and sale agreements |
| APP 04 | ☑ | **Financial Capacity**<br>• Letter or evidence from a financial institution or third-party verifying financial capacity to undertake the project. |
| APP 05 | ☑ | **Technical Capacity**<br>• Evidence of technical capability of applicant and consultants – resume and/or examples of past projects. |
| APP 06A | ☑ | **Site Plan Standards**<br>• Summary of project compliance with site plan standards of the land use code. |
| APP 07 | ☑ | **ZoningAssessment** (the link to the form can be found **here**)<br>• Summary of compliance with use and dimensional standards of the land use code. |

| Indicate Below | | Only if Applicable |
|---|---|---|
| Yes | N/A | |
| ☐ | ☑ | **Waiver Requests** (the link to the form can be found **here**)<br>• Written request for waiver describing request and compliance with applicable waiver standards. |
| ☐ | ☑ | **Summary of Existing or Proposed Easements or Covenants**<br>• Evidence of existing easements and any proposed easements, covenants, public or private rights-of-way. |
| ☐ | ☑ | **Evidence of State or Federal Approvals**<br>• Permits or letters of non-jurisdiction |

## Additional Documents

| Indicate Below | | Only if Applicable |
|---|---|---|
| Yes | N/A | |
| ☑ | ☐ | **Construction Management Plan**, including traffic control plan.<br>• Provide construction management narrative in accordance with the City's Construction Management Template. |
| ☐ | ☑ | **Traffic Study and/or other Transportation Plans**<br>• Detailed in Sec. 2 of the Technical Manual |
| ☐ | ☑ | **Significant Natural Features Narrative** |

AD 01

| | | |
|---|---|---|
| | | • Identify significant natural features, wildlife habitats, fisheries habitats, or archaeological sites as detailed Ch. 14, Article 13, located on or near the project site, and describe protection methods during and after construction. |
| AD 04 | ☑ ☐ | **Stormwater Management Report**<br>• Detailed in Sec. 14 of the Technical Manual |
| AD 05 | ☑ ☐ | **City Master Plan Narrative**<br>• Detail project's consistency with City adopted Master Plans. |
| AD 06 | ☑ ☐ | **Evidence of Utility Capacity**<br>• Provide letter from all utility providers demonstrating capacity to service the project. |
| AD 07 | ☑ ☐ | **Solid Waste Narrative**<br>• Detail the amount of solid waste and recyclable material anticipated to be generated by the development, and information on how waste will be collected and removed. |
| Woodhull Submission | ☑ ☐ | **Life/Safety Code Analysis Narrative**<br>• Detail how the project complies with NFPA 1 and other Fire Department technical standards. |
| Woodhull Submission | ☑ ☐ | **Design Narrative**<br>• Detail how the project complies with any applicable design standards contained within the Land Use Code or City of Portland Design Manual. |
| In Process | ☑ ☐ | **HVAC and Manufacturing Equipment Verification**<br>• Provide verification from manufacturer that equipment meets applicable state and federal emissions requirements. |
| | ☐ ☑ | **Low Impact Development (LID) Analysis**<br>• Provide a narrative detailing how the subdivision complies with the low impact development requirements listed in Section 3 of the Technical Manual, along with a completed LID scorecard. |

## MAJOR AND MINOR SITE PLAN DRAWINGS CHECKLIST

**Please upload the following drawings with the listed details into ProjectDox as separate PDFs. All drawings must be submitted in a 24 x 36 inch sheet size.**

### Boundary Survey (Stamped by a Licensed Surveyor in accordance with Sec. 14 of the Technical Manual)

### Site Plan(s) (Stamped by a Maine Licensed Professional Engineer)

| Indicate Below | **All Sheets** – Include a title block with project title and the following information: |
|---|---|
| ☑ | Project street address |
| ☑ | Name and address of property owner & applicant. |
| ☑ | Licensed design professional, including firm that produced plans. |
| ☑ | North arrow |
| ☑ | Date of preparation and revision history block. |
| ☑ | Tax parcel (chart, block, and lot) number |

| Indicate Below<br>Yes N/A | **Existing Conditions Plan** |
|---|---|
| ☐ ☑ | Existing structures, with distance from primary building façade(s) to the property line. |
| ☑ ☐ | Approximate location of structures on abutting properties |
| ☑ ☐ | All streets and intersections adjacent to the site |
| ☑ ☐ | Existing driveways, pedestrian ways, and bicycle infrastructure, including dimensions and materials |

| | | |
|---|---|---|
| ☑ | ☐ | Existing public transit infrastructure |
| ☐ | ☑ | Existing vehicle & bicycle parking areas |
| ☑ | ☐ | Existing utilities on site and within adjacent rights-of-way |
| ☑ | ☐ | Existing grades (two-foot contours preferred) |
| ☐ | ☑ | Location of water courses, wetlands, and vegetation, or other significant natural features |
| ☑ | ☐ | Existing soil conditions and locations of test pits and borings |
| ☑ | ☐ | Zoning boundary lines, including overlays |
| ☐ | ☑ | Location of all existing easements and rights-of-way. |
| Indicate Below<br>Yes | N/A | **Proposed Site Plan** |
| ☑ | ☐ | Proposed structures, including distance from primary building façade(s) to property lines |
| ☑ | ☐ | Ground floor area, and finished floor elevations for all buildings |
| ☐ | ☑ | Any proposed geometric modifications to streets and intersections adjacent to site |
| ☑ | ☐ | Location, dimensions and materials of all proposed driveways, vehicle, bicycle, & pedestrian access ways with corresponding curb lines |
| ☑ | ☐ | Engineered specifications/ cross-sections for proposed driveways, sidewalks & paved areas |
| ☐ | ☑ | Location and dimensions of proposed loading areas, including turning templates |
| ☐ | ☑ | Proposed transit infrastructure with dimensions/ engineering specifications |
| ☐ | ☑ | Location of vehicle and bicycle parking with dimensions and engineering specifications |
| ☐ | ☑ | Location of all snow storage areas |
| ☑ | ☐ | Exterior lighting (please see Technical Manual for photometrics requirements) |
| ☐ | ☑ | Location of fire hydrants |
| ☑ | ☐ | Location of solid waste management receptacles |
| ☐ | ☑ | Location of all proposed HVAC and mechanical equipment, including proposed screening, where applicable |
| ☐ | ☑ | Location of proposed easements and rights-of-way, including dimensions |
| ☑ | ☐ | Please utilize color-coding and/or hatches and shading to delineate changes between the pre and post development condition as needed |
| Indicate Below<br>Yes | N/A | **Utility Plan** |
| ☑ | ☐ | Proposed electrical infrastructure |
| ☑ | ☐ | Location, sizing and directional flows of all proposed sewer and stormwater infrastructure |
| ☐ | ☑ | Location and dimensions of off-premises public or publicly accessible infrastructure adjacent to the site |
| Indicate Below<br>Yes | N/A | **Grading and Drainage Plan** |
| ☑ | ☐ | Proposed grades |
| ☑ | ☐ | Proposed stormwater management measures meeting Technical Manual standards |
| ☐ | ☑ | Any proposed alteration of a watercourse or wetlands |
| ☐ | ☑ | Any groundwater protection measures |
| ☐ | ☑ | Proposed buffers and preservation measures for wetlands or significant natural features |
| Indicate Below<br>Yes | N/A | **Landscape Plan** |
| ☐ | ☑ | Existing vegetation to be preserved and preservation measures |

| | | |
|---|---|---|
| ☐ | ☑ | Proposed landscaping, screening, and street trees, including caliper widths for trees |
| ☐ | ☑ | Planting schedule, including street trees detailing species, quantity of plantings, and size at planting. |
| Indicate Below<br>Yes | N/A | **Architectural Plans and Renderings** |
| ☑ | ☐ | Exterior building elevations, color renderings, illustrations of all sides. |
| ☑ | ☐ | Axonometric and street-level views for structures greater than three stories in height. |
| ☑ | ☐ | Context drawings |
| ☑ | ☐ | Floor plans |
| Indicate Below<br>Yes | N/A | **Construction Management Plan** |
| ☑ | ☐ | Specifics on traffic control, sidewalk sheds, and pedestrian rerouting |
| ☑ | ☐ | Construction management plan and narrative based upon site plan in accordance with the City's construction management template. |
| Indicate Below<br>Yes | N/A | **Other** |
| ☐ | ☑ | Details and cross-sections |

# City of Portland Site Plan Form

| Part 1. Project Description & Site Information | | | |
|---|---|---|---|
| Application type: | Major Site Plan | Submission type: | Initial Submission |
| | Address: | CBL number: | Lot area (square feet): |
| Main property: | 221 Congress Street | 013 G005001 | 7,170 |
| Additional properties (if applicable): | | | |
| Project description: | New construction of 7 story apartment building with commercial lease space on the ground floor. Building construction type is III-B over a two story I-A podium. Residential unit count 87. | | |

| Type(s) of work: (Select which type(s) of work apply from the dropdown list. If not applicable, select N/A.) | |
|---|---|
| New residential construction or additions | 5 or More Dwelling Units |
| New non-residential construction or additions | 1,000-10,000 square feet of new construction |
| Creation of disturbed area | 1,000 square feet - 3 acres |
| Creation of impervious surface | 1,000 square feet - 1 acre |
| Construction or paving of parking | N/A |
| Change of use | N/A |

| | | | | | |
|---|---|---|---|---|---|
| Does this project include State or Federal funding, permits, review, or sponsorship? | | | ☐ Yes | ▪ | No |
| If yes, list applicable entities: | | | | | |
| Associated applications: (Check all that apply) | | | Maine DEP- GC Permit | ✔ | Subdivision |
| | Army Corps of Engineers General Permit | | Maine DEP - NRPA | | Traffic Movement Permit |
| | Floodplain Development Permit | | Site Location of Development | | Zoning Amendment |
| | Harbor Commission Construction Permit | | Stormwater Quality | | Other: |

| Part 2. Use Information | | | | Total Existing | Total Proposed | Net New |
|---|---|---|---|---|---|---|
| Residential | General | Residential floor area (square feet) | | 0 | 37,377 | 37,377 |
| | | For Group Living uses with no dwelling units, list the number of rooming units | | 0 | 0 | |
| | | Dwelling units | | 0 | 87 | 87 |
| | | Ownership units | | 0 | 30 | 30 |
| | | Rental units | | 0 | 57 | 57 |
| | Bedrooms | Studio units | | 0 | 87 | 87 |
| | | 1-bedroom units | | 0 | | |
| | | 2-bedroom units | | 0 | | |
| | | 3-bedroom units | | 0 | | |
| | | 4+ bedroom units | | 0 | | |
| | Affordability | Market-rate units | | 0 | 73 | 73 |
| | | 80% | % AMI | 0 | 14 | 14 |
| | | | % AMI | 0 | | |
| | | | % AMI | 0 | | |
| Non-Residential | | Commercial/Service floor area (square feet) | | 0 | 1,523 | 1,523 |
| | | Industrial floor area (square feet) | | 0 | 0 | |
| | | Institutional floor area (square feet) | | 0 | 0 | |
| | | Other floor area (square feet) | | 0 | 0 | |

| Part 3. Inclusionary Zoning | | | Total Existing | Total Proposed | Net New |
|---|---|---|---|---|---|
| Inclusionary Zoning (IZ) dwelling units | | | 0 | 22 | 22 |
| Ownership IZ units | 80% | % AMI | 0 | 8 | 8 |
| Rental IZ units | 80% | % AMI | 0 | 14 | 14 |
| Bedrooms | Studio IZ units | | 0 | 22 | 22 |
| | 1-bedroom IZ units | | | | |
| | 2-bedroom IZ units | | | | |
| | 3-bedroom IZ units | | | | |
| | 4-bedroom IZ units | | | | |
| IZ fee-in-lieu | $ for of the required IZ dwelling units | | | | |

# City of Portland Site Plan Form

| Part 4. Building & Site Metrics | Total Existing | Total Proposed | Net New |
|---|---|---|---|
| Number of buildings | 0 | 1 | 1 |
| Building floor area (square feet) | 0 | 38,900 | 38,900 |
| Building footprint (square feet) | 0 | 5,564 | 5,564 |
| Street trees | 1 | 2 | 1 |
| Automobile parking spaces | 0 | 0 | |
| ADA-accessible parking spaces | | | |
| Compact parking spaces | | | |
| Level 2 Electric Vehicle (EV) charging spaces | | | |
| Level 3 Electric Vehicle (EV) charging spaces | | | |
| Bicycle parking spaces | 0 | 25 | 25 |
| Number of water service connections | 0 | 3 | 3 |
| Number of sewer service connections | 0 | 1 | 1 |
| Impervious area (square feet) | 7,170 | 7,170 | |
| New developed area (square feet) | | 0 | |
| Non-roof redeveloped impervious area (square feet) | | 1606 | |
| Limits of disturbance (square feet) | | 8500 | |
| Alteration to wetlands or watercourses (square feet) | | 0 | |

| Part 5. Zoning (You can use this link to view the zoning for your property) | | | | | |
|---|---|---|---|---|---|
| Base Zone | B-2b | | Base Zone #2 (if applicable) | | |
| Local Historic District? | | Overlay Zone #1 (if applicable) | | Overlay Zone #2 (if applicable) | |

| Zoning Standards – Project Site | B-2b Requirements | Proposed | Requirements | Proposed |
|---|---|---|---|---|
| Lot area (square feet) | 0 | 7170 | | |
| Street frontage, Minimum (feet) | 0 | 143 | | |
| Lot coverage, Maximum (%) | 100.0 | 77.6 | | |
| Landscaped open space ratio, Minimum (%) | 0.0 | 0 | | |
| Build-to Zone (feet) | 10.0 | 1 | | |
| Build-to percentage, Minimum (%) | 100.0 | 100 | | |
| Blank wall area, Maximum (feet) | 20.0 | 5 | | |
| Additional standard: Height | 75.0 | 75 | | |

| Zoning Standards by Building (Use Extra Sheets if >2 Buildings) | Building #1 Zone Requirements | Proposed | Building #2 Zone Requirements | Proposed |
|---|---|---|---|---|
| Front setback, Minimum/Maximum (feet) | 0 | 1 | | |
| Rear setback, Minimum (feet) | 0 | 5 | | |
| Side setback, Minimum (feet) | 0 | 5 | | |
| Structure height, Maximum (feet) | 0 | 5 | | |
| Additional standard: | | | | |

| Affordable Housing Density Bonuses (if applicable) | Maximum Allowable with Bonus | Proposed |
|---|---|---|
| Density, Maximum (x base) | | |
| Height, Maximum (feet) | | |

| If Needed, Explanatory Text Can Be Provided Below |
|---|
| |

GreenMars Real Estate Services
30 Exchange Street, Suite 3
Portland, ME 04101

Att. D

# Site Plan Standards
# 221 Congress Street, Portland, Maine

**Prepared by:** GreenMars Real Estate Services
**Date:** October 2025

**Project Summary**
The proposed development at 221 Congress Street in Portland, Maine, is a seven-story mixed-use building located in the B-2b zoning district. The project will include 87 residential **units** on floors two through seven, with **ground-floor commercial space** (anticipated to include retail and/or café uses) and **resident amenities** such as a gym, storage, and shared office space. The **corner lot at Congress Street and Washington Avenue** is currently a gravel parking area. The new building will extend to the property lines, aligning with the urban street edge and contributing to the active mixed-use character of the neighborhood. The project will connect to public utilities and comply with all applicable design, infrastructure, and environmental standards.

Key features include:
- **No on-site parking**, supporting a transit- and pedestrian-oriented design.
- **Residential access** from Washington Avenue, with **commercial entries** on both Washington Avenue and Congress Street.
- **Stormwater detention** system located beneath the first-floor slab, designed to manage 1 inch of stormwater in accordance with the City's Technical Manual.
- **Fully sprinklered building** with rooftop mechanicals screened from view.
- **Rear patio amenity space** for residents.
- **Connections to public water, sewer, gas, and electric utilities (all underground).**
  The design enhances the streetscape, provides new housing opportunities in a walkable location, and supports the City's goals for compact, mixed-use urban infill development.

**§13.6.1 Transportation Standards**
**A. Impact on Surrounding Street Systems**
**Standard.** Provisions for on-site circulation, parking, and site access, as well as the incremental traffic generated by the project, shall not create or aggravate safety hazards or substantially increase congestion without proportionate mitigation.
**Response.** The project's downtown location and lack of on-site parking are consistent with Portland's urban infill and multimodal transportation goals. Residents and visitors will primarily access the building by foot, bicycle, or public transit. The building fronts Congress

Street and Washington Avenue, both of which are well-served by sidewalks and METRO bus routes. The additional pedestrian and transit trips generated by 87 residential units and limited commercial space will not substantially affect area traffic or safety.

**B. Access and Circulation**

1. **General**

   **Standard.** Safe and reasonable access must be provided in compliance with the Technical Manual. Shared access and circulation must be used where practicable. Internal walkways must link sidewalks, transit stops, and crossings to building entrances.

   **Response.** The building will front directly on existing public sidewalks along both Congress Street and Washington Avenue, providing immediate pedestrian access. Residential entry will be located on Washington Avenue, while commercial spaces will have direct access from both streets. The project will integrate seamlessly with existing sidewalks and crosswalks, providing safe pedestrian circulation without additional curb cuts or driveways.

2. **Curbs and Sidewalks**

   **Standard.** Streets shall include curb and sidewalk improvements as required by the Technical Manual.

   **Response.** The existing brick sidewalks along both frontages will remain and be repaired or replaced as needed to meet City standards. No new curb cuts are proposed, maintaining uninterrupted pedestrian access and enhancing safety.

**C. Public Transit Access**

**Standard.** For certain larger developments, improvements such as bus shelters may be required along transit routes.

**Response.** The site is located along established METRO transit routes on both Congress Street and Washington Avenue. Given its scale and urban setting, no new transit improvements are required; however, the project's location and lack of parking support and encourage public transit use.

**D. Parking**

1. **Vehicular Parking**

   **Standard.** Parking must meet the requirements of Article 18 and the Technical Manual.

   **Response.** No on-site parking is proposed. The B-2b zone encourages pedestrian-oriented development and allows flexibility in parking for infill sites. On-street parking and nearby public parking facilities will accommodate short-term parking demand.

2. **Bicycle Parking**
   **Standard.** Bicycle parking must be provided consistent with Article 18 and the Technical Manual.
   **Response.** Bicycle parking will be provided indoors on the first floor for residents, and a limited number of outdoor racks may be installed along the building frontage for public use, consistent with City standards.

3. **Snow Storage**
   **Standard.** Adequate snow storage or removal plans must be provided without interfering with circulation, stormwater systems, or landscaping.
   **Response.** Snow accumulation will be minimal due to the small site area. Roof snow will be shoveled off the deck area and/or remain in place, and walkways and entrances will be cleared manually. There are small on-site storage areas near the back patio; snow will be removed as needed.

4. **Electric Vehicle (EV) Charging**
   **Standard.** New development must comply with EV-readiness requirements outlined in the Technical Manual.
   **Response.** No on-site parking is proposed; therefore, EV infrastructure is not applicable.

**E. Transportation Demand Management (TDM)**
**Standard.** A TDM plan is required for larger developments with high employee or residential populations.
**Response.** The project is located within Portland's walkable downtown environment, directly served by multiple METRO routes. Given its urban location and lack of on-site parking, it inherently supports reduced vehicle use. A formal TDM plan is not proposed at this time.

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**§13.6.2 Environmental Quality Standards**

**A. Preservation of Significant Natural Features**
**Standard.** Significant natural features, including mature trees, wetlands, and steep slopes, shall be preserved to the maximum extent practicable.
**Response.** The existing site is fully developed as a gravel parking lot and contains no natural features requiring preservation.

**B. Site Landscaping and Buffers**
**Standard.** Development must provide landscaping to enhance appearance, buffer uses, and meet urban design standards.

**Response.** Due to the urban nature of the site, landscaping opportunities are limited. The project will include planters and ornamental vegetation near building entrances and within the small rear patio area. Street trees are not required along this section of Congress Street due to existing urban conditions.

**C. Water Quality, Stormwater Management, and Erosion Control**
**Standard.** Development must minimize impervious surfaces and manage stormwater in accordance with the Technical Manual.
**Response.** Roof drains will connect to a stormwater detention system located beneath the first-floor slab, designed to manage one inch of stormwater across the site. The system will discharge to the City's combined storm drain in Washington Avenue. The site is flat and stable, and erosion control measures will be implemented during construction to prevent sediment discharge.

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**§13.6.3 Public Infrastructure and Community Safety Standards**

**A. Consistency with City Master Plans**
**Standard.** Developments must align with City Council–approved master plans and facilities plans.
**Response.** The project supports the goals of the Portland Comprehensive Plan by promoting mixed-use development, housing diversity, and pedestrian-oriented urban design within a designated growth area. All utility connections will comply with City standards and contribute to efficient use of existing infrastructure.

**B. Public Safety and Fire Prevention**
**Standard.** All development shall incorporate Crime Prevention Through Environmental Design (CPTED) principles and provide adequate emergency vehicle access.
**Response.** The building design emphasizes natural surveillance and secure, well-lit entries. Fire access will be provided from Congress Street and Washington Avenue, with apparatus access available directly from the street. The building will be fully sprinklered and designed in compliance with all Fire Department standards.

**C. Public Utilities**
**Standard.** All developments shall provide adequate utility service and connections consistent with the Technical Manual.
**Response.** The project will connect to public water, sewer, gas, and electrical systems via underground services. The stormwater system will connect to the City's storm drain on Washington Avenue. Utilities are adequate to serve the project, and no off-site improvements are required.

**§13.6.4 Site Design Standards**

**A. Massing, Ventilation, Wind, and Heat Impact**

**Standard.** The bulk and height of structures shall not result in adverse wind or ventilation conditions and must comply with “cool roof” standards where applicable.

**Response.** The proposed seven-story building is consistent with the B-2b zoning district’s height and massing intent. The design promotes street-level activation with commercial uses and vertically articulates upper residential floors to reduce bulk. Roof surfaces will comply with cool roof standards, and HVAC exhaust will be directed away from pedestrian areas.

**B. Shadow**

**Standard.** Development over 65 feet shall be designed to avoid and/or mitigate adverse shadow impacts on publicly accessible open space.

**Response.** The building will cast limited shadows typical of urban development. There are no public parks or open spaces immediately adjacent that would be adversely affected.

**C. Snow and Ice Loading**

**Standard.** All development shall be designed to prevent snow and ice from loading onto adjacent properties or public ways.

**Response.** The roof design will contain snow in place. Canopies and overhangs will be designed to direct runoff safely to the stormwater system without impacting pedestrians or adjacent property.

**D. View Corridors**

**Standard.** The massing, location, and height of development shall not obstruct public view corridors identified in the City of Portland Design Manual.

**Response.** The project does not encroach upon any identified view corridors.

**E. Historic Resources**

**Standard.** Development affecting a designated landmark or property within a historic district must obtain appropriate approvals.

**Response.** The site is not located within a historic district. The property does directly abut the India Street historic district. The development is also directly across Congress Street from the historic landmark, Eastern Cemetery.

**F. Exterior Lighting**

**Standard.** All exterior lighting shall be full cutoff and prevent light spillover.

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30 Exchange Street, Suite 3
Portland, ME 04101

**Response.** Exterior lighting will comply with the City's Technical Manual. Fixtures will be full cutoff and shielded to minimize glare and spillover. Architectural and pedestrian lighting will be used sparingly to enhance safety and building character.

**G. Noise and Vibration**
**Standard.** Mechanical systems must meet emissions requirements and be located to minimize impacts on adjacent properties.
**Response.** Rooftop mechanical equipment will be screened and designed to meet state and federal noise standards.

**H. Signage and Wayfinding**
**Standard.** Signage shall aid navigation and not obstruct visibility.
**Response.** Signage for the commercial spaces will be designed per Article 16 standards. Details will be submitted for review once tenants are identified.

**I. Design Standards**
**Standard.** Development in certain zones must comply with the City of Portland Design Manual.
**Response.** The building is located in the B-2b zone, which requires high-quality, pedestrian-oriented design. The project complies through active street frontage, transparent ground-floor façades, and an urban massing that reinforces the Congress/Washington corner.

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**Conclusion**
The proposed **221 Congress Street mixed-use development** meets or exceeds the **City of Portland's Site Plan Review Standards (Chapter 14, Section 13.6)**. The design promotes urban density, walkability, and sustainable redevelopment of an underutilized downtown site.
The project's compact form, active street edges, and integration with existing infrastructure support the City's Comprehensive Plan goals for infill housing and mixed-use vitality. With full compliance in fire protection, stormwater management, and public utility connections, the development will contribute positively to the character and functionality of the Congress Street corridor and the surrounding neighborhood.

Att. E

Please see our responses in **bold text** following each comment.

GENERAL COMMENTS:

- The applicant shall update all relevant plans to reflect recent changes made to the public right-of-way at the intersection of Congress Street and Washington Avenue. Current street and intersection configurations are included as an attachment in Staff's review materials titled "DPW Washington Street Mockup".
  **The striping on Washington Ave. now reflects the diagram provided by DPW.**

- Both Washington Ave and Congress Street are under Moratorium. Washington Ave is under moratorium until 10/21/2028 and Congress Street is under moratorium 8/07/2029.
  **We anticipate that construction may occur prior to the conclusion of the Washington Avenue moratorium. We are prepared to repave the full width of the roadway for an additional 20 feet in both directions beyond the limits of disturbance.**

| Site Plan Review Standards (Sec. 13.6) | | | |
|---|---|---|---|
| Transportation Standards (Sec. 13.6.1) | | | |
| ***Standard*** | | ***How the standard is being met*** | ***Finding*** |
| *Impact on Surrounding Street Systems* | **13.6.1.A.1** 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:<br>1. Create or aggravate any significant hazard to safety on the surrounding street network. | No loading or servicing areas are proposed as part of this application.<br>**What still needs to be addressed:**<br>• The applicant shall provide a dedicated loading area with relevant signage along the property's frontage of Washington Avenue within the area of the curb cut that is proposed to be closed.<br>**A loading area is called out in front of the building on Washington just before the striped area along the curb. A new "No Parking Loading Zone" sign is proposed.** | More information required |
| | **13.6.1.A.2** 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:<br>2. Substantially increase congestion on any street without mitigation proportionate to the level of impact. | There is no vehicular access or circulation proposed as part of this application. Given the sites urban context and lack of any on-site parking, no increase in vehicular congestion is anticipated.<br>**What still needs to be addressed:** | Met |
| *Access and Circ* | **13.6.1.B.1.a *In General*** All development subject to this article shall provide safe and reasonable access and internal circulation for all users of the site and | Primary building entrances front directly onto public rights-of-way. Points of access do not encroach onto public sidewalks. No | Met |

| | | | |
|---|---|---|---|
| | shall comply with the transportation systems and street design standards of the Technical Manual. | vehicular access or circulation is proposed as part of this application.<br>**What still needs to be addressed:** | |
| | **13.6.1.B.1.b** ***In General*** 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. | No new curb cuts, drive aisles or shared points of access are proposed.<br>**What still needs to be addressed:** | Met |
| | **13.6.1.B.1.c** ***In General*** 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. | There are two private walkways connecting service entry door at the rear of the site to public sidewalks on Congress Street and Washington Avenue. All other points of entry front directly onto public streets.<br>**What still needs to be addressed:** | Met |
| | **13.6.1.B.1.d** ***In General*** 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. | Not applicable. There is no immediate trail connection to this site.<br>**What still needs to be addressed:** | N/A |
| | **13.6.1.B.1.e** ***In General*** Points of access and egress shall be located to avoid conflicts with turning movements and traffic flows. | Building entrances front directly onto public sidewalks and do not conflict with any vehicular movements<br>**What still needs to be addressed:** | Met |
| | **13.6.1.B.2.a** ***Curb and sidewalks*** 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. | Existing public sidewalks on Congress Street and Washington Avenue would be maintained and reconstructed where necessary.<br>**What still needs to be addressed:** | Met |
| | **13.6.1.B.2.b** ***Curb and sidewalks*** 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. | Existing brick sidewalks and granite curb along Washington Avenue and Congress Street were installed in 2024 and are in good condition. Segments of sidewalk disturbed in during construction would be rebuilt by the applicant.<br>**What still needs to be addressed:** | Met |
| | **13.6.1.B.2.c** ***Curb and sidewalks*** An applicant may request a waiver from sidewalk installation | Not applicable. The applicant is not requesting a waiver of this standard | N/A |

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| | requirements if they meet two or more applicable waiver criteria as listed below:<br>i. There is no reasonable expectation for pedestrian usage coming from, going to, and traversing the site.<br>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.<br>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.<br>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.<br>v. The street has been constructed or reconstructed without sidewalks within the last 24 months.<br>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. | **What still needs to be addressed:** | |
| | **13.6.1.B.2.d** ***Curb and sidewalks*** An applicant may request a waiver from curb installation requirements if they meet two or more applicable waiver criteria as listed below:<br>i. The cost to construct the curbing, including any applicable street opening fees, is in excess of 5% of the overall project cost.<br>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.<br>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.<br>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.<br>v. Runoff from the development site or within the street does not require curbing for stormwater management. | Not applicable. The applicant is not requesting a waiver of this standard.<br><br>**What still needs to be addressed:** | N/A |
| *Public Transit Access* | **13.6.1.C.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 | This application is a residential development of over 20 units and is thus required to provide a transit shelter. | More Information Require |

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| | 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:<br>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.<br>B. The nearest existing transit shelter on the route is more than ¼ mile from the site, measured along rights-of-way. | There are four existing transit stops in close proximity to this site serving multiple METRO routes.<br>**What still needs to be addressed:**<br>• Staff will coordinate with METRO on the potential for a transit stop/bus shelter at this site or in close proximity.<br>**Noted**<br>• Staff will follow-up with the applicant if METRO believes a stop or shelter would be appropriate at this location.<br>**Noted** | |
| | **13.6.1.C.2** Transit facilities shall be connected to the public sidewalk system. | There are four existing transit stops in close proximity to this site serving multiple METRO routes.<br>**What still needs to be addressed:**<br>• See comments above. | More Information Required |
| | **13.6.1.C.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. | Not applicable. The applicant is not requesting a waiver of this standard<br>**What still needs to be addressed:** | N/A |
| Parking | **13.6.1.D.1.a** ***Vehicular parking*** Developments shall comply with the parking standards of Article 18. | Not applicable to this application. No on-site parking is proposed as part of this application.<br>**What still needs to be addressed:** | N/A |
| | **13.6.1.D.1.b** ***Vehicular parking*** 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. | Not applicable to this application, no on-site parking is proposed as part of this application.<br>**What still needs to be addressed:** | N/A |
| | **13.6.1.D.1.c** ***Vehicular parking*** 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. | No on-site parking is proposed as part of this application.<br>**What still needs to be addressed:** | N/A |
| | **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. | Secure bicycle storage for up to 45 bikes is provided at the ground level of the building. The proposed number of bicycle parking spaces meets requirements outlined in article 18.<br>**What still needs to be addressed:** | Met |
| | **13.6.1.D.2.b** ***Bicycle parking*** 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. | Not applicable. The applicant is not requesting a reduction in the number of required bicycle parking spaces.<br>**What still needs to be addressed:** | N/A |

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| | **13.6.1.D.3.a *Snow storage*** All developments shall include areas for snow storage or provide an acceptable snow removal plan. | Snow storage areas for the secondary walkways and rear patio area are identified on provided plans.<br>**What still needs to be addressed:** | Met |
| | **13.6.1.D.3.b *Snow storage*** 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. | Identified snow storage areas do not encroach on surrounding properties.<br>**What still needs to be addressed:** | Met |
| | **13.6.1.D.3.c *Snow storage*** Landscaping in designated snow storage areas shall be such that it can withstand the snow pile. | Snow storage areas are identified on provided plans and do not impact proposed landscaped areas.<br>**What still needs to be addressed:** | Met |
| | **13.6.1.D.4 *Electric vehicle (EV) charging*** All development shall meet applicable EV standards as provided in Section 1 of the Technical Manual. | Not applicable to this application. No vehicular parking is proposed as part of this application<br>**What still needs to be addressed:** | N/A |
| *Transportation Demand Management* | **13.6.1.E.1** The following types of development shall design and implement a Transportation Demand Management (TDM) plan:<br>A. All commercial, institutional, or mixed-use developments of 50,000 square feet or more in total floor area.<br>B. All commercial or institutional uses designed to accommodate 100 or more employees or, for educational institutions, 100 or more students. | The total floor area of the proposed building is approximately 39,000 square feet, therefore a TDM plan is not required for this application.<br>**What still needs to be addressed:** | N/A |
| | **13.6.1.E.2** The TDM Plan shall comply with the standards for transportation studies and plans as contained in the Technical Manual. | The total floor area of the proposed building is approximately 39,000 square feet, therefore a TDM plan is not required for this application.<br>**What still needs to be addressed:** | N/A |
| Environmental Quality Standards (Sec. 13.6.2) | | | |
| ***Standard*** | | ***How the standard is being met*** | ***Finding*** |
| *Preservation of Significant Natural Features* | **13.6.2.A.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. | The applicant has provided a Low-Impact Development scorecard and has claimed a score of 84 out of a possible 178 points.<br><br>Low-Impact Development strategies include:<br>• Developing on an urban lot with no wetlands or natural features<br>• Developing on a site with no slopes | More Information Required |

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| | | • Utilizing permeable pavers for at least 50% of hard surfaces<br>• Providing 1.5x the required stormwater detention volume<br>• Using only native vegetation for landscaped areas<br><br>**What still needs to be addressed:**<br>• The applicant shall provide a draft winter maintenance agreement for review.<br>**A draft of winter maintenance agreement has been included with the response materials.**<br><br>• The provided stormwater narrative notes that the system has been designed for a site that is entirely impervious after redevelopment, but the LID checklist has accounted for 50% of hard surfaces as permeable. The applicant shall demonstrate that at least 50% of hardscaped areas are permeable.<br>**The design intent is to construct the back patio and alleyway along Congress Street with permeable pavers. These areas will be underdrained and direct stormwater flow to the underground detention area.**<br><br>**1,040 sf of the site will be non-roof impervious area, and 790 sf will be constructed with permeable pavers, roughly 76%.**<br><br>**The stormwater report and associated calculations have been prepared conservatively, assuming a fully impervious (100%) developed site. In practice, the resulting system sizing would likely remain similar even if distinctions were made between impervious surfaces, permeable pavers, and other ground cover types.** | |
| | **13.6.2.A.2** Where complete preservation of significant natural features substantially compromises | Not applicable to this application. There are no significant natural features on this site. | N/A |

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| | 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. | **What still needs to be addressed:** | |
| | **13.6.2.A.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. | Not applicable to this application. There are no significant natural features on this site.<br>**What still needs to be addressed:** | N/A |
| *Site Landscaping and Buffers* | **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, per 5,000 square feet of lot area in accordance with the landscaping standards of the Technical Manual. | Based upon the total lot area of 7,100 square feet, two shade trees are required. The required shade trees are provided within the rear patio area.<br>**What still needs to be addressed:** | Met |
| | **13.6.2.B.1.b *On-site landscaping*** 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. | The existing site is entirely developed and does not have any vegetation or trees.<br>**What still needs to be addressed:** | Met |
| | **13.6.2.B.1.c *On-site landscaping*** 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. | Not applicable to this application. The applicant intends to provide the required shade trees on-site.<br>**What still needs to be addressed:** | N/A |
| | **13.6.2.B.2.a *Buffers and screening*** 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. | Loading and servicing areas would be internal to the building and would not be visible from public rights-of way.<br>**What still needs to be addressed:** | Met |
| | **13.6.2.B.2.b *Buffers and screening*** 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. | Not applicable to this application. No surface parking is proposed as part of this application.<br>**What still needs to be addressed:** | N/A |
| | **13.6.2.B.2.c *Buffers and screening*** 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. | Not applicable to this application. This is a residential development.<br>**What still needs to be addressed:** | N/A |

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| | **13.6.2.B.2.d** ***Buffers and screening*** All residential development shall provide and/or preserve evergreen vegetated buffers where necessary to buffer the development from detrimental impacts of existing surrounding development. | This application is on an urban infill lot which does not have existing vegetated buffers to surrounding properties.<br>**What still needs to be addressed:** | Met |
| | **13.6.2.B.3.a** ***Parking and vehicle display lot landscaping*** 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. | Not applicable to this application. No on-site parking is proposed as part of this application.<br>**What still needs to be addressed:** | N/A |
| | **13.6.2.B.3.b** ***Parking and vehicle display lot landscaping*** Landscaped islands shall be distributed so that uninterrupted pavement does not exceed forty parking spaces. | Not applicable to this application. No on-site parking is proposed as part of this application.<br>**What still needs to be addressed:** | N/A |
| | **13.6.2.B.3.c** ***Parking and vehicle display lot landscaping*** 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. | Not applicable to this application. No on-site parking is proposed as part of this application.<br>**What still needs to be addressed:** | N/A |
| | **13.6.2.B.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 square feet of asphalt paving. | This application involves a limited amount of new non-vehicular hardscape. There are two paved walkways connecting secondary egress doors to Congress Street and Washington Avenue. No other hardscape is proposed.<br>**What still needs to be addressed:**<br>• The applicant shall demonstrate that proposed walkways at the side and rear of the proposed building meet solar reflectivity standards.<br>**The proposed walkways will be constructed using permeable pavers. While the final material selection has not yet been determined, the chosen pavers will comply with the solar reflectivity requirements of the ordinance. These walkway areas are expected to receive minimal direct sunlight due to their location adjacent to this building and surrounding structures.** | More information required |

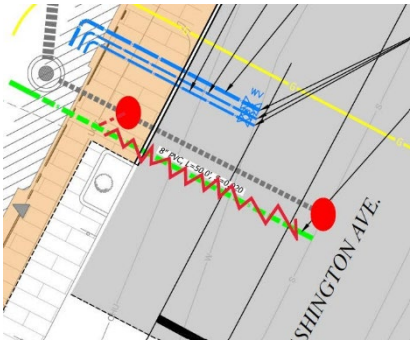
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| | **13.6.2.B.5.a *Street trees*** All development shall include one street tree per 25-35 linear feet of frontage along a city right-of-way or private roadway as specified in the landscaping standards of the Technical Manual. The provision of measures to enhance tree survival (such as raised planters, irrigation, and structural soils as recommended by the City Arborist) shall be required. | Existing street trees installed by the Department of Public works in 2024 would be preserved and protected during construction. Existing street trees meet technical manual requirements.<br>No new street trees are proposed.<br>**What still needs to be addressed:**<br>• The applicant shall show existing street trees and tree wells consistently on all relevant plans.<br>**The revised submission includes the addition of one new street tree in front of the proposed building along Washington Avenue. This update has been coordinated across all plans within the set.** | More information required |
| | **13.6.2.B.5.b *Street trees*** 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. | Not applicable to this application. Existing street trees would be preserved<br>**What still needs to be addressed:** | N/A |
| | **13.6.2.B.5.c *Street trees*** 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. | Not applicable to this application No heritage trees are proposed to be removed.<br>**What still needs to be addressed:** | N/A |
| *Water Quality, Stormwater Management and Erosion Control* | **13.6.2.C.1.a** 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:<br>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. | The existing site is entirely impervious. No new impervious area will be created. Stormwater from the proposed building will drain into subsurface detention tanks before being discharged into City sewers within Washington Avenue.<br>**What still needs to be addressed:** | Met |
| | **13.6.2.C.1.b** 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:<br>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. | The applicant has provided a stormwater management plan detailing anticipated runoff from hardscaped areas and total flows into City stormwater infrastructure.<br>**What still needs to be addressed:**<br>• See comments in section 13.6.2.C.2<br>**See responses to section 13.6.2.C.2** | More information required |

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| | **13.6.2.C.1.c** 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:<br>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 applicant has provided a stormwater management plan detailing anticipated runoff from hardscaped areas and total flows into City stormwater infrastructure.<br>**What still needs to be addressed:**<br>• See comments in section 13.6.2.C.2<br>**See responses to section 13.6.2.C.2** | More information required |
| | **13.6.2.C.2** All development shall comply with the stormwater management standards of the Technical Manual. | This application is required to provide stormwater management in accordance with MaineDEP Chapter 500 and City of Portland Technical Manual Section 5 standards. The Applicant has provided a stormwater management report detailing the design of on-site stormwater management systems and conformance with relevant standards.<br>**What still needs to be addressed:**<br>• The applicant shall detail and confirm the amount of on-site storage being provided. The provided stormwater management report references using both 3 and 4 tanks, while the plans show 3. The calculations account for 3 tanks, which is noted to provided 1.34 times the required water quality volume, but the applicant has accounted for 1.5 times the volume in the LID checklist.<br>**A new detention system is now proposed for the underground storage. A Rain Tank (R-Tank) system will provide 1.5 times the required volume as noted in the updated stormwater report. The new system provides 1.59 times the required volume. Please see the updated stormwater management report for detailed calculations regarding storage.**<br>• The Applicant shall provide details for the proposed storage tanks. Details for the storage tanks and outlet control structure shall also include any proposed inlet screens and debris baskets, as referenced for the system O&M. The details shall also show how and where roof leaders will connect to the tanks. | More information required |

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| | | **The detail now shows inlet screening and the O&M manual has been updated with respect to the new underground detention system.**<br><br>**Specific locations for the roof drains are not yet determined; however, building code will dictate their placement on the roof, along with any necessary overflow drains. These roof drains will be internal roof leaders following unit demising walls through floors 2-7 and then offset horizontally at the ceiling of the 1st floor to connect to the stormwater detention systems**<br><br>• The proposed system is required to regulate flow to a maximum rate of 0.1 CFS. An outlet control structure has been provided. The applicant shall provide calculations to show how the system will adequately regulate flow. These calculations shall also verify that adequate bypass capacity is provided.<br>**The new system proposes a 1.5 inch orifice in the outlet control structure which will limit discharge to a maximum of 0.091 cfs when the underground rain tank system is at capacity. A hydroCAD output is included in the updated stormwater management report and details the calculated figures.**<br><br>• The applicant shall provide additional detail related to the subsurface detention system, including details regarding maintenance, capacity and safeguards in the event the system is over-capacity.<br>**Additional details are provided in the updated stormwater report. Underground detention will be provided by 130 4'x2'x16" R-Tanks. The system will be linked to the** | |

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| | | **outlet control structure and then connected to the public combined sewer system in Washington street.** | |
| | **13.6.2.C.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. | Given the sites urban context, no groundwater impacts are anticipated as part of this application.<br>**What still needs to be addressed:** | Met |
| | **13.6.2.C.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. | The applicant has provided a geotechnical survey which demonstrates that the existing site has stable soils with little to no on-site grading required. No fill or site stabilization would be required to support the proposed development.<br>**What still needs to be addressed:** | Met |
| Public Infrastructure and Community Safety Standards (Sec. 13.6.3) | | | |
| ***Standard*** | | ***How the standard is being met*** | ***Finding*** |
| *Consistency with City Master Plans* | **13.6.3.A.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. | This application proposes a use that is allowed by-right within the B-2b zone and is consistent with the goals outlined in Portland's "Plan 2030".<br>**What still needs to be addressed:** | Met |
| | **13.6.3.A.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. | There is an existing overhead utility line on the subject property which serves abutting properties owned by Maje in Maine LLC,<br>**What still needs to be addressed:**<br>• The applicant shall show existing and proposed easements on relevant plans.<br>**All existing easements are noted on the boundary survey plan.**<br>• Relevant plans shall clearly delineate the limits of foundation | More information Required |

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| | | footings, awnings, and cornices. Any permanent structural element protruding into or over the public right-of-way requires a city license. Registry deed book and page references for all proposed easements, agreements, and licenses are required for the as-built review.<br>**The limits of the concrete spread footers are shown on the site plans. We will coordinate with the City to obtain the required easements and city license in order to extend the building footers over the ROW line.** | |
| *Public Safety and Fire Prevention* | **13.6.3.B.1.a** 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:<br>a) Natural surveillance that promotes visibility of public spaces and areas. | The proposed building features active uses on the ground level to promote visibility and activity from public rights-of-way.<br>**What still needs to be addressed:** | Met |
| | **13.6.3.B.1.b** 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:<br>b) Access control that promotes authorized and/or appropriate access to the site. | Primary entrances to residential areas fronting public sidewalks would be secured with key-card access. Secondary access points would be secured with gated entryways.<br>**What still needs to be addressed:** | Met |
| | **13.6.3.B.1.c** 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:<br>c) Territorial reinforcement that promotes a sense of ownership and responsibility through environmental design. | The proposed building features active uses on the ground level to promote a sense of safety and belonging from public rights-of-way.<br>**What still needs to be addressed:** | Met |
| | **13.6.3.B.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. | Emergency vehicles will have access to the building via existing public rights-of-way.<br>**What still needs to be addressed:** | Met |
| *Public Utilities* | **13.6.3.C.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. | The applicant has provided an ability to serve letter from the Portland Water District demonstrating that existing utilities have adequate capacity to serve the proposed development<br>**What still needs to be addressed:**<br>• The applicant shall provide a wastewater capacity application to the City of Portland's Water Resources Department. | More information Required |

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| | | **A wastewater capacity application is included with this re-submission of materials.** | |
| | **13.6.3.C.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. | Electrical service will be extended to the building from existing poles on Washington Avenue via underground conduits. The applicant has provided an ability to serve letter from Central Maine Power.<br>**What still needs to be addressed:** | Met |
| | **13.6.3.C.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. | The proposed project will connect to public water, sewer, gas, and electrical systems via underground services. The stormwater system will connect to the City's storm drain on Washington Avenue. No off-site utility improvements are proposed as part of this application.<br>**What still needs to be addressed:**<br>The proposed 8-inch connections for sewer and stormdrain to the combined sewer in Washington Avenue will require manholes for the connections. Invert elevations and pipe slopes shall be provided to confirm the ability to connect. See mockup below:<br>  <br>*Manhole Locations shown in Red*<br>• The stormwater connection references the use of a backflow preventer. The locations of all backflow preventers shall be shown on relevant plans.<br>**The design has been updated to reflect the revisions noted in the diagram above. Two new manholes proposed, both in Washington street in order to avoid the existing street tree and maintain 10 feet separation from the water lines.** | More information required |
| | **13.6.3.C.4** All development within 200 feet of a public sanitary collection and treatment system shall connect sanitary sewer lines into the nearest available public | The proposed building would connect directly to existing sanitary sewer lines within Washington Avenue. | Met |

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| | 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. | **What still needs to be addressed:** | |
| | **13.6.3.C.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. | A trash room is provided on the ground floor of the building with direct access to Washington Avenue, where it would be collected by a private hauler.<br>**What still needs to be addressed:**<br>• The applicant shall provide additional narrative detail related to trash operates, including frequency of pick-up and the location of temporary on-street storage.<br>**Trash collection will occur at the designated loading zone located along Washington Street at the front of the building. A dedicated access door to the trash room at this location is provided to facilitate efficient and safe removal of waste.**<br>**The property management team will be responsible for coordinating the timing and frequency of waste collection services to ensure operational efficiency, minimize disturbance to residents, and prevent the accumulation of refuse beyond the system's capacity.**<br>**No on-street storage is proposed, and exact timing of removals will be determined once the building is in operation.** | More information required |
| Site Design Standards (Sec. 13.6.4) | | | |
| ***Standard*** | | ***How the standard is being met*** | ***Finding*** |
| *Massing, Ventilation and Wind Impact* | **13.6.4.A.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. | The proposed building is within the height allowed under the B-2b zone, and is not anticipated to alter existing wind patterns within public rights-of-way or nearby public open spaces.<br>**What still needs to be addressed:** | Met |
| | **13.6.4.A.2** Development shall locate all HVAC venting mechanisms to direct exhaust away from public | All HVAC and utility systems will be roof-mounted and will not vent towards public rights-of-way. | Met |

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| | spaces and residential properties directly adjacent to the site. | **What still needs to be addressed:** | |
| | **13.6.4.A.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:<br>a) Roofs with a slope less than 2:12: SRI of 82+ (initial)/64+ (3-year aged)<br>b) Roofs with a slope greater than 2:12: SRI of 25+ (initial)/25+ (3-year aged)<br>Roof areas covered by shade structures with an SRI of 39+, including photovoltaic panels that shade the roof, are considered exempt from roof area calculations for the purposes of this standard. | Roofing materials have not been detailed by the applicant.<br>**What still needs to be addressed:**<br>• The applicant shall demonstrate that proposed roofing materials meet solar reflectivity standards.<br>**The roofing material will be a white EPDM product like Carlisle SynTec "Sure-White" or equal, with a design initial SRI of 95 +/-. Other portions of the roof are occupied and have a paver system. This paver system is TBD at this time however will likely be light colored concrete pavers with the intention that the overall SRI rating of the roof will have an initial SRI of 82 or greater for at least 75% of the roof area in accordance with 13.6.4.A.3** | More information required |
| *Shadow* | **13.6.4.B** 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. | The proposed building is over 65 feet in height and is required to provide a shadow study.<br><br>A shadow study has been provided which models the shadow impact of the proposed buildings for the following analysis dates:<br>• March 20th<br>• June 21st<br>• December 21st.<br><br>The analysis provided for those dates demonstrates that the shadow impact of the proposed development on nearby public open spaces, including the Eastern Cemetery, would be limited in duration.<br>**What still needs to be addressed:**<br>• The applicant shall provide a shadow analysis for the May 6th or August 6th analysis date in accordance with the standards laid out in Section 9.2 of the Technical Manual.<br>**Shadow analysis of these dates are included as part of this resubmission package.** | More information n required |
| *Snow and Ice* | **13.6.4.C** All development shall be designed to prevent significant amounts of accumulated snow and ice from | Snow storage areas are identified on provided plans and do not impact public rights-of-way. | Met |

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| | loading or falling onto adjacent properties or public ways. | **What still needs to be addressed:** | |
| *View Corridors* | **13.6.4.D** The massing, location, and height of development shall not substantially obstruct public view corridors identified in the City of Portland Design Manual. | Not applicable. This application is not within a view corridor.<br>**What still needs to be addressed:** | N/A |
| *Historic Resources* | **13.6.4.E.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. | Not applicable to this application. This application is not within a historic district.<br>**What still needs to be addressed:** | N/A |
| | **13.6.4.E.2.a** All development shall document and protect state or local archaeological resources known to exist or discovered on the site.<br>a) Protection may include leaving archaeological resources untouched beneath a new development through adaptation of foundation design or architectural layout. | There are no demonstrated historic or archaeological resources on this site.<br>**What still needs to be addressed:** | Met |
| | **13.6.4.E.2.b** All development shall document and protect state or local archaeological resources known to exist or discovered on the site.<br>b) Where the applicant can demonstrate that complete protection is not feasible, the applicant shall excavate and document archeological 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:<br>i. Original seawall structure located landward of Commercial Street.<br>ii. Inactive historic family cemetery plots.<br>iii. Historic railroad beds including but not limited to the Portland-Lewiston interurban railroad. | There are no known historic or archaeological features on this site. The applicant will be required to document and preserve any archaeological items uncovered during construction.<br>**What still needs to be addressed:** | Met |

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| | iv. Original structure and/or landforms associated with the Cumberland and Oxford Canal.<br>v. Buried portions of colonial and post-colonial period structures or built features located on the Portland Peninsula predating the Great Fire of 1866.<br>vi. Pre-colonial occupation sites identified by shell middens or other evidence.<br>vii. Sites listed or eligible for listing on the National Register of Historic Places. | | |
| | **13.6.4.E.2.c** All development shall document and protect state or local archaeological resources known to exist or discovered on the site.<br>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. | There are no known historic or archaeological features on this site. The applicant will be required to document and preserve any archaeological items uncovered during construction.<br>**What still needs to be addressed:** | Met |
| *Exterior Lighting* | **13.6.4.F.1.a** ***Site lighting*** 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. | Proposed lighting fixtures are full cutoff. There is no measurable light spillover onto adjacent properties.<br>**What still needs to be addressed:** | Met |
| | **13.6.4.F.1.a** ***Site lighting*** Where light from a proposed development may adversely impact adjacent residential properties, exterior lighting shall employ building-side shielding. | There is no anticipated light spillover onto adjacent properties as shown in the provided photometric plan<br>**What still needs to be addressed:** | Met |
| | **13.6.4.F.2.a** ***Architectural and specialty lighting*** 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. | Specialty lighting on-site would be limited to downlit sconces lining the Washington Avenue frontage of the building at ground level to provide ambient illumination to public sidewalks. Proposed light fixtures meet Technical Manual standards.<br>**What still needs to be addressed:** | Met |
| | **13.6.4.F.2.b** ***Architectural and specialty lighting*** 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. | No up-lit specialty lighting is proposed as part of this application.<br>**What still needs to be addressed:** | Met |

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| | **13.6.4.F.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. | Existing street lights on Congress Street will be preserved. No new street light fixtures are proposed as part of this application.<br>**What still needs to be addressed:**<br>• The Applicant shall review illumination at the intersections of Congress Street & Washington Avenue and Cumberland Avenue & Washington Avenue to ensure that illumination meets MaineDOT guidelines for pedestrian lighting.<br>**Updated lighting is included in the resubmission package with this response.** | More information required. |
| *Noise and Vibration* | **13.6.4.G** 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. | HVAC and other mechanical systems will be mounted on the roof or interior of the proposed building.<br>**What still needs to be addressed:** | Met |
| *Signage and Wayfinding* | **13.6.4.H.1** On-site directional traffic signage may be provided to enable users to safely and easily navigate into, around and out of the site. | No on-site directional signage is proposed.<br>**What still needs to be addressed:** | Met |
| | **13.6.4.H.2** Signage shall not adversely affect visibility at intersections on or off the site. | No on-site directional signage is proposed.<br>**What still needs to be addressed:** | Met |
| *Design Standards* | **13.6.4.I.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. | This application is subject to the design standards of the City of Portland Design Manual – (d) *B-2b Commercial Business Zone, Appendix 2 and (i) Two-family, special needs independent living units, multiple-family, lodging houses, bed and breakfasts and emergency shelters.*<br>**What still needs to be addressed:**<br>• See attached design memo<br>**See the design memo responses** | More information Required |
| | **13.6.4.I.2** If the development is located in a historic district or associated with a historic landmark, the standards of Article 16 shall supersede. | Not applicable. This application is not within a historic district.<br>**What still needs to be addressed:** | N/A |

Portland, Maine Yes. Life's good here.

Planning & Urban Development Department

ZONING ANALYSIS Relevant Zone(s) B-2b

All Projects:

| | Required | Proposed |
|---|---|---|
| Lot Size | n/a | |
| Area Per Dwelling Unit | n/a | |
| Minimum Street Frontage | n/a | |
| Front Yard Minimum | 0' | 0' |
| Front Yard Maximum | 10' | 0' |
| Rear Yard | 0' | 5' |
| Yard Right | 0' | 5' |
| Yard Left | 0' | 5' |
| Side Street Setback | n/a | |
| Step Back | n/a | |
| Maximum Lot Coverage | 100% | 81.7% |
| Minimum Lot Coverage | n/a | |
| Maximum Height | 75' | 75' |
| Open Space | n/a | |
| Maximum Impervious Area | 100% | 95% |
| Pavement Setback | n/a | |
| Floor Area Ratio | n/a | |
| Off Street Parking Spaces | 0 | 0 |
| Loading Bays | n/a | |
| Other 1 | | |
| Other 2 | | |
| Other 3 | | |

## Planned Residential Unit Developments (PRUD) Requirements

| | Required | Proposed |
|---|---|---|
| Minimum Lot Size | n/a | |
| Minimum Lot Area per Dwelling | | |
| Maximum # Units per Building | | |
| Maximum Building Length | | |
| Maximum Accessory Building Length | | |
| Minimum Setbacks | | |
| Minimum Building Separation | | |
| Minimum Open Space | | |

## Affordable Housing Density Bonuses (if applicable)

| | Bonus Increase or Decrease | Maximum Allowable With Bonus | Proposed |
|---|---|---|---|
| Density | n/a | | |
| Height | n/a | | |
| Setback Reduction | n/a | | |
| Recreation Space | n/a | | |
| Maximum Accessory Building Length | | | |
| Minimum Setbacks | | | |
| Minimum Building Separation | | | |
| Minimum Open Space | | | |
| | | | |
| Explanatory Text 1 (optional): | | | |
| Explanatory Text 2 (optional): | | | |
| Explanatory Text 3 (optional): | | | |

# BEDFORD LENDING

January 15th, 2026

City of Portland
389 Congress Street
Portland, ME 04101

RE: 221 Congress Street

To Whom It May Concern,

Bedford Lending Corporation is a direct HUD multifamily lender established in 1991. As one of approximately 25 companies that actively lends in this space, we have helped for-profit and non-profit borrowers construct, rehabilitate, acquire, and refinance multifamily properties throughout the country.

We read with interest about the referenced development project, and based upon our review of the provided documentation, believe a loan under the HUD 221(d)(4) new construction program is feasible and that GreenMars, and its principals, Nate Green and Chris Marshall, can qualify as borrowers under this program. The HUD 221(d)(4) program annually funds the construction of more than 30,000 apartment units.

Please feel free to call or email with any questions.

Yours truly,

Kyle Jean

Kyle Jean, Managing Director

603-647-4646

# PURCHASE AND SALE AGREEMENT

This PURCHASE AND SALE AGREEMENT FOR REAL ESTATE (this "Agreement") is entered into by and between **221 BLOCK, LLC**, a Maine limited liability company whose mailing address is 110 Exchange Street, Suite 2, Portland, ME 04101 ("**Seller**"), and **GREENMARS REAL ESTATE SERVICES, INC.**, a Maine corporation with a mailing address at 30 Exchange Street, Suite 3, Portland, Maine 04101, and its successors and assigns (the "**Buyer**" and collectively with the Seller the "Parties").

1. PREMISES. Seller agrees to sell and Buyer agrees to buy, upon the terms and conditions hereinafter set forth herein, three lots or parcels of land a combined, approximate 0.18 acres in size located at 221 Congress Street, 6 Washington Avenue, and 10 Washington Avenue, Portland, Maine, together with all buildings, improvements, fixtures, and other items of real property located thereon, and all rights, privileges, easements and appurtenances thereto (collectively, the "Premises"), being the property described in a deed to the Seller from Greg's Properties Washave LLC, dated June 16, 2017 and recorded in the Cumberland County Registry of Deeds in Book 34088, Page 190 and referred to in the City of Portland's Assessors database as 013 G012001, 013 G007001, and 013 G005001. The Premises also include:

(a) all agreements, leases, contracts, covenants, easements and restrictions related to or benefiting the Premises and any and all rights if any of Seller thereunder, including development rights, air rights, water and well rights, density (lot coverage) rights, and drainage rights;

(b) all approvals, permits, and applications with or from governmental authorities if any related to or benefiting the Premises; and

(c) all documents and work product if any , excluding all CAD files and only in PDF format of all professionals in connection with the Property, if any, including all environmental studies and water samplings, all soil or engineering tests, and all construction, engineering, architectural, landscaping, and other plans , drawings, specifications, surveys, maps, site plans, plats, and other graphics related to development of the Premises. Any and all construction, engineering, architectural, landscaping, and other plans , drawings, specifications shall be for informational purposes only , maybe labeled as such and will not be for use in the construction of any building.

2. DEED. The Premises are to be conveyed by a good and sufficient Quitclaim Deed with Covenant, conveying good and clear record and marketable title to the Premises, free from all liens and encumbrances, except customary easements, covenants and restrictions of record that do not impair the use of the Premises by the Buyer for its intended purposes, the Premises to be in compliance at transfer with all applicable laws, ordinances and regulations relating thereto. The Premises shall be conveyed utilizing a metes and bounds description based upon an agreed upon current survey of the Premises should such a survey be obtained by Buyer in its sole discretion and cost.

3. PURCHASE PRICE. The purchase price for the Premises is One Million One Hundred Thousand and 00/100 ($1,100,000.00) (the "Purchase Price"), payable as follows:

(a) Deposit. There is a $5,000.00 deposit (the "Deposit") for this Agreement to be held in Escrow by the Buyer's attorney, Drummond Woodsum ("Escrow Agent") and credited against the Purchase Price at Closing.

(b) The remainder of the Purchase Price, subject to the credits and prorations set forth herein, shall be paid to the Seller by cash, wire transfer or certified bank check at the Closing.

4. CLOSING. The closing (the "Closing Date" or the "Closing") for the transfer of the Premises shall take place on the earlier of (i) the date upon which the Financing (as defined in Section 6(c)) for the Project closes ; or (ii) subject to the extension option provided for herein, one (1) year from the Effective Date (as defined in Section 17 of this Agreement) (the "Outside Closing Date"). Closing shall occur at a time that is mutually agreeable to the Buyer and Seller at the offices of the Buyer's attorney, Drummond Woodsum, 84 Marginal Way, Suite 600, Portland, Maine 04101. The deed and other customary transfer documents (as further described in Section 7 of this Agreement) are to be delivered at Closing.

(a) Buyer's Option to Extend. To the extent necessary for the Buyer to secure the Financing and permits for the Project, the Buyer shall have the option to **one six (6) month** extension option (the "Extension Option") to extend the Outside Closing Date by delivering written notice to the Seller prior to the expiration of the one (1) year period and shall simultaneously deliver to the Escrow Agent a non-refundable deposit of $25,000.00 (the "Extension Deposit") which shall be credited against the purchase price at Closing and, if the Closing does not take place due to a breach by the Buyer, the Extension Deposit shall be released to Seller by Escrow Agent upon termination of this Agreement .

(b) In the event Buyer does not close the transaction contemplated by this Agreement in addition to any and all other obligations of the Buyer herein, Buyer for the consideration of one dollar ($1) shall transfer and assign to Seller all information, approvals and licenses in its possession and control concerning the Premises including but not limited to Engineering both Civil and Structural, Architectural, Mechanical, Electrical, and Plumbing plans, reports and correspondence, city and state applications, approvals and licenses. Buyer shall cooperate with Seller in a timely manner to ensure all such information, approvals and licenses are properly transferred to Seller. To the extent necessary to transfer any city planning board applications and approvals, city building permit as well as any state applications, approvals and licenses Buyer for the consideration of one dollar ($1) shall assign its interest in the Project Entity as referenced in the Memorandum of Understanding of even date to Seller.

5. BUYER'S CONTINGENCIES. In addition to any other conditions to closing as may be set forth herein, the obligations of Buyer under this Agreement are subject to the following contingencies, any of which, if not met within the time periods specified, shall entitle Buyer to terminate this Agreement by giving Seller written notice of Buyer's intention to do so within the time period specified. Upon a termination due to contingencies (a) through (c), the Deposit shall be promptly returned to Buyer, the Seller shall be entitled to retain those Additional Payments made by the Buyer to the Seller as of the date of the termination, and the parties shall be relieved of all further

obligations under this Agreement except for such obligations as by their terms survive termination of this Agreement.

(a) Property Information. Within **five (5) business days** after the Effective Date, Seller shall provide Buyer with all surveys, title policies, and environmental reports in its or its agents' possession including without limitation copies of any surveys of the Premises within Seller's or Seller's agents' possession promptly following the Effective Date of this Agreement.

(b) Title. Buyer shall have **forty five (45) days** following the Effective Date to conduct its title search and determine that that title to the Premises is satisfactory to Buyer in its sole discretion, and that Seller has satisfied all of the requirements set forth in the Buyer's title commitment that are the responsibility of Seller to satisfy.

(c) Buyer's Due Diligence. Buyer's obligation to close is further conditioned upon the results of Buyer's due diligence on the Premises being satisfactory to Buyer in its sole discretion, which may include, without limitation, general building and systems assessment and inspection, financing, surveys, geotechnical and environmental assessments, an investigation of any zoning or other conditions affecting the Premises, and any other investigations Buyer may elect to perform all within **one hundred twenty (120) days** following the Effective Date (the "Due Diligence Period").

(d) Appraisal. The Buyer's obligation to close is contingent on receipt of a current appraisal of the Property that supports a value of no less than the Purchase Price satisfactory to a project lender prior to the Outside Closing Date, and any extension thereof.

**(e)** Financing. Buyer obligation to close is also contingent upon the Buyer raising and securing sufficient debt and equity financing for the construction and development of the Project (the "Financing"), no later than the Outside Closing Date, and any extension thereof**.**

If Buyer does not notify Seller that any such contingency has not been satisfied within the applicable time period set forth above, such contingency shall be deemed to have been waived by Buyer.

Buyer and its agents shall have the right to enter, inspect and survey the Premises for the foregoing purposes and otherwise to make, or cause to be made, such surveys, tests, inspections, and investigations, including taking soil borings and other environmental analyses and studies of the Premises, and the Buyer further agrees to restore the Premises to substantially the same condition prior to such surveys, tests, inspections and investigations all within thirty (30) days of said surveys, tests, inspections and investigations.

Buyer and its employees and agents shall enter the Premises at their own risk and shall remain liable for all damage or injury to any person or property resulting from, relating to, or arising out of

Buyer's activities on the Premises, whether due to the acts of Buyer or any person acting by or on behalf of Buyer. Buyer shall further keep the Premises free and clear of any liens arising from work performed on behalf of Buyer in connection with its activities on the Premises. Buyer agrees to indemnify, defend and hold harmless Seller and Seller's agents from and against any and all claims, costs, damages, liabilities or liens of any kind arising out of or due to Buyer's activities on the Premises, including reasonable attorney's fees and costs, except if caused by Seller's sole negligence or intentional act. These indemnification obligations shall survive the Closing or earlier termination of this Agreement. Buyer, prior to undertaking any activities on the Premises as set forth herein shall provide Seller with proof of a current standard General Liability Insurance Policy insuring the Buyer in the amount of no less than two million dollars ($2,000,000.00) per occurrence and naming Seller as an additional insured.

6. CLOSING DOCUMENTS. At the Closing, and in addition to any other documents referred to in this Agreement to be delivered to Buyer or Seller at the Closing, Seller and to the extent applicable Buyer shall execute, acknowledge as necessary and deliver the following documents and such other documents as Buyer's and Seller's attorneys may reasonably require to complete the transaction contemplated herein, including without limitation:

(a) Purchase Price. Buyer shall deliver to Seller that portion of the Purchase Price payable at the Closing, as adjusted pursuant to the terms hereof;

(b) Deed. Seller shall execute, acknowledge and deliver to Buyer the deed as provided herein;

(c) Title affidavits. Seller shall deliver to Buyer executed originals of such customary certificates, affidavits or letters of indemnity as the title insurance company issuing the title insurance policy on the Premises shall require, including without limitation commercial survey affidavit(s), in order to issue such policy and to omit therefrom all exceptions for unfiled mechanics', materialmen's or similar liens and parties in possession and brokers' liens;

(d) Nonforeign Person Affidavit. Seller shall deliver to Buyer such affidavits and certificates, in form and substance reasonably satisfactory to Buyer, as Buyer shall deem necessary to relieve Buyer of any obligation to deduct and withhold any portion of the Purchase Price pursuant to Section 1445 of the Internal Revenue Code;

(e) Notification to Buyer of Withholding Tax Requirement. Buyer shall deliver to Seller an executed original certificate in form and substance reasonably satisfactory to Seller acknowledging receipt of notification of the withholding tax requirements of the State of Maine;

(f) Maine Resident Affidavit. Seller shall deliver to Buyer such executed affidavits and certificates, in form and substance reasonably satisfactory to Buyer, as Buyer shall deem necessary, to inform Buyer of its obligation, if any, to deduct and withhold a portion of the Purchase Price pursuant to 36 M.R.S.A. §5250-A;

(g) Underground Oil Storage Tank Certification. Seller shall deliver to Buyer a written notice, in form and substance reasonably satisfactory to Seller and Buyer, which written notice shall certify to the extent known to Seller the registration numbers of the underground oil storage facilities if any located on the Premises, the exact location of the facilities, whether or not they have been abandoned in place, and that the facilities are subject to regulation by the Maine Department of Environmental Protection;

(h) Real Estate Transfer Tax Declaration. Seller and Buyer shall execute a Real Estate Transfer Tax Declaration in the form required to be recorded with the deed and the real estate transfer tax imposed by the State of Maine shall be paid by the Seller and Buyer in accordance with law;

(i) Prorations. Subject to Section 12 below, real estate taxes and water and sewer use charges shall be prorated as of the Closing Date;

(j) Other Documents. Seller and Buyer shall execute, acknowledge and deliver such other documents and items as Seller's and/or Buyer's attorney may reasonably require.

(k) Corporate Documents. Seller shall deliver to Buyer and Buyer shall deliver to Seller a copy of a sufficient incumbency certificate demonstrating the authorization of this Agreement and the transactions contemplated by this Agreement, all certified by the appropriate agent of Seller and Buyer as being true, correct and in full force and effect on the date of the execution of this Agreement and the Closing.

7. CONDITION OF PREMISES; POSSESSION. Other than encumbrances that will be cleared at closing Seller shall not mortgage, encumber, or alter the use of the Premises prior to the Closing without the prior consent of the Buyer which consent shall not be unreasonably withheld, conditioned or delayed, and shall maintain it consistent with the manner in which the Seller has operated and maintained the Premises prior to this Agreement. Full possession of the Premises is to be delivered at the Closing, free of all tenants and occupants and otherwise in the same condition as it is now. Buyer and Buyer's agents may inspect the Premises up to forty-eight (48) hours prior to the Closing in order to determine whether the condition of the Premises complies with the terms and conditions of this Agreement. Seller agrees to provide prompt written notice to Buyer of any newly arising or newly discovered defects with respect to the Premises to be conveyed at closing.

8. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM. If Seller shall be unable to give title or to make conveyance, or to deliver possession of the Premises, all as herein stipulated, or, if at the time of the Closing the Premises do not conform with the terms and conditions hereof, then Seller shall use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the Premises conform to the terms and conditions hereof, as the case may be, in which event the time for performance hereof may be extended for a period of ninty (90) days or such longer period as shall be agreed to by Buyer in its sole discretion, during which time Seller shall continue such efforts to remove any defects in title, or to deliver possession as provided herein, or to make the Premises conform to the terms and conditions hereof. If at the expiration of such extended time Seller shall have failed to remove any defects in title, deliver possession, or make the Premises conform, as the case may be, all as herein agreed, then, at Buyer's

option, the Deposit and Extension Deposit shall be promptly refunded to Buyer and all other obligations of the parties hereto shall cease and this Agreement shall be void without recourse of the parties hereto, except for such obligations as by their terms survive termination of this Agreement.

In addition to such other remedies available to Buyer under this Agreement, Buyer shall have the election, at either the original or such extended time for performance, to accept such title to the Premises in its then condition as Seller can deliver and to pay therefor the Purchase Price without deduction, in which case, Seller shall convey such title or deliver the Premises in such condition. In the event that the Buyer decides to proceed with the Closing under this paragraph and the Premises has been damaged by fire or casualty that is insured, then the Seller shall pay over or assign to Buyer, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by Seller for any restoration

9. USE OF PURCHASE MONEY TO CLEAR TITLE. To enable Seller to make conveyance as herein provided, Seller may, at the time of delivery of the deed and other transfer documents, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed and other transfer documents.

10. RISK OF LOSS. Until delivery of possession of the Premises from Seller to Buyer, risk or loss or damage to the Premises by fire or otherwise shall be on Seller.

11. ADJUSTMENTS. Taxes for the then current fiscal year assessed against the Premises, and other assessments and liability charges, if any, on the Premises shall be adjusted as of the Closing Date, and the net amount thereof shall be added to or deducted from, as the case may be, the Purchase Price. If the amount of taxes to be adjusted is not known on the Closing Date, the taxes will be adjusted based on the taxes most recently assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained. Transfer Tax shall be shared equally by the parties in accordance with Maine Law.

12. BROKERAGE Seller has retained Shannon Richards of Legacy Properties Sotheby's International Realty as Seller's broker and will pay her 2.5% of the purchase price upon closing. Other than Ms. Richards Buyer and Seller each represent to the other that no other broker or finder has been communicated with in connection with the transaction contemplated by this Agreement. Seller and Buyer each agree to indemnify and hold harmless the other from and against any claim by any other broker or person for a commission or finder's or other fee with respect the transaction contemplated hereby.

13. DEFAULT/DAMAGES. Should Seller fail to fulfill Seller's obligations hereunder, Buyer may elect to either terminate this Agreement and receive a refund of the Deposit and Extension Deposit or pursue an action for specific performance on the part of the Seller to convey the Property to the Buyer. Should Buyer fail to fulfill Buyer's obligations hereunder it shall be in default of this Agreement entitling Seller to terminate the Agreement and in that event , Seller shall retain the Deposit and Extension Deposit as liquidated damages as Seller's sole and exclusive remedy at law or in equity for Buyer's default without further recourse to Buyer and Buyer shall be relieved of all obligations hereunder except for such obligations as by their terms survive termination of this

Agreement. Buyer will be in default under this Agreement entitling Seller to terminate this Agreement and retain the Deposit and Extension Deposit if any, if it breaches any of the terms and conditions of the Memorandum of Understanding of even date by and between the Buyer and Seller and other related parties.

14. SELLER'S WARRANTIES AND REPRESENTATIONS. Seller warrants and represents as of the date of Seller's execution of this Agreement and as of each date through and including the Closing that:

(a) Seller has been duly organized and is validly existing in good standing in the jurisdiction of its formation, and is qualified to do business in the state of Maine.

(b) Seller has the full right and authority and has obtained all consent required to enter into this Agreement and to consummate the transaction contemplated herein. This Agreement has been, and all of the documents to be delivered by the Seller at the Closing will be authorized and properly executed by a person with authority to act and sign on behalf of the Seller, and will be a valid and binding obligation of the Seller.

(c) The Seller is not a foreign person or foreign corporation for purposes of the withholding required under the Foreign Investment in Real Property Tax Act of 1980 (FIRPTA), and accordingly, no such withholding will be required;

(d) Seller represents and warrants that no portion of the Premises is, or has been in the last two (2) years, in any "current use" tax assessment program associated with a reduction in municipal property taxes, such as, by way of example, Tree Growth, Open Space, Working Waterfront, or Farmland classification.

(e) No consent, approval, order or authorization of any court or other governmental entity is required to be obtained by Seller in connection with the execution and delivery of this Agreement or the performance hereof by Seller.

(f) There are no litigation, liens, judgments, violations, or proceedings pending or, to Seller's knowledge, threatened against or relating to the Premises nor does Seller know or have reasonable grounds to know of any basis for any such action, or of any governmental investigation relating to the Premises.

(g) There is no pending or, to the best of Seller's knowledge, threatened action or proceeding (including, but not limited to, any condemnation or eminent domain action or proceeding) before any court, governmental agency or arbitrator relating to or arising out of the ownership of the Premises or any portion thereof, or which may adversely affect Seller's ability to perform this Agreement, or which may affect the Premises or any portion thereof.

(h) No work has been performed or is in progress at, and no materials have been furnished to, the Premises or any portion thereof which may give rise to mechanic's, materialmen's or other liens against the Premises or any portion thereof.

(i) Seller represents and warrants that except as set forth in the Phase I and Phase II Environmental Site Assessments prepared by Campbell Environmental Group dated April 2018 and May 2018 respectively and since the issuance of the August 13, 2018 No Action Assurance Letter issued by Nicholas Hodgkins of the Maine Department of Environmental Protection, (i) the Seller has not received any notice from any governmental authority that (A) the Premises is in violation of any environmental laws, (B) the Premises contains any hazardous materials, or any person or entity has caused or permitted any hazardous material to be manufactured, generated, processed, produced, disposed on, at, through, or under the Premises or any hazardous materials to be placed stored, held, transferred, or transported from or to the Premises, (C) there has been a release of hazardous materials on, in, at, under, or from the Premises, or (D) Seller is subject to any environmental action in connection with the Premises; (ii) during Seller's ownership of the Premises, no underground tanks have been located on, in, or under the Premises, except as disclosed to the Buyer within five (5) days of the Effective Date; (iii) Seller is not in breach of or has any liability under or with respect to any environmental law with respect to the Premises; and (iv) Seller has not received any notice of any contemplated, proposed, or pending environmental action with respect to the Premises.

(j) To the best of Seller's knowledge, there are no existing violations of zoning ordinances or other laws, ordinances or restrictions applicable to the Premises, and no boundary line discrepancies with abutters.

(k) To the best of Seller's knowledge, there has not been a division of all or part of the Premises, or any parcel of which the Premises was formerly a part, within the past five (5) years, and Seller shall not take any action prior to the Closing that would require Buyer to obtain subdivision approval prior to lawfully acquiring the Premises in accordance with this Agreement.

Seller shall immediately disclose any changes in any of the Seller's warranties and representations set forth in this Agreement, and in the event of any material adverse change, Buyer may, at its election, terminate this Agreement in which case the Deposit shall be promptly returned to Buyer and the parties shall be relieved of all further obligations under this Agreement except for such obligations as by their terms are to survive termination of the Agreement.

Buyer's performance under this Agreement is conditioned upon the truth and accuracy of Seller's warranties and representations expressed herein as of the date of Seller's execution of this Agreement and as of the Closing. All warranties and representations expressed herein shall survive the Closing and any termination of this Agreement. Seller agrees to indemnify, defend and hold harmless Buyer from and against any liability, cost, damage, loss, claim, expense or cause of action (including, but not limited to, attorneys' fees and costs) incurred by or threatened against Buyer as a

result of any breach by Seller of any of Seller's warranties or representations contained in this Agreement. The foregoing indemnification obligations shall survive the Closing for a period of 3 (3) months from the Closing Date.

15. ASSIGNMENT. The rights and obligations of Buyer under this Agreement may be assigned by Buyer to such other entity that may be formed by Buyer for the purpose of acquiring title to the Premises only with the consent of Seller which consent shall not be unreasonably withheld, conditioned or delayed provided that such assignee assumes all obligations of Buyer hereunder

16. ACCEPTANCE; EFFECTIVE DATE. The Effective Date of the Agreement shall be the last date of execution and delivery of this Agreement by the Seller to the Buyer (the "Effective Date").

17. PROFESSIONAL ADVICE. Each party hereby acknowledges that they have read and understand this Agreement and have had an opportunity to obtain professional advice regarding the same.

18. AUTHORITY. Each party hereto represents and warrants that it has full authority to execute this Agreement and perform all obligations contained herein. All such actions have been properly authorized by any required votes and the party signing on behalf of each party hereto is duly appointed to so act in said capacity to make this Agreement binding upon such party.

19. ESCROW AGENT. The Escrow Agent serves as legal counsel to the Buyer and that the Escrow Agent's acceptance of the escrowed funds in no way affects the Escrow Agent's continued representation of the Buyer in all matters related to this Agreement and the transactions contemplated hereunder. The Escrow Agent may at any time resign as such by delivering the escrowed funds to a court of the State of Maine having appropriate jurisdiction whereupon the Escrow Agent shall be discharged of and from any and all further obligations arising in connection with this Agreement. In the event of a dispute over the disposition of such funds, the Escrow Agent may further commence an interpleader action to determine the proper disposition of said funds. Seller and Buyer agree to reimburse Escrow Agent for all reasonable expenses incurred by Escrow Agent in the interpleader action, including, without limitation, attorney's fees and costs. Seller and Buyer agree that Escrow Agent shall not be liable for actions taken in good faith in accordance with the advice of counsel with respect to any matter relating to this Agreement. Buyer and Seller shall jointly and severally indemnify and hold harmless the Escrow Agent from and against any and all losses, liabilities, claims, actions, damages and expenses, including reasonable attorney's fees and costs, arising out of and in connection with this Agreement, except those arising from the Escrow Agent's own negligence or willful misconduct.

20. NOTICES. Except where expressly stated otherwise, any notice relating in any way to this Agreement shall be in writing and shall be delivered to the other party by (a) registered or certified mail, return receipt requested, (b) overnight by a nationally recognized courier, (c) hand delivery obtaining a receipt therefor, or (d) email, addressed to the parties as follows:

To Seller: **221 BLOCK, LLC**
Attn: Caleb Johnson
93 High Street
Portland, Maine 04101

Email: [_____]

With a copy to: Paul E. Peck
Drummond & Drummond, LLP
One Monument Way
Portland, Maine 04101
Email: ppeck@ddlaw.com

To Buyer: **GREENMARS REAL ESTATE SERVICES, INC.**
Attn: Chris Marshall
30 Exchange Street
Portland, Maine 04101
Email: chris@greenmars.com

With a copy to: Robert M. Liscord
Drummond Woodsum
84 Marginal Way, Suite 600
Portland, Maine 04101-2480
Email: rliscord@dwmlaw.com

Notices shall be deemed delivered upon such hand delivery, or upon the earlier of either (i) the date delivered or (ii) the date of delivery, refusal or non-delivery as indicated on the return receipt, in the case of notice by registered or certified mail or overnight courier as provided above.

Notice by email shall be deemed delivered upon sending, except if the sender receives an "out of office" or "undeliverable" or similar message indicating that the email was not immediately received by the other party, such notice shall be deemed ineffective and must be provided by one of the other methods permitted herein.

Either party may, by such manner of notice, substitute persons or addresses for notice other than those listed above.

21. COUNTERPARTS. This Agreement may be executed by DocuSign and/or in counterparts, and each of which when so executed and delivered shall be an original, but which together shall constitute one and the same instrument. Signatures delivered by fax, email or DocuSign shall be as effective as an original.

22. DAYS. Except as otherwise expressly set forth herein, the term "days" used herein shall mean calendar days, provided however, that if the date for performance of any action under this Agreement shall fall on a weekend or a holiday on which banks in the state of Maine are closed, such deadline shall be the next business day thereafter.

23. MEMORANDUM. Seller and Buyer agree that this Agreement may not be recorded but a Memorandum in the form mutually agreeable to the parties shall be executed and acknowledged simultaneously with this Agreement and may be recorded at the Cumberland County Registry of Deeds at the option and expense of Buyer.

24. MISCELLANEOUS. This Agreement shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties. Headings are for convenience of reference only and have no independent legal significance. This Agreement may not be modified, waived or amended except in a writing signed by the parties hereto. No waiver of any breach or term hereof shall be effective unless made in writing signed by the party having the right to enforce such a breach, and no such waiver shall be construed as a waiver of any subsequent breach. No course of dealing or delay or omission on the part of any party in exercising any right or remedy shall operate as a waiver thereof or otherwise be prejudicial thereto. Any and all prior and contemporaneous discussions, undertakings, agreements and understandings of the parties are merged in this Agreement, and the exhibits referenced herein, which alone fully and completely express their entire agreement. It is expressly understood and agreed that time is of the essence with respect to this Agreement. If any term or provision of this Agreement, or the application thereof to any person or circumstance shall be held to be invalid, illegal or unenforceable by a court, such term or provision shall be deemed stricken and the remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which this Agreement is held to be invalid or unenforceable, shall continue to be valid and binding upon the parties hereto, who agree that this Agreement shall be reformed to replace the stricken part with a valid and enforceable provision that comes as close as possible to expressing the intent of the stricken provision. This Agreement shall be governed by and construed and enforced in accordance with the laws in effect in the State of Maine.

[*remainder of page intentionally blank – signature page to follow*]

IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of the Effective Date.

BUYER:

**GREENMARS REAL ESTATE SERVICES, INC.**

By: _____ Date: 6/17/25
Name: Christopher Marshall
Its: President

SELLER:

**221 BLOCK, LLC**

By: _____ Date: _____
Name: Caleb Johnson
Its: Manager

ESCROW AGENT:

Drummond Woodsum & MacMahon, by its execution of this Agreement, acknowledges that it will hold and disburse the Deposit in accordance with the terms and conditions hereof.

Drummond Woodsum & MacMahon

By: _____ _____ ___, 2024
Robert M. Liscord, Attorney

MAINE REAL ESTATE TAX PAID

QUITCLAIM DEED WITH COVENANT

**GREG'S PROPERTIES WASHAVE LLC**, a Maine limited liability company with an address of 26 Village Brook Road, Yarmouth, Maine ("Grantor"), for consideration paid, grants to **221 BLOCK, LLC,** a Maine limited liability company, with a mailing address of 110 Exchange Street, Portland, Maine 04101 ("Grantee"), with Quitclaim Covenant, certain parcels of land with the buildings and improvements thereon located in the City of Portland, Cumberland County, Maine, described in **Exhibit A** attached hereto and incorporated herewith (the "Property").

Meaning and intending to convey the property described and conveyed in that certain Warranty Deed from Umbel Properties, LLC to Grantor dated March 20, 2006 and recorded in the Cumberland County Registry of Deeds in Book 23771, Page 200.

IN WITNESS WHEREOF, GREG'S PROPERTIES WASHAVE LLC, has caused this instrument to be executed by Alec Altman, its Manager, thereunto duly authorized, as of this 16th day of June, 2017.

**GREG'S PROPERTIES WASHAVE LLC,**
a Maine limited liability company

By: _____
Alec Altman, Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

On June 16, 2017, personally appeared the above-named Alec Altman, in his said capacity as Manager of Greg's Properties Washave LLC, a Maine limited liability company, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said limited liability company.

Before me,

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

{W6180887.2}

# EXHIBIT A

Certain lots or parcels of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, more particularly described as follows:

## Parcel One

Beginning at a point on the westerly side of Washington Avenue, which is ninety-one and thirty-three hundredths (91.33) feet from the intersection of the northerly sideline of Congress Street, and the westerly sideline of Washington Avenue;

Thence southwesterly at an internal angle of seventy-three degrees twenty-six minutes (73° 26') ninety-nine and ninety-seven hundredths (99.97) feet to a post;

Thence southeasterly by an internal angle of eighty-one degrees fifty-one minutes (81° 51') twenty-five and ten hundredths (25.10) feet to a post;

Thence easterly thirty and forty-five hundredths (30.45) feet to an iron pin;

Thence easterly fifty-six and three hundredths (56.03) feet to an iron pin on the westerly sideline of Washington Avenue, said line making an internal angle with Washington Avenue of ninety-five degrees forty-four minutes (95° 44');

Thence northerly along the westerly sideline of said Washington Avenue thirty-seven and seventy-five hundredths (37.75) feet to the point of beginning.

## Parcel Two

Also, a certain lot or parcel of land situated on Congress Street, in said City of Portland, bounded and described as follows:

Commencing at the northwesterly corner of Congress Street and Washington Avenue in the City of Portland;

Thence by said Congress Street southwesterly twenty-six (26) feet five (5) inches to land formerly owned by Samuel H. Quincy;

Thence by said Quincy's land northwesterly sixty-seven (67) feet nine (9) inches;

Thence northeasterly fifty-two (52) feet three (3) inches to Washington Avenue;

Thence southerly by said Washington Avenue fifty-three (53) feet seven (7) inches to the first mentioned bounds.

**Parcel Three**

Also, a certain lot or parcel of land, with the buildings thereon, situated on the southwesterly side of Washington Avenue, in said Portland, bounded and described as follows:

Beginning at the most Easterly corner of the lot of land which was conveyed to John C. Preston by Deeds from Sidney S. Nason and others and Charles A. York and others, dated November 16, 1881 and recorded in Cumberland County Registry of Deeds, in Book 482, Page 313 and 314;

Thence running Southwesterly by said Preston's land ninety and thirty-four one hundredths (90.34) feet to land of Edward Moore;

Thence Southeasterly at an included angle of eighty-five degrees and twenty-two minutes (85° 22') by said Moore's land thirty-one and eighteen one hundredths (31.18) feet to land formerly of Ann Woodman;

Thence Northeasterly at an included angle of ninety-three degrees and fifty-one minutes (93° 51') and by said Woodman's land eighty and forty-five one hundredths (80.45) feet to Washington Avenue;

Thence Northwesterly at an included angle of one hundred four degrees and forty-six minutes (104° 46') thirty and eight tenths (30.8) feet to the place of beginning.

Being the same premises conveyed to Umbel Properties, LLC by warranty deed dated June 8, 2001 from East End Corp. and recorded in the Cumberland County Registry of Deeds in Book 16402, Page 196.

Received
Recorded Register of Deeds
Jun 16,2017 01:50:38P
Cumberland County
Nancy A. Lane

GreenMars Real Estate Services
30 Exchange Street, Suite 203
Portland, ME 04101

Att. J

# Technical Ability

- **Overview**

  The design and permitting of the project is being completed under the direction of the GreenMars Real Estate Services (GreenMars). GreenMars and their consultants have the technical ability to prepare the construction documents, oversee construction, operate, and manage the project in compliance with applicable regulations.

  GreenMars is the primary consultant involved with the civil/site design and site permitting of the project and has assembled the materials in this application. The following firms are acting as consultants to the Department or as subconsultants for the project:

| Firm | Services | Contact |
|---|---|---|
| GreenMars<br>30 Exchange Street<br>Portland, Maine | Civil Site Engineering | Travis Letellier, P.E.<br>travis@greenmars.com |
| Woodhull<br>93 High Street<br>Portland, Maine | Architect | Patrick Booth AIA, NCARB, LEED AP<br>Partner/Principal Architect<br>patrick.boothe@woodhullmaine.com |
| Sebago Technics<br>75 John Roberts Rd.<br>South Portland, ME | Boundary Survey | Patrick Johnson, PLS<br>PJohnson@sebagotechnics.com |

- **Experience of Project Team**

  The team of consultants retained by GreenMars has expertise and experience in the design of large facilities that require a major site plan permitting.

  A full list of completed construction projects by GreenMars and their principal members is available upon request.

- **Ability of the Applicant**

  GreenMars experience is apparent in the ongoing operation and maintenance of their existing facilities.

| City of Portland ME: Low-Impact Design Requirements | | | | |
|---|---|---|---|---|
| Owner / applicant name: | GreenMars Real Estate | | | |
| Representative name: | Nate Green | | | |
| Project address: | 221 Congress Street | | | |
| Project CBL: | | | | |
| Application ID (if known): | 221 Congress | | | |
| | **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 |

| | | | | |
|---|---|---|---|---|
| | | option | | 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 | | 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 |
| | | | 2 | Use only native vegetation for landscaped areas = 2pts |
| | | | 2 | 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 |
| | | | | 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 |
| | | | | 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 | | 6 | Detention of 1.5 times the required volume = 6pts |
| | 6 | | | Treatment for 1.5 times the required water quality volume = 6pts |

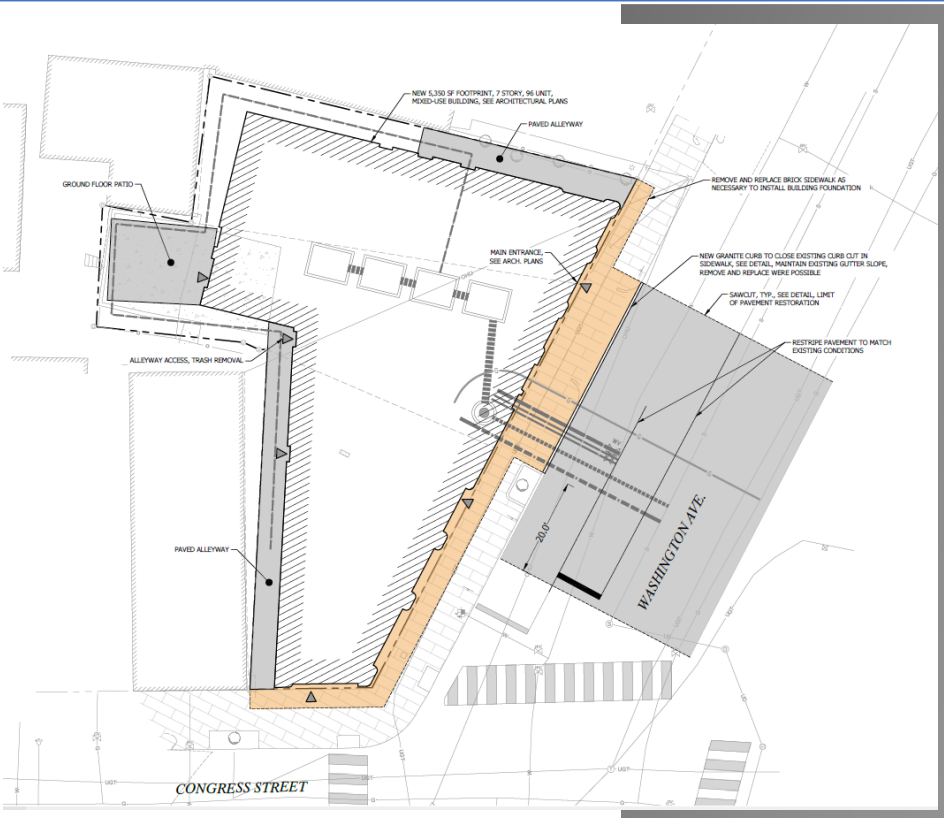
| | | | | |
|---|---|---|---|---|
| | 6 | | | Innovative LID site design and/or stormwater improvement - 6pts |
| | 10 | | | Establishing a Traffic Demand Management plan for projects under 50,000ft = 10pts |
| | **Total Possible Points** | | **Total Points Awarded** | **Minimum points required for approval of LID strategies and techniques** |
| | **178** | | **84** | **80** |

*The key to success starts with a solid foundation.*
*ENGINEERING | EXPLORATION | EXPERIENCE*

# Geotechnical Report

## *Mixed-Use Building*

## *221 Congress Street, Portland, ME*




**Client**

GreenMars Real Estate
30 Exchange Street, Suite 3
Portland, ME 04101

Project #: 25365
Date: 3/11/2026

SUMMIT
GEOENGINEERING SERVICES


**Office:** 210 Maine Avenue | Farmingdale, ME 04344
**Mail:** P.O. Box 515 | Gardiner, ME 04345

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*Appendix A* – Exploration Location Plan
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**Office:** 210 Maine Avenue | Farmingdale, ME 04344
**Mail:** P.O. Box 515 | Gardiner, ME 04345

March 11, 2026
SGS Project #: 25365

GreenMars Real Estate
30 Exchange Street, Suite 3
Portland, ME 04101
Attn: Travis Letellier, P.E.

Reference: Geotechnical Report – Mixed-Use Building
221 Congress Street, Portland, ME

Dear Mr. Letellier,

Summit Geoengineering Services, Inc. (SGS) completed a geotechnical investigation at the site referenced above in 2009, and prepared two separate geotechnical reports, one in January 2009 and one in June 2017 due to significant site changes.

Recently, SGS was asked to provide recommendations for the construction of a newly proposed seven-story building at the site referenced above. Due to the significant changes at the site compared with the previous geotechnical reports prepared by SGS, this standalone geotechnical report has been prepared. The recommendations provided within this geotechnical report are based upon the previous explorations performed by SGS at the site. Our scope of services for this newly proposed seven-story building included the preparation of this geotechnical report summarizing our findings and providing geotechnical recommendations.

Our scope of services for this project did not include an environmental site assessment or further investigation for the presence or absence of hazardous or toxic material on, below, or around the site. Any statements in this report, or on the exploration logs, regarding odors or unusual and suspicious conditions observed are for informational purposes and are not intended to constitute an environmental assessment.

## 1.0 Project Description

The project consists of the construction of a new seven-story building located at 221 Congress Street in Portland, Maine, on the corner of Congress Street and Washington Avenue. The building is either proposed as a five-story wood frame building over a two-story protected steel podium or a five-story steel frame building over a two-story protected steel podium. The first floor of the building will consist of commercial space on the south side and residential space elsewhere. The upper floors of the building will consist of residential space. The building is proposed to have an approximate footprint area of 5,350 square feet with a Finish Floor Elevation (FFE) of 81.25 feet. Existing grades within the building footprint are relatively flat at elevation 81 feet +/-. Based on this, the building will require up to 1 foot of fill. Anticipated column loads ranging from 150 to 300 kips were provided by Woodhull.

Paved alleyways are proposed on the north and the south side of the building. A ground floor patio is proposed on the west side of the building.

The existing site consists of a paved and gravel parking lot.

This information was referenced from the plans entitled *Site Plan* by GreenMars, dated July 29, 2025 and the Architectural Plan Set for Site Plan Review by Woodhull, dated February 12, 2026.

## 2.0 Explorations

Summit Geoengineering Services (SGS) observed the subsurface conditions on January 2, 2009 with the drilling of 4 borings. The exploration locations were determined and marked out by SGS prior to drilling.

An exploration location plan and the exploration logs are included in *Appendix A* and *Appendix B*, respectively.

The borings were performed by Northern Test Boring, under direct supervision of SGS, using a Diedrich D-50 tracked drill rig. All of the borings were terminated in the native glacial till at a depth of 27 feet below ground surface. All borings were advanced using 2-1/2-inch hollow stem augers. Standard Penetration Tests (SPT) were performed at the ground surface in continuous or 5-foot intervals. Soils were visually classified (*ASTM D2488*) using SPT split spoon sampling (*ASTM D1586*).

## 3.0 Laboratory Testing

Laboratory testing was performed at the following location and depths:

| LABORATORY TEST RESULTS | | | | | | |
|---|---|---|---|---|---|---|
| **Location** | **Depth (ft)** | **Soil Type** | **Gravel** | **Sand** | **Fines** | **USCS** |
| B-3 | 15 to 17 | SAND, trace Gravel & Silt | 1.2% | 95.0% | 3.8% | SP |
| | 20 to 22 | SAND, some Silt | 0.0% | 84.0% | 16.0% | SM |

Detailed results of the laboratory testing can be found in *Appendix C*.

## 4.0 Subsurface Conditions

### 4.1 Soil

From the explorations, the soil at this site generally consists of the following:

- **Pavement** (2.25 to 2.5 inches thick)
- **Fill** (3 to 7.5 feet thick)
- **Glacial Till** (>19.5 to >24 feet thick)

**Pavement** was encountered in borings B-1 to B-3 and is 2.25 to 2.5 inches thick.

The **fill** observed at site ranged from 3 to 7.5 feet in thickness. The fill generally consists of brown to dark brown silty sand or sand with pieces of bricks and ashes. The fill was generally competent and no organic, trash, or other similar materials were observed. SPT-N values in the fill ranged from 2 to 23 blows per foot (bpf) and averaged 10 bpf. A very loose layer was encountered from 5 to 7 feet in boring B-3, underlying a thin wood layer encountered at 5 feet. The fill was dry to moist and is classified as SM or SP in accordance with the Unified Soil Classification System (USCS).

The **glacial till** observed at the site ranged from greater than 19.5 to greater than 24 feet in thickness. The glacial till generally consists of brown sand with a little gravel to gray fine sand with a little silt. Based on the results of the grain sizes in boring B-3 from a depth of 15 to 20 feet, the glacial till has 0 to 1.2% gravel, 84 to 95% sand, and 3.8 to 16% silt. These samples represent the finer range of the sediments observed in the samples. The SPT-N values for the glacial till range from 7 to 30 bpf and average 15 bpf. The glacial till was wet and is classified as SM or SP in accordance with the USCS.

Detailed descriptions of the soil can be found in the exploration logs in *Appendix B*.

### 4.2 Groundwater

Groundwater was estimated at the following depths and elevations:

| GROUNDWATER DEPTHS AND ELEVATIONS | | | |
|---|---|---|---|
| **Boring** | **Depth (ft +/-)** | **Elevation (ft +/-)** | **Reference** |
| B-1 | 15 | 66 | Estimated from observed sample moisture |
| B-2 | 20 | 61 | Estimated from observed sample moisture |
| B-3 | 15 | 66 | Estimated from observed sample moisture |
| B-4 | 16.5 | 65 | Estimated from observed sample moisture |

Groundwater was observed in the samples at a depth ranging from 15 to 20 feet below ground surface, elevation ranging from 66 to 61 feet +/-. Groundwater across the site may fluctuate seasonally and with precipitation levels.

### 4.3 Bedrock

No bedrock was encountered in our explorations to a maximum depth of 27 feet (elevation 54 feet +/-). Bedrock is not anticipated to be encountered during construction.

## 5.0 Geotechnical Evaluations and Considerations

Based on the data collected during the field explorations, the subgrade conditions are suitable for the building to be supported on conventional spread or continuous footings. A geotechnical consideration for the proposed building is varying subgrade conditions for footings including existing fill and glacial till.


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To minimize the potential for differential settlement and to create a uniform bearing surface between all footings, we recommend all footings be constructed on a minimum of 8 inches of ¾-inch crushed stone (CS), placed over a layer of woven geotextile, placed over the compacted subgrade soil.

The boring samples are generally not good indicators of the presence of rubble or other anomalies in the fill soil. Rubble and other debris should be removed in their entirety where encountered in the footing subgrade. If organic materials are encountered, SGS should be notified so we can evaluate the effects of these materials on the proposed foundations.

SGS performed an analysis for settlement on the proposed building, which will require up to 1 foot of fill. Based on our analysis, assuming 1 foot of fill, a bearing capacity equal to 3,000 psf, and a maximum footing load of 300 kips, we computed that immediate settlement will be equal to or less than 1 inch. If footing loads or fill heights are greater than our assumed values, SGS should be notified so we can re-evaluate our recommendations.

## 6.0 Geotechnical Recommendations

SGS anticipates the foundation for the building will be constructed overlying existing fill and glacial till. Based on the results of our subsurface explorations, foundations can be supported on conventional spread or continuous footing foundations.

### 6.1 Footing Subgrade Preparation

We recommend that the bottom of all footings be constructed on a minimum of 8 inches of ¾-inch crushed stone (CS), placed over a woven geotextile, placed over proofrolled subgrade soil. Assuming that the recommendations below are followed, the footings can be proportioned using a maximum allowable bearing pressure of **3,000 pounds per square foot (psf)**.

The allowable bearing pressure for the building is based on the following construction sequences:

- After grubbing and removing any pavement within the proposed building footprint, proofroll the exposed soil by making a minimum of 4 passes in each of two perpendicular directions using a vibratory compactor with a minimum operating weight of 8 tons.

- Excavate to 8 inches below the bottom of the footings. All rubble and other non-conformities should be removed in their entirety from beneath foundations. Proofroll the exposed soil by making a minimum of 4 passes using a plate compactor with a minimum operating weight of 600 pounds. Soft, wet, or unstable areas should be removed and replaced with ¾-inch crushed stone (CS).

- Place a layer of woven geotextile, such as Mirafi 600x, or equivalent, directly on the proofrolled subgrade. The geotextile should extend a minimum of 2 feet outside the footing on all sides and should be pulled taut to remove wrinkles.


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- Place a minimum of 8 inches of CS directly on the geotextile. CS should be compacted to lock the particles together. The footings can be placed directly on the compacted CS. Gradation requirements for CS are presented in *Section 7.2.*

- In no case shall footings be constructed in standing water or frozen soil.

- SGS should observe the footing subgrade conditions prior to the placement of the geotextile and CS to confirm the subgrade conditions are consistent with our assumptions and to confirm whether additional crushed stone or other local subgrade improvement is necessary.

## 6.2 Frost Protection

The design air freezing index for the Portland, Maine area is approximately 1,190-degree F days (10-year, 90% probability). Based on this, exterior footings and other footings exposed to freezing temperatures should be placed at a minimum depth of **4 feet** in order to provide adequate frost protection. We recommend that all foundations exposed to freezing temperatures be backfilled with MDOT 703.06 Type E (FB), see *Section 7.2* for gradation requirements. FB should be compacted to a minimum of 95% of *ASTM D1557* when used as foundation backfill. The compaction can be reduced to 90% in landscaped areas.

## 6.3 Seismic Design

Based on the discovered soils, the site is classified as **Seismic Site Class D** in accordance with ASCE 7-16. The following seismic design coefficients should be used, assuming a risk II category:

| SUBGRADE SITE SEISMIC DESIGN COEFFICIENTS – ASCE 7 | |
|---|---|
| **Seismic Coefficient** | **ASCE 7-16 (Class D)** |
| $S_S$ | 0.281 |
| $S_1$ | 0.072 |
| $S_{MS}$ | 0.443 |
| $S_{M1}$ | 0.172 |
| $S_{DS}$ | 0.295 |
| $S_{D1}$ | 0.115 |
| $PGA_m$ | 0.243 g |

No liquefiable soils were encountered in our explorations.

## 6.4 Groundwater Control

Based on observed groundwater levels, groundwater is anticipated to be below the proposed bottom of footing elevations. Underdrains are not strictly necessary, but it is generally good practice to install underdrains along the exterior and interior foundations, to account for any local


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or regional changes in the hydrogeology and to control infiltration of rainfall adjacent to the foundation walls.

If used, underdrains should consist of 4-inch rigid PVC or flexible ADS pipe surrounded by 6 inches of ¾-inch crushed stone (CS) which is then surrounded by Mirafi 140N or equivalent. Underdrains should be outlet to a free draining location. Where exposed at the ground surface, a screen or other device should be placed over the outlet to prevent the migration of animals into the underdrain system.

We recommend all exterior grades slope away from the building footprint to reduce runoff water from infiltrating the foundation backfill soils.

## 6.5 Slabs-on-Grade

All fill should be compacted to a minimum of 95% of *ASTM D1557*. The gradation requirements for ¾-inch crushed stone (CS) and Structural Fill (SF) can be found in *Section 7.2*.

### *6.5.1 Interior Slabs*

All interior slabs should be constructed on either a minimum of 12 inches of SF compacted to a minimum of 95% of *ASTM D1557* or a minimum of 8 inches of CS compacted to lock the particles together. All fill placed in the building footprint should consist of SF or CS. SF and CS should be placed in 12-inch maximum lifts. SF should be compacted to a minimum of 95% of *ASTM D1557* and CS should be compacted to lock the particles together.

#### *6.5.1.1 Slab Subgrade Preparation*

- Grub and remove any pavement within the proposed building footprint.
- Excavate in cut areas to either a minimum of 12 inches below the bottom of the proposed interior slab (if constructing the interior slab on SF) or a minimum of 8 inches below the bottom of the proposed interior slab (if constructing the interior slab on CS). All rubble and other non-conformities should be removed in their entirety from beneath the interior slabs.
- Proofroll the soil in the entire building footprint by making a minimum of 4 passes in each of two perpendicular directions using a vibratory compactor with a minimum operating weight of 8 tons.
- Place all necessary fill within the building footprint up to either 12 inches below the bottom of the proposed interior slab (if constructing the interior slab on SF) or up to 8 inches below the bottom of the proposed interior slab (if constructing the interior slab on CS) using SF or CS. All SF shall be placed in 12-inch maximum lifts and be compacted to a minimum of 95% of *ASTM D1557.* All CS shall be placed in 12-inch maximum lifts and compacted to lock the particles together. Gradation requirements for SF and CS are presented in *Section 7.2*.

- Place either 12 inches of SF or 8 inches of CS directly on the proofrolled subgrade soil. SF should be compacted to a minimum of 95% of *ASTM D1557*. CS should be compacted to lock the particles together.

- Interior slabs can be constructed directly on the SF or CS.

## 7.0 Earthwork Considerations

### 7.1 Earthwork for Construction

The following temporary side slope requirements should be used during construction:

| OSHA EXCAVATION STABILITY SOIL CLASSIFICAITON | | |
|---|---|---|
| **Soil Type** | **OSHA Classification** | **Occupied Excavation >5 feet Temporary Side Slope Requirement** |
| Structural Fill (SF) | Type C | 1.5H:1V |
| ¾-inch Crushed Stone (CS) | | |
| MDOT 703.06 Type E (FB) | | |
| Existing Fill & Glacial Till | Type C | 1.5H:1V |

If seepage occurs in any occupied excavation deeper than 5 feet, de-watering techniques should be considered and side slopes shall not exceed 1.5H:1V. De-watering in the excavations may also be required if water begins to pond in the excavations. We anticipate that dewatering, if necessary, can be accomplished using shallow sump and pumps.

Adequate proof rolling of the subgrade soil is important to the success of any fill as a uniform bearing material, especially if the subgrade soil in existing fill areas is loose.

Building footprints (except for footings) can be backfilled with FB or SF. Foundations should be constructed on a minimum of 8 inches of CS overlying a woven geotextile. Soft, wet, or unstable areas should be removed and replaced with CS. Existing pavement, rubble, and other debris should be removed entirely from beneath footings and replaced with CS.

To the extent possible, construction should occur during periods of dry weather to minimize disturbance to excavated subgrade areas. If excavations and construction occur during wet periods, the contractor should employ the necessary measures to eliminate disturbance to the subgrade from heavy rainfall, surface water runoff, freeze/thaw softening, or any other potential weather-related cause of subgrade disturbance.

Once excavation for the footings is initiated, SGS should be contacted to observe the subgrade conditions after proofrolling and prior to placing the geotextile and CS.

### 7.2 Materials

The gradation requirements reflect the portion of soil passing the 3-inch sieve size. The following table presents the recommended grain sizes for the materials to be used at the site:

| GRADATION REQUIREMENTS FOR SITE MATERIALS | | | |
|---|---|---|---|
| **Sieve Size** | **[1] Structural Fill (SF)** | **[2] Crushed Stone (CS)** | **[3] Type E (FB)** |
| 3 Inch | 100 | --- | --- |
| 2 Inch | --- | --- | --- |
| 1 Inch | --- | 100 | --- |
| ¾ Inch | --- | 90 – 100 | --- |
| ½ Inch | 35 – 80 | 20 – 55 | --- |
| ⅜ Inch | --- | 0 – 15 | --- |
| ¼ Inch | 25 – 65 | --- | 25 – 100 |
| No. 4 | --- | 0 – 5 | --- |
| No. 40 | 0 – 30 | --- | 0 – 50 |
| No. 200 | 0 – 7 | --- | 0 – 7 |
| Maximum Particle Size | 6” | 1” | 6” |
| [4] Minimum Compaction Requirement | 95% | --- | [5] 95% |

*[1]Maine DOT Specification 703.06, Type D*
*[2]Maine DOT Specification 703.13, Crushed Stone ¾-Inch*
*[3]Maine DOT Specification 703.06, Type E*
*[4]Per ASTM D1557*
*[5] Compaction requirement for FB can be reduced to 90%, when in landscaping areas.*

CS should be placed in 12-inch maximum lifts and compacted with a minimum of 4 passes with a vibratory compactor. FB should consist of a free draining, granular soil.

## 8.0 Closure

The recommendations provided in this report are only applicable to the development noted in Section 1.0 and are based on professional judgment and generally accepted principles of geotechnical engineering and project information provided by others. No other warranty is expressed or implied. SGS should review final architectural, civil, and structural plans to confirm that the recommendations in this report are applicable and appropriate for the proposed development.

Our evaluations and recommendations are based on discrete and widely spaced data points. Some changes in subsurface conditions from those presented in this report are anticipated to occur. Should these conditions differ materially from those described in this report, SGS should be notified so that the recommendations included herein may be re-evaluated.

We recommend that a qualified third-party testing agency be retained to provide QA/QC services during construction.

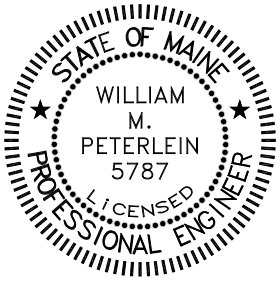
SGS should be contacted to observe all subgrade conditions prior to placing the geotextile and ¾-inch crushed stone (CS).

We appreciate the opportunity to serve you during this phase of your project. If there are any questions or if additional information is required, please do not hesitate to call.

Sincerely,
**Summit Geoengineering Services, Inc.**

Ellis L. Dixon, E.I.
Geotechnical Engineer

William M. Peterlein, P.E.
Principal Engineer



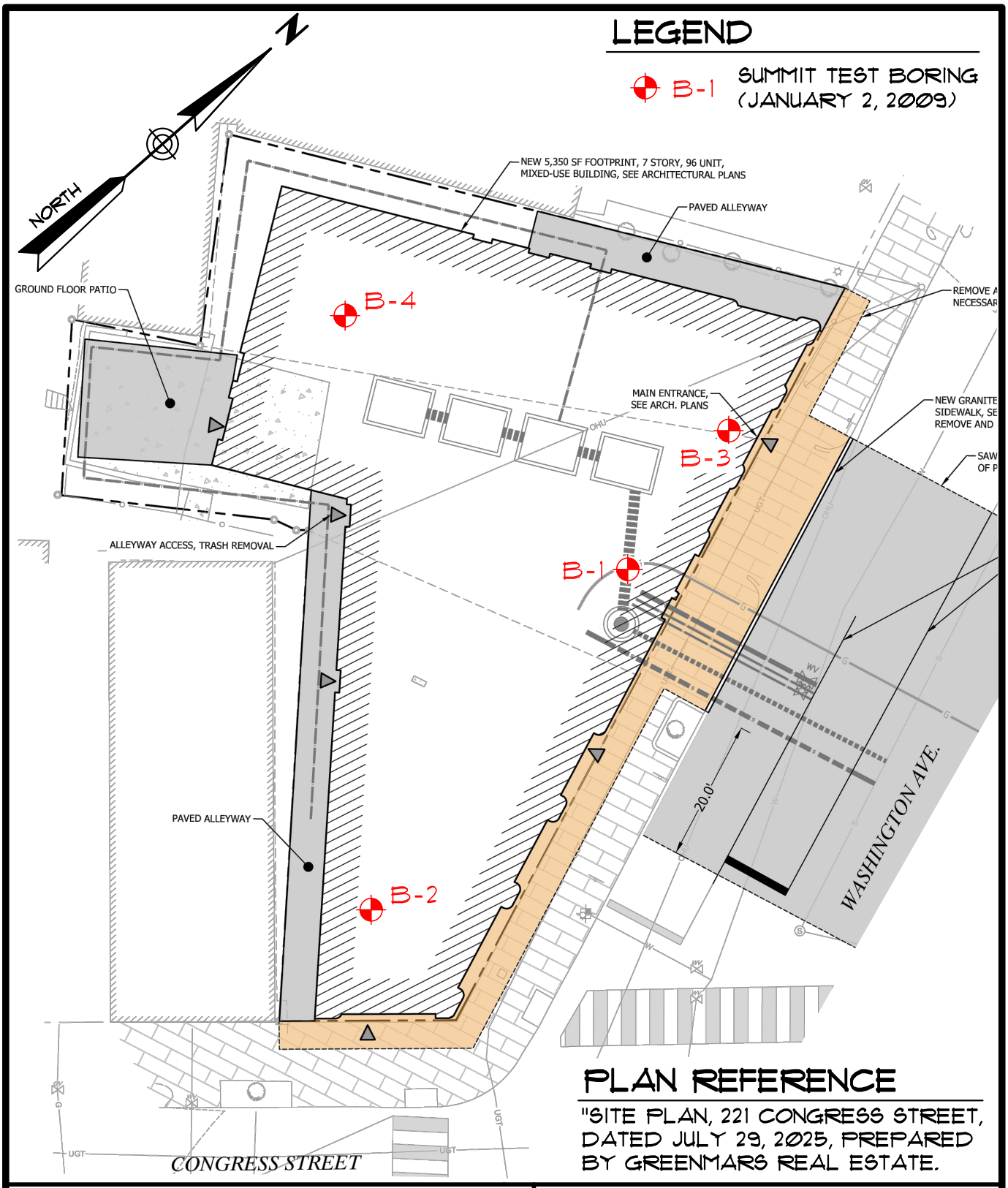


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*Appendix A*

**Exploration Location Plan**


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# TEST BORING LOCATION PLAN
# PROPOSED APARTMENT BUILDING

221 CONGRESS STREET - PORTLAND, MAINE

PREPARED FOR

## GREENMARS REAL ESTATE

| | | |
|---|---|---|
| DATE: 2-20-2026 | DRAWN BY: KRF | CHECKED BY: ELD |
| JOB: 25365 | SCALE: 1" = 20' | FILE: 25365 BOR |


OFFICE: 210 MAINE AVENUE
FARMINGDALE, MAINE
TEL.: (207) 446-3360

MAIL: P.O. BOX 515
GARDINER, ME 04345

SUMMIT
GEOENGINEERING SERVICES
www.summitgeoeng.com

*Appendix B*

**Exploration Logs**


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**Mail:** P.O. Box 515 | Gardiner, ME 04345

| SUMMIT<br>GEOENGINEERING SERVICES<br>640 Main Street<br>Lewiston, Maine 04240 | SOIL BORING LOG<br>Project: 6 Washington Avenue<br>Portland, Maine | Boring #: B-1<br>Project #: 17443<br>Sheet: 1 of 1<br>Prep by: WMP |
|---|---|---|

| | | | |
|---|---|---|---|
| Drilling Co: | Northern Test Borings | Ground Elevation: | 81 ft +/- |
| Foreman: | M. Nadeau | Reference: | Site Plan prepared by Associated Design Partners |
| Summit: | B. Peterlein, P.E. | Date started: 1/2/2009 | Date Comp: 1/2/2009 |

| DRILLING METHOD | | SAMPLER | |
|---|---|---|---|
| Vehicle: | Trailer | Type: | 24" SS |
| Model: | Deidrich D50 | Hammer: | 140 lb |
| Method: | 2-1/2" H.S.A. | Fall: | 30" |

| GROUND WATER DEPTH | | | |
|---|---|---|---|
| Date | Depth | Elevation | Comments |
| 1/2/2009 | 15 ft | 66 ft +/- | Wet sample |
| | | | |

| Depth (ft.) | SAMPLE DATA No. | Pen/Rec (in.) | Depth (ft) | Blows | ENGINEERING DESCRIPTION | GEOLOGIC DESCRIPTION |
|---|---|---|---|---|---|---|
| | S-1 | 24/18 | 0 to 2 | 17 | 2-1/2' Pavement | |
| 1 | | | | 7 | Dark brown Silty SAND mixed with brick, | FILL |
| | | | | 9 | ashes, compact, moist, SM | |
| 2 | | | | 9 | | |
| | S-2 | 24/20 | 2 to 4 | 4 | | |
| 3 | | | | 3 | | |
| | | | | 5 | | |
| 4 | | | | 12 | Brown SAND, little Gravel, compact, | GLACIAL TILL |
| | | | | | moist to damp, SP | |
| 5 | | | | | | |
| | S-3 | 24/20 | 5 to 7 | 9 | Brown SAND, trace to little Gravel, | |
| 6 | | | | 15 | compact, moist to damp, SP | |
| | | | | 15 | | |
| 7 | | | | 19 | | |
| | | | | | | |
| 8 | | | | | | |
| | | | | | | |
| 9 | | | | | | |
| | | | | | | |
| 10 | | | | | | |
| | S-4 | 24/24 | 10 to 12 | 4 | Same as S-3 | |
| 11 | | | | 4 | | |
| | | | | 5 | | |
| 12 | | | | 8 | | |
| | | | | | | |
| 13 | | | | | | |
| | | | | | | |
| 14 | | | | | | |
| | | | | | | |
| 15 | | | | | | |
| | S-5 | 24/24 | 15 to 17 | 5 | Same as S-3, wet | |
| 16 | | | | 5 | | |
| | | | | 9 | | |
| 17 | | | | 11 | | |
| | | | | | | |
| 18 | | | | | | |
| | | | | | | |
| 19 | | | | | | |
| | | | | | | |
| 20 | | | | | | |
| | S-6 | 24/24 | 20 to 22 | 7 | Brown fine SAND, trace to little Silt, | |
| 21 | | | | 7 | compact, wet, SP or SM | |
| | | | | 7 | | |
| 22 | | | | 10 | | |
| | | | | | | |
| 23 | | | | | | |
| | | | | | | |
| 24 | | | | | | |
| | | | | | | |
| 25 | | | | | | |
| | S-7 | 24/24 | 25 to 27 | 6 | Same as S-6 | |
| 26 | | | | 5 | | |
| | | | | 4 | | |
| 27 | | | | 6 | | |
| | | | | | End of Boring at 27 ft | |

| SUMMIT<br>GEOENGINEERING SERVICES<br>640 Main Street<br>Lewiston, Maine 04240 | SOIL BORING LOG<br>Project: 6 Washington Avenue<br>Portland, Maine | Boring #: B-2<br>Project #: 17443<br>Sheet: 1 of 1<br>Prep by: WMP |
|---|---|---|

| | | | |
|---|---|---|---|
| Drilling Co: | Northern Test Borings | Ground Elevation: | 81 ft +/- |
| Foreman: | M. Nadeau | Reference: | Site Plan prepared by Associated Design Partners |
| Summit: | B. Peterlein, P.E. | Date started: 1/2/2009 | Date Comp: 1/2/2009 |

| DRILLING METHOD | | SAMPLER | |
|---|---|---|---|
| Vehicle: | Trailer | Type: | 24" SS |
| Model: | Deidrich D50 | Hammer: | 140 lb |
| Method: | 2-1/2" H.S.A. | Fall: | 30" |

| GROUND WATER DEPTH | | | |
|---|---|---|---|
| Date | Depth | Elevation | Comments |
| 1/2/2009 | 20 ft | 61 ft +/- | Wet sample |
| | | | |

| Depth (ft.) | SAMPLE DATA No. | Pen/Rec (in.) | Depth (ft) | Blows | ENGINEERING DESCRIPTION | GEOLOGIC DESCRIPTION |
|---|---|---|---|---|---|---|
| | S-1 | 24/24 | 0 to 2 | 34 | 2-1/2' Pavement | |
| 1 | | | | 14 | Brown SAND, little Gravel, compact, | FILL |
| | | | | 9 | dry, SP | |
| 2 | | | | 6 | | |
| | S-2 | 24/20 | 2 to 4 | 3 | Brown to dark brown SAND, little Silt, | |
| 3 | | | | 3 | trace Gravel, trace brick pieces, ashes. | |
| | | | | 4 | moist, SM | |
| 4 | | | | 4 | | |
| | | | | | | |
| 5 | | | | | | |
| | S-3 | 24/18 | 5 to 7 | 3 | Same as S-2 | |
| 6 | | | | 3 | | |
| | | | | 3 | | |
| 7 | | | | 3 | | |
| | | | | | Tannish-brown SAND, trace to little Silt | GLACIAL TILL |
| 8 | | | | | loose, moist, SP | |
| | | | | | | |
| 9 | | | | | | |
| | | | | | | |
| 10 | | | | | | |
| | S-4 | 24/18 | 10 to 12 | 3 | Brown SAND, trace to little Gravel, | |
| 11 | | | | 4 | clean, loose, dry, SP | |
| | | | | 4 | | |
| 12 | | | | 6 | | |
| | | | | | | |
| 13 | | | | | | |
| | | | | | | |
| 14 | | | | | | |
| | | | | | | |
| 15 | | | | | | |
| | S-5 | 24/24 | 15 to 17 | 9 | Same as S-4 | |
| 16 | | | | 9 | | |
| | | | | 10 | | |
| 17 | | | | 12 | | |
| | | | | | | |
| 18 | | | | | | |
| | | | | | | |
| 19 | | | | | | |
| | | | | | | |
| 20 | | | | | | |
| | S-6 | 24/20 | 20 to 22 | 5 | Brown medium to fine SAND, trace Silt, | |
| 21 | | | | 5 | loose, wet, SP | |
| | | | | 4 | | |
| 22 | | | | 8 | | |
| | | | | | | |
| 23 | | | | | | |
| | | | | | | |
| 24 | | | | | | |
| | | | | | | |
| 25 | | | | | | |
| | S-7 | 24/24 | 25 to 27 | 4 | Same as S-6 | |
| 26 | | | | 5 | | |
| | | | | 3 | | |
| 27 | | | | 2 | | |
| | | | | | End of Boring at 27 ft | |

| SUMMIT<br>GEOENGINEERING SERVICES<br>640 Main Street<br>Lewiston, Maine 04240 | SOIL BORING LOG<br>Project: 6 Washington Avenue<br>Portland, Maine | Boring #: B-3<br>Project #: 17443<br>Sheet: 1 of 1<br>Prep by: WMP |
|---|---|---|

| | | | |
|---|---|---|---|
| Drilling Co: | Northern Test Borings | Ground Elevation: | 81 ft +/- |
| Foreman: | M. Nadeau | Reference: | Site Plan prepared by Associated Design Partners |
| Summit: | B. Peterlein, P.E. | Date started: 1/2/2009 | Date Comp: 1/2/2009 |

| DRILLING METHOD | | SAMPLER | |
|---|---|---|---|
| Vehicle: | Trailer | Type: | 24" SS |
| Model: | Deidrich D50 | Hammer: | 140 lb |
| Method: | 2-1/2" H.S.A. | Fall: | 30" |

| GROUND WATER DEPTH | | | |
|---|---|---|---|
| Date | Depth | Elevation | Comments |
| 1/2/2009 | 15 ft | 66 ft +/- | Wet sample |
| | | | |

| Depth (ft.) | SAMPLE DATA No. | Pen/Rec (in.) | Depth (ft) | Blows | ENGINEERING DESCRIPTION | GEOLOGIC DESCRIPTION |
|---|---|---|---|---|---|---|
| | S-1 | 24/6 | 0 to 2 | 14 | 2-1/4" Pavement | |
| 1 | | | | 9 | Dark brown Silty SAND, chunks of brick, | FILL |
| | | | | 3 | ashes, loose, dry, SM | |
| 2 | | | | 3 | | |
| | S-2 | 24/6 | 2 to 4 | 1 | | |
| 3 | | | | 1 | | |
| | | | | 1 | | |
| 4 | | | | 1 | | |
| | | | | | | |
| 5 | | | | | | |
| | S-3 | 24/18 | 5 to 7 | 2 | wood layer | |
| 6 | | | | 1 | | |
| | | | | 1/2 | loose soil? | |
| 7 | | | | 1/2 | | |
| | S-4 | 24/16 | 7 to 9 | 1 | | |
| 8 | | | | 5 | | |
| | | | | 6 | Brown fine to medium SAND, trace Silt, | GLACIAL TILL |
| 9 | | | | 7 | moist, compact, SP | |
| | | | | | | |
| 10 | | | | | | |
| | S-5 | 24/16 | 10 to 12 | 7 | Brown SAND, clean, compact, moist, | |
| 11 | | | | 8 | SP | |
| | | | | 8 | | |
| 12 | | | | 8 | | |
| | | | | | | |
| 13 | | | | | | |
| | | | | | | |
| 14 | | | | | | |
| | | | | | | |
| 15 | | | | | | |
| | S-6 | 24/18 | 15 to 17 | 5 | Same as S-5, wet | Gravel = 1.2% |
| 16 | | | | 5 | | Sand = 95.0% |
| | | | | 6 | | Silt = 3.8% |
| 17 | | | | 7 | | |
| | | | | | | |
| 18 | | | | | | |
| | | | | | | |
| 19 | | | | | | |
| | | | | | | |
| 20 | | | | | | |
| | S-7 | 24/24 | 20 to 22 | 7 | Brown medium to fine SAND, trace to | Gravel = 0.0% |
| 21 | | | | 9 | little Silt, compact, wet, SP | Sand = 84.0% |
| | | | | 11 | | Silt = 16.0% |
| 22 | | | | 13 | | |
| | | | | | | |
| 23 | | | | | | |
| | | | | | | |
| 24 | | | | | | |
| | | | | | | |
| 25 | | | | | | |
| | S-8 | 24/24 | 25 to 27 | 8 | Same as S-7 | |
| 26 | | | | 9 | | |
| | | | | 11 | | |
| 27 | | | | 12 | | |
| | | | | | End of Boring at 27 ft | |

| SUMMIT<br>GEOENGINEERING SERVICES<br>640 Main Street<br>Lewiston, Maine 04240 | SOIL BORING LOG<br>Project: 6 Washington Avenue<br>Portland, Maine | Boring #: B-4<br>Project #: 17443<br>Sheet: 1 of 1<br>Prep by: WMP |
|---|---|---|

| | | | |
|---|---|---|---|
| Drilling Co: | Northern Test Borings | Ground Elevation: | 81 ft +/- |
| Foreman: | M. Nadeau | Reference: | Site Plan prepared by Associated Design Partners |
| Summit: | B. Peterlein, P.E. | Date started: 1/2/2009 | Date Comp: 1/2/2009 |

| DRILLING METHOD | | SAMPLER | |
|---|---|---|---|
| Vehicle: | Trailer | Type: | 24" SS |
| Model: | Deidrich D50 | Hammer: | 140 lb |
| Method: | 2-1/2" H.S.A. | Fall: | 30" |

| GROUND WATER DEPTH | | | |
|---|---|---|---|
| Date | Depth | Elevation | Comments |
| 1/2/2009 | 16.5 ft | 64.5 ft +/- | Wet sample |
| | | | |

| Depth (ft.) | SAMPLE DATA No. | Pen/Rec (in.) | Depth (ft) | Blows | ENGINEERING DESCRIPTION | GEOLOGIC DESCRIPTION |
|---|---|---|---|---|---|---|
| | S-1 | 24/12 | 0 to 2 | 5 | Gray to black fine SAND mixed with ashes, | |
| 1 | | | | 5 | brick, glass, compact, SM | FILL |
| | | | | 6 | | |
| 2 | | | | 8 | | |
| | S-2 | 24/12 | 2 to 4 | 4 | | |
| 3 | | | | 4 | | |
| | | | | 4 | | |
| 4 | | | | 2 | Brown SAND, trace Silt, loose, dry, SP | |
| | | | | | | |
| 5 | | | | | | |
| | S-3 | 24/12 | 5 to 7 | 1 | | |
| 6 | | | | 1 | Reddish brown SAND, trace to little | |
| | | | | 11 | Gravel, trace Silt, moist, SM | |
| 7 | | | | 16 | | |
| | S-4 | 24/12 | 7 to 9 | 11 | | |
| 8 | | | | 13 | Brown SAND, clean, compact, moist, SP | GLACIAL TILL |
| | | | | 17 | | |
| 9 | | | | 17 | | |
| | | | | | | |
| 10 | | | | | | |
| | S-5 | 24/20 | 10 to 12 | 10 | Same as S-4 | |
| 11 | | | | 10 | | |
| | | | | 13 | | |
| 12 | | | | 14 | | |
| | | | | | | |
| 13 | | | | | | |
| | | | | | | |
| 14 | | | | | | |
| | | | | | | |
| 15 | | | | | | |
| | S-6 | 24/24 | 15 to 17 | 5 | Same as S-4 | |
| 16 | | | | 7 | | |
| | | | | 9 | | |
| 17 | | | | 11 | | |
| | | | | | Gray fine SAND, trace Silt, non-plastic, | |
| 18 | | | | | compact, wet, SM | |
| | | | | | | |
| 19 | | | | | | |
| | | | | | | |
| 20 | | | | | | |
| | S-7 | 24/18 | 20 to 22 | 1 | Same as S-6 | |
| 21 | | | | 4 | | |
| | | | | 3 | | |
| 22 | | | | 5 | | |
| | | | | | | |
| 23 | | | | | | |
| | | | | | | |
| 24 | | | | | | |
| | | | | | | |
| 25 | | | | | | |
| | S-8 | 24/24 | 25 to 27 | 4 | Same as S-6 | |
| 26 | | | | 5 | | |
| | | | | 6 | | |
| 27 | | | | 7 | | |
| | | | | | End of Boring at 27 ft | |

*Appendix C*

**Laboratory Testing**


**Office:** 210 Maine Avenue | Farmingdale, ME 04344
**Mail:** P.O. Box 515 | Gardiner, ME 04345

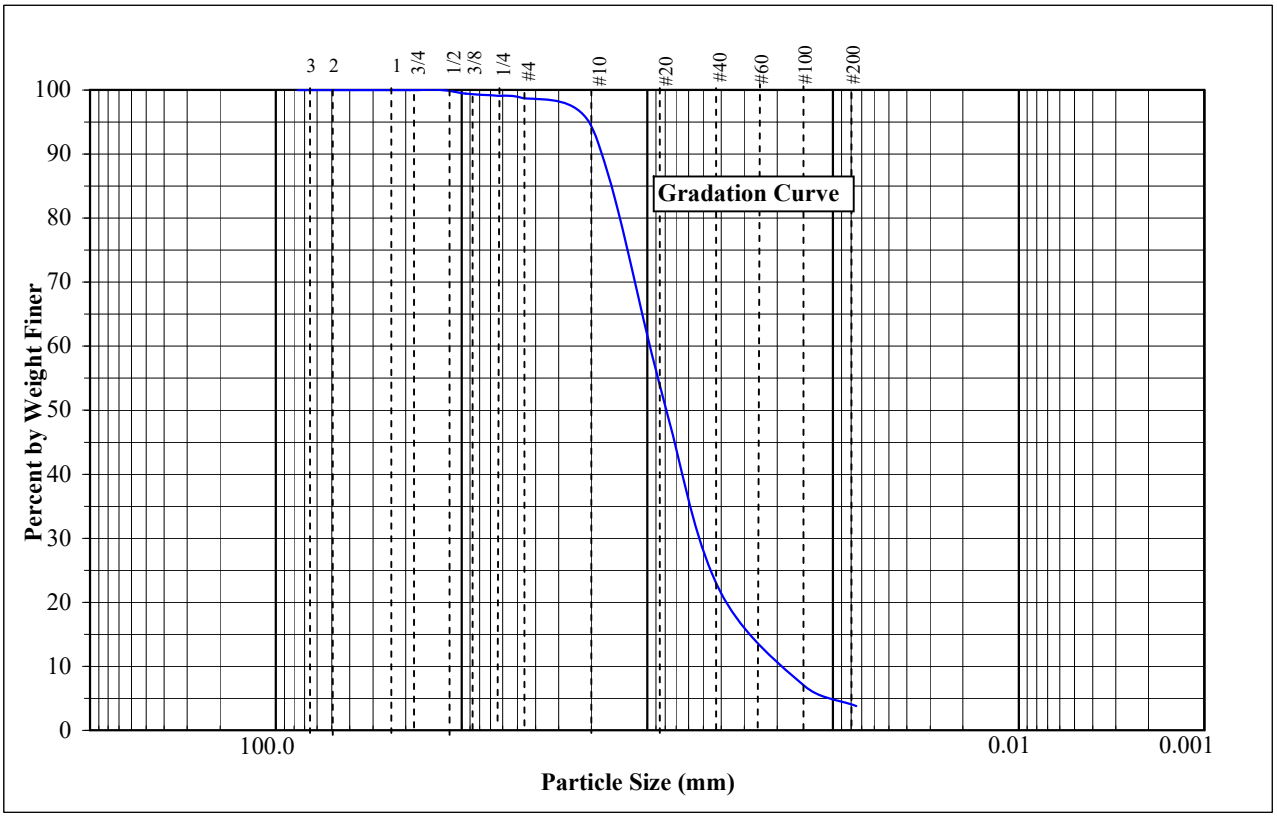
**SUMMIT GEOENGINEERING SERVICES**
434 Cony Road, Augusta, Maine 04330
Phone:(207) 621-8334 Fax:(207) 626-9094

# GRAIN SIZE ANALYSIS - ASTM D422

| | | | |
|---|---|---|---|
| PROJECT NAME: | Washington Street, Portland | PROJ #: | 17449 |
| CLIENT: | | SAMPLE: | S1 |
| SOIL DESCRIP: | | DATE: | 1/6/09 |
| INTENDED USE: | Investigation | SOURCE: | Boring B-3, 15'-17' |
| SPECIFICATION: | | TECH: | F. Clark |

## DATA

| PARTICLE SIZE mm | | % BY WT FINER |
|---|---|---|
| 76.20 | (3 in) | 100.0 |
| 50.80 | (2 in) | 100.0 |
| 38.10 | (1-1/2 in) | 100.0 |
| 25.40 | (1 in) | 100.0 |
| 19.05 | (3/4 in) | 100.0 |
| 12.70 | (1/2 in) | 100.0 |
| 9.53 | (3/8 in) | 99.5 |
| 6.35 | (1/4 in) | 99.1 |
| 4.75 | (No. 4) | 98.8 |
| 2.00 | (No. 10) | 94.4 |
| 0.85 | (No. 20) | 53.5 |
| 0.43 | (No. 40) | 22.9 |
| 0.15 | (No. 100) | 7.5 |
| 0.08 | (No. 200) | 3.8 |




REMARKS:

Reviewed: Darrell A. Gilman, CMT Manager
Sent: 1/6/08

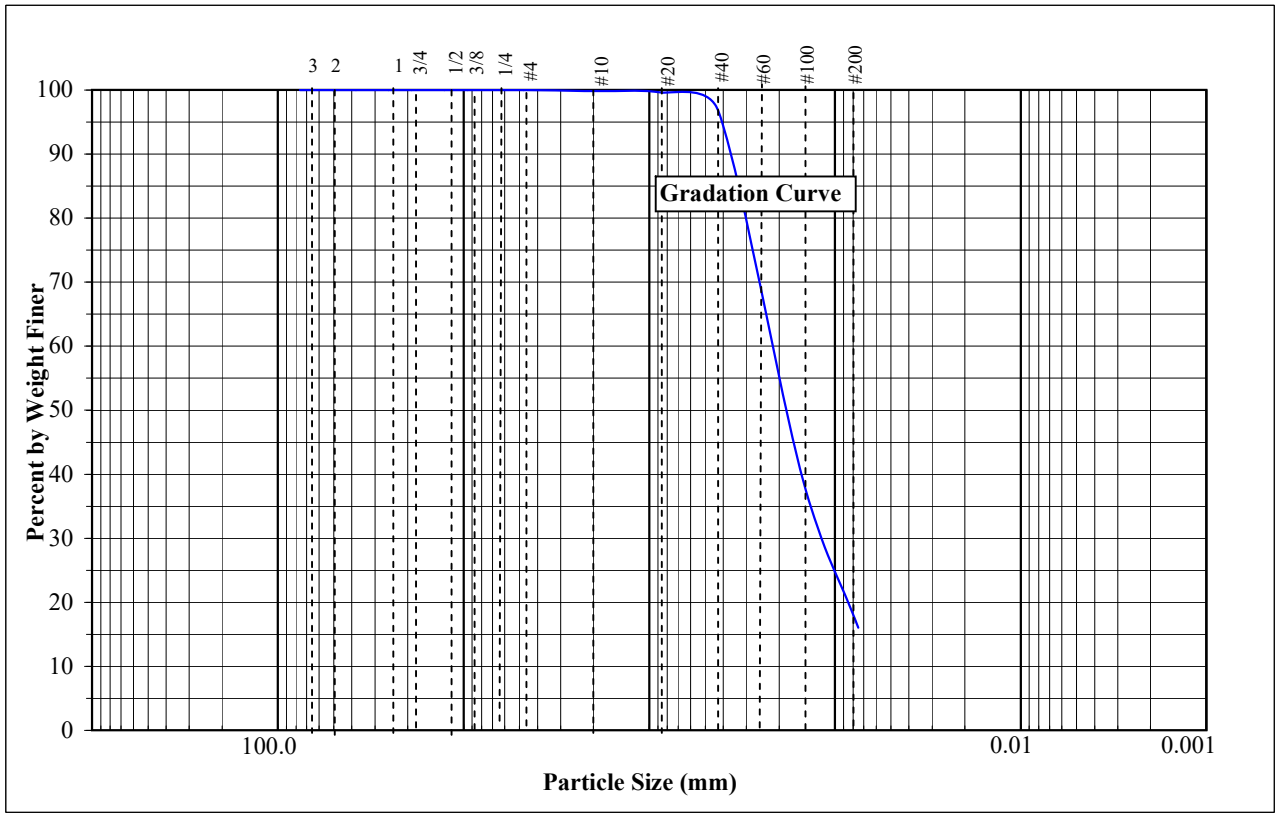
**SUMMIT GEOENGINEERING SERVICES**
434 Cony Road, Augusta, Maine 04330
Phone:(207) 621-8334 Fax:(207) 626-9094

# GRAIN SIZE ANALYSIS - ASTM D422

| | | | |
|---|---|---|---|
| PROJECT NAME: | Washington Street, Portland | PROJ #: | 17449 |
| CLIENT: | | SAMPLE: | S2 |
| SOIL DESCRIP: | | DATE: | 1/6/09 |
| INTENDED USE: | Investigation | SOURCE: | Boring B-3, 20'-22' |
| SPECIFICATION: | | TECH: | F. Clark |

## DATA

| PARTICLE SIZE mm | | % BY WT FINER |
|---|---|---|
| 76.20 | (3 in) | 100.0 |
| 50.80 | (2 in) | 100.0 |
| 38.10 | (1-1/2 in) | 100.0 |
| 25.40 | (1 in) | 100.0 |
| 19.05 | (3/4 in) | 100.0 |
| 12.70 | (1/2 in) | 100.0 |
| 9.53 | (3/8 in) | 100.0 |
| 6.35 | (1/4 in) | 100.0 |
| 4.75 | (No. 4) | 100.0 |
| 2.00 | (No. 10) | 99.9 |
| 0.85 | (No. 20) | 99.6 |
| 0.43 | (No. 40) | 96.7 |
| 0.15 | (No. 100) | 39.5 |
| 0.08 | (No. 200) | 16.0 |




REMARKS:

Reviewed: Darrell A. Gilman, CMT Manager
Sent: 1/7/08

GreenMars Real Estate Services
30 Exchange Street, Suite 3
Portland, ME 04101

# Solid Waste Management Plan
# 221 Congress Street
# 221 Congress Street, Portland, Maine

**Project:** 221 Congress Street, Portland, Maine
**Prepared by:** GreenMars Real Estate Services
**Date:** January 2026

---

## 1. Overview

This Solid Waste Management Plan describes the proposed approach for storage, handling, and collection of refuse and recyclables generated by the **221 Congress Street mixed-use development. The seven-story building will include 87 residential units above ground-floor commercial space. All** waste management operations are designed to comply with the **City of Portland Technical Manual**, **Fire Code**, and **applicable health and environmental regulations**.

Given the project's fully urban setting and limited exterior area, solid waste and recycling will be handled **entirely within the building**, with collection through a **private hauler** using the adjacent **five-foot alley** along the north side of the site.

---

## 2. Waste Generation and Separation

Solid waste generated from the building will be separated into the following streams:

- **Residential Refuse:** General household waste from the upper-floor units.
- **Recycling:** Commingled recyclables including paper, cardboard, plastics (#1–#7), and metals.
- **Commercial Waste:** Refuse and recyclables from ground-floor tenant spaces (anticipated to be retail or café uses).

---

## 3. Collection Systems

### Trash and Recycling Chutes

- Each residential floor will include access to a **dual-chute system** located in a central service room or corridor.
- One chute will serve **refuse**, and the other will serve **recycling**.
- Chutes will discharge directly into the **ground-floor waste management room**, where materials are received in wheeled bins.

- Chute discharge doors will be **fire-rated** and **self-closing**, with signage identifying waste types.

**Waste Room and Compaction**

- The **trash and recycling room** will be located on the **ground floor**, accessible to both residential and maintenance staff.
- This room will include:
  - A **small horizontal compactor** for refuse to reduce volume and hauling frequency.
  - **Rolling bins (totes)** for recyclables.
  - A **wash-down floor drain** and **hose bib** connected to the sanitary sewer.
  - **Mechanical ventilation** designed for continuous exhaust per the Technical Manual (10 ACH minimum).
  - **One-hour fire-rated separation** from adjacent occupied spaces.

**Commercial Tenants**

- Ground-floor commercial tenants will be provided with **dedicated bins or carts** within the shared waste room or a separate storage area.
- Each tenant will participate in the private hauling contract managed by the building's property management team.

---

**4. Collection and Removal Operations**

**Internal Transfer**

- Building maintenance staff will monitor waste volumes and ensure all bins remain properly labeled, closed, and clean.
- The alley provides safe, off-street staging for temporary bin placement, minimizing disruption to pedestrian and vehicle traffic.

**Hauling and Frequency**

- A **licensed private waste hauler** will be contracted to remove both refuse and recyclables at a **regular schedule to be determined** (anticipated 2–3 times per week for refuse, and weekly for recycling).
- The hauler will service the building directly from the alley using small trucks compatible with limited downtown access.
- Following collection, staff will immediately return bins to the interior waste room to maintain clear and orderly exterior conditions.

---

**5. Design and Compliance Features**

| Feature | Specification |
|---|---|
| Trash & Recycling Chutes | Dual chute system serving all residential floors |
| Waste Room Size | Approx. 300 sq. ft., sized for 87 units and ground-floor uses |
| Fire Rating | 1-hour enclosure, self-closing rated door |
| Ventilation | Minimum 10 air changes per hour (continuous or interlocked) |
| Drainage | Sloped to sanitary-connected floor drain |
| Water Supply | Hose bib with backflow prevention |
| Compactor | Horizontal compactor with 3–5 cubic yard bin |
| Access Route | Through internal corridor to 5-foot alley for collection |
| Collection Contractor | Private hauler, schedule TBD |

---

**6. Summary and Benefits**

The solid waste management strategy for **221 Congress Street** provides a **safe, efficient, and code-compliant** solution that accommodates the building's high-density, mixed-use character within a compact urban site.
By locating all waste handling indoors and utilizing a chute system, compactor, and private alley access, the plan:

- Eliminates the need for on-street bin staging;
- Maintains pedestrian safety and visual quality along Congress Street and Washington Avenue;
- Minimizes noise and odor impacts; and
- Supports recycling and waste diversion consistent with the City's sustainability goals.
  This system ensures reliable, sanitary waste handling for residents and businesses while maintaining compliance with all City of Portland requirements.

**Stormwater Management Report**
**221 Congress Street, Portland, Maine**

Prepared for: Site Plan / Utility Review

---

**1) Applicable Standard**

This project is designed to comply with the minimum water-quality volume (WQV) standard of capturing and releasing the first 1.0 inch of runoff from impervious cover on the site. The WQV will be detained within a subsurface Rain-Tank modular storage system and discharged through a controlled outlet structure (OCS) to the City of Portland combined sewer system in Washington Avenue.

The system is designed to limit peak discharge to less than 0.1 cubic feet per second (cfs), as demonstrated by HydroCAD modeling provided in Appendix A.

---

**2) Project Summary**

- **Site Area:** 7,170 sf (entirely impervious after redevelopment)
- **Stormwater Management System:** Subsurface Rain-Tank modular storage system beneath the building slab
- **Configuration:** 130 units (24" × 48" × 16") arranged in a 10 ft × 52 ft footprint with two stacked layers
- **Total System Height:** 32 inches
- **Active Storage Depth:** 23 inches
- **Overflow/Freeboard:** Upper 9 inches reserved for overflow conditions
- **Total Storage Provided (Active):** ≈ 7,100 gallons (≈ 949 cf)
- **Liner:** Fully wrapped in an impermeable liner (detention system; no infiltration)
- **Inflow:** Roof leaders and perimeter underdrains routed directly to the storage system
- **Discharge:** Controlled discharge via OCS to proposed manholes in Washington Avenue
- **Overflow:** System overflow occurs above the 23-inch storage elevation and is routed to the outlet system

Manholes located outside the building footprint are proposed within Washington Avenue and will be owned and maintained by the City of Portland.

---

**3) Sizing Calculations**

**Required Storage**
**Impervious Area (A):** 7,170 sf
**Design Rainfall (P):** 1.0 in = 1/12 ft
**Water Quality Volume (WQV):**
WQV = A × P = 7,170 × (1/12) = **597.5 cf**
**Equivalent Volume in Gallons:**
597.5 × 7.4805 = **≈ 4,470 gallons**

**Storage Provided:**
Footprint Area = 10 ft × 52 ft = 520 sf
Active Depth = 23 inches = 1.92 ft
Void Ratio = 95%
Storage Volume = 520 × 1.92 × 0.95 = **≈ 949 cf**
Equivalent Volume = **≈ 7,100 gallons**

---

**Compliance:**
Provided Storage (949 cf) > Required (597.5 cf)
→ **Complies (≈ 1.59× WQV)**

The system provides sufficient capacity to capture and detain the full water-quality volume with additional safety margin.

---

**4) Outlet Control Structure and Flow Regulation**
The Outlet Control Structure (OCS) is located within the building footprint and is designed to regulate discharge from the Rain-Tank system to the combined sewer system in Washington Avenue.

- The OCS incorporates a **1.5-inch diameter orifice** as the primary control device.
- The system is designed to limit peak discharge to **less than 0.1 cfs**, as verified by HydroCAD modeling (Appendix A).
- The structure is located within the building to allow direct access for inspection and maintenance.
- The system provides controlled drawdown of the water-quality volume while minimizing clogging potential.
- An overflow condition is established above the 23-inch storage elevation, allowing excess flows to bypass the controlled storage volume safely.

Discharge from the OCS is conveyed to new manholes located in Washington Avenue. These downstream structures will be owned and maintained by the City of Portland.

---

**5) System Components & Details**

- **Storage System:**
  - 130 Rain-Tank modular units (24" × 48" × 16")
  - Installed in a two-layer configuration beneath the building slab
  - Total footprint of approximately 10 ft × 52 ft
- **Liner System:**
  - Fully encapsulated in an impermeable liner to prevent infiltration
  - Functions as a closed detention system
- **Inflow System:**
  - Roof leaders connected directly to the storage system
  - Perimeter underdrains routed to the system to capture groundwater and surface runoff
- **Outlet Control Structure:**

    - Internal structure with 1.5-inch orifice plate
    - Provides controlled discharge and system access
- **Overflow:**
    - Occurs above the 23-inch storage elevation
    - Routed through the outlet system to the combined sewer
- **Supporting Documentation:**
    - Appendix A: HydroCAD Model
    - Appendix B: Rain-Tank System Details and Specifications

---

**6) Operations & Maintenance (O&M)**

- **Access:**
  All inspection and maintenance operations are performed from within the building.
- **Inspection:**
  Twice annually after the first year of operation.
- **Maintenance Activities:**
    - Inspect inlet connections from roof leaders and underdrains
    - Inspect the 1.5-inch orifice for blockage or wear
    - Remove accumulated sediment or debris from the system
    - Verify system drawdown performance per design modeling
    - Inspect liner integrity (as accessible)
- **Recordkeeping:**
  Maintain inspection logs and maintenance reports onsite.
- **Supporting Documentation:**
    - Appendix C: Complete Operations and Maintenance Manual

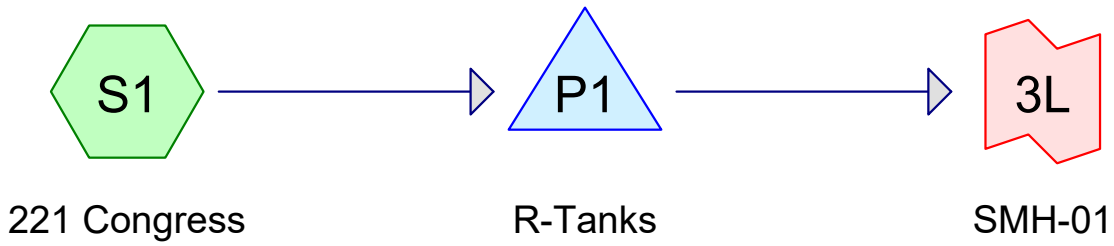
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**7) Compliance Statement**

The proposed stormwater management system for 221 Congress Street provides approximately 7,100 gallons (949 cf) of subsurface storage, exceeding the 4,470 gallon (597.5 cf) water-quality volume requirement.

The design utilizes a Rain-Tank modular storage system with controlled discharge through a 1.5-inch diameter orifice, limiting peak flows to less than 0.1 cfs as demonstrated by HydroCAD modeling. The system meets the City of Portland stormwater management requirements for water-quality treatment and controlled release to the combined sewer system.

Appendix A – HydroCAD Report




Subcat Reach Pond Link

**Routing Diagram for 221 POST**
Prepared by CivilX, LLc, Printed 3/23/2026
HydroCAD® 10.20-5c s/n 13287 © 2023 HydroCAD Software Solutions LLC

## Project Notes

Rainfall events imported from "NRCS-Rain.txt" for 5105 ME Cumberland Se
Rainfall events imported from "NRCS-Rain.txt" for 5105 ME Cumberland Se
Rainfall events imported from "NRCS-Rain.txt" for 5105 ME Cumberland Se

## Rainfall Events Listing (selected events)

| Event# | Event Name | Storm Type | Curve | Mode | Duration (hours) | B/B | Depth (inches) | AMC |
|---|---|---|---|---|---|---|---|---|
| 1 | 2-Year | NRCC 24-hr | D | Default | 24.00 | 1 | 3.19 | 2 |
| 2 | 5-Year | NRCC 24-hr | D | Default | 24.00 | 1 | 4.01 | 2 |
| 3 | 25-Year | NRCC 24-hr | D | Default | 24.00 | 1 | 6.01 | 2 |
| 4 | 50-Year | NRCC 24-hr | D | Default | 24.00 | 1 | 7.16 | 2 |

## Area Listing (all nodes)

| Area (sq-ft) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 7,170 | 98 | Roofs, HSG D (S1) |
| **7,170** | **98** | **TOTAL AREA** |

## Soil Listing (all nodes)

| Area (sq-ft) | Soil Group | Subcatchment Numbers |
|---|---|---|
| 0 | HSG A | |
| 0 | HSG B | |
| 0 | HSG C | |
| 7,170 | HSG D | S1 |
| 0 | Other | |
| **7,170** | | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (sq-ft) | HSG-B (sq-ft) | HSG-C (sq-ft) | HSG-D (sq-ft) | Other (sq-ft) | Total (sq-ft) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0 | 0 | 0 | 7,170 | 0 | 7,170 | Roofs | S1 |
| **0** | **0** | **0** | **7,170** | **0** | **7,170** | **TOTAL AREA** | |

## Pipe Listing (all nodes)

| Line# | Node Number | In-Invert (feet) | Out-Invert (feet) | Length (feet) | Slope (ft/ft) | n | Width (inches) | Diam/Height (inches) | Inside-Fill (inches) | Node Name |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | P1 | 76.80 | 76.13 | 33.0 | 0.0203 | 0.013 | 0.0 | 10.0 | 0.0 | |

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment S1: 221 Congress** Runoff Area=7,170 sf 100.00% Impervious Runoff Depth=2.96"
Tc=6.0 min CN=98 Runoff=0.456 cfs 1,767 cf

**Pond P1: R-Tanks** Peak Elev=78.22' Storage=434 cf Inflow=0.456 cfs 1,767 cf
Outflow=0.069 cfs 1,769 cf

**Link 3L: SMH-01** Inflow=0.069 cfs 1,769 cf
Primary=0.069 cfs 1,769 cf

**Total Runoff Area = 7,170 sf Runoff Volume = 1,767 cf Average Runoff Depth = 2.96"**
**0.00% Pervious = 0 sf 100.00% Impervious = 7,170 sf**

## Summary for Subcatchment S1: 221 Congress

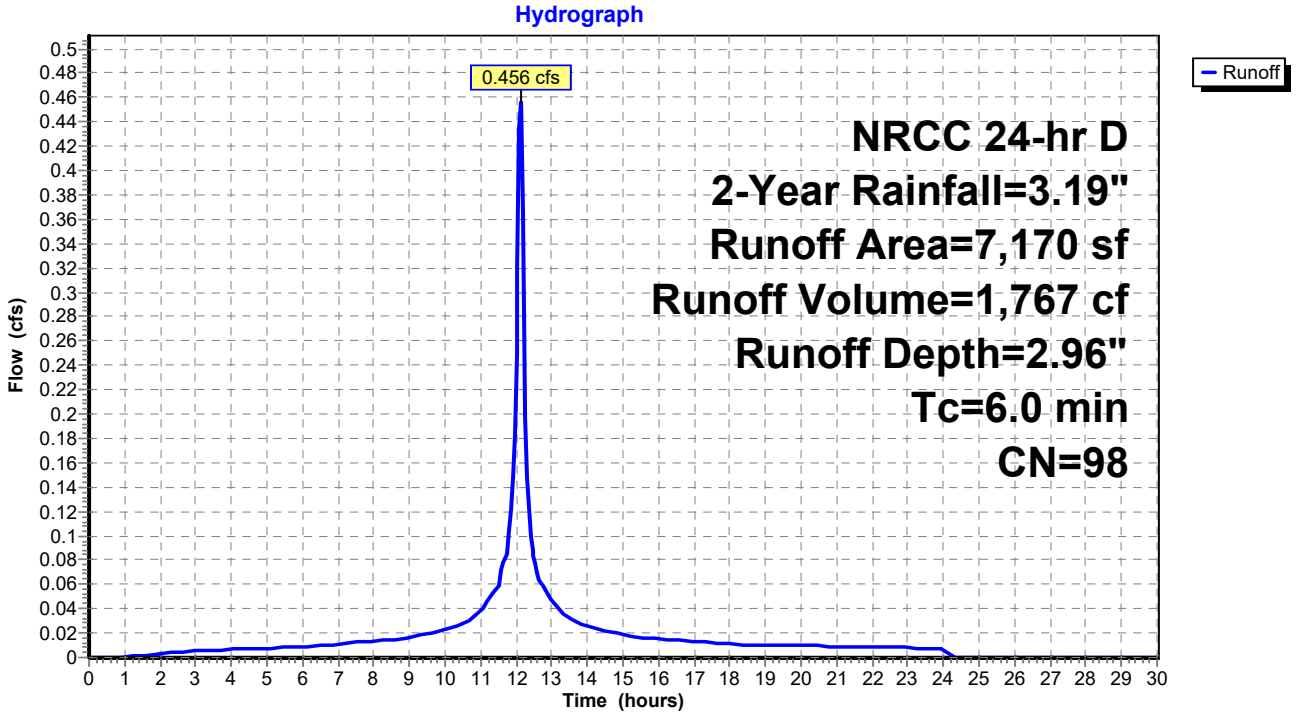
Runoff = 0.456 cfs @ 12.13 hrs, Volume= 1,767 cf, Depth= 2.96"
Routed to Pond P1 : R-Tanks

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 2-Year Rainfall=3.19"

| Area (sf) | CN | Description |
|---|---|---|
| 7,170 | 98 | Roofs, HSG D |
| 7,170 | 98 | 100.00% Impervious Area |

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

### Subcatchment S1: 221 Congress



## Summary for Pond P1: R-Tanks

[44] Hint: Outlet device #2 is below defined storage
[87] Warning: Oscillations may require smaller dt or Finer Routing (severity=74)

Inflow Area = 7,170 sf,100.00% Impervious, Inflow Depth = 2.96" for 2-Year event
Inflow = 0.456 cfs @ 12.13 hrs, Volume= 1,767 cf
Outflow = 0.069 cfs @ 12.61 hrs, Volume= 1,769 cf, Atten= 85%, Lag= 28.8 min
Primary = 0.069 cfs @ 12.61 hrs, Volume= 1,769 cf
Routed to Link 3L : SMH-01

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 78.22' @ 12.61 hrs Surf.Area= 520 sf Storage= 434 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 39.0 min ( 799.5 - 760.5 )

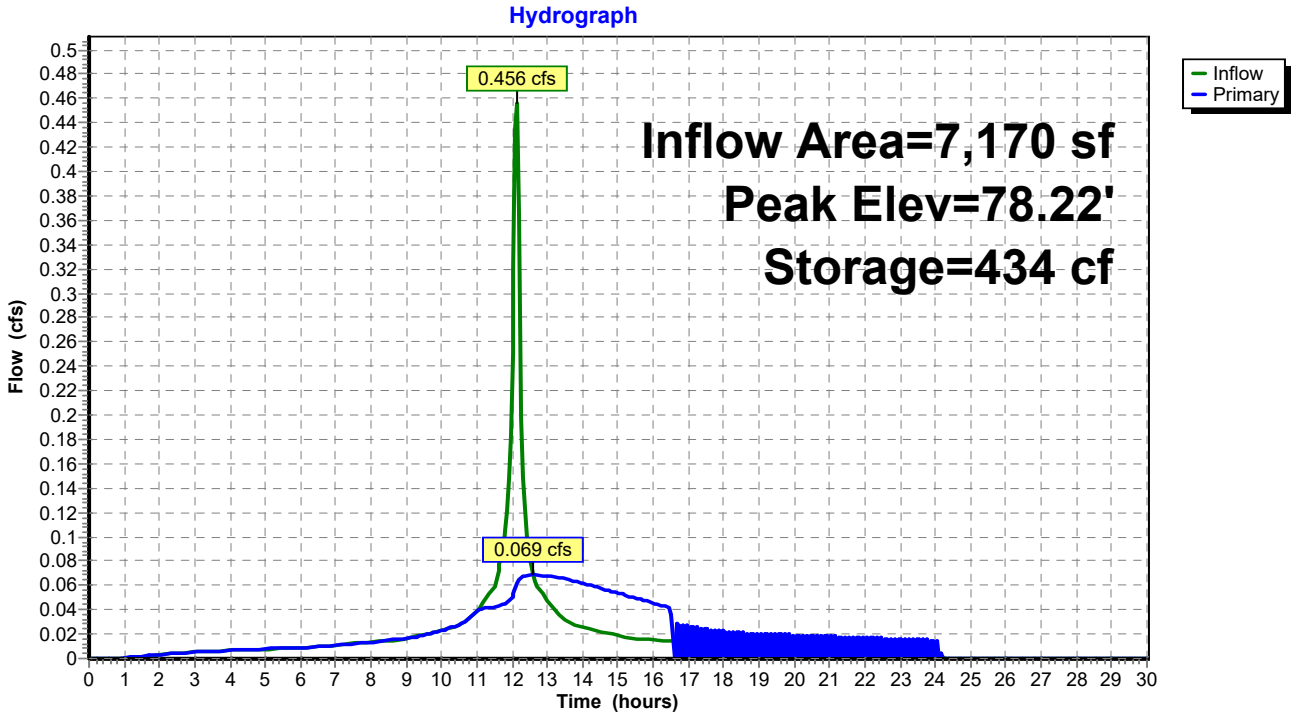
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 77.34' | 1,314 cf | **Custom Stage Data (Prismatic)**Listed below (Recalc)<br>1,383 cf Overall x 95.0% Voids |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 77.34 | 520 | 0 | 0 |
| 80.00 | 520 | 1,383 | 1,383 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 76.80' | **10.0" Round Culvert**<br>L= 33.0' CPP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 76.80' / 76.13' S= 0.0203 '/' Cc= 0.900<br>n= 0.013, Flow Area= 0.55 sf |
| #2 | Device 1 | 76.80' | **1.5" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |
| #3 | Device 1 | 79.25' | **4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) |

**Primary OutFlow** Max=0.069 cfs @ 12.61 hrs HW=78.22' TW=0.00' (Dynamic Tailwater)
↑**1=Culvert** (Passes 0.069 cfs of 2.628 cfs potential flow)
↑**2=Orifice/Grate** (Orifice Controls 0.069 cfs @ 5.61 fps)
**3=Sharp-Crested Rectangular Weir** ( Controls 0.000 cfs)

## Pond P1: R-Tanks

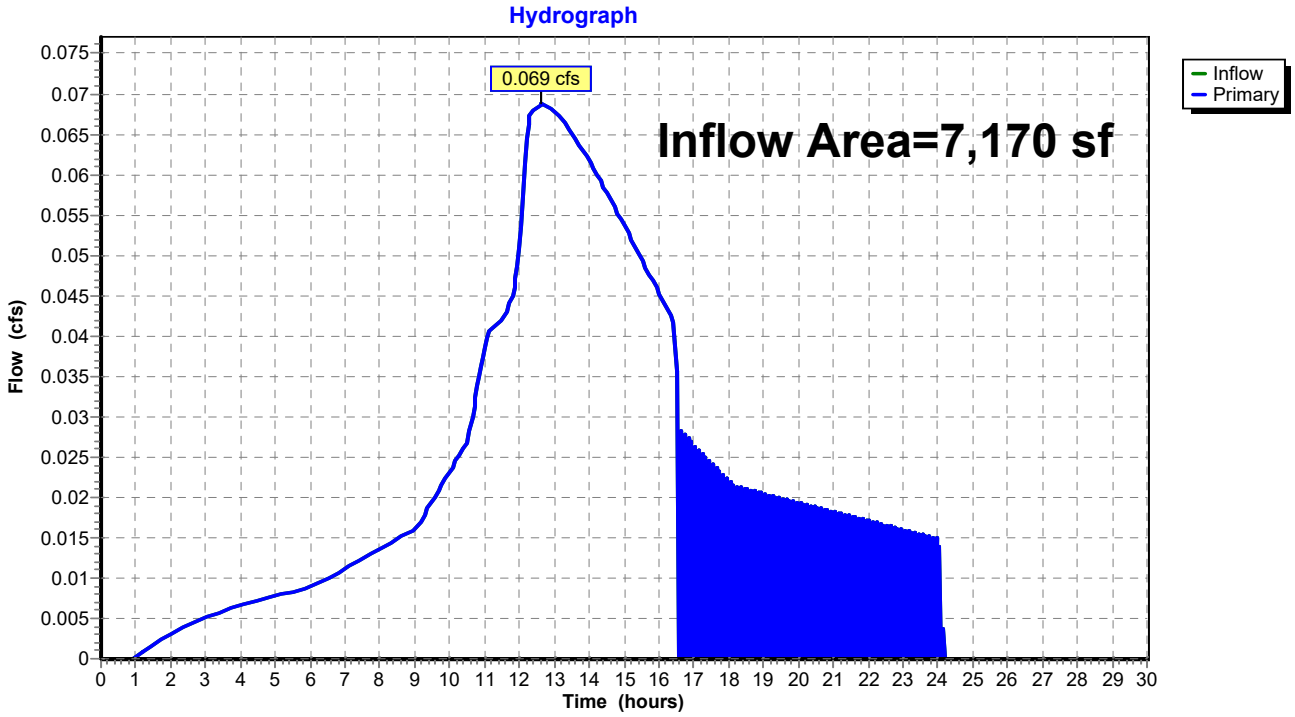


## Summary for Link 3L: SMH-01

Inflow Area = 7,170 sf,100.00% Impervious, Inflow Depth = 2.96" for 2-Year event
Inflow = 0.069 cfs @ 12.61 hrs, Volume= 1,769 cf
Primary = 0.069 cfs @ 12.61 hrs, Volume= 1,769 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

## Link 3L: SMH-01



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment S1: 221 Congress** Runoff Area=7,170 sf 100.00% Impervious Runoff Depth=3.78"
Tc=6.0 min CN=98 Runoff=0.576 cfs 2,256 cf

**Pond P1: R-Tanks** Peak Elev=78.57' Storage=608 cf Inflow=0.576 cfs 2,256 cf
Outflow=0.077 cfs 2,256 cf

**Link 3L: SMH-01** Inflow=0.077 cfs 2,256 cf
Primary=0.077 cfs 2,256 cf

**Total Runoff Area = 7,170 sf Runoff Volume = 2,256 cf Average Runoff Depth = 3.78"**
**0.00% Pervious = 0 sf 100.00% Impervious = 7,170 sf**

## Summary for Subcatchment S1: 221 Congress

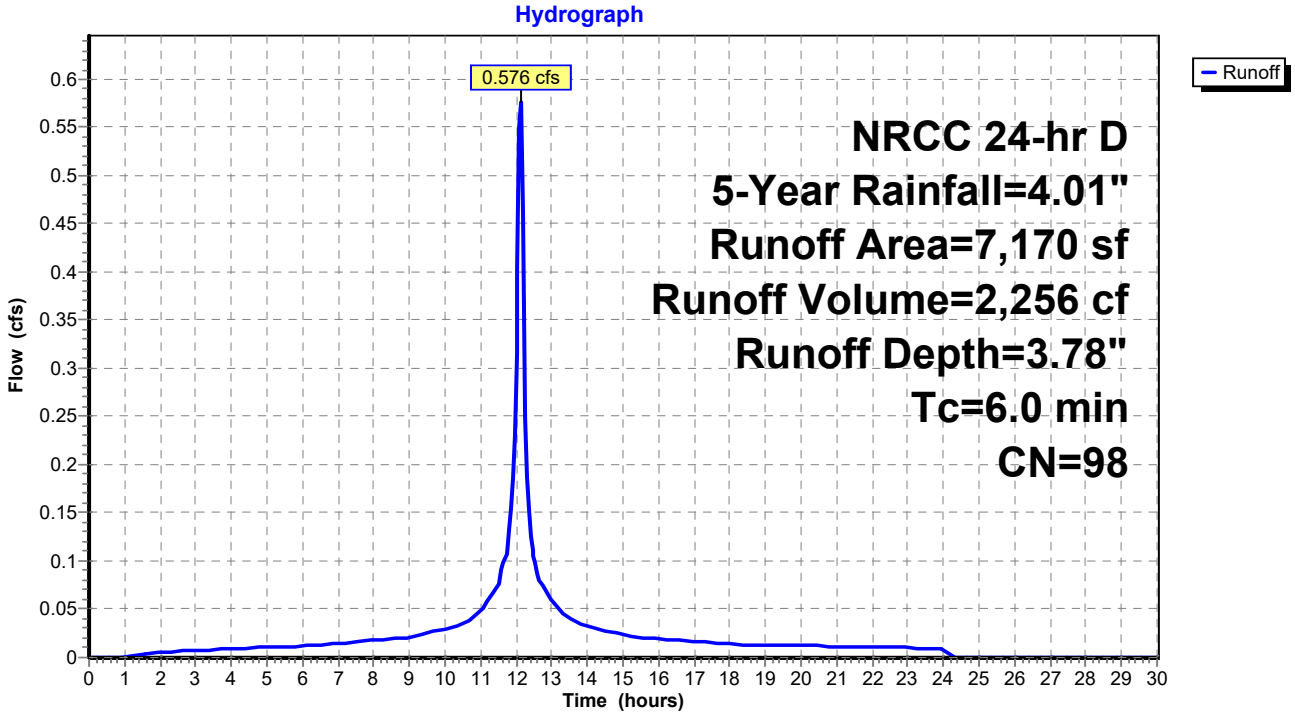
Runoff = 0.576 cfs @ 12.13 hrs, Volume= 2,256 cf, Depth= 3.78"
Routed to Pond P1 : R-Tanks

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 5-Year Rainfall=4.01"

| Area (sf) | CN | Description |
|---|---|---|
| 7,170 | 98 | Roofs, HSG D |
| 7,170 | 98 | 100.00% Impervious Area |

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

### Subcatchment S1: 221 Congress



## Summary for Pond P1: R-Tanks

[44] Hint: Outlet device #2 is below defined storage
[87] Warning: Oscillations may require smaller dt or Finer Routing (severity=60)

Inflow Area = 7,170 sf,100.00% Impervious, Inflow Depth = 3.78" for 5-Year event
Inflow = 0.576 cfs @ 12.13 hrs, Volume= 2,256 cf
Outflow = 0.077 cfs @ 12.68 hrs, Volume= 2,256 cf, Atten= 87%, Lag= 33.1 min
Primary = 0.077 cfs @ 12.68 hrs, Volume= 2,256 cf
Routed to Link 3L : SMH-01

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 78.57' @ 12.68 hrs Surf.Area= 520 sf Storage= 608 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 52.8 min ( 807.9 - 755.1 )

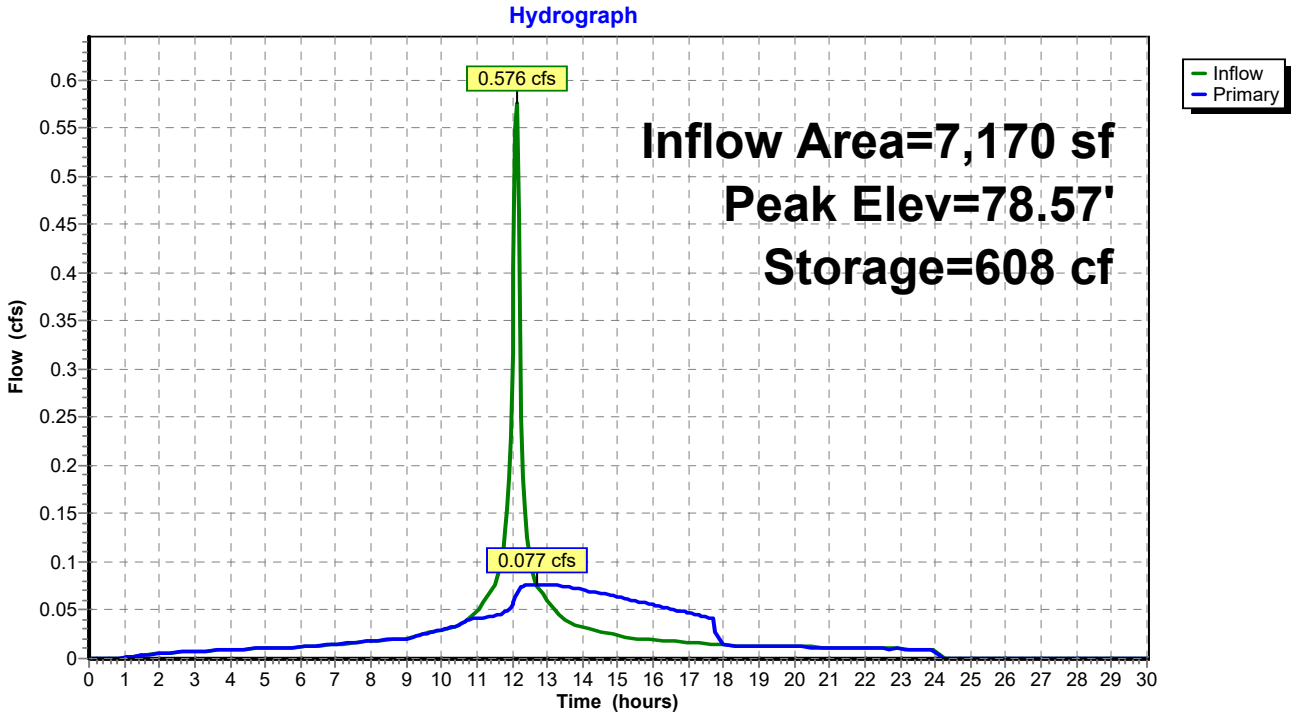
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 77.34' | 1,314 cf | **Custom Stage Data (Prismatic)**Listed below (Recalc)<br>1,383 cf Overall x 95.0% Voids |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 77.34 | 520 | 0 | 0 |
| 80.00 | 520 | 1,383 | 1,383 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 76.80' | **10.0" Round Culvert**<br>L= 33.0' CPP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 76.80' / 76.13' S= 0.0203 '/' Cc= 0.900<br>n= 0.013, Flow Area= 0.55 sf |
| #2 | Device 1 | 76.80' | **1.5" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |
| #3 | Device 1 | 79.25' | **4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) |

**Primary OutFlow** Max=0.077 cfs @ 12.68 hrs HW=78.57' TW=0.00' (Dynamic Tailwater)
↑**1=Culvert** (Passes 0.077 cfs of 3.055 cfs potential flow)
↑**2=Orifice/Grate** (Orifice Controls 0.077 cfs @ 6.29 fps)
**3=Sharp-Crested Rectangular Weir** ( Controls 0.000 cfs)

## Pond P1: R-Tanks

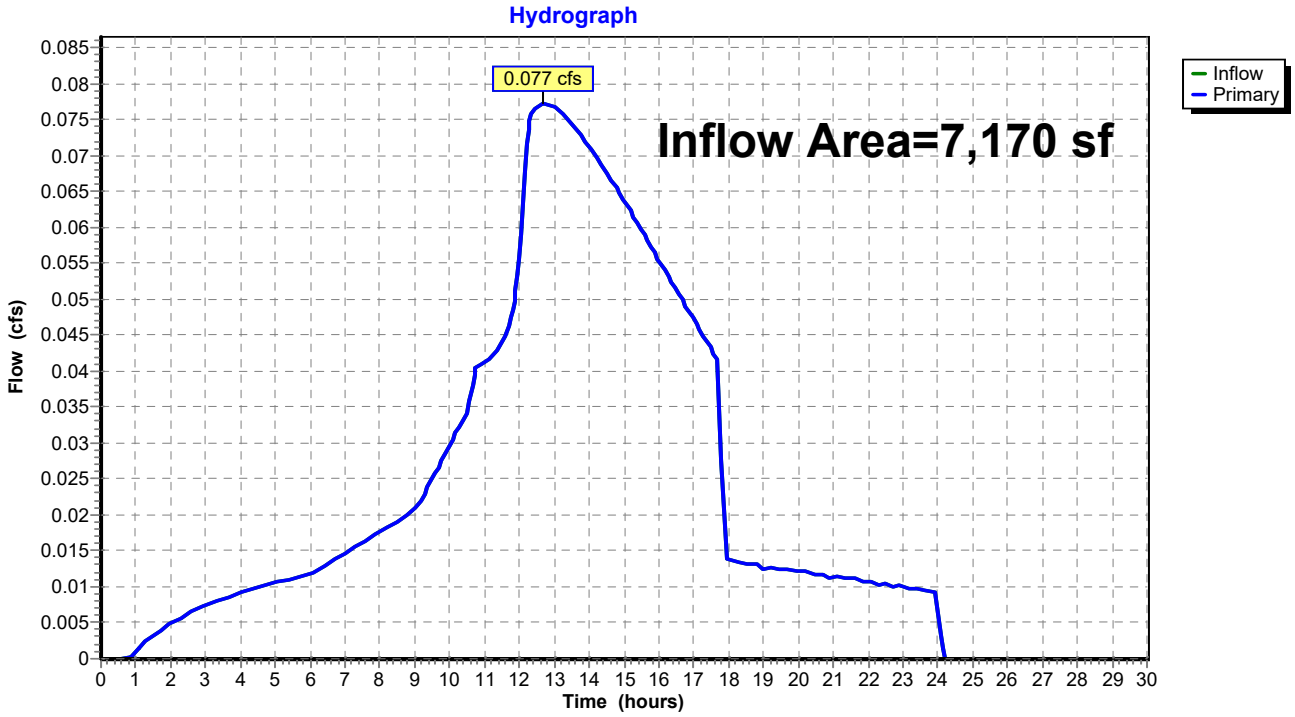


## Summary for Link 3L: SMH-01

Inflow Area = 7,170 sf,100.00% Impervious, Inflow Depth = 3.78" for 5-Year event
Inflow = 0.077 cfs @ 12.68 hrs, Volume= 2,256 cf
Primary = 0.077 cfs @ 12.68 hrs, Volume= 2,256 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

## Link 3L: SMH-01



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment S1: 221 Congress** Runoff Area=7,170 sf 100.00% Impervious Runoff Depth=5.77"
Tc=6.0 min CN=98 Runoff=0.867 cfs 3,449 cf

**Pond P1: R-Tanks** Peak Elev=79.30' Storage=969 cf Inflow=0.867 cfs 3,449 cf
Outflow=0.242 cfs 3,450 cf

**Link 3L: SMH-01** Inflow=0.242 cfs 3,450 cf
Primary=0.242 cfs 3,450 cf

**Total Runoff Area = 7,170 sf Runoff Volume = 3,449 cf Average Runoff Depth = 5.77"**
**0.00% Pervious = 0 sf 100.00% Impervious = 7,170 sf**

## Summary for Subcatchment S1: 221 Congress

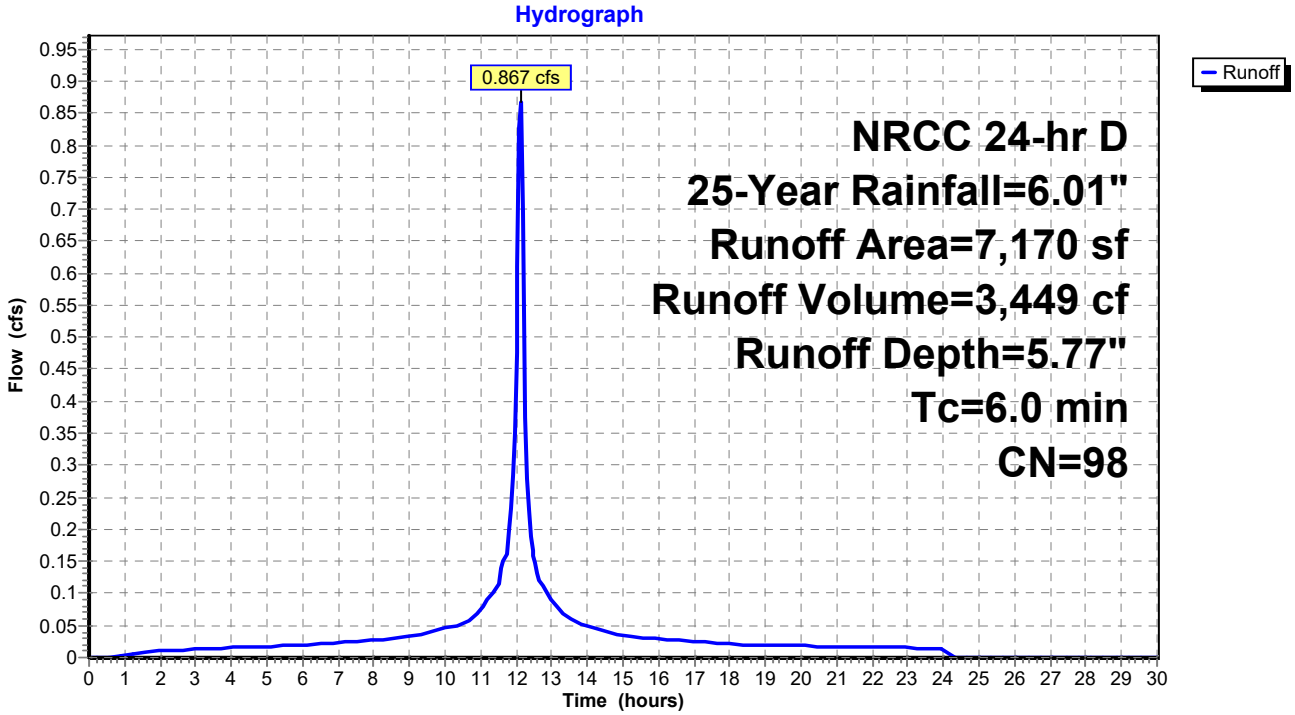
Runoff = 0.867 cfs @ 12.13 hrs, Volume= 3,449 cf, Depth= 5.77"
Routed to Pond P1 : R-Tanks

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 25-Year Rainfall=6.01"

| Area (sf) | CN | Description |
|---|---|---|
| 7,170 | 98 | Roofs, HSG D |
| 7,170 | 98 | 100.00% Impervious Area |

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

### Subcatchment S1: 221 Congress



## Summary for Pond P1: R-Tanks

[44] Hint: Outlet device #2 is below defined storage
[87] Warning: Oscillations may require smaller dt or Finer Routing (severity=38)

Inflow Area = 7,170 sf,100.00% Impervious, Inflow Depth = 5.77" for 25-Year event
Inflow = 0.867 cfs @ 12.13 hrs, Volume= 3,449 cf
Outflow = 0.242 cfs @ 12.36 hrs, Volume= 3,450 cf, Atten= 72%, Lag= 14.2 min
Primary = 0.242 cfs @ 12.36 hrs, Volume= 3,450 cf
Routed to Link 3L : SMH-01

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 79.30' @ 12.36 hrs Surf.Area= 520 sf Storage= 969 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 76.0 min ( 823.2 - 747.1 )

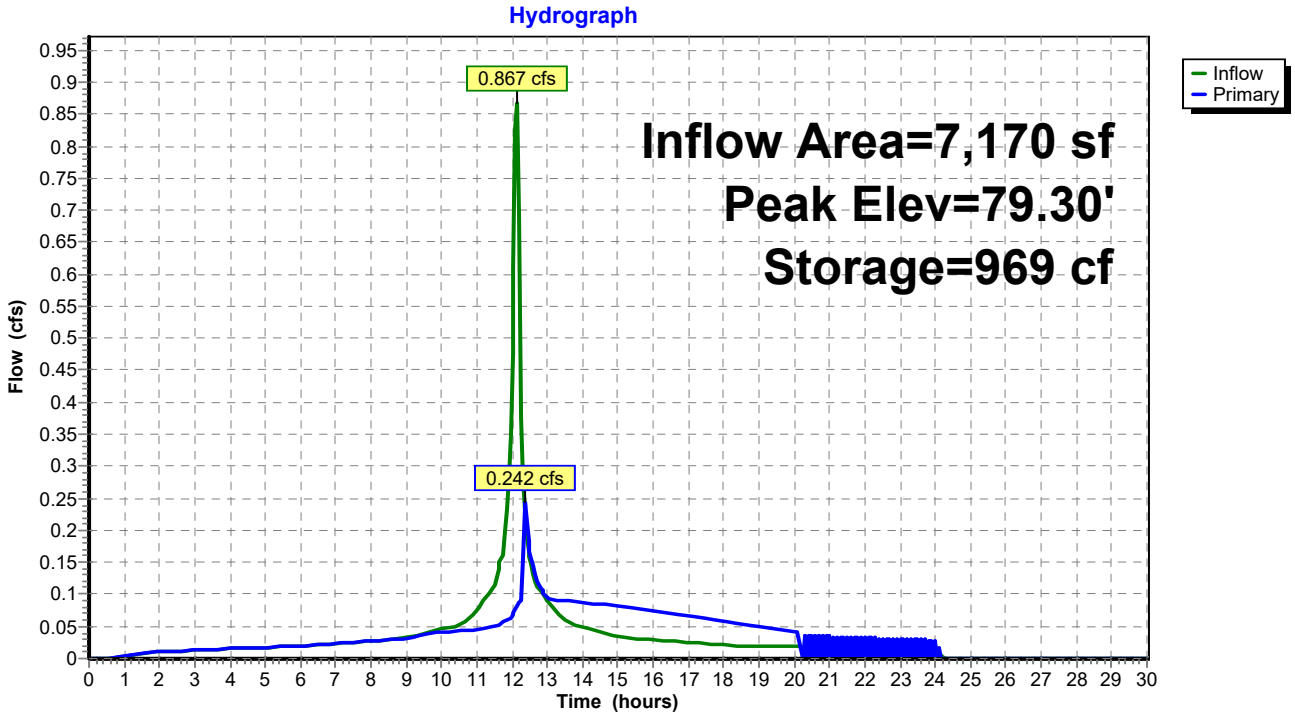
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 77.34' | 1,314 cf | **Custom Stage Data (Prismatic)**Listed below (Recalc)<br>1,383 cf Overall x 95.0% Voids |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 77.34 | 520 | 0 | 0 |
| 80.00 | 520 | 1,383 | 1,383 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 76.80' | **10.0" Round Culvert**<br>L= 33.0' CPP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 76.80' / 76.13' S= 0.0203 '/' Cc= 0.900<br>n= 0.013, Flow Area= 0.55 sf |
| #2 | Device 1 | 76.80' | **1.5" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |
| #3 | Device 1 | 79.25' | **4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) |

**Primary OutFlow** Max=0.231 cfs @ 12.36 hrs HW=79.30' TW=0.00' (Dynamic Tailwater)
↑**1=Culvert** (Passes 0.231 cfs of 3.789 cfs potential flow)
↑**2=Orifice/Grate** (Orifice Controls 0.092 cfs @ 7.51 fps)
**3=Sharp-Crested Rectangular Weir** (Weir Controls 0.139 cfs @ 0.72 fps)

## Pond P1: R-Tanks

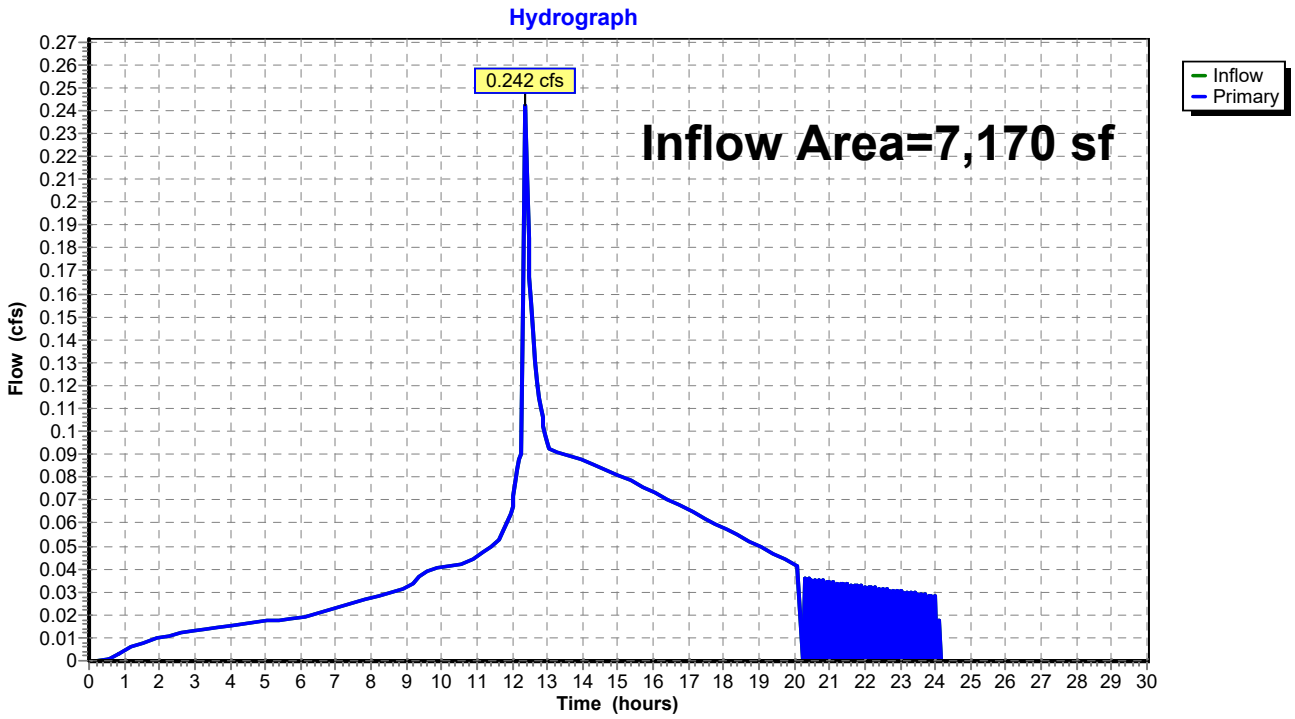


## Summary for Link 3L: SMH-01

Inflow Area = 7,170 sf,100.00% Impervious, Inflow Depth = 5.77" for 25-Year event
Inflow = 0.242 cfs @ 12.36 hrs, Volume= 3,450 cf
Primary = 0.242 cfs @ 12.36 hrs, Volume= 3,450 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

## Link 3L: SMH-01



Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

**Subcatchment S1: 221 Congress** Runoff Area=7,170 sf 100.00% Impervious Runoff Depth=6.92"
Tc=6.0 min CN=98 Runoff=1.034 cfs 4,135 cf

**Pond P1: R-Tanks** Peak Elev=79.40' Storage=1,018 cf Inflow=1.034 cfs 4,135 cf
Outflow=0.826 cfs 4,136 cf

**Link 3L: SMH-01** Inflow=0.826 cfs 4,136 cf
Primary=0.826 cfs 4,136 cf

**Total Runoff Area = 7,170 sf Runoff Volume = 4,135 cf Average Runoff Depth = 6.92"**
**0.00% Pervious = 0 sf 100.00% Impervious = 7,170 sf**

## Summary for Subcatchment S1: 221 Congress

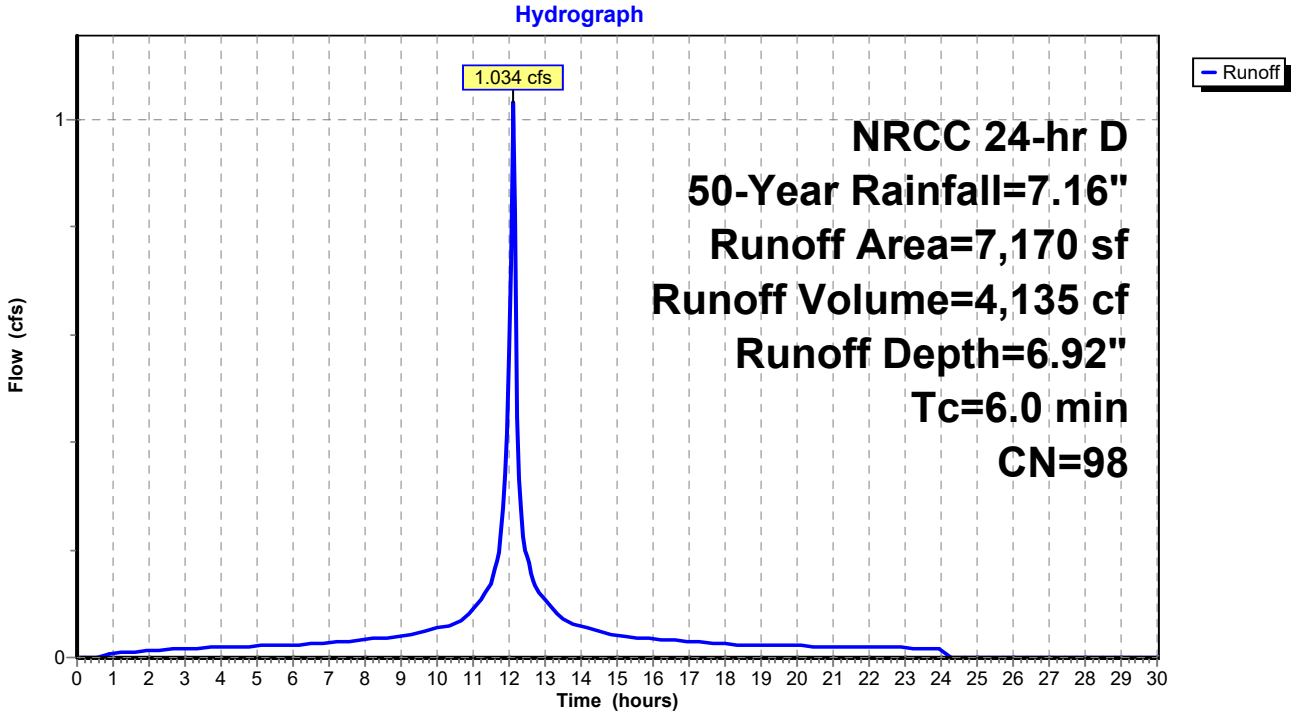
Runoff = 1.034 cfs @ 12.13 hrs, Volume= 4,135 cf, Depth= 6.92"
Routed to Pond P1 : R-Tanks

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
NRCC 24-hr D 50-Year Rainfall=7.16"

| Area (sf) | CN | Description |
|---|---|---|
| 7,170 | 98 | Roofs, HSG D |
| 7,170 | 98 | 100.00% Impervious Area |

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

### Subcatchment S1: 221 Congress



## Summary for Pond P1: R-Tanks

[44] Hint: Outlet device #2 is below defined storage
[87] Warning: Oscillations may require smaller dt or Finer Routing (severity=29)

Inflow Area = 7,170 sf,100.00% Impervious, Inflow Depth = 6.92" for 50-Year event
Inflow = 1.034 cfs @ 12.13 hrs, Volume= 4,135 cf
Outflow = 0.826 cfs @ 12.21 hrs, Volume= 4,136 cf, Atten= 20%, Lag= 5.1 min
Primary = 0.826 cfs @ 12.21 hrs, Volume= 4,136 cf
Routed to Link 3L : SMH-01

Routing by Dyn-Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Peak Elev= 79.40' @ 12.21 hrs Surf.Area= 520 sf Storage= 1,018 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 72.3 min ( 816.7 - 744.3 )

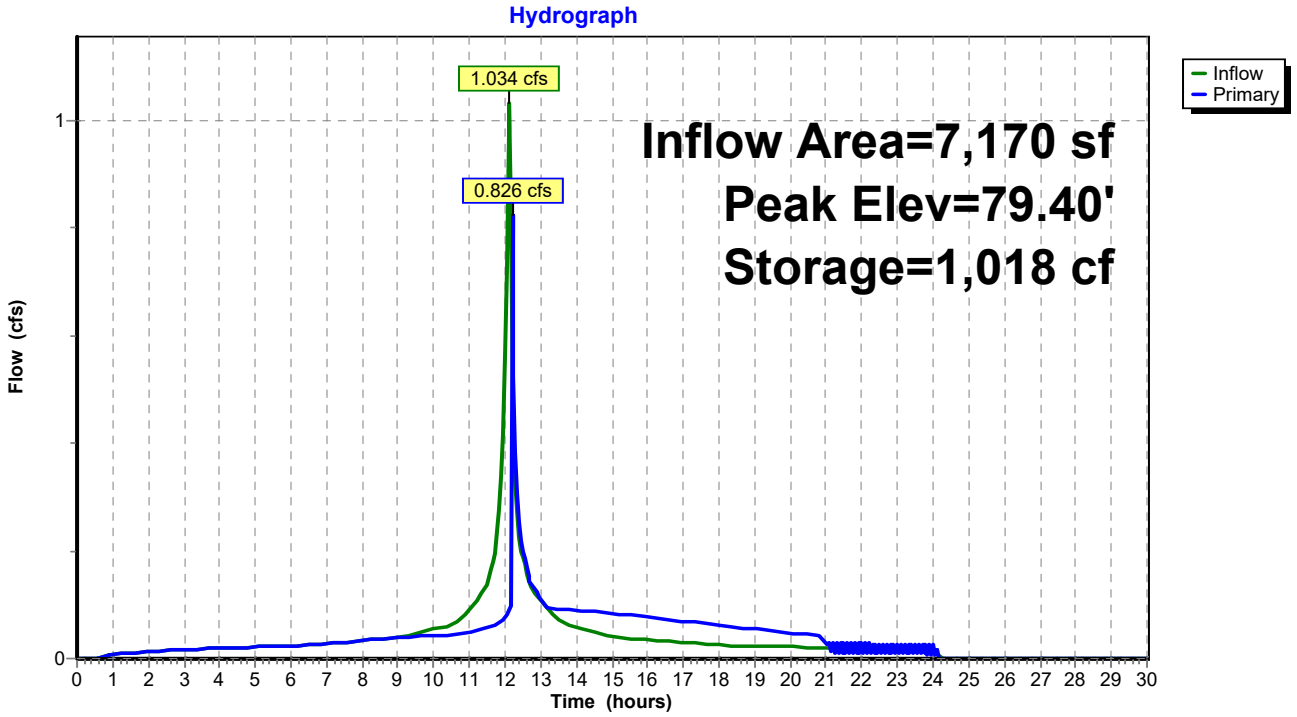
| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1 | 77.34' | 1,314 cf | **Custom Stage Data (Prismatic)**Listed below (Recalc)<br>1,383 cf Overall x 95.0% Voids |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 77.34 | 520 | 0 | 0 |
| 80.00 | 520 | 1,383 | 1,383 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 76.80' | **10.0" Round Culvert**<br>L= 33.0' CPP, square edge headwall, Ke= 0.500<br>Inlet / Outlet Invert= 76.80' / 76.13' S= 0.0203 '/' Cc= 0.900<br>n= 0.013, Flow Area= 0.55 sf |
| #2 | Device 1 | 76.80' | **1.5" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |
| #3 | Device 1 | 79.25' | **4.0' long Sharp-Crested Rectangular Weir** 2 End Contraction(s) |

**Primary OutFlow** Max=0.739 cfs @ 12.21 hrs HW=79.39' TW=0.00' (Dynamic Tailwater)
**1=Culvert** (Passes 0.739 cfs of 3.867 cfs potential flow)
**2=Orifice/Grate** (Orifice Controls 0.094 cfs @ 7.65 fps)
**3=Sharp-Crested Rectangular Weir** (Weir Controls 0.645 cfs @ 1.20 fps)

## Pond P1: R-Tanks

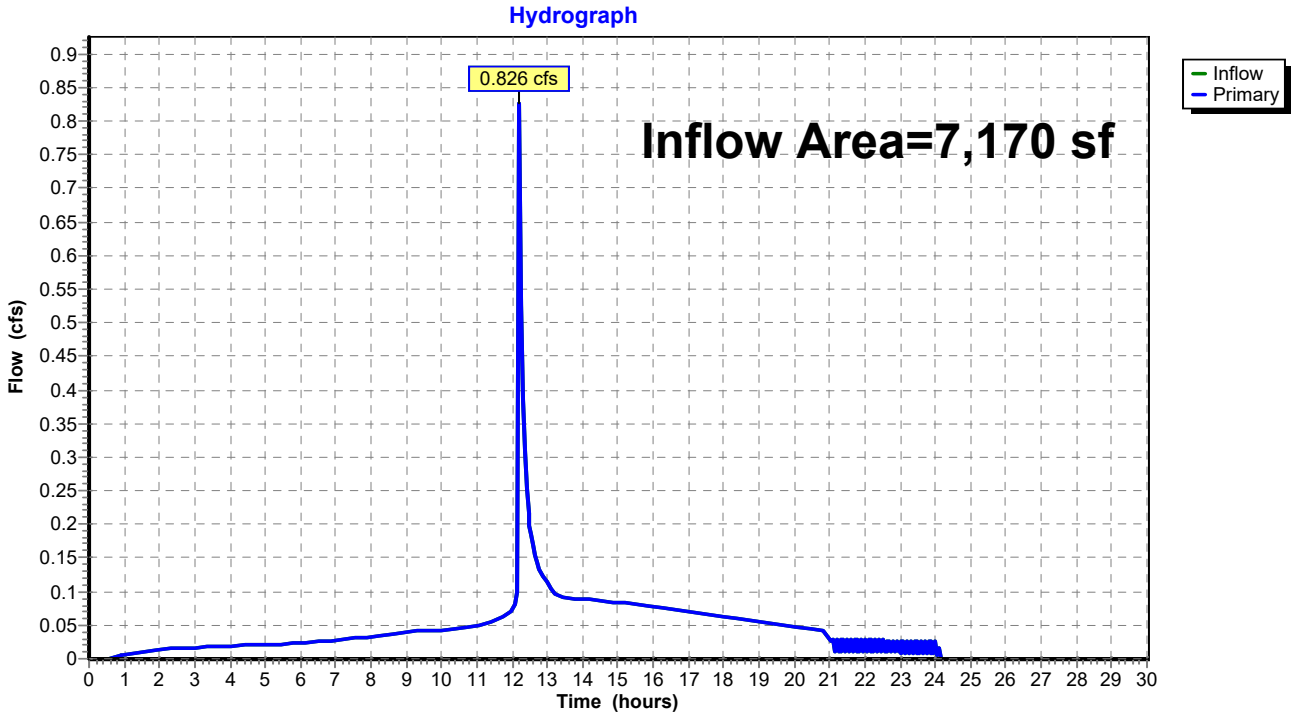


## Summary for Link 3L: SMH-01

Inflow Area = 7,170 sf,100.00% Impervious, Inflow Depth = 6.92" for 50-Year event
Inflow = 0.826 cfs @ 12.21 hrs, Volume= 4,136 cf
Primary = 0.826 cfs @ 12.21 hrs, Volume= 4,136 cf, Atten= 0%, Lag= 0.0 min

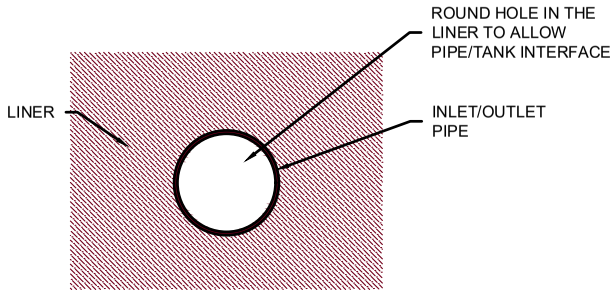
Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

## Link 3L: SMH-01

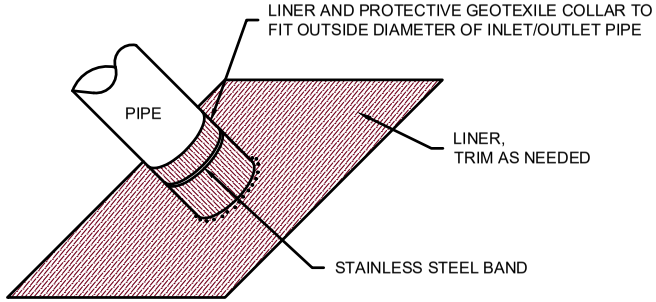


Appendix B – Rain Tank Details

CUT A ROUND HOLE IN THE LINER ENVELOPE AND GEOTEXTILE PROTECTION FABRIC THAT IS SLIGHTLY LARGER THAN THE PIPE.

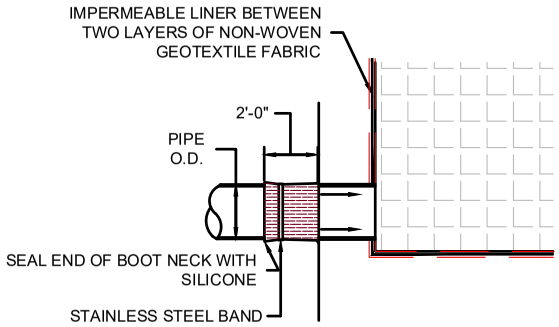



END VIEW OF PIPE/LINER CONNECTION

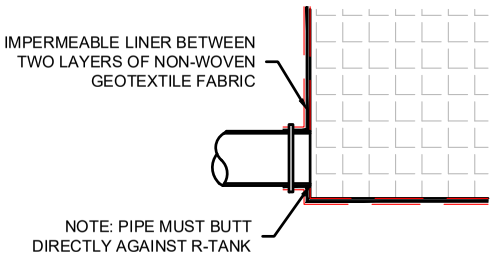



LINER BOOT W/ PROTECTIVE GEOTEXTILE FABRIC LAYER

AFTER LINER IS CUT AND PIPE INSTALLED, SLIDE BOOT AGAINST LINER AND SECURE WITH STAINLESS STEEL BAND, THEN BOND BOOT TO LINER AND SEAL END OF BOOT WITH SILICONE. REPLACE ANY GEOTEXTILE PROTECTION FABRIC REMOVED DURING BOOT INSTALLATION PROCESS.




SIDE VIEW OF LINER BOOT




SIDE VIEW OF PIPE/LINER CONNECTION

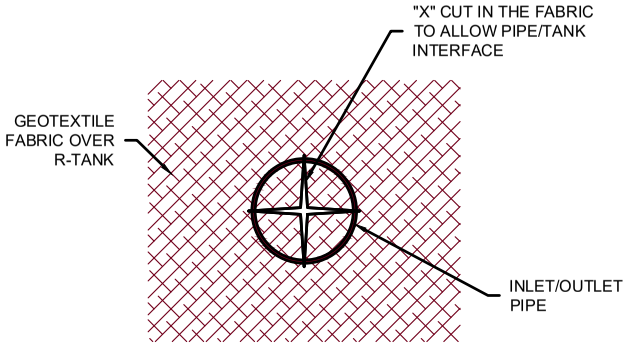


FERGUSON WATERWORKS

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www.fergusongss.com

| DRAWN BY | JKB |
|---|---|
| DATE | 3/24/2026 |
| SHEET NO. | 1 of 1 |

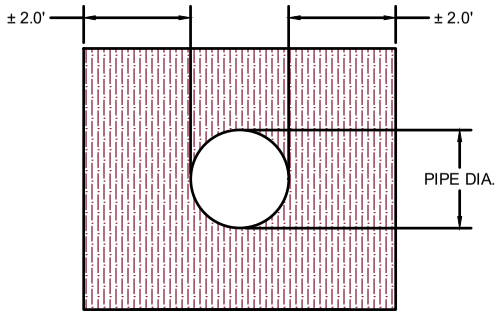
CUT AN "X" IN THE FABRIC ENVELOPE THAT IS SLIGHTLY LARGER THAN THE PIPE. PULL THE FABRIC FLAPS AROUND THE PIPE, AND SEAL WITH A STAINLESS STEEL BAND.




END VIEW OF PIPE/FABRIC CONNECTION

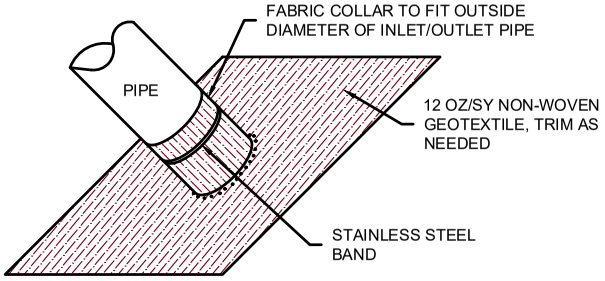
NOTE:

- PIPE BOOTS ARE AVAILABLE IN THE FOLLOWING STANDARD SIZES: 8" | 12" | 15" | 18" | 24".
- LARGER SPECIAL ORDER, CUSTOM SIZES ARE AVAILABLE.

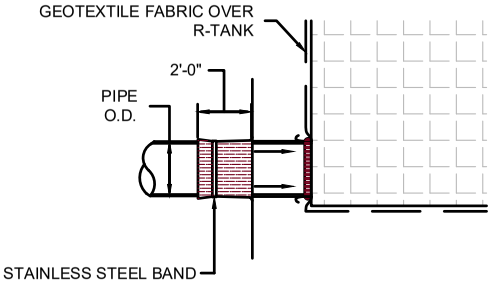



FRONT VIEW OF GEOTEXTILE BOOT

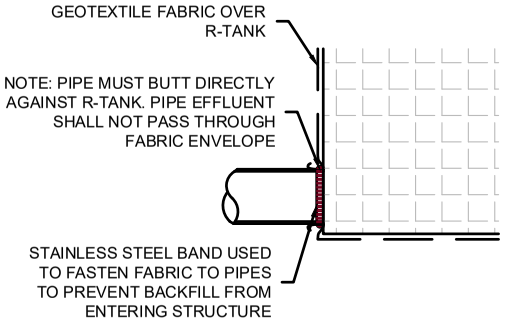
AFTER TANK WRAP IS SECURED TO PIPE, SLIDE BOOT AGAINST R-TANK AND SECURE WITH SECOND STAINLESS STEEL BAND, THEN ATTACH BOOT FLAP TO TANK ENVELOPE FABRIC WITH DUCT TAPE OR OTHER ADHESIVE.




GEOTEXTILE BOOT




SIDE VIEW OF GEOTEXTILE BOOT




SIDE VIEW OF PIPE/FABRIC CONNECTION



FERGUSON WATERWORKS

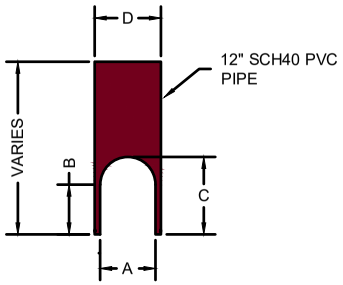
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| DRAWN BY | JKB |
|---|---|
| DATE | 3/20/2026 |
| SHEET NO. | 1 of 1 |

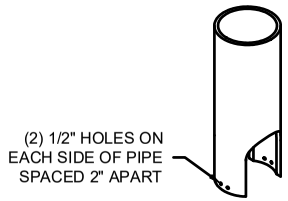
| R-TANK INSPECTION PORT DIMENSIONS | | | | |
|---|---|---|---|---|
| **UNIT TYPE** | **DOGHOUSE BOTTOM WIDTH ("A")** | **DOGHOUSE VERTICAL LENGTH ("B")*** | **DOGHOUSE OPENING HEIGHT ("C")** | **PORT DIAMETER ("D")** |
| HD | 10" | 9" | 14" | 12" |
| SD | 10" | 3" | 8" | 12" |
| UD | 8" | 7" | 12" | 10" |
| XD | 10" | VARIES** | VARIES** | 12" |

* PORTS ARE SUPPLIED WITH A STANDARD DOGHOUSE LENGTH OF 9". THE OPENING LENGTH SHALL BE REDUCED IN THE FIELD TO CORRESPOND WITH THE SPECIFIED PRODUCT TYPE.
** VERTICAL HEIGHTS VARY BASED ON THE STACKING HEIGHT OF THE XD SYSTEM. THE TOP OF ANY OPENING SHOULD NOT EXCEED THE TOP OF THE STACK HEIGHT.

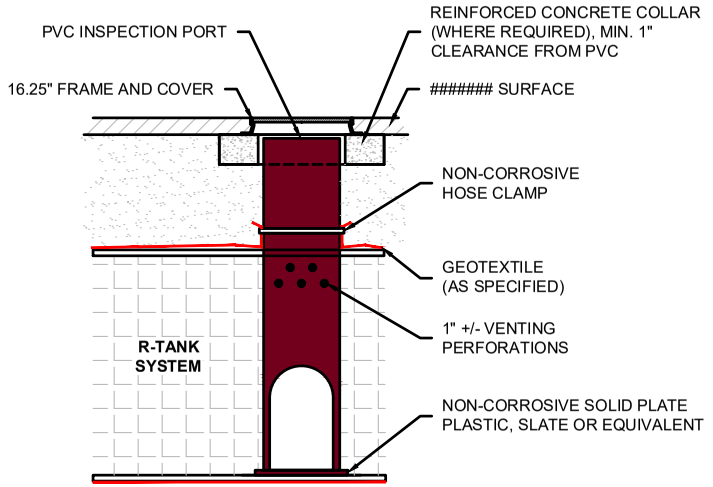
NOTES
1. THE INSPECTION PORT IS USED IN THE ACCESS MODULE TO INSPECT THE LEVEL OF SEDIMENT ACCUMULATION AND PERFORM ROUTINE MAINTENANCE.
2. MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH AS NEEDED.
3. R-TANK$^{HD}$, R-TANK$^{SD}$, R-TANK$^{UD}$ AND R-TANK$^{XD}$ MAY BE USED IN TRAFFIC APPLICATIONS. SEE TRAFFIC LOADING DETAIL FOR MINIMUM & MAXIMUM COVER REQUIREMENTS.
4. IF INSPECTION PORT IS LOCATED IN A NON-TRAFFIC AREA, A PLASTIC CAP CAN BE USED IN LIEU OF A FRAME AND COVER WITH CONCRETE COLLAR.



FRONT VIEW OF INSPECTION PORT



ISOMETRIC PORT






FERGUSON WATERWORKS
FOR ADDITIONAL INFORMATION PLEASE VISIT:
www.fergusongss.com

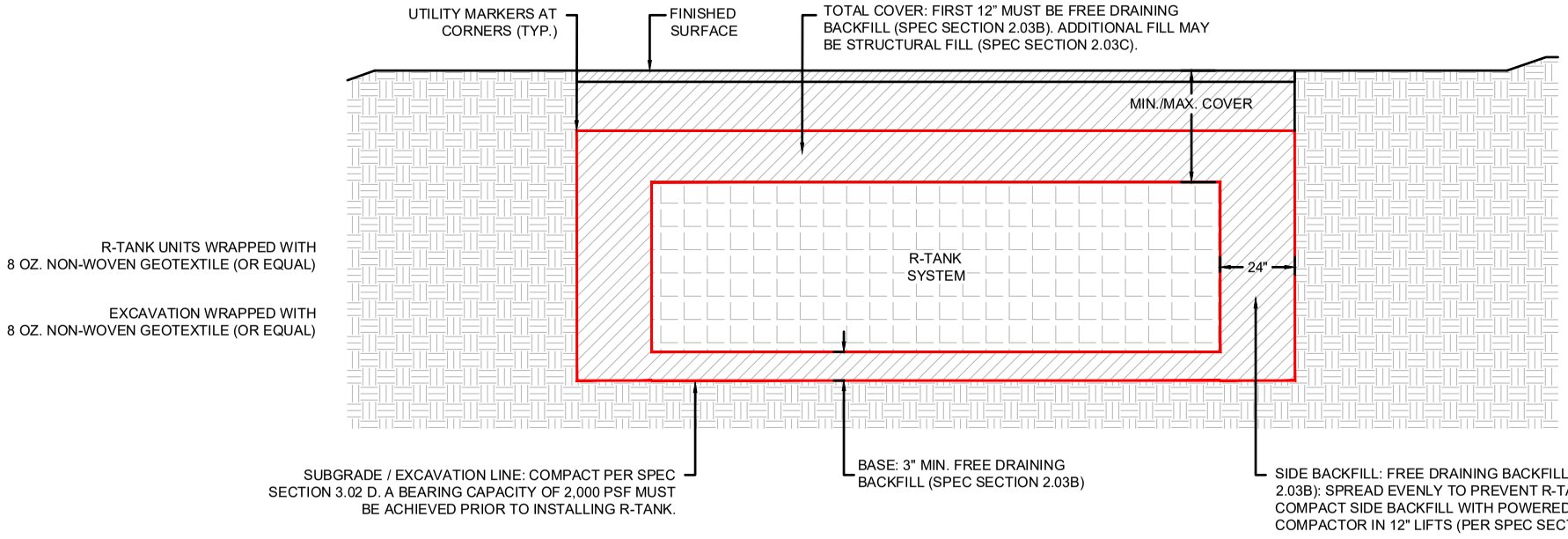
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1 of 1

NOTES:

1. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.
2. FOR INFILTRATION APPLICATIONS, UNCOMPACTED FREE DRAINING BACKFILL (SPEC SECTION 2.03A) TO PROVIDE A LEVEL BASE. SURFACE MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK FOOTPRINT. THE ENGINEER OF RECORD IS RESPONSIBLE FOR ASSESSING THE BEARING CAPACITY OF THE SUBGRADE, AND BASE.
3. FOR INSTALLATIONS IN LANDSCAPED AREAS, THE INSTALLATION OF TREES IS PROHIBITED ABOVE THE R-TANK UNITS. PLEASE CONTACT YOUR LOCAL FERGUSON WATERWORKS REPRESENTATIVE FOR MORE INFORMATION.
4. THE R-TANK SYSTEM IS NOT DESIGNED TO SUPPORT LOADS FROM BUILDINGS OR STRUCTURES. THEREFORE, THE ENGINEER OF RECORD MUST COORDINATE WITH THE PROPER DISCIPLINES TO ENSURE NO STRUCTURAL LOADS ARE IMPARTED UPON THE SYSTEM AND ANY INFILTRATION FROM THE SYSTEM HAS BEEN ACCOUNTED FOR IN THE FOUNDATION DESIGN.

| R-TANK UNIT LOAD RATING | | | |
|---|---|---|---|
| **UNIT TYPE** | **COMPRESSION STRENGTH** | **NON-VEHICULAR MIN. COVER*** | **MAX. COVER*** |
| HD | 33.0 PSI | 12" | 6.99' |
| SD | 42.0 PSI | 12" | 9.99' |
| MD | 64.0 PSI | 12" | 9.99' |
| UD | 134.0 PSI | 12" | 6.99' |
| NV | 190.0 PSI | 6" | 9.99' |
| XD | 220.0 PSI | 6" | 9.99' |

* MINIMUM AND MAXIMUM COVER ARE MEASURED FROM THE TOP OF THE R-TANK UNIT TO THE TOP OF THE FINISHED SURFACE.






FERGUSON WATERWORKS

FOR ADDITIONAL INFORMATION PLEASE VISIT:
www.fergusongss.com

DRAWN BY
JKB

DATE
3/24/2026

SHEET NO.
1 of 1

Appendix C – O&M Plan

**Stormwater Operations and Maintenance (O&M) Plan**
**221 Congress Street, Portland, Maine**

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**1. Purpose**

This Operations and Maintenance (O&M) Plan provides procedures and responsibilities for the inspection, operation, and maintenance of the stormwater management system at 221 Congress Street. The goal of this plan is to ensure long-term functionality of the system, maintain compliance with City of Portland requirements, and protect the combined sewer system from excessive peak flows and sediment/debris loading.

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**2. System Overview**

The stormwater management system consists of the following primary components:

- Roof leader collection system
- Perimeter underdrain system
- Subsurface Rain-Tank modular detention system (130 units)
- Impermeable liner encapsulating the storage system
- Internal Outlet Control Structure (OCS) with 1.5-inch orifice
- Discharge piping to City-owned manholes in Washington Avenue

The system is designed to detain the water-quality volume (WQV) and release flows at a controlled rate of less than 0.1 cfs.

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**3. Responsible Party**

The property owner (or designated property manager) is responsible for implementation of this O&M Plan, including all inspections, maintenance, repairs, and recordkeeping associated with the stormwater system located within the property boundary.

All stormwater infrastructure located within the public right-of-way (including downstream manholes in Washington Avenue) is the responsibility of the City of Portland.

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**4. Inspection Schedule**

**4.1 First Year of Operation**

- Inspect system **quarterly (4 times per year)**
- Inspect after any major storm event (>1 inch rainfall)

**4.2 Long-Term Operation**

- Inspect system **semi-annually (twice per year)**
- Inspect after major storm events

---

**5. Inspection Procedures**

**5.1 General System Inspection**

- Verify that all accessible components are structurally sound
- Check for signs of blockage, sediment buildup, or damage
- Confirm no unusual odors or standing water beyond design drawdown time

**5.2 Roof Leaders and Inlets**

- Inspect for debris accumulation (leaves, trash, sediment)
- Confirm proper flow into the system
- Clean as needed

**5.3 Underdrain System**

- Verify flow is reaching the Rain-Tank system
- Check for clogging or surcharge conditions

**5.4 Rain-Tank Storage System**

- Observe system performance via accessible cleanouts or inspection ports
- Confirm proper drawdown within 24–48 hours following storm events
- Check for sediment accumulation where visible

**5.5 Outlet Control Structure (OCS)**

- Inspect the 1.5-inch orifice for blockage or damage
- Verify debris screens are clean
- Check sump area for sediment accumulation
- Confirm structural integrity of the control structure

**5.6 Overflow System**

- Confirm overflow pathways are clear and unobstructed
- Inspect for signs of unintended bypass or erosion

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**6. Maintenance Procedures**

**6.1 Routine Maintenance**

- Remove debris from roof leaders and inlet structures
- Clean or flush piping if reduced flow is observed
- Clean debris screens and baskets (if applicable)

**6.2 Sediment Removal**

- Remove sediment from OCS sump as needed
- If sediment accumulation is observed in the tank system, consult manufacturer guidance for cleaning procedures

**6.3 Orifice Maintenance**

- Remove obstructions from the 1.5-inch orifice
- Repair or replace orifice plate if damaged or corroded

**6.4 System Flushing (if needed)**

- Flush system piping if clogging is suspected
- Ensure downstream discharge is unobstructed prior to flushing

**6.5 Liner Protection**

- Avoid activities that may puncture or damage the impermeable liner
- If damage is suspected, engage a qualified professional for inspection and repair

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**7. Non-Routine Maintenance and Repairs**

The following conditions require immediate attention:

- Persistent standing water beyond 48 hours
- Evidence of structural failure or settlement
- Blocked or non-functioning outlet control structure
- Excessive sediment accumulation

- Evidence of liner failure (leakage or infiltration)

Repairs shall be completed by qualified personnel familiar with subsurface stormwater systems.

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**8. Recordkeeping**
The property owner shall maintain records of all inspections and maintenance activities, including:

- Date of inspection
- Name of inspector
- Observations and findings
- Maintenance performed
- Repairs completed

Records shall be kept on-site and made available to the City of Portland upon request.

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**9. Access**
All stormwater system components requiring inspection and maintenance are accessible from within the building footprint via designated access points (e.g., mechanical room, cleanouts, or access structures).

Access to all system components shall be maintained at all times.

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**10. Training and Awareness**
Personnel responsible for maintenance shall be familiar with:

- System layout and components
- Proper inspection procedures
- Safety requirements for confined space entry (if applicable)

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**11. Plan Updates**
This O&M Plan shall be updated as necessary to reflect system modifications, observed performance issues, or changes in ownership or responsibility.

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**12. Certification**
This Operations and Maintenance Plan has been prepared to support the long-term functionality of the stormwater management system at 221 Congress Street and to ensure continued compliance with applicable City of Portland requirements.

GreenMars Real Estate Services
30 Exchange Street, Suite 3
Portland, ME 04101

# Availability and Adequacy of Public Utilities

## 221 Congress Street

## Portland, Maine

**Electrical services, including providing underground services:**
The site's electrical infrastructure is engineered to deliver reliable and resilient power distribution. Underground electric service deployment is planned, optimizing safety and minimizing visual clutter. This design approach adheres to modern urban development standards, prioritizing both functionality and aesthetic appeal while ensuring uninterrupted access to electricity, particularly during adverse weather conditions or construction activities. Please see the ability to serve letter from Central Maine Power below.

**Existing and proposed connections for public utilities and required utility upgrades:**
Preliminary designs are under review by utility providers. In addition to the letter from Central Maine Power, an ability to serve letter is under consideration by Portland Water District.

**Sewer line connections:**
Connection points to the public infrastructure will be coordinated with Portland's sewer department and department of public works as part of this application review.

Oscar Wilkerson
GreenMars

RE: New electrical service
221 Congress Street, Portland, ME
Letter of Ability to Serve Request

Project Description:

> A residential apartment building at 221 Congress Street in Portland, Maine. This will include 87 one-bedroom apartments, retail and amenity space on the first floor.

CMP has the ability to serve the proposed project in accordance with our CMP Handbook (web link below). We can provide you the desired pad or pole mounted transformers per your request and city approval, in accordance with our CMP Handbook of Standard Requirements. If you have any questions on the process, or need help in completion of the documents, please contact CMP at 800-565-3181.

Here is our typical process for getting your three phase or CT rated single phase service installed. If you have any questions, please let us know. The underlined links will redirect you to the appropriate site for additional information.

Service Milestones for Three Phase Services and CT Rated Single Phase Services. There are additional requirements for primary metered Solar Service Installations listed in the Chapter 324 Interconnections section below. Please refer to CMP Installation Checklists for other installations.

• Call 800-750-4000 option 4 to establish a new account (if needed) and an SAP work order.
• Submit Load information. Please complete the attached EDET (excel file) using load information. Please complete this and email back to me. If the loads are over 500 kw, more in depth load studies may be required with our Distribution Planning and Transmission Planning Departments. Be advised that these will involve more detailed load information, a load study agreement (signed contract), as well as other items. This additional study process may add up to two additional months to completion of the job.
• Submit the easement information worksheet, including where any CMP structures may be on ANY private property (Poles, Wires, Anchors). You are responsible for obtaining all information for all required easements. Please complete this form and send to our line clerk department at: LineClerkNewService@cmpco.com
• Submit any electronic drawings (PDF (preferred) or DWG files) of the site layout and proposed electrical connections.
• For Primary Metered installations (including PV), please have the access road in for pole staking.
• Preliminary meetings with CMP Advisor and Engineer to determine details of job (I will need to schedule with your electrician/contractor-please let me know who this is)
• Field planner design appointment scheduled once the preliminary information is complete. This will allow us to cost out the job and develop a CMP Invoice. The invoice is typically generated 5-6 weeks after the design appointment. This expires after 90 days from the invoice date.
• Submit completed W9 so that your bill can be properly processed. This is a new CMP process.

• CMP submits invoice to the customer for payment (typically via email). Payment received from customer.
• Easements (based on easement information worksheet) sent out, signed and originals returned to CMP.
• Job scheduled for completion after the electrical inspection has been received.

This process can take several months, depending upon several factors including transformer or materials delivery, return of completed paperwork, and other jobs in the system that may be ahead of yours. In addition, contact with the other utilities, including telephone and cable, should be commenced as soon as practical. They may have additional work or charges in addition to the CMP work required to bring your project on line.

As you may be aware, there are global supply chain issues impacting the utility industry. CMP is closely monitoring and managing their inventory in order to serve our customers. Larger padmount transformers may not be readily available for the date that you will need to be energized. Please consider this as part of your construction plan. The energy service advisor will continue to work closely with you and let you know as soon as the transformer becomes available. Should you have any questions or concerns throughout this process, please do not hesitate to contact us.

Please complete the attached forms (the specific instructions are on each form). Please email them at your earliest convenience. If you are returning an Easement Form, a 1190 or State Permit please be sure to send those documents to lineclerknewservice@cmpco.com, All W9's should be sent to gettingconnected@cmpco.com. All other forms including the EDET (load sheet) and technical information should be sent to me.

For your convenience, here is a link to the CMP Website which contains our Handbook with details on most service requirements: CMP Handbook of Standard Requirements An additional resource is our Distribution Construction Standards:

You will be responsible for installing the customer connections, conduits, and metering in accordance with the CMP Handbook of Standard Requirements The transformer will be sized based on your submitted load sheets.

Your deposit amount will be typically based on an estimated two month bill, calculated from your completed load sheet unless otherwise determined by CMP.

In addition, we have recently added on an online map that shows single phase and three phase power locations within CMP. Here is that link: CMP ArcGIS Information

Metering:

All metering (including locations) must be preapproved by CMP. If you have any questions, please consult the CMP Handbook of Standard Requirements.

Chapter 324 Interconnections:

Please be advised that if you plan to install solar/wind/hydro generation, you must complete an application under the MPUC mandated Chapter 324 Interconnection Standards. If you go to Chapter 324 Interconnection Standards and follow the instructions for the Small Generator Interconnection Procedures, CMP can do this work in parallel to your service request. If you project is under 660 KW You will be able to have a Customer Net Energy Billing contract. Information concerning Customer Net Energy Billing can be accessed through the Chapter 324 website or by clicking here: Net Energy Billing.

Reallocation/Line Extensions:

Recently, changes were made to the three-phase construction policy, which require CMP to reallocate construction costs paid by customers. If applicable, those projects identified as “developments” do not qualify for reallocation of funds. Please see this document at our website for details about the reallocation conditions. Any reallocation charges will be specifically denoted on your invoice. The website address for this is: PolyphaseLineExtension.

This line extension will be part of Central Maine Power’s distribution system. In the event the property served under this Agreement is sold or otherwise conveyed, all rights and obligations of the Agreement shall stay with the property. Please note that if you rent or lease this property to another and you want to receive the reimbursement payments, you must make special arrangements with the Central Maine Power Company. Otherwise, any reimbursement payments will be sent to the “Customer” taking service at the service location.

Electricity Supplier Information:

Central Maine Power Company (CMP) will provide your facility with electric delivery service. If you don’t already have a provider, you will need to make arrangements with a competitive electricity provider in order to receive electricity supply for your facility. In the event you fail to choose a competitive electricity provider, you will receive Standard Offer service arranged by the Maine Public Utilities Commission. If you wish to be served by a competitive electricity provider immediately upon establishment of delivery service, you must arrange for this service directly through your chosen competitive electricity provider, who must enroll your account no later than 5 PM on the business day prior initiation of delivery service by CMP. An up-to-date list of competitive suppliers can be found at the:

1. Maine Public Utilities Commission (MPUC) web site- Maine PUC
2. By calling the MPUC at (207) 287-3831

Best regards,

Joshua Mitchell
Energy Service Specialist
Central Maine Power

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

February 26, 2026

Harry Podolsky
Greenmars Real Estate Services

Re: 221 Congress Street, PO
Ability to Serve with PWD Water

Dear Mr. Podolsky:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on February 6, 2026. Based on the information provided per plans dated February 20, 2026, we can confirm that the District will be able to serve the proposed project as further described in this letter. **Please note that this letter constitutes approval of the water system as currently designed and is valid for eighteen (18) months after the date of issue. Any changes affecting the approved water system will require further review and approval by PWD and may result in additional administrative fees.**

Conditions of Service

The following conditions of service apply:

- Three new services may be installed from the water main in Washington Avenue: one 6-inch ductile-iron fire service, one 4-inch ductile-iron domestic service with a 1.5-inch meter for the residential portion of the project, and one 1.5-inch copper service with a 1-inch meter for the commercial portion of the project. All services should enter through the property's frontage on Washington Avenue at least 10-feet from any side property lines.
- An approved testable double-check backflow prevention device must be installed on each service line directly after the meter or before the sprinkler riser prior to service activation.
- The Portland Water District acknowledges all occupants of a multi-unit building as customers of the District. As such, all tenants of the building must be able to access the water meter. The method of access to the meter by the tenants is at the discretion of the owner of the building, provided that the tenants can freely access the meter in accordance with the Portland Water District Terms & Conditions.
- The Portland Water District does not have record of any other existing infrastructure in public roads and recommends a survey and test pitting be performed by the development team prior to construction. Any conflicts that arise during construction are at the risk of the developer and may result in job shutdown until new plans are submitted by the developer and reviewed and approved by PWD.

**Prior to construction, the owner or contractor will need to complete a Service Application and pay all necessary fees for each proposed service. When the project is ready for construction, an Application for each service can be requested by contacting the MEANS Group at MEANS@pwd.org or 207-774-5961 ext. 3199. Once a completed Application has been submitted with payment, please allow seven (7) days for processing.**

Existing Site Service

According to District records, the project site does not currently have existing water service.

Water System Characteristics

According to District records, there is an 12-inch diameter ductile-iron water main in Washington Avenue and a public fire hydrant adjacent to the site. The estimated static pressure in the area is 81 psi.

Public Fire Protection

The installation of new public hydrants to be accepted into the District water system will most likely not be required. It is your responsibility to contact the City of Portland Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

Domestic Water Needs

The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project. Based on the high water pressure in this area, we recommend that you consider the installation of pressure reducing devices that comply with state plumbing codes.

Private Fire Protection Water Needs

You have indicated that this project will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share these results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact MEANS to request a hydrant flow test and we will work with you to get more complete data.

Should you disagree with this determination, you may request a review by the District's Internal Review Team. Your request for review must be in writing and state the reason for your disagreement with the determination. The request must be sent to MEANS@PWD.org or mailed to 225 Douglass Street, Portland Maine, 04104 c/o MEANS. The Internal Review Team will undertake review as requested within 2 weeks of receipt of a request for review.

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District



Robert A. Bartels, P.E.
Senior Project Engineer

February 19, 2026

GreenMars Real Estate Services, Inc.
30 Exchange St., Suite 3
Portland, Maine 04101

Attn: **Harry Podolsky**

Subject/Description of project: - 221 Congress St., Portland, Maine - Ability to Serve Request

Re: Natural Gas Ability to Serve Response

Dear Harry,

Thank you for your interest in using natural gas for the above referenced project.

This is to confirm that Unitil has a gas main on Congress St and Washington Ave. in Portland. Once the gas load and number of meters has been determined, please email me back so that we can have engineering to determine if any system improvements are required.

If you have any further questions or require additional information, please contact me at 207-541-2543 or email at carpenters@unitil.com.

Sincerely,

*Scott Carpenter*

Scott Carpenter
Senior Business Development Representative
207-541-2543

ME GAS OPERATIONS
376 Riverside Industrial Parkway
Portland, ME 04103

T 866.933.3821 www.unitil.com

GreenMars Real Estate Services
30 Exchange Street, Suite 203
Portland, ME 04101

Att. R

# Construction Management Narrative
# 221 Congress Street
# Portland, Maine

The Construction Management Plan (CMP) on sheet G-001 of the architectural drawing package outlines the logistical strategies for site safety, traffic flow, and public access during the construction phase. The project is on a prominent corner lot bounded by Congress Street, Washington Avenue, and Cumberland Avenue.

**Site Logistics & Containment**

The primary construction site is secured by a temporary construction fence measuring approximately 255 feet. This perimeter will be supplemented with temporary barriers as needed and "Hard Hat Area" safety signage.

- Waste Management: A 20-yard construction dumpster (approx. 22' long) is stationed within the site interior, accessible via Washington Avenue.
- Access Points: Vehicle access is managed through two primary points. A rolling gate serves as the vehicular construction entrance on the northern side of the site. A dedicated exit gate for vehicles is located toward the southern end of the site.

**Traffic & Pedestrian Management**

The plan prioritizes public safety through extensive signage and coordinated lane closures.

- Sidewalk Closures: The sidewalk along Washington Avenue will be closed for approximately 7 months during the erection of the structure. Final sidewalk restoration is expected to take roughly 8 months after the structure is complete.
- Lane Adjustments: A turning lane will be closed for the duration of construction to provide vehicle access to the site. Parking is prohibited in this area to allow the lane to be used for through travel.
- Public Safety Signage: "Sidewalk Closed Ahead" signs will be placed at key intersections to redirect pedestrians to opposite crosswalks
- Traffic Control: Flaggers will be used if vehicular traffic is impacted, and any closed lanes will be coordinated with Public Works using cones and barricades.

**Specialized Closures**

The plan accounts for intermittent disruptions based on specific construction activities:

- Overhead Work: Temporary public space closures on the Congress Street facade will occur only when overhead work is being performed.

Equipment Clearance: Special signage will be deployed if construction equipment requires more than a 7' 6" clearance from the building.

**CONSTRUCTION MANAGEMENT PLAN GENERAL NOTES**

1. Construction is estimated to last 15 months. The sidewalk closure on Washington Ave is expected to last about 8 months after the structure is complete.

2. Pedestrian Traffic to be controlled with barricades & directional signage at closed or temporarily closed sidewalks as shown

3. Temp fence to have safety signage such as "Hard Hat Area", etc.

4. Closed turn lane to be coordinated with Public Works and controlled with cones, barrels, barricades, etc

5. If or when vehicular traffic is impacted, traffic control will be maintained using flaggers, etc.

**LEGEND:**

- Temp Construction Fence (255 lf)
- Temp Barriers as needed (255 lf)
- Sidewalk Closure for duration of erection of structure, about 7 months (3,600sf)
- Turning Lane Closure for duration for construction vehicle access (1,165sf)
- Temporary Public Space Closure as needed (Only when overhead head work occurs on Congress Street facade)
- Contruction Dumpster, 20 yard (176sf) approx. 22' Long x 8' Wide x 4' Tall

Sign Placed near intersection stating "Sidewalk Closed Ahead, Please Use Crosswalk". For the duration of construction

Construction Entrance with signage incl. "Sidewalk closed use other side", etc

Existing Big Apple Curb Cut to remain

No Parking through duration of construction. Lane used for thru travel

Rolling Gate for Vehicular Construction Entrance

Construction Dumpster

Gate for Vehicular Exit

Existing fencing to remain through construction and ultimately replaced with new

Temp fence to existing building corner

Temp Barricades/signage

Construction Entrance

Temporary Sign Placed near intersection stating "Sidewalk Closed Ahead, Please Use Crosswalk" Only when Construction Equipment requires more than a 7'-0" Clearance from the building

CUMBERLAND AVE

WASHINGTON AVE

MONTGOMERY ST

CONGRESS STREET

MONTFORT STREET

N

1 FIRST FLOOR - OPTION A
SCALE: 1" = 10'

WOODHULL
93 HIGH ST
207 283 8777
PORTLAND, ME 04101
woodhullmaine.com

PRELIMINARY
NOT FOR CONSTRUCTION

CHANGES THIS ISSUE:
ID | DESCRIPTION

ISSUE NUMBER
CHANGE NUMBER

SUBMISSIONS:
ISSUE | DATE | DESCRIPTION

WS PROJECT LEAD:
PETER
DATE OF ISSUE:
2/12/26
PROJECT STATUS:
SITE PLAN REVIEW

221 Congress
221 Congress St Portland ME 04101
Greenmars Real Estate

CONSTRUCTION MANAGEMENT PLAN
G-001

BIMcloud: bimserver2.local - BIMcloud Basic for Archicad 27/Commercial/24-C-047_221 Congress Greenmars

GreenMars Real Estate Services
30 Exchange Street, Suite 203
Portland, ME 04101

Att. S

February 13, 2026

**221 Congress Street - Design Narrative**

The prominent corner of Washington and Congress Streets in Portland presents a significant development opportunity. Our team is committed to creating a design that is forward-looking and optimistic while showing deep respect for the existing neighborhood context.

This new building is intended to serve as a key anchor for the area, furthering the revitalization that has been ongoing along Washington Avenue in recent years. Crucially, the project will contribute much-needed housing, aligning with Portland's Comprehensive Plan goals. The proposed market-rate rental units are designed for efficiency, allowing for monthly rents that will be more accessible than other new construction on the peninsula. Furthermore, the development will fully comply with all inclusionary zoning requirements to provide additional workforce housing for the community. The recent updates to Portland's recode ordinance, which permit buildings up to 75 feet in the B2b zone, are vital, as this height is necessary to ensure the project is financially viable in the current construction cost climate. This allows for a seven-story building containing 87 residential units. While seven stories will be a unique addition to the neighborhood, the proposed height is thoughtfully scaled and reasonable when compared to nearby structures, such as the North School Apartments and its prominent clock tower.

The architectural massing and choice of materials are deliberately rooted in the adjacent neighborhood, drawing particular influence from the India Street neighborhood's common red brick facades. These local buildings feature articulations that create shadow, offer decoration, and establish a human-scaled rhythm. For our design, we aim to utilize durable yet cost-effective materials to support the project’s

GreenMars Real Estate Services
30 Exchange Street, Suite 203
Portland, ME 04101

long-term financial success. The resulting six-over-one massing directly reflects the building's mixed uses. The ground floor, which complements the lively pedestrian activity, will feature durable thin brick masonry or tile. Large spans of storefront glass will clearly articulateS the building entrances for both the commercial lease space on Congress Street and the residential entry on Washington Avenue. For the upper six stories, which are entirely residential, we propose vertical metal panels. Their size and placement are intended to reinforce the textural quality of neighboring buildings, creating a consistent vertical rhythm. The panels' color, texture, and sheen are chosen to emulate the qualities of the adjacent brick facades. We will use low-sheen materials exclusively to prevent light glints that could be distracting or incompatible with the neighborhood. Additionally, we are proposing subtle, doublestory shifts in the placement of windows and panels; these design moves help to mitigate the perception of height, giving the building the visual feel of a four-story structure.

# Neighborhood Meeting Sign-In Sheet

3/23/2026
East End Community School
221 Congress Street Proposed Construction

**Members Of Public in Attendance:**

| **Name** | **Email** |
|---|---|
| Lynn Soucy | lnsoucy@yahoo.com |
| Peter Soucy | lnsoucy@yahoo.com |
| George Rheault | george.rheault@gmail.com |
| Brent Adler | brentadler@gmail.com |
| Parks McKinney | parksmckinney@gmail.com |
| Alexis Delvecchio | alexis.l.delvecchio@gmai.com |
| Evan Carroll | ecarroll963@gmail.com |
| Devin Malanaphy | accounts@devinmalanaphy.com |
| Jaime Parker | jaime@trails.org |
| MHNO | info@munjoyhill.org |
| Mike Dixon | mdixon.me@gmail.com |
| Bronya Lechtman | blechtman1@gmail.com |
| Palo Peirce | |

**Developer Team in Attendance:**

| Name | Email |
|---|---|
| Oscar Wilkerson | Oscar@greenmars.com |
| Harry Podolsky | Harry@greenmars.com |
| Travis Letellier | Travis@greenmars.com |
| Chris Marshall | Chris@greenmars.com |
| Joël Matondo | Joel@greenmars.com |

| | |
|---|---|
| Patrick Boothe | Patrick.Boothe@woodhullmaine.com |
| Bud Angst | Bud.Angst@woodhullmaine.com |

221 Congress st. - Community Meeting Notes

Read Full Transcript

## Project Overview

- 221 Congress Street development: 87 rental units on small contaminated site
- 7 stories tall, within zoning height limits
- Target demographic: young professionals, recent graduates seeking independent living
- Ground floor retail space (potential small market/convenience store)
- Amenity spaces: communal kitchens, bike storage, co-working areas, rooftop terrace (700 sq ft)

## Unit Details & Pricing

- Small-scale units designed for affordability
- Studios around 225-280 sq ft (referencing Child Street project comparison)
- Projected rents below existing new construction in peninsula area
- Below Casco Bay pricing for studios
- All rentals initially, potential for some condos on upper floors depending on market conditions

## Site Challenges & Solutions

- Former dry cleaner site with soil contamination
- Vapor extraction system (similar to radon mitigation) required
- No below-grade parking due to contamination and cost constraints
- Limited parking spaces on-site
- Snow removal plan: hand clearing for egress paths, mechanical for main areas

## Environmental & Infrastructure

- Heat pump HVAC systems (wall-mounted units like hotel PTACs)
- White roof with solar reflective index >82 for heat mitigation
- Underground stormwater retention system
- Improving site drainage compared to current impervious surface
- Potential solar installation consideration

## Community Impact & Concerns

- Traffic concerns raised by residents, especially for children safety
- No traffic light planned at Washington/Congress intersection
- Construction staging will require temporary road/sidewalk closures

- Metro bus stop may need temporary relocation
- Neighborhood communication plan: superintendent will be point person for construction issues
- Shadow study shows minimal impact on Western Cemetery

## Regulatory & Timeline

- Inclusionary zoning: 25% units at 80% AMI or offsite fee option
- Anticipating policy modifications to inclusionary requirements
- Planning board submission in progress
- Construction start: likely 2024/2025
- Build duration: 12-18 months
- Community meetings scheduled through June

## Next Steps

- Finalize construction quotes and staging plans
- Work with city on pedestrian/bike access during construction
- Coordinate with utility companies for overhead power lines
- Establish neighborhood communication protocols before construction begins

# 221 Congress Street

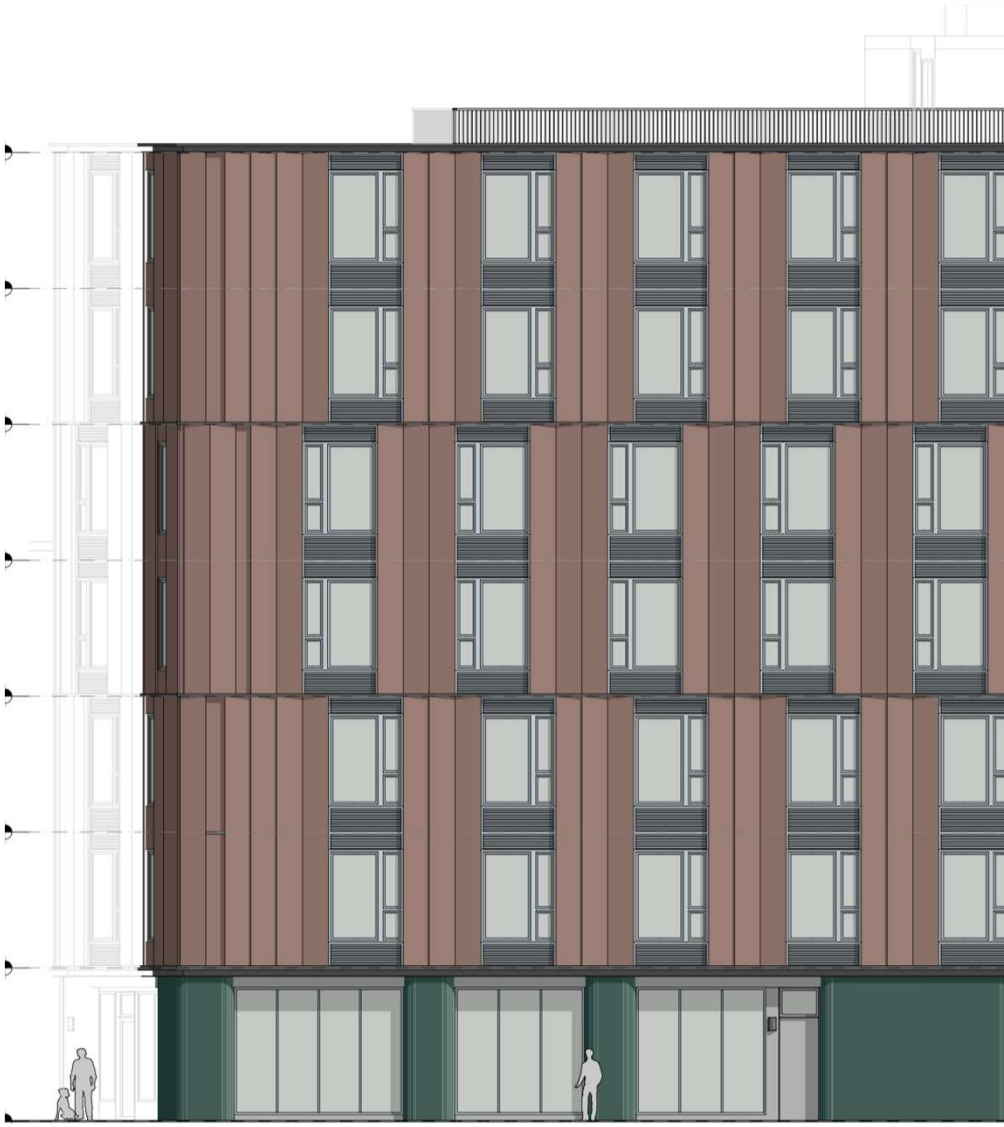
Community Meeting

## GreenMars

**Developer**

## Woodhull

**Architect & Builder**





# Project Overview

**Total Units**

**87**

**First Floor Retail**

**1,523 Sqft**

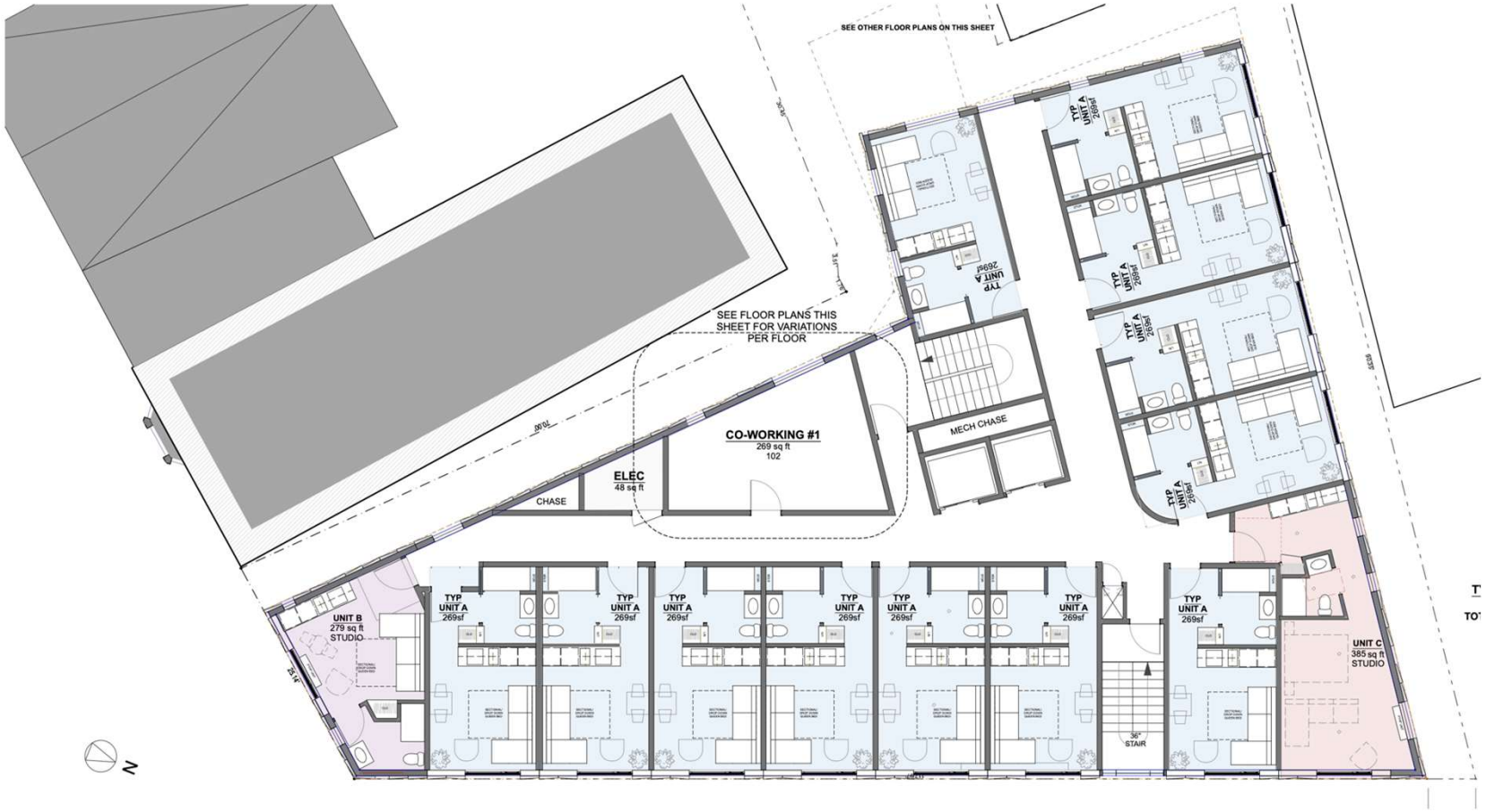
**Stories**

**7**

# Site Plan


SECRET GARDEN
LOUNGE
763 sq ft
LEASING OFFICE
225 sq ft
PACKAGES
BLDG STORAGE
199 sq ft
BIKE
184 sq ft
RETAIL
1,523 sq ft
MECH/SPKLR/ ELEC
322 sq ft
TRASH
239 sq ft
TRASH CHUTE ABOVE
STAIR
MAIL BOXES
CONGRESS STREET
WASHINGTON AVE
N

# Typical Residential Plan



# Where We Are

**Site Plan Submitted**
Complete

**Community Meeting**
**TODAY**

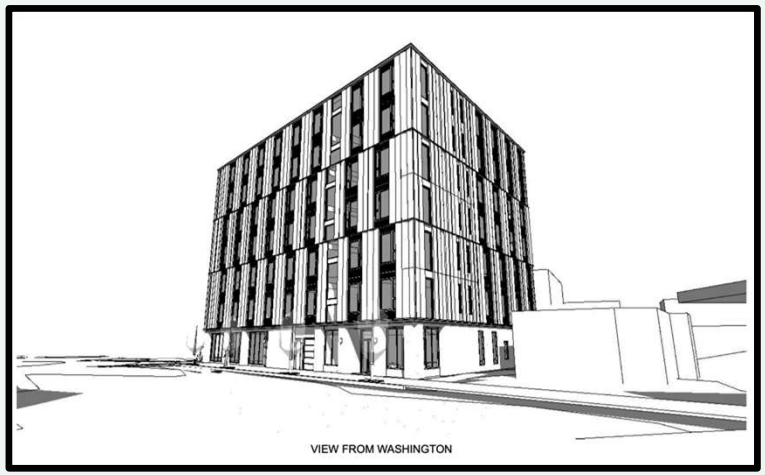
**Final Site Plan Approval**
1–2 Months
To Be Determined by the City





# Thank You

## Questions & Answers



PC1

Steve Davis <sspringerdavis@gmail.com> 12:17 PM (1 hour ago)

to planningboard@portlandmaine.gov

A seven-story building at that location on Congress Street would be immensely out of scale in relation to the buildings surrounding it. The buildings nearby are all a maximum of three stories in height. Four stories would be acceptable but seven stories will destroy the architectural integrity of the entire streetscape.

The current buildings look like they could be renovated and repurposed. Unfortunately, those buildings look like they have been neglected for many years. I recognize that our city needs greater residential density, but that needs to be done in appropriate locations. Our city's architectural heritage is already under siege with new buildings that have no detail, no character, and are built as cheaply as possible.

Thank you,

Stephen S.Davis
25 Anderson St.

PC2

Parks McKinney <parksmckinney@gmail.com> Apr 20, 2026, 7:35:33 PM (15 hours ago)
to planningboard@portlandmaine.gov

Dear planning board members,

I am a resident of Ponce St., Portland. I recently attended the public meeting held at the East End School by Woodhull construction regarding the proposed building at 221 Congress St.

I would like to submit my written comment here as I will be out of town on the date of the public hearing.

I will cut to the chase and outline my concerns:

#1-87 units with no provision for parking .The possibility of this many additional cars to the area will choke, already precious, parking space.
Not only do current residents rely on limited spaces, daily commuters use Mountfort, Ponce, Monument and surrounding streets to park for work- walking to the Old Port and India street area. 87 units with no parking is irresponsible and unneighborly. Asked at the public meeting, Woodhull representatives dismissed this concern saying, “this is city living, residents won’t have cars.” We all know this is nonsense.

#2- Proposed cost and square footage of Units. Woodhull estimates each unit at approximately 250 square feet proposing rent would be approximately $2,400 per unit. Woodhull calls this affordable. I submit that it is not affordable. Please do the math on the necessary income needed to support that rate.

#3- The need for studio units at this price point is entirely inaccurate. Currently (as of early April) The Casco building lists 37 available units under $2,450, none smaller than 362 square feet. 11 are larger than 500 square feet. 26 studios, 11 1 bedrooms.

#4- Woodhull representatives stated that they were also considering selling “a few” larger condos for an unknown price if necessary to make the project financially feasible. Asked what their commitment was to the number of “affordable” units they stated that it was too early in the process to make any commitments.
One is left wondering if 87 studio units is actually Woodhull’s intention at all.

I am not opposed to new and necessary construction. I am apposed to this project as proposed and concerned with the integrity of the proposal.

Thank you for your consideration of our neighborhood.

Parks McKinney
4 Ponce St., Portland

PC3

Nina Hope <ninahopecreative@gmail.com> Mar 25, 2026, 5:10:43 PM (14 hours ago)
to planningboard@portlandmaine.gov

Hello Planning Board,

re: 221 Congress St. proposed redevelopment

A seven-story building at that location on Congress Street would be immensely out of scale in relation to the buildings surrounding it. The buildings nearby are all a maximum of three stories in height. Four stories would be acceptable but seven stories will destroy the architectural integrity of the entire streetscape.

The current buildings look like they could be renovated and repurposed. Unfortunately, those buidings look like they have been neglected for many years. I recognize that our city needs greater residential density but that needs to be done in appropriate locations. Our city's architectural heritage is already under siege with new buildings that have no detail, no character, and are built as cheaply as possible.

Would these 87 residential units be apartments? Condos? What would rents be? If condos, our city will end up with more tax dollars but part-time residents who do not participate in the Portland community.

Thank you.
Nina Hope, 25 Anderson Street, Portland

PC4

Jon Petruschke <jonpetruschke@gmail.com> 10:00 AM (8 minutes ago)
to planningboard@portlandmaine.gov

Dear Planning Board Members,

I am very concerned about the proposed development at 221 Congress.

They have no plan for parking (which is already a problem in the city and on the East End where I have lived for 24 years). They need to have a realistic plan for parking.

Also, the proposed units are not affordable. $2,400 for 250 square feet?! Please. The typical incomes in Portland cannot afford this. These rents will just perpetuate the housing problem and drive out more longterm residents of the city.

Please insist builders and developers consider the city and its needs.

Thank you!

Jon Petruschke
**Professional Therapy Services**

PC5

Jasa Porciello <jasamaryporciello@gmail.com> Apr 20, 2026, 9:50:36 PM (12 hours ago)
to planningboard@portlandmaine.gov

Dear Planning Board Members,

I think dense development of our city helps prevent sprawl -- so I am mostly for smart development of our underused spaces.

But the proposed development at 221 Congress is not smart -- they are outsourcing their parking problem for our city to deal with. They need to incorporate parking into their plan.

Also, the size and price of the units they propose are not affordable -- $2,400 for 250 square feet?! They need to go back to the drawing board and consider actual incomes in our city -- and actual needs.

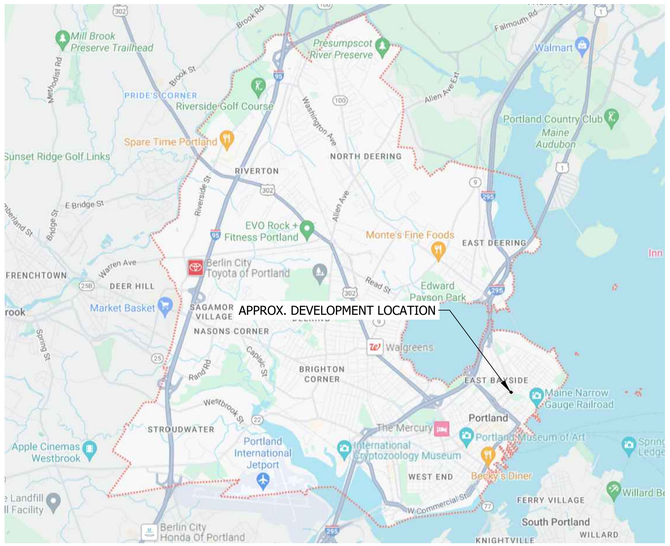
Please continue to allow dense, smart development, but also -- please hold builders accountable to incorporate parking and deliver actually affordable units!

Thank you!

Jasa Porciello
21 Howard Street, Portland

# 221 CONGRESS STREET

## 221 CONGRESS STREET
## PORTLAND, MAINE 04101




LOCUS MAP
SCALE: 1"=10,000'

## SHEET INDEX


| | |
|---|---|
| C100 | COVER/INDEX |
| E101 | EC/BOUNDARY SURVEY PLAN (SEBAGO) |
| C101 | SITE PLAN |
| C102 | GRADING & DRAINAGE PLAN |
| C103 | UTILITY PLAN |
| C104 | EROSION CONTROL PLAN |
| C401 | EROSION CONTROL NOTES & DETAIL |
| C501 | CONSTRUCTION DETAILS |
| C502 | CONSTRUCTION DETAILS |


### PROJECT DEVELOPMENT TEAM


**OWNER:**

221 BLOCK LLC
93 HIGH STREET
PORTLAND, MAINE 04101

**APPLICANT:**

GREENMARS REAL ESTATE SERVICES, INC.
30 EXCHANGE STREET, SUITE 3
PORTLAND, MAINE 04101

**CIVIL ENGINEER:**

GREENMARS DEVELOPMENT
30 EXCHANGE STREET
PORTLAND, MAINE 04101
TRAVIS LETELLIER, P.E.

**ARCHITECT:**

WOODHULL
93 HIGH STREET
PORTLAND, MAINE 04101

**SURVEYOR:**

SEBAGO TECHNICS INC.
75 JOHN ROBERTS ROAD
SOUTH PORTLAND, MAINE 04106
PATRICK JOHNSON, PLS

**SOIL SCIENTIST**

SUMMIT GEOENGINEERING SERVICES
145 LISBON STREET
LEWISTON MAINE 04243
WILLIAM PETERLEIN, P.E.


FOR REVIEW
NOT FOR CONSTRUCTION

3/31/26

PREPARED FOR:
GREENMARS REAL ESTATE SERVICES, INC.
30 EXCHANGE STREET, SUITE#3
PORTLAND, MAINE 04101

PROJECT:
221 CONGRESS
PARCEL ID: 013 G005001, G007001, G012001

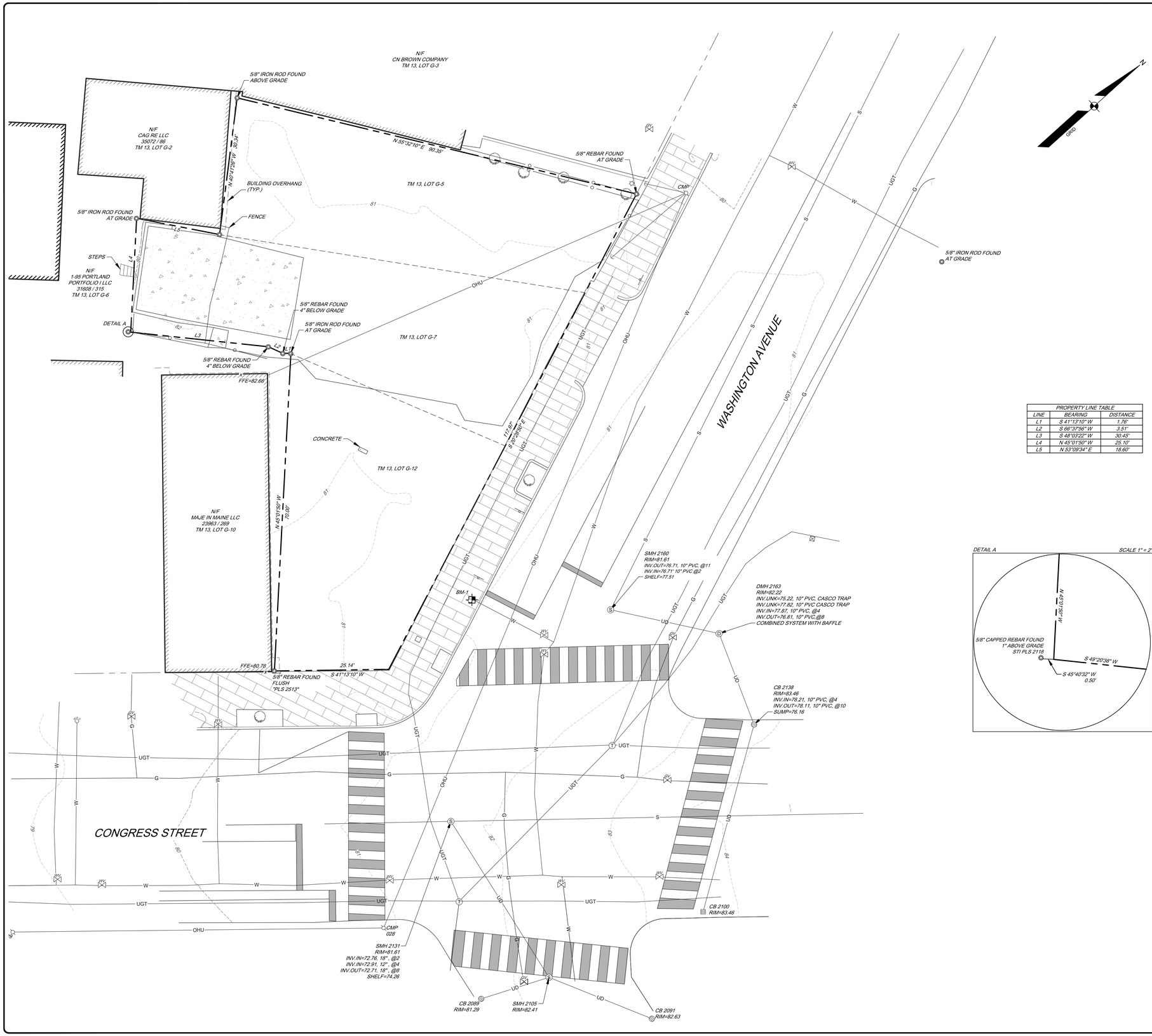
TITLE:
COVER & INDEX

REVISION:

| NO. | DATE | APPR. | DESCRIPTION |
|---|---|---|---|
| 1 | 02-10-26 | TAL | SUBMIT FOR CITY REVIEW |
| 2 | 02-19-26 | TAL | REVISED PER PWD COMMENTS |
| 3 | 03-31-26 | TAL | REVISED PER CITY STAFF COMMENTS |

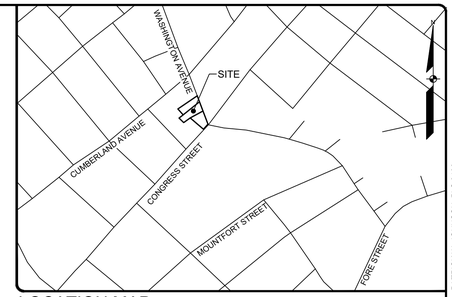
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SCALE: NOTED
DATE: 2/10/2026

SHEET:
C100




| PROPERTY LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | S 41°13'10" W | 1.76' |
| L2 | S 66°37'56" W | 3.51' |
| L3 | S 48°03'22" W | 30.45' |
| L4 | N 45°01'50" W | 25.10' |
| L5 | N 53°09'34" E | 18.60' |




LOCATION MAP N.T.S.

## GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS 221 BLOCK LLC BY DEED DATED JUNE 16, 2017 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 34088, PAGE 190.
2. THE PROPERTY IS SHOWN AS LOTS G-5, G-7 & G-12 ON THE CITY OF PORTLAND TAX MAP 13 AND IS LOCATED IN THE B-2b DISTRICT.
3. TOTAL AREA OF PARCEL IS APPROXIMATELY 0.16 ACRES.
4. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN AUGUST AND SEPTEMBER OF 2025.
5. PLAN REFERENCES:
   A. "EXISTING CONDITIONS SURVEY FOR RECORD OWNER: GREG'S PROPERTIES WASHAVE, LLC.", DATED OCTOBER 12, 2016 BY SEBAGO TECHNICS, JACOB BARTLETT, ME PLS 2513, SEBAGO TECHNICS JOB NUMBER 16314. UNRECORDED.
6. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, GEOID18 IN INTERNATIONAL FEET, ELEVATIONS DEPICTED HEREON ARE NGVD29, BASED ON DUAL FREQUENCY GNSS OBSERVATIONS AND DIRECT MEASUREMENTS FROM CITY OF PORTLAND BM 1919-38.
7. BENCHMARK:
   BM-1 CHISELED "X" ON HYDRANT FLANGE ELEVATION: 83.35' (CITY DATUM)
8. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CI/ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PROMARK MARKED THE UNDERGROUND UTILITIES SHOWN HEREON IN AUGUST OF 2025, AND THEY WERE FIELD LOCATED BY SEBAGO TECHNICS, INC.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR PORTLAND, MAINE, CUMBERLAND COUNTY, PANEL NUMBER 23005C0692F, HAVING AN EFFECTIVE DATE OF JUNE 20, 2024. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS OF MINIMAL FLOOD HAZARD.
10. SPACE AND BULK CRITERIA FOR THE B-2b ZONE ARE AS FOLLOWS:

| | |
|---|---|
| MINIMUM LOT SIZE: | NONE |
| MINIMUM STREET FRONTAGE: | NONE |
| MINIMUM FRONT YARD: | NONE |
| MINIMUM SIDE YARD: | NONE |
| MINIMUM REAR YARD: | NONE |
| MAXIMUM BUILDING HEIGHT: | 75 FEET |
| MAXIMUM BUILDING COVERAGE: | % |

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

## LEGEND

| EXISTING | DESCRIPTION |
|---|---|
| | PROPERTY LINE/R.O.W. |
| | ABUTTER LINE/R.O.W. |
| | DEED LINE/R.O.W. |
| | IRON PIPE/ROD |
| | PROPOSED IRON PIPE/ROD |
| | DRILL HOLE |
| C1/L1 | CURVE/LINE NO. |
| N / F | NOW OR FORMERLY |
| BM-1 | BENCHMARK |
| | BUILDING |
| | OVERHANG |
| | EDGE OF PAVEMENT |
| | EDGE OF CONCRETE |
| | EDGE OF BRICK |
| | PAVEMENT PAINT |
| | CURB LINE |
| O | CHAIN LINK FENCE |
| | DECIDUOUS TREE |
| | SIGN |
| G | GAS |
| | GAS GATE VALVE |
| W | WATER |
| | WATER GATE VALVE |
| | WATER SHUT OFF |
| | HYDRANT |
| S | SANITARY SEWER |
| | SANITARY MANHOLE |
| | CULVERT |
| UD | UNDER DRAIN |
| D | DRAINAGE MANHOLE |
| | CATCH BASIN |
| OHU | OVERHEAD UTILITY |
| UGT | UNDERGROUND COMMUNICATIONS |
| T | TELEPHONE MANHOLE |
| | LIGHT POLE |
| | UTILITY POLE |
| | HANDHOLE |
| | GUY WIRE |

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 INCH = 10 FT.

PATRICK W. JOHNSON, PLS 2408

STATE OF MAINE
PATRICK W. JOHNSON
2408
PROFESSIONAL LAND SURVEYOR

| REV. | BY: | DATE: | STATUS |
|---|---|---|---|
| A | PWJ | 10/06/2025 | SIGNED PLAT RELEASED TO CLIENT |

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AS INDICATED BY OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

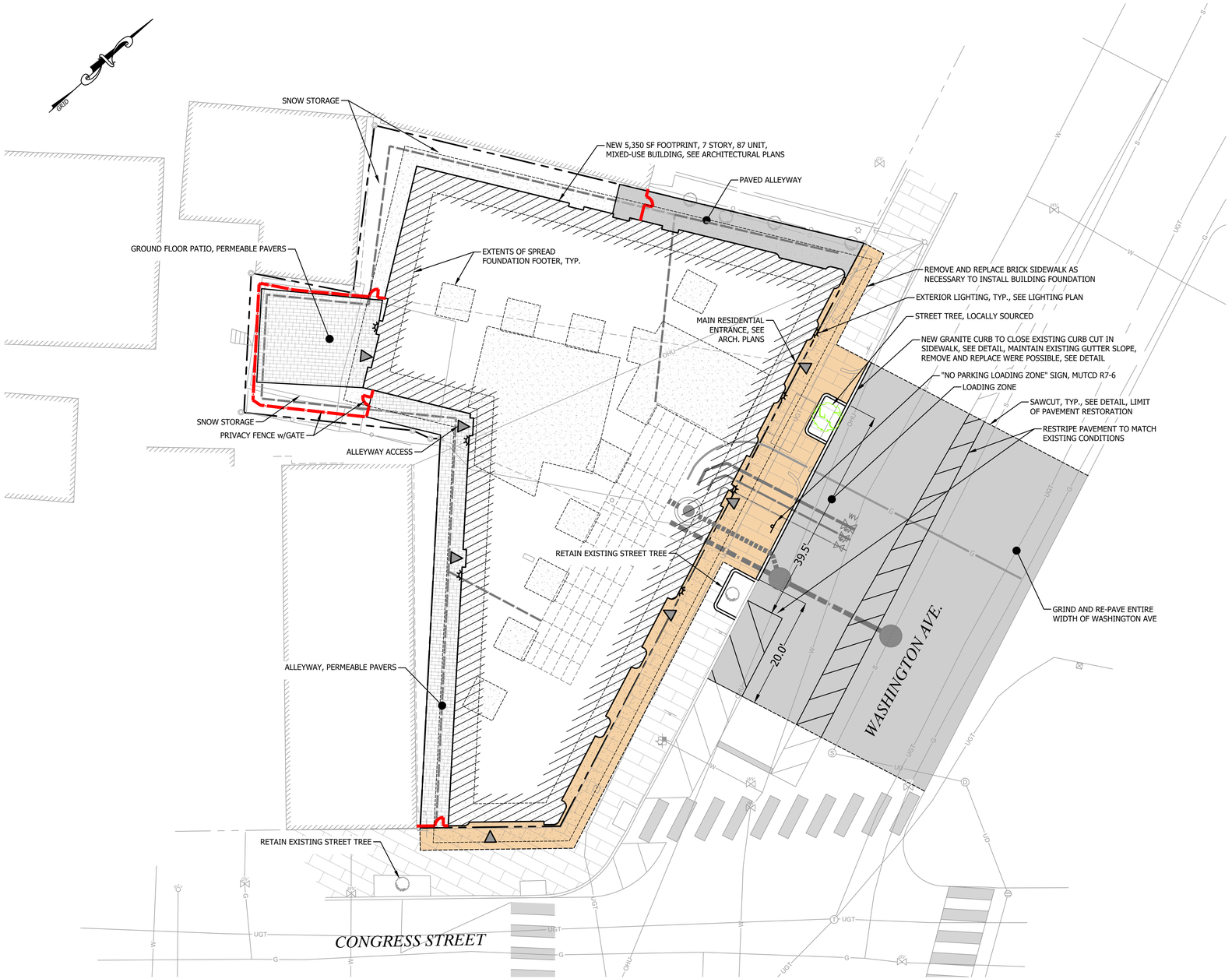
SEBAGO TECHNICS
SEBAGOTECHNICS.COM
75 JOHN ROBERTS RD., SUITE A
South Portland, ME 04106
207-200-2100
South Portland, Bridgton, Sanford

EXISTING CONDITIONS PLAN
OF:
221 CONGRESS STREET
221 CONGRESS STREET
PORTLAND, ME
FOR:
GREENMARS, LLC
30 EXCHANGE STREET
PORTLAND, ME 04101

| | |
|---|---|
| DESIGNED | - |
| DRAWN | JMC |
| CHECKED | PWJ |
| DATE | 09/26/2025 |
| SCALE | 1" = 10' |
| PROJECT | 250130 |

SHEET 1 OF 1

250130EC - PWJ.dwg, TAB:PWJ




GENERAL NOTES

1. THE SITE, MAP 013, BLOCK G, LOTS 5, 7 & 12, IS OWNED BY 221 BLOCK LLC AS RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34088 PAGE 190.
2. AREA OF EXISTING LOT = 7,170 SF (0.165 AC)
3. ZONING REQUIREMENTS: ZONE: MIXED USE (B-2b)

| | |
|---|---|
| • MIN. LOT AREA | N/A |
| • STREET FRONTAGE | N/A |
| • MIN. FRONT YARD | 0 FT. |
| • MIN. REAR YARD | 0 FT. |
| • MIN. SIDE YARD | 0 FT. |
| • MAX. IMPERVIOUS AREA | 100% |
| • MAX. BUILDING HEIGHT | 75 FT. |
| • MIN. LANDSCAPE RATIO | NONE |

4. PRIOR TO CONSTRUCTION THE TOWN ENGINEER/DIRECTOR OF PUBLIC WORKS SHALL APPROVE THE CONSTRUCTION DRAWINGS.
5. THE CONTRACTOR SHALL CONFIRM HORIZONTAL AND VERTICAL CONTROL BEFORE BEGINNING WORK.
6. CLEARING DEBRIS AND GRUBBINGS SHALL BE REMOVED, OR GROUND UP AND USED IN EROSION CONTROL.
7. INSTALL TEMPORARY EROSION CONTROL BEFORE BEGINNING EARTHWORK. REMOVE WHEN UPSLOPE AREAS ARE STABILIZED
8. SEE PLUMBING AND ELECTRICAL PLANS FOR LOCATION AND INVERTS OF SLEEVES IN FOUNDATIONS.
9. ELECTRIC SERVICE SHALL BE INSTALLED IN CONDUIT UNDER PAVEMENT/CONC.
10. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL SEWER, WATER, ELECTRICAL, AND SANITARY CONDUIT, MANHOLES, TRANSFORMERS, AND FITTINGS FOR APPROVAL.
11. ALL UNDERGROUND UTILITIES LOCATED ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
12. ALL SIGNAGE AND PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH THE MUTCD STANDARDS.
13. ALL ACCESS ROUTES TO BE CONSTRUCTED IN ACCORDANCE WITH ADA REQUIREMENTS.
14. ALL WATER SERVICE WORK TO BE COORDINATED WITH PORTLAND WATER DISTRICT STANDARDS.
15. DUCTILE IRON PIPE SHALL MEET THE REQUIREMENTS OF AWWA C150 AND C151, CLASS 52, AND HAVE PUSH ON OR FLANGED JOINTS AS REQUIRED. FITTINGS SHALL HAVE MECHANICAL JOINTS WITH RETAINER GLANDS.
16. SANITARY SEWER PIPE AND FITTINGS TO BE SDR-35 PVC.
17. INSTALL 2" RIGID STYROFOAM INSULATION OVER SANITARY SEWER IN AREAS WHERE THERE IS LESS THAN 4' OF COVER.
18. CONNECTIONS AT MANHOLES/CATCH BASINS SHALL HAVE A FLEXIBLE BOOT CAST ONTO THE BARREL AND SECURED WITH STAINLESS STEEL BANDS.
19. ALL WORK SHALL CONFORM TO THE LATEST EDITIONS OF APPLICABLE CITY OF PORTLAND ORDINANCES, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MDEP) REGULATIONS, AND ALL OTHER GOVERNING CODES AND STANDARDS.
20. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER/ARCHITECT IMMEDIATELY.
21. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE IN A SAFE CONDITION AT ALL TIMES, INCLUDING PROPER SIGNAGE, FENCING, AND TRAFFIC CONTROL PER MAINE DOT AND CITY OF PORTLAND REQUIREMENTS.
22. CONTRACTOR SHALL FIELD-LOCATE AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CALL DIG SAFE (811) A MINIMUM OF 72 HOURS BEFORE EXCAVATION.
23. ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A CITY OF PORTLAND STREET OPENING PERMIT.
24. TEMPORARY TRAFFIC CONTROL AND PEDESTRIAN SAFETY MEASURES MUST COMPLY WITH MUTCD STANDARDS AND CITY REQUIREMENTS.

FOR REVIEW
NOT FOR CONSTRUCTION

0 5 10 20 40
SCALE IN FEET

STATE OF MAINE — TRAVIS A. LOWELL — 13068 — LICENSED PROFESSIONAL ENGINEER
3/31/26

PREPARED FOR:
GREENMARS REAL ESTATE SERVICES, INC.
30 EXCHANGE STREET, SUITE#3
PORTLAND, MAINE 04101

PROJECT:
221 CONGRESS
PARCEL ID: 013 G005001, G007001, G012001

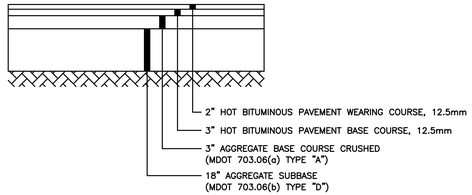
TITLE:
SITE PLAN

REVISION:

| NO. | DATE | APPR. | DESCRIPTION |
|---|---|---|---|
| 1 | 02-10-26 | TAL | SUBMIT FOR CITY REVIEW |
| 2 | 02-19-26 | TAL | REVISED PER PWD COMMENTS |
| 3 | 03-31-26 | TAL | REVISED PER CITY STAFF COMMENTS |

DRAWN: TAL
SCALE: NOTED
DATE: 2/10/2026

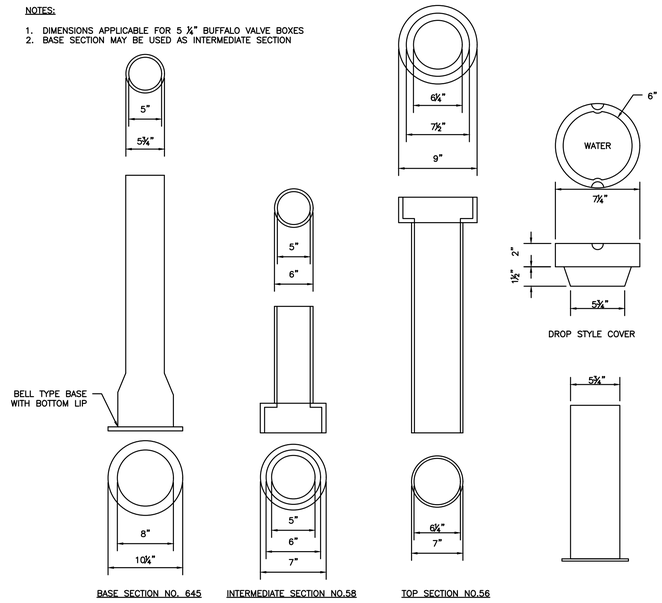
SHEET:
C101




NOTE:
1. COMPACT GRAVEL SUB-BASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUB-BASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

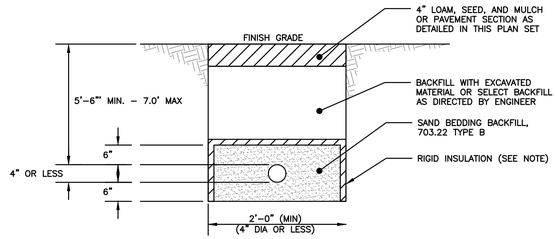
## TYPICAL PAVEMENT SECTION
NOT TO SCALE

NOTES:
1. DIMENSIONS APPLICABLE FOR 5 ¼" BUFFALO VALVE BOXES
2. BASE SECTION MAY BE USED AS INTERMEDIATE SECTION



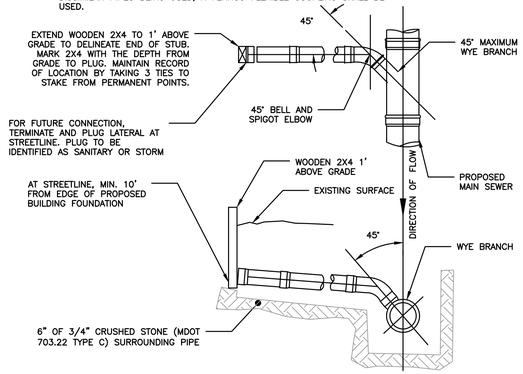

## VALVE BOX & COVER
NOT TO SCALE

NOTES:
1. THE WATER TRENCH SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT STANDARD DETAILS & SPECIFICATIONS.
2. IF LESS THAN 5'-6" OF COVER IS POSSIBLE ADD TWO LAYERS OF 2-INCH "BLUE DOW" RIGID INSULATION.

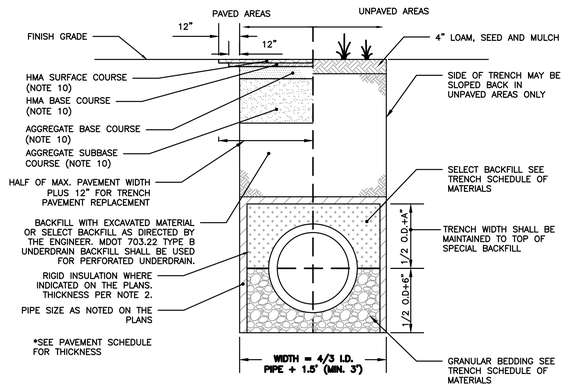



## WATER SERVICE TRENCH SECTION DETAIL
NOT TO SCALE

NOTES:
1. LOCATION WITH WARNING TAPE SHALL BE INSTALLED OVER CENTERLINE OF PIPE AT A MAXIMUM OF 24 INCHES BELOW FINISH GRADE.
2. SITE CONTRACTOR TO COORDINATE CONNECTION OF SEWER LATERAL TO HOUSEHOLD PLUMBING WITH ARCHITECTURAL CONTRACTOR
3. CONNECTION OF PROPOSED SEWER LATERAL TO HOUSEHOLD PLUMBING SHOULD INCORPORATE USE OF SIMILAR PIPE MATERIALS. IN THE CASE OF DISSIMILAR PIPES BEING USED, A FERNCO FLEXIBLE COUPLING SHALL BE USED.




## SEWER TEE/WYE CONNECTION DETAIL
NOT TO SCALE

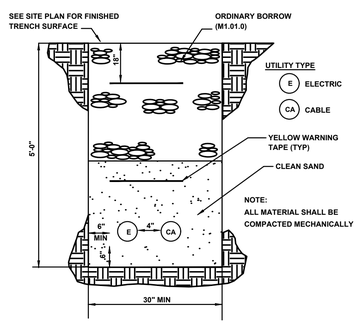



ALLOWABLE PIPE MATERIALS:
- REINFORCED CONCRETE PIPE (RCP) MIN. STRENGTH OF CLASS III
- PVC RING TYPE SEWER (SDR 35) OR EQUIVALENT, MIN PS-46 RATING
- PVC RING TYPE SEWER PIPE MEETING ASTM F 789
- DUCTILE IRON PIPE (DIP)
- ADS N-12 HP TRIPLE-WALL MIN PS-46 RATING
- ADS SANITITE HP MIN. PS-46

## STORM DRAIN AND SEWER TYPICAL TRENCH SECTION
NOT TO SCALE

| SCHEDULE OF MATERIALS | | |
|---|---|---|
| TYPE OF PIPE | GRANULAR BEDDING | SELECT BACKFILL |
| CMP DUCTILE IRON RCP | MDOT 703.22 TYPE B UD BACKFILL | MDOT 703.22 TYPE B UD BACKFILL |
| PVC/HDPE | MDOT 703.22 TYPE C 3/4" CRUSHED STONE | MDOT 703.22 TYPE B UD BACKFILL |
| CMP | MDOT 703.22 TYPE C 3/4" CRUSHED STONE | MDOT 703.22 TYPE C 3/4" CRUSHED STONE |

NOTES:
1. ANY ALTERNATE TRENCHING METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
2. BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. ALL CONSTRUCTION METHODS SHALL CONFORM TO THE CITY OF BIDDEFORD TECHNICAL STANDARDS FIGURE II-2.
4. WHERE APPLICABLE, PERFORATIONS IN STORM DRAIN (PERF. SD) SHALL BE ORIENTED UP.
5. STORM DRAIN COVER BETWEEN 2' AND 3' SHALL INCLUDE 4" OF RIGID INSULATION. COVER BETWEEN 3' AND 4' SHALL INCLUDE 2' RIGID INSULATION. OTHER UTILITIES: ADD 2" OF RIGID INSULATION FOR EACH FOOT ABOVE MINIMUM DEPTH.
6. INSTALL WARNING TAPE DIRECTLY ABOVE UTILITIES AT THE TOP OF SUBGRADE.
6. IN PAVED AREAS, DEPTHS OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GREATER OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.
7. MINIMUM COVER
   7.1. 2'-0" - STORM DRAIN
   7.2. 5'-0" - SEWER
8. NO TREES SHALL BE PLANTED WITHIN 5' OF A SEWER PIPE OR SERVICE
9. THIS DETAIL SHALL BE APPLIED ONLY TO DRAINAGE PIPE TRENCHES OUTSIDE OF THE CITY OF BIDDEFORD ROW.
10. THICKNESS AS NOTED BY SURFACE DETAILS
11. ALL PROPOSED TREES PLANTED WITHIN 10' OF A STORM OR SEWER PIPE SHALL BE PLANTED AT A DEPTH NO GREATER THAN 3' DEEP. PERMEABLE LANDSCAPE FABRIC SHALL CREATE A ROOT BARRIER AROUND THE PIPES. CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE DRAWINGS.




## COMMON TRENCH DETAIL ELECTRIC/CABLE
NOT TO SCALE

FOR REVIEW
NOT FOR CONSTRUCTION

STATE OF MAINE — Travis Wallace — 12532 — LICENSED PROFESSIONAL ENGINEER
3/31/26

PREPARED FOR:
GREENMARS REAL ESTATE SERVICES, INC.
30 EXCHANGE STREET, SUITE#3
PORTLAND, MAINE 04101

PROJECT:
221 CONGRESS
PARCEL ID: 013 G005001, G007001, G012001

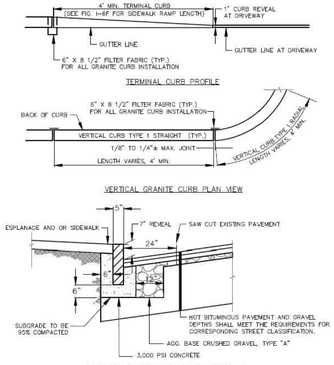
TITLE:
CONSTRUCTION DETAILS

REVISION:

| NO. | DATE | APPR. | DESCRIPTION |
|---|---|---|---|
| 1 | 02-10-26 | TAL | SUBMIT FOR CITY REVIEW |
| 2 | 02-19-26 | TAL | REVISED PER PWD COMMENTS |
| 3 | 03-31-26 | TAL | REVISED PER CITY STAFF COMMENTS |

DRAWN: TAL
SCALE: NOTED
DATE: 2/10/2026

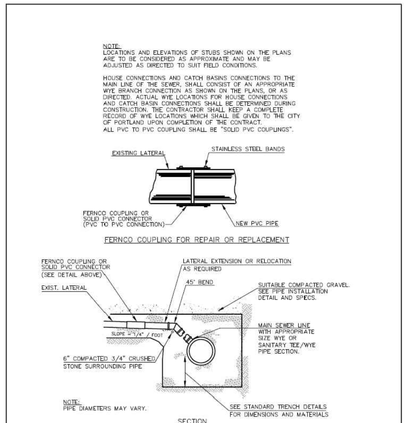
SHEET:
C501




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.

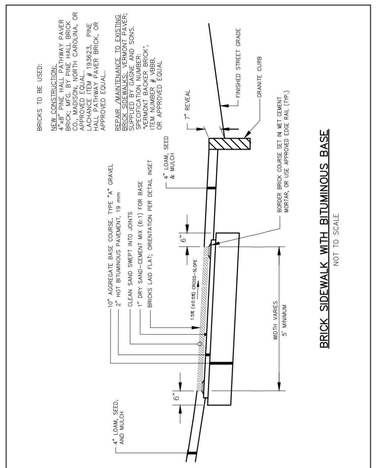
## VERTICAL GRANITE CURB
NOT TO SCALE

| DATE: NOV. 2022 | CITY OF PORTLAND, MAINE TECHNICAL STANDARDS MANUAL | TRANSPORTATION DESIGN STANDARDS SECTION 1 | FIGURE: |
|---|---|---|---|
| REVISED: | VERTICAL GRANITE CURB | | I-12 |




## TYPICAL EXISTING LATERAL CONNECTION
NOT TO SCALE

| DATE: DEC. 2009 | CITY OF PORTLAND, MAINE TECHNICAL STANDARDS MANUAL | SANITARY SEWER AND STORM DRAIN DESIGN STANDARDS SECTION VI | FIGURE: |
|---|---|---|---|
| REVISED: DEC. 2024 | TYPICAL EXISTING LATERAL CONNECTION | | VI-16 |



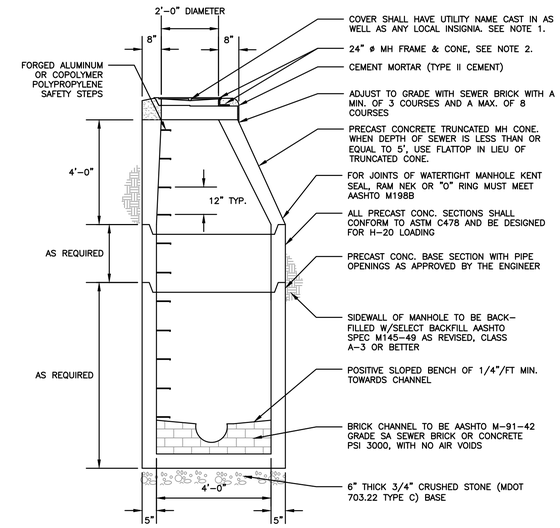

## BRICK SIDEWALK WITH BITUMINOUS BASE
NOT TO SCALE

| DATE: NOV. 2022 | CITY OF PORTLAND, MAINE TECHNICAL STANDARDS MANUAL | TRANSPORTATION DESIGN STANDARDS SECTION 1 | FIGURE: |
|---|---|---|---|
| REVISED: | BRICK SIDEWALK WITH BITUMINOUS BASE | | I-11A |

FOR REVIEW
NOT FOR CONSTRUCTION

NOTES:

1. MANHOLE COVER FOR SEWER MANHOLE SHALL BE ENGRAVED "SEWER", AND SHALL BE EITHER ITEM # 2160A AS MANUFACTURED BY EAST JORDAN CO. OR ITEM # 14960002 AS MANUFACTURED BY NEENAH FOUNDRY. MANHOLE COVER FOR STORM SEWER SHALL BE ENGRAVED "DRAIN", AND SHALL BE EITHER ITEM # 2160A AS MANUFACTURED BY EAST JORDAN CO. OR ITEM # 14960003 AS MANUFACTURED BY NEENAH FOUNDRY.
2. MANHOLE FRAME SHALL BE EITHER ITEM # 14960001, AS MANUFACTURED BY NEENAH FOUNDRY, OR ITEM # 1960Z, AS MANUFACTURED BY EAST JORDAN CO.
3. WITHIN CITY OF PORTLAND ROW, STORM DRAIN MANHOLE SHALL CONFORM WITH "STANDARD PRECAST SEWER MANHOLE DETAIL", WITH THE EXCEPTION THAT THE COVER SHALL BE MARKED AS "DRAIN". REFER TO CITY OF PORTLAND TECHNICAL MANUAL, SECTION 2 – SANITARY SEWER AND STORM DRAIN, FIGURE II-1
4. SUBMITTAL REQUIRED FOR MANHOLES, MANHOLE FRAMES & MANHOLE COVERS




## STANDARD PRECAST SEWER MANHOLE
NOT TO SCALE




03/31/26

PREPARED FOR:
GREENMARS REAL ESTATE SERVICES, INC.
30 EXCHANGE STREET, SUITE#3
PORTLAND, MAINE 04101

PROJECT:
221 CONGRESS
PARCEL ID: 013 G005001, G007001, G012001

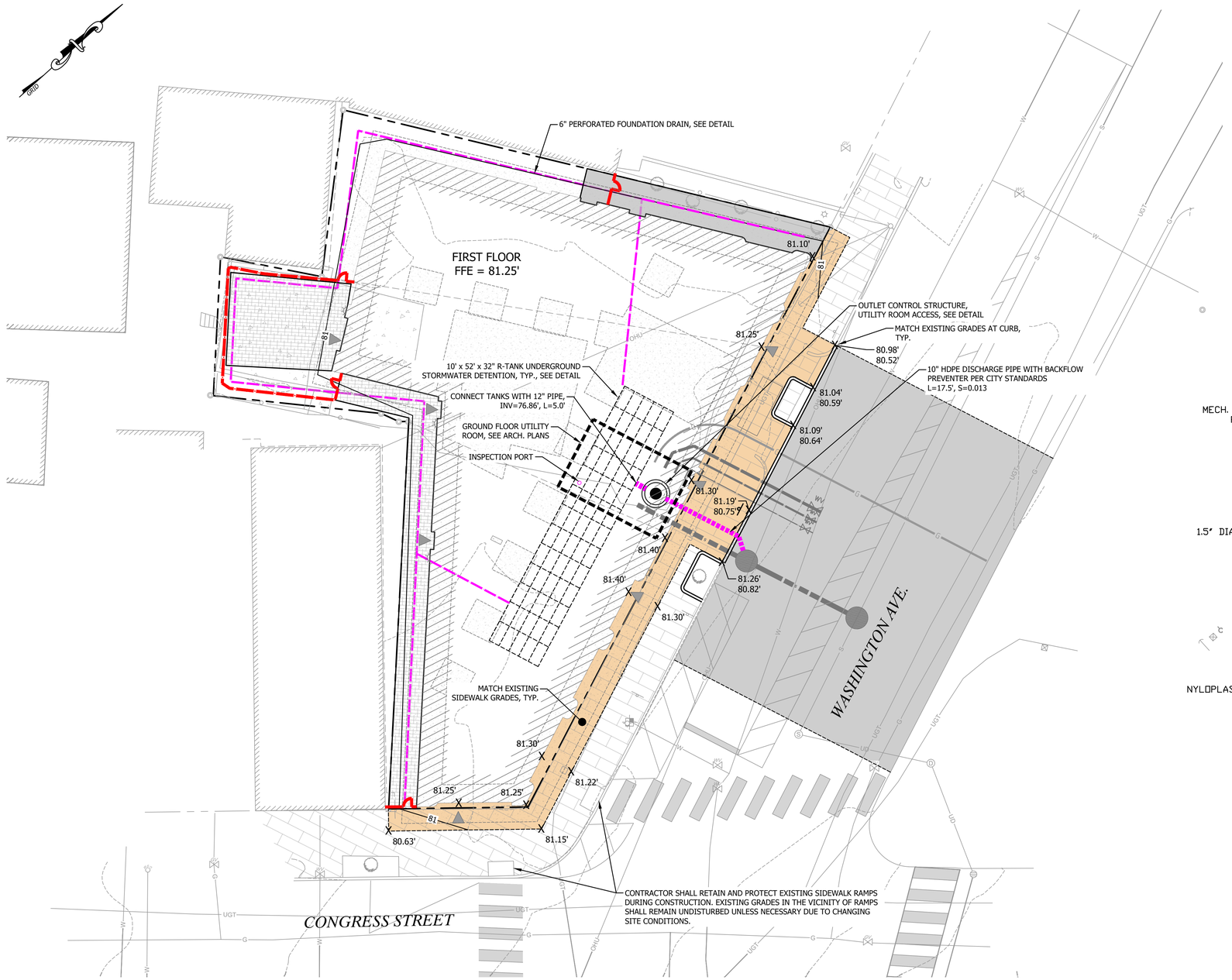
TITLE:
CONSTRUCTION DETAILS

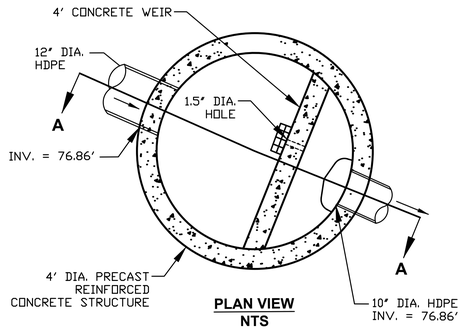
REVISION:

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| 3 | 03-31-26 | TAL | REVISED PER CITY STAFF COMMENTS |

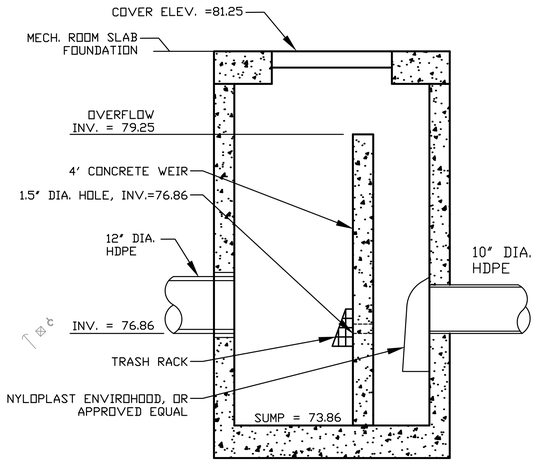
DRAWN: TAL
SCALE: NOTED
DATE: 2/10/2026

SHEET:
C502
9 of 9




**PLAN VIEW**
**NTS**




**CROSS SECTION A-A**
**NTS**

**OUTLET CONTROL STRUCTURE (OCS-1)**
**NTS**

FOR REVIEW
NOT FOR CONSTRUCTION

0 5 10 20 40
SCALE IN FEET

STATE OF MAINE — Travis A. Lowell — 13029 — LICENSED PROFESSIONAL ENGINEER
03/31/26

PREPARED FOR:
GREENMARS REAL ESTATE SERVICES, INC.
30 EXCHANGE STREET, SUITE#3
PORTLAND, MAINE 04101

PROJECT:
221 CONGRESS
PARCEL ID: 013 G005001, G007001, G012001

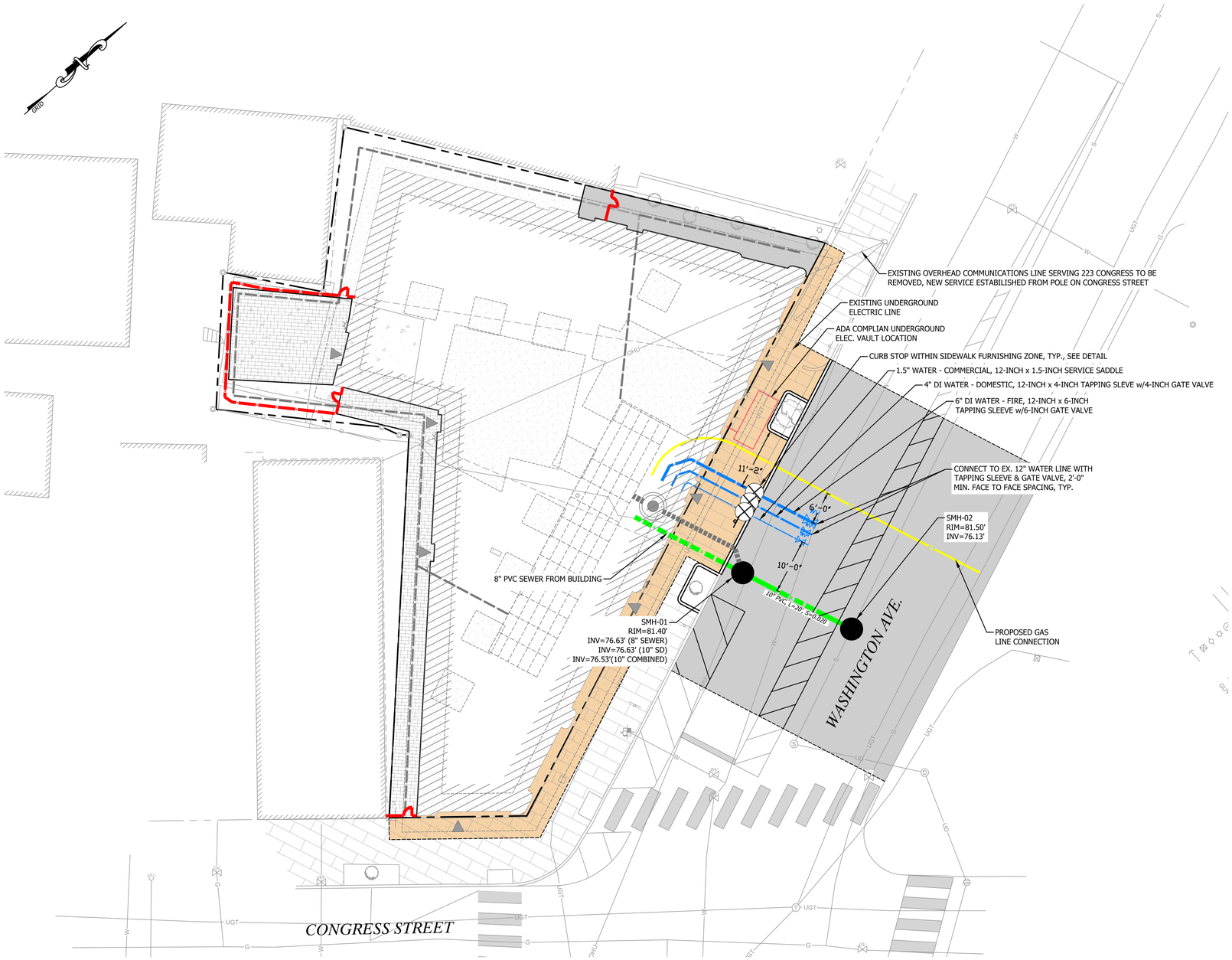
TITLE:
GRADING & DRAINAGE PLAN

REVISION:

| NO. | DATE | APPR. | DESCRIPTION |
|---|---|---|---|
| 1 | 02-10-26 | TAL | SUBMIT FOR CITY REVIEW |
| 2 | 02-19-26 | TAL | REVISED PER PWD COMMENTS |
| 3 | 03-31-26 | TAL | REVISED PER CITY STAFF COMMENTS |

DRAWN: TAL
SCALE: NOTED
DATE: 2/10/2026

SHEET:
C102




WATER SUPPLY GENERAL NOTES

1. GENERAL

   BUILD THE WATER SUPPLY SYSTEM IN CONFORMANCE WITH THE *WATER USE RULES, REGULATIONS AND CONSTRUCTION SPECIFICATIONS,* AND THE PORTLAND WATER DISTRICT SPECIFICATIONS

2. PIPE AND FITTING MATERIALS:
   PIPES WITH DIAMETERS GREATER THAN 2 INCHES MUST BE DUCTILE IRON. ALL PIPES MUST HAVE A PRESSURE RATING OF 200 PSI OR GREATER.

3. PRESSURE TESTING: PRESSURE TEST IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT REQUIREMENTS OR ANSI/AWWA C600 IF AHJ DOES NOT HAVE A PREFERRED METHOD OF TESTING. MINIMUM TEST PRESSURE IS 1.5 × MAXIMUM SYSTEM PRESSURE OR 100 PSI, WHICHEVER IS GREATER.

4. DISINFECTION: DISINFECT WATER MAIN AND DOMESTIC SERVICES IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT REQUIREMENTS AND ANSI/AWWA C651.

STANDARD TRENCH NOTES - SEWER

1. ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE SHALL BE REPLACED WITH BEDDING MATERIAL. SEE ALSO NOTE 4.

2. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM ORGANIC MATTER, CLAY, AND/OR LOAM MEETING ASTM C33 STONE SIZE NO. 67.

| | |
|---|---|
| 100% PASSING | 1 INCH SCREEN |
| 90-100% PASSING | ¾ INCH SCREEN |
| 20-55% PASSING | ⅜ INCH SCREEN |
| 0-10% PASSING | #4 SIEVE |
| 0-5% PASSING | #8 SIEVE |

3. SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER, SO GRADED THAT 100% PASSES A ½ INCH SIEVE AND NOT MORE THAN 15% PASSES A #200 SIEVE.

4. SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS, AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED FROM THE TRENCH DURING THE COURSE OF CONSTRUCTION, AFTER EXCLUDING DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT OR CLAY, EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL NOT APPROVED BY THE ENGINEER.

   TRENCH BACKFILL IN CROSS-COUNTRY LOCATIONS SHALL BE SUITABLE MATERIAL AS DESCRIBED ABOVE, EXCEPT THAT TOP SOIL, LOAM, MUCK, OR PEAT MAY BE USED PROVIDED THAT THE COMPLETED CONSTRUCTION WILL BE STABLE AND ACCESS TO THE PIPE FOR MAINTENANCE AND RECONSTRUCTION IS PRESERVED. BACKFILL SHALL BE MOUNDED TO A HEIGHT OF SIX INCHES ABOVE THE ORIGINAL GROUND SURFACE

5. SHEETING: ALL TRENCH SUPPORTS SHALL CONFORM TO OSHA STANDARDS. CONTRACTOR IS RESPONSIBLE FOR OSHA COMPLIANCE AND WORKER SAFETY THROUGHOUT CONSTRUCTION.

6. TRENCH DIMENSIONS: W = MAXIMUM ALLOWABLE TRENCH WIDTH MEASURED 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER (D) OR LESS, W SHALL BE NO MORE THAN 36 INCHES; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS THE PIPE OUTSIDE DIAMETER. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE. THE MAXIMUM ALLOWABLE TRENCH PAVEMENT PAYMENT WIDTH SHALL BE 8 FEET CENTERED OVER PIPE.

7. PIPE INSULATION AT STORM DRAIN CROSSING: INSTALL 2" THICK RIGID FOAM INSULATION OVER SEWER AT STORM DRAIN CROSSINGS, EXTEND INSULATION 4 FEET EITHER SIDE OF STORM DRAIN ALONG SEWER.

STANDARD TRENCH NOTES - WATER

1. ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE SHALL BE REPLACED WITH BEDDING MATERIAL. SEE ALSO NOTE 4.

2. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM ORGANIC MATTER, CLAY, AND/OR LOAM MEETING ASTM C33 STONE SIZE NO. 67.

| | |
|---|---|
| 100% PASSING | 1 INCH SCREEN |
| 90-100% PASSING | ¾ INCH SCREEN |
| 20-55% PASSING | ⅜ INCH SCREEN |
| 0-10% PASSING | #4 SIEVE |
| 0-5% PASSING | #8 SIEVE |

3. SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER, SO GRADED THAT 100% PASSES A ½ INCH SIEVE AND NOT MORE THAN 15% PASSES A #200 SIEVE.

4. SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS, AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE PER PORTLAND WATER DISTRICT SPECS.

   TRENCH BACKFILL IN CROSS-COUNTRY LOCATIONS SHALL BE SUITABLE MATERIAL AS DESCRIBED ABOVE, EXCEPT THAT TOP SOIL, LOAM, MUCK, OR PEAT MAY BE USED PROVIDED THAT THE COMPLETED CONSTRUCTION WILL BE STABLE AND ACCESS TO THE PIPE FOR MAINTENANCE AND RECONSTRUCTION IS PRESERVED. BACKFILL SHALL BE MOUNDED TO A HEIGHT OF SIX INCHES ABOVE THE ORIGINAL GROUND SURFACE

5. SHEETING: ALL TRENCH SUPPORTS SHALL CONFORM TO OSHA STANDARDS. CONTRACTOR IS RESPONSIBLE FOR OSHA COMPLIANCE AND WORKER SAFETY THROUGHOUT CONSTRUCTION.

6. TRENCH DIMENSIONS: W = MAXIMUM ALLOWABLE TRENCH WIDTH MEASURED 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER (D) OR LESS, W SHALL BE NO MORE THAN 36 INCHES; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS THE PIPE OUTSIDE DIAMETER. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE. THE MAXIMUM ALLOWABLE TRENCH PAVEMENT PAYMENT WIDTH SHALL BE 8 FEET CENTERED OVER PIPE.

7. WATER/SEWER SEPARATION: WATER MAINS SHALL BE SEPARATED FROM SANITARY SEWER BY A MINIMUM OF 10 FEET HORIZONTALLY AND A MINIMUM OF 18 INCHES VERTICALLY, WITH THE WATER MAIN ABOVE THE SEWER.

8. PIPE COVER:
   COVER OVER WATER SHALL BE 5'-6" IN ALL LOCATIONS.

FOR REVIEW
NOT FOR CONSTRUCTION

0 0 5 10 20 40
SCALE IN FEET

STATE OF MAINE — Travis A. Lowell — 13009 — LICENSED PROFESSIONAL ENGINEER
3/31/26

PREPARED FOR:
GREENMARS REAL ESTATE SERVICES, INC.
30 EXCHANGE STREET, SUITE#3
PORTLAND, MAINE 04101

PROJECT:
221 CONGRESS
PARCEL ID: 013 G005001, G007001, G012001

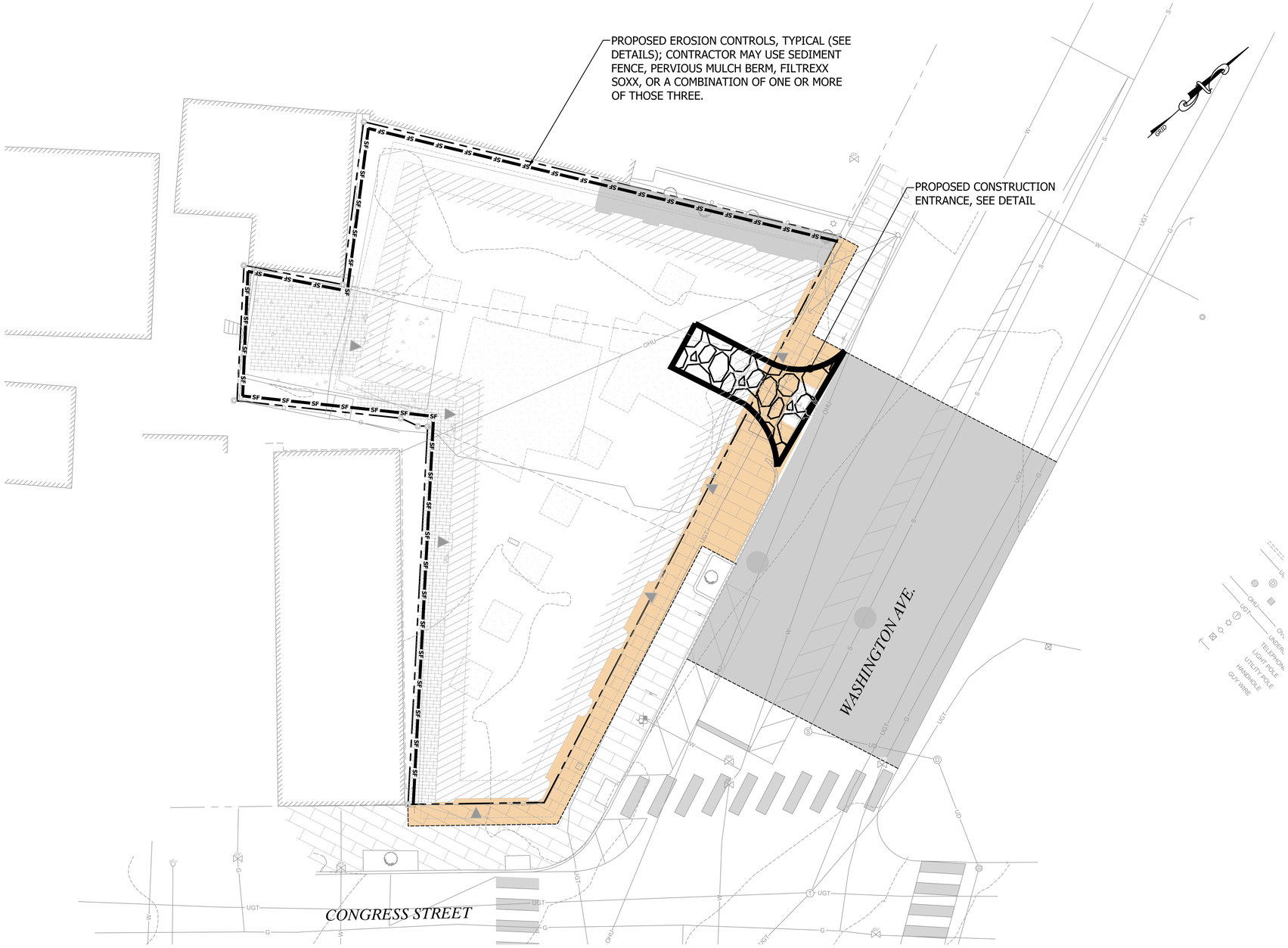
TITLE:
UTILITY PLAN

REVISION:

| NO. | DATE | APPR. | DESCRIPTION |
|---|---|---|---|
| 1 | 02-10-26 | TAL | SUBMIT FOR CITY REVIEW |
| 2 | 02-19-26 | TAL | REVISED PER PWD COMMENTS |
| 3 | 03-31-26 | TAL | REVISED PER CITY STAFF COMMENTS |

DRAWN: TAL
SCALE: NOTED
DATE: 2/10/2026

SHEET:
C103




## LEGEND

- SF — MULCH BERM/EROSION CONTROL MIX OR SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL MATTING

GENERAL EROSION CONTROL NOTES

**A. KEEP SITE MODIFICATION TO A MINIMUM**

1. CONSIDER FITTING THE BUILDING AND DRIVEWAY TO THE NATURAL TOPOGRAPHY. THIS REDUCES THE NEED FOR CUTS AND FILLS. AVOID EXTENSIVE GRADING THAT WOULD ALTER DRAINAGE PATTERNS OR CREATE VERY STEEP SLOPES.
2. EXPOSE AREAS OF BARE SOIL TO EROSIVE ELEMENTS FOR THE SHORTEST TIME POSSIBLE.
3. SAVE AND PROTECT DESIRABLE EXISTING VEGETATION WHERE POSSIBLE. ERECT BARRIERS TO PREVENT DAMAGE FROM CONSTRUCTION EQUIPMENT.
4. LIMIT THE GRADES OF SLOPES SO VEGETATION CAN BE EASILY ESTABLISHED AND MAINTAINED.
5. AVOID SUBSTANTIAL INCREASE IN RUNOFF LEAVING THE SITE.

**B. MINIMIZE POLLUTION OF WATER DURING CONSTRUCTION ACTIVITIES**

1. STOCKPILE TOPSOIL REMOVED FROM CONSTRUCTION AREA AND SPREAD OVER ANY DISTURBED AREAS PRIOR TO REVEGETATION. TOPSOIL STOCKPILES MUST BE PROTECTED FROM EROSION.
2. PROTECT BARE SOIL AREAS EXPOSED BY GRADING ACTIVITIES WITH TEMPORARY VEGETATION OR MULCHES.
3. USE SEDIMENT BASINS TO TRAP DEBRIS AND SEDIMENT WHICH WILL PREVENT THESE MATERIALS FROM MOVING OFF SITE.
4. USE DIVERSIONS TO DIRECT WATER AROUND THE CONSTRUCTION AREA AND AWAY FROM EROSION PRONE AREAS TO POINTS OF SAFE DISPOSAL.
5. USE TEMPORARY CULVERTS OR BRIDGES WHEN CROSSING STREAMS WITH EQUIPMENT.
6. PLACE CONSTRUCTION FACILITIES, MATERIALS, AND EQUIPMENT STORAGE AND MAINTENANCE AREAS AWAY FROM DRAINAGE WAYS.

**C. PROTECT AREA AFTER CONSTRUCTION.**

1. ESTABLISH GRASS OR OTHER SUITABLE VEGETATION ON ALL DISTURBED AREAS. SELECT SPECIES ADAPTED TO THE SITE CONDITIONS AND THE FUTURE USE OF THE AREA. FINAL GRADES SHALL BE SEEDED WITHIN 72 HOURS. STABILIZATION SHALL BE DEFINED AS 85% VEGETATIVE COVER.
2. MAINTAIN VEGETATED AREAS USING PROPER VEGETATIVE 'BEST MANAGEMENT PRACTICES' DURING THE CONSTRUCTION PERIOD.
3. MAINTAIN NEEDED STRUCTURAL 'BEST MANAGEMENT PRACTICES' AND REMOVE SEDIMENT FROM DETENTION PONDS AND SEDIMENT BASINS AS NEEDED.
4. DETERMINE RESPONSIBILITY FOR LONG TERM MAINTENANCE OF PERMANENT 'BEST MANAGEMENT PRACTICES'.
5. IF CONSTRUCTION IS ANTICIPATED DURING WINTER MONTHS, REFER TO 'COLD WEATHER SITE STABILIZATION REQUIREMENTS'.

**D. INVASIVE SPECIES AND FUGITIVE DUST**

1. THE PROJECT SHALL NOT CONTRIBUTE TO THE SPREAD OF INVASIVE SPECIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EVALUATE WORK AREAS FOR THE PRESENCE OF INVASIVE SPECIES, AND IF FOUND SHALL TAKE NECESSARY MEASURES TO PREVENT THEIR SPREAD IN ACCORDANCE WITH RSA 430:51-57 AND AGR 3800. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT THE INTRODUCTION OF INVASIVE SPECIES BY INSPECTING AND CLEANING ALL EQUIPMENT ARRIVING ON SITE.
2. FUGITIVE DUST SHALL BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000.

COLD WEATHER SITE STABILIZATION REQUIREMENTS

TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE FOLLOWING ADDITIONAL STABILIZATION TECHNIQUES SHALL BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15 THROUGH MAY 1:

1. THE AREA OF EXPOSED, UNSTABILIZED SOIL SHALL BE LIMITED TO 1 ACRE AND SHALL BE PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR SPRING MELT EVENT. THE ALLOWABLE AREA OF EXPOSED SOIL MAY BE INCREASED IF A WINTER CONSTRUCTION PLAN, DEVELOPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST.
2. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE SEEDED AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE, SECURED WITH ANCHORED NETTING OR TACKIFIER, OR 2 INCHES OF EROSION CONTROL MIX.
3. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF GREATER THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE SEEDED AND COVERED WITH PROPERLY INSTALLED AND ANCHORED EROSION CONTROL MATTING OR WITH A MINIMUM 4 INCH THICKNESS OF EROSION CONTROL MIX.
4. INSTALLATION OF ANCHORED HAY MULCH OR EROSION CONTROL MIX SHALL NOT OCCUR OVER SNOW OF GREATER THAN 1 INCH IN DEPTH.
5. INSTALLATION OF EROSION CONTROL MATTING SHALL NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH OR ON FROZEN GROUND.
6. ALL PROPOSED STABILIZATION IN ACCORDANCE WITH NOTES 2 OR 3 ABOVE, SHALL BE COMPLETED WITHIN 1 DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS.
7. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS, AS DETERMINED BY THE OWNER'S ENGINEERING CONSULTANT.
8. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING AREAS WHERE ACTIVE CONSTRUCTION OF THE ROAD OR PARKING AREA HAS STOPPED FOR THE WINTER SEASON SHALL BE PROTECTED WITH A MINIMUM 3 INCH LAYER OF BASE COURSE GRAVELS.

FOR REVIEW
NOT FOR CONSTRUCTION

0 15 30 60 120
SCALE IN FEET

STATE OF MAINE — Travis A. Letellier — 13629 — LICENSED PROFESSIONAL ENGINEER
3/31/26

PREPARED FOR:
GREENMARS REAL ESTATE SERVICES, INC.
30 EXCHANGE STREET, SUITE#3
PORTLAND, MAINE 04101

PROJECT:
221 CONGRESS
PARCEL ID: 013 G005001, G007001, G012001

TITLE:
EROSION CONTROL PLAN

REVISION:

| NO. | DATE | APPR. | DESCRIPTION |
|---|---|---|---|
| 1 | 02-10-26 | TAL | SUBMIT FOR CITY REVIEW |
| 2 | 02-19-26 | TAL | REVISED PER PWD COMMENTS |
| 3 | 03-31-26 | TAL | REVISED PER CITY STAFF COMMENTS |

DRAWN: TAL
SCALE: NOTED
DATE: 2/10/2026

SHEET:
C104

# EROSION AND SEDIMENTATION CONTROL PLAN

INTRODUCTION

THE FOLLOWING PLAN FOR CONTROLLING SEDIMENTATION AND EROSION FROM THIS PROJECT IS BASED UPON SOUND CONSERVATION PRACTICES, AND ADHERES TO THE STANDARDS DETAILED IN THE MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED OCTOBER 2016. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE AFOREMENTIONED PUBLICATION AND COMPLY WITH THE PRACTICES PRESENTED THEREIN.

THIS REPORT ADDRESSES THE EROSION CONTROL MEASURES TO BE APPLIED TO THE PROPOSED SITE WORK FOR THE PROJECT. REFERENCE IS MADE TO THE EROSION CONTROL EXHIBITS, SHOWING THE LOCATIONS OF PROPOSED MEASURES INCLUDED IN THIS REPORT.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

1. EROSION/SEDIMENT CONTROL DEVICES

THE FOLLOWING EROSION SEDIMENTATION CONTROL DEVICES ARE PROPOSED FOR CONSTRUCTION ON THIS PROJECT. INSTALL THESE DEVICES AS INDICATED ON THE PLANS.

1.1 SILT FENCE: SILT FENCE WILL BE INSTALLED ALONG THE DOWNGRADIENT EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SILT FENCE WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SILT FENCE AND TO PROVIDE ADDITIONAL TREATMENT.

1.2 HAY BALES: PLACE IN DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES.

1.3 RIPRAP: PROVIDE RIPRAP IN AREAS WHERE SLOPES ARE STEEPER THAN 2:1 AND AS SHOWN ON THE PLANS.

1.4. LOAM, SEED, & MULCH: ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED AT THE END OF THIS SPECIFICATION.

1.5 JUTE MESH: STRAW AND HAY MULCH; USED TO COVER DENUDED AREAS UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH CAN BE USED ON SLOPES LESS THAN 3:1. USE JUTE MESH ON SLOPES IN EXCESS OF 3:1.

1.6 INLET PROTECTION: STRAW BALE DROP INLET STRUCTURE

1.6.1 BALES SHALL BE EITHER WIRE–BOUND OR STRING TIED WITH THE BINDINGS ORIENTATED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.

1.6.2 BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.

1.6.3 THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET THE WIDTH OF A BALE TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
1.6.4 EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.

1.6.5 LOOSE STRAW SHALL BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.

1.7 MAINTENANCE

1.7.1 THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

2. TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES
PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

2.1 STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY HAUL TO OR FROM THE SITE.

2.2 SILTATION FENCE ALONG THE DOWNGRADIENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SILTATION FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS REVEGETATED.

2.3 HAY BALES AT KEY LOCATIONS TO SUPPLEMENT THE SILT FENCE.
2.4 PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:

A. SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.

B. AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES.

C. STABILIZE STOCKPILES WITHIN 15 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.

D. SURROUND STOCKPILE SOIL WITH SILTATION FENCE.

2.5 ALL DENUDED AREAS WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA SHALL RECEIVE MULCH WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL OR WITHIN 15 DAYS AFTER COMPLETING THE ROUGH GRADING OPERATIONS. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOD WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE IS NOT REQUIRED.

2.6 IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 15 DAY MAXIMUM.

2.7 TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

3. PERMANENT EROSION CONTROL MEASURES

THE FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/SEDIMENTATION CONTROL PLAN:

3.1 STORMWATER RUNOFF GENERATED BY THE DEVELOPMENT OF THIS SITE WILL BE COLLECTED IN A CLOSED DRAINAGE SYSTEM.

3.2 ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SODDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.

3.3 SLOPES GREATER THAN 2:1 WILL BE TREATED WITH RIPRAP.

4. CONSTRUCTION PHASE
THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION DURING CONSTRUCTION OF THIS PROJECT.

4.1 ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. IF FINAL GRADING, LOAMING AND SEEDING WILL NOT OCCUR WITHIN 15 DAYS. SEE ITEM NO. 4.4

4.2 PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING AND/OR HAY BALES WILL BE INSTALLED AT THE TOE OF SLOPE AND IN AREAS AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION. IMMEDIATELY FOLLOWING CONSTRUCTION OF CULVERTS AND SWALES, RIP RAP APRONS SHALL BE INSTALLED, AS SHOWN ON THE PLANS.

4.3 TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 15 DAYS SHALL BE:

A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).

B. SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.

STOCKPILES EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE ENCIRCLED WITH HAY BALES OR SILT FENCE AT THE TOE OF THE PILE.

4.4 ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE EITHER:

A. TREATED WITH ANCHORED MULCH IMMEDIATELY, OR

B. SEEDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LBS/1000 SQ. FT) AND MULCHED IMMEDIATELY.

4.5 ALL GRADING WILL BE HELD TO A MAXIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING, OR WITH STONE, WITHIN 5 DAYS AFTER FINAL GRADING IS COMPLETE. (SEE POST–CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION.)

4.6 CONSTRUCTION TRAFFIC WILL BE DIRECTED OVER THE PROPOSED ROADWAY SYSTEM. ANY AREAS SUBJECT TO RUTTING WILL BE STABILIZED IMMEDIATELY. THE ENTRANCE WILL BE SWEPT WEEKLY, SHOULD MUD BE TRACKED ONTO IT.

5. POST–CONSTRUCTION REVEGETATION

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING.

5.1 A MINIMUM OF 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.

5.2 IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 138 LBS/1000 SQ. FT. AND 10-20-20 FERTILIZER AT A RATE OF 18.4 LBS/1000 SQ.FT WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:

| | |
|---|---|
| KENTUCKY BLUEGRASS 0.46 LBS/1000 SF. | CREEPING RED FESCUE 0.46 |
| CREEPING RED FESCUE 0.46 LBS/1000 SF. | LBS/1000 SF RED TOP 0.05 |
| PERENNIAL RYEGRASS 0.11 LB/1000 SF. | LBS/1000 SF. TALL FESCUE 0.46 |
| | LBS/1000 SF. |

5.3 AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IT HAS BEEN SEEDED. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO– MULCH OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.

A. HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER:

I. BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.

II. BLANKETED BY TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%.

B. HYDRO–MULCH SHALL CONSIST OF A MIXTURE OF EITHER WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEEDED AREA. HYDRO–MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.

5.5 CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15 AND APRIL 15, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED.

A. ONLY UNFROZEN LOAM SHALL BE USED.

B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.

C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 SQ.FT) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREAS.

D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.

E. FERTILIZING, SEEDING AND MULCHING SHALL BE DONE ON LOAM THE DAY THE LOAM IS TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.

F. HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/ BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.

5.6 FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 80% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

6. MONITORING SCHEDULE

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO.

MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

6.1 HAY BALE BARRIERS AND SILT FENCE SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SILT FENCE BEHIND THE HAY BALES.

6.2 VISUALLY INSPECT RIP RAP ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ATTAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RISER. DISTRIBUTE REMOVED SEDIMENT OFF–SITE OR TO AN AREA UNDERGOING FINAL GRADING.

6.3 REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE–COURSE/STREAM WILL BE SEEDED WITH THE "MEADOW AREA MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEEDED AS NEEDED. EXPOSED AREAS WILL BE RESEEDED AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIPRAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OR DRAINAGE COARSE.

7. EROSION CONTROL REMOVAL

AN AREA IS CONSIDERED STABLE IF IT IS PAVED, GRAVEL, OR IF 80% GROWTH OF PLANTED SEEDS IS ESTABLISHED. ONCE AN AREA IS CONSIDERED STABLE, THE EROSION CONTROL MEASURES CAN BE REMOVED AS FOLLOWS:

7.1 HAY BALES AND SILT FENCE THE HAY BALES AND SILT FENCE SHALL BE DISPOSED OF LEGALLY AND PROPERLY OFF–SITE. ALL SEDIMENT TRAPPED BEHIND THESE CONTROLS SHALL BE:

A. DISTRIBUTED TO AN AREA UNDERGOING FINAL GRADING.

B. GRADED IN AN AESTHETIC MANNER TO CONFORM TO THE TOPOGRAPHY, FERTILIZED, SEEDED AND MULCHED IN ACCORDANCE WITH THE RATES PREVIOUSLY STATED.

7.2 MISCELLANEOUS: ONCE ALL THE TRAPPED SEDIMENTS HAVE BEEN REMOVED FROM THE TEMPORARY SEDIMENTATION DEVICES, THE DISTURBED AREAS MUST BE REGRADED IN AN AESTHETIC MANNER TO CONFORM TO THE SURROUNDING TOPOGRAPHY. ONCE GRADED,THESE DISTURBED AREAS MUST BE LOAMED (IF NECESSARY) FERTILIZED, SEEDED AND MULCHED IN ACCORDANCE WITH THE RATES PREVIOUSLY STATED.

8. WINTER CONSTRUCTION

8.1 WINTER CONSTRUCTION: CONSTRUCTION PERFORMED ANY TIME BETWEEN NOVEMBER 1 AND APRIL 15 OF ANY YEAR SHALL BE CONSIDERED "WINTER CONSTRUCTION," AND SHALL CONFORM TO THE FOLLOWING CRITERIA.

8.2 MAXIMUM AREAS WITHOUT STABILIZATION: WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. EXPOSED AREAS SHALL BE LIMITED TO THE AREA THAT CAN BE MULCHED IN ONE DAY, PRIOR TO ANY SNOW EVENT. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED WITH EROSION CONTROL PROTECTION.

9. STABILIZATION

9.1 AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 100 LB PER 1,000 SF. (WITH OR WITHOUT SEEDING), OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES, MULCH SHALL BE APPLIED SUCH THAT THE SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.

9.2 LOAM OR SEED WILL NOT BE REQUIRED BETWEEN THE DATES OF OCTOBER 15, AND APRIL 15. DURING PERIODS WHEN TEMPERATURES ARE ABOVE FREEZING, EXPOSED SLOPES SHALL BE FINE–GRADED AND PROTECTED WITH MULCH, OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. AFTER NOVEMBER 1, ANY LOAMED, SMOOTH, FINAL GRADED AREAS MAY BE DORMANT SEEDED AT A RATE OF 200% TO 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED, AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING TEMPERATURES, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING, AND THE SURFACE SHALL BE PROTECTED TEMPORARILY FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT EXPOSED DURING THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF HAY BALES OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.

9.3 MULCH ANCHORING: MULCH ANCHORING SHALL BE INSTALLED ACCORDING TO THE FOLLOWING CRITERIA:

A. BETWEEN NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, OR TRACK OR WOOD CELLULOSE FIBER.

B. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS, AND FOR ALL OTHER SLOPES GREATER THAN 5%.

C. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 5%.

9.4 DAILY PROTECTION: DURING THE PERIOD OF OCTOBER 1 TO APRIL 15, ALL BARE AND EXPOSED EARTH SHALL BE TREATED WITH A DORMANT SEEDING, MULCHED AND ANCHORED AT THE END OF EACH WORKING DAY.

9.5 SNOW REMOVAL: SNOW SHALL BE REMOVED PRIOR TO THE APPLICATION OF SEED AND MULCH.

10. LIMITS OF CONSTRUCTION

10.1 LIMIT OF CONSTRUCTION: THE LIMIT OF CONSTRUCTION FOR THE SITE SHALL BE AS INDICATED ON THE PLANS. NO DISTURBANCE OF SOILS, VEGETATION, OR WETLANDS WILL BE PERMITTED BEYOND THE LIMIT OF DISTURBANCE, EXCEPT IN THE AREAS OF STORMWATER DITCHES, CULVERTS, AND DISCHARGE APRONS.

10.2 CONSTRUCTION STAGING AREAS: THE CONSTRUCTION AND STAGING AREAS FOR THE SITE SHALL BE LOCATED IN WITHIN THE LIMIT OF DISTURBANCE. SILT FENCING SHALL BE PLACED ALL AROUND THE PERIMETER OF THE STAGING/STORAGE AREAS.

10.3 SCHEDULE: THE ANTICIPATED CONSTRUCTION SCHEDULE IS DURING THE YEAR OF 2014, AND WILL BEGIN WITH THE INSTALLATION OF EROSION CONTROL SYSTEMS TO PROTECT DRAINAGE WAYS AND AREAS OUTSIDE THE CONSTRUCTION LIMITS. SILT FENCING AND DITCH PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE IN THE CONTRIBUTING DRAINAGE AREA. AS SOON AS CONTROL MEASURES ARE IN PLACE, AND PRIOR TO COMMENCING SOIL DISTURBANCE ACTIVITIES, THE CONSTRUCTION ROAD SHALL BE INSTALLED. IT IS IMPERATIVE THAT DISTURBANCES TO VEGETATION BE LIMITED ONLY TO THOSE AREAS, WHICH ARE NECESSARY TO ACCOMPLISH THE WORK.

10.4 THE FINE AND VERY FINE SANDY LOAMS THAT WILL BE EXPOSED DURING SITE PREPARATION MAY BE SUSCEPTIBLE TO EROSION, AND CAN UNDERGO STRENGTH LOSS WHEN SUBJECTED TO CONSTRUCTION TRAFFIC AND EXCAVATION ACTIVITIES, PARTICULARLY DURING PERIODS OF PRECIPITATION AND HIGH GROUND WATER LEVELS. THEREFORE, CARE WILL BE EXERCISED DURING CONSTRUCTION TO MINIMIZE DISTURBANCE OF THE BEARING SOILS. ALL TOPSOIL, ORGANIC AND LOOSE SURFACE SOIL WILL BE STRIPPED AND STORED FOR REUSE LATER. SHOULD THE SUBGRADE BECOME SOFT OR DIFFICULT TO WORK AND/OR WHEREVER SUBSURFACE DRAINAGE CAVITIES ARE ENCOUNTERED, THE SUBGRADE WILL BE OVER EXCAVATED AS REQUIRED, AND BACKFILLED WITH GRANULAR FILL OR CRUSHED STONE.

11 HOUSEKEEPING

11.1 SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.

11.2 GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN, OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.

11.3 FUGITIVE SEDIMENT AND DUST: ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL.

11.4 DEBRIS AND OTHER MATERIALS: LITTER, CONSTRUCTION DEBRIS, AND CHEMICALS EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

11.5 TRENCH OR FOUNDATION DE–WATERING: TRENCH DE–WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER MUST BE REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, AND MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.

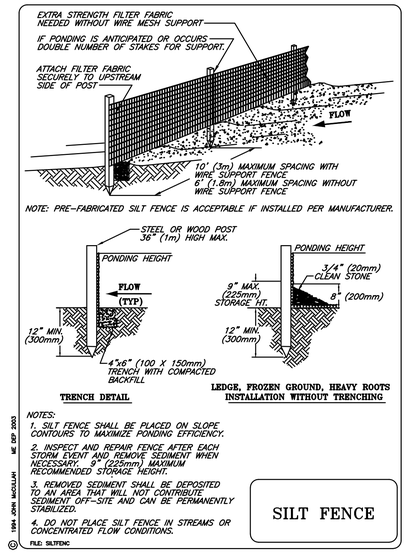
11.6 NON–STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON–STORMWATER DISCHARGES.

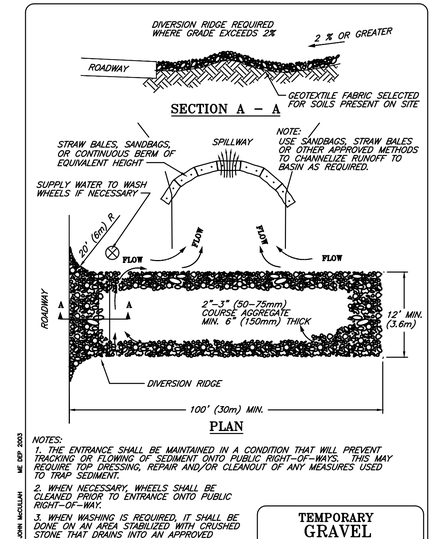
11.7 STREET SWEEPING: ANY SOIL MATERIAL TRACKED ONTO THE PUBLIC ROADWAY SHALL BE SWEPT ON A DAILY BASIS.

11.8 ADDITIONAL REQUIREMENTS: ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE–SPECIFIC BASIS.

BASIC STANDARDS – EROSION CONTROL MEASURES:

MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE APPLICANT WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE.



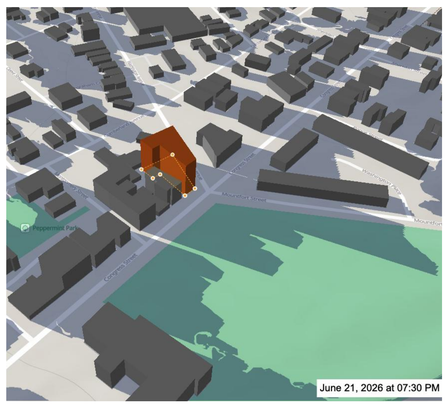
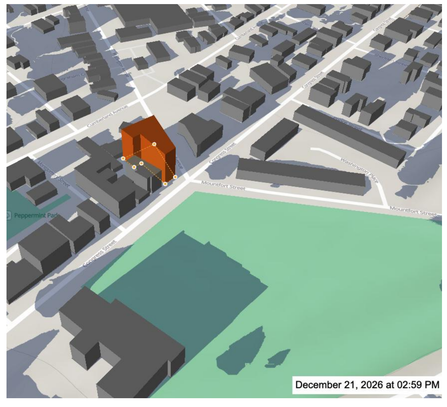




**EROSION CONTROL MIX BERMS**
EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF THE PROJECT SITE. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

**COMPOSITION**
EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:

- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80 AND 100%, DRY WEIGHT BASIS.
- PARTICLE SIZE BY WEIGHT SHALL BE 100 % PASSING A 6" SCREEN AND A MINIMUM OF 70 %, MAXIMUM OF 85%, PASSING A 0.75" SCREEN.
- THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
- SOLUBLE SALTS CONTENT SHALL BE < 4.0 MMHOS/CM.
- THE PH SHOULD FALL BETWEEN 5.0 AND 8.0.

**INSTALLATION**
- THE BARRIER MUST BE PLACED ALONG A REL

| | 7am | 12pm | 3pm | 6pm | 7:30pm |
|---|---|---|---|---|---|
| March 20th / ~ Sept 22 |   |   |   |   | GREEN AREA IS EASTERN CEMETERY, TYP |
| June 21 |   |   |   |   |   |
| Dec 21 |   |   |   |   | |

IMAGES SHOWN ARE GENERATED FROM SHADEMAP.APP WITH A 75' BUILDING MASS

BIMcloud: bimserver2.local - BIMcloud Basic for Archicad 27/Commercial/24-C-047_221 Congress Greenmars

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CHANGE NUMBER
CHANGES THIS ISSUE:
0 DESCRIPTION

SUBMISSIONS:

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 2/25/26 | FOR SITE PLAN REVIEW |
| 2 | 3/30/26 | PLANNING BOARD COMMENTS |

WS PROJECT LEAD:
PS, PM, PA

DATE OF ISSUE:
3/30/26

PROJECT STATUS:
SITE PLAN REVIEW

221 Congress
221 Congress St Portland ME 04101
Greenmars Real Estate

SHADOW STUDY (1 of 2)

G-002

SHADOW STUDY (2 of 2)

# G-002b

221 Congress

221 Congress St Portland ME 04101

Greenmars Real Estate

WS PROJECT LEAD:
PB / BA

DATE OF ISSUE:
4/1/2026

PROJECT STATUS:
SITE PLAN REVIEW

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|---|---|---|
| 1 | 2/13/2026 | FOR SITE PLAN REVIEW |
| 2 | 3/31/2026 | REVISED PER CITY STAFF COMMENTS |

SUBMISSIONS:

XX
CHXX

ISSUE NUMBER
CHANGE NUMBER

| ID | DESCRIPTION |
|---|---|

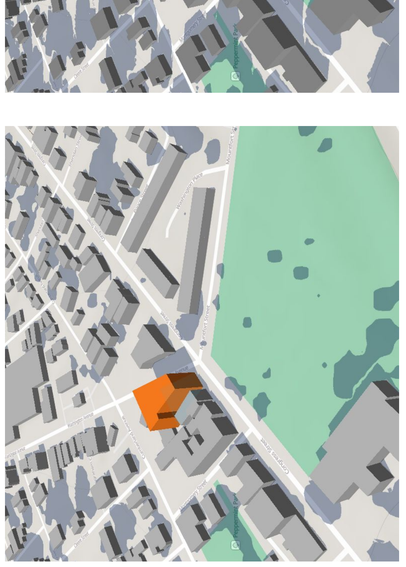
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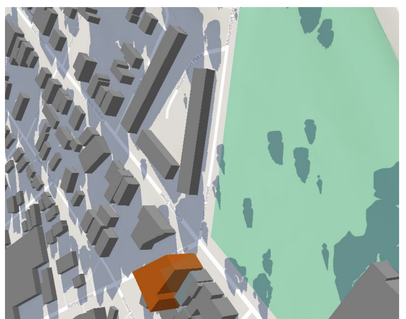
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PORTLAND, ME 04101
woodhullmaine.com

7am | 12pm | 3pm | 6pm | 7:30pm

May 6th

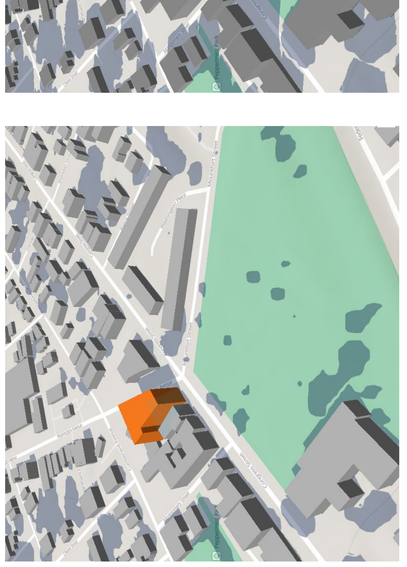




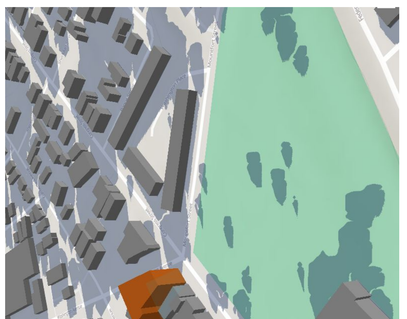




August 6th









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**PROPOSED EXTERIOR WALL SCONCE FIXTURE USED FOR PHOTOMETRICS**

## MIMIK 10



Wall sconce series. Fixtures consist of:
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Seamless-free precision die-cast aluminum housing and mounting plate.
- Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
- Micro-prismatic patterned, flat, tempered silk-screened soda-lime glass diffuser (FLAT versions).
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- Custom MCPCB utilized to maximize heat dissipation and promote a long LED life.
- High-transmittance transparent optics.
- DarkSky approved when ordered with single light emission only, and in 3000K or below.
- Single (M) or dual (II) light emission.
- IESNA Type II light distribution (FLAT).
- IESNA Type III light distribution.
- IESNA Type IV light distribution.
- 20°, x 20° beam angle (C/I).
- Input voltage: 120-277 V (50 / 60 Hz), integral driver.
- Customizing facade faceplate available (ordered separately).
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options.
- 5-year warranty.
- Marine Grade finish.
- Suitable for Natatorium applications.
- Consult factory for any Buy American Act (BAA) or Build America Buy America Act (BABAA) requirements.

### FINISHES

- **AN-96** / Iron gray / Textured
- **GR-94** / Aluminum metallic / Textured
- **WH-67** / White / Textured
- **BK-81** / Black / Textured
- **RR-93** / Iron rust / Textured




**Scan here for installation instructions**

| WATTAGE | |
|---|---|
| MIMIK 10 M T3 | 5W |
| MIMIK 10 M T3 | 10W |
| MIMIK 10 M C/I | 5W |
| MIMIK 10 M C/I | 10W |
| MIMIK 10 FLAT M | 5W |
| MIMIK 10 FLAT M | 10W |
| MIMIK 10 FLAT B | 10W |
| MIMIK 10 B C/I | 10W |
| MIMIK 10 B C/I+T3 | 10W |

| LUMEN OUTPUT | | 2700K | 3000K | 3500K | 4000K |
|---|---|---|---|---|---|
| MIMIK 10 M T3 | 5W | 293 | 314 | 336 | 358 |
| MIMIK 10 M T3 | 10W | 505 | 542 | 579 | 617 |
| MIMIK 10 M C/I | 5W | 307 | 349 | 390 | 432 |
| MIMIK 10 M C/I | 10W | 607 | 653 | 699 | 745 |
| MIMIK 10 FLAT M | 5W | 440 | 451 | 462 | 473 |
| MIMIK 10 FLAT M | 10W | 751 | 771 | 790 | 810 |
| MIMIK 10 FLAT B | 10W | 857 | 880 | 902 | 925 |
| MIMIK 10 B C/I | 10W | 725 | 779 | 833 | 888 |
| MIMIK 10 B C/I+T3 | 10W | 657 | 707 | 756 | 806 |

Revision 15
08/25

## MIMIK 10

iN

### Order Guide - Mimik 10

Order code example: **M10F-B-AM-27K-120V-NA**

M10-

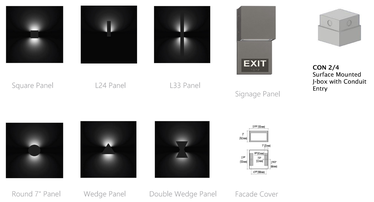
| Housing Style | Light Emission | Wattage | Optics | Finish | Kelvin | Voltage | Controls | Accessories |
|---|---|---|---|---|---|---|---|---|
| **M10** Standard (One-Way)<br>**M10F** Flat<br>*Flat Housing is only suitable for Wall Sconce Installation | **M** (One-Way)<br>**B** (Two-Way) | **5W** 5 watts<br>**10W** 10 watts (max)<br>**XX** Specify wattage must be below max | **Standard Housing only. Select one for Flat Lens No.3**<br>**Leave Blank for Flat Housing**<br>**T3** Type III<br>**T4** Type IV<br>**C/I** 20° beam<br>**10** 10° Beam<br>**40** 40° Beam<br>**56** 56° Beam | **AM** Aluminum Metallic<br>**IC** Iron Gray<br>**IR** Iron Rust<br>**BK** Textured Black<br>**WH** Textured White<br>**CC** Custom Color | **27K** 2700k<br>**3K** 3000k<br>**35K** 3500k<br>**4K** 4000k<br>**RED** Static Red<br>**GRN** Static Green<br>**BLU** Static Blue<br>**AMB** Static Amber 590nm<br>**RGBW** RGBW (flat only) | **UNV** 120-277V | When selecting Flat housing, or 8 (two-way) luminaires, these controls must be omitted<br>**NA** Non Dimming<br>**0-10V** 0-10V Dimming Driver<br>**ELV** 120V Line-Voltage Dimming Driver | (See pictures below)<br>**REM** Remote mounted Emergency battery back up<br>**RDR** Remote driver<br>**CON2** (double-gang j-box, adaptor plate and 1/2" knockouts)<br>**CON4** (double-gang j-box, adaptor plate and 3/4" knockouts)<br>**LVR** (Internal Hex Louver (only suitable for T3 and T4 optics)<br>**BABAA** (Build America Buy America Act compliant (not available for all options)<br>**PANEL OPTIONS**<br>**SP** 8" Square Panel<br>**L24** 24" Vertical Panel<br>**L33** 33" Vertical Panel<br>**RP** 7" Round Panel<br>**Wedge** Wedge Panel<br>**D-Wedge** Double Wedge Panel |

80 CRI STANDARD - OTHER OPTIONS AVAILABLE

Revision 15
08/25



## MIMIK 10




Revision 15
08/25

### REMOTE RGBW ACCESSORIES

**Power Supply**



**17433**
Kit driver 48V



**17096**
Kit driver 48V WP

**RF Controls**



**3104073**
RGBW RF controller 4 channel (0.35A each CH)



**3104730**
RGBW RF controller WP 4 channel (0.35A each CH)



**310429**
RGBW hand held remote

**DMX Controls**



**109373**
RGBW DMX enabler/decoder 4 channel (0.35A each CH)



**1789730**
RGBW DMX enabler/decoder WP 4 channel (0.35A each CH)



**13015**
Terminating Resistor



**110150**
Terminating Resistor WP






| Luminaire Schedule | | | | | | | |
|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Description | LLF | Luminaire Lumens | Luminaire Watts | Mounting Height |
| | 9 | W1 - PIL | PERFORMANCE IN LIGHTING: M10F-M-5W-XX-3K-UNV-XX (071490) | 0.900 | 451 | 5 | 10 |

| Calculation Summary | | | | | | |
|---|---|---|---|---|---|---|
| Label | Units | Avg | Max | Min | Avg/Min | Max/Min |
| SITE | Fc | 0.05 | 2.0 | 0.0 | N.A. | N.A. |
| SECRET GARDEN | Fc | 0.48 | 1.4 | 0.1 | 4.80 | 14.00 |
| WALKWAY_1 | Fc | 0.71 | 2.0 | 0.0 | N.A. | N.A. |
| WALKWAY_2 | Fc | 0.53 | 1.7 | 0.0 | N.A. | N.A. |
| WASHINGTON ENTRANCES | Fc | 1.17 | 2.0 | 0.6 | 1.95 | 3.33 |

REFLEX
Boston, MA
Rocky Hill, CT
Hockseltt, NH

**221 CONGRESS STREET**
PORTLAND, ME

Drawn By: AES
Date:3/31/2026
Specifier:
Salesperson:
Scale: Not to Scale

www.reflexlighting.com
DISCLAIMER: CALCULATIONS SHOULD BE USED AS A GUIDE ONLY. LIGHT LEVELS ARE SUBJECT TO CONDITIONS IN THE FIELD.
specifications@reflexlighting.com

Page 1 of 1


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ID | description

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CHANGE NUMBER
A-1 CHANGE

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| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 2/10/2026 | FOR SITE PLAN REVIEW |
| 1 | 3/31/2026 | REVISED PER CITY COMMENTS |

WS PROJECT LEAD:
PA, AA

DATE OF ISSUE:
4/1/2026

PROJECT STATUS:
SITE PLAN REVIEW

221 Congress
221 Congress St Portland ME 04101
Greenmars Real Estate

EXTERIOR LIGHTING PHOTOMETRICS
G-003


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**Last Updated 02/12/2026 (PRELIMINARY)**
**221 Congress Street Portland, ME**
Regulatory Review prepared by Woodhull

**APPLICABLE CODES**

| | |
|---|---|
| City of Portland, Maine Code of Ordinances | Maine Uniform Building and Energy Code (MUBEC) |
| 2023 NFPA 70 – National Electrical Code | 2021 International Residential Code (IRC) |
| 2018 NFPA 101 – Life Safety Code | 2021 International Building Code (IBC), Incl Chapter 11 for Accessibility |
| The Maine Subsurface Wastewater Disposal Rule | 2021 International Existing Building Code (IEBC) |
| The Maine State Plumbing Code (UPC 2021) | 2021 International Energy Conservation Code (IECC) |
| 2018 NFPA 1 Fire Code | 2021 Uniform Plumbing Code (UPC) |
| | 2019 ASHRAE 62.1 – Ventilation for Acceptable Indoor Air Quality |
| | 2019 ASHRAE 90.1 – Energy Standard for Buildings except Low Rise Residential Buildings w/out addenda |

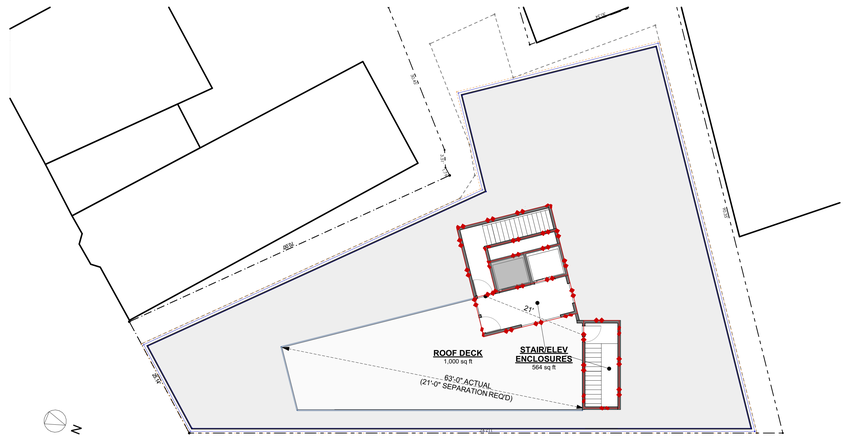
**CODE REVIEW SUMMARY**

| ITEM # | ITEM | SECTION | REQUIREMENT/DESCRIPTION | PROPOSED COMPLIANCE / COMMENTARY |
|---|---|---|---|---|
| **0** | **LOCAL ZONING** | | | |
| | Parcel ID | | 013 G01001<br>013 G01500<br>013 G01001<br>B2b | |
| | Zoning Map | | | |
| | Existing Zoning Use | | Vacant | |
| | Proposed Zoning Use | | Multifamily Dwellings | Permitted |
| | Off-Street Parking | | None Required | |
| | Impact Fees | | TBD at later date | |
| | Workforce Housing Unit | 3-1 | Workforce housing unit for rent. A dwelling unit for which:<br>A. The rent is affordable to a household earning 80% or less than of AMI.<br>B. The unit is rented to a household earning 80% or less of AMI.<br>C. The requirements of (A) and (B) above are limited by deed restriction or other legally binding agreement for the applicable length of time in this ordinance. | |
| **0.1** | **DIMENSIONAL STANDARDS** | | | |
| | Build-to zone | Table 7-C | 0-10 Ft | **Proposed meets standard** |
| | Build-to percentage | Table 7-C | 100% | **Proposed meets standard** |
| | Building Length as a percentage of street frontage | Table 7-C | Lots great than 50 ft in frontage: 60% | **Proposed meets standard** |
| | Blank Wall Area | Table 7-C | 20 Ft | **Proposed meets standard** |
| | Rear Setback (min) | Table 7-C | 0 Ft since not abutting a residential zone | **Proposed meets standard** |
| | Side Yard Setback (min) | Table 7-C | 0 Ft since not abutting a residential zone | **Proposed meets standard** |
| | Structure Height | Table 7-C | 75 (by zone) | **Proposed. Roof appurtenances above this height** |
| | Landscaped Open Ratio | Table 7-C | None | **Proposed meets standard** |
| **0.2** | **ARCHITECTURAL STANDARDS** | | | |
| | Design Manual | (c) | B2b Commercial Business Zones | |
| | | Building Design (c)1 | B-2b commercial buildings shall be designed to be compatible with their residential and commercial neighbors | **Proposed meets standard. See design narrative included with elevations.** |
| | | Building Materials (c)2 | B-2b zones shall be compatible with those materials of surrounding residential and commercial uses | **Proposed meets standard. See design narrative included with elevations.** |

**LIFE SAFETY CODE REVIEW BY SECTION: IBC and NFPA 101**

| ITEM # | ITEM | MUBEC / 2021 IBC SECTION | MUBEC / 2021 IBC REQUIREMENT/CONDITION | 2018 NFPA 101 – Life Safety Code SECTION | 2018 NFPA 101 – Life Safety Code REQUIREMENT/CONDITION | PROPOSED COMPLIANCE/COMMENTARY |
|---|---|---|---|---|---|---|
| **1** | **SCOPE AND ADMINISTRATION** | | | | | |
| | New Construction | | | | | |
| **2** | **DEFINITIONS** | | | | | |
| | High Rise Building | 202 | A building with an occupied floor located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access. | 3.3.377 | A building where the floor of an occupiable story is greater than 75 ft (23 m) above the lowest level of fire department vehicle access. | Highest occupied floor is less than 75 therefore not subject to high rise provisions |
| **3** | **USE AND OCCUPANCY CLASSIFICATION** | | | | | |
| | Uses | 310.3 (R-2)<br><br>303.1 (A-2)<br>304.1 (B)<br>312.1 (S-1)<br>312.1 | Primary:<br>R-2 Residential<br><br>Secondary:<br>A-2 Assembly<br>B–Business<br>R-2 Residential<br>S-1 Moderate Hazard Storage<br>U Utility Misc Support | | Primary<br>(Ch 30) New Apartment Occupancies<br><br>Secondary:<br>(Ch 12) New Assembly Occupancies<br>(Ch 26) New Business Occupancies | |
| | Small Assembly Spaces | 303.1.2 | | | | |
| | | | | 6.1.14.4.4 | Separated Occupancies | |
| | | | | Hazard Class 6.2.2.2 | Ordinary Hazard | |
| **4** | **SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY** | | | | | |
| | Dwelling Unit Separation | 420.2 / 420.3 / 711.2.4.3 | Separation Walls: no less than 1.0hr<br>Horizontally: no less than 1.0hr | | | **Provided** |
| **5** | **GENERAL BUILDING HEIGHT AND AREA LIMITATIONS** | | | | | |
| | | 503.1.4 | An occupied roof is not to be included in the building area, building height or number of stories | | | |
| | Height Limitation (R-1, Sprinklered) | Table 504.3 | (R Uses) 75 Feet | NFPA 5000 7.4.1 | NFPA 5000 Table not adopted by Maine State Fire Marshal Office | Building Height is less than limitation of construction type and use with consideration of podium exception |
| | Story Limitation (R-1, Sprinklered) | Table 504.4 | R-2: 5 Stories | NFPA 5000 7.4.1 | NFPA 5000 Table not adopted by Maine State Fire Marshal Office | **Building Stories is less than limitation of construction type and use** |
| | Area Limitation (R-1, Sprinklered) 3 Stories or Greater | Table 506.2 | R-2: 48,000sf per Story | NFPA 5000 7.4.1 | NFPA 5000 Table not adopted by Maine State Fire Marshal Office | **Floor plate areas are less than limitation** |
| | Accessory Use Separation | 508.2.4 | No separation is required between accessory uses and the main occupancy | | | **Provided** |
| | Separation of Occupancies | Table 508.4 | 1 Hr Required between R-2 and all other uses when Sprinklered | Table 6.1.14.4.1a | 1 Hr Required between new apartment building and all other uses when sprinklered | **Provided** |
| | Horizontal Building Separation Allowance | 510.2 | Where vertical offsets are provided as part of a horizontal assembly, the vertical offset and the structure supporting the vertical offset shall have a fire-resistance rating of not less than 3 hours. | | | |
| **6** | **TYPES OF CONSTRUCTION** | | | | | |
| | Fire Resistance Rating Requirements | Table 601, III-B | Primary Structural Frame = 0 hr<br>Exterior Bearing Wall = 2 hr<br>Interior Bearing Wall = 0 hr<br>Non Bearing Exterior Wall = See Table 705.5<br>Non Bearing Interior Wall = 0 hr<br>Floor Construction = 0 hr<br>Roof Construction = 0 hr | Table A.8.2.1.2 | NFPA 5000 Table not adopted by Maine State Fire Marshal Office | |
| | Fire Resistance Rating Requirements | Table 601, I-A | Primary Structural Frame = 3 hr<br>Exterior Bearing Wall = 3 Hr<br>Interior Bearing Wall = 3 Hr<br>Non Bearing Exterior Wall = See Table 705.5<br>Non Bearing Interior Wall = 0 hr<br>Floor Construction = 2 hr<br>Roof Construction = 1 1/2 hr | Table A.8.2.1.2 | NFPA 5000 Table not adopted by Maine State Fire Marshal Office | |
| | Construction Type | Table 602 | Type III-B (5 Stories) over Type I-A (2 Stories) | Table A.8.2.1.2 | Type III-200 / I - 332 | |
| | | 603.2 | Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by this code. Fire-retardant-treated wood framing and sheathing complying with Section 2303.2 shall be permitted within exterior wall assemblies of a 2-hour rating or less. | | | |
| **7** | **FIRE AND SMOKE PROTECTION FEATURES** | | | | | |
| | Exterior Walls: Load Bearing & Non-load Bearing | Table 705.5 | A: Distance X < 5ft = 1 Hour<br>Type III-B or Type I-A (R) | A: Distance 5 ≥ X < 10 ft = 1 Hour<br>A: Distance 10 ≥ X < 30 ft = 0 Hour<br>A: Distance X ≥ 30 ft = 0 Hour | NFPA 220, Table 4.1.1 | NFPA 220 Table not adopted by Maine State Fire Marshal Office |
| | Exterior Openings (Sprinklered, Unprotected) | Table 705.8 | Distance 0 to less than 3 = NP<br>Distance 3 to less than 5 = 15%<br>Distance 5 to less than 10 = 25%<br>Distance 10 to less than 15 = 45%<br>Distance 15 to less than 20 = 75%<br>Distance 20 to less than 25 = 75%<br>Distance 25 to less than 30 = No Limit<br>Distance 30 or greater = No Limit | | | |
| | Fire Barrier Continuity | 707.5 | Fire barriers shall extend from the top of the floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above. | | | |
| | Fire Partitions | 708.1 | Separation Walls as required by Section 420.2 for Groups R-1, R-2 and R-3 | | | |
| | Through Penetration Firestopping | 714.3.1.1 | Through penetrations shall be protected by an approved penetration firestop system installed as tested in accordance with ASTM E814 or UL1479 | | | |
| | Opening Fire Protection Assemblies | 716.5 | Fire Doors:<br>1hr Fire Barriers: 60m<br>1hr Exit Passageway: 60m<br>2hr Exterior Walls: 90m | 8.3.3.2.2 | Fire Doors:<br>1hr Fire Barriers: 60m | |
| | Fireblocking in concealed spaces | 718.1 | Required with R use | | | |
| **8** | **INTERIOR FINISHES** | | | | | |
| | Interior Wall and Ceiling Finish Requirements by Occupancy | Table 803.13 | Sprinklered Building (R-2):<br>Interior exits: Class C<br>Corridors: Class C<br>Rooms: Class C | | | |
| **9** | **FIRE PROTECTION SYSTEMS** | | | | | |
| | Automatic Sprinkler Systems | Figure 903.2 | Required with R Use | | | **NFPA 13 Provided** |
| | NFPA 13 Sprinkler Systems | 903.3.1.1 | NFPA 13 Sprinkler systems shall be designed and installed in accordance with NFPA 13 | | | |
| | Quick response and residential sprinklers | 903.3.2 | Quick response or residential automatic sprinklers shall be installed in dwelling units. | | | |
| | Standpipe | 905.3.1 | Class III Standpipe required at 4 or more stories above or below grade plans, the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of fire department vehicle access or the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access. | | | |
| | Manual Fire Alarm System | 907.2.9 | Required due to building height | | | **NFPA 72 Fire Alarm System Provided** |
| | Smoke Alarms | 907.2.11.2 | Single and multiple interconnected stations shall be installed on the ceiling or wall of each sleeping room, sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes and in each story of a dwelling unit including basements. Also, per 907.2.11.4 Smoke Alarms shall be installed not less than 3' away from the door or opening of a bathroom that contains a bathtub or shower | 30.3.4.5 | Required in accordance with 9.6.2.10 | **Provided** |
| | Fire Department Connections | 912.2 | Locations as approved by fire chief so vehicles and hose lines will not interfere with access (Siamese accessible location on street side of building). | | | |
| | Carbon Monoxide Detectors | 915.2.1/915.2.2 | CO detetection shall be installed in dwelling units outside each sleeping area in the immediate vicinity | | | |
| **10** | **MEANS OF EGRESS** | | | | | |
| | Occupant Load | Table 1004.5 / 1004.8 (Business Uses) | 5sf/person net – Assembly Standing<br>15sf/person net – Assembly Loose Seating<br>60sf/person gross – Mercantile<br>150sf/person gross – Business<br>50sf/person gross – Business Concentrated<br>200sf/person gross – Residential<br>200sf/person gross – Kitchens, Commerical<br>300sf/person gross – Accessory Storage Uses | 7.3.1.2 | 7sf/person net – Assembly Concentrated<br>15sf/person net – Assembly Less concentrated<br>15sf/person gross – Business Collab (<450sf)<br>30sf/person gross – Business Collab (>450sf)<br>30sf/person gross – Mercantile on street floor<br>60sf/person gross – Mercantile abv street floor<br>100sf/person gross – Kitchens<br>150sf/person gross – Business Areas<br>200sf/person gross – Residential<br>300sf/person gross – Mercantile on basement<br>300sf/person gross – Storage | **For the purposes of establishing an occupancy count, the more strict between NFPA and IBC has been applied** |
| | Egress Width per Occupant | 1005.3.1 / 1005.3.2 | .3" per person Stairways<br>.2" per Person Horizontal | 7.3.3.1 | .3" per person Stairways<br>.2" per Person Horizontal | **Minimum widths provided throughout** |
| | Spaces with One Exit or Exit Access Doorway (Sprinklered) / Common Path | Table 1006.2.1 | R-2: 125 Feet | Table A.7.6 | Residential 50 Feet | **The more strict requirement provided. Refer to Life Safety Plan.** |
| | Exit Separation (Sprinklered) | 1007.1.1 excp. 1 and excp. 2 | 1/3 the diagonal of room served. Where interior exit stairways or ramps are interconnected by a 1-hour fire-resistance-rated corridor conforming to the requirements of Section 1020, the required exit separation shall be measured along the shortest direct line of travel within the corridor. | 7.5.1.3.4 | 1/3 the diagonal of room served. measured along the corridor per figure A.7.5.1.3.4 | |
| | Means of Egress Illumination | 1008.1 | Required in all spaces outside of dwelling units | 30.2.8 | Means of Egress shall be illuminated. | **Provided** |
| | Emergency Lighting | | | | | **Provided** |
| | Accessible Means of Egress Elevator Required | 1009.2.1 | In buildings where a required accessible floor is four or more stories above a level of exit discharge, at least one accessible means of egress shall be an elevator. (Backup Generator Req'd). | | | |
| | Accessible Stairways | 1009.3 | Not required in buildings with automatic sprinkler system. Exception no. 2 | | | |
| | Area of Refuge | 1009.3 | Not Required in Group R-2. Exception no. 2 | | | |
| | Minimum Door Widths | 1010.1.1 | 32" Minimum clear width for Means of Egress Doors | 7.2.1.2.3. | 32" Minimum Clear Width | **Minimum widths provided throughout** |
| | Sensor Release of electronically locked egress doors | 1010.2.12 | Group R-2 occupancies building entry doors are permitted to be equipped with access control system | 30.2.2.2.2.3 | Sensor-release of electrical lockings systems shall be permitted | |
| | Corridor/Stair Width | 1011.2/ Table 1020.3 | 44" min when occupancy > 50<br>36" min when occupancy < 50 | | 44" min when occupancy > 50<br>36" min when occupancy < 50 | **Minimum widths provided throughout** |
| | Stair Dimensions | 1011.5.2 | Risers shall be 7" max (4" min) and treads shall be 11" min | Table 7.2.2.2.1.1a | Max height of risers = 7"<br>Min height of risers = 4"<br>Min tread depth = 11"<br>Min headroom = 6'-8"<br>Max height between landings = 12' | **Provided** |
| | Headroom | 1011.3 | Not Less than 80" (6'-8") | Table 7.2.2.2.1.1a | Min headroom = 6'-8" | **Provided** |
| | Handrails | 1011.11 | Handrails shall be on boths sides of stairs and shall comply with section 1014 | 7.2.2.4.1.1 | Handrails required on both sides | **Provided** |
| | Exit Signs | 1013.1 | Exit signs provided | 7.10.1.2.1 | Exits...shall be marked by an approved sign | **Provided** |
| | Handrail Height | 1014 | 34" min and 38" max above stair tread nosing | 7.2.2.4.4.1 | 34" min and 38" max above stair tread nosing | **Provided** |
| | Handrail Graspability | 1014.3 | Must comply with Type I or Type II | | | **Provided** |
| | Handrail Extensions | 1014.6 | must extend 12" beyond top riser and depth of 1 tread beyond bottom riser and also return to wall | 7.2.2.4.4.10 | must extend 12" beyond top riser and depth of 1 tread beyond bottom riser | **Provided** |
| | Guard Rails | 1015.1 | Required to be min 42" high, guard required to be min 42" high in all common areas; 36" within dwelling units of R-2 Occupancies | | | **Provided** |
| | Window Openings | 1015.8<br>1015.8.1 | Group R-2 multi-family dwellings where the top of the sill of an operable window is located less than 36 inches above the finished floor and more than 72" above the finished grade. Glazing below shall be fixed, have openings through which a 4" sphere diameter cannot pass, or provide window opening control devices that comply with ASTM F2090 | | | |
| | Travel Distance | Table 1017.2 | Section 1017 of IBC is not adopted by the State of Maine per MUBEC amendment | Table A.7.6 | New Apartments (Sprinklered): 325 Feet | **Provided. Refer to Life Safety Plan for compliance.** |
| | Corridor Construction | Table 1020.2 | 0.5 hr in sprinklered buildings where occupant load is greater than 10 occupants | | | **Provided** |
| | Dead End Corridors (Sprinklered) | 1020.5 | R-2 & B: 50 Feet max (per exception 2) | Table A.7.6 | Residential: 50 Feet | **Provided. Refer to Life Safety Plan.** |
| | Exit Enclosure | 1023.2 | 1 Hour connecting 3 stories or less<br>2 Hours connecting 4 stories or more | 7.1.3.2.1 | 1 Hour connecting 3 stories or less<br>2 Hours connecting 4 stories or more | |
| | Exit Discharge | 1028.1 | Exits shall discharge directly to the exterior. | 7.7 | | |
| | Emergency Escape and Rescue | 1031 | Required in single exit apartment buildings | | | |
| | Accessibility | 1101 / Title III | 2010 Accessibility guidelines per the Maine Human Rights Act, which is based on 2010 ADA Standards of Accessible Design published by the Department of Justice | | | |
| **11** | **ACCESSIBILITY CODE REVIEW SECTION: 2021 IBC Chapter 11 / 2017 ANSI A117.1** | | | | | |
| | Compliance Summary | 1104 | At least one accessible route to connect all common spaces and accessible units | | | |
| | Accessible Route | 1104 | At least one accessible route to connect all common spaces and accessible units | | | |
| | Dwelling Units / Federal Fair Housing Act / Type B units | 1108.2.2.2 | When a building contains 4 or more dwelling units all units are subject to Fair Housing Act Standards also regarded as ANSI A117.1 type 'B' minimally-accessible units. The intention that these units are "adaptable" in the future in the event the occupant becomes permanently or temporarily disabled. This is required per section 2331 of the 2010 ADA Standards for residential facilities. Examples of "Type B" unit requirements:<br>Min clear width of 32" for entry doors<br>Min clear width of 31 3/4" for interior doors of passage<br>Lever hardware on doors<br>Light switches, electrical outlets, thermostats and other environmental controls at accessible mounting heights Min floor and manueverability clearances in bathrooms/kitchens<br>Blocking provided in bathrooms/showers for potential future grab bars | | | **Dwelling units to meet Type B requirements** |
| | Type A Unit | 1108.6.2.2.1 | 2% required | | | **At 67 units, 2 Type A units are required. No parking spaces are required when none are provided.** |
| **12** | **INTERIOR ENVIRONMENT REQUIREMENTS** | | | | | |
| | Ventilation | 1202.1 | Required to follow International Mechanical Code also Refer to ASHRAE 62.1 2019 | | | **Provided** |
| | Sound Transmission | 1206.2/1206.3 | Minimum STC separating dwelling units: 50<br>Minimum IIC separating dwelling units: 50 | | | **Provided** |
| | Interior Space Dimensions | 1208.1 | Habitable spaces, other than kitchen, shall be not less than 7'-0" in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet between counter fronts and appliances or counter fronts and walls | | | **Provided** |
| | Minimum Ceiling Heights | 1208.2 | Not Less than 7'-6" in occupiable spaces, 7'-0" in bathrooms, kitchens, storage rooms | | | **Provided** |
| | Efficiency Units | 1208.4 | Efficiency dwelling units shall conform to the requirements of the code except as modified herein:<br>1. The unit shall have a living room of not less than 190 square feet (14.9 m2) of floor area.<br>2. The unit shall be provided with a separate closet.<br>3. For other than Accessible, Type A and Type B dwelling units, the unit shall be provided with a kitchen sink, cooking appliance and refrigerator, each having a clear working space of not less than 20 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.<br>4. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower. | | | |
| **13** | **INTERNATIONAL ENERGY CONSERVATION CODE (2021 IECC)** | | | | | |
| | Climate Zone | C301.1 IECC | 6A | | | |
| | Thermal Envelope Requirements (Prescriptive Method) | C402.1.3 IECC | **Climate Zone: 6A**<br>**Roofs:**<br>Insulation entirely above roof deck: R-30ci<br>Attic: R-49 (R-60)<br>**Walls, above grade:**<br>Wood framed and other: R-13 + R-7.5ci or R-20 + R-3.8ci<br>**Walls, below grade:**<br>Below-grade wall: R-10ci, R-15ci (Residential)<br>**Floors:**<br>Joist/framing: R-38<br>**Slab-on-grade floors:**<br>Unheated Slabs: R-20 for 48" below (R use)<br>Unheated Slabs: R-20 for 24" below (non-R use)<br>Heated Slabs: R-20 for 48" below + R-5 full slab | | | **Thermal envelope requirements have been provided for any new elements** |
| | Fenestration Requirements | C402.4 Fenestration | **Climate Zone: 6**<br>**U-factor (max):**<br>Fixed Fenestration: 0.34<br>Operable Fenestration: 0.42<br>Entrance Doors: 0.63<br>**SHGC:**<br>PF <0.2: 0.38 (Fixed), 0.34 (Operable)<br>PF 0.2–0.5: 0.46 (Fixed), 0.41 (Operable)<br>PF >0.5: 0.61 (Fixed), 0.54 (Operable) | | | |
| | Air Leakage | C402.5.1 through C402.5.5 | Compliant air barrier per C402.5.11 required. | | | |
| | Building Thermal Envelope Testing | C402.5.3 | The building thermal envelope shall be tested in accordance with ASTM E779, ANSI/RESNET/ICC 380, ASTM E3158 or ASTM E1827 or an equivalent method approved by the code official. The measured air leakage shall not exceed 0.40 cfm/ft2 (2.0 L/s × m2) of the building thermal envelope area at a pressure differential of 0.3 inch water gauge (75 Pa). Where the measured air leakage rate exceeds (0.40 cfm/ft2 (2.0 L/s × m2)) but does not exceed 0.60 cfm/ft2 (3.0 L/s × m2), a diagnostic evaluation using smoke tracer or infrared imaging shall be conducted while the building is pressurized along with a visual inspection of the air barrier. Any leaks noted shall be sealed where such sealing can be made without destruction of existing building components. An additional report identifying the corrective actions taken to seal leaks shall be submitted to the code official and the building owner, and shall be deemed to comply with the requirements of this section. | | | |
| | Exception with result of the blower door test | C402.5.3 exp 1 | | | | |
| | Lighting Controls | C405.2 | Provide Lighting controls in accordance with sections C405.2.1 through C405.2.8 | | | |
| **14** | **EXTERIOR WALLS** | | | | | |
| | Weather Protection | 1402.2 | Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing, as described in Section 1404.4. The exterior wall envelope shall be designed and constructed in such a manner as to prevent the accumulation of water within the wall assembly by providing a water-resistive barrier behind the exterior veneer, as described in Section 1403.2, and a means for draining water that enters the assembly to the exterior. Protection against condensation in the exterior wall assembly shall be provided in accordance with Section 1404.3. | | | **Provided** |
| **15** | **ROOF ASSEMBLIES AND ROOFTOP STRUCTURES** | | | | | |
| | Roof Covering Classification | Table 1505.1 | Type III-B + Class C | | | **Provided** |
| | Solar Reflective Index (SRI) | 13.6.4 | 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' SRI standards:<br><br>a) Roofs with a slope less than 2:12 SRI of 82+ (initial) / 64+ (3-year aged) | | | **Provided** |
| **16** | **STRUCTURAL DESIGN** | | | | | |
| | See Structural Drawings for compliance with IBC | | | | | |
| **23** | **WOOD** | | | | | |
| | | 2303.2 | Fire-retardant-treated wood is any wood product that, when impregnated with chemicals by a pressure process or other means during manufacture, shall have, when tested in accordance with ASTM E84 or UL 723, a listed flame spread index of 25 or less. Additionally, the ASTM E84 or UL 723 test shall be conducted for 30 minutes and the wood shall not the flame front shall not progress more than 10'0.1' feet (3200 mm) beyond the centerline of the burners at any time during the test. | | | |
| **28** | **MECHANICAL SYSTEMS (2021 IMC Code Standard and Adopted by the State of Maine)** | | | | | |
| | See Mech Drawings for compliance with 2021 IMC | | | | | |
| **29** | **PLUMBING SYSTEMS (Maine State Plumbing Code based off the 2021 Uniform Plumbing Code)** | | | | | |
| | Minimum Plumbing Facilities | 2021 UPC Table 422.1 | TBD based on amenity spaces | | | **Minimums per code have been met** |
| | Separate Facilities | 422.2 (3) | | | | |

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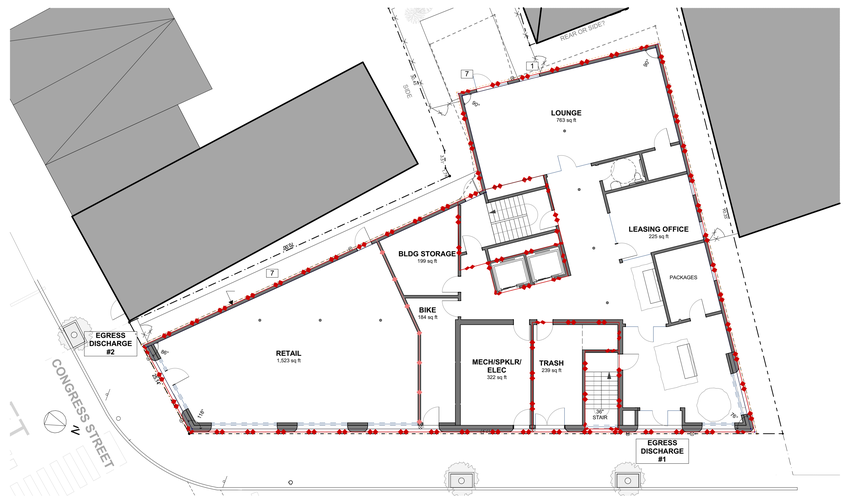

3 ROOF LIFE SAFETY
SCALE: 3/32" = 1'-0"




2 2ND-7TH FLOOR LIFE SAFETY
SCALE: 3/32" = 1'-0"

**EGRESS LEGEND**

See Notes
- Exit Access Travel Distance Allowed Max = See Table
- Common Path of Travel Allowed Max = See Table Above
- Dead End Limit
- Exit Separation: Calculated Min / Actual
- 1-Hr Wall / Floor
- 2-Hr Wall / Floor




1 1ST FLOOR LIFE SAFETY
SCALE: 3/32" = 1'-0"

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| 1 | 2/12/2026 | FOR SITE PLAN REVIEW |
| 0 | 1/12/2026 | PRELIMINARY REVIEW COMMENTS |

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LIFE SAFETY & CODE ANALYSIS

G-004

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| 2 | 3/31/2026 | REVISED PER CITY STAFF COMMENTS |

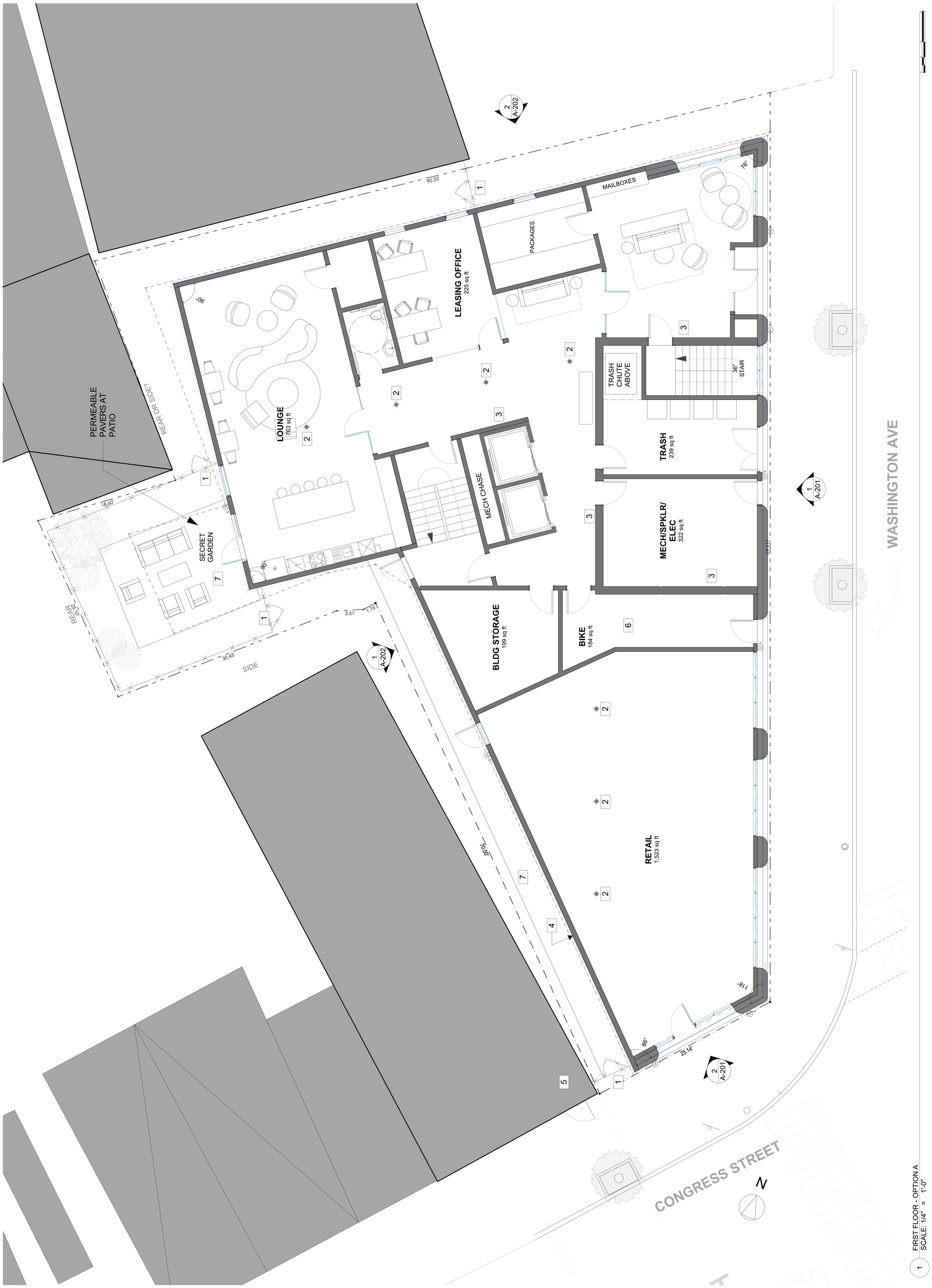
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A-101
1ST FLOOR PLAN

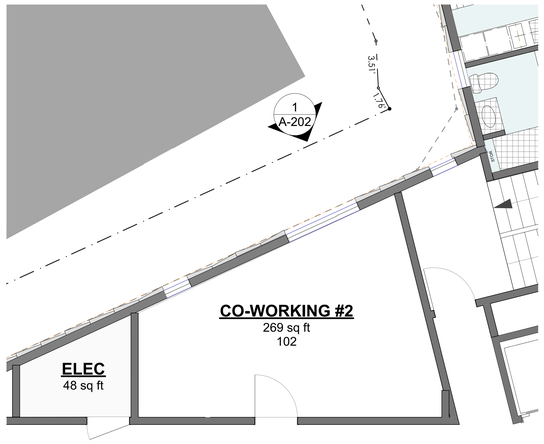
KEYNOTES
1 6' CEDAR FENCE WITH LOCKABLE GATE
2 STEEL COLUMN UNDER LOAD BEARING WALLS ABOVE
3 CURTAIN WALL ASSEMBLY
4 INDIVIDUAL ELECTRIC METERS FOR EACH RESIDENTIAL UNIT. COMMERCIAL UNITS SHALL HAVE A DEDICATED METER. TOTAL 90 METERS. BASIS OF DESIGN = 100 AMP SERVICE PER RESIDENTIAL UNIT
5 LOC TO INCLUDE TEMPORARY SHORING OF NEIGHBOR BUILDING FOUNDATION DURING EXCAVATION AND CONSTRUCTION OF BUILDING.
6 PROVIDE WALL MOUNTED BIKE STORAGE IN BIKE ROOM. BASIS OF DESIGN = 4 LINEAR FEET PER BIKE. MAX 20 BIKES
7 PERMEABLE PAVERS AT PATIO AND SIDEWALKS



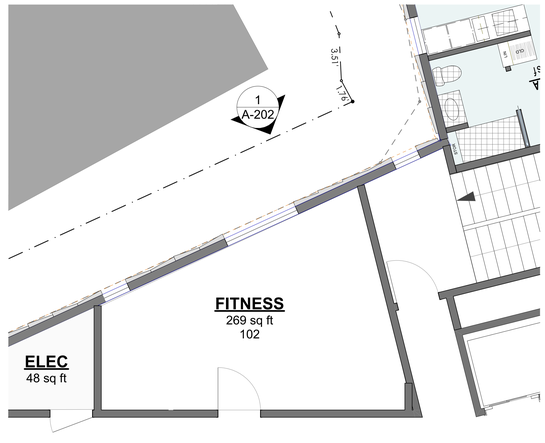

1 FIRST FLOOR - OPTION A
SCALE: 1/4" = 1'-0"



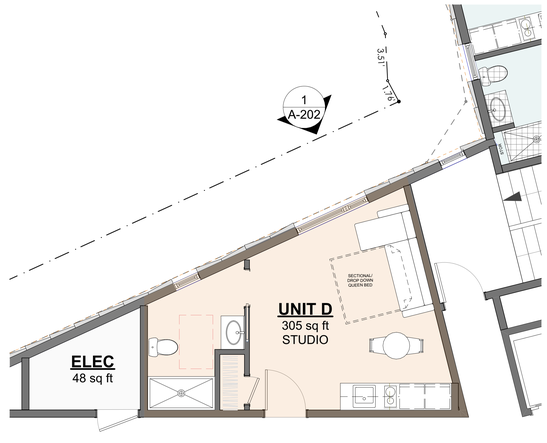
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2 3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"




3 4TH FLOOR PLAN
SCALE: 1/4" = 1'-0"




4 5TH, 6TH, 7TH FLOOR PLANS
SCALE: 1/4" = 1'-0"




TYP FLOOR PLATE
5,564 sq ft
**TOTAL AREA = 38,948sf**

14 UNITS PER FLOOR
(2ND-4TH FLOORS)
15 UNITS PER FLOOR
(5TH-7TH FLOORS)

**87 TOTAL UNITS**

1 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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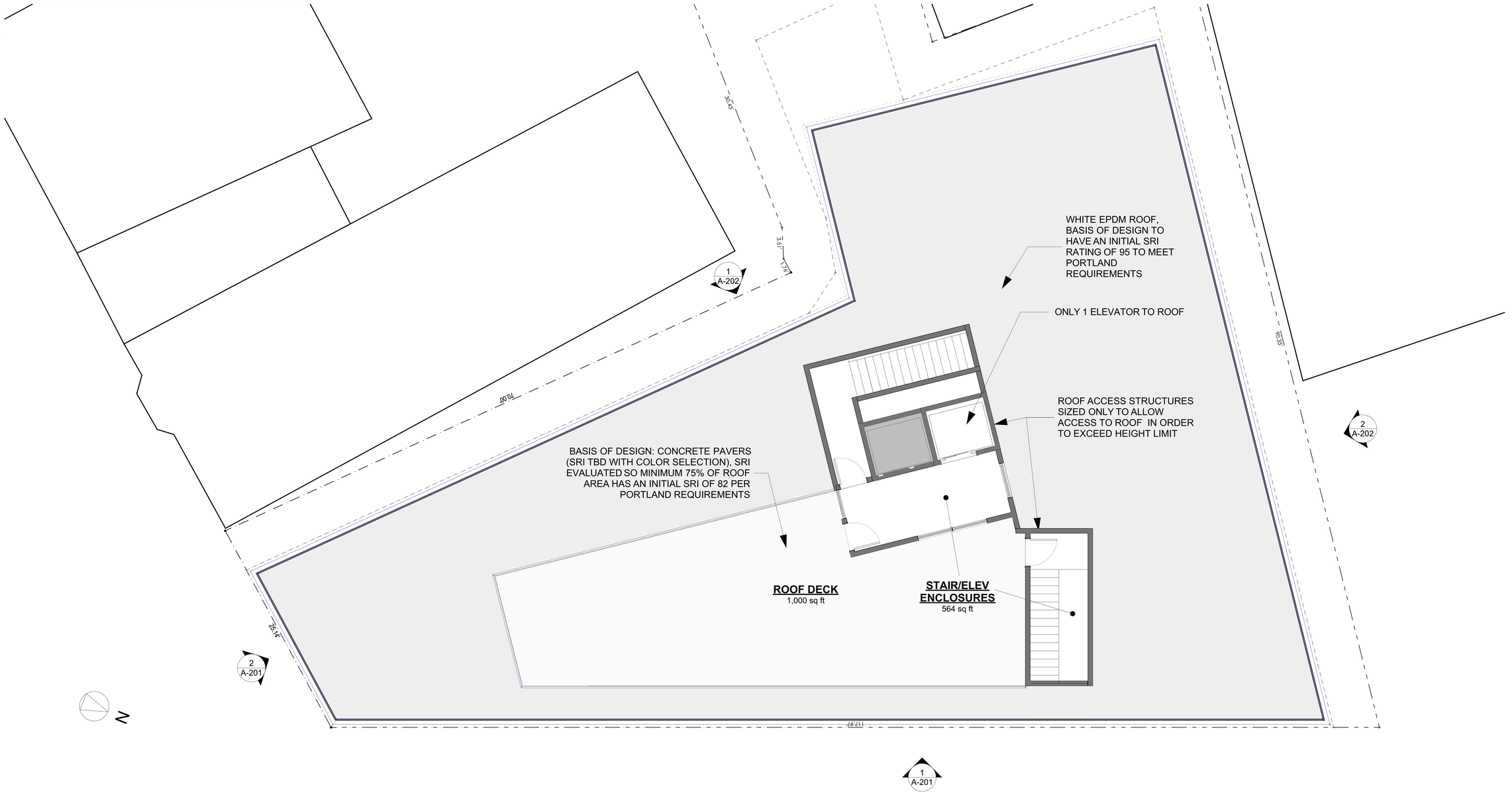
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UPPER FLOOR PLANS
A-102

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1 ROOF PLAN
SCALE: 1/4" = 1'-0"

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ROOF PLAN
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1 WASHINGTON AVENUE ELEVATION
SCALE: 1/4" = 1'-0"




2 CONGRESS STREET ELEVATION
SCALE: 1/8" = 1'-0"

## DESIGN NARRATIVE

The prominent corner of Washington and Congress Streets in Portland presents a significant development opportunity. Our team is committed to creating a design that is forward-looking and optimistic while showing deep respect for the existing neighborhood context.

This new building is intended to serve as a key anchor for the area, furthering the revitalization that has been ongoing along Washington Avenue in recent years. Crucially, the project will contribute much-needed housing, aligning with Portland's Comprehensive Plan goals. The proposed market-rate rental units are designed for efficiency, allowing for monthly rents that will be more accessible than other new construction on the peninsula. Furthermore, the development will fully comply with all inclusionary zoning requirements to provide additional workforce housing for the community. The recent updates to Portland's recode ordinance, which permit buildings up to 75 feet in the B2b zone, are vital, as this height is necessary to ensure the project is financially viable in the current construction cost climate. This allows for a seven-story building containing 87 residential units. While seven stories will be a unique addition to the neighborhood, the proposed height is thoughtfully scaled and reasonable when compared to nearby structures, such as the North School Apartments and its prominent clock tower.

The architectural massing and choice of materials are deliberately rooted in the adjacent neighborhood, drawing particular influence from the India Street neighborhood's common red brick facades. These local buildings feature articulations that create shadow, offer decoration, and establish a human-scaled rhythm. For our design, we aim to utilize durable yet cost-effective materials to support the project's long-term financial success. The resulting six-over-one massing directly reflects the building's mixed uses. The ground floor, which complements the lively pedestrian activity, will feature durable thin brick masonry or tile. Large spans of storefront glass will clearly articulateS the building entrances for both the commercial lease space on Congress Street and the residential entry on Washington Avenue. For the upper six stories, which are entirely residential, we propose vertical metal panels. Their size and placement are intended to reinforce the textural quality of neighboring buildings, creating a consistent vertical rhythm. The panels' color, texture, and sheen are chosen to emulate the qualities of the adjacent brick facades. We will use low-sheen materials exclusively to prevent light glints that could be distracting or incompatible with the neighborhood. Additionally, we are proposing subtle, double-story shifts in the placement of windows and panels; these design moves help to mitigate the perception of height, giving the building the visual feel of a four-story structure.

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ELEVATIONS
A-201

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ELEVATIONS

# A-202

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WS PROJECT LEAD:
PB / BA
DATE OF ISSUE:
4/1/2026
PROJECT STATUS:
SITE PLAN REVIEW

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 3/12/2026 | FOR SITE PLAN REVIEW |
| 2 | 3/31/2026 | REVISED PER CITY STAFF COMMENTS |

SUBMISSIONS:

ISSUE NUMBER
CHANGE NUMBER
CH-XX
XX

| ID | DESCRIPTION |
|---|---|

CHANGES THIS ISSUE:

PRELIMINARY
NOT FOR CONSTRUCTION

WOODHULL
93 HIGH ST
PORTLAND, ME 04101
207 283 8777
woodhullmaine.com

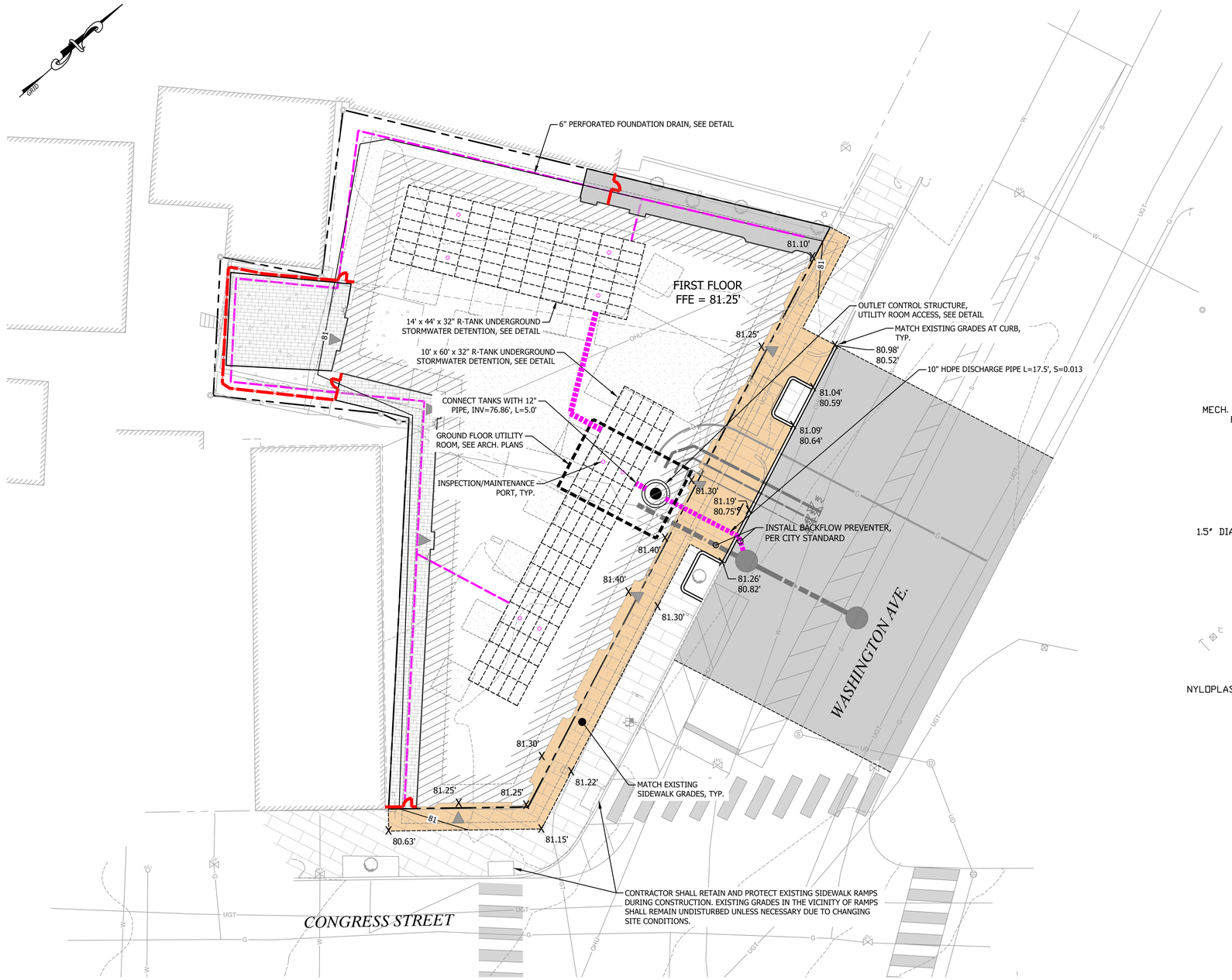


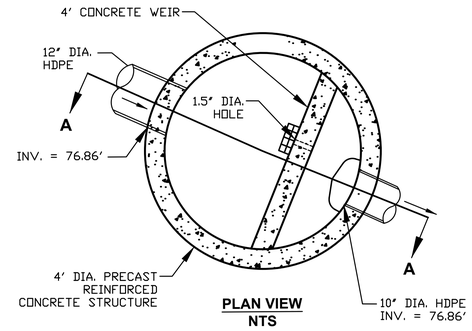

1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



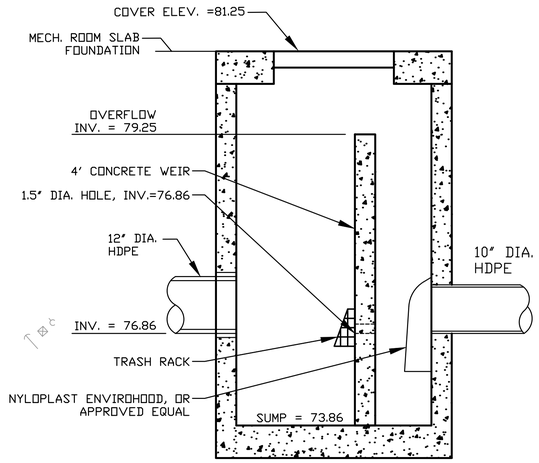

2 BIG APPLE SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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**PLAN VIEW**
**NTS**




**CROSS SECTION A-A**
**NTS**

**OUTLET CONTROL STRUCTURE (OCS-1)**
**NTS**

FOR REVIEW
NOT FOR CONSTRUCTION

0 5 10 20 40
SCALE IN FEET

STATE OF MAINE — Travis A. Lowell — 13029 — LICENSED PROFESSIONAL ENGINEER
2/10/26

PREPARED FOR:
GREENMARS REAL ESTATE SERVICES, INC.
30 EXCHANGE STREET, SUITE#3
PORTLAND, MAINE 04101

PROJECT:
221 CONGRESS
PARCEL ID: 013 G005001, G007001, G012001

TITLE:
GRADING & DRAINAGE PLAN

REVISION:

| NO. | DATE | APPR. | DESCRIPTION |
|---|---|---|---|
| 1 | 02-10-26 | TAL | SUBMIT FOR CITY REVIEW |
| 2 | 02-19-26 | TAL | REVISED PER PWD COMMENTS |
| 3 | 03-31-26 | TAL | REVISED PER CITY STAFF COMMENTS |
| 4 | 04-10-26 | TAL | DRAINAGE UPDATES PER PEER REVIEW |

DRAWN: TAL
SCALE: NOTED
DATE: 2/10/2026

SHEET:
C102



VIEW OF CORNER OF CONGRESS AND WASHINGTON AT MONTFORT



VIEW FROM CONGRESS



VIEW FROM WASHINGTON




VIEW FROM CUMBERLAND

WOODHULL
93 HIGH ST
207 283 8777
PORTLAND, ME 04101
woodhullmaine.com

PRELIMINARY
NOT FOR CONSTRUCTION

CHANGES THIS ISSUE:
ID | DESCRIPTION
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ISSUE NUMBER
CHANGE NUMBER

SUBMISSIONS:

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 2/13/2026 | FOR SITE PLAN REVIEW |
| A | 3/10/2026 | ADDRESS PEER REVIEW COMMENTS |

CH-XX
A-XXX

WS PROJECT LEAD:
PM | BA

DATE OF ISSUE:
4/1/2026

PROJECT STATUS:
SITE PLAN REVIEW

221 Congress

221 Congress St Portland ME 04101
Greenmars Real Estate

3D MASSING

A-203

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# A-204

3D VIEWS AT GROUND FLOOR

221 Congress

221 Congress St Portland ME 04101
Greenmars Real Estate

WS PROJECT LEAD:
PB / BA
DATE OF ISSUE:
4/1/2026
PROJECT STATUS:
SITE PLAN REVIEW

| SUBMISSIONS: | | |
|---|---|---|
| ISSUE | DATE | DESCRIPTION |
| 1 | 2/13/2026 | FOR SITE PLAN REVIEW |
| 2 | 3/31/2026 | REVISED PER CITY STAFF COMMENTS |

ISSUE NUMBER
CHANGE NUMBER
CH-XX
XX

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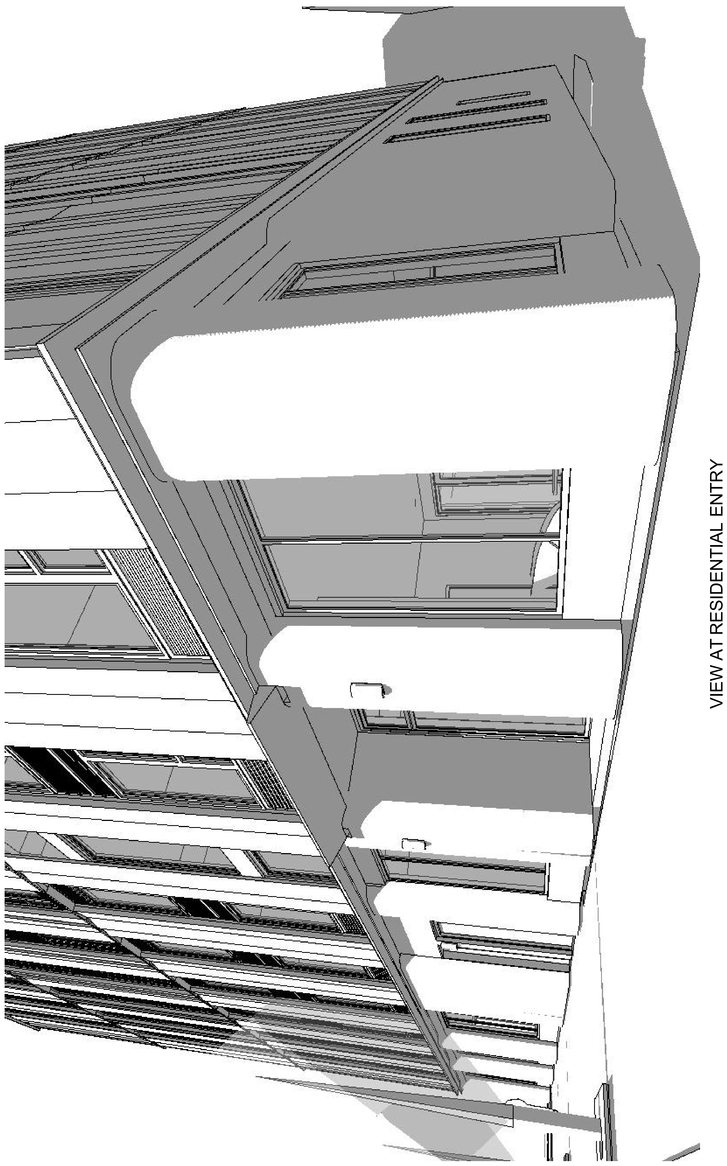
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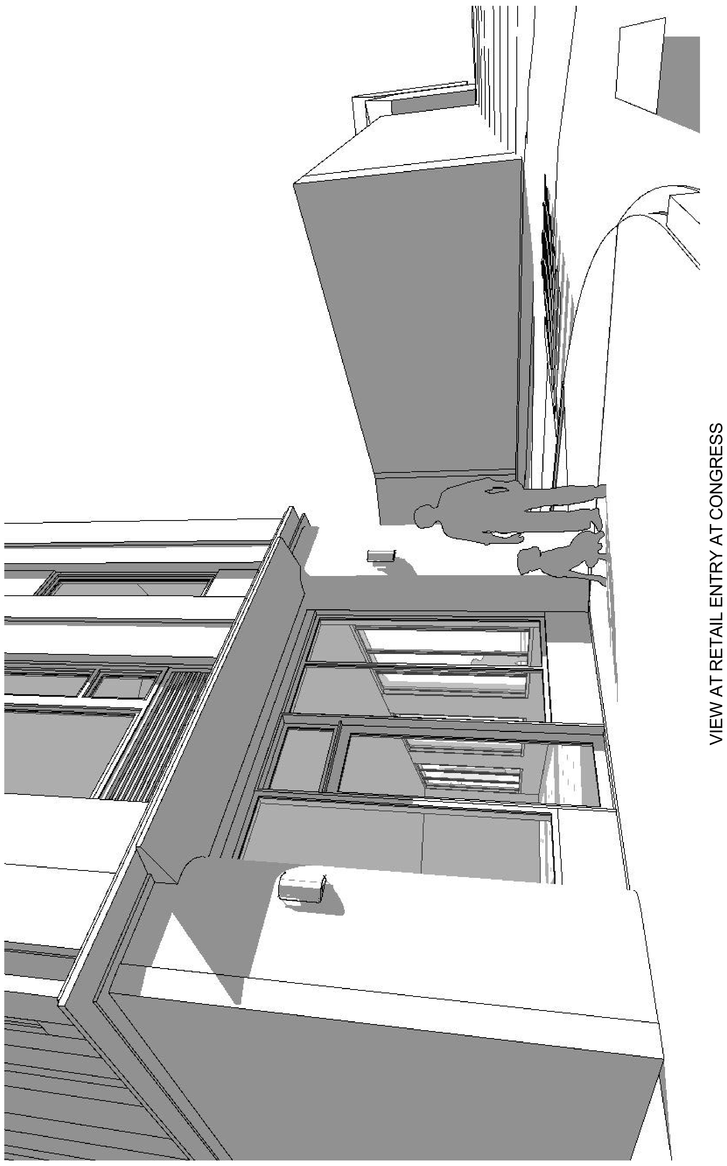
WOODHULL
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VIEW AT WASHINGTON AT STREET



VIEW AT RESIDENTIAL ENTRY



VIEW AT RETAIL ENTRY AT CONGRESS

BIMcloud: bimserver2.local - BIMcloud Basic for Archicad 27/Commercial/24-C-047_221 Congress Greenmars

Joseph Zamboni, Chair
Kelsey Robertson, Vice Chair
Austin Smith
Nicholas Messina
Beverly Uhlenhake
David Silk
Eric Din

May 12, 2026

GreenMars Real Estate Services
30 Exchange Street
Portland, ME
04101

**Project Address:** 221 Congress Street
**Project ID:** PL-003525-2026
**Applicant:** GreenMars Real Estate Services
**CBL(s):** 013 G012001
**Planner:** Eric Freeman

Dear Applicant

On May 12, 2026, the Planning Board approved a Major Site Plan application to facilitate the construction of an 89 unit mixed-use building with associated site improvements at 221 Congress Street within the B-2b zone. The decision is based upon the application, documents and plans as submitted. The Planning Board reviewed the proposal for conformance with the standards of the Site Plan Ordinance, Chapter 13, Section 13.6

Based on the information provided to the Board in the application, plans, and reports, through testimony and other information submitted by the applicant, as well as the findings, conclusions and recommendations contained in the Planning Board Report for the public hearing held on May 12, 2026 which is attached hereto and incorporated herein by reference, the Planning Board found the application met all relevant standards and voted [X-X] to approve the application with the following conditions as presented below.

## A. SITE PLAN REVIEW

Based on the information in the application, plans, reports, through testimony at the Planning Board hearing, and other information submitted by the applicant, the Planning Board adopts the findings, conclusions and recommendations contained in the Planning Board Report for the public hearing on May 12, 2026, for application PL-003525-2026 at 221 Congress Street relevant to the site plan regulations and

finds that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions of approval:

PRIOR TO APPLYING FOR A BUILDING PERMIT

1. The applicant shall coordinate with Greater Portland METRO to evaluate two existing transit stop locations on Washington Avenue for possible transit shelter installation. The applicant shall provide correspondence and determination to the Planning Authority.

2. The applicant shall provide a wastewater capacity authorization from the Department of Public Works to the Planning Authority.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

3. The applicant shall enter into an affordable housing agreement (AHA) with the City of Portland, and shall file this agreement as covenant to the 221 Congress Street property deed with the Cumberland County Registry of Deeds.

4. In the event that the applicant elects to provide a fee in-lieu of providing a portion or all of the required workforce housing units on-site, the applicant shall pay into the City's Jill C. Duson Housing Trust Fund at a ratio of $182,830 per required workforce unit, as required under Ch. 14, Sec. 17.2.3.C.6.

The approval is based on the submitted plans and findings related to the site plan standards contained in the Planning Board report dated May 6, 2026 for application PL-003525-2026 which is attached.

## Standard Procedures

Note: The following standard procedures and requirements apply to all approved site plans:

1. Site Plan Expiration
   The site plan approval shall expire three (3) years from the date of approval unless development has been undertaken in accordance with the approved site plan and site work or building construction is ongoing. Any lapse in construction for a period in excess of 12 months shall result in an expiration of the site plan.

2. Separate Building Permits Are Required
   This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Permitting and Inspections Department.

3. Performance Guarantee and Inspection Fees
   A performance guarantee covering the site improvements and an inspection fee payment of 2.0% of the guarantee amount and three (3) final sets of plans must be submitted to and approved by the Planning and Urban Development Department prior to

the release of a building permit, street opening permit or certificate of occupancy for site plan.

4. Construction Management Plans

The applicant, contractor and subcontractors are required to conform to the approved Construction Management Plan, and all conditions contained within the project's approval, for the entire duration of the project. Any amendments to the approved Construction Management Plan shall be reviewed and approved by the Department of Public Works prior to the execution. The Planning Authority and the Department of Public Works have the right to seek revisions to an approved Construction Management Plan. The applicant shall coordinate the project's construction schedule with the timing of nearby construction activities to avoid cumulative impacts on a neighborhood and prevent unsafe vehicle and pedestrian movements. Accordingly, nearby construction activities could involve a delay in the commencement of construction.

5. Preconstruction Meeting

Prior to the release of a building permit and scheduling of a preconstruction meeting, a hard copy set of approved plans shall be submitted to the Development Review Coordinator. A pre-construction meeting shall be held at the project site with the contractor, Development Review Coordinator, Public Works representative, and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan and the approved Construction Management Plan. The site/building contractor shall provide one (1) copy of a detailed construction schedule to the attending City representative. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre- construction meeting.

6. Department of Public Works Permits

If work or obstructions will occur within the public right- of-way, such as utilities, curb, sidewalk, driveway construction, site deliveries and equipment siting, a Street Opening and/or Occupancy Permits are required for your site. Please contact the Department of Public Works Permit Clerk at (207) 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

7. Develop Site According to Plan

The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Any modifications of an approved site plan or alteration of a parcel, or of any approved exterior elevations, which were the subject of site plan approval after May 20, 1974, shall require the prior approval of an amended site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 13, Land Use, of the Portland City Code.

8. Stormwater Management

The owner/operator of an approved stormwater management system, and all assigns shall comply with the conditions of Chapter 32, Stormwater including Article Ill, Post Construction Stormwater Management, which specifies the annual inspections and reporting requirements. A maintenance agreement for the stormwater drainage system, as attached, or in substantially the same form, shall be submitted for review by Corporation Counsel. Once approved, the document shall be signed and recorded at the Cumberland County Registry of Deeds. The following stormwater management documentation shall be submitted to the Water Resources Division of Public Works and the Planning and Urban Development Department prior to the issuance of a Certificate of Occupancy:

- Final executed and recorded stormwater maintenance agreement including the site's inspection and maintenance plan.
- Certification, based on initial comprehensive inspection from the project Engineer of Record, certifying that the approved stormwater systems were installed properly, are fully operational, and are functioning as intended.
- As-built drawings including grading and drainage and updated details for any stormwater systems on site.
- Department of Public Works Impervious Area Adjustment Form 5A
- Department of Public Works Stormwater Credit Application Form 3

Department of Public Works stormwater program forms can be found at the following link: https://www.portlandmaine.gov/1102/Credit-Manual-and-Applications

9. Third Party Inspections

For all sites with one acre or greater of disturbance, the applicant shall retain the services of a third-party inspector for the duration of construction until final site stabilization is in place. The inspection is required in order to ensure that all construction and stabilization activities comply with the approved drawings and specifications; that field decisions regarding erosion control implementation, stormwater system installation, and natural resource protection are based on sound engineering and environmental considerations; and that any changes to the development's erosion control plan, stormwater management plan, or final stabilization plan is communicated to the City of Portland for additional review and approval.

The inspector will submit weekly written reports to the Stormwater Coordinator(s) in the Water Resources Division of Public Works. Reports must include: project ID, project address, the date(s) and time(s) of inspection(s), site photographs of areas under construction, and the date(s) and approximate duration(s) of any rainfall events. The

report will identify and describe any erosion problems or discharge of pollutants and what actions will be taken to address these issues and repair any damage to other properties or natural resources, actions to eliminate the erosion source, and actions to prevent future sediment discharges from the area.

10. Defect Guarantee

A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

11. As-Built Final Plans

Final sets of as-built plans shall be submitted digitally to the Planning and Urban Development Department as a PDF. Once the PDF version has been reviewed and accepted, a mylar and a AutoCAD format will need to be submitted to the Department of Public Works Engineering Archive, located at 212 Canco Road, Portland, Maine 04102.

12. Mylar Copies

Mylar copies of the as-built drawings for public streets and other public infrastructure in the subdivision must be submitted to Public Works prior to the issuance of a certificate of occupancy.

13. Impact Fees

New development or changes of use that result in net new residential dwelling units, non- residential building square footage, or water meters, are subject to the City of Portland's impact fee ordinance (Chapter 14, Article 15). Impact fees are calculated at the time of building permit and must be paid prior to the certificate of occupancy. For more information, visit https://www.portlandmaine.gov/2409/Impact-Fees

14. Subdivision Recording Plat

A revised recording plat, listing all conditions of subdivision approval, must be submitted to the Planning and Urban Development Department for review. Once approved, the plat shall be signed by the Planning Board prior to the issuance of a performance guarantee. The performance guarantee must be issued, prior to the release of the recording plat, for recording at the Cumberland County Registry of Deeds.

15. Subdivision Expiration

Subdivision approval is valid for up to three years from the date of the Planning Board approval.

16. Subdivision Waivers

Pursuant to 30-A MRSA section 4406(8)(1), any waiver must be specified on the subdivision plan or outlined in a notice. The plan or notice must be recorded in the Cumberland County Registry of Deeds within 90 days of the final subdivision approval.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning and Urban Development Department at drc@portlandmaine.gov or (207) 405-4799. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Eric Freeman by phone at 207-874-8724 or email at efreeman@portlandmaine.gov

Sincerely,

Joseph Zamboni, Planning Board Chair
Insert signature here

Attachments:

- Planning Board Report
- Portland City Code: Chapter 32
- Sample Stormwater Maintenance Agreement
- Performance Guarantee Packet

Memorandum
Planning and Urban Development Department

9 Cedar Street
Major Site Plan
PL-003520-2026
Boys & Girls Club of Southern Maine, Applicant

| | | | |
|---|---|---|---|
| **Submitted to:** | Portland Planning Board | **Prepared By:** | Eric Freeman |
| **]Public Hearing Date:** | May 12, 2026 | **Date:** | May 6, 2026 |

## I. INTRODUCTION

The Boys & Girls Club of Southern Maine has submitted a Major Site Plan application to facilitate the construction of a two-story, approximately 13,000 square foot addition to the existing Boys & Girls Club building with associated site and public realm improvements at 9 Cedar Street within the B-3 and RN-4 zones. 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.

**Applicant:** Boys & Girls Club of Southern Maine
**Applicant Representatives:** SMRT Architects, Wright-Ryan



*Figure 1: Perspective Rendering*

## II. REQUIRED REVIEWS

| *Review* | *Applicable Standards* |
|---|---|
| Site Plan | Section 13.6 |
| Design Review | B-3 Downtown Design Standards |

| *Waiver Requests* | *Applicable Standards* | *Justification for Waiver* |
|---|---|---|
| *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* | Land Use Code Section 13.6.2.B.2.c | *Limited space does not allow for the required plantings. The available space must be used for stormwater management to meet Maine DEP Chapter 500 requirements.* |

## III. PROJECT DATA

| | |
|---|---|
| Existing Zoning | B-3, RN-4 |
| Property Size | 40, 360 SF |
| Existing Use | Institutional, Residential. |
| Proposed Use | Institutional |
| Proposed Development Program | Two-story expansion to existing Boys & Girls Club with classrooms, a workshop area, and open space. |

| | *Existing* | *Proposed* | *Net Change* |
|---|---|---|---|
| Building Floor Area | 36,950 SF | 50,082 SF * | 13,132 SF |
| Impervious Surface Area | 35,685 | 35,792 | 107 |
| Parking Spaces | 3 | 0 | -3 |
| Bicycle Parking Spaces | 11 | 16 | 5 |

* Includes total square footage of the existing building and the proposed 13,132 square foot expansion

## IV. PRIOR PLANNING BOARD MEETINGS

The Planning Board held a workshop for this application on April 14, 2026. At the workshop, Board discussed:

1. Massing and Screening: The Board requested that the applicant provide additional detail related to the screening of rooftop utilities.
   *Follow up: The applicant has provided updated renderings showing rooftop utilities with screening, which is included as attachment 14.*

2. Housing Replacement: The Board requested more information from the applicant regarding the total number of units to be removed and replaced.
   *Follow-up: The applicant has clarified that a total of 25 existing units would be removed and replaced by the 30-unit major site plan at 19 Cedar Street, which is currently being reviewed separately as application PL-003553-2026.*

3. Site Landscaping: The Board requested that the applicant provide a tree removal plan.
   *Follow-up: The applicant has provided a tree removal plan detailing the removal of 9 total trees which is included as attachment 12.*
   The applicant's full workshop comment response is included as attachment D

## V. EXISTING CONDITIONS AND SURROUNDING AREA

The subject property sits at the intersection of Cumberland Avenue and Cedar Street directly opposite of Portland High School. The site is bounded to the north by the existing two-story Boys & Girls Club building and to the west by a two-story single-family home on Cedar Street. The site is currently occupied by two multifamily buildings; A three-story multifamily residential building at 289 Cumberland Avenue and a three-story, 11-unit building at 9 Cedar Street. A landscaped area with several trees separates the subject property at 289 Cumberland Avenue from the existing Boys & Girls club building. A small 10-space surface parking lot is located between the two existing residential buildings with access provided off of Cedar Street.




*Figure 2: The existing site*

## VI. PROPOSED DEVELOPMENT

The proposed Major Site Plan application would involve the removal of two existing multifamily residential buildings with associated parking to facilitate the development of a two-story approximately 13,000 square-foot extension to the existing Boys & Girls Club building.

The proposed addition would feature a reconfigured primary entrance to the Boys & Girls Club in a similar location to the existing entrance, which fronts Cumberland Avenue. The lower level of the proposed addition would feature classroom and amenity space for students, as well as a workshop area for students enrolled in vocational programs. The upper level of the proposed addition would feature additional classroom and amenity space for students.

The rear of the site would feature a paved multipurpose open space, which would include a basketball half-court and a play structure. The paved area would be enclosed with fencing and would feature a secure gate to provide vehicular access from an existing curb cut on Cedar Street. This gate would provide access to the garage bay doors of the workshop area on the ground level of the building, allowing for small vehicles, trailers and other equipment to access the workshop area. No other on-site parking is proposed as part of this application.

The rear of the site would feature a retaining wall which would maintain existing grades between the abutting property on Cedar Street. This retaining wall would be topped with a privacy fence to provide buffering between the open space area and the abutting home.

Landscaping would be installed within the setback area along the site's frontage on Cumberland Avenue and Cedar Street. Proposed landscaping includes stones, boulders, native shrubs, and native perennial plantings.

The site would connect directly to existing water and gas lines within Cumberland Avenue. New stormwater and sanitary sewer connections would flow separately into the existing combined sewer in Cedar Street.

## VII. RIGHT, TITLE, & INTEREST

The applicant has demonstrated sufficient Right, Title & Interest to the subject parcels. The Warranty Deed to the subject parcels is recorded at the Cumberland County Registry of Deeds, Book 22378, Page 188. The Articles of Amendment and Articles of Merger for the subject lots are recorded at the Cumberland County Registry of Deeds, Book 39280, Page 123.

Full Right, Title & Interest documentation is included as attachment F

## VIII. FINANCIAL & TECHNICAL CAPACITY

The Boys & Girls Club of Southern Maine is a nonprofit organization. The applicant has provided an independent auditor's report and financial statements from Morgan Stanley detailing the applicants financial standing and demonstrating that the applicant has adequate financial capacity to complete the project as planned.

Full financial and technical capacity documentation is included as attachments G and H

## IX. HOUSING REPLACEMENT

This application is subject to housing replacement requirements outlined in Section 17.1.6 and 17.1.7 of the City of Portland's Land Use Code, which requires that the owner of any housing units that are demolished or converted to a nonresidential use be replaced. The applicant has partnered with Avesta Housing to satisfy these requirements through the construction of new housing units at 19 Cedar Street, which is owned by the Boys & Girls Club. Avesta Housing has submitted a Major Site Plan application for the construction of 30 affordable housing units at that site. This application will be reviewed separately by Staff and the Planning Board.
In total, 25 existing residential units within the two buildings at 289 Cumberland Avenue and 9 Cedar Street would be subject to the housing replacement requirement. The applicant would be required to adhere to the tenant noticing requirements outlined in Section 17.1.5 .

Staff have drafted a condition of approval requiring the applicant to post a performance guarantee based on the 2026 housing replacement rate for the 25 housing units subject to this requirement. This will be held by the City in a form acceptable to the City through the duration of the project. The applicant will have three years from time of demolition to construct the required replacement units.

The Planning & Urban Development Department provided a letter to the Boys & Girls Club on August 27, 2024, specifying the guidelines and objectives of the Housing Preservation and Replacement Ordinance as it related to this application proposal. For the full letter, see attachment F.

## X. ZONING ANALYSIS

The site is located within the B-3 Downtown Business zone. As submitted, this application is consistent with the dimensional requirements of the B-3 zone. A zoning analysis of the proposed project is provided in the table below:

| Standard | Required | Proposed |
|---|---|---|
| Lot Size | None | 40,360 SF |
| Street Frontage | None | 232 ft. |
| Build-to Zone | 5 ft. | 6 -14 ft. |
| Lot Coverage | 100% | 88% |
| Building Height | 55 ft. | 30 ft. |
| Blank Wall Area | 20 ft. | 11 ft. |

1. BUILD-TO ZONE:

Zoning Staff confirmed that this application is exempt from the B-3 zone build-to requirements under Section 4.4.3 of the Land Use Code. This code allows the alteration or expansion of nonconforming structures without meeting current frontage standards, provided the building footprint does not increase by more than 50 percent. Because the proposed expansion does not exceed 50 percent of the existing building, the project remains below the expansion threshold and may legally maintain its existing building alignment.

## XI. SITE PLAN REVIEW 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

The proposed expansion is not anticipated to increase any vehicle loading or unloading activity within the right-of-way as no new loading or unloading is proposed. The existing drop-off location along Cumberland Avenue would continue to exist. Given the sites urban context and its use as a young adult education center, the proposal is not anticipated to create any notable increase in vehicle traffic on the surrounding street network.

Finding of Fact: Based on the submitted application materials and the project's description of components related to impacts on surrounding street systems, this standard is determined to be met.

B. Access and circulation

The building's primary entrance would be located on Cumberland Avenue in a similar location to the existing entrance. A secondary entrance would be provided off of Cedar Street. The existing 40-foot wide crosswalk across Cumberland Avenue would be restriped and new accessible curb tipdowns with detectible panels would be installed. Sidewalks along Cumberland Avenue and Cedar Street would be reconstructed with brick.

An existing curb-cut along Cedar Street would be narrowed and repurposed to provide gated

vehicular access to the rear courtyard and workshop area. The rear courtyard would be enclosed with fencing and would not be accessible for pedestrians from Cedar Street.

Finding of Fact: Based on the submitted application materials and the project's description of components related to access and circulation, this standard is determined to be met.

C. Public transit access

Although this application involves the expansion of an existing institutional use, the scope of site plan review for this application is limited to the proposed building addition, which is under 20,000 square feet in total area, therefore this standard is not applicable.

Finding of Fact: Based on the submitted application materials and the project's description of components related to public transit access, this standard is not applicable to this application.

D. Parking

No on-site vehicular parking is proposed as part of this application. Secure storage for up to 16 bikes is provided with dedicated external bike racks at both the Cumberland Avenue and Cedar Street entrances. The proposed number of bicycle parking spaces meets requirements outlined in article 18.

Finding of Fact: Based on the submitted application materials and the project's description of components related to parking, this standard is determined to be met.

E. Transportation demand management (TDM)

A TDM Plan is required for all commercial, institutional or mixed-use developments with 50,000 square feet or more of total floor area. Although this application involves the expansion of an existing institutional use, the scope of site plan review for this application is limited to the proposed building addition, which is under 50,000 in total floor area, therefore this standard is not applicable to this application.

Finding of Fact: Based on the submitted application materials and the project's description of components related to transportation demand management, this standard is not applicable to this application.

2. Environmental Quality Standards (Section 13.6.2)

A. Preservation of significant natural features

This urban infill site is currently developed. There are no natural features such as streams or wetlands on the existing site. Low Impact Development (LID) standards promote the redevelopment of urban infill sites.

The applicant has provided a Low-Impact Development (LID) scorecard demonstrating compliance with LID standards. The applicant received a passing score of 83 out of a possible 178 points. LID strategies include:

- Redeveloping an existing urban infill site.
- Building on a site with no streams or wetlands.
- Using only native vegetation for on-site landscaping

- Using vegetated systems for stormwater treatment requirements.
- Limiting overall site disturbance by limiting disturbance to an existing building footprint.

The full LID scorecard is included as attachment Q

Finding of Fact: Based on the submitted application materials and the project's description of components related to environmental quality standards, this standard is determined to be met.

B. Site landscaping and buffers

Based upon the total lot area of 40,360 square feet, eight shade tree plantings are required. Due to site constraints, this application does not propose any new shade trees. The applicant proposes the planting of 30 shrubs and over 100 perennials to satisfy landscaping requirements outlined in Section 13.6.2.B.1.a. The applicant is proposing to remove three mature canopy trees located near the building's existing main entrance to facilitate the construction of the new combined entrance.

Existing street trees installed by the Department of Public Works in 2023 would be preserved during construction. The applicant does not propose new street trees along Cedar Street given site constraints.

New hardscaped areas would have an initial solar reflectivity of 35, meeting the required standard.

Trash and servicing areas would be situated within an existing off-street parking lot on the opposite side of the Boys & Girls Club; the project's roof-mounted utilities would be fully screened.

While nonresidential projects are required to provide a 10-foot-deep, 6-foot-tall vegetated buffer when abutting residential zones, the applicant has requested a waiver of this standard due to site constraints. Staff support this request, as the applicant is proposing an 8-foot privacy fence along the rear of the playground to serve as an alternative buffer. The rear buffer area would also be used for stormwater treatment and detention, which makes the planting of trees infeasible.

Finding of Fact: Based on the submitted application materials and the project's description of components related to site landscaping and buffers, this standard is determined to be met.

C. Water quality/storm water management/erosion control

This application is required to provide stormwater management in accordance with MaineDEP Chapter 500 and City of Portland Technical Manual Section 5 standards. The Applicant has provided a stormwater management report detailing the design of on-site stormwater management systems and conformance with relevant standards.

Stormwater would be stored and treated on-site using vegetated filter strips and a subsurface R-Tank storage system located within the Cedar Street setback and the rear courtyard area to collect and treat runoff before discharging it into the City's combined sewer in Cedar Street. Proposed stormwater management systems would be lined with impermeable liners to prevent infiltration.

Proposed stormwater management systems meet minimum detention volume and treatment standards outlined in Section 5 of the Technical Manual.

Finding of Fact: Based on the submitted application materials and the project's description of components related to water quality and storm water management and erosion control, this standard is determined to be met

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 B-3 zone and other regulations as contained within the City of Portland Land Use Code, which was 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 the project's description of components related to consistency with City Master Plans, this standard is determined to be met.

B. Public safety and fire prevention

Emergency vehicles would have access to the site via existing public rights-of-way. The proposed building features active uses on the ground level to promote visibility and safety along public sidewalks.

Finding of Fact: Based on the submitted application materials and the project's description of components related to public safety and fire prevention, this standard is determined to be met.

C. Availability and capacity of public utilities

The site would be served by a 4-inch domestic water service line and a 6-inch fire service line extending from existing stubs in Cedar Street. An 8-inch sewer service would connect to sewer mains within Cedar Street. To implement new electrical service to the building, a new three-foot wide permanent easement has been requested from abutters for a new underground electrical conduit. Temporary easements have been requested from abutters on Cedar Street for access to install the conduit. Staff have drafted a condition of approval requiring the applicant to provide finalized easements prior to issuance of a building permit.

The applicant has provided ability to serve letters from the Portland Water District and Central Maine Power.

Finding of Fact: Based on the submitted application materials and the project's description of components related to availability and capacity of public utilities, this standard is determined to be met, subject to the condition of approval detailed above.

4. Site Design Standards (Section 13.6.4)

A. Massing, ventilation, and wind impact

The proposed building is within the height and massing allowed under the B-3 zone, and is not anticipated to alter existing wind patterns within public rights-of-way or nearby public open spaces. All HVAC and utility systems would be roof-mounted and would not vent towards public rights-of-way. Roofing materials would have an initial solar reflectivity index (SRI) of 84.

Finding of Fact: Based on the submitted application materials and the project's description of components related to massing, ventilation, and wind impact, this standard is determined to be met.

B. Shadows
The proposed building is not over 65 feet in height and therefore is not required to provide a shadow analysis.

Finding of Fact: Based on the submitted application materials and the project's description of components related to shadows , this standard is not applicable to this application.

C. Snow and ice loading
Snow storage areas are identified on provided plans and would not impact internal pedestrian circulation or public rights-of-way.

Finding of Fact: Based on the submitted application materials and the project's description of components related to snow and ice loading, this standard is determined to be met.

D. View corridors
This application is not within an established view corridor; therefore, this standard is not applicable.

Finding of Fact: Based on the submitted application materials and the project's description of components related to view corridors, this standard is not applicable to this application.

E. Historic resources
This application is not within a historic district; therefore, this standard is not applicable.

Finding of Fact: Based on the submitted application materials and the project's description of components related to historic resources, this standard is not applicable to this application.

F. Exterior lighting
Specialty lighting on-site would be limited to downlit sconces lining the ground level of the building along Cumberland Avenue to provide ambient illumination to public sidewalks. The rear courtyard area would be illuminated by two pole-mounted light fixtures within the playground area which would face away from abutting residential properties. All light fixtures would be full-cutoff. Proposed light fixtures meet Technical Manual standards.

Finding of Fact: Based on the submitted application materials and the project's description of components related to exterior lighting, this standard is determined to be met.

G. Noise and vibration
HVAC and utility systems for the proposed building would be roof-mounted and screened. Given the proposed location of HVAC equipment, no noise or vibration impacts are anticipated as part of this application.

Finding of Fact: Based on the submitted application materials and the project's description of components related to noise and vibration, this standard is determined to be met.

H. Signage and wayfinding
No on-site signage is proposed as part of this application.

Finding of Fact: Based on the submitted application materials, the project's description of components related to signage and wayfinding this standard is not applicable to this application.

I. Zoning-related design standards
This application was subject to a design review as outlined in the City of Portland Design Manual section (A) (*B-3*) A design review was provided by Staff on February 20, 2026.
Staff found that the building addition is designed to be contextual with the surrounding neighborhood and will enhance the pedestrian experience. Specifically, the street-level environment will be improved through the use of brick pavers, the addition of outdoor seating, and the installation of bike racks.

In that memo, Staff provided the following feedback to the applicant:

- The applicant should specify what the proposed exterior face materials will be and those should be reflected in updated architectural renderings
- Staff suggested the applicant consider adding a horizonal banding element to unify the building addition with the existing building

The full design review memo is included as attachment S2

## XII. NEIGHBORHOOD MEETING & PUBLIC COMMENT

The applicant held a neighborhood meeting on March 9, 2026 at the existing Boys & Girls Club building at 227 Cumberland Avenue. Nine members of the public attended the meeting. The following items were raised by members of the public at the meeting:

- Housing impacts related to the project
- Members expressed support for youth investment within the community
- Members expressed general support for the building expansion
- Some members asked if other locations were considered
- Members express interested in continuing collaboration with the organization

## I. STAFF RECOMMENDATION

Subject to the proposed motions and conditions of approval listed below, Planning Department staff recommends that the Planning Board finds that the Major Site Plan at 9 Cedar Street (PL-003520-2026) meets the applicable standards of Portland's Land Use Code.

# II. PROPOSED MOTIONS

## A. WAIVERS

Based on the information in the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report for the public hearing on May 12, 2026 for application PL-003520-2026 at 9 Cedar Street, 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. *Buffering and Screening*
   The Planning Board [finds/does not find] based upon Planning Staff's review, that extraordinary conditions exist or undue hardship may result from strict compliance with Section 13.6.2.B.2.c of the City of Portland's Land Use Code, which requires nonresidential development abutting a residential zone to provide a landscaped buffer of no less than 10 feet in depth and six feet tall, 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.2.c to allow for a fenced buffer of less than 10 feet in depth.

## B. SITE PLAN REVIEW

Based on the information in the application, plans, reports through testimony at the Planning Board hearing, and other information submitted by the applicant the Planning Board adopts the findings, conclusions and recommendations contained in the Planning Board Report for the public hearing on May 12, 2026 for application PL-003520-2026 at 9 Cedar Street, relevant to the site plan regulations [finds/does not find] that the plan is in conformance with the site plan standards of the land use code subject to the following conditions of approval:

PRIOR TO ISSUANCE OF A BUILDNG PERMIT

1. The applicant shall provide finalized electrical service easements for review and acceptance by the Planning Authority.

PRIOR TO ISSUANCE OF A DEMOLITION PERMIT

2. The applicant shall adhere to all tenant noticing requirements outline in Section 17.1.5 of the City of Portland's Land Use Code

3. The applicant shall post a performance guarantee based on the 2026 housing replacement rate of $89,460.3 for the 25 housing units subject to the housing replacement requirement. This shall be held by the City through the duration of the project.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

4. The applicant shall ensure the construction of 25 replacement housing units within three years of the demolition of the existing units. The required replacement units may be

constructed off-site within the City of Portland, including as part of a separate development undertaken by a third party.

PRIOR TO RELEASE OF THE HOUSING REPLACEMENT PERFORMANCE GAURENTEE

5. If the required replacement units are not constructed within the specified timeframe, the applicant shall be responsible for payment of the full required contribution to the City of Portland Housing Trust Fund.

### III. PLANNING BOARD DECISION

On the basis of the findings, conclusions and recommendations contained in the Planning Board report for the public hearing on May 12, 2026 related to application PL-003520-2026 for 9 Cedar Street, which is attached to the draft approval letter and incorporated therein, the Planning Board **[adopts/does not adopts]** the findings and conclusions in the May 6, 2026 Planning Board Report and the approval letter as drafted as the Planning Board's decision for application PL-003520-2026 and authorizes the Planning Board Chair to sign the approval letter as drafted.

## XIII. ATTACHMENTS

REPORT ATTACHMENTS
S1. Site Plan Review Worksheet
S2. Design Review Memo

APPLICANT'S SUBMITTAL
A. Cover Letter
B. Site Plan Checklist
C. Site Plan Data Sheet
D. 4/14 Workshop Comment Response
E. Right, Title & Interest
F. Housing Replacement Letter
G. Financial Capacity
H. Technical Capacity
I. Site Plan Standards Assessment
J. Waivers
K. Proposed Easement
L. Stormwater Management Report
M PWD Ability to Serve Letter.
N. Utility Capacity
O. CMP Ability to Serve
P. Neighborhood Meeting Materials
Q. LID Scorecard

DRAWINGS
1. Cover Sheet
2. Site Notes and Legend

3. Overall Site Plan
4. Boundary Survey
5. Existing Conditions & Demolition Plan
6. Site Layout Plan
7. Site Details
8. Utility Plan
9. Utility Details
10. Landscaping and Planting Plan
11. Grading Plan
12. Existing Tree Plan
13. Elevations
14. Perspective Rendering 1
15. Perspective Rendering 2
16. Rooftop Screening Rendering

Att. S1

## GENERAL COMMENTS

Boundary Survey Comments:

- The proposed elevations shown on the Grading, Drainage & Utility Plan are vastly different and appear to be in a different vertical datum. All design elevations shall reference the project vertical datum and existing elevations; the design elevations shall be revised.
- Add invert measurements for all sewer structures shown and utilized as part of the development.
- No new property corners are shown to be set. Exterior property corners shall be marked unless a waiver has been granted
- The existing granite "M" monument at the northeast corner of Cumberland Ave and Cedar St. shall be labeled "Protect Monument" on the Site Layout Plan and Site Layout Detail.

## Site Plan Review Standards (Sec. 13.6)

### Transportation Standards (Sec. 13.6.1)

| Standard | | How the standard is being met | Finding |
|---|---|---|---|
| *Impact on Surrounding Street Systems* | 13.6.1.A.1 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:<br>1. Create or aggravate any significant hazard to safety on the surrounding street network. | No increase in vehicle loading or unloading from public rights-of-way is anticipated. This application does not propose any new loading or unloading areas for staff or students. Drop off will occur at the existing entrance on Cumberland Avenue.<br>What still needs to be addressed: | Met |
| | 13.6.1.A.2 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:<br>2. Substantially increase congestion on any street without mitigation proportionate to the level of impact. | No notable increase in vehicle traffic on surrounding streets is anticipated.<br>What still needs to be addressed:<br>• **The applicant shall provide additional detail related to the anticipated increase in student volume and pick-up / drop-off activity.**<br>• **The applicant shall provide turning templates detailing vehicle movements within the rear courtyard area from the workshop garage entrance.** | More information required |
| *Access and Circulation* | 13.6.1.B.1a *In General* 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. | Primary access to the site is provided via a new entrance facing Cumberland Avenue. Secondary egress is provided from Cedar Street,<br>What still needs to be addressed: | Met |

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| | 13.6.1.B.1.b *In General* 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. | No on-site parking is proposed as part of this application, an existing curb cut on Cedar Street will be narrowed and repurposed to allow for vehicular access to the rear to allow access to the workshop area of the building.<br>What still needs to be addressed: | Met |
| | 13.6.1.B.1.c *In General* 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. | Direct access is provided to public sidewalks along both Cumberland Avenue and Chestnut Street. Nearby transit stops are accessible via public rights of way.<br>What still needs to be addressed: | Met |
| | 13.6.1.B.1.d *In General* 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. | Not applicable to this application. There are no trail connections in proximity to this site.<br>What still needs to be addressed: | N/A |
| | 13.6.1.B.1.e *In General* Points of access and egress shall be located to avoid conflicts with turning movements and traffic flows. | Proposed primary and secondary entrances front directly onto existing sidewalks and do not conflict with vehicle movements.<br>What still needs to be addressed: | Met |
| | 13.6.1.B.2.a *Curb and sidewalks* 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. | There are existing public sidewalks along Cumberland Avenue and Cedar Streets.<br><br>This application involves the reconstruction of brick sidewalk and curbing along Cedar Street and a partial reconstruction of brick sidewalk along Cumberland Avenue.<br>What still needs to be addressed: | Met |
| | 13.6.1.B.2.b *Curb and sidewalks* 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. | This application involves the reconstruction of brick sidewalk and curbing along Cedar Street and a partial reconstruction of brick sidewalk along Cumberland Avenue.<br>What still needs to be addressed:<br>• The applicant shall upgrade ADA ramps on both sides of the crosswalk at the intersection of Cumberland Avenue and Cedar Street.<br>• Additional detail is required regarding the proposed crosswalk striping at Cedar Street. New striping shall be MUTCD compliant<br>• Existing tree planters along Cumberland Street on the site plan shall be shown on the site plan. | More information required |

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| | | • Spot grades and slopes shall be added to plans for proposed improvements within the ROW at grade breaks for proposed driveways, pedestrian ramps, accessible crossings and sidewalks. | |
| | 13.6.1.B.2.c *Curb and sidewalks* An applicant may request a waiver from sidewalk installation requirements if they meet two or more applicable waiver criteria as listed below:<br>i. There is no reasonable expectation for pedestrian usage coming from, going to, and traversing the site.<br>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.<br>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.<br>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.<br>v. The street has been constructed or reconstructed without sidewalks within the last 24 months.<br>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 requesting a waiver for sidewalk installation, thus this standard is not applicable to this application.<br>What still needs to be addressed: | N/A |
| | 13.6.1.B.2.d *Curb and sidewalks* An applicant may request a waiver from curb installation requirements if they meet two or more applicable waiver criteria as listed below:<br>i. The cost to construct the curbing, including any applicable street opening fees, is in excess of 5% of the overall project cost.<br>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.<br>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.<br>iv. Strict adherence to the curb requirement would result in the loss of significant site features related to landscaping or topography | Not applicable to this application as the applicant is not requesting a waiver.<br>What still needs to be addressed: | N/A |

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| | that are deemed to be of a greater public value.<br>v. Runoff from the development site or within the street does not require curbing for stormwater management. | | |
| *Public Transit Access* | 13.6.1.C.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:<br>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.<br>B. The nearest existing transit shelter on the route is more than ¼ mile from the site, measured along rights-of-way. | Not applicable to this application. The proposed building addition is under 20,000 square feet in total floor area.<br>What still needs to be addressed: | N/A |
| | 13.6.1.C.2 Transit facilities shall be connected to the public sidewalk system. | Not applicable to this application. No transit facilities are proposed.<br>What still needs to be addressed: | N/A |
| | 13.6.1.C.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. | Not applicable to this application No transit facilities are proposed.<br>What still needs to be addressed: | N/A |
| Parking | 13.6.1.D.1.a ***Vehicular parking*** Developments shall comply with the parking standards of Article 18. | No off-street parking is proposed as part of this application.<br>What still needs to be addressed: | N/A |
| | 13.6.1.D.1.b ***Vehicular parking*** 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. | No off-street vehicular parking is proposed as part of this application. Internal vehicular parking at the rear of the site is only intended for accessing the workshop and is not considered off-street parking.<br>What still needs to be addressed: | Met. |
| | 13.6.1.D.1.c ***Vehicular parking*** 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 applicant is not providing parking, thus this standard is not applicable to this application<br>What still needs to be addressed: | N/A |
| | 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. | Parking for up to 16 bicycles is provided at the main entrance of the building. Addition bike parking is provided at the Cedar Street Entrance<br>What still needs to be addressed: | Met |
| | 13.6.1.D.2.b ***Bicycle parking*** 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. | Not applicable to this application<br>What still needs to be addressed: | N/A |

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| | 13.6.1.D.3.a ***Snow storage*** All developments shall include areas for snow storage or provide an acceptable snow removal plan. | Snow storage locations are identified on provided plans.<br>What still needs to be addressed: | Met |
| | 13.6.1.D.3.b ***Snow storage*** 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. | Identified snow storage areas do not conflict with public rights-of-way and are located in areas with adequate drainage to stormwater treatment infrastructure,<br>What still needs to be addressed: | Met |
| | 13.6.1.D.3.c *Snow storage* Landscaping in designated snow storage areas shall be such that it can withstand the snow pile. | Snow storage areas are located away from trees and other large plantings.<br>What still needs to be addressed: | Met |
| | 13.6.1.D.4 ***Electric vehicle (EV) charging*** All development shall meet applicable EV standards as provided in Section 1 of the Technical Manual. | No vehicular parking is proposed on site, therefore this standard is not applicable to this application,<br>What still needs to be addressed: | N/A |
| *Transportation Demand Management* | 13.6.1.E.1 The following types of development shall design and implement a Transportation Demand Management (TDM) plan:<br>A. All commercial, institutional, or mixed-use developments of 50,000 square feet or more in total floor area.<br>B. All commercial or institutional uses designed to accommodate 100 or more employees or, for educational institutions, 100 or more students. | This application does not meet any of the stated thresholds requiring a TDM plan. Therefore, this standard is not applicable to this application.<br>What still needs to be addressed: | N/A |
| | 13.6.1.E.2 The TDM Plan shall comply with the standards for transportation studies and plans as contained in the Technical Manual. | Not applicable to this application.<br>What still needs to be addressed: | N/A |
| **Environmental Quality Standards (Sec. 13.6.2)** | | | |
| ***Standard*** | | ***How the standard is being met*** | ***Finding*** |
| *Preservation of Significant Natural Features* | 13.6.2.A.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. | The existing site is developed and does not feature significant natural features<br>What still needs to be addressed: | Met |
| | 13.6.2.A.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. | The applicant has provided a Low Impact Development scorecard and has claimed credit for 83 out of 178 possible points.<br>What still needs to be addressed:<br>• The applicant claimed 6 points for tilling soils prior to revegetation and adding soil amendments based on soil tests. Please note these requirements on the landscape plan.<br>• The applicant claimed 4 points for using locally-sourced landscape materials and using native vegetation. Please note | More information required |

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| | | these requirements on the landscape plan.<br>• The project qualifies for an 8 additional points not previously claimed for "All development and land disturbance outside of existing wooded/forested areas."<br>• The project has claimed points in the bonus category for using "innovative LID site design and/or stormwater improvements." Please provide a narrative supporting the points claimed, detailing the innovation in stormwater management system proposed<br>• Please provide a copy of the proposed Winter Maintenance Agreement for review. This Agreement must be finalized and recorded at the Registry of Deeds with the Stormwater Maintenance Agreement prior to Certificate of Occupancy. | |
| | 13.6.2.A.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 on this site, given its urban context.<br>What still needs to be addressed: | N/A |
| *Site Landscaping and Buffers* | 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, per 5,000 square feet of lot area in accordance with the landscaping standards of the Technical Manual. | No new shade trees are proposed as part of this application given site constraints.<br>What still needs to be addressed:<br>• See comment in Section 13.6.2.B.1.C | More information needed |
| | 13.6.2.B.1.b *On-site landscaping* 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. | There are three large mature trees located near the existing main entrance. These trees will be removed. No other on-street trees are proposed to be preserved. | Met |
| | 13.6.2.B.1.c *On-site landscaping* 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. | The applicant has indicated that site constraints prevent the planting of shade trees within the setback area or the rear courtyard.<br>What still needs to be addressed:<br>• The applicant shall provide detail regarding why site constraints prevent the planting of required shade trees. | More Information Required |
| | 13.6.2.B.2.a *Buffers and screening* 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. | Trash facilities will be located on the opposite side of the Boys & Girls Club within an existing off-street parking lot. There are no off-street loading or servicing areas proposed as part of this application.<br>Roof-mounted utilities will be screened.<br>What still needs to be addressed: | More information required |

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| | 13.6.2.B.2.b ***Buffers and screening*** 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. | There is no parking associated with this application, thus this standard is not applicable to this application.<br>**What still needs to be addressed:** | N/A |
| | 13.6.2.B.2.c ***Buffers and screening*** 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. | The rear playground area will be screened from abutting residential properties by an 8-foot fence. A vegetated buffer is not practical given site constraints. The applicant has requested a waiver of this standard.<br>**What still needs to be addressed:**<br>• **The applicant shall redesign the rear fence to be fully opaque.** | More information required |
| | 13.6.2.B.2.d ***Buffers and screening*** All residential development shall provide and/or preserve evergreen vegetated buffers where necessary to buffer the development from detrimental impacts of existing surrounding development. | There are no existing vegetated buffers between the Boys & Girls club and surrounding properties.<br>**What still needs to be addressed:** | N/A |
| | 13.6.2.B.3.a ***Parking and vehicle display lot landscaping*** 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. | There is no parking associated with this application, this is standard is not applicable to this application.<br>**What still needs to be addressed:** | N/A |
| | 13.6.2.B.3.b ***Parking and vehicle display lot landscaping*** Landscaped islands shall be distributed so that uninterrupted pavement does not exceed forty parking spaces. | There is no parking associated with this application, this is standard is not applicable to this application.<br>**What still needs to be addressed:** | N/A |
| | 13.6.2.B.3.c ***Parking and vehicle display lot landscaping*** 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. | Not applicable to this application, this is standard is not applicable to this application.<br>**What still needs to be addressed:** | N/A |
| | 13.6.2.B.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 square feet of asphalt paving. | Hardscaped areas will have an initial SRI of 35.<br>**What still needs to be addressed:** | Met |
| | 13.6.2.B.5.a ***Street trees*** 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 | There are existing street trees along Cumberland Avenue that will be preserved.<br>The applicant has indicated that site constraints , including proposed stormwater infrastructure, limit the planting of street trees along Cedar Street. | More information required |

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| | raised planters, irrigation, and structural soils as recommended by the City Arborist) shall be required. | What still needs to be addressed:<br>• **The applicant shall provide street trees within the setback area along Cedar Street or demonstrate why the planting of street trees is impractical .** | |
| | **13.6.2.B.5.b** ***Street trees*** 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. | The applicant has indicated that site constraints , including proposed stormwater infrastructure, limit the planting of street trees along Cedar Street.<br>What still needs to be addressed:<br>• See comment above. | More information required |
| | **13.6.2.B.5.c** ***Street trees*** 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. | Not applicable to this application.<br>What still needs to be addressed: | N/A |
| *Water Quality, Stormwater Management and Erosion Control* | **13.6.2.C.1.a** 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:<br>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. | No flooding, runoff or ponding on adjacent lots is anticipated with this application as shown in the provided stormwater management plan.<br>What still needs to be addressed: | Met |
| | **13.6.2.C.1.b** 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:<br>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. | No flooding, runoff or ponding on adjacent lots is anticipated with this application. Stormwater infrastructure has been designed to accommodate anticipated flows from the proposed development<br>What still needs to be addressed: | Met |
| | **13.6.2.C.1.c** 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:<br>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. | Existing public utilities within Cumberland Avenue have adequate capacity to serve the proposed development.<br>What still needs to be addressed: | Met |

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| | 13.6.2.C.2 All development shall comply with the stormwater management standards of the Technical Manual. | The applicant has provided a stormwater management report detailing compliance with Technical Manual standards.<br><br>What still needs to be addressed:<br><br>• This project is required to meet the City's minimum detention volume requirement in accordance with Section 5.2.4 of the Technical Manual. Please update the stormwater management report to clearly demonstrate compliance with this standard. Submission requirements are outlined in Section 14.4.6 of the Technical Manual.<br><br>• More information is required to show how the project's stormwater systems have been designed to meet the City's standards. Section 5 of the Technical Manual includes specific requirements for treatment thresholds for redevelopment projects, and the Applicant shall provide summaries of treated areas relative to these thresholds.<br><br>▪ Design calculations for the proposed stormwater systems shall be provided.<br><br>• Calculations shall show how the proposed systems will meet MaineDEP BMP design standards. General water quality volume calculations have been provided, but it is unclear how the proposed R-Tank system and filter strips relate to specific BMP water quality standards. For example, an R-tank storage is typically used to provide storage in conjunction with something like a subsurface sand filter, or a proprietary treatment system, and is not a treatment system on its own.<br><br>• More information shall be provided on the synthetic turf proposed for use on the underdrained filter strip. What is this material, and how does it meet requirements for allowing infiltration of stormwater?<br><br>• For any proprietary systems like the R-tank storage, confirmation of the adequacy of the design shall be provided from the manufacturer. | More information required |

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| | | • The outlet control structures for all of the systems shall be designed to control the system outflows per MaineDEP requirements. The design shall also account for overflow through the grades of these outlet control structures.<br><br>• A HydroCAD model has been provided to show that post-development flows will be lower than pre-development conditions, changes to the model will be required to address water quality treatment requirements<br><br>• Per Technical Manual Section 14.1.1 B. 8, the Applicant has included their confirmation of ability to serve from the City for Sewer as well as some discussion with Portland Water District on retirement of existing services. Further confirmation of ability to serve for the proposed water service will also be required. | |
| | 13.6.2.C.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. | The applicant has provided a geotechnical evaluation within the stormwater management plan, which identifies site soil conditions.<br>What still needs to be addressed:<br><br>See comment below | More information required |
| | 13.6.2.C.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. | The applicant has provided a geotechnical evaluation within the stormwater management plan, which identifies site soil conditions.<br>What still needs to be addressed:<br><br>• The stormwater management report includes a geotechnical report. The site soil conditions shall be addressed as part of the stormwater design. The geotechnical report does not specifically address infiltration, but does identify the presence of ledge, groundwater, and urban fill. Based on these conditions,the stormwater systems will need to be lined with an impermeable layer to prevent infiltration. | More information required |

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**Public Infrastructure and Community Safety Standards (Sec. 13.6.3)**

| | ***Standard*** | ***How the standard is being met*** | ***Finding*** |
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| *Consistency with City Master Plans* | 13.6.3.A.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. | This application is an allowed use within the B-3 zone and is consistent with Portland's Plan 2030.<br>What still needs to be addressed: | Met |
| | 13.6.3.A.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. | To implement the new electrical service, a new three-foot wide permanent easement has been requested from the abutters for underground electrical conduit. Temporary easements have been requested from the abutters for access to install the conduit.<br>What still needs to be addressed:<br>• Existing transformer easement, as noted on the Boundary & Topographic Survey, shall be listed in Exhibit 9 - *Summary of Existing or Proposed Easements or Covenants.*<br>• Add bearings and distances to all proposed easements | More information required |
| *Public Safety and Fire Prevention* | 13.6.3.B.1.a 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:<br>a) Natural surveillance that promotes visibility of public spaces and areas. | Public spaces will be visible from the building via storefront windows at the main entrance and along Cumberland Avenue The outdoor programming space will be visible via overhead doors on the west side of the addition.<br>What still needs to be addressed: | Met |
| | 13.6.3.B.1.b 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:<br>b) Access control that promotes authorized and/or appropriate access to the site. | Access control will be provided by an entry vestibule and control desk at the main entrance ,and by perimeter fencing around the outdoor space<br>What still needs to be addressed: | Met |
| | 13.6.3.B.1.c 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:<br>c) Territorial reinforcement that promotes a sense of ownership and responsibility through environmental design. | The site is designed to ensure that private open spaces are secure. The rear playground area will be fenced off from public rights-of-way.<br>What still needs to be addressed: | Met |

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| | 13.6.3.B.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. | Emergency vehicles will access the site via existing public rights-of-way.<br>What still needs to be addressed: | Met |
| *Public Utilities* | 13.6.3.C.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. | A wastewater capacity authorization has been provided for this application. Existing public utilities have adequate capacity to serve the proposed development.<br>What still needs to be addressed: | Met |
| | 13.6.3.C.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. | Electrical service will be provided underground extending from an existing utility pole on Cumberland Avenue<br>What still needs to be addressed:<br>• The applicant shall provide an ability to serve letter from Central Maine Power | More information required |
| | 13.6.3.C.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. | The project includes new sanitary sewer and storm drain connections to City of Portland Facilities within Cumberland Avenue. Capacity letters from Portland Water District are included with this application.<br>What still needs to be addressed:<br>• The Department of Public Works requires separate connections for private sewer and storm drain laterals. Revise the design to connect the proposed 6-inch sanitary lateral directly to the 18-inch oval brick sewer using an Inserta-Tee or approved equal, in accordance with Technical Manual Standard 6.6.7. Further, revise the design to consolidate all drainage outlets into SMH-2 through a single pipe connection. From review of the application materials, it appears feasible to route FI-2 to CB-2 to accomplish this.<br>• Sheet CU101 includes a note directing the contractor to replace a length of sewer pipe on both the inlet and outlet sides of the proposed doghouse SMH-2. A typical doghouse manhole installation requires the new manhole to be constructed around the existing pipe, with the lower half of the existing pipe serving as the channel within the new structure, as shown in the plan detail. The existing 18-inch sewer in Cedar Street is constructed of oval-shaped brick. Clarify why a section of this pipe needs to be replaced. DPW Staff is not currently supportive of this approach and need additional information to | More information required |

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| | | determine if this approach would be feasible.<br><br>• Additional justification is required for the proposed storm drain connection sizing discharging to the 18-inch Cedar Street combined sewer. The proposed outflow rates in the stormwater report do not appear to support the need for 2 - 12" pipes.<br><br>• The applicant shall add all applicable City of Portland standard details for sewer and stormwater connections in the right of way to the detail sheet. These details can be found in section 6 of the technical manual.<br><br>• Clarify what is draining into the proposed oil-water separator device. | |
| | 13.6.3.C.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. | The proposed building extension will connect to existing sanitary sewers within Cumberland Avenue<br>What still needs to be addressed: | Met |
| | 13.6.3.C.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. | The existing Boys & Girls Club is serviced by a dumpster accessed from Chestnut Street.<br><br>What still needs to be addressed:<br><br>The applicant shall provide additional detail related to waste management and collection and identify where dumpsters or other waste facilities will be located on-site | More information needed |
| **Site Design Standards (Sec. 13.6.4)** | | | |
| ***Standard*** | | ***How the standard is being met*** | ***Finding*** |
| *Massing, Ventilation and Wind* | 13.6.4.A.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. | The proposed building addition meets dimensional standards of the B-3 zone. There are no massing or ventilation impacts anticipated with this application<br>What still needs to be addressed: | Met |

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| | 13.6.4.A.2 Development shall locate all HVAC venting mechanisms to direct exhaust away from public spaces and residential properties directly adjacent to the site. | Roof-mounted HAVAC and utility systems will be screened and will not be visible from public rights-of-way<br>What still needs to be addressed: | Met |
| | 13.6.4.A.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:<br>a) Roofs with a slope less than 2:12: SRI of 82+ (initial)/64+ (3-year aged)<br>b) Roofs with a slope greater than 2:12: SRI of 25+ (initial)/25+ (3-year aged)<br>Roof areas covered by shade structures with an SRI of 39+, including photovoltaic panels that shade the roof, are considered exempt from roof area calculations for the purposes of this standard. | The roof will be covered by a white damp-proof membrane with an initial SRI of 84.<br>What still needs to be addressed: | Met |
| *Shadow* | 13.6.4.B 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. | This application is not over 65 feet in height; thus this standard is not applicable to this application.<br>What still needs to be addressed: | N/A |
| *Snow and Ice Loading* | 13.6.4.C All development shall be designed to prevent significant amounts of accumulated snow and ice from loading or falling onto adjacent properties or public ways. | Snow storage areas are identified on provided plans and are not anticipated to impact public rights-of-way.<br>What still needs to be addressed: | Met |
| *View Corridors* | 13.6.4.D The massing, location, and height of development shall not substantially obstruct public view corridors identified in the City of Portland Design Manual. | This application does not lie within an established view corridor, thus this standard is not applicable to this application.<br>What still needs to be addressed: | N/A |
| *Historic Resources* | 13.6.4.E.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. | This application is not within a historic district, thus this standard is not applicable to this application.<br>What still needs to be addressed: | N/A |
| | 13.6.4.E.2.a All development shall document and protect state or local archaeological resources known to exist or discovered on the site.<br>a) Protection may include leaving archaeological resources untouched beneath a new development through adaptation of foundation design or architectural layout. | There are no known archaeological resources on this site, thus this standard is not applicable to this application.<br>What still needs to be addressed: | N/A |
| | 13.6.4.E.2.b All development shall document and protect state or local archaeological resources known to exist or discovered on the site. | There are no known archaeological resources on this site, thus this standard is not applicable to this application. | N/A |

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| | b) Where the applicant can demonstrate that complete protection is not feasible, the applicant shall excavate and document archeological 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:<br>i. Original seawall structure located landward of Commercial Street.<br>ii. Inactive historic family cemetery plots.<br>iii. Historic railroad beds including but not limited to the Portland-Lewiston interurban railroad.<br>iv. Original structure and/or landforms associated with the Cumberland and Oxford Canal.<br>v. Buried portions of colonial and post-colonial period structures or built features located on the Portland Peninsula predating the Great Fire of 1866.<br>vi. Pre-colonial occupation sites identified by shell middens or other evidence.<br>vii. Sites listed or eligible for listing on the National Register of Historic Places. | **What still needs to be addressed:** | |
| | 13.6.4.E.2.c All development shall document and protect state or local archaeological resources known to exist or discovered on the site.<br>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. | The applicant will be required to preserve or protect any archaeological resources uncovered during site work.<br>**What still needs to be addressed:** | Met |
| *Exterior Lighting* | 13.6.4.F.1.a ***Site lighting*** 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. | A photometric plan has been provided, Proposed exterior lighting includes wall mounted light fixtures and two pole-mounted light fixtures within the playground area which will face away from abutting residential properties. All light fixtures will be full cutoff.<br>**What still needs to be addressed:** | Met |

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| | 13.6.4.F.1.a ***Site lighting*** Where light from a proposed development may adversely impact adjacent residential properties, exterior lighting shall employ building-side shielding. | Proposed light fixtures face away from abutting residential properties.<br>What still needs to be addressed: | Met |
| | 13.6.4.F.2.a ***Architectural and specialty lighting*** 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. | No specialty lighting is proposed as part of this application<br>What still needs to be addressed: | Met |
| | 13.6.4.F.2.b ***Architectural and specialty lighting*** 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. | No specialty lighting is proposed as part of this application<br>What still needs to be addressed: | Met |
| | 13.6.4.F.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. | No new street lighting is proposed<br>What still needs to be addressed: | Met |
| *Noise and Vibration* | 13.6.4.G 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. | Roof-mounted HVAC and other utilities will be screened and located towards the center of the buildings roof.<br>What still needs to be addressed: | Met |
| *Signage and Wayfinding* | 13.6.4.H.1 On-site directional traffic signage may be provided to enable users to safely and easily navigate into, around and out of the site. | No directional signage is proposed as part of this application.<br>What still needs to be addressed: | N/A |
| | 13.6.4.H.2 Signage shall not adversely affect visibility at intersections on or off the site. | No directional signage is proposed as part of this application.<br>What still needs to be addressed: | N/A |
| *Design Standards* | 13.6.4.I.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. | This application is subject to B-3 Design Standards.<br>What still needs to be addressed:<br>• See attached Design Memo | More information required |
| | 13.6.4.I.2 If the development is located in a historic district or associated with a historic landmark, the standards of Article 16 shall supersede. | This application is not within a historic district, thus this standard is not applicable to this application.<br>What still needs to be addressed: | N/A |

Att. S2

**Subject:** 9 Cedar Street – Major Site Plan Review
**Zone:** B-3
**Date of Review:** April 6, 2026
**Reviewer(s):** Sean King (Urban Designer), Eric Freeman (Planner), Zach Powell (Senior Planner)
**Project ID:** PL-003520-2026

## I. INTRODUCTION

The proposed construction of a two-story addition to an existing facility, operated by the Boys & Girls Club of Southern Maine is being reviewed under the B-3 design standards, as outlined in the City of Portland Design Manual and Section 13.6.4.I of the City's Land Use Code.

## II. DESIGN REVIEW COMMENTS:

red text denotes standards not met and require resubmission, **bold** denotes standards met from latest submission.

*§(b)(1)a.1. Relationship of pedestrian environment:*

- *§(b)(1).A. Relationship to the pedestrian environment: The exterior design of portions of buildings within the first thirty-five (35) feet of height shall enhance the character, attractiveness, comfort, security, and usability of the street level pedestrian environment. Factors to be considered include the design, placement, character and quality of the following: Storefronts and building facades, Building entrances, Blank facades; and Special features*

  Findings: The proposed building addition includes a recessed glass curtain wall with a projecting metal canopy to define the primary building entry, large storefront windows that enhance the building corner at Cedar Street & Cumberland Avenue. Staff finds that these architectural elements enhance the character and usability of the street level pedestrian environment to meet this design standard.

- *§(b)(1).B. Pedestrian Activities District (PAD): In addition to subsection 1 (a through d), proposed development and substantial building alterations located within the PAD overlay zone shall be designed and constructed to accommodate pedestrian-oriented uses at the street level.*

  Findings: Not applicable, the property is outside of the PAD overlay district.

- *§(b)(1).C. Sidewalk areas and open space: The design of publicly accessible sidewalk areas and open space shall complement the general pattern of the downtown pedestrian environment, conform to special City of Portland streetscape programs described in the Technical Manual, and enhance the attractiveness, comfort, security, and usability of the pedestrian environment.*

  *Factors to be considered include the design, placement, character, durability, and quality of the following: Sidewalk, crosswalk, and street paving materials; Landscaping, planters, irrigation, and tree guards and grates; Lighting; Pedestrian amenities such as benches and other seating, trash*

*receptacles, kiosks, bus shelters, artwork, directional and informational signage, fountains, and other special features; and Sidewalk vendors and sidewalk cafes.*

Findings: Staff supports the replacement of brick sidewalk along Cumberland Avenue to continue the existing brick sidewalks along the property frontages. In addition, Staff finds that the brick pavers, outdoor seating, and bicycle racks at the recessed primary building entrance are appropriate to enhance the pedestrian experience from the public sidewalk.

- *§(b)(1).D.1. Relationship to existing development: General - Proposed development shall respect, enhance, and be integrated with the existing character of the general pattern of development in the downtown, surrounding building environment and streetscape, as described and illustrated in the Downtown Urban Design Guidelines (Appendix 1). Factors to be considered include the relationship to the following existing patterns: Street walls and building setbacks; Open space; Building form, scale and massing; Façade proportion and composition; Pedestrian circulation and building entrances; Parking*

  Findings: The proposed building addition maintains a consistent scale, height and alignment in relationship to the existing Boys and Girls Club building. In addition, the proposed building addition provides a clearly articulated building entrance accessible to the Cumberland Avenue public sidewalk and use of similar exterior façade materials arranged in a more contemporary style. Staff finds these architectural elements are contextual to the surrounding neighborhood and complements the existing building.

- *§(b)(1).D.2. Relationship to existing development: Standards for increasing setback beyond street build-to line - A proposed development may exceed maximum setbacks as required in Table 7-C or Table 7-D only where the applicant demonstrates to the Planning Board that the introduction of increased building setbacks at the street level: Provides substantial and viable publicly accessible open space; does not substantially detract from the prevailing street wall character; does not detract from existing publicly accessible open space; the area of setback is of high quality and character of design.*

  Findings: **The applicant has provided a comment response letter and resubmitted architectural plans to communicate their interpretation for the street build-to line. Staff finds that the proposed setback at Cedar Street is appropriate for the following reasons, the setback area at Cedar Street includes a multi-functional open space with ornamental landscaping and hardscape elements; does not substantially detract from the varying street wall and driveway breaks along Cedar Street; maintains pedestrian connectivity along public sidewalks to access existing publicly assessable open space within a short distance from the property; and includes a high quality of landscape features and storefront windows to engage the building corner and promote CPTED public safety principles.**

- *§(b)(1).E. Rooftop appurtenances: All mechanical equipment, ventilating and air conditioning and other building systems, elevators, stairways, radio or television masts or equipment, or other rooftop elements not intended for human occupancy shall be fully enclosed in a manner consistent with the character, shape and materials of the principal building.*

  Findings: The applicant has proposed fully screened mechanical equipment that Staff finds is consistent with the character, form, and materials of the principal building.

- *§(b)(1).F. Shadow impact on open space: The location, massing and orientation of portions of buildings in excess of 65 feet in height shall be such that substantial shadow impacts on public plazas, parks, and other publicly accessible open space are avoided.*

  Findings: Not applicable, the proposed building addition does not exceed 65 feet in height.

- *§(b)(1).G. Wind impacts:* The location, massing, orientation and architectural design of a new building or a building addition shall be such that no significant adverse wind impacts are created.

  Findings: Staff finds that the proposed building addition is relatively low in height compared to adjacent structures and does not anticipate significant adverse wind impacts.

- *§(b)(1).H. Setbacks for existing structures: The location and design of proposed structures shall not create a detrimental impact on the structural integrity or the safety of adjacent structures or the occupants thereof.*

  Findings: Staff finds that the proposed building addition includes an independent structural foundation and a reconfiguration of the lobby stairs to safely interconnect with the existing structure.

- *§(b)(1).I. Building tops: Buildings or structures which exceed 150 feet in height shall be designed so as to provide a distinctive top to the building which visually conveys a sense of interest and vertical termination to the building.*

  Findings: Not applicable, the proposed building addition does not exceed 150 feet in height.

Att. A

# Boys & Girls Club of Southern Maine

## Portland Youth Campus




**Application for Minor Site Plan Review**
Portland, Maine

January 6, 2026
Project # 23109

Submitted by:
SMRT Architects and Engineers
207.772.3846
smrtinc.com

January 6, 2026
Job No.: 23109

City of Portland
Department of Planning and Urban Development
389 Congress Street
4th Floor
Portland, Maine 04101

**Re: Application for Minor Site Plan Review**
Boys & Girls Club of Southern Maine – Youth Campus
Map 26, Block C, Lots 8, 17, and 18-19
Portland, Maine

Dear Staff,

On behalf of the Applicant, The Boys & Girls Club of Southern Maine, we submit herewith this Minor Site Plan Application with supporting documentation and fees. A pre-application meeting was held with City staff on August 6, 2025, during which it was confirmed that Minor Site Plan Review and approval will be required.

The following narrative provides information in support of the Application in accordance with City requirements. Please refer to the attached plans and documents. We believe this application is complete and ready for review. Please let us know if you have questions or require further information at this time.

Project Background
The Boys & Girls Club of Southern Maine's Portland Clubhouse has operated after-school programs for children since 1909. The existing building at 277 Cumberland Avenue consists of a 17,213 square-foot (SF) Clubhouse built in 1930 and a small entryway added in 2002. The building is clad in brick. The proposed project is a 6,566 SF addition, which will replace the current entryway and add space for teen programming to the southwest of the existing building.

City of Portland Zoning
The project area combines three adjacent lots, Tax Map 26, Lots 8, 17, 18 and 19, totaling 40,360 SF (0.927 acres). The combined parcels are located within City of Portland Zoning District B-3 (Downtown Business). The property is bordered to the southeast by Cumberland Avenue, with Chestnut Street to the northeast, residential lots to the northwest, and Cedar Street to the southwest. The site is not located in an Historic District but is within 100 feet of the Congress Street Historic District. The subject property is located directly across the street from Portland High School and the block is within the School Zone.

The B-3 zone "reinforces the role of downtown as a meeting place for community residents and visitors alike" and allows for the establishment of cultural facilities and places of assembly, making the project in compliance with the zone's purpose.

Existing Conditions
The Boys & Girls Clubs of Southern Maine acquired properties at 289 Cumberland Avenue and 9 Cedar Street with the intention of expanding their facility. The two lots are adjacent to 277 Cumberland. The existing Boys & Girls Club building sits on Lot 8. The project will require the removal of existing buildings on the two acquired

lots. Lot 17 (9 Cedar Street) contains a 9-unit, 1,860 SF multifamily structure built in 1900. Lot 18-19 (289 Cumberland Avenue) holds a 3,120 SF mixed-use residential and commercial building constructed in 1910. None of the buildings are subject to Maine Historic Preservation Commission oversight. Plans to replace the existing residential units are described in a separate Housing Preservation and Replacement application.

A brick sidewalk runs along Cumberland Avenue and Cedar Street but terminates at the building corner on Chestnut Street. The Chestnut Street sidewalk continues as concrete. A 40-foot-wide striped crosswalk on Cumberland Avenue connects the Clubhouse with the high school. On-street parking is available in front of the Clubhouse. The existing building is served by an 18-space parking lot on Chestnut Street. The two acquired lots have limited landscaping and share a paved parking lot that covers most of the open space of the combined lots.

Public utilities currently serving the two apartment buildings will be disconnected according to the governing utility's standards. These include domestic water, gas, electricity, and sanitary sewer.

Proposed Development

The proposed development will be located at the southerly end of the property, adjacent to Cedar Street on lots 17 and 18-19. The proposed addition will face Cumberland Avenue and provide a new main entrance to the facility in approximately the same location as the current entrance. The new entrance will be curtainwall with a metal panel awning and be flush with the sidewalk, at the first-floor level. The facility will be two stories, visible from Cumberland Avenue. The lower floor will have a recessed classroom space at grade on the west side. The exterior walls of the new building addition will be a combination of brick, metal panel rainscreen, aluminum and glass curtainwall, and aluminum storefront windows. Screening will be provided on the roof to screen mechanical units.

The area to the rear of the new addition will be paved and will utilize the current curb-cut on Cedar Street. No new parking is proposed. The paved area will support facility programs and include a basketball half-court and a play structure. The outdoor program space will be enclosed by a wire mesh fence with two egress gates and a 12-foot-wide sliding gate at the curb-cut. The brick sidewalks adjacent to the property on Cumberland Avenue and Cedar Street will be reconstructed to the extent needed. Brick paver and concrete accents will enhance the building entrance. An egress exit will be provided on the Cedar Street side of the addition, with secondary entrances at the lower level.

No new traffic is expected to be generated by the development. No staffing increase is expected. Vehicular loading and unloading currently takes place at the existing facility entrance and will continue in the same location. The existing crosswalk on Cumberland Avenue will be repainted to enhance visibility, possibly in conjunction with the City's public art initiative.

Landscaping will be installed in the form of stones, boulders, native shrubs, and native perennial plantings on the Cedar Street and Cumberland Avenue sides. A retaining wall will be required along the westerly property line to maintain existing grade on the adjacent property.

Existing domestic water, gas, and fiber optic services will be connected internally to new services. New storm water and sanitary sewer will flow separately to the existing combined system in Cedar Street. Storm water will be collected and stored in underground systems to control flow to the City system and provide water quality treatment. New electrical service will require a new transformer and connection to Central Maine Power service on the west side of the existing building on Chestnut Street.

Housing Replacement
The Boys & Girls Club has partnered with Avesta Housing for the construction of a new residential development to replace the units at 289 Cumberland Avenue and 9 Cedar Street. The Club has submitted plans to the City. A copy of the City's acceptance letter is attached to this submission.

Waivers
A waiver is requested for non-conformance to Ordinance section 13.6.2, B.2.c. The waiver request is made in the accompanying Site Plan Standards document.

Please refer to the accompanying supporting documents and plans for detailed information. We look forward to working with the City to make this important project a success.

Sincerely,

Wendy MacDaniels, EI (ME)
Civil Engineer

SMRT Architects and Engineers | 75 Washington Ave, Suite 3A | Portland, ME 04101
p 207-321-3894 | c 207-400-0638 | email: wmacdaniels@smrtinc.com

CC: BE, NC, 23109

**Attachments:**

- Checklist
- Housing Replacement Approval Letter
- Evidence of Right, Title, and Interest
- Financial Capacity
- Technical Capacity
- Site Plan Standards
- Site Plan Data
- Waiver Table
- Summary of Proposed Easement
- Construction Management Plan
- Stormwater Management Report
- Utility Capacity Letters

- Life/Safety Code Plan
- Design Narrative and Architectural Drawings
- Low Impact Development Analysis and Scorecard
- Drawing Set

Att. B

## Planning & Urban Development Department

# MAJOR AND MINOR SITE PLAN DOCUMENT CHECKLIST

**Please submit each document as a separate PDF file.**

**Please confirm by electronically checking the boxes in the left-hand column.**

## General Application Documents

| Indicate Below | **Required of All Applications** |
|---|---|
| ☑ | Project Description<br>• Cover letter with detailed project description |
| ☑ | Completed Checklist (this document) |
| ☑ | Evidence of Right, Title, and Interest<br>• Deeds, leases, or purchase and sale agreements |
| ☑ | Financial Capacity<br>• Letter or evidence from a financial institution or third-party verifying financial capacity to undertake the project. |
| ☑ | Technical Capacity<br>• Evidence of technical capability of applicant and consultants – resume and/or examples of past projects. |
| ☑ | Site Plan Standards<br>• Detail how the project complies with the land use code's site plan standards. For each standard, please provide clear evidence by referencing applicable site plan(s), graphics, and other visual materials that demonstrate how the requirement is met. If a standard is not applicable to this specific project, clearly state its inapplicability and provide a brief explanation for why it doesn't apply. |
| ☑ | Site Plan Data (the link to the form can be found **here**)<br>• Summary of project data and compliance with use and dimensional standards of land use code. |

| Indicate Below | | **Only if Applicable** |
|---|---|---|
| Yes | N/A | |
| ☑ | ☐ | Waiver Requests (the link to the form can be found **here**)<br>• Written request for waiver describing request and compliance with applicable waiver standards. |
| ☑ | ☐ | Summary of Existing or Proposed Easements or Covenants<br>• Evidence of existing easements and any proposed easements, covenants, public or private rights-of-way. |
| ☐ | ☑ | Evidence of State or Federal Approvals<br>• Permits or letters of non-jurisdiction |

## Additional Documents

| Indicate Below Yes | N/A | Only if Applicable |
|---|---|---|
| ☑ | ☐ | Construction Management Plan, including traffic control plan.<br>• Provide construction management narrative in accordance with the City's Construction Management Template. |
| ☐ | ☑ | Traffic Study and/or other Transportation Plans<br>• Detailed in Sec. 2 of the Technical Manual |
| ☐ | ☑ | Significant Natural Features Narrative<br>• Identify significant natural features, wildlife habitats, fisheries habitats, or archaeological sites as detailed Ch. 14, Article 13, located on or near the project site, and describe protection methods during and after construction. |
| ☑ | ☐ | Stormwater Management Report<br>• Detailed in Sec. 14 of the Technical Manual |
| ☐ | ☑ | City Master Plan Narrative<br>• Detail project's consistency with City adopted Master Plans. |
| ☑ | ☐ | Evidence of Utility Capacity<br>• Provide letter from all utility providers demonstrating capacity to service the project. |
| ☐ | ☑ | Solid Waste Narrative<br>• Detail the amount of solid waste and recyclable material anticipated to be generated by the development, and information on how waste will be collected and removed. |
| ☑ | ☐ | Life/Safety Code Analysis Narrative<br>• Detail how the project complies with NFPA 1 and other Fire Department technical standards. |
| ☑ | ☐ | Design Narrative<br>• Detail how the project complies with any applicable design standards contained within the Land Use Code or City of Portland Design Manual. |
| ☐ | ☑ | HVAC and Manufacturing Equipment Verification<br>• Provide verification from manufacturer that equipment meets applicable state and federal emissions requirements. |
| ☑ | ☐ | Low Impact Development (LID) Analysis<br>• Provide a narrative detailing how the project complies with the low impact development requirements listed in Section 3 of the Technical Manual, along with a completed LID scorecard. |

## MAJOR AND MINOR SITE PLAN DRAWINGS CHECKLIST

**Please upload the following drawings with the listed details into ProjectDox as separate PDFs. All drawings must be submitted in a 24" x 36" inch sheet size.**

## Boundary Survey (Stamped by a Licensed Surveyor in accordance with Sec. 14 of the Technical Manual)

## Site Plan(s) (Stamped by a Maine Licensed Professional Engineer)

| Indicate Below | All Sheets – Include a title block with project title and the following information: |
|---|---|
| ☑ | Project street address |

| | | |
|---|---|---|
| ☑ | | Name and address of property owner & applicant. |
| ☑ | | Licensed design professional, including firm that produced plans. |
| ☑ | | North arrow |
| ☑ | | Date of preparation and revision history block. |
| ☑ | | Tax parcel (chart, block, and lot) number |
| Indicate Below Yes | N/A | **Existing Conditions Plan** |
| ☑ | ☐ | Existing structures, with distance from primary building façade(s) to the property line. |
| ☑ | ☐ | Approximate location of structures on abutting properties |
| ☑ | ☐ | All streets and intersections adjacent to the site |
| ☑ | ☐ | Existing driveways, pedestrian ways, and bicycle infrastructure, including dimensions and materials |

| | | |
|---|---|---|
| ☐ | ☑ | Existing public transit infrastructure |
| ☑ | ☐ | Existing vehicle & bicycle parking areas |
| ☑ | ☐ | Existing utilities on site and within adjacent rights-of-way |
| ☑ | ☐ | Existing grades (two-foot contours preferred) |
| ☐ | ☑ | Location of water courses, wetlands, and vegetation, or other significant natural features |
| ☐ | ☑ | Existing soil conditions and locations of test pits and borings |
| ☑ | ☐ | Zoning boundary lines, including overlays |
| ☐ | ☑ | Location of all existing easements and rights-of-way. |
| Indicate Below Yes | N/A | **Proposed Site Plan** |
| ☑ | ☐ | Proposed structures, including distance from primary building façade(s) to property lines |
| ☑ | ☐ | Ground floor area, and finished floor elevations for all buildings |
| ☐ | ☑ | Any proposed geometric modifications to streets and intersections adjacent to site |
| ☑ | ☐ | Location, dimensions and materials of all proposed driveways, vehicle, bicycle, & pedestrian access ways with corresponding curb lines |
| ☑ | ☐ | Engineered specifications/ cross-sections for proposed driveways, sidewalks & paved areas |
| ☐ | ☑ | Location and dimensions of proposed loading areas, including turning templates |
| ☐ | ☑ | Proposed transit infrastructure with dimensions/ engineering specifications |
| ☑ | ☐ | Location of vehicle and bicycle parking with dimensions and engineering specifications |
| ☑ | ☐ | Location of all snow storage areas |
| ☑ | ☐ | Exterior lighting (please see Technical Manual for photometrics requirements) |
| ☐ | ☑ | Location of fire hydrants |
| ☐ | ☑ | Location of solid waste management receptacles |
| ☐ | ☑ | Location of all proposed HVAC and mechanical equipment, including proposed screening, where applicable |
| ☑ | ☐ | Location of proposed easements and rights-of-way, including dimensions |
| ☑ | ☐ | Please utilize color-coding and/or hatches and shading to delineate changes between the pre and post development condition as needed |
| Indicate Below Yes | N/A | **Utility Plan** |
| ☑ | ☐ | Proposed electrical infrastructure |
| ☑ | ☐ | Location, sizing and directional flows of all proposed sewer and stormwater infrastructure |

| | | |
|---|---|---|
| ☑ | ☐ | Location and dimensions of off-premises public or publicly accessible infrastructure adjacent to the site |
| Indicate Below | | **Grading and Drainage Plan** |
| Yes | N/A | |
| ☑ | ☐ | Proposed grades |
| ☑ | ☐ | Proposed stormwater management measures meeting Technical Manual standards |
| ☐ | ☑ | Any proposed alteration of a watercourse or wetlands |
| ☐ | ☑ | Any groundwater protection measures |
| ☐ | ☑ | Proposed buffers and preservation measures for wetlands or significant natural features |
| Indicate Below | | **Landscape Plan** |
| Yes | N/A | |
| ☐ | ☑ | Existing vegetation to be preserved and preservation measures |

| | | |
|---|---|---|
| ☑ | ☐ | Proposed landscaping, screening, and street trees, including caliper widths for trees |
| ☑ | ☐ | Planting schedule, including street trees detailing species, quantity of plantings, and size at planting. |
| Indicate Below | | **Architectural Plans and Renderings** |
| Yes | N/A | |
| ☑ | ☐ | Exterior building elevations, color renderings, illustrations of all sides. |
| ☐ | ☑ | Axonometric and street-level views for structures greater than three stories in height. |
| ☑ | ☐ | Context drawings |
| ☑ | ☐ | Floor plans |
| Indicate Below | | **Construction Management Plan** |
| Yes | N/A | |
| ☑ | ☐ | Specifics on traffic control, sidewalk sheds, and pedestrian rerouting |
| ☑ | ☐ | Construction management plan and narrative based upon site plan in accordance with the City's construction management template. |
| Indicate Below | | **Other** |
| Yes | N/A | |
| ☐ | ☑ | Details and cross-sections |

# City of Portland Site Plan Form

| Part 1. Project Description & Site Information | | | |
|---|---|---|---|
| Application type: | Minor Site Plan | Submission type: | Initial Submission |
| | Address: | CBL number: | Lot area (square feet): |
| Main property: | 289 Cumberland Avenue | 026 C01 8001 | 6,328 |
| Additional properties (if applicable): | 9 Cedar Street | 026 C01 7001 | 4,481 |
| Project description: | 6,566 SF addition to the Boys & Girls Club of Southern Maine for teen programming. Includes a career center, classroom space, and outdoor activity space. | | |

| Type(s) of work: (Select which type(s) of work apply from the dropdown list. If not applicable, select N/A.) | |
|---|---|
| New residential construction or additions | N/A |
| New non-residential construction or additions | 1,000-10,000 square feet of new construction |
| Creation of disturbed area | N/A |
| Creation of impervious surface | N/A |
| Construction or paving of parking | N/A |
| Change of use | N/A |

| | | | | | |
|---|---|---|---|---|---|
| Does this project include State or Federal funding, permits, review, or sponsorship? | | | | ☐ Yes | ▪ No |
| If yes, list applicable entities: | | | | | |
| Associated applications: (Check all that apply) | | ☐ | Maine DEP- GC Permit | ☐ | Subdivision |
| ☐ | Army Corps of Engineers General Permit | ☐ | Maine DEP - NRPA | ☐ | Traffic Movement Permit |
| ☐ | Floodplain Development Permit | ☐ | Site Location of Development | ☐ | Zoning Amendment |
| ☐ | Harbor Commission Construction Permit | ☐ | Stormwater Quality | ☐ | Other: |

| Part 2. Use Information | | | | Total Existing | Total Proposed | Net New |
|---|---|---|---|---|---|---|
| Residential | General | Residential floor area (square feet) | | 10,080 | 0 | -10,080 |
| | | For Group Living uses with no dwelling units, list the number of rooming units | | | | |
| | | Dwelling units | | 13 | 0 | -13 |
| | | Ownership units | | | | |
| | | Rental units | | | | |
| | Bedrooms | Studio units | | | | |
| | | 1-bedroom units | | | | |
| | | 2-bedroom units | | | | |
| | | 3-bedroom units | | | | |
| | | 4+ bedroom units | | | | |
| | Affordability | Market-rate units | | | | |
| | | | % AMI | | | |
| | | | % AMI | | | |
| | | | % AMI | | | |
| Non-Residential | | Commercial/Service floor area (square feet) | | | | |
| | | Industrial floor area (square feet) | | | | |
| | | Institutional floor area (square feet) | | 36,950 | 50,082 | 13,132 |
| | | Other floor area (square feet) | | | | |

| Part 3. Inclusionary Zoning | | | Total Existing | Total Proposed | Net New |
|---|---|---|---|---|---|
| Inclusionary Zoning (IZ) dwelling units | | | | | |
| Ownership IZ units | | % AMI | | | |
| Rental IZ units | | % AMI | | | |
| Bedrooms | Studio IZ units | | | | |
| | 1-bedroom IZ units | | | | |
| | 2-bedroom IZ units | | | | |
| | 3-bedroom IZ units | | | | |
| | 4-bedroom IZ units | | | | |
| IZ fee-in-lieu | $ for of the required IZ dwelling units | | | | |

# City of Portland Site Plan Form

| Part 4. Building & Site Metrics | Total Existing | Total Proposed | Net New |
|---|---|---|---|
| Number of buildings | 3 | 1 | -2 |
| Building floor area (square feet) | 36,950 | 50,082 | 13,132 |
| Building footprint (square feet) | 17,203 | 23,769 | 6,566 |
| Street trees | 0 | 0 | |
| Automobile parking spaces | 18 | 15 | -3 |
| ADA-accessible parking spaces | 1 | 1 | |
| Compact parking spaces | 0 | 0 | |
| Level 2 Electric Vehicle (EV) charging spaces | 0 | 0 | |
| Level 3 Electric Vehicle (EV) charging spaces | 0 | 0 | |
| Bicycle parking spaces | 11 | 16 | 5 |
| Number of water service connections | 3 | 1 | -2 |
| Number of sewer service connections | 3 | 3 | |
| Impervious area (square feet) | 35,685 | 35,792 | 107 |
| New developed area (square feet) | | 1488 | |
| Non-roof redeveloped impervious area (square feet) | | 14155 | |
| Limits of disturbance (square feet) | | 40360 | |
| Alteration to wetlands or watercourses (square feet) | | 0 | |

| Part 5. Zoning (You can use this link to view the zoning for your property) | | | | | |
|---|---|---|---|---|---|
| Base Zone | B-3 | | Base Zone #2 (if applicable) | | |
| Local Historic District? | | Overlay Zone #1 (if applicable) | Downtown Entertainment | Overlay Zone #2 (if applicable) | |

| Zoning Standards – Project Site | B-3 Requirements | Proposed | Requirements | Proposed |
|---|---|---|---|---|
| Lot area (square feet) | | 40360 | | |
| Street frontage, Minimum (feet) | | 232 | | |
| Lot coverage, Maximum (%) | 100.0 | 88.7 | | |
| Landscaped open space ratio, Minimum (%) | | 0.089 | | |
| Build-to Zone (feet) | 5.0 | 6.3 | | |
| Build-to percentage, Minimum (%) | 100.0 | 0 | | |
| Blank wall area, Maximum (feet) | 20.0 | 11 | | |
| Additional standard: | | | | |

| Zoning Standards by Building (Use Extra Sheets if >2 Buildings) | Building #1 Zone Requirements | Proposed | Building #2 Zone Requirements | Proposed |
|---|---|---|---|---|
| Front setback, Minimum/Maximum (feet) | 0 | 6 | | |
| Rear setback, Minimum (feet) | 0 | 68 | | |
| Side setback, Minimum (feet) | 0 | 15 | | |
| Structure height, Maximum (feet) | 55 | 29.33 | | |
| Additional standard: | | | | |

| Affordable Housing Density Bonuses (if applicable) | Maximum Allowable with Bonus | Proposed |
|---|---|---|
| Density, Maximum (x base) | | |
| Height, Maximum (feet) | | |

| If Needed, Explanatory Text Can Be Provided Below |
|---|
| |

April 24, 2026
Job No.: 23109

Eric Freeman, Planner
City of Portland
Department of Planning and Urban Development
389 Congress Street
4th Floor
Portland, Maine 04101

**Re: Application PL-003520-2026 - Major Site Plan Review**
Boys & Girls Club of Southern Maine – Youth Campus
Map 26, Block C, Lots 8, 17, and 18-19
Portland, Maine

Dear Eric,

On behalf of the Applicant, The Boys & Girls Club of Southern Maine, we submit herewith information requested by the Planning Board at our April 14th Workshop.

1. Rendering of Proposed Building depicting rooftop mechanical units and screening (see attached images). Screen is 6 feet above parapet.
2. Number of dwelling units to be removed: 25 (total for two buildings).
3. Number of existing trees on property: 9 (see attached plan).

Thank you for continuing to guide us through this process. We look forward to working with the City to make this important project a success.

Sincerely,

Wendy MacDaniels, EI (ME)
Civil Engineer

SMRT Architects and Engineers | 75 Washington Ave, Suite 3A | Portland, ME 04101
p 207-321-3894 | c 207-400-0638 | email: wmacdaniels@smrtinc.com

**Attachments:**

1. Building Renderings
2. Tree Plan

# 2 - RIGHT, TITLE, AND INTEREST

Evidence of Right, Title, and Interest is provided by Boys and Girls Club of Southern Maine. See attached documents:

- Warranty Deed for 9 Cedar Street and 289 Cumberland Avenue
- Articles of Amendment and Article of Merger, Boys & Girls Club of Greater Portland
- Book 1324 page 452 Deed, Sheehan & Flynn to Portland Boys Club Assn
- Book 1327 page 122 Deed, Hannaford to Portland Boys Club Assn
- Book 2606 page 141 Deed, Udell & Bramson to Portland Boys Club Assn
- Book 2874 page 61 Deed, Fireman to Portland Boys Club Assn
- Boundary Survey, 1991

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED

DLN: 1002240187168

ELLIE LLC, a Maine limited liability company with its principal place of business in Cape Elizabeth, Maine, grants to PYC LLC, a Maine limited liability company with its principal place of business in Portland, County of Cumberland, and State of Maine, having a mailing address of P.O. Box 17916, Portland, ME 04112, with WARRANTY COVENANTS, the following described property:

See Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey, and hereby conveying, all and the same premises conveyed to Ellie LLC by Warranty Deed dated March 3, 2005, and recorded in the Cumberland County Registry of Deeds in Book 22378, Page 188, and as corrected by Corrective Warranty Deed dated March 17, 2006, and recorded in the Cumberland County Registry of Deeds in Book 23794, Page 33.

IN WITNESS WHEREOF, the said Ellie LLC has caused this instrument to be duly executed, acknowledged and delivered by Harry M. Krigman, its duly authorized Member, this 22nd day of March, 2022.

ELLIE LLC

Witness

Harry M. Krigman, Sole Member

STATE OF MAINE
CUMBERLAND, ss.

March 22, 2022

Personally appeared the above-named Harry M. Krigman, Sole Member of Ellie LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Ellie LLC.

Before me,

Notary Public/~~Attorney-at-Law~~
Lisa Bresnahan Todd
My Comm. Expires:
July 20, 2026

DOC :15699 BK:39280 PG:123
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
03/23/2022, 08:12:41A
Register of Deeds Jessica M. Spaulding E-RECORDED

# Exhibit A

Parcel One: 9 Cedar Street

A certain lot or parcel of land, with the buildings thereon, situated on the easterly side of Cedar Street, in Portland, in said County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on said Cedar Street at the corner of land formerly of F. G. Cummings, which corner is one hundred (100) feet from the northerly side line of Cumberland Avenue; thence running easterly by the line of said Cummings lot and as the fence stood one hundred twenty(120) feet, more or less, to land formerly owned by Edward Cobb; thence by the bounds of said Cobb land northerly thirty-seven (37) feet and four (4) inches to the division fence between the northerly side; thence southwesterly on a line parallel with the Cummings lot line one hundred nineteen (119) feet and eight (8) inches to said Cedar Street; thence southeasterly on said Cedar Street thirty-seven (37) feet and four (4) inches to the point of beginning.

Parcel Two: 289-291 Cumberland Avenue

Another certain lot or parcel of land with the buildings thereon, situated on the Northerly side of Cumberland Avenue in said Portland, and numbered 289 on said Avenue, bounded and described as follows:

Beginning at a point on said Avenue twenty-five (25) feet and two (2) inches northeasterly from the stone monument at the corner of Cedar Street and said Avenue; thence northwesterly at right angles with Cumberland Avenue thirty-seven (37) feet to a point; thence northeasterly on the parallel line with said Avenue six (6) inches to a point; thence northwesterly at right angles with said Avenue twenty-four (24) feet to a point; thence northeasterly on a parallel line with said Avenue four (4) feet to a point; thence northwesterly on a parallel line with Cedar Street thirty-eight (38) feet, more or less, to land formerly of Benjamin Larrabee; thence northeasterly by land of said Larrabee thirty-four feet and four inches (34' 4"), more or less, to land formerly of Charles Kimball; thence Southeasterly by land of said Kimball one hundred (100) feet, more or less, to said Avenue; thence southwesterly on said Avenue thirty-eight (38) feet and ten inches (10") to the point of beginning, with the right to use the passageway nine (9) feet in width from the lot hereby conveyed to said Cedar Street, said passageway being located sixty-nine and one-half (69½) feet northwesterly from said Cumberland Avenue in said Portland.

Also, another certain lot or parcel of land with the buildings thereon, situated on the northwesterly side of Cumberland Avenue and northeasterly side of Cedar Street in said Portland, and bounded and described as follows:

Beginning at the place of the stone monument at the corner of Cedar Street and Cumberland Avenue on the northeasterly side of said Cedar Street; thence running northeasterly on Cumberland Avenue twenty-five (25) feet and two (2) inches to a point; thence northwesterly at right angles with Cumberland Avenue thirty-seven (37) feet to a point; thence northeasterly on a parallel line with Cumberland Avenue six inches to a point; thence northwesterly at right angles with Cumberland Avenue twenty-four (24) feet to a point; thence northeasterly and parallel with Cumberland Avenue four (4) feet to a point; thence northwesterly on a parallel line with Cedar Street thirty-eight (38) feet, more or less, to land formerly of Benjamin Larrabee 2nd; thence southwesterly by said Larrabee land to Cedar Street; thence by Cedar Street one hundred (100) feet, more or less, to Cumberland Avenue to the place of the stone monument and the point begun at.

**Minimum Filing Fee $10.00.** An **additional $10** filing fee if

**DOMESTIC**
**NONPROFIT CORPORATION**

**STATE OF MAINE**

# ARTICLES OF AMENDMENT

File No. 19090005ND Pages 2
Fee Paid $ 10
DCN 2073021500042 LNME
-----FILED----------
10/25/2007

Deputy Secretary of State

**A True Copy When Attested By Signature**

Deputy Secretary of State

Boys & Girls Clubs of Greater Portland
(Name of Corporation)

Pursuant to 13-B MRSA §§802 and 803, the undersigned corporation executes and delivers the following Articles of Amendment

**FIRST:** ("X" one box only.) [x] public benefit corporation [ ] mutual benefit corporation

**SECOND:** Describe **NATURE OF CHANGE** (i e change in name of corporation, purpose, number of directors, adding or deleting section or revision of section, etc.) as well as **TEXT** of amendment. Attach additional pages as needed

Article First of the Articles of Incorporation are hereby amended to read as follows:

FIRST: The name of the corporation is "Boys & Girls Clubs of Southern Maine"

FORM NO MNPCA-9 (1 of 2)



Tue Oct 06 2020 10:58:36

**THIRD:** ("X" one box only.) The amendment was adopted on (date) October 18, 2007 as follows:

- [X] By the members at a meeting at which a quorum was present and the amendment received at least a majority of the votes which members were entitled to cast
- [ ] (If the Articles require more than a majority vote ) By the members at a meeting at which the amendment received at least the percentage of votes required by the Articles of Incorporation.
- [ ] By the written consent of all members entitled to vote with respect thereto.
- [ ] (If no members, or none entitled to vote thereon ) By majority vote of the board of directors

**FOURTH:** The address of the registered office of the corporation in the State of Maine is 277 Cumberland Avenue, P.O. Box 7830, Portland, Maine 04112
(street, city, state and zip code)

**DATED** October 18, 2007

*By _____
(signature)
Susannah Swihart, Board President
(type or print name and capacity)

*By _____
(signature)
P. Gregory Hastings III
(type or print name and capacity)

***MUST BE COMPLETED FOR VOTE OF MEMBERS***
I certify that I have custody of the minutes showing the above action by the members
_____
(signature of clerk, secretary or asst. secretary)

*This document **MUST** be signed by any duly authorized officer (13-B MRSA §104 1 B)

Please remit your payment made payable to the Maine Secretary of State.

**SUBMIT COMPLETED FORMS TO: CORPORATE EXAMINING SECTION, SECRETARY OF STATE, 101 STATE HOUSE STATION, AUGUSTA, ME 04333-0101**
**TEL. (207) 624-7752**

FORM NO. MNPCA-9 (2 of 2) Rev 9/16/2005

Minimum Fee $25.00 (See §1401)

**DOMESTIC**
**NONPROFIT CORPORATION**

**STATE OF MAINE**

# ARTICLES OF MERGER

**Boys & Girls Club of Auburn/Lewiston**
(Merged Maine Corporation)

**INTO**

**Boys & Girls Clubs of Greater Portland**
(Surviving Maine Corporation)

File No 19090005ND Pages 4
File No 19950464ND
Fee Paid $ 25
DCN 2073021500041 MERG
—FILED— —EFFECTIVE—
10/25/2007 10/25/2007

Julie L Flynn
Deputy Secretary of State

**A True Copy When Attested By Signature**

Deputy Secretary of State

Pursuant to 13-B MRSA §904 or 13 MRSA §961, the undersigned corporations execute and deliver the following Articles of Merger

**FIRST:** To be completed by the surviving corporation:
("X" one box only.) ☒ public benefit corporation ☐ mutual benefit corporation

**SECOND:** The plan of merger is set forth in Exhibit A attached hereto and made a part hereof.

**THIRD:** ("X" one box only for each corporation.) As to each participating corporation, the plan of merger was adopted in the following manner:

Name of Corporation **Boys & Girls Club of Auburn/Lewiston**

☒ By the members at a meeting on (date) **October 11, 2007**, at which a quorum was present and such plan received at least a majority of the votes which members were entitled to cast.

☐ If the Articles of Incorporation require more than a majority vote, by the members at a meeting on (date) _____, and such plan received at least the percentage of votes of the members required by the Articles of Incorporation.

☐ By the written consent of all members entitled to vote with respect thereto, dated _____, without resolution of the board of directors.

☐ There being no members, or no members entitled to vote thereon, the plan was adopted by a majority vote of the board of directors in office at a meeting held on _____

Name of Corporation **Boys & Girls Clubs of Greater Portland**

☒ By the members at a meeting on (date) **October 18, 2007**, at which a quorum was present and such plan received at least a majority of the votes which members were entitled to cast

☐ If the Articles of Incorporation require more than a majority vote, by the members at a meeting on (date) _____, and such plan received at least the percentage of votes of the members required by the Articles of Incorporation

☐ By the written consent of all members entitled to vote with respect thereto, dated _____, without resolution of the board of directors.

☐ There being no members, or no members entitled to vote thereon, the plan was adopted by a majority vote of the board of directors in office at a meeting held on _____.



Tue Oct 06 2020 10:58:36

**FOURTH:** The address of the registered office of the surviving corporation in the State of Maine is **277 Cumberland Avenue, P.O. Box 7830, Portland, Maine 04112**
(street, city, state and zip code)

The address of the registered office of the merged corporation in the State of Maine is **95 Main Street, P.O. Box 3200, Auburn, Maine 04212-3200**
(street, city, state and zip code)

**FIFTH:** Effective date of the merger (if later than date of filing of Articles) is _____

*(Not to exceed 60 days from date of filing of the Articles)*

DATED October 18, 2007
(10/18/07)

**Boys & Girls Clubs of Greater Portland**
(surviving corporation)

*By _____
(signature)
Susannah Sujihara, Board President
(type or print name and capacity)

*By _____
(signature)
P Gregory Hastings II
(type or print name and capacity)

*MUST BE COMPLETED FOR VOTE OF MEMBERS*
I certify that I have custody of the minutes showing the above action by the members
Boys & Girls Clubs of Greater Portland
(name of corporation)
_____
(signature of clerk, secretary or asst. secretary)

DATED October 18, 2007
(10/11/07)

**Boys & Girls Club of Auburn/Lewiston**
(merged corporation)

*By _____
(signature)
PAT FINNIGAN, PRESIDENT
(type or print name and capacity)

*By _____
(signature)
Roy P. Hayes Sec.
(type or print name and capacity)

*MUST BE COMPLETED FOR VOTE OF MEMBERS*
I certify that I have custody of the minutes showing the above action by the members.
Boys & Girls Club of Auburn/Lewiston
(name of corporation)
_____ Sec.
(signature of clerk, secretary or asst. secretary)

---

*This document **MUST** be signed by any duly authorized officer. (13-B MRSA §104 1.B)

Please remit your payment made payable to the Maine Secretary of State.

**SUBMIT COMPLETED FORMS TO: CORPORATE EXAMINING SECTION, SECRETARY OF STATE, 101 STATE HOUSE STATION, AUGUSTA, ME 04333-0101**
**TEL. (207) 624-7752**

FORM NO. MNPCA-10 Rev 8/23/2006

AGREEMENT OF MERGER

of

BOYS & GIRLS CLUB OF AUBURN/LEWISTON (a Maine non-profit corporation)

into

BOYS & GIRLS CLUBS OF GREATER PORTLAND (a Maine non-profit corporation)

Pursuant to Chapter 9 of the Maine Nonprofit Corporation Act

Pursuant to this Agreement, the Boys & Girls Club of Auburn/Lewiston, a Maine non-profit corporation ("AL"), will be merged (the "Merger") with and into the Boys & Girls Clubs of Greater Portland, a Maine non-profit corporation ("Portland"). In the Merger, Portland shall be the surviving corporation (the "Surviving Corporation"). The terms and conditions of the Merger are as set forth below.

1. The Merger shall be effective on the date (the "Effective Date") on which the Articles of Merger with respect to the Merger shall have been duly executed and filed in the office of the Secretary of State of the State of Maine in accordance with the provisions of the Maine Nonprofit Corporation Act.

2. At the Effective Date, the Articles of Incorporation of Portland shall, without change, become the Articles of Incorporation of the Surviving Corporation. The Bylaws of Portland shall, as the same have been or may be amended, become the Bylaws of the Surviving Corporation. At the Effective Date, the corporators of AL and Portland shall be the corporators of the Surviving Corporation until their respective successors are duly elected or chosen and have been qualified in the manner provided in the Articles of Incorporation and Bylaws or as otherwise provided by law. The directors of the Surviving Corporation shall be elected or chosen in the manner provided in the Articles of Incorporation and Bylaws of the Surviving Corporation or as otherwise provided by law.

3. In the Merger, each membership interest of AL immediately prior to the Effective Date shall be converted into one (1) membership interest of Portland.

4. Immediately upon filing the Articles of Merger, AL shall cease its separate existence; all of the properties (real, personal and mixed), rights, immunities, privileges, franchises, choses in action and all other assets of AL shall vest in the Surviving Corporation without further act; and the Surviving Corporation shall assume all the liabilities, duties and obligations of AL

5. AL and Portland expressly reserve the right to abandon the Merger and this Agreement of Merger, at any time prior to the Effective Date, in the absolute discretion of the directors of either of them.

6. This plan may be executed in any number of counterparts, each of which shall be an original.

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be executed and delivered as of October 18, 2007.

BOYS & GIRLS CLUB OF
AUBURN/LEWISTON
(a Maine non-profit corporation)

Witness Roy P. Hibyan, Secr

By
Its: Past Chairman, President

BOYS & GIRLS CLUBS
OF GREATER PORTLAND
(a Maine non-profit corporation)

Witness P Gregory Hastings III

By
Its: Board President



Tue Oct 06 2020 10:58:36

**Minimum Filing Fee $10.00** if changing the purpose an additional **$10** fee must be included

**DOMESTIC**
**NONPROFIT CORPORATION**

**STATE OF MAINE**

File No. 19090005ND Pages 2
Fee Paid $ 10
DCN 2053361500014 LNME
----FILED----------
11/28/2005

Julie L Flynn
Deputy Secretary of State

**A True Copy When Attested By Signature**

Deputy Secretary of State

# ARTICLES OF AMENDMENT

Portland Boys Club Association
(Name of Corporation)

Pursuant to 13-B MRSA §§802 and 803, the undersigned corporation executes and delivers the following Articles of Amendment.

**FIRST:** ("X" one box only ) ☒ public benefit corporation ☐ mutual benefit corporation

**SECOND:** Describe **NATURE OF CHANGE** (i e change in name of corporation, purpose, number of directors, adding or deleting section or revision of section, etc ) as well as **TEXT** of amendment Attach additional pages as needed

**Change in name of corporation as follows:**

**Article First of the Articles of Incorporation should read as follows: FIRST: The name of the corporation is Boys & Girls Clubs of Greater Portland**

FORM NO. MNPCA-9 (1 of 2)

**THIRD:** ("X" one box only ) The amendment was adopted on (date) October 25, 2005 as follows:

☒ By the members at a meeting at which a quorum was present and the amendment received at least a majority of the votes which members were entitled to cast

☐ (If the Articles require more than a majority vote ) By the members at a meeting at which the amendment received at least the percentage of votes required by the Articles of Incorporation

☐ By the written consent of all members entitled to vote with respect thereto

☐ (If no members, or none entitled to vote thereon ) By majority vote of the board of directors

**FOURTH:** The address of the registered office of the corporation in the State of Maine is

**P.O. Box 7830, Portland, Maine 04112**
(street, city, state and zip code)

**DATED** October 25, 2005

*By Caron Zand
(signature)

Caron Zand, Board President
(type or print name and capacity)

*By
(signature)

P. Gregory Hastings II Secretary
(type or print name and capacity)

***MUST BE COMPLETED FOR VOTE OF MEMBERS***

I certify that I have custody of the minutes showing the above action by the members

(Signature of Clerk, Secretary or asst secretary)

*This document **MUST** be signed by (13-B MRSA §104 1 B)
**(1)** the **Clerk or Secretary OR**
**(2)** the **President** or a Vice-President **together with** the **Secretary** or an assistant secretary, or a 2nd certifying officer **OR**
**(3)** if no such officers, then a majority of the **Directors OR**
**(4)** if no such directors, then the **Members.**

Please remit your payment made payable to the Maine Secretary of State

**SUBMIT COMPLETED FORMS TO: CORPORATE EXAMINING SECTION, SECRETARY OF STATE, 101 STATE HOUSE STATION, AUGUSTA, ME 04333-0101**
**TEL. (207) 624-7740**

FORM NO MNPCA-9 (2 of 2) Rev 8/1/2004

Filing Fee $5.00

File No 19090005ND Pages 1
Fee Paid $ 5
DCN 2053361500013 CANA
----FILED----------
11/28/2005

Julie L Flynn
Deputy Secretary of State

A True Copy When Attested By Signature

Deputy Secretary of State

**NONPROFIT CORPORATION**

**STATE OF MAINE**

# TERMINATION OF STATEMENT OF INTENTION TO CARRY ON ACTIVITIES UNDER AN ASSUMED OR FICTITIOUS NAME

**Portland Boys Club Association**
(Real Name of Corporation)

Pursuant to 13-B MRSA §308-A 8, the undersigned corporation executes and delivers the following Termination of Statement of Intention to Carry on Activities Under an Assumed or Fictitious Name

**FIRST:** The corporation no longer intends to carry on activities under an assumed or fictitious name

**SECOND:** The corporation intends to terminate the assumed or fictitious name of

**Boys and Girls Clubs of Greater Portland**

**THIRD:** The address of the registered office of the corporation in the State of Maine is

**P.O. Box 7830, Portland, ME 04112**
(street, city, state and zip code)

**DATED** October 25, 2005

*By Caron Zand
(signature)

Caron Zand, Board President
(type or print name and capacity)

*By
(signature)

P Gregory Hastings II Secretary
(type or print name and capacity)

*If this is a domestic corporation, this document **MUST** be signed by
**(1)** the **Clerk or Secretary OR**
**(2)** the **President** or a vice-pres **together with** the **Secretary** or an ass't sec., or a 2nd certifying officer **OR**
**(3)** if no such officers, then a majority of the **Directors OR**
**(4)** if no such directors, then the **Members.**
*If this is a foreign corporation, this document **MUST** be signed by any duly authorized individual

Please remit your payment made payable to the Maine Secretary of State

**SUBMIT COMPLETED FORMS TO: CORPORATE EXAMINING SECTION, SECRETARY OF STATE, 101 STATE HOUSE STATION, AUGUSTA, ME 04333-0101**
**TEL. (207) 624-7740**

FORM NO MNPCA-5A Rev 7/1/2003

File No. 19090005ND Pages 2
Fee Paid $ 5
DCN 2010991600016 LNME
-----FILED-----
04/04/2001

Deputy Secretary of State

A True Copy When Attested By Signature

Deputy Secretary of State

**DOMESTIC**
**NONPROFIT CORPORATION**

**STATE OF MAINE**

# ARTICLES OF AMENDMENT

Portland Boys Club Association
(Name of Corporation)

Pursuant to 13-B MRSA §§802 and 803, the undersigned corporation executes and delivers for filing the following Articles of Amendment:

**FIRST:** Describe **NATURE OF CHANGE** (i.e. change in name of corporation, purpose, number of directors, adding or deleting section or revision of section, etc.) as well as **TEXT** of amendment. Attach additional pages as needed.

~~NAME CHANGE~~

AMENDMENTS

~~ARTICLE I~~

~~Name and Seal~~

"As of May 30, 1985, the Corporation will carry on business under the assumed name of Boys & Girls Clubs of Greater Portland by approval of the Board of Directors at the May 16, 1985 meeting."

NAME CHANGE

FIRST: Portland Boys' Club Association

SECOND: Portland Boys Club Association

**SECOND:** ("X" one box only) The amendment was adopted on (date) May 16, 1985 as follows:

☒ By the members at a meeting at which a quorum was present and the amendment received at least a majority of the votes which members were entitled to cast.

☐ (If the Articles require more than a majority vote.) By the members at a meeting at which the amendment received at least the percentage of votes required by the Articles of Incorporation.

☐ By the written consent of all members entitled to vote with respect thereto.

☒ (If no members, or none entitled to vote thereon.) By majority vote of the board of directors.

**THIRD:** The address of the registered office of the corporation in the State of Maine is

277 Cumberland Avenue, Portland, Maine 04101
(street, city, state and zip code)

**DATED** 4/2/01

*By Beverly M. Sherman
(signature)

Beverly M. Sherman Board President
(type or print name and capacity)

*By Robert A. Clark
(signature)

Robert A. Clark, Executive Director
(type or print name and capacity)

2nd certifying officer

***MUST BE COMPLETED FOR VOTE OF MEMBERS***

I certify that I have custody of the minutes showing the above action by the members.

P. Gregory Hastings II
(signature of clerk, secretary or asst. secretary)

*This document **MUST** be signed by
(1) the **Clerk** or **Secretary** OR
(2) the **President** or a vice-pres. **together with** the **Secretary** or an ass't. sec., or a 2nd certifying officer OR
(3) if no such officers, then a majority of the **Directors** OR
(4) if no such directors, then the **Members.**

**SUBMIT COMPLETED FORMS TO: CORPORATE EXAMINING SECTION, SECRETARY OF STATE, 101 STATE HOUSE STATION, AUGUSTA, ME 04333-0101**
**TEL. (207) 287-4195**

FORM NO. MNPCA-9 Rev. 7/2000



Tue Oct 06 2020 10:58:36

**NONPROFIT CORPORATION**

**STATE OF MAINE**

**NOTIFICATION BY REGISTERED AGENT OF CHANGE IN CURRENT NAME or REGISTERED OFFICE**

Fil File No. 19090005ND Pages 2
Fee Paid $ 5
DCN 201099160001? RD
-----FILED----------
04/04/2001

Julie L. Flynn
Deputy Secretary of State

A True Copy When Attested By Signature

Deputy Secretary of State

Pursuant to 13-B MRSA §305.3 or §1212.2-A., the undersigned registered agent for one or more corporations gives notice of the following change in name of current registered agent or registered office in the State of Maine for each corporation **listed in item FIFTH:**

**FIRST:** Current name of registered agent appearing on the record in the Secretary of State's Office

Robert A. Clark

**SECOND:** New name of current registered agent, if name has changed

**THIRD:** Address of former registered office:

277 Cumberland Avenue, Portland, ME 04101
(street, city, state and zip code)

**FOURTH:** Address of new registered office:

277 Cumberland Avenue, Portland, ME 04101
(physical location - street (not P.O. Box), city, state and zip code)

P. O. Box 7830, Portland, ME 04112
(mailing address if different from above)

**FIFTH:** The undersigned, registered agent of the following corporation(s), has notified each corporation of the above change.

| Name of Corporation | Jurisdiction of Incorporation if not Maine |
|---|---|
| Portland Boys Club Association | |

☐ Names of additional corporations attached hereto as Exhibit ___, and made a part hereof.

DATED 02/20/01

* Robert A. Clark
(signature of registered agent)

ROBERT A. CLARK
(type or print name)

* _____
(name of corporation)

By _____
(signature)

_____
(type or print name and capacity)

By _____
(signature)

_____
(type or print name and capacity)

---

*If the registered agent is a person, it must be manually signed.
*If the registered agent is a domestic corporation, the name of the corporation should be typed or printed and this document **MUST** be signed by
(1) the **Clerk or Secretary OR**
(2) the **President** or a vice-pres. **together with** the **Secretary** or an ass't. sec., or a 2nd certifying officer **OR**
(3) if no such officers, then a majority of the **Directors OR**
(4) if no such directors, then the **Members.**
*If the registered agent is a foreign corporation, the name of the corporation should be typed or printed and this document **MUST** be signed by any duly authorized individual.

**SUBMIT COMPLETED FORMS TO: CORPORATE EXAMINING SECTION, SECRETARY OF STATE, 101 STATE HOUSE STATION, AUGUSTA, ME 04333-0101**
**TEL. (207) 287-4195**

FORM NO. MNPCA-3B Rev. 8/2000

19090005ND 1910000230306

FILED 06 25 1991 AGNT

NONPROFIT CORPORATION

STATE OF MAINE

| For Use By The Secretary of State |
|---|
| FILED |
| June 25, 19 91 |
| Deputy Secretary of State |
| A True Copy When Attested By Signature |
| Deputy Secretary of State |

Fee Paid ... $5.00

C.B. ...

Date JUL 22 1991

**CHANGE OF REGISTERED AGENT or REGISTERED OFFICE or BOTH**

Pursuant to 13-B MRSA §305 (1) or §1212 (2), the undersigned corporation advises you of the following change(s); authorized by a resolution duly adopted by the board of directors:

FIRST: The name of the registered agent and the registered office of the corporation appearing on the record in Secretary of State's office are George C. Neubauer

277 Cumberland Avenue, Portland, Maine 04101

(street, city, state and zip code)

SECOND: The name of its successor (new) registered agent and the new registered office are:

Robert A. Clark

(name)

277 Cumberland Avenue, Portland, Maine 04101

(street address (not P.O. Box), city, state and zip code)

(mailing address if different from above)

THIRD: (To be completed by a foreign corporation.) N/A

A. Jurisdiction of incorporation _____

B. Date of authorization to carry on activities in this State _____

Portland Boys Club Association

(Name of Corporation)

By Susan B. Dana

(signature)

Dated: May 23, 1991

Susan B. Dana, President

(type or print name and capacity)

By Joseph J. Nelson

(signature)

Joseph J. Nelson, Secretary

(type or print name and capacity)

This document *MUST* be signed by (1) the **Clerk** *OR* **Secretary** OR (2) the **President** or a vice-president *AND* the **Secretary** or an assistant secretary, or such other officer as the bylaws may designate as a 2nd certifying officer *OR* (3) if no such officers, then a majority of the **directors** or such directors designated by a majority of directors then in office *OR* (4) if no directors, then the **members** or such of them designated by the members at a lawful meeting.

FORM NO. MNPCA-3 Rev. 90 *SUBMIT COMPLETED FORMS TO:* Secretary of State, Station 101, Augusta, Maine 04333

19090005ND 1910000230307

FILED 08 03 1989 AGRO

Fee Paid $5.00

C. B. ----

Date AUG 25 1989

1

# NONPROFIT CORPORATION

## STATE OF MAINE

## CHANGE OF REGISTERED AGENT or REGISTERED OFFICE or BOTH

Pursuant to 13-B MRSA §305 (1) or §1212 (2), the undersigned corporation advises you of the following change(s); authorized by a resolution duly adopted by the board of directors:

PORTLAND BOYS CLUB ASSOCIATION

For Use By The Secretary of State
FILED
August 3 19 89
Gary Cooper
Deputy Secretary of State

A True Copy When Attested By Signature

Deputy Secretary of State

FIRST: The name of the registered agent and the registered office of the corporation appearing on the record in Secretary of State's office are Barnett I. Shur

100 Middle Street, P.O. Box 9729, Portland, Maine 04104-5029
(street, city, state and zip code)

SECOND: The name of its successor (new) registered agent and the new registered office are George C. Neubauer

277 Cumberland Avenue, Portland, Maine 04101
(mailing address) (street, city, state and zip code)

THIRD: (To be completed by a foreign corporation.)

A. Jurisdiction of incorporation N/A

B. Date of authorization to carry on activities in this State

Portland Boys Club Association
(Name of Corporation – Typed or Printed)

By* Eleanor G. Mavodones
(signature)

Dated: 5-30-89

Eleanor A. Mavodones, Secretary
(type or print name and capacity)

By*
(signature)

(type or print name and capacity)

*This document *MUST* be signed by (1) the Clerk or Secretary *OR* (2) the President or a vice-president *AND* the Secretary or an assistant secretary, or such other officer as the bylaws may designate as a 2nd certifying officer *OR* (3) if no such officers, then a majority of the directors or such directors designated by a majority of directors then in office *OR* (4) if no directors, then the members or such of them designated by the members at a lawful meeting.

FORM NO. MNCPA-3 Rev. 83

19090005ND 1910000230308

FILED 12 31 1987 RO

Fee Paid $5.00

C. B. ----

Date JAN 28 1988

1

NONPROFIT CORPORATION

STATE OF MAINE

CHANGE OF REGISTERED AGENT or REGISTERED OFFICE or BOTH

Pursuant to 13-B MRSA §305 (1) or §1212 (2), the undersigned corporation advises you of the following change(s); authorized by a resolution duly adopted by the board of directors:

For Use By The Secretary of State
FILED
December 31, 19 87
Deputy Secretary of State

A True Copy When Attested By Signature

Deputy Secretary of State

FIRST: The name of the registered agent and the registered office of the corporation appearing on the record in Secretary of State's office are Barnett I. Shur

One Monument Square, Portland, Maine 04101
(street, city, state and zip code)

SECOND: The name of its successor (new) registered agent and the new registered office are Barnett I. Shur

100 Middle St., P.O. Box 9729, Portland, Maine 04104-5029
(mailing address) (street, city, state and zip code)

THIRD: (To be completed by a foreign corporation.)

A. Jurisdiction of incorporation n/a

B. Date of authorization to carry on activities in this State n/a

Portland Boy's Club Association
(Name of Corporation — Typed or Printed)

By* Barnett I. Shur
(signature)

Dated: December 30, 1987

Barnett I. Shur, Clerk
(type or print name and capacity)

By*
(signature)

(type or print name and capacity)

*This document *MUST* be signed by (1) the Clerk or Secretary *OR* (2) the President or a vice-president *AND* the Secretary or an assistant secretary, or such other officer as the bylaws may designate as a 2nd certifying officer *OR* (3) if no such officers, then a majority of the directors or such directors designated by a majority of directors then in office *OR* (4) if no directors, then the members or such of them designated by the members at a lawful meeting.

FORM NO. MNPCA-3 Rev. 83

19090005ND 1910000230309

FILED 05 30 1985 ANME

Fee Paid $5.00

C. B. ----

Date 6-18-85

**NONPROFIT CORPORATION**

**STATE OF MAINE**

# STATEMENT OF INTENTION TO CARRY ON ACTIVITIES UNDER AN ASSUMED NAME

For Use By The Secretary of State
FILED
May 30, 1985
Deputy Secretary of State
A True Copy When Attested By Signature
Deputy Secretary of State

Pursuant to 13-B MRSA §308, the undersigned, a corporation (incorporated under the laws of the State of Maine), (incorporated under the laws of the State of _____, and authorized to carry on activities in Maine), gives notice of its intention to carry on activities in this State under an assumed name.

FIRST: The name of the corporation is

Portland Boys Club Association

SECOND: The address of the registered office of the corporation in the State of Maine is

c/o Barnett I. Shur, One Monument Sq., Portland, ME 04101
(street, city, state and zip code)

THIRD: The corporation intends to carry on activities under the assumed name of

Boys and Girls Clubs of Greater Portland

**COMPLETE THE FOLLOWING IF APPLICABLE**

FOURTH: If such assumed name is to be used at fewer than all of the corporation's places of activity in this State, the location(s) where it will be used is(are):

Dated: 5-28-85

By* Richard H. Pay Jr.
(signature)
Richard H. Pay, Jr., President
(type or print name and capacity)

By* [signature]
(signature)
Amory M. Houghton, III, Secretary
(type or print name and capacity)

*This document *MUST* be signed by (1) the Clerk or Secretary *OR* (2) the President or a vice-president *AND* the Secretary or an assistant secretary, or such other officer as the bylaws may designate as a 2nd certifying officer *OR* (3) if no such officers, then a majority of the directors or such directors designated by a majority of directors then in office *OR* (4) if no directors, then the members or such of them designated by the members at a lawful meeting.

FORM NO. MNPC 4-5-83

NONPROFIT CORPORATION

This Space For Use By Secretary of State

19090005ND 1910000230310

FILED 07 01 1983 AGNT

MAINE
SECRETARY OF STATE
FILED
July 1, 19 83
Carol E. Hanks
Secretary of State
AGENT

Fee Paid $5.00
C. B. 840000NC
Date 7-14-83
1

STATE OF MAINE

CHANGE OF REGISTERED AGENT or REGISTERED OFFICE or BOTH

OF

Portland Boy's Club Association

Pursuant to 13-B MRSA §305 (1) or §1212 (2), the undersigned corporation advises you of the following change(s):

FIRST: The name of the registered agent and the registered office of the corporation appearing on the record in Secretary of State's office are George M. Shur, One Monument Square Portland, Maine 04101
(street, city, state and zip code)

SECOND: The name of its successor (new) registered agent and the new registered office are Barnett I. Shur, One Monument Square, Portland, Maine 04101
(street, city, state and zip code)

THIRD: (To be completed by a foreign corporation.)

A. Jurisdiction of incorporation _____.
B. Date of authorization to carry on activities in this State _____.

FOURTH: Such change was authorized by a resolution duly adopted by the board of directors.

Dated: June 1, 1983

Portland Boy's Club Association *
(name of corporation)
By _____
(signature)
Amory M. Houghton, Secretary
(type or print name and capacity)
By _____
(signature)
William L. Edmonson, Executive Director
(type or print name and capacity)

Legibly print or type name and capacity of all signers 13-B MRSA §104.

*The name of the corporation should be typed, and the document must be signed (1) by the clerk or secretary or (2) by the president or a vice-president and by the secretary or an assistant secretary, or such other officer as the bylaws may designate as a 2nd certifying officer or (3) if there are no such officers, then by a majority of the directors or by such directors as may be designated by a majority of directors then in office or (4) if there are no such directors, then by the members or such of them as may be designated by the members at a lawful meeting.

FORM NO. MNPCA-3

19090005ND 1910000230311

FILED 06 15 1979 APAG

Fee Paid $5.00

C. B. 79NC1075

Date 8-14-79

**NONPROFIT CORPORATION**

**STATE OF MAINE**

**APPOINTMENT OF REGISTERED AGENT and REGISTERED OFFICE**

**OF**

Portland Boys' Club Association

This Space For Use By Secretary of State

MAINE
SECRETARY OF STATE
FILED
June 15, 1979

Secretary of State
AGENT

Pursuant to 13-B MRSA §305 (1), the undersigned corporation advises you of the following:

FIRST: The name of the registered agent and the registered office of the corporation are

~~Portland Boys' Club Association~~ George M. Shur

One Monument Square, Portland, Maine 04101

~~277 Cumberland Avenue, Portland, Maine 04101~~

(street, city, state and zip code)

SECOND: Such appointment was authorized by a resolution duly adopted by the board of directors.

1909

Dated: ~~6/14/79~~ 6/14/79

Portland Boys' Club Association *
(name of corporation)

By Paul S. Stevens (signature)
Paul S. Stevens
President
(type or print name and capacity)

By George M. Shur (signature)
George M. Shur
Secretary
(type or print name and capacity)

Legibly print or type name and capacity of all signers 13-B MRSA §104.

*The name of the corporation should be typed, and the document must be signed (1) by the clerk or secretary or (2) by the president or a vice-president and by the secretary or an assistant secretary, or such other officer as the bylaws may designate as a 2nd certifying officer or (3) if there are no such officers, then by a majority of the directors or by such directors as may be designated by a majority of directors then in office or (4) if there are no such directors, then by the members or such of them as may be designated by the members at a lawful meeting.

FORM NO. MNPCA-3C

19090005ND 1910000230313

FILED 03 30 1909 ARTI 2

# State of Maine.

## Certificate of Organization of a Corporation, under Chapter Fifty-seven of the Revised Statutes, and Amendments Thereto.

The undersigned, officers of a corporation duly organized at Room nine 390 Congress street in the ~~town~~ of City of Portland, State of Maine, on the thirtieth day of January A. D. 1909, hereby certify as follows:

The name of said corporation is Portland Boys' Club Association

The purposes of said corporation are to exclusively assist in promoting the moral, educational and industrial training of boys whose condition requires such assistance

Said corporation is located in the town of City of Portland County of Cumberland State of Maine.

The number of officers is Eleven and their names are as follows:

President, Wilford G. Chapman

Vice Presidents, Mary S. Burnham and Elmer H. Waterhouse

Secretary or Clerk, Joseph E. F. Connolly

Treasurer, Fred V. Matthews

Auditors, Lyman C. Fowler and Benjamin L. Donnell

Directors or Trustees, Wilford G. Chapman, Mary S. Burnham, Elmer H. Waterhouse, Fred V. Matthews, Joseph E. F. Connolly, Lyman C. Fowler, Benjamin L. Donnell, Henry L. Cram, Thomas R. Jones, Henry P. G. Quay, ~~Alfred, High P. McGonigle, Clifton E. Batchelder~~, Mary P. Russell, Ethel M. Leighton, Anna B. Thayer, Edward M. Twitchell

Witness our hands this 30th day of March A. D. 1909

Wilford G. Chapman President.

Treasurer.

Wilford G. Chapman, Mary S. Burnham, Elmer H. Waterhouse, Directors or Trustees.

Benjamin L. Donnell

Eleanor G. Gilfavor. Lyman C. Fowler, Fred V. Matthews

(This certificate must be filed in Office of Secretary of State within 60 days of date of organization.)



Tue Oct 06 2020 10:58:36

PORTLAND BOY'S CLUB
ASSOCIATION.

STATE OF MAINE.
OFFICE OF SECRETARY OF STATE.

Augusta, May 20 1909

Received and filed this day.

ATTEST:

Secretary of State.

Recorded Vol. 1 Page 2

**STATE OF MAINE.**

Cumberland ss. Portland March 29 A. D. 1909

Then personally appeared the within named Melford S Chapman, Harry L. Crane, E. H. Waterhouse, Clifford A. Batchelder, H. P. C. Heath, Benjamin L. Dennett, Eleazer G. Lefavor, Lyndon C. Fowler, Fred V. Matthews

and severally made oath to foregoing certificate by them signed, that the same is true.

Before me, Jos. M. S. Connolly

Justice of the Peace.

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# Know all Men by these Presents, That

Alice M. Sheehan, Agnes E. Sheehan and Lauretta M. Sheehan, all of Portland, County of Cumberland and State of Maine, and Frank H. Flynn of South Berwick, County of York and State of Maine;

in consideration of one dollar and other considerations, paid by Portland Boys' Club Association, a corporation organized and existing under the laws of the State of Maine and located at said Portland,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Portland Boys' Club Association, its successors and assigns forever, a certain lot of land with the buildings thereon situated in said Portland on the southwesterly side of Chestnut Street, beginning at a stone standing on the northwesterly line of land now or formerly of Mrs. Appleton Hay seventy-one (71) feet and three (3) inches from Chestnut Street; thence running northwest parallel with said street forty (40) feet to land now or formerly of D. T. Chase; thence southwesterly at right angles with said street thirty-eight (38) feet and nine (9) inches, more or less, to land now or formerly of Mrs. Calvin Gilson; thence southeasterly and parallel to first mentioned line and to said Chestnut Street forty (40) feet to land now or formerly of Mrs. Appleton Hay; thence northeasterly at right angles with last line and adjoining said Hay's land thirty-eight (38) feet and nine (9) inches to the first mentioned bounds.

Together with a right in common to a passageway of eleven (11) feet in width on the northerly side of land now or formerly of H. T. Libby and running from Chestnut Street sixty-seven (67) feet and three (3) inches back holding the width of eleven (11) feet to said Chase's land and five (5) feet in width from last mentioned point to the above conveyed premises.

Meaning hereby to convey the same premises which were conveyed by Albert Cole, guardian for Abbie H. Reinhold, to John M. Shea by guardian's deed dated the twenty-fourth day of May, 1900, and recorded in Cumberland County Registry of Deeds, Book 690, page 459. The grantors are the only heirs at law and next of kin of said John M. Shea late of said Portland, deceased.

**To Have and to Hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Portland Boys' Club Association, its successors ~~heirs~~ and assigns, to it and its ~~their~~ use and behoof forever. And we do covenant with the said Grantee, its successors ~~heirs~~ and assigns, that we are lawfully seized in fee of the premises; that they are free of all ~~in~~cumbrances; that we have good right to sell and convey the same to the said grantee to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said grantee, its successors ~~heirs~~ and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,** the said Alice M. Sheehan, Agnes E. Sheehan, Lauretta M. Sheehan and Frank H. Flynn (all unmarried)

have hereunto set their hand s and seal s this ninth day of August in the year of our Lord one thousand nine hundred and twenty-nine.

**Signed, Sealed and Delivered in presence of**

John T. Fagan to L.M.S., A.E.S., F.A.F. and A.M.S.

Lauretta M. Sheehan Seal
Agnes E. Sheehan Seal
Frank H. Flynn Seal
Alice M. Sheehan Seal.

**State of Maine,** CUMBERLAND, ss. Portland, August 9th, 19 29. Personally appeared the above named Lauretta M. Sheehan and acknowledged the above instrument to be her free act and deed.

Before me, John T. Fagan, *Justice of the Peace.*

Received August 9, 1929, at 9 o'clock 45 m. A. M., and recorded according to the original.

mortgage because of a breach of the conditions thereof.

John J. Devine

John H. Flaherty

State of Maine Cumberland ss Portland, August 8, 1929.

Signed and sworn to by the said John J. Devine and John H. Flaherty.

Samuel L. Bates, Justice of the Peace

I, the within named assignee holding the within described mortgage, certify on oath, that on the eighth day of August A. D. 1929, then, in presence of the within named witnesses, I entered peaceably and openly, not being opposed, into possession of the within described mortgaged premises and took possession thereof for foreclosure of said mortgage by reason of a breach of its condition.

Ethel Clark

State of Maine County of Cumberland ss August 8, 1929

Signed and sworn to by the said Ethel Clark

Before me Samuel L. Bates, Justice of the Peace

Received August 9, 1929 at 9h 5m A. M., and recorded according to the original

---

Casco Mer. Trust Co. to Bachelor Disch.

KNOW ALL MEN BY THESE PRESENTS, That Casco Mercantile Trust Company, a corporation duly organized and existing under the laws of Maine, and having its principal place of business at Portland in the County of Cumberland and State of Maine, assignee & owner of a certain mortgage given by Carrie B. Bachelor to Bridgton Savings Bank dated August 27, A. D. 1902, and recorded in Cumberland County Registry of Deeds, Book 720, Page 2, does hereby acknowledge that it has received full payment and satisfaction of the same and of the debt thereby secured, and in consideration thereof it does hereby cancel and discharge said mortgage and release unto the said Carrie B. Bachelor, her heirs and assigns forever the premises therein described.

IN WITNESS WHEREOF, the said Casco Mercantile Trust Company has hereunto set its hand and seal this twenty-sixth day of July, A. D. 1929 by George F. Cary, its President, thereunto duly authorized.

Signed, Sealed and Delivered in Presence of

Fred F. Lawrence CASCO MERCANTILE TRUST COMPANY
CORPORATE SEAL

By George F. Cary, President

State of Maine Cumberland ss July 26, 1929

Then personally appeared the above named George F. Cary and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of the Casco Mercantile Trust Company.

Before me, Fred F. Lawrence, Notary Public, Notarial Seal

Received August 9, 1929 at 9h 15m A. M., and recorded according to the original

---

Hannaford to Portland Boys' Club Assn. War.

KNOW ALL MEN BY THESE PRESENTS, That I, Edward W. Hannaford, of Portland, in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable considerations paid by the Portland Boys' Club Association, a charitable corporation organized and existing under the laws of the State of Maine

and located at said Portland, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Portland Boys' Club Association, its successors and assigns forever;

A certain lot or parcel of land with the buildings thereon situated in said Portland, namely: Beginning at the northwesterly corner of Cumberland Avenue and Chestnut Street; thence running northwesterly by Chestnut Street one hundred (100) feet to property now or formerly belonging to one Welch; thence rumming southwesterly by property of said Welch forty-eight (48) feet, more or less, to the southwesterly corner of said property of said Welch; thence running northwesterly by said property of said Welch and property now or formerly of one Graves to land purchased by said Graves from Sumner W. Johnson; thence running southwesterly at right angles to the southwesterly line of Chestnut Street and by land of said Graves and land now or formerly of Sarah R. Cole, said line being described in old deeds asthe William Cobb line, to a point one hundred ten (110) feet, more or less, from Chestnut Street and the old Moody or Webb line, so called; thence running southeasterly approximately parallel to Chestnut Street by land of one Moody and later of William Webb to the northwesterly corner of property now or formerly of Rosenberg and one Feuerman; thence northeasterly by the line of said Rosenberg and Feuerman property to the northeasterly corner thereof; thence southeasterly by said Rosenberg and Feuerman property to Cumberland Avenue; thence northeasterly by Cumberland Avenue to Chestnut Street and the point of beginning, being all of the land lying westerly of Chestnut Street contained in the deed from Mary A. Mooney to Exchange Real Estate Company dated January 4, 1924 and recorded in Cumberland County Registry of Deeds in Book 1157, Page 338, and in deed from said Exchange Real Estate Company to Margaret E. Hennessey, dated January 7, 1924, and recorded in said Registry of Deeds in Book 1157, Page 356, and in deed from said Margaret E. Hennessey to Nelson Development Company, dated January 20, 1928, and recorded in said Registry of Deeds in Book 1283, Page 321, and in deed from said Nelson Development Company to Ernest L. Small dated August 22, 1928, and recorded in said Registry in Book 1308, Page 23. Said real estate consists of four parcels.

The first of said parcels was conveyed by Samuel H. Colesworthy, Jr. to Wendall Leavitt, by deed dated September 6, 1902, and recorded in said Registry of Deeds, in Book 723, Page 70. Said Wendall Leavitt died intestate on January 5, 1909, and said real estate was inherited by Margaret M. Leavitt, his widow and Mary A. Leavitt, his only child and heir at law. The interest of Margaret M. Leavitt in said real estate was devised by her to her daughter, said Mary A. Leavitt by her last will and testament, an abstract of which is recorded in said Registry of Deeds, in Book 1058, Page 33. Said Mary A. Leavitt, under the name of Mary A. Mooney, conveyed said real estate to Exchange Real Estate Company as aforesaid.

The second of said parcels was conveyed by Louise E. Purington to Margaret M. Leavitt by deed dated July 23, 1902, and recorded in said Registry of Deeds in Book 718, Page 340, and was devised by said Margaret M. Leavitt to her daughter, Mary A. Leavitt.

The third and fourth of said parcels were conveyed by Mabel H.Finch to Margaret M. Leavitt by deed dated August 1, 1916, and recorded in said Registry of Deeds in

977, Page 193, and were devised by said Margaret M. Leavitt to her daughter, Mary A. Leavitt.

Being the same premises conveyed to this Grantor by Ernest L. Small by warranty deed dated February 5, 1929 and recorded in said Registry of Deeds, Book 1315, Page 35.

(2) Also a certain lot or parcel of land with the buildings thereon situated on Cumberland Avenue and numbered 281 on said Avenue, in said Portland, bounded and described as follows, viz: Beginning on the northwesterly side of said Avenue and at the northeasterly corner of land formerly owned by Charles Kimball; thence northwesterly on line of said Kimball land seventy-five (75) feet to land formerly of Appleton Hay; thence easterly parallel with said Cumberland Avenue and by said Hay land thirty-one and one-half (31½) feet to a cornerin said Hay land; thence southeasterly by said Hay land and on a parallel line with said Kimball lot seventy-five (75) feet to said Cumberland Avenue; thence on said Avenue thirty-One and one-half (31½) feet to the first mentioned bounds. Being a portion of the premises conveyed by Alfred Lee Colesworthy to Harris Feuerman by deed dated June 1, 1922, and recorded in Cumberland County Registry of Deeds, Book 1106, Page 25, together with and subject to the easements and restrictions named therein.

Also no building shall be so constructed upon the premises that the building wall line shall be nearer than five (5) feet to the westerly line of the lot above described.

Being the same premises conveyed to this Grantor by Jacob Rosenberg et als by warranty deed dated November 7, 1928, and recorded in said Registry of Deeds, Book 1307, Page 498.

(3) Also a certain lot or parcel of land with the buildings thereon situated on the westerly side of Chestnut Street, in said Portland, and bounded and described as follows: Beginning at a point in the westerly side of Chestnut Street one hundred (100) feet northerly of the westerly corner of Cumberland Avenue and Chestnut Street, which point is the northeasterly corner of a certain lot ofland conveyed by Benjamin Tukey to Mary D. Paine by deed dated April 22, 1874, and recorded in Cumberland County Registry of Deeds, Book 411, Page 206; thence running northerly by said Chestnut Street thirty-eight (38) feet and six (6) inches to a fence and land conveyed by Marie A. Newman et als to Andrew C. Graves by deed dated August 20, 1921, and recorded in said Registry of Deeds, Book 1095, Page 467; thence running southwesterly by said fence and said land of Graves, keeping the width of thirty-eight (38) feet and six (6)inches and on a line parallel with the line of land formerly of Mary D. Paine, fifty-three and one-half (53½) feet, more or less, to land formerly of Appleton Hay; thence southerly by said Hay land thirty-eight (38) feet and six inches, more or less, to said Paine land; thence running by said Paine land northeasterly forty-seven (47) feet and six (6) inches, more or less, to Chestnut Street and the point of beginning. Said premises are numbered forty-two and forty-four (42-44) Chestnut Street, in said Portland, and are all and the same premises conveyed by Morris Sheriff to Delia Welch, by deed dated August 2, 1918, and recorded in said Registry of Deeds, Book 1011, Page 213. Said Delia Welch died

intestate on the twenty-third day of April, 1924, leaving no husband, and Patrick J. Welch, William M. Welch, Mary C. Welch, Martin J. Welch, Catherine E. Welch, Thomas J. Welch and Edward R. Welch, as her only children and heirs at law.

Being the same premises conveyed to this Grantor by Margaret Joyce, Guardian of Patrick J. Welch et als, by Guardian's Deed dated November 28, 1928, and recorded in said Registry of Deeds, Book 1300, Page 463.

(4) Also a certain lot or parcel of land, with the buildings thereon, situated on the westerly side of Chestnut Street, in said Portland, bounded and described as follows, viz:

Beginning at a point on the westerly side line of said Chestnut Street,which point is one hundred eighty-one (181) feet and six (6) inches, more or less, from the intersection of thenortherly side line of Cumberland Avenue and the westerly side line of Chestnut Street, which point is the corner on said westerly side of Chestnut Street of the lot hereby conveyed and a common passageway eleven (11)feet in width; thence southwesterly by said passageway seventy-one (71) feet three (3) inches to land formerly of Sarah R. Cole; thence southeasterly by said Cole land thirty-four (34) feet six (6) inches to the land conveyed to Horatio T. Libby by Benjamin Tukey by deed dated June 11, 1874; thence northeasterly by said Tukey lot about seventy-one (71) feet six (6) inches to the westerly side line of said Chestnut Street;thence northwesterly by said westerly side line about thirty-four (34) feet six (6) inches to the point of beginning. Meaning and intending hereby the land conveyed by John Lindsey to Edward Newman by deed dated February 21, 1888, and recorded in Cumberland County Registry of Deeds, Book 544, Page 132, together with a part of the lot conveyed by Joseph D. Dexter to Edward Newman by deed dated March 5, 1888 and recorded in said Registry of Deeds, Book 544, Page 201, being all of the lot conveyed by said Dexter, except the Tukey lot, so called.

Being the same premises conveyed to Sumner W. Johnson by Abbie Newman Small, Marie A. Newman and Ethel M. G. Newman, by deed dated October 30th, 1920, and recorded in said Registry of Deeds, Book 1064, Page 260.

Also a certain other lot or parcel of land situated in said Portland, bounded and described as follows:

Beginning at a point in the southwesterly side of Chestnut Street 138.5 feet northwesterly from Cumberland Street at the northerly corner of a lot of land conveyed by Abbie Newman Small to Lincoln A. Payne, by deed recorded in Book 941, Page 21; thence northwesterly by Chestnut Street 9.5 feet, more or less, to the easterly corner of the lot conveyed by Sumner W. Johnson to Andrew C. Graves; thence southwesterly by land formerly of Andrew C. Graves fifty-three and one-half (53½) feet to land now or formerly of Widow Hay; thence southeasterly by the Widow Hay's land nine (9) feet, more or less, to a fence on the westerly cornerof the Payne lot;thence northeasterly by the Payne lot fifty-two and one-half (52½) feet to Chestnut Street to the point of beginning. Said lot contains about 490 square feet of land, and is a part of the second parcel of land conveyed by Joseph D. Dexter to Edward Newman by deed recorded in Book 544, Page 201.

Being the same premises conveyed to this Grantor by Andrew C. Graves by warranty deed dated October 25, 1928, and recorded in said Registry of Deeds, Book 1307, Page 294.

All of the above described premises were conveyed by said Edward W. Hannaford to said Portland Boys' Club Association under the name Portland Boys' Club by deed dated March 25, 1929, and recorded in the Cumberland County Registry of Deeds, Book 1318, Page 98. The purpose of this deed is to correct the error in the name of said grantee in said deed dated March 25, 1929.

TO HAVE AND TO HOLD the aforegranted premises with all the privileges and appurtenances thereof, to the said Portland Boys' Club Association, its successors and assigns, to its and to their use and behoof forever.

And I, the said Grantor do hereby covenant with the said grantee, its successors and assigns, that I am lawfully seized in fee of the granted premises; that they are free from a ll incumbrances; except as aforesaid;that I have good right to sell and convey the same tothe 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 and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Edward W. Hannaford, being a widower, have hereunto set my hand and seal this twenty-sixth day of March, in the year of our Lord one thousand nine hundred and twenty-nine.

Signed and Sealed in presence of

Clark D. Chapman  Edward W. Hannaford  Seal

State of Maine  Cumberland ss  July 25, 1929

Personally appeared the above named Edward W. Hannaford and acknowledged the foregoing instrument to be his free act and deed.

Before me, Clark D. Chapman, Justice of the Peace.

Received August 9, 1929 at 9h, 45m, A.M. and recorded according to the original.

---

Johnson to Parsons Warranty

KNOW ALL MEN BY THESE PRESENTS, That I, William L. Johnson of Portland in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable considerations paid by Ella L. Parsons of said Portland the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Ella L.Parsons, her heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon situated in Westbrook in said County and State, lying on both sides of the road leading from Buxton to Portland, being the westerly half or part of the farm formerly owned by William and David Johnson, both late of Westbrook, deceased, bounded and descrubed as follows,viz: One large field lying upon the northerly side of said road with buildings thereon and that part or portion of a pasture lying in the rear and adjoining said field on the northerly side, said field and pasture being bounded as follows: Beginning at a point on the northerly side line of said road at the southeasterly corner of said field and at the southwesterly corner of a field described in a deed given by William

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Bramson to Portland Boys' Club Assn -- War

Know All Men by These Presents,

That I, Udell Bramson, of Portland, County of Cumberland and State of Maine

in consideration of one dollar and other valuable considerations

paid by Portland Boys' Club Association, a charitable copporation duly organized and existing by virtue of the laws of the State of Maine and located at Portland, County of Cumberland, State of Maine

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Portlandd Boys' Club Association

its successors ~~heirs~~ and assigns forever, a certain lot or parcel of land

situated on Chestnut Street in said Portland, and bounded and described as follows: Beginning at a point forty (40) feet from the Northerly corner of land now or formerly owned or occupied by Leonard Cross, and adjoining said Chestunt Street; thence Northwesterly on said Cheatnut Street forty (40) feet; thence at right angles with said Chestnut Street on parallel lines Westerly from the two mentioned points on said Chestnut Street, holding the width of forth (40) feet, about sixty-four (64) feet to the land which Jeremia Cotton sold to Benjamin Harmon.

Also a certain lot or parcel of land situated in the rear of 52 Chestnut Street and described as follows; Beginning at the southwesterly corner of a lot of land now or formerly of S. A. Creelman; thence running southwesterly nearly at right angles to Chestnut Street and by land now or formerly of S. H. Colesworthy forty (40) feet, more or less, to land now or formerly of N.J. Allen; thence southeasterly by said land of Allen and landnow or formerly of S. M .Dean forty-six (46) feet, more or less, to land now or formerly of J. M. Shea; thence northeasterly by said land of Shea and by a part of the passageway leading from Chestnut Street forty (40) feet; thence northwesterly by said Passageway and said land of Creelman forty-six (46) feet to the point of beginning, together with the same reservations and priveleges respecting said passageway as described in a deed from Nathan Ilsley to Betsy Simes recorded in Cumberland County Registry of Deeds in Book 204, Page 251.

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To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Portland Boys' Club Association

their its
successors
~~heirs~~ and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantee, their 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, their- its successors
~~heirs~~ and assigns forever, against the lawful claims and demands of all persons.

In Witness Wherrof, the said Udell Bramson

and Thelma R. Bramson

wife of the said Udell Bramson

joining in this deed as Grantor, and relinquishing and conveying ~~their~~ our right by descent and all other rights in the above described premises, have hereunto set our hand s and seal s this twenty-fourth day of May in the year of our Lord one thousand nine hundred and sixty - one

Signed, Sealed and Delivered
in presence of

John M. Cuskey

Udell Bramson

Thelma Bramson

DOCUMENTARY
UNITED STATES
INTERNAL REVENUE
.165 ONE DOLLAR
SURTAX CENTS

State of Maine. CUMBERLAND ss. MAY 24, 1961.

Personally appeared the above named

Udell Bramson

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

Before me,

John M. Cuskey
Justice of the Peace
~~Notary Public~~

MAY 26 1961
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 3 H 45 M P. M, and recorded in
BOOK 2606 PAGE 141 Edward P. Lyons Register

61

# Know All Men by These Presents,

That we, MARCIA L. FIREMAN and IDA S. FIREMAN, both of Portland in the county of Cumberland and State of Maine

Fireman & to Portland Boys Club Assn - War

in consideration of one dollar and other valuable considerations

paid by PORTLAND BOYS CLUB ASSOCIATION a corporation duly authorized, existing by the laws of the State of Maine

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Portland Boys Club Association, its

heirs and assigns forever, a certain lot or parcel of land with the buildings thereon situated in said City of Portland and bounded and described as follows:

Commencing at the center of a certain post on the Northwardly sideline of Cumberland Avenue and in the Eastwardly line of the "Moody lot", so-called, and which adjoins land formerly owned by Joshua Rogers and Henry Titcomb, said post being one hundred twenty and eighty-nine hundredths (120.89) feet distant Northeastwardly from the monument at the intersection of said Northwardly sideline of Cumberland Avenue with the Eastwardly sideline of Cedar Street; thence from said located post Northwestwardly by the old fence indicating the division line between the above mentioned lots, one hundred (100) feet; thence Southwestwardly, parallel with Cumberland Avenue, fifty-six (56) feet to a point; thence Southeastwardly and in a line parallel with the first line eighteen and one half (18½) feet to another point; thence at a right angle with the last line Southwestwardly one foot to a point; thence Southeastwardly and in a line parallel with the first line aforesaid eighty-one and a half (81½) feet to said Cumberland Avenue and thence on said Cumberland Avenue Northeastwardly fifty seven (57) feet to the center of said post and point of commencing. And being the same premises conveyed to Samuel H. Colesworthy, Jr. by warranty deed from Martha R. Stevens et. al., dated November 2, 1891, and recorded in Cumberland Registry of Deeds, Book 587, Page 74.



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To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Portland Boys Club Association, its

heirs and assigns, to them and their use and behoof forever.

And we do covenant with the said Grantee, its heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all incumbrances;

that we do have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will Warrant and Defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said Marcia L. Fireman and Ida S. Fireman, both being unmarried

and

wife

joining in this deed as Grantors and releasing and relinquishing unto said Grantee all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 5th day of January in the year of our Lord one thousand nine hundred and sixty-four.

Signed, Sealed and Delivered
in presence of

Louis Bernstein
to both

Ida S Fireman
Marcia L. Fireman

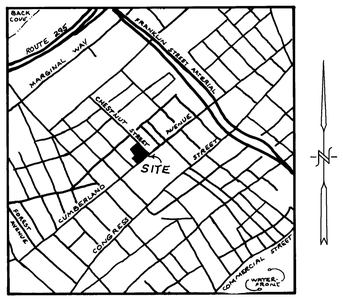
State of Maine. CUMBERLAND, ss. January 5 1964.

Personally appeared the above named Marcia L. Fireman and Ida S. Fireman

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

Before me,
Louis Bernstein
Justice of the Peace
~~Notary Public~~

JAN 5 1965
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 3 H 55 M P. M, and recorded in
BOOK 2874 PAGE 61 Register

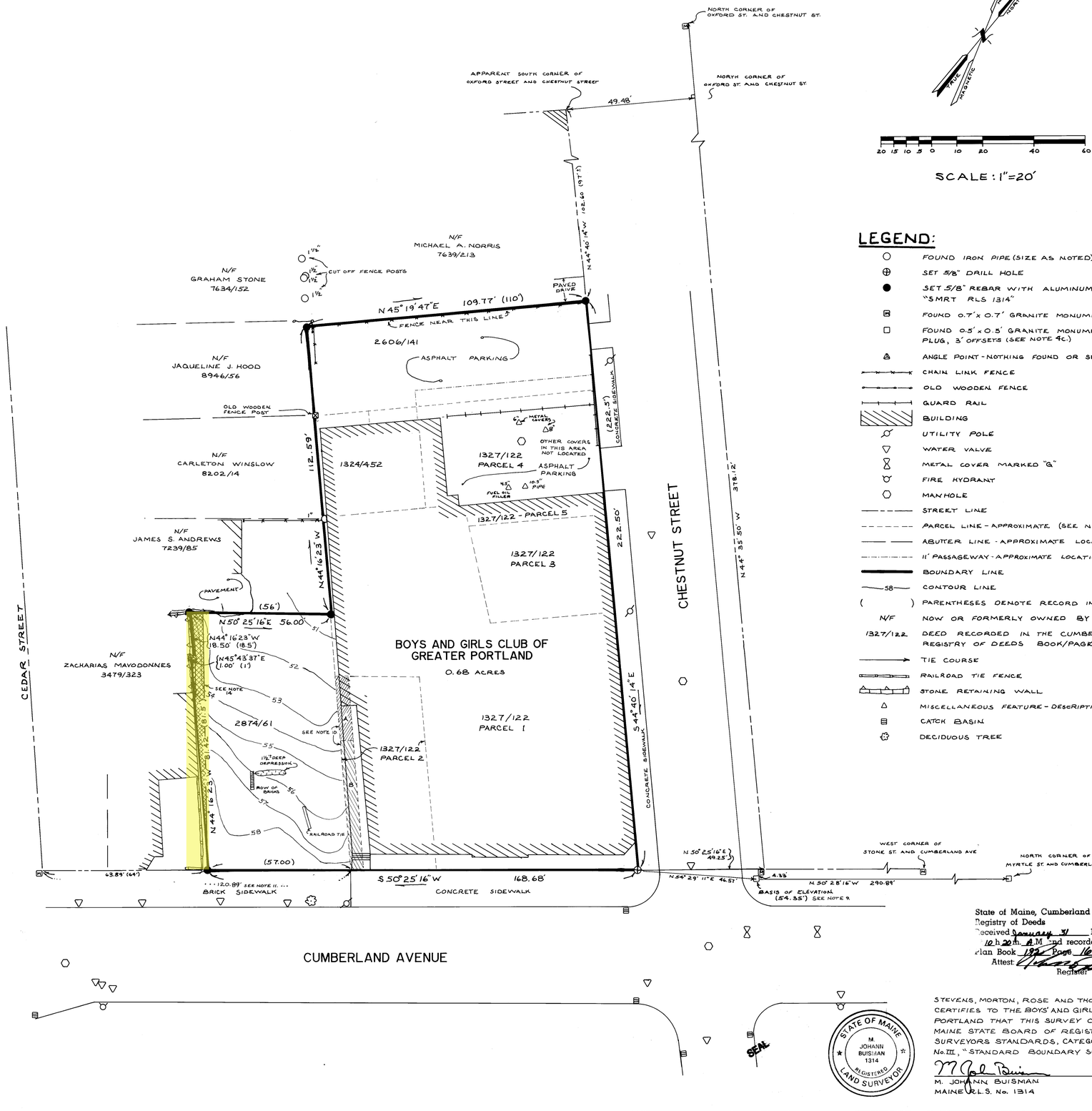


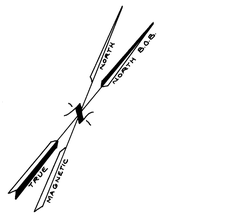

## VICINITY MAP

SCALE: 1"= 1000'

## NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS TRUE NORTH AS SHOWN ON THE PLAN OF NOTE 3a.
2. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN DEEDS TO THE PORTLAND BOYS' CLUB ASSOCIATION RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS AS FOLLOWS:
   a. FROM UDELL BRAMSON DATED MAY 24, 1961, RECORDED IN BOOK 2606, PAGE 141.
   b. FROM MARCIA L. FIREMAN AND IDA S. FIREMAN DATED JANUARY 5, 1964 RECORDED IN BOOK 2874, PAGE 61.
   c. FROM ALICE M. SHEEHAN AND AGNES E. SHEEHAN DATED AUGUST 29, 1929 RECORDED IN BOOK 1324, PAGE 452.
   d. FROM EDWARD W. HANNAFORD DATED MARCH 26, 1929 RECORDED IN BOOK 1327, PAGE 122.
3. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. AN ALTA/ACSM LAND TITLE SURVEY PREPARED FOR OXFORD DEVELOPMENT ASSOCIATES DATED AUGUST 21, 1987 BY STEVENS, MORTON, ROSE AND THOMPSON, INC., JOB # 87037.1.
   b. A PLAN OF THE "PORTLAND BOYS' CLUB LOT" DATED AUGUST, 1929 PREPARED BY E.C. JORDON AND Co.
   c. A PLAN PREPARED FOR THE PORTLAND BOYS' CLUB DATED MARCH 5, 1970 BY H. I. AND E.C. JORDON, PLAN FILE No. 117.
4. REFERENCE IS MADE TO THE CITY OF PORTLAND STREET RECORDS AS FOLLOWS:
   a. PLAN OF OXFORD STREET DATED JULY 1925, PLAN #43, SHEET 2.
   b. PLAN OF CUMBERLAND AVENUE DATED DECEMBER 1925, PLAN #134, SHEET 2.
   c. CARDS DATED OCTOBER 10, 1985 SHOWING LOCATION OF 3' OFFSET MONUMENTS ON CUMBERLAND AVENUE AND CHESTNUT STREET.
5. THE LOCUS PARCEL IS LOT #8 ON THE CITY OF PORTLAND TAX MAP 26-C.
6. THIS PARCEL IS LOCATED IN THE B-2 ZONE.
7. THE RECORD RIGHT OF WAY OF CHESTNUT STREET IS 49.5 FEET WIDE. HOWEVER, CONFLICTING EVIDENCE WAS FOUND INDICATING THAT THE ORIGINAL MONUMENTS WERE NOT SET AT A CONTINUOUS 49.5 FOOT WIDTH. WE HAVE USED THE CITY ADOPTED STREET LINE SHOWN ON PLAN OF NOTE 3b.
8. THE RECORD RIGHT OF WAY FOR CUMBERLAND AVENUE IS 66 FEET WIDE.
9. THE BASIS FOR ELEVATION IS NGVD OF 1929. THIS MONUMENT HAS A RECORD ELEVATION OF 54.35' PER A CARD OF NOTE 4c.
10. AREAS A AND B HAD A DEED RESTRICTION THAT NO BUILDING WAS TO BE CONSTRUCTED IN THESE LOCATIONS AS STATED IN THE DEED FROM SAMUEL ROSENBERG, JACOB ROSENBERG AND HARRIS FEUERMAN TO EDWARD W. HANNAFORD DATED NOVEMBER 7, 1928 AND RECORDED IN BOOK 1307, PAGE 498. IN A DEED FROM J. ROSENBERG AND FREUERMAN DATED NOVEMBER 17, 1930 AND RECORDED IN BOOK 1354, PAGE 385 THIS RESTRICTION WAS REMOVED FROM AREA A ONLY. IT HAS NOT BEEN DETERMINED IF THE RESTRICTION HAS BEEN REMOVED FROM AREA B. (SEE DRAWING)
11. THIS DISTANCE IS REFERRED TO IN A DEED DATED NOVEMBER 2, 1892 AND RECORDED IN BOOK 587, PAGE 74 AS LOCATING THE MOODY LINE. (SEE DRAWING)
12. THESE LINES INDICATE THE LOCUS DEED LINES.
13. A PASSAGEWAY IS DESCRIBED IN SEVERAL DEEDS FOR ACCESS TO REAR LOTS NOW OWNED BY "PORTLAND BOYS' CLUB ASSOCIATION".
14. THIS LINE REPRESENTS THE APPROXIMATE LOCATION OF MAYODONNES' NORTHEASTERLY LINE PER HIS CURRENT DEED. A DEED OVERLAP EXISTS IN THIS AREA. (SEE DRAWING)




20 15 10 5 0 10 20 40 60

SCALE: 1"=20'

## LEGEND:

- FOUND IRON PIPE (SIZE AS NOTED)
- SET 5/8" DRILL HOLE
- SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "SMRT RLS 1314"
- FOUND 0.7'x 0.7' GRANITE MONUMENT MARKED "M"
- FOUND 0.5'x 0.5' GRANITE MONUMENT WITH BRASS PLUG, 3' OFFSETS (SEE NOTE 9c.)
- ANGLE POINT - NOTHING FOUND OR SET
- CHAIN LINK FENCE
- OLD WOODEN FENCE
- GUARD RAIL
- BUILDING
- UTILITY POLE
- WATER VALVE
- METAL COVER MARKED "G"
- FIRE HYDRANT
- MANHOLE
- STREET LINE
- PARCEL LINE - APPROXIMATE (SEE NOTE 12.)
- ABUTTER LINE - APPROXIMATE LOCATION
- 11' PASSAGEWAY - APPROXIMATE LOCATION (SEE NOTE 13.)
- BOUNDARY LINE
- 58 CONTOUR LINE
- ( ) PARENTHESES DENOTE RECORD INFORMATION
- N/F NOW OR FORMERLY OWNED BY
- 1327/122 DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE
- TIE COURSE
- RAILROAD TIE FENCE
- STONE RETAINING WALL
- MISCELLANEOUS FEATURE - DESCRIPTION AS SHOWN
- CATCH BASIN
- DECIDUOUS TREE

State of Maine, Cumberland ss.
Registry of Deeds
Received January 31 1992
10 h 20 m. A.M and recorded in
Plan Book 192 Page 16
Attest: Register

STEVENS, MORTON, ROSE AND THOMPSON, INC. HEREBY CERTIFIES TO THE BOYS' AND GIRLS' CLUB OF GREATER PORTLAND THAT THIS SURVEY CONFORMS TO THE MAINE STATE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARDS, CATEGORY No. I, CONDITION No. III, "STANDARD BOUNDARY SURVEY".

STATE OF MAINE M. JOHANN BUISMAN 1314 REGISTERED LAND SURVEYOR SEAL

M. Johann Buisman 01/30/92
M. JOHANN BUISMAN DATE
MAINE R.L.S. No. 1314

SMRT
STEVENS MORTON ROSE & THOMPSON
Architecture Engineering Survey
30 Forest Avenue/P.O.Box 618 Main Street/P.O.Box 10
Portland, Maine 04104 Limerick, Maine 04048
tel. (207) 772-3846 tel. (207) 793-8202
fax (207) 772-1070 fax (207) 793-2713

Project Name: PLAN FOR BOYS AND GIRLS CLUBS OF GREATER PORTLAND
277 CUMBERLAND AVENUE PORTLAND, MAINE 04101
Job No: 87017.1

| Rev. | Description | Date |
|---|---|---|
| | | |

Drawing Name: STANDARD BOUNDARY SURVEY
OF LANDS ON 275-285 CUMBERLAND AVENUE AND 262 CHESTNUT STREET LYING WITHIN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE
Scale: 1" = 20' Date: 12/02/91 Drawn By: B.E.L. Checked By: M.J.B.

SHEET 1 OF 1

**Planning and Urban Development**
Kevin Kraft, AICP
*Director*

August 27, 2024

Brian C. Elowe
Chief Executive Officer
Boys & Girls Club of Southern Maine
277 Cumberland Avenue | P.O. Box 7830
Portland, ME 04112

RE: Boys and Girls Club Expansion

Dear Brian,

This letter is to formally communicate the guidelines and objectives of Section 18.1, Housing Preservation and Replacement Ordinance as it relates to the proposed project at the Boys and Girls Club located on Cumberland Avenue in the Bayside neighborhood. The Housing Preservation and Replacement Ordinance was established to ensure an adequate supply of housing, especially affordable housing, across all economic groups. Its primary goals are to limit the net loss of housing units within the city and to preserve housing in designated zones for the benefit of all residents, thereby promoting their health, safety, and welfare.

The ordinance applies specifically when projects result in the loss of three or more dwelling units within a five-year period. The "loss of dwelling units" is defined as the elimination or conversion of dwelling units to nonresidential use, units that remain vacant for three or more years, or units that are lost due to demolition. Projects that lead to the loss of three or more units are required to comply with the Housing Replacement Requirements as outlined in Section 18.1.6, specifically:

*A. The Planning Authority will mandate, as a condition of approval, that any dwelling units demolished or converted to nonresidential use must be replaced.*

*B. This replacement requirement may be satisfied through one or more of the following methods:*

1. ***Construction of Units**: The construction of new housing units either on-site or off-site, either within a new structure or as an addition to an existing one.*
2. ***Residential Conversion**: The conversion of a nonresidential building to residential use.*

Projects that chose to construct new housing units either on-site or off-site are required to comply with the Replacement Unit Requirements outlined in Section 18.1.7:

A. *All replacement units must be located within the same United States Census block group as the parcel from which the units are being removed or within 1,500 feet of the removed units.*
B. *Replacement units must not have been previously on the market as of the application date.*
C. *Replacement units must be part of a development that has not been a candidate for site plan approval as of the application date.*
D. *Replacement units must be comparable in size to the units being replaced. For this purpose, "comparable in size" means that the total size of the replacement units will be no less than 80% of the total size of the original units.*

On August 19, 2024, City staff were informed that the Boys and Girls Club and Avesta Housing plan to partner on the construction of a new residential development that will comply with Section 18.1.7, thereby fulfilling the housing replacement requirements.

Should you have any questions or need further assistance, please feel free to contact me with any questions at 207-874-8430 or kkraft@portlandmaine.gov.

Sincerely,



Kevin Kraft
Planning & Urban Development Department Director

CC:
Greg Watson
Mary Davis
Victoria Volent
Patrick Hess

# 4 - FINANCIAL CAPACITY

The estimated total cost for this project is approximately $13.5 million with $12 million for building construction, and $1.5 million identified for site features including erosion control, earthwork, roads, utilities, stormwater management, and landscaping, and the remainder designated for non-building costs that include permitting, fees, furniture, insurance, and contingencies.

The consolidated financial statement for Boys & Girls Club, dated June 30, 2024, is attached, along with financial account and asset verifications.

A Certificate of Good Standing for Boys & Girls Club of Southern Maine is attached.

# Information Summary

Subscriber activity report

**This record contains information from the CEC database and is accurate as of: Mon Dec 22 2025 14:18:17. Please print or save for your records.**

| Legal Name | Charter Number | Filing Type | Status |
|---|---|---|---|
| BOYS & GIRLS CLUBS OF SOUTHERN MAINE | 19090005ND | NON-PROFIT CORPORATION (UNDER TITLE 13-B) | GOOD STANDING |

| Filing Date | Expiration Date | Jurisdiction |
|---|---|---|
| 03/30/1909 | N/A | MAINE |

| Other Names | (A=Assumed ; F=Former) |
|---|---|
| BOYS & GIRLS CLUBS OF GREATER PORTLAND | F |
| PORTLAND BOYS CLUB ASSOCIATION | F |
| PORTLAND BOYS' CLUB ASSOCIATION | F |

**Principal Home Office Address**

| Physical | Mailing |
|---|---|
| BRIAN ELOWE<br>277 CUMBERLAND AVE.<br>PORTLAND, ME 04112 | BRIAN ELOWE<br>PO BOX 7830<br>PORTLAND, ME 04112 |

**Clerk/Registered Agent**

| Physical | Mailing |
|---|---|
| BRIAN C. ELOWE<br>277 CUMBERLAND AVENUE<br>PORTLAND, ME 04101 | BRIAN C. ELOWE<br>P.O. BOX 7830<br>PORTLAND, ME 04112 |

GREAT FUTURES START HERE.



BOYS & GIRLS CLUBS
OF SOUTHERN MAINE

# BOYS AND GIRLS CLUBS OF SOUTHERN MAINE AND SUBSIDIARY

## CONSOLIDATED FINANCIAL STATEMENTS

**June 30, 2024**

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**Independent Auditors' Report**

Board of Directors
Boys and Girls Clubs of Southern Maine and Subsidiary
Portland, Maine

**Opinion**

We have audited the accompanying consolidated financial statements of Boys and Girls Clubs of Southern Maine and Subsidiary (a nonprofit organization), which comprise the consolidated statement of financial position as of June 30, 2024, and the related consolidated statement of activities, functional expenses and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Boys and Girls Clubs of Southern Maine and Subsidiary as of June 30, 2024, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Boys and Girls Clubs of Southern Maine and Subsidiary and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Boys and Girls Clubs of Southern Maine and Subsidiary's ability to continue as a going concern within one year after the date that the consolidated financial statements are available to be issued.

**Auditors' Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion of the effectiveness of Boys and Girls Clubs of Southern Maine and Subsidiary's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Boys and Girls Clubs of Southern Maine and Subsidiary's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

As stated in the opinion section of this report, the consolidated financial statements of Boys and Girls Clubs of Southern Maine and Subsidiary present fairly, in all material respects, the financial position of Boys and Girls Clubs of Southern Maine and Subsidiary as of June 30, 2024, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.



Biddeford, Maine
July 17, 2025

# Consolidated Statement of Financial Position

## June 30, 2024

| | |
|---|---|
| **ASSETS** | |
| **Current Assets** | |
| Cash and cash equivalents | **$ 628,718** |
| Accounts receivable | **173,036** |
| Grants receivable | **56,721** |
| Contributions receivable, current portion | **1,398,650** |
| Other current assets | **12,552** |
| **Total Current Assets** | **2,269,677** |
| **Property and Equipment** | |
| Land and land improvements | **2,118,940** |
| Buildings and building improvements | **9,701,054** |
| Equipment | **411,061** |
| Vans | **427,363** |
| Construction in progress | **324,634** |
| | **12,983,052** |
| Less accumulated depreciation | **(5,251,770)** |
| **Net Property and Equipment** | **7,731,282** |
| **Other Assets** | |
| Investments | **13,734,978** |
| Beneficial interest in trusts | **175,127** |
| Contributions receivable, net of current portion | **3,205,127** |
| **Total Other Assets** | **17,115,232** |
| **Total Assets** | **$ 27,116,191** |

The accompanying notes are an integral part of these consolidated financial statements.

# Consolidated Statement of Financial Position, Continued

## June 30, 2024

**LIABILITIES AND NET ASSETS**

| | |
|---|---|
| **Current Liabilities** | |
| Accounts payable | **$ 260,862** |
| Accrued expenses | **72,681** |
| Tenant security deposits | **17,491** |
| Current portion of long-term debt | **57,554** |
| **Total Current Liabilities** | **408,588** |
| **Long-Term Debt** | **366,308** |
| **Total Liabilities** | **774,896** |
| **Net Assets** | |
| Without donor restrictions | **7,548,351** |
| Without donor restrictions - board designated endowment funds | **7,272,132** |
| Total without donor restrictions | **14,820,483** |
| With donor restrictions | **11,520,812** |
| **Total Net Assets** | **26,341,295** |
| **Total Liabilities and Net Assets** | **$ 27,116,191** |

The accompanying notes are an integral part of these consolidated financial statements.

# Consolidated Statement of Activities

## Year Ended June 30, 2024

| | Without donor restrictions | With donor restrictions | Total |
|---|---|---|---|
| **Revenue and Other Support** | | | |
| Public support: | | | |
| Contributions | $ 456,043 | $ 1,768,387 | $ 2,224,430 |
| Contributions, in-kind | 397,419 | | 397,419 |
| Foundation grants | 801,061 | 5,103,777 | 5,904,838 |
| Special events | 325,306 | | 325,306 |
| Club membership dues | 18,012 | | 18,012 |
| Total public support | 1,997,841 | 6,872,164 | 8,870,005 |
| Government support | 702,459 | | 702,459 |
| Club revenue: | | | |
| Program activity fees, net | 283,228 | | 283,228 |
| Rental | 275,604 | | 275,604 |
| Total club revenue | 558,832 | | 558,832 |
| Other revenue: | | | |
| Investment income, net of fees | 867,590 | 576,860 | 1,444,450 |
| Change in value of beneficial interest trusts | | 11,271 | 11,271 |
| Miscellaneous revenue | 84,380 | | 84,380 |
| | 951,970 | 588,131 | 1,540,101 |
| **Total Revenue and Other Support - Before Net Assets Released From Restriction** | 4,211,102 | 7,460,295 | 11,671,397 |
| **Net Assets Released From Restriction** | | | |
| Satisfaction of time and purpose restrictions | 1,496,787 | (1,496,787) | |
| **Total Revenue and Other Support** | 5,707,889 | 5,963,508 | 11,671,397 |
| **Expenses** | | | |
| Program services | 3,671,321 | | 3,671,321 |
| Management and general | 1,092,023 | | 1,092,023 |
| Fundraising | 562,608 | | 562,608 |
| **Total Expenses** | 5,325,952 | | 5,325,952 |
| **Change in Net Assets** | 381,937 | 5,963,508 | 6,345,445 |
| **Net Assets, Beginning of Year, Restated** | 14,438,546 | 5,557,304 | 19,995,850 |
| **Net Assets, End of Year** | $ 14,820,483 | $ 11,520,812 | $ 26,341,295 |

The accompanying notes are an integral part of these consolidated financial statements.

# Consolidated Statement of Functional Expenses

## Year Ended June 30, 2024

| | Program Services | Management and General | Fundraising | Total |
|---|---|---|---|---|
| Salaries | $ 1,702,342 | $ 384,515 | $ 254,439 | $ 2,341,296 |
| Employee benefits | 177,182 | 40,451 | 26,483 | 244,116 |
| Payroll taxes and workers compensation insurance | 154,850 | 33,577 | 23,144 | 211,571 |
| Building repairs and maintenance | 84,016 | 49,888 | 12,557 | 146,461 |
| Conferences and meetings | 5,721 | | | 5,721 |
| Depreciation | 211,362 | 98,143 | 21,118 | 330,623 |
| Equipment maintenance | 7,696 | 1,282 | 907 | 9,885 |
| Fundraising | | | 152,641 | 152,641 |
| Heat | 40,921 | 13,732 | 6,116 | 60,769 |
| Insurance | 52,960 | 33,570 | 7,916 | 94,446 |
| Interest | | 10,270 | | 10,270 |
| Miscellaneous | 437 | 62,537 | 59 | 63,033 |
| Organization dues | | 7,941 | | 7,941 |
| Postage | 2,239 | 915 | 334 | 3,488 |
| Printing | 14,335 | 13,930 | 2,143 | 30,408 |
| Professional fees | 188,810 | 239,063 | 28,221 | 456,094 |
| Special programs | 323,107 | | | 323,107 |
| Supplies | 96,410 | 17,078 | 12,086 | 125,574 |
| Property taxes | | 29,402 | | 426,821 |
| Travel | 114,881 | | | 114,881 |
| Utilities | 96,633 | 55,729 | 14,444 | 166,806 |
| Inkind | 397,419 | | | |
| **Total Expenses** | $ 3,671,321 | $ 1,092,023 | $ 562,608 | $ 5,325,952 |

The accompanying notes are an integral part of these consolidated financial statements.

# Consolidated Statement of Cash Flows

## Year Ended June 30, 2024

| | | |
|---|---|---|
| **Cash flows from operating activities:** | | |
| Change in net assets | **$** | **6,345,445** |
| Adjustments to reconcile change in net assets to net cash flows from operating activities: | | |
| Depreciation | | **330,623** |
| Gain on investments | | **(1,444,450)** |
| Change in value of beneficial interest trusts | | **(11,271)** |
| (Increase) decrease in operating assets: | | |
| Accounts receivable | | **(164,036)** |
| Grants receivable | | **301,686** |
| Contributions receivable | | **(4,587,582)** |
| Other current assets | | **30,290** |
| Increase (decrease) in operating liabilities: | | |
| Accounts payable | | **72,970** |
| Accrued expenses | | **(39,355)** |
| Total adjustments | | **(5,511,125)** |
| **Net cash flows from operating activities** | | **834,320** |
| **Cash flows from investing activities:** | | |
| Purchases of property and equipment | | **(631,714)** |
| Purchases of investments | | **(4,146,116)** |
| Proceeds from sale of investments | | **3,592,138** |
| **Net cash flows from investing activities** | | **(1,185,692)** |
| **Cash flows from financing activities:** | | |
| Principal payments on long-term debt | | **(52,397)** |
| **Net cash flows from financing activities** | | **(52,397)** |
| **Net change in cash and cash equivalents** | | **(403,769)** |
| **Cash and cash equivalents, beginning of year** | | **1,032,487** |
| **Cash and cash equivalents, end of year** | **$** | **628,718** |
| **Supplemental disclosures of cash flow information:** | | |
| Cash paid during the year for: | | |
| Interest | **$** | **10,270** |

The accompanying notes are an integral part of these consolidated financial statements. 7

# Notes to Consolidated Financial Statements

**June 30, 2024**

## NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

### Organization

The Boys and Girls Clubs of Southern Maine and Subsidiary (the Organization) is a not-for-profit corporation which provides recreational, social, and educational services benefiting the youth of Portland, South Portland, Auburn, and Lewiston, Maine.

In March 2022, the Organization established a single-member limited liability company (LLC), PYC, LLC, for the purpose of engaging in the business of ownership and management of certain real estate situated at 289-292 Cumberland Avenue and 9 Cedar Street in Portland, Maine and the subsequent development of the properties into facilities serving at-risk youth consistent with the Organization's exempt purpose.

### Principles of Consolidation

The consolidated financial statements of the Boys and Girls Clubs of Southern Maine and Subsidiary (the Organization) include the accounts of the Boys and Girls Clubs of Southern Maine and its wholly-owned subsidiary, PYC, LLC. All significant intercompany balances and transactions have been eliminated in consolidation.

### Basis of Accounting and Presentation

The financial statements for the Organization have been prepared using the accrual method of accounting in accordance with accounting principles generally accepted in the United States of America (GAAP).

### Net Assets

Net assets, revenues, gains, and losses are classified based on the existence or absence of donor- or grantor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported, as follows:

*Net Assets without Donor Restrictions* – Net assets available for use in general operations and not subject to donor (or certain grantor) restrictions and can be used for any purpose designated by the Board.

*Net Assets with Donor Restrictions* – Net assets subject to donor-or certain grantor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Gifts of long-lived assets and gifts of cash restricted for the acquisition of long-lived assets are recognized as revenue when the assets are placed in service. Donor-imposed restrictions are released when a restriction expires; that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled or both.

### Cash and Cash Equivalents

The Organization considers all cash and other highly liquid instruments with initial maturities of three months or less to be cash equivalents.

The Organization maintains cash accounts at financial institutions located in Maine insured by the Federal Deposit Insurance Corporation (FDIC) of up to $250,000 per institution. At times the balance may exceed federally insured limits. The Organization has not experienced losses in such deposits, and management believes it is not exposed to any significant credit risk on cash and cash equivalents. The uninsured balance as of June 30, 2024 was approximately $118,000.

# Notes to Consolidated Financial Statements

**June 30, 2024**

**NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

**Accounts and Grants Receivable**

Accounts and grants receivable consist of amounts due from funders under various government grants and contracts and are stated at the amount management expects to collect from balances outstanding at year-end. Grants receivable are recorded on the accrual basis of accounting primarily based on reimbursable contracts, grants and agreements. No reserve for uncollectible amounts is deemed necessary, as management considers them to be fully collectible as of June 30, 2024.

**Contributions Receivable**

Unconditional promises to give are recognized as revenues in the period received and as assets, decreases of liabilities, or expenses depending on the form of the benefits received. Conditional promises to give are recognized when the conditions on which they depend are substantially met. Contributions receivable expected to be received in more than one year are discounted to present value. No allowance for uncollectable accounts was considered necessary as of June 30, 2024.

**Revenue Recognition**

*Grant and Contract Revenue*

The Organization recognizes some of its revenue from federal and state grants and contracts generally structured as reimbursed contracts for services. Revenues from these sources are recognized as earned or attributable to the period in which specific terms of the funding agreement are satisfied, and to the extent that expenses have been incurred for the purposes specified by the funding source. It is possible that in the future these programs could cease. The Organization does not expect that the revenue from these governmental agencies will be lost in the near term.

The Organization contracts with local school departments to provide learning support and youth development programs. These contracts are short-term in nature. The Organization considers each contract to be a single performance obligation for the delivery of educational support and services. Revenue is recognized at a point in time as the services are provided and the schools receive the benefit. The fees are determined based on the contract, explicitly stated in the contract, and invoiced prior to the services being provided. All services provided through these contracts occur within the financial reporting period, and no adjustments are required.

*Program Revenue*

Fee-for-service revenue for pool and facility rentals, other rental income, and membership dues are recognized on an accrual basis when the performance obligations have been met. Membership dues are billed monthly.

Other revenue includes investment income from gains and losses, dividends and interest, and miscellaneous income from insurance reimbursements.

# Notes to Consolidated Financial Statements

**June 30, 2024**

**NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

**Revenue Recognition, Continued**

*Contribution Revenue*

Contributions, including promises to give, are considered conditional or unconditional, depending on the nature and existence of any donor or grantor conditions. A contribution or promise to give contains a donor or grantor condition when both of the following are present:

- An explicit identification of a barrier, that is more than trivial, that must be overcome before the revenue can be earned and recognized.
- An implicit right of return of assets transferred or a right of release of a donor or grantor's obligation to transfer assets promised, if the condition is not met.

Conditional contributions are recognized when the barrier(s) to entitlement are overcome. Unconditional contributions are recognized as revenue when received.

Unconditional contributions or conditional contributions in which the conditions have been substantially met or explicitly waived by the donor are recorded as support with or without donor restrictions, depending on the existence and nature of any donor restrictions.

*In-Kind Contributions*

Contributed nonfinancial assets include donated facilities, transportation, auction items and other in-kind contributions which are recorded at the respective fair values of the good or services received at the date of donation. In addition to non-financial assets, volunteers contribute significant amounts of time to program services, administration and fundraising and development activities; however, the financial statements do not reflect the value of these contributed services because they do not meet recognition criteria prescribed by general accepted accounting principles. The Organization received 2,279 hours of volunteer hours during the year ended June 30, 2024.

**Property and Equipment**

Purchased assets are carried at cost. Contributed assets are carried at the fair market value at the time of the gift. Major additions are included in the property accounts, while maintenance and repairs which do not improve or extend the life of the assets are expensed. Purchases of property and equipment in excess of $5,000 are capitalized. Depreciation is computed using the straight line method of depreciation over the assets' estimated service life, generally 5-39 years. Depreciation expense totaled $330,623 for the year ended June 30, 2024.

**Investments**

The Organization records investments in marketable securities with readily determinable fair values and all investments in debt securities at their fair values in the consolidated statement of financial position. Unrealized gains and losses are included in the change in both net assets without donor restrictions and net assets with donor restrictions in the consolidated statement of activities.

Investments consist of publicly-traded mutual funds, equities, fixed income, certificate of deposits, and money market funds. The fair value of these investments is based on quoted market prices.

# Notes to Consolidated Financial Statements

**June 30, 2024**

**NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

**Income Taxes**

The Organization is classified as a public charity exempt from federal and state income taxes under Section 501(c)(3) of the Internal Revenue Code and has been determined not to be a private foundation within the meaning of Section 509(a) of the Code.

Management has evaluated the Organization's tax positions and concluded that, as of June 30, 2024, it has not taken any tax positions that would require the recording of any additional tax liability, nor does it believe that there are any unrealized tax benefits that would either increase or decrease within the next twelve months. The Organization is subject to U.S. federal and state examinations by taxing authorities for three years after the filing of the Organization's return.

**Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses in the reporting period. Actual results could differ from these estimates.

**Functional Allocation of Expenses**

The financial statements report certain categories of expenses that are attributed to more than one program or supporting function. Therefore, expenses require allocation on a reasonable basis that is consistently applied. Expenses are allocated among the programs and supporting services benefited. Indirect expense allocations are based on the total salary cost spent on administration and fundraising. The percentage is applied to most expense lines, except in cases such as professional fees and consultants, when larger amounts are spent with little indirect costs.

**Beneficial Interest in Trusts**

The Organization is the beneficiary of two irrevocable, perpetual trusts which are held by outside institutions. The present value of future cash receipts received from these perpetual trusts is measured using the fair value of the pro rata ownership portion of the perpetual trust's assets. The related cash receipts from the perpetual trusts are recognized as unrestricted income. Changes in fair value of the pro rata ownership in the perpetual trusts are recognized as either gains or losses in net assets with donor restrictions. The fair value of the beneficial interest in perpetual trusts was approximately $76,000 at June 30, 2024.

*Charitable lead annuity trust* - The Organization is the beneficiary of an irrevocable, charitable lead annuity trust which was held by an outside institution. The contribution, classified as with donor restrictions, and the beneficial interest in the assets are measured at fair value based on the present value of the future distribution the Organization expects to receive over the agreement's term. Changes in the fair value of beneficial interest in the trust are recognized as either gains or losses in net assets with donor restrictions. The approximate present value of the future payments is calculated using a discount rate of 2.80% and the annuity period of 20 years, which was approximately $99,000 at June 30, 2024.

# Notes to Consolidated Financial Statements

**June 30, 2024**

**NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED**

**New Accounting Pronouncements**

*Financial Instruments- Credit Losses*

On January 1, 2023, the Organization adopted ASU 2016-13 Financial Instruments – Credit Losses (Topic 326): Measurement of Credit Losses on Financial Statements (ASC 326). This standard replaced the incurred loss methodology with an expected loss methodology that is referred to as the current expected credit loss ("CECL") methodology. CECL requires an estimate of credit losses for the remaining estimated life of the financial asset using historical experience, current conditions, and reasonable and supportable forecasts and generally applies to financial assets measured at amortized cost, including trade accounts receivable. Financial assets measured at amortized cost will be presented at the net amount expected to be collected by using an allowance for credit losses. Management evaluated the impact of the new standard and determined there was no material impact on the financial statements and resulted in no new disclosures.

**NOTE 2 – LIQUIDITY AND AVAILABILITY**

The Organization strives to maintain liquid financial assets sufficient to cover 90 days of general expenditures. The following table reflects the Organization's financial assets as of June 30, 2024, reduced by amounts that are not available to meet general expenditures within one year of the statement of financial position date because of donor restrictions or internal board designations. Amounts not available to meet general expenditures within one year also may include net assets with donor restrictions.

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the statement of financial position date, comprise the following:

| | | 2024 |
|---|---|---|
| Cash and cash equivalents | $ | **273,621** |
| Accounts receivable | | **173,036** |
| Grants receivable | | **56,721** |
| Endowment appropriation | | **477,000** |
| | | **980,378** |

The Organization has board designated investments of $7,272,132 at June 30, 2024 which are included in Investments and can be released by the Board of Directors if needed for the purpose of operations.

# Notes to Consolidated Financial Statements

**June 30, 2024**

## NOTE 3 – CONTRIBUTIONS RECEIVABLE

Contributions receivable are estimated to be collected as follows at June 30, 2024:

| | |
|---|---|
| Within one year | **$ 1,398,650** |
| In one to five years | **3,554,700** |
| | **$ 4,953,350** |
| Less 3% present value discount | **(349,573)** |
| | **$ 4,603,777** |

Contributions receivable appear as follows in the statement of financial position:

| | |
|---|---|
| Contributions receivable, current portion | **$ 1,398,650** |
| Contributions receivable, net of current portion | **3,205,127** |
| | **$ 4,603,777** |

## NOTE 4 – INVESTMENTS

Investments measured on a recurring basis at fair value under the fair value hierarchy consist of the following at June 30, 2024:

| | Fair Value | Level 1 | Level 2 | Level 3 |
|---|---|---|---|---|
| Cash equivalents | **$ 1,381,373** | **$ 1,381,373** | | |
| Certificates of deposit | **80,376** | **80,376** | | |
| Equities | **8,101,927** | **8,101,927** | | |
| Fixed income securities | **2,105,624** | **2,105,624** | | |
| Mutual funds | **2,065,678** | **2,065,678** | | |
| Beneficial interest in trusts | **175,127** | | | **$ 175,127** |
| Total | **$ 13,910,105** | **$ 13,734,978** | | **$ 175,127** |

Changes in investments for the year ended 2024 are as follows:

| | |
|---|---|
| Beginning of year | **$ 11,900,406** |
| Additions (reductions) to investments: | |
| Interest and dividends | **364,681** |
| Net realized gains | **321,689** |
| Unrealized gains | **781,318** |
| Purchases | **4,146,116** |
| Sales | **(3,592,138)** |
| Investment fees | **(23,238)** |
| Change in value of beneficial interest | **11,271** |
| Total change in investments | **2,009,699** |
| End of year | **$ 13,910,105** |

# Notes to Consolidated Financial Statements

**June 30, 2024**

## NOTE 5 – FAIR VALUE OF INVESTMENTS

### Fair Value Measurements

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. In determining fair value, the Organization uses various methods, including market, income and cost approaches. Based on these approaches, the Organization often utilizes certain assumptions that market participants would use in pricing the asset or liability, including assumptions about risk and/or the risks inherent in the inputs to the valuation technique. These inputs can be readily observable, market corroborated, or generally unobservable inputs. The Organization utilizes valuation techniques that maximize the use of observable inputs and minimize the use of unobservable inputs. Based on the observability of the inputs used in the valuation techniques, the Organization is required to provide the following information according to the fair value hierarchy.

The fair value hierarchy ranks the quality and reliability of the information used to determine fair values. Financial assets and liabilities carried at fair value will be classified and disclosed in one of the following three categories:

> Level 1 – Unadjusted quoted prices in active markets for identical assets or liabilities that the reporting entity has the ability to access at the measurement date. The type of investments included in Level 1 includes listed equities and listed derivatives.
>
> Level 2 – Inputs other than quoted prices within Level 1 that are observable for the asset or liability, either directly or indirectly; and fair value is determined through the use of models or other valuation methodologies. Investments which are generally included in this category include corporate bonds and loans, less liquid and restricted equity securities and certain over-the-counter derivatives.
>
> Level 3 – Inputs are unobservable for the asset or liability and include situations where there is little, if any, market activity for the asset or liability. The inputs into the determination of fair value are based upon the best information in the circumstances and may require significant management judgment or estimation. Investments that are included in this category generally include equity and debt positions in private companies.

In determining the appropriate levels, the Organization performs a detailed analysis of the assets and liabilities that are subject to fair value. At each reporting period, all assets and liabilities for which the fair value measurement is based on significant unobservable inputs are classified as Level 3.

The value of beneficial interests in perpetual trusts and charitable remainder trusts are determined based upon the fair value of the assets held in the trusts as reported by the trustee multiplied by the Organization's percentage interest in the residual value of the trusts. The Organization considers the beneficial interest in the trusts to be a Level 3 measurement within the fair value hierarchy because it requires various assumptions and projections in determining fair value.

# Notes to Consolidated Financial Statements

**June 30, 2024**

## NOTE 6 – LONG-TERM DEBT

Long-term debt consisted of the following as of June 30, 2024:

| | |
|---|---|
| Note payable to Gorham Savings Bank due in monthly installments of $5,806, including interest at 3.00%, through March 2031. Secured by certain building and improvements at 277 Cumberland Avenue, Portland with a net carrying value of approximately $2,045,000. | **$ 423,862** |
| Less current portion | **57,554** |
| Long-term portion | **$ 366,308** |

Maturities of long-term debt are, as follows:

| Years ending June 30, | |
|---|---|
| 2025 | **57,554** |
| 2026 | **59,329** |
| 2027 | **61,159** |
| 2028 | **63,028** |
| 2029 | **64,989** |
| Thereafter | **117,803** |
| | **$ 423,862** |

## NOTE 7 – ENDOWMENT FUNDS

The Organization's endowment consists of board-designated endowment funds and donor-restricted endowments funds. As required by GAAP, net assets associated with endowment funds, including funds designated by the Board of Directors to function as endowments are classified and reported based on the existence or absence of donor-imposed restrictions.

### Interpretation of Relevant Law

The Organization follows the Uniform Prudent Management of Institutional Funds Act of 2006 (UPMIFA), adopted by the State of Maine in 2009, and its own governing policies for donor-restricted funds and endowment funds. The Board of Directors of the Organization has interpreted UPMIFA as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment fund, absent explicit donor stipulations to the contrary. As a result of this interpretation, the Organization classifies as permanently restricted net assets (a) the original value of gifts donated to the permanently donor-restricted endowment (b) the original value of subsequent gifts to the permanent donor-restricted endowment, and (c) accumulations to the permanent donor-restricted endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The remaining portion of the donor-restricted endowment fund that is not classified in the permanently restricted net assets is classified as temporarily restricted net assets until those amounts are appropriated for expenditure by the Organization in a manner consistent with the standard prudence prescribed by UPMIFA.

# Notes to Consolidated Financial Statements

**June 30, 2024**

**NOTE 7 – ENDOWMENT FUNDS – CONTINUED**

In accordance with UPMIFA, the Organization considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

(1) The duration and preservation of the fund
(2) The purposes of the Organization and donor-restricted endowment fund
(3) General economic conditions
(4) The possible effect of inflation and deflation
(5) The expected total return from income and appreciation of investments
(6) Other resources of the Organization
(7) The investment policies of the Organization

**Investment Policy**

The Organization's investment policy objectives for donor-restricted endowment assets and board-designated reserves are to a) preserve the real purchasing power of the funds, b) pay a reasonable and stable current investment income which increases over time at the rate of inflation, c) provides a mix of invested assets which are consistent with meeting the Organization's future cash needs and d) help assure the Organization's fiscal health. To meet the Organization's objectives, a portion of the investment portfolio shall be dedicated to an equity position in order to produce the long-term appreciation of principal. Another portion shall be committed to fixed income investments in order to provide a steady and consistent level of income. The allocation of holdings should reasonably attempt to reduce overall portfolio volatility. The Organization targets a diversified asset allocation that puts restrictions on the quantity of each type of investment. Time-weighted rate of return measurements will be made quarterly for each fund and for each separately managed asset class therein. Equity performance will use Standard & Poor's 500 Composite Stock Index, including dividends as a guideline, fixed income performance will use Merrill Lynch Government/Corporate Bond Index as a guideline and cash investment performance will use 90-day Treasury Bills as a guideline.

**Spending Policy**

Subject to the gift instrument and intent of the donor, the Board of Directors shall authorize the finance committee to appropriate for expenditure or accumulate funds as the finance committee determines to be prudent for uses, benefits, purposes and duration from which the investment fund is established. In making the determination to appropriate or accumulate, the finance committee shall act in good faith and with the care that an ordinarily prudent person in a like position would exercise under similar circumstances. It is the responsibility of the finance committee to periodically review the spending from the investment funds against actual returns in order to recommend adjustments as necessary. The Organization's current spending policy allows for a 4% annual distribution of the total market value of the endowment, calculated as the average of the trailing 16 quarters and net of all fees and administrative expenses paid by the endowment. For the year ended June 30, 2024, the Organization had spending draws of $612,846 from board-designated endowment funds and $555,420 from earnings on donor restricted endowment funds, respectively. These amounts are included in the net assets released from restrictions on the statements of activities and changes in net assets.

This is consistent with the Organization's objective to maintain the purchasing power of the endowment assets to be held in perpetuity or for a specified term as well as to provide additional real growth through new gifts and investment return

# Notes to Consolidated Financial Statements

**June 30, 2024**

**NOTE 7 – ENDOWMENT FUNDS – CONTINUED**

The Organization had the following investment and endowment net asset composition by type of fund as of June 30, 2024:

| June 30, 2024 | Without Donor Restriction | With Donor Restriction | Total |
|---|---|---|---|
| Board designated endowment funds | $ 7,272,132 | | $ 7,272,132 |
| Donor-restricted endowment fund | | | |
| Original donor-restricted gift amount and amounts required to be maintained in perpetuity by donor | | $ 1,606,327 | 1,606,327 |
| Accumulated investment gains | | 3,809,490 | 3,809,490 |
| | $ 7,272,132 | $ 5,415,817 | $ 12,687,949 |

From time to time, the fair value of assets associated with individual donor-restricted endowment funds may fall below the level that the donor or UPMIFA requires the Organization to retain as a fund of perpetual duration. There were no such deficiencies as of June 30, 2024.

The following is a summary of donor-restricted endowment funds as of June 30, 2024:

| | |
|---|---|
| General operating purposes | 4,284,578 |
| Scholarships | 717,661 |
| Emergency needs | 413,578 |
| | $ 5,415,817 |

Changes in endowments for the year ended 2024 is, as follows:

| | Without Donor Restriction | With Donor Restriction | Total |
|---|---|---|---|
| Beginning of year | $ 7,030,009 | $ 4,870,397 | $ 11,900,406 |
| Investment income, net of fees | 854,969 | 544,149 | 1,399,118 |
| Change in value of beneficial interest in trusts | | 11,271 | 11,271 |
| Distribution of interest in charitable remainder trust | | (10,000) | (10,000) |
| Appropriation for expenditure | (612,846) | | (612,846) |
| End of year | $ 7,272,132 | $ 5,415,817 | $ 12,687,949 |

# Notes to Consolidated Financial Statements

**June 30, 2024**

## NOTE 8 – NET ASSETS

Net assets with donor restrictions are comprised of the following at June 30, 2024:

| | | |
|---|---|---|
| Subject to expenditure for specified purpose: | | |
| Expansion projects | $ | 103,872 |
| Capital campaign | | 972,383 |
| Various youth programs | | 424,963 |
| | | 1,501,218 |
| Subject to expenditure for the passage of time: | | |
| Capital campaign | | 4,603,777 |
| | | 4,603,777 |
| Endowments: | | |
| Subject to appropriation and expenditure when a specificed event occurs: | | |
| General operating purposes | | 962,395 |
| Scholarships | | 617,000 |
| Emergency needs | | 26,932 |
| | | 1,606,327 |
| Subject to endowment spending policy and appropriation: | | |
| General operating purposes | | 3,809,490 |
| Total endowments | | 5,415,817 |
| Total net assets with donor restrictions | $ | 11,520,812 |

The sources of net assets released from donor restrictions by incurring expenses satisfying the restricted purposes or by occurrence of events specified by the donors were as follows for the year ended June 30:

| | | |
|---|---|---|
| Satisfaction of purpose restrictions: | | |
| Expansion projects | $ | 120,581 |
| Capital campaign | | 783,528 |
| Various youth programs | | 471,128 |
| | | 1,375,237 |
| Satisfaction of time restrictions: | | |
| Contributions receivable | | 111,550 |
| Distribution of charitable remainder trust | | 10,000 |
| | | 121,550 |
| Total net assets released from restrictions | $ | 1,496,787 |

## NOTE 9 – RESTATEMENT OF NET ASSETS

Net assets with donor restrictions decreased by $20,000 at June 30, 2023 due to a duplicate pledge receivable booked in the previous fiscal year. Net assets without donor restrictions increased at June 30, 2023 by $47,345 to record federal grant receivables for expenses incurred in the previous fiscal year.

# Notes to Consolidated Financial Statements

**June 30, 2024**

## NOTE 10 – GRANTS

The Organization receives multi-year grants funded by federal sources. The remaining grants at June 30, 2024 totaled $176,092.

## NOTE 11 – RETIREMENT CONTRIBUTIONS

The Organization participates in a voluntary pension plan maintained by the Boys and Girls Clubs of America, covering employees meeting certain age and service requirements. Contributions are made to individual accounts maintained for each participant. Benefits under the plan are determined by reference to the individual accounts. Effective December 31, 2021, the Board approved a freeze to the plan. As a result, no employees hired or rehired after December 31, 2021, became a participant or accrued any benefits under the plan. In addition, participants no longer earned additional benefits by rendering future services. No employer contributions to the plan were made after December 31, 2021. There was no pension expense for the year ended June 30, 2024.

Beginning on January 1, 2022, the Organization also sponsors a 401{k) plan for its employees. Employees meeting eligibility requirements can participate in the plan to the extent allowed under Internal Revenue Service rules. The Organization matches employees' contributions based on a percentage of salary contributed by participants, for a maximum of 3% of salary. In addition, the Organization makes a 3% safe harbor contribution. Retirement expense for the year ended June 30, 2024, was $76,036.

## NOTE 12 – RELATED PARTY TRANSACTIONS

As an affiliate of Boys and Girls Clubs of America, the Organization is required to follow the standards of practice of the national organization. Dues payments of $12,587 were paid for the year ended June 30, 2024.

## NOTE 13 – CONTRIBUTIONS OF NONFINANCIAL ASSETS

**For year ended June 30, 2024:**

| Donation | Revenue Recognized | Utilization in Program | Donor Restrictions | Valuation Techniques |
|---|---|---|---|---|
| Facilities | $ 302,281 | All | None | Donated facilities are valued based on market value of similar properties in the same area. |
| Transportation | 46,759 | 21st Century | None | Donated transportation is valued based on estimated mileage and fuel expenses. |
| Auction | 48,379 | Spring for Kids Auction | None | Donated supplies are valued based on fair market value of similar items. |
| Total | $ 397,419 | | | |

# Notes to Consolidated Financial Statements

**June 30, 2024**

## NOTE 14 – DISAGGREGATION OF REVENUE

| | | |
|---|---|---|
| *Revenue Recognized Over Time:* | | |
| Rental income | **$** | **275,604** |
| Club membership dues | | **18,012** |
| School contract income | | **248,940** |
| Pool & facility rental income | | **34,288** |
| Total Contract Revenue Recognized Over Time | | **576,844** |
| Total Revenue from Contracts with Customers | **$** | **576,844** |

## NOTE 15 – SUBSEQUENT EVENTS

Management has made an evaluation of subsequent events to and including July 17, 2025, which was the date the financial statements were available to be issued and determined that any subsequent events that would require recognition or disclosure have been considered in the preparation of the financial statements.

Wealth Management
100 Middle Street
Portland, ME 04101-3481
Tel 207-771-0870
Toll Free 800-442-6722

Morgan Stanley

December 10, 2025

Boys and Girls Clubs of Southern Maine
Brian Elowe
277 Cumberland Avenue
Portland, ME 04101

Re: Brian Elowe-Boys and Girls Clubs

Dear Mr. Elowe:

Please be advised that you maintain the following brokerage account, the "Account at Morgan Stanley Smith Barney LLC ("Morgan Stanley") which contains assets, including cash and marketable securities, valued, as of the close of business on 12/09/2025, as detailed below:

| A/C Number | A/C Title | Account Value |
|---|---|---|
| 606-XXX044 | BOYS & GIRLS CLUBS OF SOUTHERN MAINE | $5,944,438.11 |

We are presenting the information contained herein pursuant to your request. It is valid as of the date of issuance. Morgan Stanley does not warrant or guarantee that such identified securities, assets or monies will remain in your Account(s). You have the ability to withdraw assets from the Account(s) at any time.

This letter does not create a security interest or convey collateral rights to any party.

Thank you for your time and consideration in this matter.

Sincerely,

Lisa Cooper
Vice President, Risk Officer

cc: : Brian Elowe-Boys and Girls Clubs

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Wealth Management
100 Middle Street
Portland, ME 04101-3481
Tel 207-771-0870
Toll Free 800-442-6722

Morgan Stanley

December 10, 2025

Boys & Girls Clubs of Southern Maine
Brian Elowe
277 Cumberland Avenue
Portland, ME 04101

Re: Brian Elowe-Boys and Girls Club

Dear Mr. Elowe

Please be advised that you maintain the following brokerage accounts at Morgan Stanley Smith Barney LLC ("Morgan Stanley") which contain assets, including cash and marketable securities, valued, as of the close of business on 12/09/2025 as detailed below

| A/C Number | A/C Title | Account Value |
|---|---|---|
| 606-XXX402 | Boys & Girls Clubs of Southern Maine | $6,024,126.14 |
| 606-XXX382 | Boys & Girls Clubs of Southern Maine | $3,132,914.93 |
| 606-XXX600 | Boys & Girls Clubs of Southern Maine | $2,250,401.89 |
| 606-XXX406 | Boys & Girls Clubs of Southern Maine | $942,086.08 |
| 606-XXX179 | Boys & Girls Clubs of Southern Maine | $318,179.09 |
| 606-XXX182 | Boys & Girls Clubs of Southern Maine | $132,080.15 |
| 606-XXX432 | Boys & Girls Clubs of Southern Maine | $103,702.05 |

We are presenting the information contained herein pursuant to your request. It is valid as of the date of issuance. Morgan Stanley does not warrant or guarantee that such identified securities, assets or monies will remain in your Accounts. You have the ability to withdraw assets from the Accounts at any time.

This letter does not create a security interest or convey collateral rights to any party.

Thank you for your time and consideration in this matter.

Sincerely,

Lisa Cooper
Vice President, Risk Officer

cc: Brian Elowe-Boys and Girls Clubs of Southern Maine

© Morgan Stanley Smith Barney LLC. Member SIPC.

# 4 - TECHNICAL CAPACITY

The technical ability of the project is demonstrated by the following narrative:

Site Consultant - SMRT Architects and Engineers

SMRT Architects and Engineers is a full-service architecture firm that includes in-house civil engineers and landscape architects for site design and permitting. This staff is organized into a Site Team and has extensive experience in site design and environmental permitting. The engineer of record for this project is Thomas Doyle, P.E, and the landscape architect is Kenneth D. Costello, LA. Resumes are attached.

Thomas Doyle can be contacted at tdoyle@smrtinc.com

Ken Costello can be contacted at kcostello@smrtinc.com

Surveyor – Owen Haskell, Inc.

The project surveyor is Randy Loubier, PLS, of Owen Haskell, LLC. Mr. Loubier is a partner at Owen Haskell, Inc. The firm has operated since 1964 and has vast experience throughout New England.

Randy Loubier can be contacted at rloubier@owenhaskell.com

Geotechnical Consultant – S.W. Cole Engineering, Inc.

The geotechnical engineer is Evan M. Walker, P.E. Mr. Walker is a Senior Geotechnical Engineer at the firm, manager of their Gray, Maine office, and has been with the firm since 2007.

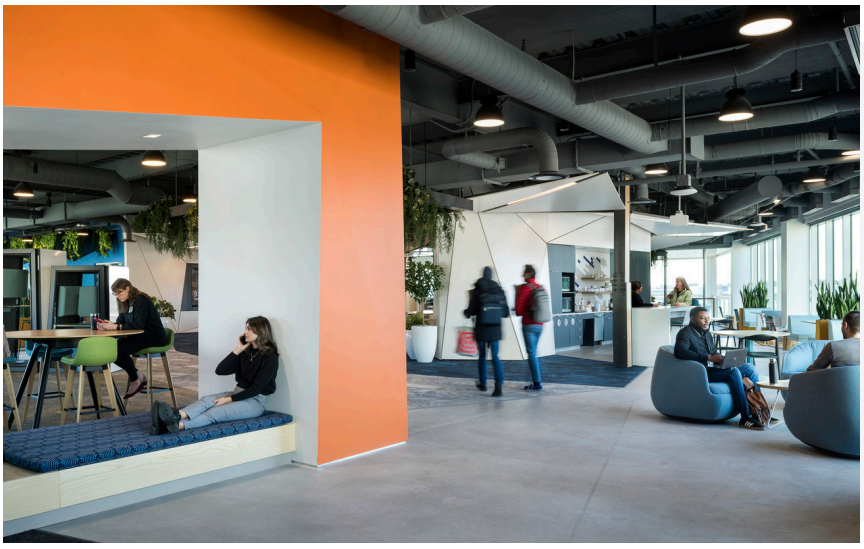
Evan Walker can be contacted at Evan.Walker@swcole.com



# SMRT Architects & Engineers

SMRT is a team of architects, engineers, planners, and professionals committed to solving problems through design and positioning our clients for success. We build lasting relationships and friendships with business partners because we consistently deliver positive results. Our clients come to us with big opportunities, one-of-a-kind challenges, hard deadlines, and limited budgets. This is where we thrive.

Since 1884 when John Calvin Stevens founded the firm, SMRT has been engaged and active throughout the state of Maine. We are involved in the community, and the discourse about the built environment and contribute to the vibrancy of civic life in Portland. Our employees are often invited to participate in city neighborhood development studies, design charrettes, and serve on local boards and community groups. We have a growing team of highly motivated, talented designers ready to engage and partner with clients to solve complex problems.



## Our fully integrated, 135-person team provides:

ARCHITECTURE

ENGINEERING

INTERIORS

ENERGY/COMMISSIONING

PLANNING



# Tom Doyle PE

## LEAD CIVIL ENGINEER

Tom is a lead civil engineer who brings over 25 years of experience with site and utility design and layout, grading plans, erosion control planning, permitting, specification writing, and stormwater management. He has worked for clients across numerous sectors, including education and athletics, workplace, government and civic, health and wellness, life sciences and nutrition, and advanced manufacturing.

## EDUCATION

BS, Civil Engineering, University of Maine

## REGISTRATIONS

ME, CT, MA, NH, VT

## RELEVANT EXPERIENCE

**General Dynamics Bath Iron Works Washington Street Redevelopment, Bath, ME**
Civil engineer for this campus redevelopment to improve employee quality of life by enhancing parking, reducing traffic congestion, consolidating offsite offices, and upgrading infrastructure. To ease the daily commute and ensure safety, proposed improvements include the construction of a six-story parking garage, the development of two surface-level parking lots, and improvements to the Washington Street roadway.

**Mölnlycke Health Care U.S. Expansion, Brunswick, ME**
Civil engineer for the design of a 100,000-square-foot facility for a specialty manufacturer focused on medical technology. Program spaces include all phases of the product lifecycle: receiving, inspection, raw material storage, processing, fabrication, quality control, packaging, warehousing, and shipping. The scope also addresses employee wellness, workplace, and amenity spaces.

**New Land Port of Entry, Fort Fairfield, ME**
Civil engineer for this modernization project that aims to replace the outdated 1933 facility with a $40 million, 26,000-square-foot modern, secure, and sustainable port that meets the operational needs of U.S. Customs and Border Protection while enhancing safety, efficiency, and resilience. SMRT's scope includes stormwater management, civil engineering, permitting, and construction administrative services as a subconsultant to Smith-Miller + Hawkinson Architects.

**University of Maine Forest Biomaterials Innovation Center, Orono, ME**
Civil engineer for the Forest Biomaterial Innovation Center at the University of Maine—a 7,200-square-foot facility advancing sustainable innovation in forest biomaterials. The project includes flexible industrial space, wet labs, and collaborative areas, with SMRT providing full architectural and engineering services to support the university's vision as a leader in sustainable materials.

**Timberline Condo Project, Newry, ME***
Civil engineer for site upgrades at this condo site. Based on the design layout, Tom designed stormwater measures and a model to meet the state's requirements for stormwater quality and flood standards.

**Ray Street and Dalton Street Condos, Portland, ME***
Civil engineer who designed layout, grading, and utility plans for city applications, compiled and submitted application materials through the city's online permit portal, and attended neighborhood meetings.

**Project completed under previous employment*



## Ken Costello RLA, LEED AP

SENIOR LANDSCAPE ARCHITECT

Ken leads SMRT's site design department and has over 28 years of experience providing landscape architecture services on a wide variety of projects. He has expertise in the design of community and civic spaces, sports and athletic facilities, campus landscape improvements, and master planning. He also has experience providing design and construction administration on numerous projects throughout New England.

### EDUCATION

MLA, Landscape Architecture, University of Colorado Denver

BLA, Landscape Architecture, University of Rhode Island

### REGISTRATIONS

ME, CT, MA, NH, NY, RI

### RELEVANT EXPERIENCE

**University of Southern Maine – McGoldrick Center for Career and Student Success, Portland, ME**

Senior landscape architect for the design of the McGoldrick Center for Career & Student Success, which serves as a social hub and living room. The building features amenities including a 300-seat dining hall, student lounge, bookstore, café/pub, Career & Employment Hub, and a 4,500-square-foot multipurpose room. The Center is anchored by a one-acre central quad, providing ample space for students to gather and socialize.

**University of Southern Maine Portland Commons Residence Hall, Portland, ME**

Senior landscape architect for the design of Portland Commons Residence Hall – the university's first on-campus housing facility in Portland, which accommodates nearly 600 students. This eight-story residential hall has 385 units with various room types, common gathering spaces, a shared kitchen, and a semi-private courtyard. The highly sustainable building is the second-largest Passive House university building in the country.

**University of New England Harold and Bibby Alfond Center for Health Sciences, Portland, ME**

Senior landscape architect for the design of the University of New England's Institute for Inter-Professional Education facility, home to the College of Osteopathic Medicine. This new space will enable the university to expand the College of Osteopathic Medicine's class size to 200 students. With that expansion, a total of 400 students will be occupying the building (first-year and second-year students), as well as up to 180 faculty and staff.

**Bangor Region YMCA – New Development, Bangor, ME**

Senior landscape architect for this new $45 million, 80,000-square-foot sports and recreation building, centrally located as a hub of activity for the city. The current building is over 130 years old, limiting the services and opportunities available to the organization. The new program will include a natatorium, gymnasium, STEM center, early childcare center, lobby, cafe, playgrounds, and administrative suite.

**Thomas College – Sukeforth Family Sports Center, Waterville, ME**

Senior landscape architect responsible for the design of a new sports center. The 18,000-square-foot sports center was the first phase of a larger athletic master plan and will include a future gymnasium and fieldhouse. The sports center will provide a public viewing area, athletic department administration and coaches' offices, strength and conditioning space, locker rooms, training facilities, and other athletic support functions.

**City of New Britain – Osgood Park, New Britain, CT**

Ken was the senior landscape architect and Principal-in-Charge for the master planning, design, and construction administration services for new athletic and recreation improvements to meet the city's recreational needs, including the full reconstruction of the 15-acre park. With construction costs of $10.5 million, the upgrades included a 2,500-square-foot community building, a lighted synthetic field, basketball and hand courts, a playground, a splash pad, a fitness trail, and parking and lighting upgrades.

SMRT

# 6 - SITE PLAN STANDARDS

**LAND USE CODE STANDARDS COMPLIANCE (13.6, Site Plan Review Standards)**

The project is classified as a Minor Site plan. The building addition is 6,566 square feet. A pre-application meeting was held with the City on August 6, 2025. Applicability and conformance to Site Plan Review Standards are addressed below.

**13.6.1 Transportation Standards**

**A. *Impact to surrounding street systems***: Not applicable. No changes to vehicle loading and unloading, parking, or vehicular circulation are proposed.

**B. *Access and Circulation***:

1. *In general:*

a. No regular vehicle circulation is proposed. The lower level of the proposed addition includes space for automotive repair education and may require occasional vehicle access to garage bays.

b. Not applicable. No new parking or vehicle circulation is proposed.

c. Continuous internal walkways are provided to connect the addition to existing city sidewalks at the main entrance and all egress doors.

d. Not applicable. No public trail is located on or near the parcel.

1e. The existing curb-cut on Cedar Street will be used for new access and egress.

2. *Curbs and Sidewalks:*

a. All existing sidewalks are curbed.

b. All sidewalks and curbs impacted by construction are to be repaired in conformance with applicable City of Portland standards.

c. Not applicable. Existing sidewalks will be maintained.

d. Not applicable. Existing curbing will be maintained.

**C. *Public Transit Access***: Not applicable. Metro bus service is available with ¼ mile of the site.

**D. *Parking*:**

1. Not applicable. No new parking is proposed.

2. Bicycle Parking: Per Article 18, parking for ten bicycles is required (1 per 2,500 SF floor area). Sixteen spaces are provided using Dero bike hitches.

3. Snow Storage: Snow is stored on-site until available area has been filled. Currently, the Owner's snow contractor takes excess snow off-site. This practice is expected to continue.

4. Not applicable. No new parking is proposed.

**E. *Transportation Demand Management*:** Not applicable. The project does not meet the criteria for a Transportation Demand Management Plan.

**13.6.2 Environmental Quality Standards**

**A. *Preservation of Significant Natural Features***: Not applicable. No significant natural features exist on site.

**B. *Site Landscaping and Buffers*:**

1. *On-site Landscaping:*

a. Site constraints prevent the planting of shade trees. Shrubs and perennials will be planted on the Cedar Street and Cumberland Avenue sides of the addition. Landscaped areas are shown on drawing LP101.

b. Not applicable. Existing vegetation is limited and must be removed to construct the addition.

c. Not applicable. No street trees are proposed.

2. *Buffers and Screening:*

a. Rooftop equipment will be hidden by architectural screening. No loading and service areas or trash storage areas are proposed.

b. Not applicable. No surface parking areas are proposed.

c. Decorative wire fence will screen the site from the adjacent lot. The fencing will be 8 feet high.

d. Not applicable. No surface parking areas are proposed.

3. *Parking and Vehicle Display Lot Landscaping:* Not applicable. No surface parking areas are proposed.

4. *Non-Vehicular Hardscape:* Site constraints prevent the planting of required shade trees. Concrete walkways will have an approximate initial solar reflective index (SRI) of 0.70 and a 3-year aged SRI of 0.35. as proscribed by LEED: https://www.usgbc.org/leedaddenda/10411. Proposed asphalt pavement will be painted for half-court basketball with a color meeting City SRI standard.

5. *Street Trees:*

a. The site abuts existing City sidewalk without street trees. No new trees are proposed. The sidewalk and Cumberland Avenue crosswalk have heavy pedestrian use. The applicant believes the introduction of street trees at this location would be a hinderance to pedestrian safety.

b. Proposed alternate plantings are shown on drawing LP101.

c. Not applicable. No street trees are proposed for removal.

**C. *Water Quality, Stormwater Management, and Erosion Control*:** The project will comply with all Water Quality, Stormwater Management, and Erosion Control regulations. Compliance is detailed in the section 11, Stormwater Management Report, and on drawings CE101 and CG101.

**13.6.3 Public Infrastructure and Community Safety Standards**

**A. *Consistency with City master plans:*** Not applicable. The project is not within the boundary of any City master plan.

**B. *Public safety and fire prevention:***

1. The development shall incorporate appropriate public safety principles for Crime Prevention through Environmental Design (CPTED) into the design to enhance the security of the property.

a. Public spaces will be visible from the building via storefront windows at the main entrance and along Cumberland Avenue and the upper portion of Cedar Street. The outdoor programming space will be visible via overhead doors on the west side of the addition.

b. Access control will be provided by an entry vestibule and control desk at the main entrance, and by perimeter fencing around the outdoor space.

c. The proposed landscaping will provide a coherent design around the addition.

2. The building can be accessed from Cumberland Avenue and Cedat Street. The development does not change existing emergency vehicle access.

**C. *Public utilities:*** New utility connections are shown on drawing CU101.

1. The project includes new sanitary sewer and storm drain connections to City of Portland facilities. Capacity letters from Portland Water District are included with this application.

2. The project includes new underground electrical service. Service has been coordinated with Central Maine Power.

3. All proposed sanitary sewer line and storm drains will conform to City standards.

4. The proposed sanitary sewer will connect to the existing main within Cedar Street.

5. Not applicable. The property has existing trash containers and scheduled trash pick-up.

**13.6.4 Site Design Standards**

**A. *Massing, ventilation, wind, and heat impact:***

1. The addition is replacing existing structures of similar bulk, height, and location.

2. All HVAC units will be located on the roof of the addition.

3. The roof will be covered by a white damp-proof membrane with a typical SRI of 84.

**B. *Shadow:*** Not applicable. The proposed addition has a maximum height of 29’-4”.

**C. *Snow and ice loading:*** The proposed roof is flat and will have roof drains connected to stormwater management facilities.

***D. View corridors:*** The massing, location, and height of the addition will not substantially obstruct public view corridors. The addition is of similar massing to existing structures.

**E. *Historic resources:*** Not applicable. The site is not within an historic district, nor contains a designated landmark.

**F. *Exterior Lighting:*** All proposed exterior lighting will be wall-mounted and conform to City standards.

**G. *Noise and vibration:*** All proposed mechanical equipment will meet state and federal emission requirements and shall be located on the proposed addition roof. All units will have architectural screening.

**H. *Signage and wayfinding:*** Not applicable. No way-finding signage is proposed.

***I. Design Standards:*** Compliance with design standards is demonstrated and noted in the drawing set.

**13.7.1 Waiver requests**

The applicant seeks a waiver for noncompliance of Ordinance Section 13.6.2, B. 2. 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.*

Given the physical constraints of the site and the existing conditions at the abutting property line, no buffer planting will be possible. As an alternative, the applicant proposes a large-block retaining wall with eight-foot-high decorative fence mounted on top of the wall. The abutting property is at a lower grade than the subject site and currently abuts a building structure at the property line. The retaining wall height will be approximately two- to four-feet with a uniform top. A cut sheet is attached. The fence will be WireWorks Anti-Climb by Ameristar and is detailed on drawing sheet CP502.

The limited area within the property immediately adjacent to the property line will be utilized for stormwater management and will provide a minimum 10-foot-wide buffer between the property line and outdoor activity taking place on-site.

| **Standard to be Waived:**<br>Cite Ordinance or Technical Manual Standard | **Cite Standard Language:**<br>Cite specific language of applicable Ordinance or Technical Manual Standard | **Waiver Being Sought:**<br>Describe waiver being sought. Ex. – We are requesting a two-way parking lot drive aisle width of 20' feet. | **Justification for Waiver:**<br>Address specific waiver criteria, if applicable, and document reasons for the waiver request. |
|---|---|---|---|
| Ordinance Section 13.6.2 B.2.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. | We are requesting a waiver for the 10-foot deep and 6-feet tall landscape buffer abutting residential zone. | Limited space does not allow for the required plantings. The available space must be used for stormwater management to meet Maine DEP Chapter 500 requirements. The abutting property is at a lower grade and currently meets a building foundation at the property line |
| | | | |
| | | | |

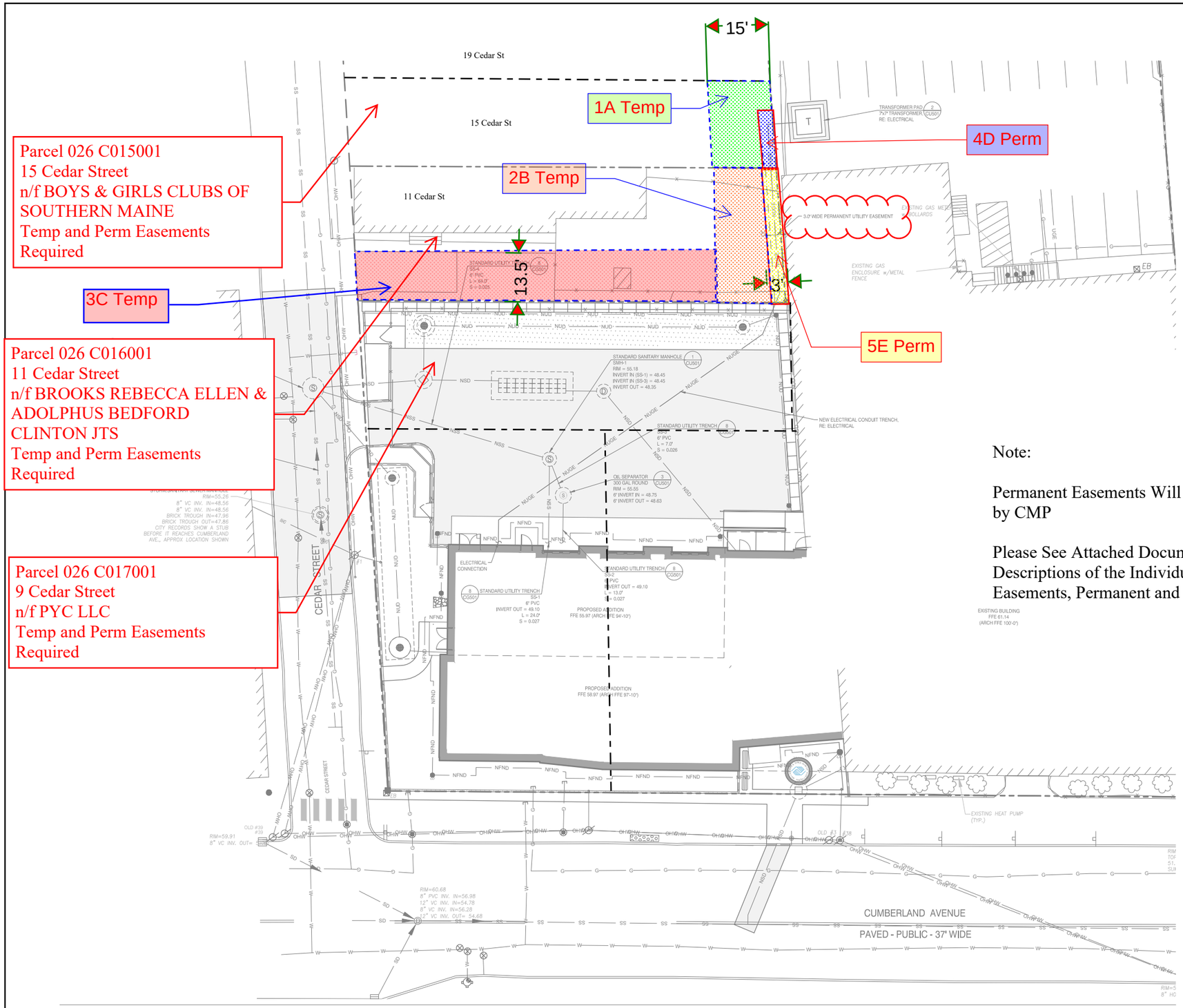
# 9 – PROPOSED EASEMENT

The existing building electrical service appears to have been upgraded within the past 10 years to an 800A, 208/120V, 3-Phase, 4-Wire electrical service. The service is fed via a pole mounted utility transformer located on Chestnut Street with secondary conductors fed overhead from the utility pole to the existing building. Once in the building, the secondary conductors feed an 800A fused disconnect switch, which feeds an 800A, 208/120V, MLO distribution panel 'MDP'. Based on demand (kW) readings from electric utility bills provided to SMRT by the Boys & Girls Club, the electrical service currently runs at roughly 25% capacity during winter (non-cooling) months and roughly 35% capacity during peak summer (cooling) months. The existing 800A, 208/120V, 3-Phase, 4-Wire electrical service is not sufficiently sized to handle the existing building load, as well as the new addition loads.

A new 1600A, 208/120V, 3-Phase, 4-Wire electrical service will be provided as part of the new addition. A new utility pad-mounted transformer will be located behind the addition, off Cedar St. Three phase power will need to be extended from the intersection of Chestnut St and Cumberland Ave. The installation of underground primary conductors shall be coordinated with Central Maine Power (CMP). New secondary conductors will be routed underground from the pad-mount transformer and stubbed up into a new main electrical room, located on the lower level of the new addition. A new 1600A, 208/120V, 3-Phase switchboard will be provided within the main electric room, which will serve as the new main service entrance for the entire building.

Map 26, Lot 016, 11 Cedar Street, abuts the subject property on the southwest side. The abutter's property line is approximately 12" to 15" from the face of the existing Boys & Girls Club building.

To implement the new electrical service, a new three-foot wide permanent easement has been requested from the abutters for underground electrical conduit. Temporary easements have been requested from the abutters for access to install the conduit. Please see the attached Easement Coordination Plan from contractor Wright Ryan.




Note:

Permanent Easements Will Be Required by CMP

Please See Attached Document for Descriptions of the Individual Required Easements, Permanent and Temporary

BOYS & GIRLS CLUBS OF SOUTHERN MAINE

Wright-Ryan

SMRT

# 277 Cumberland Ave Addition and Renovation

## Proposed Temporary and Permanent Easements

= 1A - Temp Construction Access Easement - 15 Cedar Street

= 2B - Temp Construction Access Easement - 11 Cedar Street

= 3C - Temp Construction Access Easement - 11 Cedar Street

= 4D - Perm Utility Access Easement - 15 Cedar Street

= 5E - Perm Utility Access Easement - 11 Cedar Street

## Exhibit A
## Easement Coordination Plan 12-29-2025

## Introduction

SMRT, Inc. was retained to assist the Boys & Girls Club of Southern Maine (Applicant) with the design and permitting for the construction of an approximately 6,566 square foot (SF) addition to their existing facility located at 277 Cumberland Avenue in Portland, Maine. The project area combines three adjacent lots, Tax Map 26 Lots 8, 17, 18-19. An existing 17,213 SF building and associated access drives, parking areas, utilities, and stormwater facilities make up the current development.

This Stormwater Management Report assesses both pre-development and post-development peak runoff rates and stormwater treatment practices for the project in accordance with the City of Portland's Stormwater Management Standards and Maine Department of Environmental Protection Chapter 500 Stormwater Management requirements.

## Methodology

The stormwater runoff analysis has been undertaken using the HydroCAD Stormwater Modeling System software (version 10.20-7a) developed by Applied Microcomputer Systems of Chocorua, New Hampshire. The program is based upon the TR-20 computer program and the TR-55 tabular method, both of which are based on approaches developed by the USDA Soil Conservation Service. The analysis was undertaken for the 2-, 10-, and 25 precipitation frequencies for Cumberland County. Twenty-four-hour design storms with a Type NOAA10 distribution are the basis for the analysis.

All stormwater drainage piping and treatment Best Management Practices (BMPs) have been sized for a 25-year, 24-hour storm. Copies of the pre- and post-development HydroCAD reports are included in Appendices.

## 24-Hour Rainfall Depths for Brunswick, Maine at Design Storm Frequencies

The NOAA Atlas 14, Volume 10, Version 3 – Precipitation Frequency Data was used to determine the rainfall depths for the design storms.

| | 2-Year | 10-Year | 25-Year |
|---|---|---|---|
| **Rainfall Depth** | 3.20 | 4.90 | 5.96 |

## Pre-Development Conditions

The Boys & Girls Clubs of Southern Maine acquired properties at 289 Cumberland Avenue and 9 Cedar Street with the intention of expanding their facility. The two lots are adjacent to 277 Cumberland. The project will require the removal of existing buildings on the two acquired lots. The existing Boys & Girls Club building sits on Lot 8. Lot 17 (9 Cedar Street) contains a 9-unit, 1,860 SF multifamily structure built in 1900. Lot 18-19 (289 Cumberland Avenue) holds a 3,120 SF mixed-use residential and commercial building constructed in 1910. None of the buildings are subject to Maine Historic Preservation Commission oversight. Plans to replace the existing residential units are described in a separate Housing Preservation and Replacement application.

A brick sidewalk runs along Cumberland Avenue and Cedar Street but terminates at the building corner on Chestnut Street. The Chestnut Street sidewalk continues as concrete. A striped crosswalk on Cumberland Avenue connects the Clubhouse with the high school. On-street parking is available in front of the Clubhouse. The existing building is served by an 18-space parking lot on Chestnut Street. The two

acquired lots have limited landscaping and share a paved parking lot that covers most of the open space of the combined lots.

The site is generally flat and drains to a series of catch basins, ultimately flowing to combined sewer outfalls on Cedar Street (west), Chestnut Street (east) and Cumberland Avenue (south).

The project is in a combined sewer overflow that discharges to Fore River off Thames Street.

Stormwater peak runoff flow rates from the site for 2-, 10-, and 25-year storm events were analyzed and are summarized in Table 1 in the Stormwater Quantity section of this report. Pre-development HydroCAD calculations and Sheet C-120- Pre-Development Watershed Plan are included with this application.

The site was analyzed at three design points:

- PI-1 at the existing storm drain system which outlets to the southwest of the project site at Cedar Street.
- PI-2 at existing storm drain system which outlets at the east of the project site at Cumberland Avenue.
- PI-3 at the existing storm drain system which outlets at the northwest of the project site along Chestnut Street.

**Post-Development Conditions**

The proposed project includes the construction of a 6,566 SF addition south of the existing building, asphalt hardscape for outdoor recreation, new and relocated utilities, and stormwater collection and treatment systems.

Stormwater runoff will be collected and treated by one subsurface R-Tank storage system and two filter strips.

Stormwater peak runoff flow rates from the site for 2-, 10-, and 25-year storm events were analyzed at the same design points and are summarized in Table 1 in the Stormwater Quantity section of this report. Post-development HydroCAD calculations and Sheet C-121- Post-Development Watershed Plan are included with this application.

**Stormwater Quantity**

The project is required to meet City of Portland's stormwater Maine DEP Chapter 500 flooding standard for the 2-, 10-, and 25-year storm events. Stormwater detention is provided by one Ferguson R-Tank underground storage system and two filter strips, one with synthetic turf and one with a dry well for roof runoff.

The BMPs have been sized to attenuate the peak flow rates leaving the site for the 2-, 10-, and 25-events. Table 1 below summarizes the peak flow rates at the analysis points.

**Table 1**

| Analysis Point | Design Storm Event Return Period - Peak Flow (cfs) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | 2-Year | | | 10-Year | | | 25-Year | | |
| | Pre | Post | Δ | Pre | Post | Δ | Pre | Post | Δ |
| **PI-1** | 0.92 | 0.91 | **-0.01** | 1.45 | 1.40 | **-0.05** | 1.78 | 1.70 | **-0.08** |
| **PI-2** | 0.08 | 0.03 | **-0.05** | 0.12 | 0.04 | **-0.08** | 0.15 | 0.05 | **-0.10** |
| **PI-3** | 1.63 | 1.53 | **-0.10** | 2.53 | 2.38 | **-0.15** | 3.09 | 2.91 | **-0.18** |

As shown in Table 1, the peak runoff rates for all three PIs are reduced from the pre-development runoff rates for all design storms.

**City of Portland Technical Manual, Section 5.2.4**

B.1. Stormwater connections into the City's combined sewer system must detain a volume equal to 1 inch of rainfall times the total impervious area within the project's disturbance limits, or the increase in average daily sewer flow. Average daily sewer flow from the proposed addition is 1,404 gallons per day, or 0.002 cfs. Table 1A shows the detention volume requirements and design volumes for 1" of rainfall:

**Table 1A**

| | SF | Detention Depth (ft) | Required Detention Volume (cf) |
|---|---|---|---|
| Total Landscaped Area | 3,187 | 0.083 | 266 |
| Total Impervious Area | 14,154 | 0.083 | 1,175 |
| **Total Disturbance Volume** | **17,341** | | **1,441** |
| | | | **Design Detention Volume** |
| BMP FS-1 | 416 | 2 (40% voids) | 333 |
| BMP FS-2 | 1040 | 2 (40% voids) | 832 |
| BMP RT-1 | | | 1,501 |
| **Total Design Volume** | | | **2,666** |

As shown, the design volume of 2,666 cf is more than adequate to detain the required volume.

B.2. Stormwater discharge rates are to be controlled to a maximum flow rate of 0.1 cfs until the on-site detention system reaches design capacity. The design team has interpreted this standard to mean the maximum flow rate between pre-and post-development can be no greater than 0.1 cfs. As shown in Table 1 above, Analysis Points PI-1 and PI-2, which take the flow from the proposed development, are below pre-development levels for all evaluated storms. Analysis Point PI-3 discharge is primarily existing flow, with decreases due to the reconfiguration of the existing building's main entrance.

**Stormwater Quality**

The project has been designed to meet the City of Portland's Stormwater Management Standards and Maine DEP Chapter 500 Stormwater Management requirements. The required water quality volume is calculated at 1" for impervious area and 0.4" for landscaped areas. See calculation in Table 2.

**Table 2**

| | SF | Treatment Depth (ft) | Water Quality Volume (cf) |
|---|---|---|---|
| Total Landscaped Area | 3,187 | 0.033 | 105 |
| Total Impervious Area | 14,154 | 0.083 | 1,175 |
| **Total Treatment Required** | **17,341** | | **1,280** |

The proposed BMPs will collect and treat the required Water Quality Volume. See Table 3 below for water quality volume treated by each BMP.

**Table 3**

| BMP | Volume Treated (cf) | Description of Treatment |
|---|---|---|
| FS-1 | 856 | Filter Strip w/synthetic turf volume |
| FS-2 | 2,080 | Filter Strip w/dry well volume |
| RT-1 | 104 | Sand Filter |
| **Total Treatment Provided** | **3,040** | |

The required WQV is 1,280 cf and the proposed project provides 3,040 cf; therefore, the WQV requirement is met. The proposed treatment systems and treated areas are designed as follows:

BMP FS-1, Underdrained Soil Filter with synthetic turf surface – To meet the applicant's desire for no vegetation maintenance on-site, the design team modified MaineDEP's Grassed Underdrained Soil Filter. To meet DEP's filter criteria the BMP section consists of:

- Plant-based synthetic turf layer with a permeability of 300 inches per hour
- 6" of dynamic stone with an infiltration rate of 12 inches per hour
- Minimum 24" of loamy coarse sand
- 6 inches of MaineDOT Type B backfill
- 18 inches of MaineDOT Type C backfill
- 6-inch underdrain pipe
- 20 mil impermeable PVC liner to prevent infiltration

Maine DEP was consulted on the feasibility of using synthetic turf and staff felt that based on the material's properties it is suitable. This BMP is designed and located to capture sheet runoff from the outdoor play area. Given the short flow distance and limited potential for pollutant loading and sediment, a forebay was deemed unnecessary. The system has 1.70 feet of freeboard.

BMP FS-2, Underdrained Soil Filter with dry well – To capture and treat roof runoff from approximately 65% of the roof square footage and to optimize roof drain locations, this system has been positioned in the limited open space at the south end of the addition. This BMP consists of:

- Rounded river stone mixed with plantings
- Maximum 52 inches of loamy coarse sand
- 6 inches of MaineDOT Type B backfill
- 14 inches of Type C backfill
- 6-inch underdrain pipe
- 20 mil impermeable PVC liner to prevent infiltration

BMP RT-1, Ferguson R-Tank system – To capture the remaining roof runoff, an underground storage system with a subsurface sand filter for treatment is proposed, to be positioned under the asphalt pavement at the rear of the development. The sand filter meets DEP treatment standards. The vendor has been engaged to finalize the design.

**Erosion Control**

BMPs such as siltation fence, coir logs, haybale barriers, silt sacks, mulch, and permanent plantings will be used to prevent erosion and downstream migration of sediment during construction. The locations of temporary and permanent erosion and sediment control measures, as well as notes and details are shown in the drawing set.

**Inspection and Maintenance**

The Applicant will be responsible for maintaining the stormwater BMPs for the project. An Inspection and Maintenance Plan has been included with this application.

**Conclusion**

The stormwater management for this project includes multiple stormwater BMP treatment systems to control both quantity and quality of the stormwater runoff. The HydroCAD calculations show that the peak runoff rates at the post-development conditions are less than the peak runoff rates under pre-development conditions for the 2-, 10-, and 25- year storm events at all design points.

**Supporting Data and Calculations**

The following material has been uploaded to the City of Portland Online Portal along with this narrative:

- Inspection and Maintenance Plan for Stormwater Management Facilities
- Sheet C-120- Pre-Development Watershed Plan
- Sheet C-121- Post-Development Watershed Plan
- Pre-Development HydroCAD Report
- Post-Development HydroCAD Report
- Pollutant Impact Ranking Calculation
- Soils Report by S.W. Cole (6/5/24)

**From:** Tom Doyle
**To:** Wendy MacDaniels
**Subject:** FW: 526580- 277 Cumberland Ave, PO- Change of Use Determination
**Date:** Thursday, January 29, 2026 1:22:59 PM
**Attachments:** Phone_223ae454-93d7-49cd-a6ff-c6b3f6771a32.png
Envelope_01e51944-8e48-4eab-9cd3-85f555862fe6.png
Web_f9738a30-9efc-4f48-8727-bc60554c3569.png
PWDlogoCMYK_finalhorzwaveandtagline_805ff89e-b71e-453e-9acc-ec30c963a648.png
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Youtube_a37e753a-5442-4998-83f9-aa8e55933873.png
Xlogo2email_bf573aae-16ef-43ac-b631-1018580e1842.png
infinal_1140dcc2-7e8d-4df5-a2c8-5bff0d470c8c.png
526580- 277 Cumberland Ave, PO- CoU submittal Form.pdf

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FYI, finally came in today

**Thomas Doyle** PE
Senior Civil Engineer
Licensed in ME, NH, VT, MA

**SMRT Architects & Engineers**
c 207.837.8557 d 207.321.3921
smrtinc.com

**From:** Aline Bamukunde <abamukunde@pwd.org>
**Sent:** Thursday, January 29, 2026 1:11 PM
**To:** Tom Doyle <tdoyle@smrtinc.com>
**Cc:** Robert Bartels <rbartels@pwd.org>
**Subject:** 526580- 277 Cumberland Ave, PO- Change of Use Determination

Mr. Doyle,
Based on the information provided, the existing 4-inch domestic service with 2-inch meter should be able to handle the water demand at the site. If you experience any water supply or pressure issues, please contact Portland Water District to increase the service size to the building.
The next step would be for you to pay for the service retirement inspection hourly fee of $720.00 (check only). You are welcome to either mail in payment for the service retirement fee, or drop it off in the lockbox outside our Portland office at 225 Douglass Street.
The fastest way for PWD to receive your payment would be delivering it to our Portland office. If you choose to mail the upgrade fee in, please mail to the following address:

Portland Water District
ATTN: MEANS Group
PO Box 3553
Portland, ME 04104-3553

Please make sure to include a copy of the attached Change of Use Fee Submittal Form with your payment.

PLEASE NOTE: The following conditions apply to your project:

1. The existing 3/4“ service to 289 Cumberland Avenue and 1” service to 9 Cedar Street in Portland must be shut at stop with both 5/8” meters pulled and have the account closed before the service can be retired. Please contact customer service at 207-761-8310 to complete this work prior to service retirement. The retirement will require coordination with the District’s Inspection Group. Please contact the Construction Scheduler at 207-774-5961 x3037 to schedule the service retirement.

2. As per Note 1 on the second page of the application, the deposit required is an estimate of costs associated to this project. Hourly costs are reconciled at the end of the project against the actual costs for those line items (inspection, fire service activation, meter installation, etc.). The hourly rates listed ($90/hr) are PWD employee rates. PWD will occasionally utilize subcontracted inspectors to meet the demand for service inspection. These subcontracted inspectors utilize a higher billing rate, which will be used during reconciliation of the project.

3. You have indicated that this project will require water service to provide private fire protection to the site. According to our records this site is currently served with a 6-inch fire service. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share these results with your sprinkler system designer so they can design the fire protection system to best fit the noted conditions. If additional information is required, or to request a hydrant flow test, please contact MEANS at MEANS@pwd.org or 207-774-5961 x3199.

If you have any questions, please let us know.
Kind regards,
Aline

ALINE BAMUKUNDE
Associate Engineer
(207) 523-5286
abamukunde@pwd.org
https://link.edgepilot.com/s/2f63ae28/p6VezHngsEypqTIFlWc_iA?u=https://www.pwd.org/

Portland Water District
From Sebago Lake to Casco Bay

Portland Water District NOTICE & DISCLAIMER Confidentiality Notice: THIS MESSAGE IS INTENDED ONLY FOR THE USE OF

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# 12 – UTILITY CAPACITY

Portland Water District (PWD) has determined that it has capacity to provide sanitary sewer services to the project. The capacity letter is attached. PWD's approval for domestic water service is pending internal policy review and modification. The attached email correspondence explains PWD's schedule. Water service letter will be submitted when available.

**Department of Public Works**
Mike Murray
Director

Date: December 23, 2025
Re: Wastewater Capacity Authorization
Address: 277 Cumberland Avenue
Applicant: Boys & Girls Club of Southern Maine
Planner: TBD

| **Estimate of Anticipated Wastewater Flows** | | | | |
|---|---|---|---|---|
| **Development** | **Unit Size** | **Number of Units** | **Gallons per Day per Unit** | **Total Gallons per Day** |
| **Existing Flow to be Removed** | | | | |
| 9 Cedar St | PWD Records | | | -1097 |
| 289 Cumberland Ave | PWD Records | | | -424 |
| **Proposed flow** | | | | |
| Public Restrooms | # Toilets | 9 | 325 GPD | 2,925 |
| **Net Change** | | | | **+ 1,404** |
| *Values based on STATE OF MAINE: SUBSURFACE WASTEWATER DISPOSAL RULES, most recent edition | | | | |

Comments:
The Department of Public Works, which includes the Water Resource Division, have reviewed and determined that the downstream sewers from the project address have the capacity to convey the estimated dry weather wastewater flows which will be generated from this development.

However, storm drainage and sanitary sewer flows in this project area drain to the City's combined sewer system. Lack of wet weather capacity results in frequent system wide combined sewer overflows. City wide mitigation of combined sewer overflows is required as part of the City's CSO consent decree administered by the EPA and Maine DEP.

Section 5.2.4 of the City's Technical Manual requires DPW Water Resources approval when rain water is being proposed to discharge into a sewer which conveys sanitary waste. Applicable projects proposing to make a stormwater connection into the City's combined sewer system shall:
1. Provide a minimum on-site stormwater detention volume equal to the greater of:

a. 1" of rainfall times the TOTAL impervious area within the project's disturbance limits;
b. The project's proposed increase in average daily sewer flow being added to the combined sewer system.

2. Control stormwater discharge rates into the City's combined sewer system to a maximum flow rate of 0.1 CFS until the on-site detention system reaches its design capacity.

You are also reminded that new connections into the combined sewer system shall be equipped with backflow prevention in accordance with Section 6.6.10 of the City's Technical Manual.

If the City can be of further assistance, please contact me at 207-874-8840 or brad@portlandmaine.gov

Sincerely,



Bradley A. Roland, P.E.,
Senior Project Engineer

From: Tom Doyle
Sent: Tuesday, December 23, 2025 11:03 AM
To: Wendy MacDaniels
Subject: FW: 526580- 277 Cumberland Ave, PO- Ability to Serve review

**Thomas Doyle** PE
Senior Civil Engineer
Licensed in ME, NH, VT, MA

SMRT Architects & Engineers
c 207.837.8557 d 207.321.3921
smrtinc.com

From: Aline Bamukunde <abamukunde@pwd.org>
Sent: Tuesday, December 23, 2025 10:55 AM
To: Tom Doyle <tdoyle@smrtinc.com>
Subject: RE: 526580- 277 Cumberland Ave, PO- Ability to Serve review

Hi Tom,
Thank you for the updated plan and that is all set. This is one of unique projects that requires retirement of the existing services which should be performed by a contractor to the owners cost in the presence of the PWD personnel. There is an ongoing internal discussion about retirement procedures/policy, we will get back to you as soon as the concerns are addressed which is highly likely in the week of January 5th.

Wishing you a happy holiday!
Aline

ALINE BAMUKUNDE
Associate Engineer
(207) 523-5286
abamukunde@pwd.org
https://link.edgepilot.com/s/84899c37/meCWExtcmE_mHvxfnkblJw?u=https://www.pwd.org/

Portland Water District
From Sebago Lake to Casco Bay

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From: Tom Doyle <tdoyle@smrtinc.com>
Sent: Thursday, December 18, 2025 4:01 PM
To: Aline Bamukunde <abamukunde@pwd.org>
Subject: RE: 526580- 277 Cumberland Ave, PO- Ability to Serve review

Aline,

Please find updated plan with notes added per your recommendation.

Let us know if you have any additional questions or comments to continue your review for the ability to serve letter.

Tom

**Thomas Doyle** PE
Senior Civil Engineer
Licensed in ME, NH, VT, MA

SMRT Architects & Engineers
c 207.837.8557 d 207.321.3921
smrtinc.com

From: Tom Doyle
Sent: Thursday, December 18, 2025 3:40 PM
To: 'Aline Bamukunde' <abamukunde@pwd.org>
Subject: RE: 526580- 277 Cumberland Ave, PO- Ability to Serve review

Thanks Aline,

We will work on getting plan updated to reflect your comments.

Tom

**Thomas Doyle** PE
Senior Civil Engineer
Licensed in ME, NH, VT, MA

**SMRT Architects & Engineers**
c 207.837.8557 d 207.321.3921
smrtinc.com

From: Aline Bamukunde <abamukunde@pwd.org>
Sent: Thursday, December 18, 2025 2:42 PM
To: Tom Doyle <tdoyle@smrtinc.com>
Cc: Kerry Dineen <kdineen@smrtinc.com>
Subject: 526580- 277 Cumberland Ave, PO- Ability to Serve review

Hi Tom,
I am reviewing the water request for the expansion project at 277 Cumberland Avenue in Portland.

Our record shows existing 6-inch Fire and 4-inch domestic services taking off of Chestnut Street to the site which you mentioned you will be connecting to the proposed expended building. Based on the request letter, you mentioned that both ¾-inch domestic service to 289 Cumberland Avenue, and 1iinch domestic service to 9 Cedar Street will be retired, you will need to specify on the plan that the services will be retired. Please be informed that the water service retirement must be done per PWD standards which requires street opening to shut and cut the corporation stop at the main and PWD will need to retrieve the existing meters from the buildings before demolition begins. I have attached the screenshot of the existing curb stop to 289 Cumberland Ave for your reference.

Let me know if you have questions or need further info to submit an updated plan and we will move forward from there.
Aline

ALINE BAMUKUNDE
Associate Engineer
(207) 523-5286
abamukunde@pwd.org
https://link.edgepilot.com/s/6f84b764/QLLa38EqAkWnmFChNRS_TQ?u=https://www.pwd.org/

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From: COUGH, JAMES <jcough@cmpco.com>
Sent: Wednesday, March 18, 2026 9:03 AM
To: Wendy MacDaniels
Cc: BOUCHER BOUCHER, ANTHONY
Subject: CMP Three Phase Service Process and Ability to Serve Letter Nov 2025
Attachments: Easement_Information_Worksheet.doc; Standard Easement Sample.pdf; blank W9.pdf; CMP EDET November 2025.xlsx

Att. O

Wendy MacDaniels
SMRTC

RE: Boys and Girls Club Addition
277 Cumberland Avenue, Portland, Maine
Letter of Ability to Serve Request

SAP TBD

Project Location:
The Boys & Girls Club of Southern Maine, (the Club) is proposing to construct an addition on newly acquired property adjacent to their existing facility at 277 Cumberland Avenue. The project area combines two adjacent lots, Tax Map 26, 17 and 18-19, totaling 17049 SF (0.39 acres). The property is bordered to the southeast by Cumberland Avenue, residential lots to the northwest, and Cedar Street to the southwest. The proposed structure and site improvements will be located adjacent to Cedar Street, on the lots currently known as 289 Cumberland Avenue and 9 Cedar Street.
Project Scope:
The proposed project is a 13,000 SF addition, which will replace the current entryway and add space for teen programming to the southwest of the existing building. Two existing apartment buildings will be removed to facilitate the project. A new transformer is proposed to be installed at the rear of the existing facility and new electrical service will be fed to the electrical room in the new addition. Primary wire run and transformer location will be determined with CMP.

CMP has the ability to serve the proposed project in accordance with our CMP Handbook (web link below). We can provide you the desired pad mounted transformer per your request and city approval, in accordance with our CMP Handbook of Standard Requirements. If you have any questions on the process, or need help in completion of the documents, please contact CMP at 800-565-3181. CMP will need to review the layout with you once loads are received.

Here is our typical process for getting your three phase or CT rated single phase service installed. If you have any questions, please let us know. The underlined links will redirect you to the appropriate site for additional information.

Service Milestones for Three Phase Services and CT Rated Single Phase Services:

Call 800-750-4000 option 4 to establish a new account (if needed) and an SAP work order. Please provide both of these to me.
Submit Load information. Please complete the attached EDET (excel file) using load information. Please complete this and email back to me. If the loads are over 500 kw, more in depth load studies may be required with our Distribution Planning and Transmission Planning Departments. Be advised that these may involve more detailed load information, a load study agreement (signed contract), as well as other items. This additional study process may add up to two additional months to completion of the job.
Submit the easement information worksheet, including where any CMP structures may be on ANY private property (Poles, Wires, Anchors). You are responsible for obtaining all information for all required easements. Please complete this form and either email or fax back to me.
Submit any electronic drawings (PDF (preferred) or DWG files) of the site layout and proposed electrical connections.
For Primary Metered installations (including PV), please have the access road in for pole staking.
Preliminary meetings with CMP Advisor and Engineer to determine details of job (I will need to schedule with your electrician/contractor-please let me know who this is)
Field planner design appointment scheduled once the preliminary information is complete. This will allow us to cost out the job and develop a CMP Invoice. The invoice is typically generated 5-6 weeks after the design appointment. This expires after 90 days from the invoice date.
Submit completed W9 so that your bill can be properly processed. This is a new CMP process.
CMP submits invoice to the customer for payment (typically via email). Payment received from customer.
Easements (based on easement information worksheet) sent out, signed and originals returned to CMP.
Job scheduled for completion after payment, easements and the electrical inspection have been received.

There are additional requirements for primary metered Solar Service Installations listed in the Chapter 324 Interconnections section below. Please refer to CMP Installation Checklists for other installations.

This process can take several months, depending upon several factors including transformer or materials delivery, return of completed paperwork, and other jobs in the system that may be ahead of yours. In addition, contact with the other utilities, including telephone and cable, should be commenced as soon as practical. They may have additional work or charges in addition to the CMP work required to bring your project on line.

As you may be aware, there are global supply chain issues impacting the utility industry. CMP is closely monitoring and managing their inventory in order to serve our customers. Larger padmount transformers may not be readily available for the date that you will need to be energized. Please consider this as part of your construction plan. The energy service advisor will continue to work closely with you and let you know as soon as the transformer becomes available. Should you have any questions or concerns throughout this process, please do not hesitate to contact your ESA directly at the number or email provided.

Please complete the attached forms (the specific instructions are on each form). Please email them at your earliest convenience. If you are returning an Easement Form, a 1190 or State Permit please be sure to send those documents to lineclerknewservice@cmpco.com, All W9's should be sent to gettingconnected@cmpco.com. All other forms including the EDET (load sheet) and technical information should be sent to me.

For your convenience, here is a link to the CMP Website which contains our Handbook with details on most service requirements: CMP Handbook of Standard Requirements Additional resources include our CMP Metering Supplement is our Distribution Construction Standards: CMP Distribution Construction Standards CMP Distribution Construction Standards.

You will be responsible for installing the customer connections, conduits, and metering in accordance with the CMP Handbook of Standard Requirements The transformer will be sized based on your submitted load sheets.

Your deposit amount will be typically based on an estimated two month bill, calculated from your completed load sheet unless otherwise determined by CMP.

In addition, we have recently added on an online map that shows single phase and three phase power locations within CMP. Here is that link: CMP ArcGIS Information

Metering:

All metering (including locations) must be preapproved by CMP. If you have any questions, please consult the CMP Handbook of Standard Requirements and our CMP Metering Supplement.

Chapter 324 Interconnections:

Please be advised that if you plan to install solar/wind/hydro generation, you must complete an application under the MPUC mandated Chapter 324 Interconnection Standards. If you go to Chapter 324 Interconnection Standards and follow the instructions for the Small Generator Interconnection Procedures, CMP can do this work in parallel to your service request that will be handled by me. If you project is under 660 KW You will be able to have a Customer Net Energy Billing contract. Information concerning Customer Net Energy Billing can be accessed thru the Chapter 324 website or by clicking here: Net Energy Billing

Reallocation/Line Extensions:

Recently, changes were made to the three-phase construction policy, which require CMP to reallocate construction costs paid by customers. If applicable, those projects identified as "developments" do not qualify for reallocation of funds. Please see this document at our website for details about the reallocation conditions. Any reallocation charges will be specifically denoted on your invoice. The website address for this is: Polyphase Line Extension.

This line extension will be part of Central Maine Power's distribution system. In the event the property served under this Agreement is sold or otherwise conveyed, all rights and obligations of the Agreement shall stay with the property. Please note that if you rent or lease this property to another and you want to receive the reimbursement payments, you must make special arrangements with the Central Maine Power Company. Otherwise, any reimbursement payments will be sent to the "Customer" taking service at the service location.

Electricity Supplier Information:

Central Maine Power Company (CMP) will provide your facility with electric delivery service. If you don't already have a provider, you will need to make arrangements with a competitive electricity provider in order to receive electricity supply for your facility. In the event you fail to choose a competitive electricity provider, you will receive Standard Offer service arranged by the Maine Public Utilities Commission. If you wish to be served by a competitive electricity provider immediately upon establishment of delivery service, you must arrange for this service directly through your chosen competitive electricity provider, who must enroll your account no later than 5 PM on the business day prior initiation of delivery service by CMP. An up-to-date list of competitive suppliers can be found at the:

1. Maine Public Utilities Commission (MPUC) web site- Maine PUC
2. By calling the MPUC at (207) 287-3831

Attachments:

Easement Worksheet and Sample Standard Easement
W9
CMP EDET (Load Sheet)

Regards,

Jamie

Jamie Cough
Central Maine Power Company
162 Canco Road
Portland, ME 04103
207-610-0055

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BOYS & GIRLS CLUBS
OF SOUTHERN MAINE

February 23, 2026

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for an expansion of our BGCSM Portland Clubhouse located at 277 Cumberland Avenue, Portland.

**Meeting Location:** 277 Cumberland Avenue, Portland
**Meeting Date:** March 9, 2026
**Meeting Time:** 7:00PM

(The Land Use Code requires that neighboring property owners and residents on an "interested party list" be invited to participate in the neighborhood meeting. A sign-in sheet will be circulated, and a record of the meeting will be taken. Both the sign-in sheet and record will be submitted to the Planning Board.)

If you have any questions, please call me at (207) 874-1069 x 300.

Signed,

Colleen Cooper | CEO
Boys & Girls Clubs of Southern Maine
2/23/26

*Note:*
*Under the City of Portland land use code, an applicant for a major site plan, subdivision of over five lots, or zoning map amendment is required to hold a neighborhood meeting within 30 days of an application being deemed complete, and no less than seven calendar days before a public hearing. Should you wish to offer additional comments on this proposed development, you may forward them by email to planning@portlandmaine.gov or by mail to the Planning and Urban Development Department, Planning Division, 4th floor, 389 Congress Street, Portland, ME 04101*

BOYS & GIRLS CLUBS
OF SOUTHERN MAINE

# BGCSM Neighborhood Meeting Sign-In Sheet

March 9, 2026
BGCSM, 277 Cumberland Ave, Portland.
Bridge to Success Teen Center ( Expansion of the Portland Clubhouse )

## Developer and Consultant Team in Attendance:

| Name | Email |
|---|---|
| David Bienerman (Board) | Bren125d@aol.com |
| Cordelia Bergman (CM) | CBergman@wright-rgsm.com |
| NAT CIRAM ( SMRE ) | NCIRAM@SMRE INC.com |
| TOM MARKWING | TOMARKSLLC@HOTMAIL.COM |
| WENDY MACDANIELS | W.macdaniels@smrtinc.com |
| Laura Young ( Board) | Laura Young philauthropy@gmail.com |
| Richard Reynolds | richard@homesweetmaine.com |
| Sharon Sudbay | ssudbay@gmail.com |
| Mallory Barker | mbarker@gmail.com |
| Dan Haley Board Member | danielthaleyjr@gmail.com |
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| BGCSM STAFF: | |
| | |
| COLLEEN COOPER | |
| JILL DOMINGOS | |
| CHARISSA KERR | |
| | |
| | |
| | |
| | |
| | |

BOYS & GIRLS CLUBS
OF SOUTHERN MAINE

# BGCSM Neighborhood Meeting Sign-In Sheet

March 9, 2026
BGCSM, 277 Cumberland Ave, Portland.
Bridge to Success Teen Center ( Expansion of the Portland Clubhouse )

## Members of the Public in Attendance:

| Name | Email |
|---|---|
| MICHAEL BENNIS | MICHAELB@PORTLANDMAINE.GOV |
| Ed Hoyt | ehoyt@gmail.com |
| KIERAN CONNELLY | redhouserentals@gmail.com |
| JOHN EGAN | jegan@avestahousing.com |
| Alison Frazee | afrazee@portlandlandmarks.org |
| Ryan Fecteau | rfecteau@avestahousing.org |
| JOHN BLACKBURN | JBLACKBURN1943@GMAIL.COM |
| Pierre Avignon | pierreavignon@gmail.com |
| George Rheault | george.rheault@gmail.com |

GREAT FUTURES START HERE.

BOYS & GIRLS CLUBS OF SOUTHERN MAINE

**BGCSM Neighborhood Meeting**
**Monday, March 9, 2026, 7pm-8pm**
**Porland Clubhouse**

## Meeting Agenda

1. Welcome & Introductions *(Dan Haley, BGCSM Alum & Board Member)*
    a. Housekeeping
    b. BGCSM Introductions
    c. Architect & Contractor Introductions
    d. Goal of meeting
2. Organization Overview *(Colleen, CEO)*
    a. Mission
    b. History
    c. Vision
3. Project Overview *(Colleen, CEO)*
    a. Project goals
    b. Construction site & timeline
    c. Project impact
4. Questions
5. Closing

**Upcoming BGCSM Events**

- Saturday, April 18, 2026: BGCSM Patriots Day Road Race
- Friday, May 1, 2026: Spring for the Kids
- Friday, May 29, 2026: BGCSM Art Show OPENING!

**Boys & Girls Clubs of Southern Maine**

**March 9, 2026**

**Portland Clubhouse Expansion – Neighborhood Meeting**

Boys & Girls Clubs of Southern Maine hosted a neighborhood meeting with residents, community stakeholders, and representatives from local organizations to present the proposed Portland Clubhouse expansion and gather community input. The meeting provided an opportunity for attendees to learn about the project, ask questions, and share feedback.

## Overview of Proposed Project

**Project:**
Proposed expansion of the Portland clubhouse (approximately 15,000–16,000 square feet) to create the James & Hilla Bruni Bridge to Success Center, focused on teen programming, career exploration, arts, wellness, and workforce readiness.

**Capacity & Impact:**
The expansion would allow the Club to serve up to 500 additional youth per day and aligns with national Boys & Girls Clubs priorities to increase teen engagement. The existing Bridge to Success program has demonstrated success locally in helping teens transition to college, trades, and employment.

## Program Highlights

- Immersive career exploration modules, including VR-based workforce experiences
- Hands-on trades training (HVAC, plumbing, electrical, welding, carpentry)
- Expanded makerspace, music production, and arts programming
- Dedicated teen lounge and mentoring spaces
- Wellness programming including yoga, meditation, dance, and theater

BGCSM also highlighted a 100% success rate in its literacy program and emphasized the importance of creating spaces designed specifically for teens to reduce disengagement during high school years.

## Introductions & Organizational Mission

Colleen introduced herself as the new CEO of Boys & Girls Clubs of Southern Maine and shared her background with the Boys & Girls Club movement.

The meeting was recorded in accordance with Planning Board procedures.

Project partners include:

- **Wright-Ryan Construction** – construction contractor
- **SMRT Architects & Engineers** – architect and engineering team

Both firms have long-standing partnerships with the organization.

The Club's mission was reiterated:
To empower young people to reach their full potential through caring mentors, safe environments, and meaningful programs.

---

**Bridge to Success Program Background**

The Bridge to Success initiative was created to support youth after they graduate from Club programming.

Staff discovered that many alumni struggled with barriers to:

- College enrollment
- Employment
- Trade certification

In response, staff personally contacted alumni to understand their challenges and provided individualized support, including:

- Adjusting work schedules with employers
- Helping write resumes and cover letters
- Assisting with scholarship applications
- Connecting youth with training or education programs

These interventions significantly reduced the number of alumni who were not reaching their potential.

**Expansion Design & Programming**

The proposed James & Hilla Bruni Bridge to Success Center would be located adjacent to the historic 1931 clubhouse.

The facility would focus primarily on teen engagement, particularly due to its proximity to the nearby high school.

**First Floor**

- Study and collaboration spaces

- Teen lounge
- VR career exploration modules
- Workforce training area with three garage bays and an auto lift for trades instruction

**Second Floor**

- Arts and creative spaces
- Technology center for coding and AI
- Mentoring and career guidance offices
- Expanded music production studio
- Wellness areas for yoga, meditation, dance, and theater
- Teen lounge with large windows (identified as a priority during youth focus groups)

**Site Improvements**

- Outdoor fenced recreation space
- Basketball court and play structure
- Renovated youth programming spaces for younger members
- Larger games room and formal dining space for nightly meals
- Additional classrooms and a soundproof music room

The Club also highlighted partnerships with trade unions and SMCC PATH programs to help youth obtain certifications in trades that are expected to face a 25% workforce shortage in the Northeast.

**Housing & Community Commitments**

Questions were raised about housing impacts related to the project.

The Club explained that:

- The property was purchased in 2021.
- Nine tenants remain in adjacent units slated for removal.
- Termination-of-tenancy notices were issued in January, with a move-out date of May 1.

The organization emphasized that it is:

- Working with Avesta Housing and community partners to assist residents in finding new housing.
- Committed to ensuring no tenants become homeless.

Additionally:

- Properties at 15 and 19 Cedar have been donated to Avesta for redevelopment.
- Redevelopment is expected to nearly double the number of housing units available.

**Timeline & Process**

- Silent capital campaign underway for 3–3.5 years
- Public campaign launch planned for June
- Planning board materials to be submitted shortly
- Construction will be phased to allow Club operations to continue

The project is currently approximately one year behind the original schedule.

**Community Feedback & Discussion**

**Strong Support for Youth Investment**

Attendees expressed strong appreciation for the work of Boys & Girls Clubs of Southern Maine and the role the organization plays in supporting youth and families.

Community members emphasized the importance of:

- Providing safe, supervised environments for youth
- Expanding after-school and teen programming
- Increasing access to programs for youth living nearby
- Investing in opportunities for the next generation

Several participants shared personal experiences with youth organizations and recognized the Club's long-standing presence and commitment to the neighborhood.

**Positive Feedback on the Proposed Expansion**

Participants responded particularly positively to several aspects of the project, including:

- Creation of a dedicated teen center
- Development of hands-on career exploration spaces

- Expanded arts, music, and technology programming
- Opportunities for workforce training in trades
- Creation of outdoor recreation space, which is currently limited in the area
- Renovations that will improve programming for younger children

Attendees recognized the potential for the expansion to help connect youth to education, career pathways, and local workforce opportunities.

### Questions and Input from the Community

Attendees also raised thoughtful questions and suggestions, including:

### Housing impacts

- Questions about how tenants would be supported during relocation.

### Project location

- Some participants asked whether other sites had been considered.

Club representatives explained that the current site was chosen because it is centrally located and easily accessible for youth who walk from nearby neighborhoods and schools.

Attendees acknowledged that the Club's proximity to schools and public transit reduces transportation barriers.

### Interest in Partnerships and Collaboration

Several participants expressed interest in continuing collaboration, including:

- Partnerships with schools and workforce development programs
- Opportunities to incorporate additional trade and preservation skills training
- Broader collaboration to support youth and families in the neighborhood
- Exploring ways to improve outdoor recreation opportunities for youth in the surrounding area

### Commitment to Continued Engagement

Boys & Girls Clubs leadership reiterated their commitment to maintaining open communication with neighbors and community partners throughout the planning process.

Attendees were invited to:

- Visit the clubhouse during program hours

- Continue sharing ideas and feedback
- Stay engaged as the project moves forward

**Action Items**

**Colleen**

- Connect programming partner Allison (Connect) and other preservation/trades contacts with the Senior Director of Programming to explore VR module and preservation trades integration.
- Coordinate next meetings with potential partners.
- Prepare for public capital campaign launch in June and work with the board to finalize fundraising materials and timeline.

**Dan**

- Schedule follow-up meeting with neighborhood representative(s) to discuss local history, preservation concerns, and opportunities for collaboration.

BOYS & GIRLS CLUBS
OF SOUTHERN MAINE

## BGCSM Neighborhood Meeting for Proposed Expansion

I, Colleen Cooper, hereby certify that a neighborhood meeting was held on March 9, 2026, at 277 Cumberland Avenue at 7:00PM for the proposed project located at 277 Cumberland Avenue, Portland, Maine.

I also certify that on February 26, 2026, notices were mailed to the following:

1. All addresses on the mailing list provided by the Planning Division which includes property owners within 500 feet of the proposed development.

2. Residents on the "interested parties" list.

Signed,

March 10, 2026

Attachments
1. Copy of the notice sent
2. Sign-in sheet
3. Record of feedback

# 16 – LOW IMPACT DEVELOPMENT (LID) ANALYSIS

To the extent feasible, the project complies with the City's Low Impact Development (LID) requirements. As it is a fully developed urban site, no natural features are present. The site has a maximum slope of approximately 5%, and redevelopment is limited to existing developed areas. Native vegetation will be used for landscaped areas. Please see the accompanying LID scorecard.

| City of Portland ME: Low-Impact Design Requirements | | | | |
|---|---|---|---|---|
| Owner / applicant name: | | | | |
| Representative name: | | | | |
| Project address: | | | | |
| Project CBL: | | | | |
| Application ID (if known): | | | | |
| | **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 | | 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 |
| | | | 3 | 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 |
| | | | 2 | Use only native vegetation for landscaped areas = 2pts |
| | | | 2 | 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 | | 50% or more of proposed hard surfaces are permeable (porous pavers, permeable concrete, porous asphalt) = 6pts |
| | | | | 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 |
| | | | | Minimize roadway impervious area by developing roadways and driveways at the minimum width and using minimum number of curb cuts = 2pt |
| | | | | 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 | 6 | Treatment requirements and conveyance achieved through vegetated systems = 6pts |
| | | | 3 | 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 |

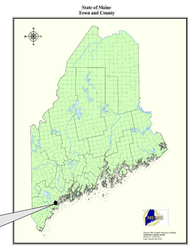
| Bonus Points | | | | |
|---|---|---|---|---|
| Bonus points are offered for strategies that may go above and beyond typical approaches; may offer particularly innovative site design or engineering ; or may help achieve the larger goal of low-impact development on a regional scale. | 10 | | | Utilizing 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 | | 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** | | **Total Points Awarded** | **Minimum points required for approval of LID strategies and techniques** |
| | **178** | | **83** | **80** |

# BOYS & GIRLS CLUB OF SOUTHERN MAINE

## PORTLAND YOUTH CAMPUS

277 CUMBERLAND AVENUE
PORTLAND, MAINE
MAP 26, LOTS 8, 17, & 19

SITE PLAN REVIEW COMMENTS
3-16-26







LOCUS

## APPLICANT INFORMATION

BOYS & GIRLS CLUB OF SOUTHERN MAINE
277 CUMBERLAND AVENUE
PORTLAND, MAINE 04101

## DRAWING LIST


| | |
|---|---|
| GI001 | COVER SHEET |
| C-001 | SITE NOTES & LEGENDS |
| C-100 | OVERALL SITE PLAN |
| 1 | BOUNDARY & TOPOGRAPHIC SURVEY |
| CD101 | EXISTING CONDITIONS & DEMOLITION PLAN |
| CP101 | SITE LAYOUT PLAN |
| CP501 | SITE LAYOUT DETAILS |
| CP502 | SITE LAYOUT DETAILS |
| CP503 | SITE LAYOUT DETAILS |
| CE001 | EROSION & SEDIMENT CONTROL NOTES & DETAILS |
| CE101 | EROSION & SEDIMENT CONTROL PLAN |
| CG101 | GRADING & DRAINAGE PLAN |
| CG102 | SPOT GRADE PLAN |
| CG501 | GRADING & DRAINAGE DETAILS |
| CG502 | GRADING & DRAINAGE DETAILS |
| CG503 | GRADING & DRAINAGE DETAILS |
| CU101 | UTILITY PLAN |
| CU501 | UTILITY DETAILS |
| LP101 | PLANTING PLAN, NOTES, SCHEDULE, & DETAILS |
| A100 | OVERALL FLOOR PLAN - BASEMENT |
| A101 | OVERALL FLOOR PLAN - LEVEL 1 |
| A102 | OVERALL FLOOR PLAN - LEVEL 2 |
| A111A | FLOOR PLAN - LEVEL 1 - AREA A |
| A112A | FLOOR PLAN - LEVEL 2 - AREA A |
| A201 | EXTERIOR ELEVATIONS |


| | A | B | C | D |
|---|---|---|---|---|
| 1 | DIMENSIONAL STANDARDS | | | |
| 2 | | REQUIRED | EXISTING | PROPOSED |
| 3 | LOT AREA | N/A | 40,360 SQUARE FEET | 40,360 SQUARE FEET |
| 4 | STREET FRONTAGE | N/A | 232 FEET | 232 FEET |
| 5 | GROSS FLOOR AREA | N/A | 36,950 SQUARE FEET | 13,132 SQUARE FEET |
| 6 | BUILD-TO ZONE | 0-5 FEET | 5.60 FEET | 5.60 FEET |
| 7 | BUILD-TO-PERCENTAGE | 100% MIN. | 0 | 0 |
| 8 | BUILDING LENGTH/STREET FRONTAGE | 60% MIN. | 75% | 91% |
| 9 | BLANK WALL AREA | 20 FEET (MAX.) | 0 | 0 |
| 10 | REAR SETBACK | N/A | 0 | 68 FEET |
| 11 | SIDE SETBACK | N/A | 3.0 FEET | 14.5 FEET |
| 12 | STRUCTURE HEIGHT | 55 FEET (MAX.) (BAYSIDE HEIGHT MAP) | 25.0 FEET | 29'-10" |
| 13 | LANDSCAPED OPEN SPACE RATIO | N/A | 11% | 8% |


BOYS & GIRLS CLUBS OF SOUTHERN MAINE

Boys & Girls Clubs of Southern Maine
Teen Center Building at the Portland Youth Campus
277 Cumberland Ave, Portland, ME 04101

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
75 Washington Ave., Suite 3A
Portland, Maine 04101
1.877.700.7678
www.smrtinc.com



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0 1/2" 1" 2" 3"

STATE OF MAINE
THOMAS D DOYLE
No. 11196
LICENSED PROFESSIONAL ENGINEER

| # | Description | Date |
|---|---|---|
| 1 | SITE PLAN REVIEW COMMENTS | 3-16-26 |
| 0 | ISSUED FOR PERMITTING | 2-2-26 |

**SITE PLAN REVIEW COMMENTS 3-16-26**

SHEET TITLE:

**COVER SHEET**

*Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.*

SCALE: AS SHOWN | DESIGNED BY: WSM
SMRT PROJECT #: 23109 | DRAWN BY: WSM

**GI001**

## GENERAL NOTES

1. THE SCOPE OF SITE WORK FOR THIS PROJECT INCLUDES PROTECTION OF EXISTING STRUCTURES AND UTILITIES, AND REINSTATEMENT OF DISTURBED AREAS OF THE SITE TO MATCH EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THE PROJECT DRAWINGS ARE TAKEN FROM RECORD DRAWINGS AND HISTORICAL INFORMATION. THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND SITE CONDITIONS PRIOR TO THE START OF WORK AND CONTACT THE PROJECT ARCHITECT IMMEDIATELY IF DISCREPANCIES ARE FOUND.
2. EXISTING UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM HISTORICAL RECORDS AND PREVIOUS DESIGN DRAWINGS. NO GUARANTEE IS MADE THAT THE UTILITIES SHOWN WILL BE FOUND IN THE LOCATIONS INDICATED, OR THAT THE INFORMATION SHOWN IS COMPLETE. INFORMATION ON EXISTING UTILITY LOCATIONS IS PROVIDED FOR REFERENCE ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING EXISTING UTILITY LOCATIONS AND DEPTHS AND COORDINATING THE WORK ACCORDINGLY. SEE UTILITY NOTES THIS SHEET.
3. THE CONTRACTOR IS REQUIRED TO NOTIFY DIGSAFE (811 OR 1-888-DIGSAFE) PRIOR TO COMMENCEMENT OF EXCAVATION WORK. IN MAINE AND VERMONT, THE CONTRACTOR IS REQUIRED TO NOTIFY ALL OWNERS OF UNDERGROUND UTILITIES WHO ARE NOT MEMBERS OF DIGSAFE. SUCH UTILITY OWNERS CAN BE LOCATED THROUGH THE 'OK-TO-DIG' DIRECTORY (1-866-OKTODIG).
4. THE CONTRACTOR SHALL UNDERTAKE TEST PITS AT THE SITE AND ENGAGE PRIVATE UTILITY DETECTION SERVICE, AS NECESSARY, TO ACCURATELY IDENTIFY UTILITIES IN ORDER TO EFFICIENTLY PLAN AND COMPLETE THE WORK.
5. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITIES ADJACENT TO THE WORK. ANY DAMAGE TO EXISTING STRUCTURES, ROADS, SIDEWALKS, UTILITIES, OR OTHER SITE FEATURES CAUSED BY THE WORK SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
6. ANY UTILITY REPAIRS OR RECONFIGURATION REQUIRED AS PART OF THIS PROJECT SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE AUTHORITY HAVING JURISDICTION.
7. TEMPORARY WORKS, SUPPORT AND PROTECTION OF STRUCTURES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND THE COSTS SHALL BE CONSIDERED INCIDENTAL TO THE OVERALL PROJECT SUM.
8. ALL WORK SHALL BE UNDERTAKEN IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL SAFETY STANDARDS.
9. OPEN EXCAVATIONS AND WORK AREAS SHALL BE CLEARLY DELINEATED AND FENCED AS NECESSARY TO PREVENT UNAUTHORIZED ACCESS
10. DRIVEWAYS, WALKWAYS, AND ENTRANCES SERVING THE PREMISES SHALL BE KEPT CLEAR AND AVAILABLE TO OWNER, OWNER'S EMPLOYEES, AND EMERGENCY VEHICLES AS NECESSARY TO MAINTAIN THE FUNCTION OF THE FACILITY. COORDINATE ALL WORK WITH OWNER TO ENSURE THAT ADEQUATE ACCESS AND CIRCULATION IS MAINTAINED AT ALL TIMES.
11. DE-WATERING, IF NECESSARY, SHALL BE UNDERTAKEN IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL STANDARDS. NO DISCHARGE OF SEDIMENT-LADEN RUNOFF TO SURFACE WATERS OR TO THE PIPED STORM DRAIN SYSTEM AT THE SITE SHALL BE ALLOWED.
12. ALL DISTURBED PAVEMENT AREAS, ROADS AND SIDEWALKS SHALL BE REINSTATED TO MATCH EXISTING GRADES, MATERIALS AND DEPTHS.
13. EXISTING PAVEMENT SHALL BE SAW-CUT AT LEAST TWELVE INCHES INTO SOUND MATERIAL TO PROVIDE A CLEAN, STRAIGHT EDGE BETWEEN EXISTING SOUND SURFACE MATERIAL AND THE REPAIRED AREA.
14. A SMOOTH TRANSITION SHALL BE PROVIDED BETWEEN REPAIR WORKS AND EXISTING PAVEMENT. ALL REINSTATED AREAS SHALL BE GRADED TO PITCH UNIFORMLY TO ENSURE POSITIVE DRAINAGE.

## LAYOUT NOTES:

1. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR DECISION. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES, AND SPECIFICATIONS SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ANY ADDITIONAL WORK PROCEEDS.
2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS FROM BUILDING ARE TO FACE OF BUILDING FOUNDATION. ALL DIMENSIONS FROM CURBS ARE TO FACE OF CURB.
4. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING WORK.
5. CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) AND LOCAL UTILITY COMPANIES TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION.
6. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR WORK SHOWN ON THESE PLANS.
7. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS AND MEET OR EXCEED CITY OF PORTLAND STANDARDS.
8. PROVIDE TAPERED END SECTIONS AT ALL CURB ENDS EXCEPT WHERE NOTED.
9. EXISTING CONDITIONS AND TOPOGRAPHIC DATA ARE BASED UPON TOPOGRAPHIC SURVEY PREPARED BY OWEN HASKELL, INC. AND DATED NOVEMBER 1, 2023.

## GRADING NOTES:

1. SOIL DISTURBANCE IS TO BE KEPT TO A MINIMUM AND ALL DISTURBED AREAS SHALL BE STABILIZED (WITH PERMANENT OR TEMPORARY MEASURES) AS QUICKLY AS POSSIBLE.
2. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED (6" DEPTH).
3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED ON A REGULAR BASIS AND AS REQUIRED AFTER STORM EVENTS.
4. GULLIES OR OTHERWISE ERODED AREAS IN SEEDED AREAS SHALL BE RESTORED AS SOON AS POSSIBLE FOLLOWING OBSERVATION, USING EROSION CONTROL MESH TO STABILIZE AS REQUIRED.
5. FILL IN AND AROUND THE AREA OF THE NEW BUILDING ADDITION SHALL MEET THE SPECIFICATION FOR 'STRUCTURAL FILL'.
6. ALL EMBANKMENTS AND OTHER FILL SECTIONS SHALL BE CONSTRUCTED USING GRANULAR BORROW - A MIXTURE OF SAND AND GRAVEL MEETING MDOT SPECIFICATION 703.19 GRANULAR BORROW. SUITABLE SOIL BORROW MAY BE USED IN PLACE OF GRANULAR BORROW ONLY WHERE MOISTURE CONTENT CAN BE CONTROLLED TO MEET THE SPECIFIED COMPACTION.

## DEWATERING NOTES:

1. THE CONTRACTOR SHALL EMPLOY A DEWATERING SYSTEM THAT ACHIEVES THE FOLLOWING FUNCTIONS DURING CONSTRUCTION:
   A. DEVELOP A SUBSTANTIALLY DRY AND STABLE SUBGRADE DURING EXECUTION OF THE WORK,
   B. PREVENT DAMAGE TO STRUCTURES ADJACENT TO THE WORK,
   C. RETAIN SEDIMENTS ON-SITE AND WITHIN THE WORK AREA. DEWATERING OPERATIONS SHALL BE SUSPENDED IF THE TURBIDITY OF DISCHARGES TO THE DOWNSTREAM DRAINAGE SYSTEM IS INCREASED ABOVE AMBIENT LEVELS.
2. FLOCCULANTS MAY BE USED TO CONTROL THE TURBIDITY OF DISCHARGE WATER. REFER TO THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS (2014, OR AS CURRENTLY REVISED) FOR RECOMMENDATIONS AND SPECIFICATIONS.
3. SURFACE WATER ENTERING THE CONSTRUCTION SITE SHALL BE INTERCEPTED AND DIVERTED AROUND THE WORK AREA THROUGH THE USE OF DIKES, CURB WALLS, DITCHES, SUMPS, PUMPING, OR OTHER APPROVED MEANS.
4. ANY ENFORCEMENT ACTIONS OR FINES RESULTING FROM THE IMPROPER DISCHARGE OF TURBID WATER AND SEDIMENT TO DOWNSTREAM AREAS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. DIRT BAGS AND TEMPORARY DEWATERING PONDS SHALL BE CONSTRUCTED AND MAINTAINED AS NEEDED TO CAPTURE AND TREAT PUMPATE FROM DEWATERED AREAS.

## GEOTEXTILE & EROSION BLANKET NOTES:

1. GEOTEXTILE SEPARATION FABRIC SHALL BE A WOVEN SLIT FILM GEOTEXTILE WITH AN APPARENT OPENING SIZE OF 50 (US STANDARD SIEVE) (PER ASTM D4751) THAT MEETS THE REQUIREMENTS FOR A CLASS 2 SEPARATION GEOTEXTILE PER AASHTO M288.96. GEOTEXTILE SEPARATION FABRIC SHALL BE MIRAFI® 500X OR APPROVED EQUAL.
2. GEOTEXTILE DRAINAGE FABRIC SHALL BE A NONWOVEN GEOTEXTILE MANUFACTURED FOR USE IN SUBSURFACE DRAINAGE APPLICATIONS. THE MATERIAL SHALL HAVE AN APPARENT OPENING SIZE OF 70 (US STANDARD SIEVE) (PER ASTM D4751), A PERMITTIVITY OF 1.7/SEC OR GREATER (PER ASTM D4491) AND RETAIN A MINIMUM OF 70% STRENGTH AT 500 HOURS UV EXPOSURE (PER ASTM D4355). GEOTEXTILE DRAINAGE FABRIC SHALL BE MIRAFI® 140N OR APPROVED EQUAL.

## INLET & OUTLET STRUCTURES:

1. INLET AND OUTLET STRUCTURES SHALL BE PRECAST CONCRETE, UNLESS OTHERWISE SPECIFIED. CONCRETE STRUCTURES SHALL BE DESIGNED TO WITHSTAND H-20 WHEEL LOADING AND SHALL BE PROVIDED WITH PROTECTIVE GRATES WITH A MAXIMUM OPENING SIZE OF FOUR INCHES UNLESS OTHERWISE SPECIFIED. CONCRETE STRUCTURES SHALL BE CONSTRUCTED ON A MINIMUM 12-INCH DEEP BASE OF 3/4-INCH COMPACTED CRUSHED STONE.

## RIPRAP STONE NOTES:

1. STONE FOR RIPRAP SHALL CONSIST OF SUB-ANGULAR FIELD STONE OR TOUGH UNHEWN QUARRY STONE OF APPROXIMATE RECTANGULAR SHAPE. THE STONE SHALL BE HARD AND OF SUCH QUALITY THAT IT WILL NOT DISINTEGRATE ON EXPOSURE TO WATER OR WEATHERING, BE CHEMICALLY STABLE, AND IT SHALL BE SUITABLE IN ALL RESPECTS FOR THE PURPOSE INTENDED.
2. THE BULK SPECIFIC GRAVITY (SATURATED SURFACE-DRY BASIS) OF THE INDIVIDUAL STONES SHALL BE AT LEAST 2.5.
3. THE AVERAGE SIZE OF THE STONE IN A MIXTURE IS INDICATED ON DIAMETER OF THE STONE FOR WHICH 50%, BY WEIGHT, WILL BE SMALLER AND 50% WILL BE LARGER. THE MIXTURE IS COMPOSED PRIMARILY OF THE LARGER STONES BUT WITH A SUFFICIENT MIXTURE OF OTHER SIZES TO FILL PROGRESSIVELY SMALLER VOIDS.
4. THE DIAMETER OF THE LARGEST STONE SIZE IN A GIVEN $D_{50}$ MIXTURE SHALL BE 1.5 TIMES THE $D_{50}$ SIZE SPECIFIED.
5. THE RIPRAP SHALL BE PLACED TO THE THICKNESSES INDICATED OR A MINIMUM OF 2.2 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6 INCHES. FOR $D_{50}$ LARGER THAN 12 INCHES THE RIPRAP LAYER SHALL HAVE A MINIMUM THICKNESS OF 2 TIMES THE $D_{50}$.

## UTILITY NOTES:

1. PROVIDE AND INSTALL MATERIALS NECESSARY TO COMPLETE UTILITY FEATURES AND DESIGN UNLESS OTHERWISE INDICATED.
2. ALL WORK SHALL MEET OR EXCEED STANDARDS OF THE CITY OF PORTLAND AND THE PORTLAND WATER DISTRICT.
3. ALL SEWER WORK SHALL BE IN ACCORDANCE WITH CITY OF PORTLAND STANDARD AND SHALL BE INSPECTED AND APPROVED BY THE CITY OF PORTLAND.
4. CONTRACTOR TO VERIFY EXISTING UTILITY CONNECTION POINTS PRIOR TO SUBMISSION OF BIDS AND INCLUDE ALL EXTRA WORK REQUIRED TO EXTEND UTILITIES AS REQUIRED.
5. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND HAVE BEEN DETERMINED BY SURFACE EVIDENCE AND/OR PREVIOUSLY GENERATED PLANS. NO GUARANTEE IS MADE THAT ALL UTILITIES ARE SHOWN OR WILL BE FOUND IN LOCATIONS INDICATED. THIS INFORMATION IS PROVIDED FOR REFERENCE AND THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND POINTS OF CONNECTION IN THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND RESTORATION OF ALL UTILITIES DISTURBED DURING CONSTRUCTION AT NO EXTRA EXPENSE TO THE OWNER.
6. THE OWNER, CONSTRUCTION MANAGER AND ARCHITECT SHALL BE NOTIFIED AT LEAST TWO DAYS PRIOR TO ANY INTERRUPTION TO ANY UTILITY SERVICE.
7. ADJUST ALL UTILITY STRUCTURE TOPS/RIMS TO MATCH PROPOSED OR EXISTING GRADES UNLESS NOTED OTHERWISE.
8. LOCATIONS OF EXISTING SEWER LINES ARE BASED ON THE TOPOGRAPHIC & BOUNDARY SURVEY PRODUCED BY OWEN HASKELL, INC., DATED NOVEMBER 1, 2023 WITH FURTHER DATA ADDED SEPTEMBER 5, 2024.
9. EXISTING UTILITY CONNECTIONS TO THE BUILDINGS AT THE SITE ARE TAKEN FROM PREVIOUS PLANS AND A SURVEY OF SURFACE FEATURES. THE CONTRACTOR SHALL EXCAVATE TEST PITS IN AREAS ADJACENT TO EXISTING BUILDINGS AS NECESSARY TO VERIFY THE LOCATION, DEPTH AND SIZE OF EXISTING SERVICES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT AND OWNER.
10. CONTRACTOR SHALL MAKE PROVISION FOR CONNECTING NEW UTILITY SERVICES TO THE NEW ADDITION WITHOUT INTERRUPTION BY USE OF LIVE TAPPING AND OVER-PUMPING WHERE APPROPRIATE.

## CONSTRUCTION OVERSIGHT NOTES:

1. THE CONTRACTOR WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE STRUCTURE'S CONSTRUCTION PLAN FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE CITY OF PORTLAND IN WRITING WITHIN 30 DAYS TO STATE THAT THE STRUCTURES HAVE BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF EVERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON THE SITE.

## SITE LEGEND

| EXISTING | | PROPOSED | |
|---|---|---|---|
| LIMIT OF WORK | | LOW — LOW | |
| PROPERTY LINE | | | |
| PROPERTY LINE - ABUTTER | | | |
| SETBACK | | | |
| ZONING | | | |
| BOLLARD | ○ | BOLLARD | ● |
| BORING | ⊕ | BORING | ⊕ |
| BUILDING W/ DOOR | ▲ | BUILDING W/ DOOR | |
| BUILDING CANOPY | | BUILDING CANOPY | |
| CATCH BASIN | ▤ | CATCH BASIN | ◎ |
| COMMUNICATIONS LINE-UG | C | COMMUNICATIONS LINE-UG | NUC |
| CONCRETE PAD | | CONCRETE PAD | |
| CURB | | CURB | |
| DIRECTION OF FLOW | | DIRECTION OF FLOW | |
| DRAIN MANHOLE | ◎ | DRAIN MANHOLE | ◉ |
| DRIP STRIP | | DRIP STRIP | |
| ELECTRIC MANHOLE | ⓔ | ELECTRIC MANHOLE | E |
| ELECTRIC - OVERHEAD | OHW | ELECTRIC - OVERHEAD | NOHE |
| ELECTRIC - UNDERGROUND | UGE | ELECTRIC - UNDERGROUND | NUGE |
| ELEVATION BOT OF CURB | +BC | ELEVATION BOT OF CURB | +BC |
| ELEVATION BOT OF STEP | +BS | ELEVATION BOT OF STEP | +BS |
| ELEVATION TOP OF CURB | +TC | ELEVATION TOP OF CURB | +TC |
| ELEVATION TOP OF STEP | +TS | ELEVATION TOP OF STEP | +TS |
| ELEVATION - SPOT | +100.0 | ELEVATION - SPOT | +100.0 |
| FENCE - CHAINLINK | X | FENCE - CHAINLINK | X |
| FENCE - ORNAMENTAL | | FENCE - ORNAMENTAL | |
| FIELD INLET | ◍ | FIELD INLET | ◉ |
| FIRE HYDRANT | | FIRE HYDRANT | |
| FLAG POLE | | FLAG POLE | |
| FORCE MAIN PIPE | SFM | FORCE MAIN PIPE | NSFM |
| FOUNDATION DRAIN | FND FND | FOUNDATION DRAIN | NFND |
| GAS & FUEL EQUIPMENT | FUEL | GAS & FUEL EQUIPMENT | FUEL |
| GAS LINE | G | GAS LINE | NGAS |
| GAS VALVE | | GAS VALVE | |
| GENERATOR ON CONCRETE PAD | G | GENERATOR ON CONCRETE PAD | G |
| HIGH POINT ELEVATION | +HP | HIGH POINT ELEVATION | +HP |
| IRRIGATION PIPING | IP | IRRIGATION PIPING | NIP |
| LANDMARK SIGN | | LANDMARK SIGN | |
| LIGHT - BOLLARD | | LIGHT - BOLLARD | |
| LIGHT POLE | | LIGHT POLE | |
| LIGHT - SPOT | | LIGHT - SPOT/WALL | |
| LOW POINT ELEVATION | +LP | LOW POINT ELEVATION | +LP |
| MAJOR CONTOUR | 100 | MAJOR CONTOUR | 100 |
| MINOR CONTOUR | 102 | MINOR CONTOUR | 102 |
| OUTLET CONTROL STRUCTURE | | OUTLET CONTROL STRUCTURE | |
| PARKING AREA | | PARKING AREA | |
| PAVEMENT STRIPING | | PAVEMENT STRIPING | |
| RETAINING WALL | | RETAINING WALL | |
| RIPRAP | | RIPRAP | |
| ROADWAY | | ROADWAY | |
| SANITARY SEWER MANHOLE | Ⓢ | SANITARY SEWER MANHOLE | Ⓢ |
| SANITARY SEWER PIPE | SS | SANITARY SEWER PIPE | NSS |
| SIGN | | SIGN | |
| SLOPE NOTATION | S = .01 | SLOPE NOTATION | S = .01 |
| SPRINKLER | | SPRINKLER | |
| STONE WALL | | STONE WALL | |
| STORM DRAIN PIPE | SD | STORM DRAIN PIPE | NSD |
| TELEPHONE EQUIPMENT | | TELEPHONE EQUIPMENT | |
| TRANSFORMER ON CONCRETE | T | TRANSFORMER ON CONCRETE | T |
| TURF | | TURF | |
| UNDERDRAIN PIPE | UD UD UD | UNDERDRAIN PIPE | UD UD UD UD UD UD |
| UTILITY POLE | | UTILITY POLE | |
| WALKWAY | | WALKWAY | |
| WALL - ORNAMENTAL | | WALL - ORNAMENTAL | |
| WATER GATE VALVE | | WATER GATE VALVE | |
| WATER PIPE (DOMESTIC) | W | WATER PIPE (DOMESTIC) | NW |
| WATER PIPE (FIRE) | F F F | WATER PIPE (FIRE) | NFS NFS |
| WATER SHUTOFF | | WATER SHUTOFF | |

NOTE:
THIS LEGEND IS FOR REFERENCE ONLY AND APPLIES ONLY TO THE CIVIL/SITE LAYOUT DRAWINGS. NOT ALL ITEMS SHOWN HEREIN MAY APPEAR ON THE DRAWINGS, OR BE INCORPORATED IN THE DESIGN.

## SITE ABBREVIATIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| ALT | ALTERNATE | GALV | GALVANIZED | MAX. | MAXIMUM | S | SLOPE |
| BC | BOTTOM OF CURB | GC | GENERAL CONTRACTOR | MIN. | MINIMUM | T & B | TOP & BOTTOM |
| BW | BOTTOM OF WALL | HC | HANDICAPPED | MISC. | MISCELLANEOUS | TC | TOP OF CURB |
| CIP | CAST-IN-PLACE | HMA | HOT MIX ASPHALT | O.C. | ON CENTER | TW | TOP OF WALL |
| ℄ | CENTER LINE | HP | HIGH POINT | OD | OUTSIDE DIAMETER | TP | TEST PIT |
| CLL | CONTRACT LIMITS LINE | ID | INSIDE DIAMETER | R | RADIUS | TYP. | TYPICAL |
| ECB | EXISTING CATCH BASIN | LP | LOW POINT | RE: | REFER (TO) | UG | UNDERGROUND |
| FFE | FINISHED FLOOR ELEVATION | LT | LEFT | ROW | RIGHT-OF-WAY | W/ | WITH |
| GA | GAUGE | | | RT | RIGHT | W/O | WITHOUT |


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0 1/2" 1" 2" 3"

STATE OF MAINE — THOMAS D DOYLE No. 11190 — LICENSED PROFESSIONAL ENGINEER

| # | Description | Date |
|---|---|---|
| 1 | SITE PLAN REVIEW COMMENTS | 3-16-26 |
| 0 | ISSUED FOR PERMITTING | 2-2-26 |

**SITE PLAN REVIEW COMMENTS 3-16-26**

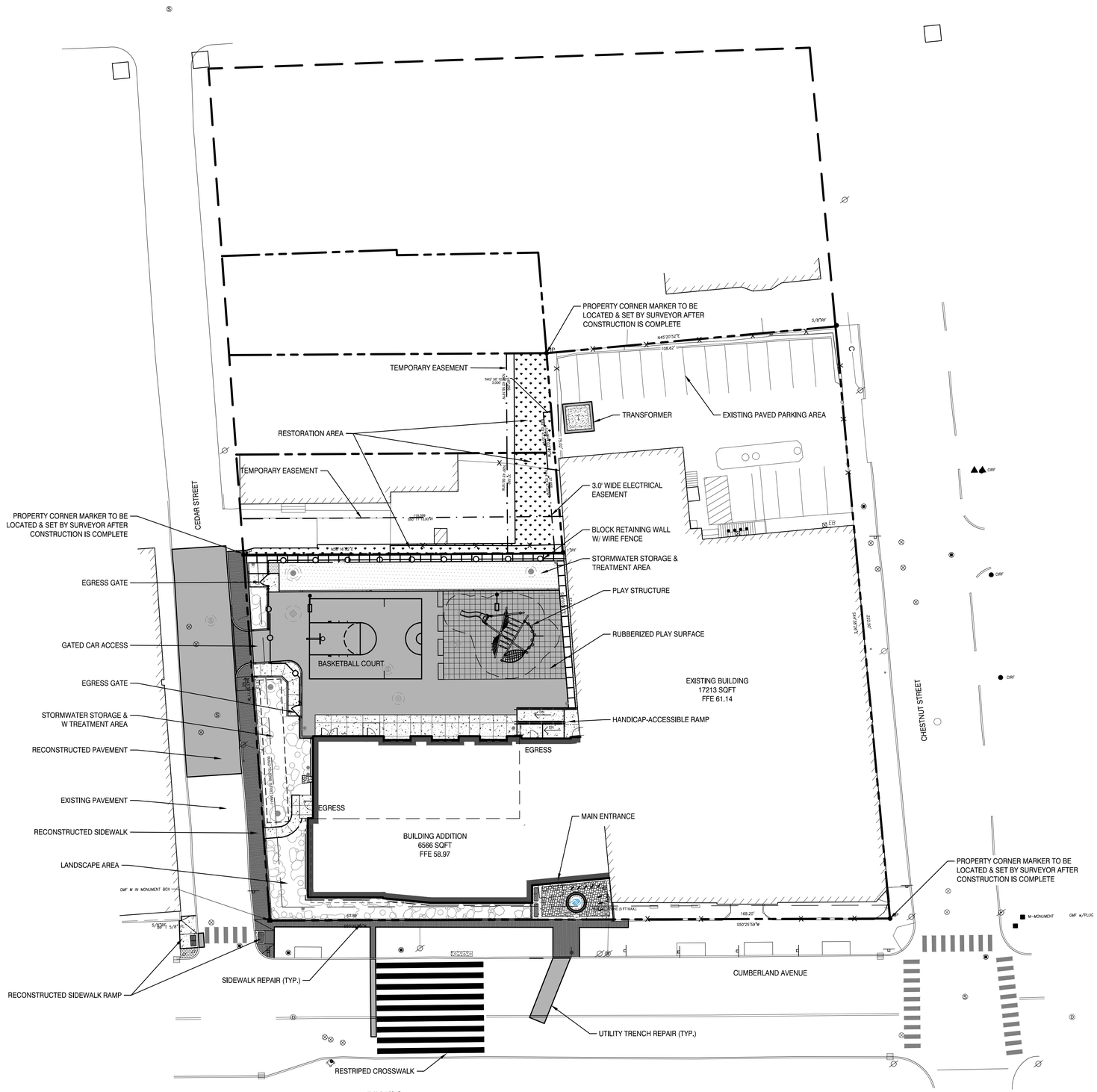
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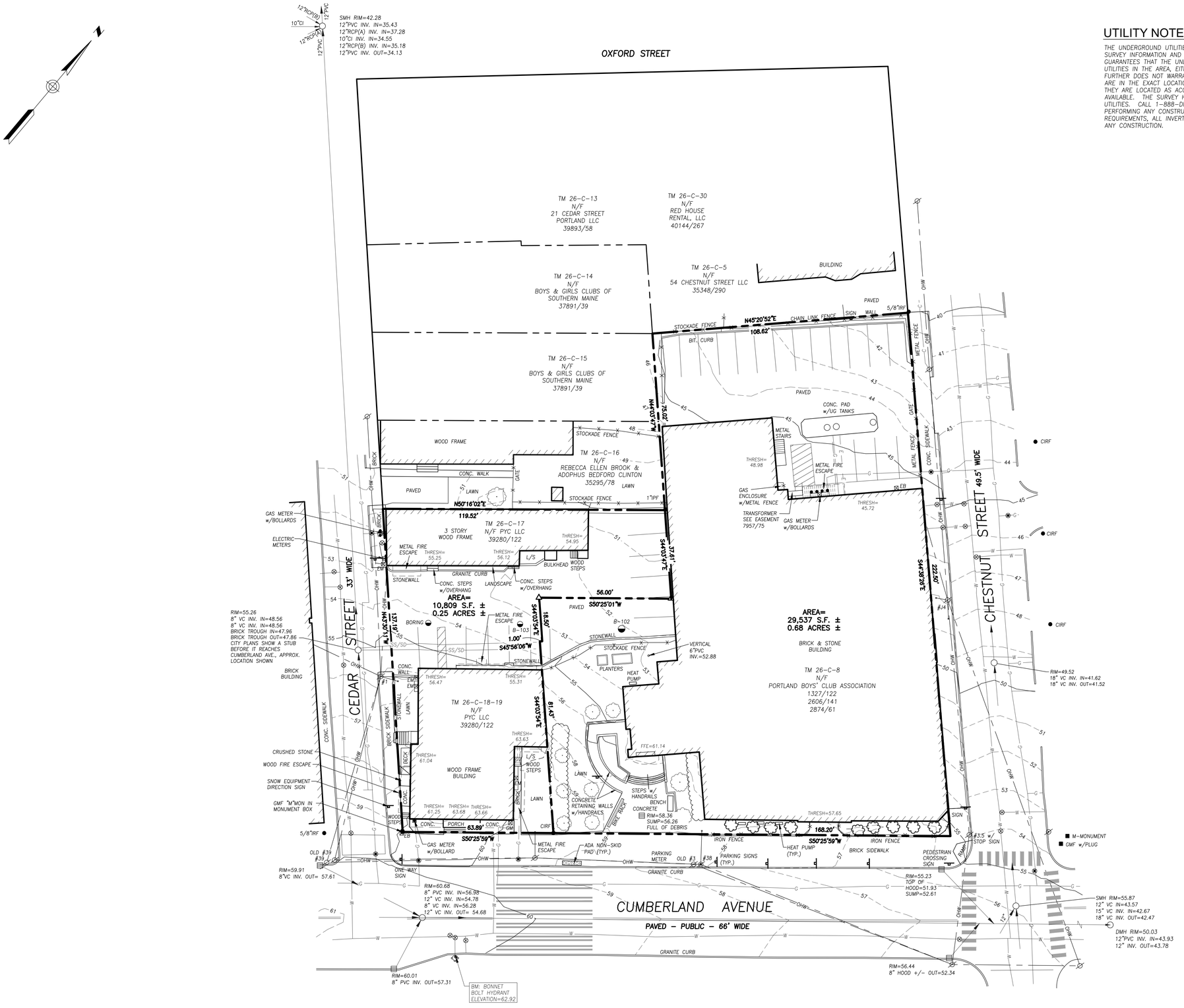
**SITE NOTES & LEGENDS**

*Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.*

SCALE: NOT TO SCALE | DESIGNED BY: WSM
SMRT PROJECT #: 23109 | DRAWN BY: WSM

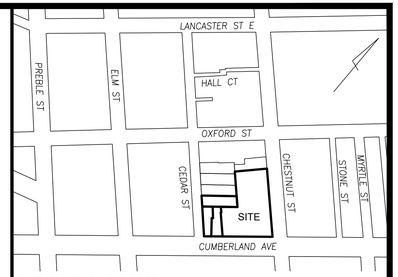
# C-001


PROPERTY CORNER MARKER TO BE LOCATED & SET BY SURVEYOR AFTER CONSTRUCTION IS COMPLETE
TEMPORARY EASEMENT
RESTORATION AREA
TEMPORARY EASEMENT
PROPERTY CORNER MARKER TO BE LOCATED & SET BY SURVEYOR AFTER CONSTRUCTION IS COMPLETE
EGRESS GATE
GATED CAR ACCESS
EGRESS GATE
STORMWATER STORAGE & W TREATMENT AREA
RECONSTRUCTED PAVEMENT
EXISTING PAVEMENT
RECONSTRUCTED SIDEWALK
LANDSCAPE AREA
RECONSTRUCTED SIDEWALK RAMP
CEDAR STREET
3.0' WIDE ELECTRICAL EASEMENT
BLOCK RETAINING WALL W/ WIRE FENCE
STORMWATER STORAGE & TREATMENT AREA
PLAY STRUCTURE
RUBBERIZED PLAY SURFACE
BASKETBALL COURT
EXISTING BUILDING 17213 SQFT FFE 61.14
HANDICAP-ACCESSIBLE RAMP
EGRESS
EGRESS
BUILDING ADDITION 6566 SQFT FFE 58.97
MAIN ENTRANCE
SIDEWALK REPAIR (TYP.)
UTILITY TRENCH REPAIR (TYP.)
RESTRIPED CROSSWALK
BM: BONNET BOLT HYDRANT ELEVATION=42.92
TRANSFORMER
EXISTING PAVED PARKING AREA
PROPERTY CORNER MARKER TO BE LOCATED & SET BY SURVEYOR AFTER CONSTRUCTION IS COMPLETE
CHESTNUT STREET
CUMBERLAND AVENUE
M=MONUMENT
CMF ●/PLUG
CMF M IN MONUMENT BOX
5/8"RF
N45°20'52"E
108.42'
S50°25'58"W
168.20'
S45°20'52"W
222.55'
N45°36'38"E
3.00'
N45°36'38"E
3.00'
S44°23'22"E
222.55'
S50°11'32"W
222.55'
CRF
CRF
CRF




## UTILITY NOTE

*THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEY HAS NOT PHYSICALLY LOCATION THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.*




## LOCATION MAP

N.T.S.

## LEGEND

| | | | |
|---|---|---|---|
| ● | IRON PIPE OR ROD FOUND | -X-X- | FENCE |
| ■ | MONUMENT FOUND | ═══ | CURB |
| ○ | CAPPED IRON ROD SET | OHW | OVERHEAD WIRES |
| | UTILITY POLE | E | UNDERGROUND POWER |
| ◯ | MANHOLE | W | WATER LINE |
| EM/GM | ELECTRIC/GAS METER | G | GAS LINE |
| | SIGN | C | COMMUNICATION LINE |
| | CATCH BASIN | SD | STORM DRAIN |
| | HYDRANT | SS | SANITARY SEWER |
| | WATER VALVE OR SHUTOFF | 50 | 1' CONTOUR |
| | LIGHT POLE | IPF/IRF | IRON PIPE/ROD FOUND |
| | GAS VALVE | N/F | NOW OR FORMERLY |
| | BUSH / SHRUB | 000/000 | DEED BOOK / PAGE |
| | DECIDUOUS TREE | L/S | LANDSCAPED AREA |
| | BORING | CONC. | CONCRETE |
| | | FFE | FINISHED FLOOR ELEVATION |
| | | THRES | THRESHOLD |

## PLAN REFERENCES

1. *"PLAN OF BOUNDARY AND EXISTING CONDITIONS SURVEY 15 & 19 CEDAR STREET & 277 CUMBERLAND AVENUE PORTLAND, MAINE MADE FOR BOYS & GIRLS CLUBS OF SOUTHERN MAINE" BY TITCOMB ASSOCIATES DATED AUGUST 28, 2020 REVISED THROUGH 01/11/2022.*

2. *"ALTA/NSPS LAND TITLE SURVEYS, BAYSIDE I, LLC, BAYSIDE II, LLC, BAYSIDE III, LLC, BAYSIDE IV, LLC, CEDAR ST., LANCASTER ST. EAST, CHESTNUT ST., PREBLE ST. & OXOFRD ST., PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR BUSH-WATSON SEPT. 2022 BY OWEN HASKELL, INC.*

## GENERAL NOTES

1. OWNER OF RECORD: PORTLAND BOY'S CLUB ASSOCIATION
   TAX MAP 26 LOT C-8
   C.C.R.D. BOOK 1327 PAGE 122, BOOK 2606 PAGE 141 & BOOK 2874 PAGE 61

   PYC LLC
   TAX MAP 26 LOT C-17, 18 & 19
   C.C.R.D. BOOK 39280 PAGE 122

2. *BEARINGS ARE BASED ON MAINE STATE GRID WEST ZONE PER COORDINATES ON CONTROL POINTS PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.*

3. *ELEVATIONS BASED ON NGVD 1929. CITY BENCHMARK TBM 307 MDOT DISK "612-(1)-10 1983" IN CONCRETE BASE OF LIGHT POLE AT NORTHEAST CORNER ELM/SOMERSET ELEVATION = 9.02.*

4. *STREET LINES SHOWN ARE BASED ON MONUMENTATION FOUND AND TIES TO BUILDINGS PER SURVEYED BY E.C. JORDAN CO.*

## CERTIFICATE

*OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.*

*RANDY R. LOUBIER, PLS #2407*

*09/05/2024*
*DATE*

STATE OF MAINE · RANDY R. LOUBIER 2407 · PROFESSIONAL LAND SURVEYOR

| REV. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 09/05/2024 | ADDED INVERTS FOR ADDITIONAL STRUCTURES |

# Boundary & Topographic Survey

At

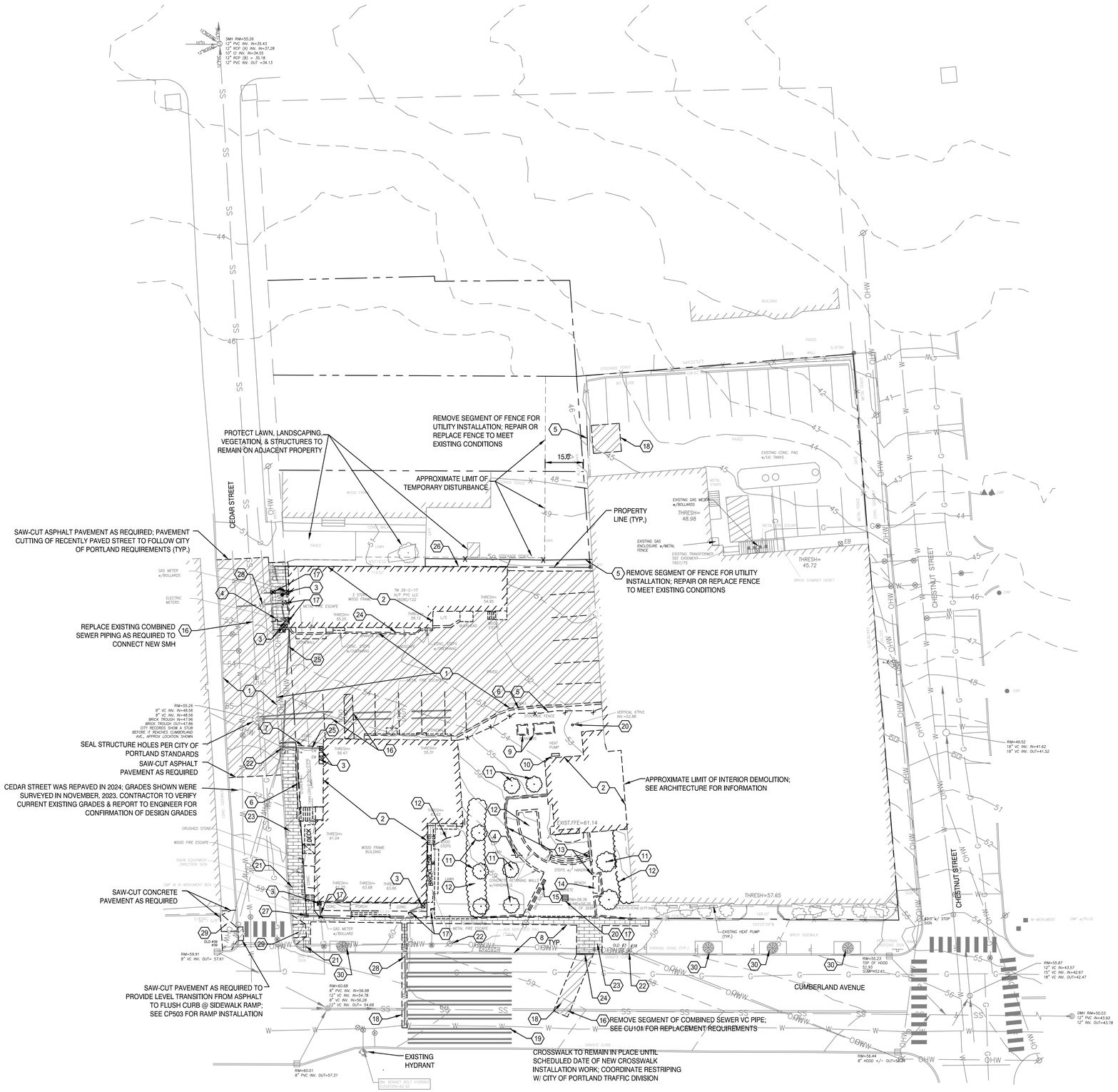
277 Cumberland Avenue & Cedar Street
Portland, Maine

Made for

Boys & Girls Clubs of Southern Maine
P.O. Box 7830, Portland, Maine


OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424


| | | | | | |
|---|---|---|---|---|---|
| DRAWN BY: | RS / JLW | DATE: | Nov. 1, 2023 | JOB NO. | 2023-227 |
| CHECKED BY: | RRL | SCALE: | 1" = 20' | DRWG. NO. | 1 |




NOTES:

1. ELEVATIONS BASED ON NGVD 1929. CITY BENCHMARK TBM 307 MDOT DISK '612-(1)-10 1983" IN CONCRETE BASE OF LIGHT POLE AT NORTHEAST CORNER ELM/SOMERSET ELEVATION = 9.02. PROPOSED GRADES ARE IN VERTICAL DATUM NGVD 1929.
2. THE FINISHED FLOOR ELEVATION OF THE EXISTING BUILDING = 61.14. THIS EQUATES TO ARCHITECTURAL ELEVATION 100'-0".
3. THE FINISHED GROUND FLOOR ELEVATION OF PROPOSED ADDITION = 58.97. THIS EQUATES TO ARCHITECTURAL ELEVATION 97'-10".
4. THE FINISHED FLOOR ELEVATION OF THE CAREER EXPLORATION LEVEL = 55.97. THIS EQUATES TO ARCHITECTURAL ELEVATION 94'-10".

DEMOLITION KEY:

1. REMOVE PAVEMENT TO LIMITS SHOWN
2. REMOVE BUILDING & ALL APPURTENANCES
3. REMOVE UTILITY METER; COORDINATE W/ UTILITY PROVIDER
4. REMOVE SIGN: COORDINATE REMOVAL OF CITY-OWNED SIGNAGE W/ PORTLAND DPW; REINSTALL AS NECESSARY & UNDER DIRECTION OF DPW
5. REMOVE FENCE
6. REMOVE STONE WALL, SALVAGE & STOCKPILE STONES FOR REUSE
7. REMOVE CONCRETE WALL
8. PROTECT BRICK SIDEWALK TO REMAIN
9. REMOVE PLANTERS
10. REMOVE MECHANICAL EQUIPMENT
11. REMOVE TREE
12. REMOVE VEGETATION
13. REMOVE STAIRS, RAMP, CURBING, & HANDRAILS
14. REMOVE BENCH & RETURN TO OWNER
15. REMOVE BIKE RACK & RETURN TO OWNER
16. REMOVE COMBINED SEWER PIPING
17. CAP & ABANDON EXISTING UTILITY PER GOVERNING UTILITY STANDARDS
18. REMOVE ASPHALT PAVEMENT & BASE MATERIAL
19. REMOVE PAVEMENT PAINT; COORDINATE SCHEDULE & REPLACEMENT PAINT W/ CITY OF PORTLAND
20. REMOVE STORM DRAIN STRUCTURE
21. PROTECT EXISTING SIGN TO REMAIN
22. PROTECT EXISTING UTILITY POLE TO REMAIN
23. REMOVE SIDEWALK BRICKS AS REQUIRED FOR NEW WORK; COORDINATE RECONSTRUCTION OF SIDEWALK W/ CITY OF PORTLAND
24. SALVAGE & STOCKPILE GRANITE CURB FOR REINSTALLATION
25. COORDINATE REMOVAL OF OVERHEAD ELECTRICAL SERVICE W/ GOVERNING UTILITY
26. UPON BUILDING DEMOLITION, STABILIZE GRADE ON BOTH SIDES OF PROPERTY LINE; RESTORE GRADE ON ABUTTING LOT TO EXISTING CONDITIONS AFTER COMPLETION OF RETAINING WALL INSTALLATION
27. PROTECT MONUMENT IN PLACE
28. REMOVE WATER SERVICE TO MAIN PER PORTLAND WATER DISTRICT STANDARDS
29. REMOVE RAMP & RECONSTRUCT AS SHOWN ON CP101. COORDINATE WORK WITH PORTLAND DEPARTMENT OF PUBLIC WORKS
30. PROTECT TREE & TREE WELL TO REMAIN

DEMOLITION LEGEND:

- MATERIALS TO BE REMOVED
- LIMIT OF ASPHALT REMOVAL

DEMOLITION NOTES:

1. ALL PRE-EXISTING STRUCTURES WITHIN THE PROPOSED BUILDING FOOTPRINT, UNDER AREAS PROPOSED FOR PAVING, AND ALONG PROPOSED UTILITY ROUTES ARE TO BE COMPLETELY REMOVED AND REPLACED WITH COMPACTED STRUCTURAL FILL.
2. UTILITY POLES AND LIGHTS NOTED FOR REMOVAL SHALL BE SALVAGED.
3. ALL CONFLICTING ITEMS WITHIN THE DEVELOPMENT AREA NOT OTHERWISE NOTED SHALL BE REMOVED.
4. IN PAVEMENT REMOVAL AREAS EXISTING SURFACE MAY BE GROUND, REMOVED AND STOCKPILED FOR LATER USE AS SUITABLE FILL MATERIAL, BASED ON SUBMITTED AND APPROVED TESTING.
5. ALL APPURTENANCES NOT NOTED FOR REMOVAL ALONG CUMBERLAND AVENUE ARE TO REMAIN IN PLACE AND BE PROTECTED FROM DAMAGE FOR DURATION OF PROJECT.

**BOYS & GIRLS CLUBS OF SOUTHERN MAINE**

**Boys & Girls Clubs of Southern Maine**
**Teen Center Building at the Portland Youth Campus**
277 Cumberland Ave, Portland, ME 04101

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Portland, Maine 04101
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0 10' 20' 40' 60'

TRUE NORTH

STATE OF MAINE
THOMAS D DOYLE
No. 11190
LICENSED PROFESSIONAL ENGINEER

| # | Description | Date |
|---|---|---|
| 1 | SITE PLAN REVIEW COMMENTS | 3-16-26 |
| 0 | ISSUED FOR PERMITTING | 2-2-26 |

**SITE PLAN REVIEW COMMENTS 3-16-26**

SHEET TITLE:

**EXISTING CONDITIONS & DEMOLITION PLAN**

*Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.*

SCALE: 1" = 20' | DESIGNED BY: WSM
SMRT PROJECT #: 23109 | DRAWN BY: WSM

# CD101

CEDAR STRE

1 CP502 FENCE 8.0' HT 168.0 LF WALL-MOUNTED FENCE TO HAVE VINYL-COATED WINDSCREEN; SEE DETAIL

BASKETBALL STRIPING 4 CP502

CONCRETE ANCHOR CURB, RE: 6/CG501

FENCE ON ADJACENT PROPERTY TO BE REPLACED IN KIND

3 CP502 SWING GATE 4.0' CLEAR OPENING 8.0' HT

MATCH EXISTING

12.3' ±

1 CP501 BITUMINOUS PAVEMENT

STONE MAINTENANCE STRIP 1 CP503

SYNLAWN SYNNATURAL 60 GTR SYNTHETIC TURF, RE: 6/CG501

BLOCK RETAINING WALL, RE: CG101

EXISTING CURB

11 CP501 PORTLAND STANDARD BRICK SIDEWALK ALIGN NEW CURBING W/ EXISTING CURBING (TYP.)

1 CP502 FENCE 8.0' HT

2 CP502 SLIDING GATE 12.0' CLEAR OPENING 8.0' HT

11 CP501 PORTLAND STANDARD BRICK SIDEWALK CONTINUE CITY OF PORTLAND BRICK SIDEWALK ACROSS CURB CUT; PROVIDE SUBBASE MATERIAL DEPTH PER DETAIL 1/CP501; LAYBRICKS ON BITUMINOUS BASE PER DETAIL 11|CP501

REPAIR CEDAR STREET PAVEMENT PER CITY OF PORTLAND STANDARDS & IN COMPLIANCE W/ PAVEMENT OPENING MORATORIUM REGULATIONS

6 CP501 PAVEMENT BUTT JOINT (TYP. @ NEW/EXISTING PAVEMENT INTERFACE)

11 CP501 PORTLAND STANDARD BRICK SIDEWALK REINSTALL BRICK SIDEWALK

REINSTALLED WALK SEGMENT

PORTABLE BASKETBALL HOOP BY OWNER

NOVAPLAY BASKETBALL HEAVY DUTY COATING BY NOVA SPORTS USA; ENTIRE BASKETBALL COURT TO BE PAINTED & EXTEND 1' BEYOND LINES; GRAPHIC/COLORS TO BE SELECTED BY OWNER. ALL LINES TO BE PAINTED WHITE

RUBBER PLAYING SURFACING TILE, 2' W x 2' L x 3" THICK W/ TRANSITION EDGE @ SOUTH & WEST SIDES

LANDSCAPE STRUCTURES EVOS CLIMBING STRUCTURE FOUR ARCHES (179185) W/ RUSH SLIDE (182865), HELIX NET(156449), O-ZONE (156448), SWIGGLE STICK (156450), AND HEMISPHERE CLIMBER. COLOR TO BE DETERMINED

MOVABLE MODULAR RAISED PLANTER BOX, CEDAR BOX 2' W x 6' l x 2' H, RE: SPECIFICATION

RAMP PLAN & SECTION 5 CP502

3 CP503

CONCRETE APRON W/ DOWELLED CONTRACTION JOINTS; SCORE AS SHOWN 12 CP501

DOOR PAD, RE: STRUCTURAL

PROPOSED ADDITION FFE 55.97 (ARCH FFE 94'-10")

LIMIT OF BASEMENT LEVEL

DOOR PAD, RE: STRUCTURAL

EXISTING BUILDING FFE 61.14 (ARCH FFE 100'-0")

PROPOSED ADDITION FFE 58.97 (ARCH FFE 97'-10")

SURVEY MONUMENT TO BE PROTECTED FOR DURATION OF CONSTRUCTION ACTIVITIES

LEVEL 2 ABOVE

STONE MAINTENANCE STRIP 12" WIDE (TYP.) 1 CP503

4 CP503

7 CP502

REINSTALL GRANITE CURB

REINSTALL GRANITE CURB

11 CP501 PORTLAND STANDARD BRICK SIDEWALK REINSTALL BRICK SIDEWALK TO MATCH EXISTING

NOTE: SURFACE MATERIALS AT TRENCH CUTS TO BE REPLACED TO CITY OF PORTLAND STANDARDS.

9 CP501 TRENCH PAVEMENT REPAIR

SEE CG101 FOR TRENCH REPAIR REQUIREMENTS
NOTE: SURFACE MATERIALS AT TRENCH CUTS TO BE REPLACED TO CITY OF PORTLAND STANDARDS.

CUMBERLAND AVENUE

REPLACE STRIPING AS NECESSARY (TYP. @ TRENCH CUTS)

2 CP501 PEDESTRIAN CROSSWALK COLORS TO BE CHOSEN IN COORDINATION W/ PUBLIC ART INITIATIVE

CURB LEGEND

- VC VERTICAL GRANITE CURB 4 CP501
- GT GRANITE TIPDOWN CURB 7 CP501
- GP 1-FT GRANITE TIPDOWN CURB 7 CP501
- F FLUSH CURB 10 CP501


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0 5' 10' 20' 30'

TRUE NORTH

STATE OF MAINE THOMAS D DOYLE No. 11190 LICENSED PROFESSIONAL ENGINEER

| # | Description | Date |
|---|---|---|
| 1 | SITE PLAN REVIEW COMMENTS | 3-16-26 |
| 0 | ISSUED FOR PERMITTING | 2-2-26 |

**SITE PLAN REVIEW COMMENTS 3-16-26**

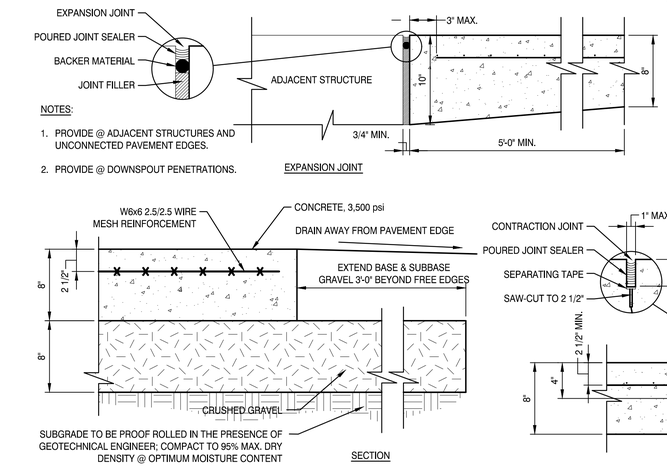
SHEET TITLE:

**SITE LAYOUT PLAN**

*Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.*

SCALE: 1" = 10' | DESIGNED BY: WSM
SMRT PROJECT #: 23109 | DRAWN BY: WSM

# CP101



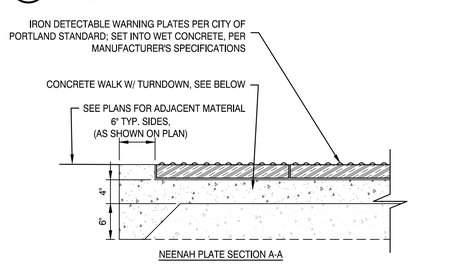

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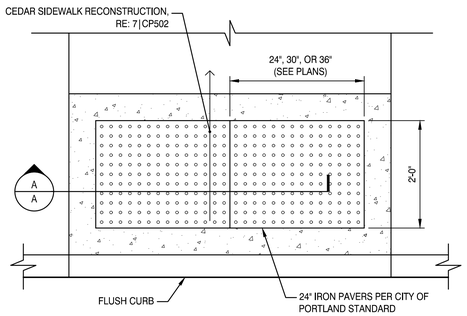
1. PROVIDE CONTRACTION JOINTS @ 15'-0" MAXIMUM INTERVALS IN BOTH DIRECTIONS.
2. PROCESSED GRAVEL FOR BASE COURSE SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS:

| SIEVE SIZE | % FINER BY WEIGHT |
|---|---|
| 1 1/2 IN | 100 |
| 1 IN | 70-100 |
| 3/4 IN | 55-85 |
| 1/2 IN | 40-80 |
| 3/8 IN | 30-65 |
| NO. 4 | 30-50 |
| NO. 8 | 0-25 |
| NO. 16 | 0-5 |
| NO. 200 | 0-2 |

## 12 CONCRETE APRON

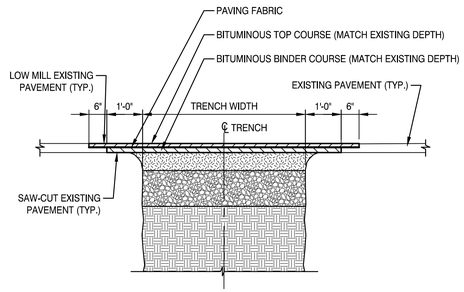
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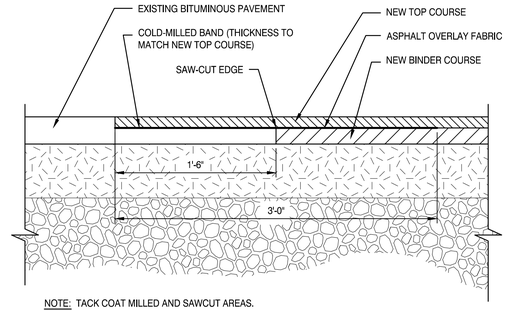

## 13 TACTILE WARNING PLATES

NOT TO SCALE




## 9 TRENCH PAVEMENT REPAIR

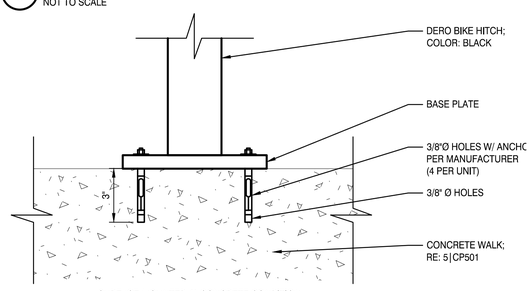
NOT TO SCALE




NOTE: TACK COAT MILLED AND SAWCUT AREAS.

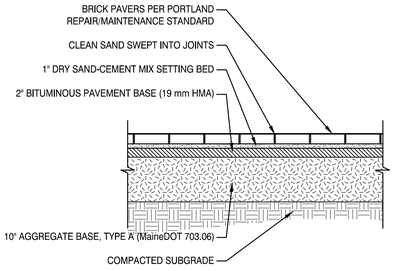
## 6 PAVEMENT BUTT JOINT

NOT TO SCALE



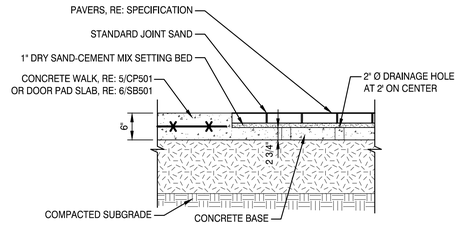

## 3 BICYCLE HITCH INSTALLATION

NOT TO SCALE



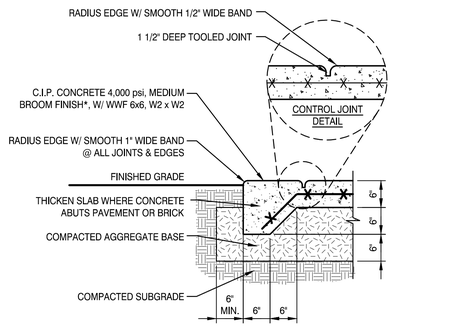

## 11 PORTLAND STANDARD BRICK SIDEWALK

3/4" = 1'-0"




## 8 BRICK PAVER INLAY

3/4" = 1'-0"



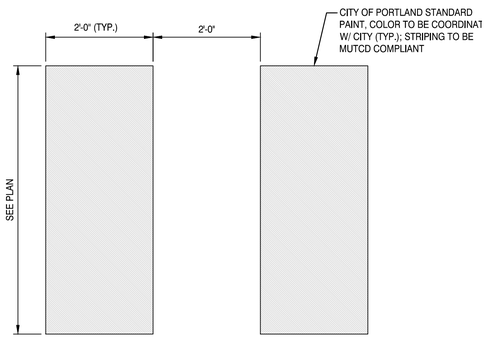

*UNLESS SHOWN OR NOTED OTHERWISE, BROOM PERPENDICULAR TO DIRECTION OF TRAVEL.

NOTES:

1. PROVIDE ISOLATION JOINT W/ SELF-LEVELING SEALER WHERE WALK ABUTS ANY VERTICAL SURFACE.
2. DEPTH OF CONTROL JOINT MUST BE AS INDICATED FOR ACCEPTANCE OF WORK.

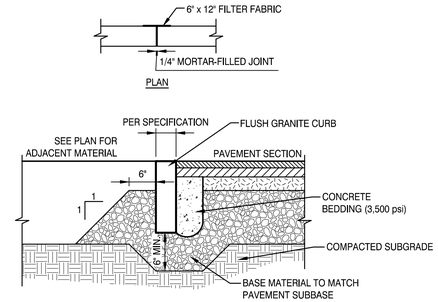
## 5 CONCRETE WALK

3/4" = 1'-0"



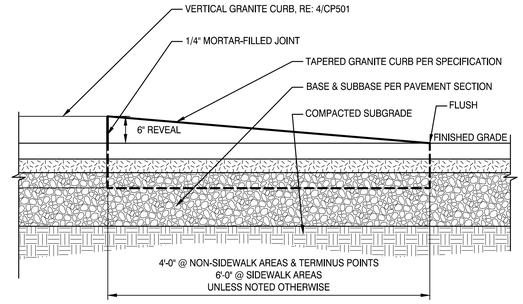

## 2 PEDESTRIAN CROSSWALK

3/4" = 1'-0"



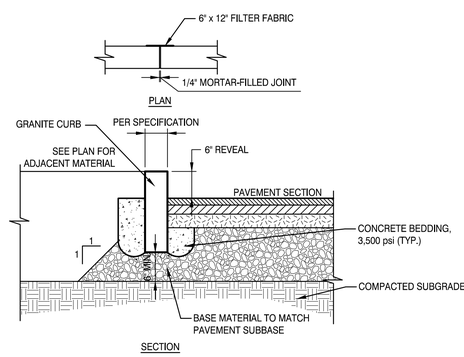

## 10 FLUSH GRANITE CURB

3/4" = 1'-0"




## 7 GRANITE TIPDOWN CURB

3/4" = 1'-0"

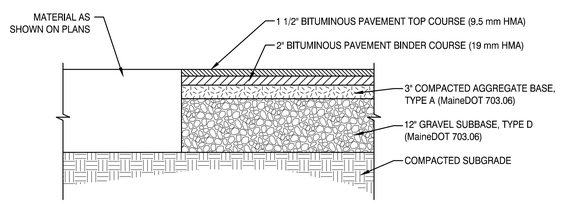



NOTES:

1. PROVIDE TIPDOWN END SECTIONS AT ALL CURB ENDS.
2. WHERE PAVERS ARE TO BE INSTALLED, BACK OF CURB FINISH IS TO BE SMOOTH TO DEPTH OF 6".

## 4 VERTICAL GRANITE CURB

3/4" = 1'-0"




## 1 BITUMINOUS PAVEMENT

3/4" = 1'-0"


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0 5' 10' 20' 30'

STATE OF MAINE
THOMAS D DOYLE
No. 11190
LICENSED PROFESSIONAL ENGINEER

| # | Description | Date |
|---|---|---|
| 1 | SITE PLAN REVIEW COMMENTS | 3-16-26 |
| 0 | ISSUED FOR PERMITTING | 2-2-26 |

**SITE PLAN REVIEW COMMENTS 3-16-26**

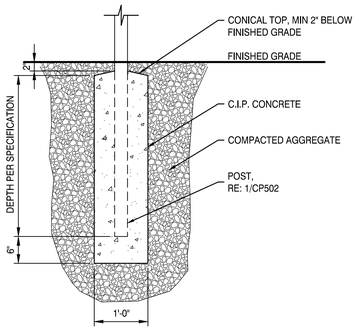
SHEET TITLE:

**SITE LAYOUT DETAILS**

*Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.*

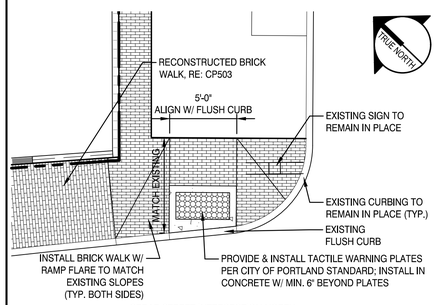
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|---|---|---|---|
| SCALE: | AS SHOWN | DESIGNED BY: | WSM |
| SMRT PROJECT #: | 23109 | DRAWN BY: | WSM |

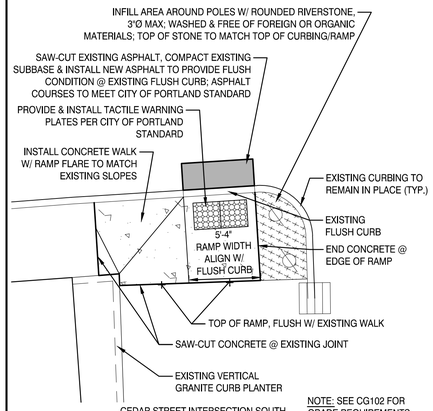
# CP501




## 6 POST BASE

NO TO SCALE

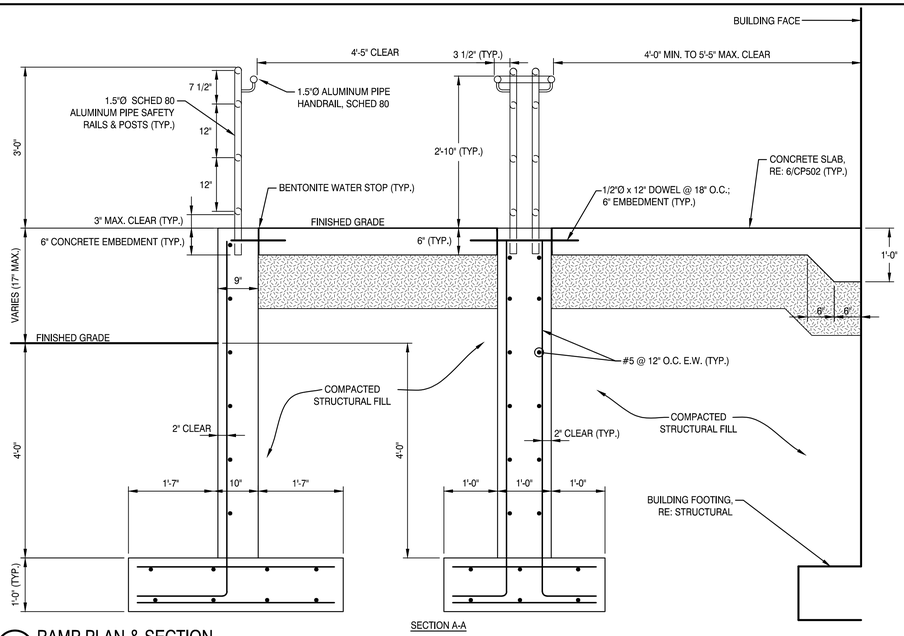


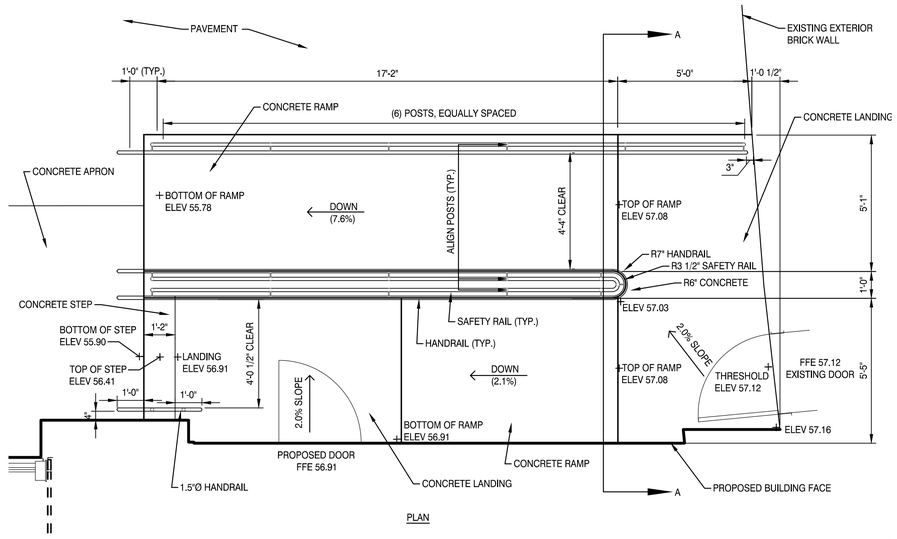

NOTE: SEE CG102 FOR GRADE REQUIREMENTS.

## 7 CEDAR STREET SIDEWALK RECONSTRUCTION

3/16" = 1'-0"



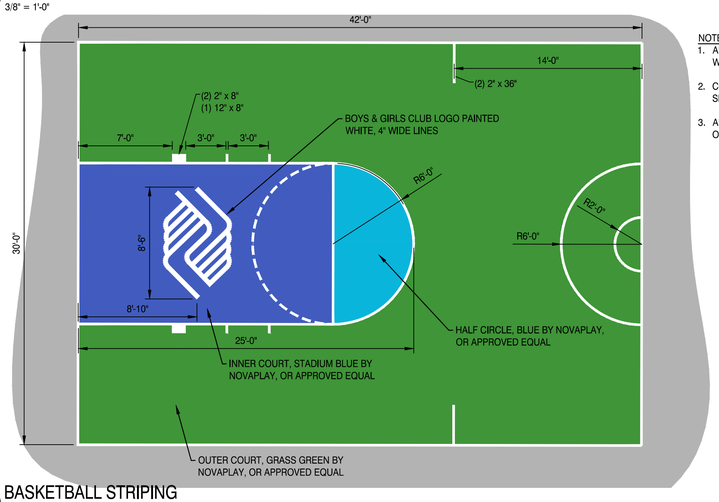

SECTION A-A




PLAN

## 5 RAMP PLAN & SECTION

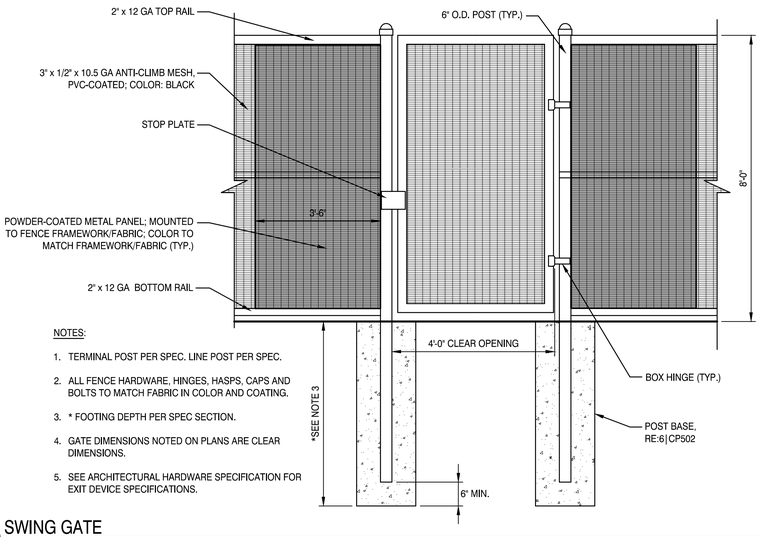
3/8" = 1'-0"




NOTES:
1. ALL LINES TO BE 2" WIDE PAINTED WHITE UNLESS OTHERWISE NOTED.
2. COURT TO BE ACRYLIC-SEALED PER SPECIFICATION.
3. ALL DIMENSIONS ARE TO CENTERS OF LINES.

## 4 BASKETBALL STRIPING

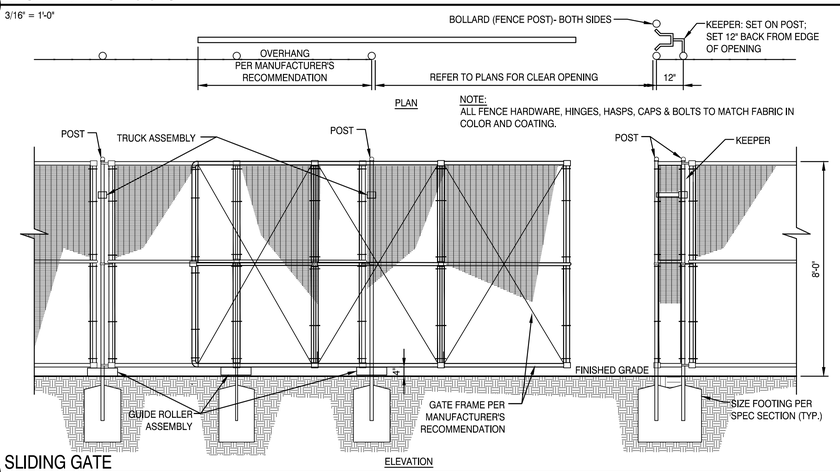
3/16" = 1'-0"




NOTES:
1. TERMINAL POST PER SPEC. LINE POST PER SPEC.
2. ALL FENCE HARDWARE, HINGES, HASPS, CAPS AND BOLTS TO MATCH FABRIC IN COLOR AND COATING.
3. * FOOTING DEPTH PER SPEC SECTION.
4. GATE DIMENSIONS NOTED ON PLANS ARE CLEAR DIMENSIONS.
5. SEE ARCHITECTURAL HARDWARE SPECIFICATION FOR EXIT DEVICE SPECIFICATIONS.

## 3 SWING GATE

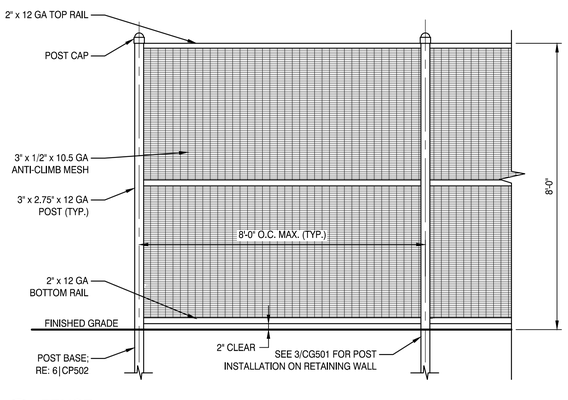
NO TO SCALE




NOTE:
ALL FENCE HARDWARE, HINGES, HASPS, CAPS & BOLTS TO MATCH FABRIC IN COLOR AND COATING.

## 2 SLIDING GATE

NO TO SCALE




NOTES:
1. FENCE EMBEDDED IN RETAINING WALL AT THE WESTERLY PROPERTY LINE TO HAVE DOUGLAS VCP VINYL-COATED POLYESTER WINDSCREEN TO COVER ENTIRE HEIGHT OF WIRE MESH.
2. DOUGLAS VCP WINDSCREEN TO BE BLACK (STANDARD) WITH AV DIE-CUT AIR VENTS.
3. DOUGLAS VCP WINDSCREEN SHALL BE INSTALLED AS RECOMMENDED WITH MANUFACTURER'S WRITTEN DIRECTIONS.

## 1 FENCE

NOT TO SCALE



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0 5' 10' 20' 30'

TRUE NORTH

STATE OF MAINE THOMAS D DOYLE No. 11196 LICENSED PROFESSIONAL ENGINEER

| # | Description | Date |
|---|---|---|
| 1 | SITE PLAN REVIEW COMMENTS | 3-16-26 |
| 0 | ISSUED FOR PERMITTING | 2-2-26 |

**SITE PLAN REVIEW COMMENTS 3-16-26**

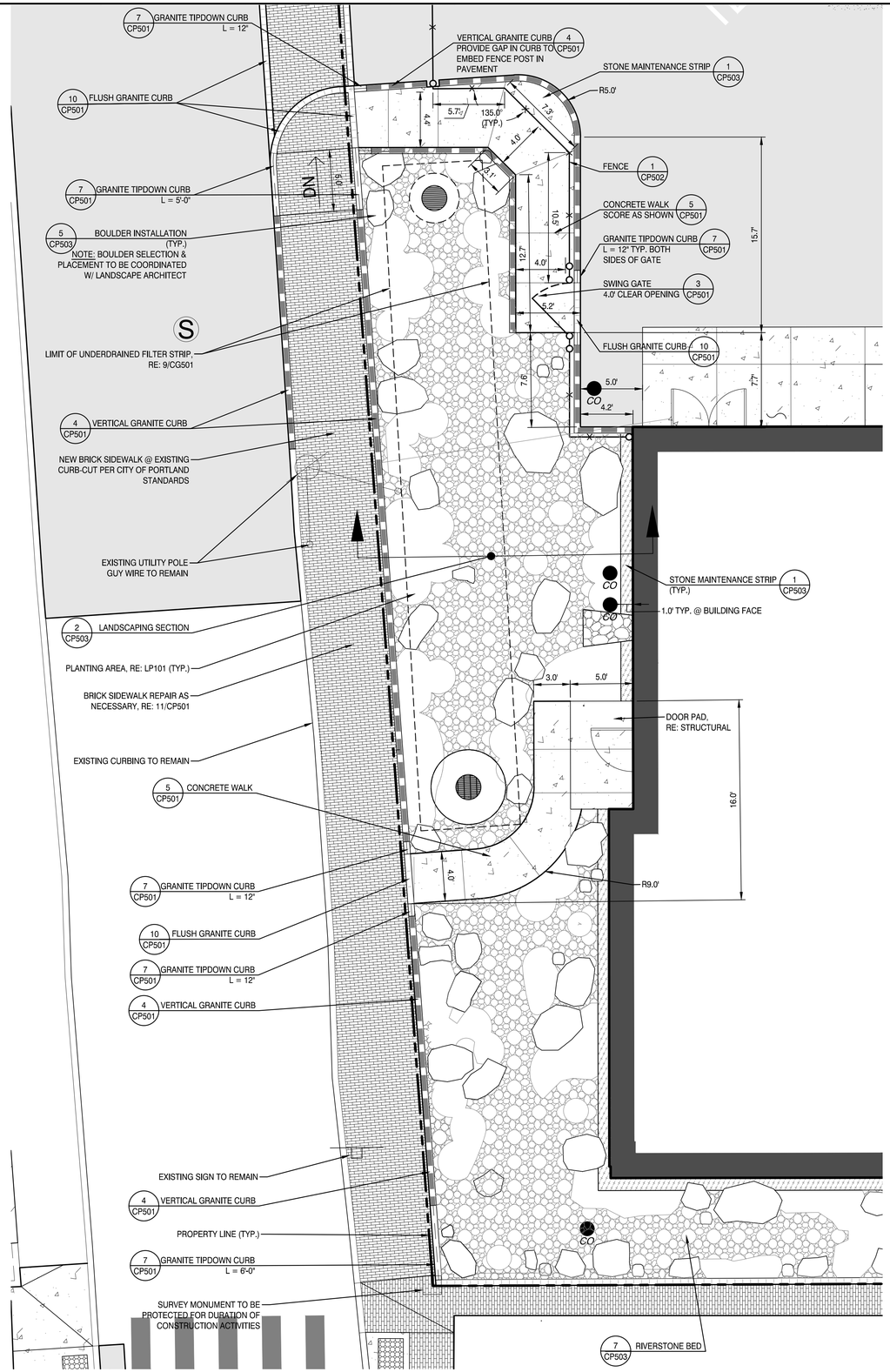
SHEET TITLE:

**SITE LAYOUT DETAILS**

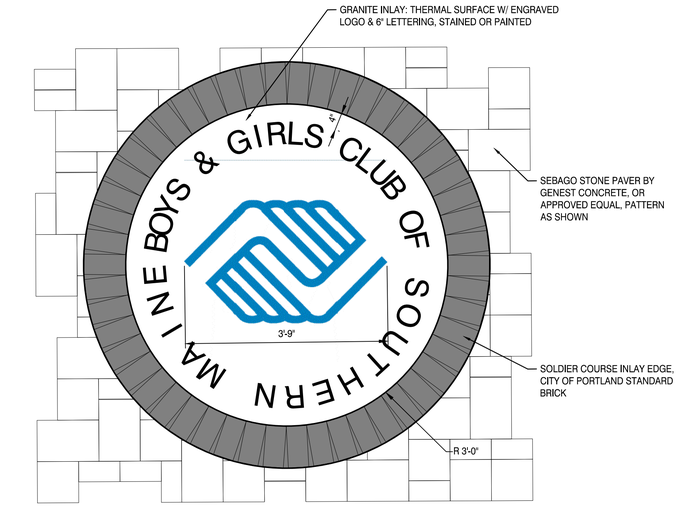
*Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.*

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SMRT PROJECT #: 23109 | DRAWN BY: WSM

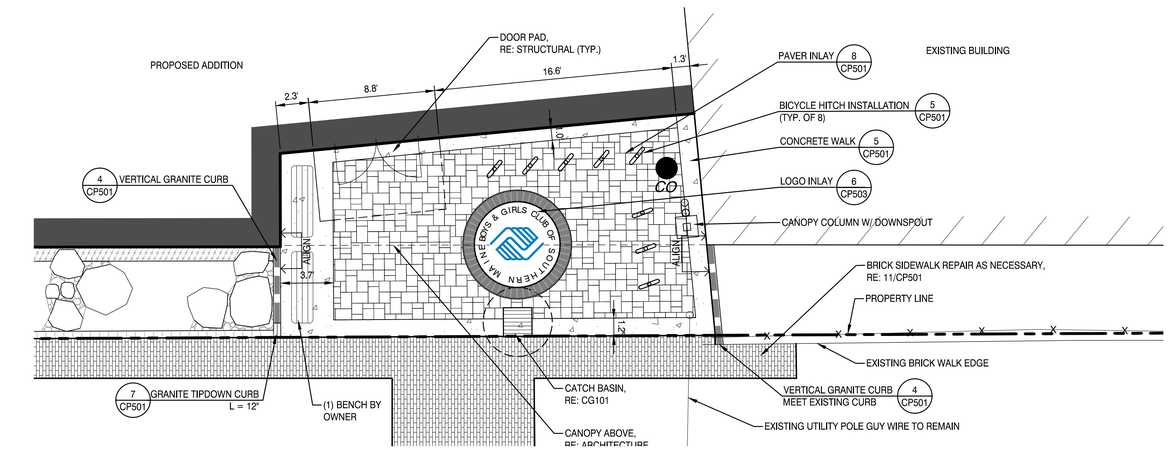
# CP502



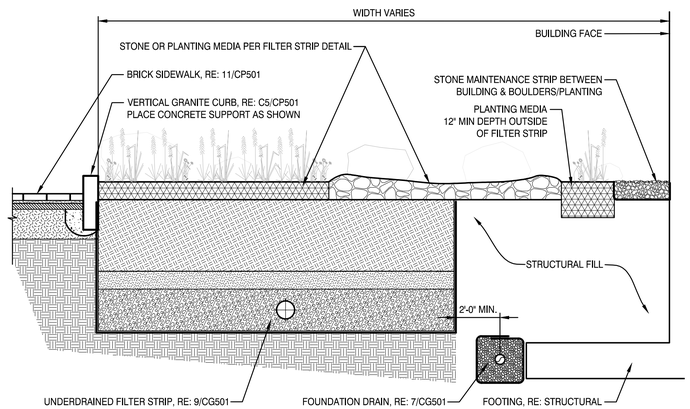

## 3 ENLARGED LANDSCAPING PLAN
1" = 5'




## 6 LOGO INLAY
3/4" = 1'-0"



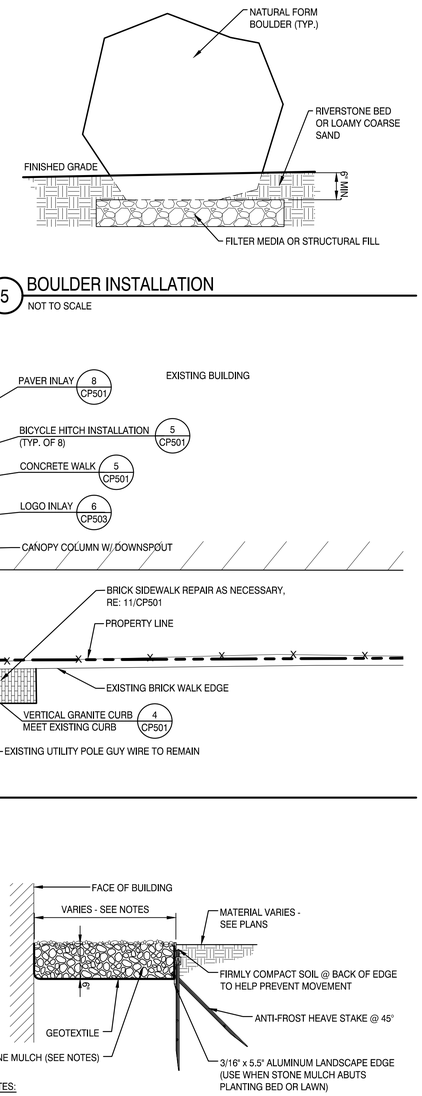

## 4 ENTRY PLAZA PAVER LAYOUT PLAN
1" = 5'




## 2 LANDSCAPING SECTION
3/4" = 1'-0"




## 7 RIVERSTONE BED
NOT TO SCALE




## 5 BOULDER INSTALLATION
NOT TO SCALE




NOTES:

1. STONE MULCH TO BE ROUNDED RIVERSTONE, 3" INCHES DIA. MAX., WASHED AND FREE OF FOREIGN OR ORGANIC MATERIALS.
2. STANDARD MAINTENANCE STRIP TO BE 12" WIDE.
3. EDGE TO BE BY SURE-LOC ALUMINUM EDGING CORP, OR APPROVED EQUAL .
   - MILL FINISH
   - 12" STAKES
   - ANTI-FROST HEAVE STAKE POCKETS @ 8" O.C.

## 1 STONE MAINTENANCE STRIP
NOT TO SCALE


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TRUE NORTH

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**SITE PLAN REVIEW COMMENTS 3-16-26**

SHEET TITLE:

**SITE LAYOUT DETAILS**

*Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.*

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| SCALE: | AS SHOWN | DESIGNED BY: | JTA |
| SMRT PROJECT #: | 23109 | DRAWN BY: | WSM |

# CP503

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDE THE USE OF STABILIZED CONSTRUCTION ENTRANCE, SILTATION FENCE, EROSION CONTROL MIX BERM, STONE CHECK DAMS, HAY BALE BARRIERS, CATCH BASIN INLET BARRIERS, CATCH BASIN SEDIMENT COLLECTION BAGS, EROSION CONTROL BLANKET, AND TEMPORARY SEEDING AND MULCHING AS REQUIRED. PERMANENT DEVICES INCLUDE THE USE OF RIP RAP AT EXPOSED STORM DRAIN AND CULVERT INLETS AND OUTLETS, RIP RAPPED SLOPES, AND PERMANENT VEGETATION.

## GENERAL NOTES:

A. IT IS ANTICIPATED THAT CONSTRUCTION MAY BEGIN AS SOON AS POSSIBLE FOLLOWING RECEIPT OF NECESSARY PERMITS.

1. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES PUBLISHED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, (2016, OR AS CURRENTLY REVISED), OR U.S ENVIRONMENTAL PROTECTION AGENCY PUBLICATION 832/R-92-005 (SEPTEMBER, 1992, OR AS CURRENTLY REVISED) STORM WATER MANAGEMENT FOR CONSTRUCTION, CHAPTER 3, WHICHEVER IS MORE STRINGENT.

2. ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERSONNEL AND/OR MUNICIPAL OFFICIALS SHALL BE INSTALLED BY THE CONTRACTOR.

3. THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/ REPLACEMENT/ MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE ABOVE PERSONNEL. DESCRIPTIONS OF ACCEPTABLE PERMANENT STABILIZATION FOR VARIOUS COVER TYPES FOLLOWS:

   A. FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

   B. FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.

   C. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.

   D. FOR AREAS STABILIZED WITH RIP RAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIP RAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIP RAP. STONE MUST BE SIZED APPROPRIATELY.

   E. PAVED AREAS: FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.

   F. FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIP RAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTING OF THE CHANNEL.

B. EROSION AND SEDIMENTATION CONTROL MEASURES

1. PRIOR TO THE BEGINNING OF CONSTRUCTION, THE STABILIZED CONSTRUCTION ENTRANCE AND TEMPORARY SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. IT IS THE INTENT THAT SILT FENCE OR EROSION CONTROL MIX BERM BE INSTALLED DOWN GRADIENT OF ALL DISTURBED AREAS OF THE SITE. SILT FENCE SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE SILT BARRIERS. THIS SEDIMENT SHALL BE SPREAD AND STABILIZED IN AREAS OF THE SITE NOT SUBJECT TO EROSION. SILT FENCE OR EROSION CONTROL MIX BERM SHALL BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, THEY SHALL BE REPLACED WITH A TEMPORARY CRUSHED STONE CHECK DAM.

2. ALL CATCH BASINS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED DURING CONSTRUCTION.

3. REMOVAL OF SOD, TREES, BUSHES AND OTHER VEGETATION AND SOIL DISTURBANCE WILL BE KEPT TO A MINIMUM WHILE ALLOWING PROPER SITE DEVELOPMENT.

4. LESS THAN ONE ACRE SHALL BE EXPOSED AT ONE TIME DURING CONSTRUCTION.

5. GRUBBINGS AND ANY UNUSABLE TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN AN APPROVED MANNER.

6. ANY SUITABLE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR REUSE IN FINAL GRADING. TOPSOIL WILL BE STOCKPILED IN A MANNER SUCH THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE WILL RESULT. SEDIMENT BARRIERS SHALL BE INSTALLED DOWN-GRADIENT OF ALL SOIL STOCKPILES AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO ALL STOCKPILES. IF A STOCKPILE IS NECESSARY, THE SIDE SLOPES OF THE TOPSOIL STOCKPILE WILL NOT EXCEED 2:1. TOPSOIL STOCKPILES WILL BE TEMPORARILY SEEDED WITH AROOSTOOK RYE, ANNUAL OR PERENNIAL RYE GRASS WITHIN 7 DAYS OF FORMATION, OR TEMPORARILY MULCHED IF SEEDING CANNOT BE DONE WITHIN THE RECOMMENDED SEEDING DATES.

7. TEMPORARY DIVERSION BERMS AND DRAINAGE SWALES SHALL BE CONSTRUCTED AS NECESSARY.

8. TEMPORARY STABILIZATION SHALL BE CONDUCTED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, PRIOR TO ANY RAIN EVENT, AND PRIOR TO ANY WORK SHUT DOWN LASTING MORE THAN ONE DAY. TEMPORARY STABILIZATION INCLUDES SEED, MULCH, OR OTHER NON-ERODABLE COVER.

9. TEMPORARY SEEDING SPECIFICATIONS: WHERE SEEDBED HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME, AND SEED. APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND 10-10-10 (N-P2O5-K2O) FERTILIZER AT A RATE OF 600 LBS PER ACRE (13.8 LB. PER 1,000 SQUARE FEET). UNIFORMLY APPLY SEED AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY.

   RECOMMENDED TEMPORARY SEEDING DATES AND APPLICATION RATES ARE AS FOLLOWS:

   AROOSTOOK RYE:
   RECOMMENDED SEEDING DATES: 8/15 -10/1
   APPLICATION RATE: 112 LBS/ACRE

   ANNUAL RYE GRASS:
   RECOMMENDED SEEDING DATES: 4/1 - 7/1
   APPLICATION RATE: 40 LBS/ACRE

   PERENNIAL RYE GRASS:
   RECOMMENDED SEEDING DATES: 8/15 - 9/15
   APPLICATION RATE: 40 LBS/ACRE

1. PERMANENT SEEDING SPECIFICATION. IF A LANDSCAPE PLAN HAS BEEN PREPARED FOR THE PROJECT, SOIL PREPARATION AND SEED SPECIFICATIONS OF THAT PLAN SHALL SUPERSEDE THESE GENERAL PERMANENT SEEDING REQUIREMENTS. IT IS RECOMMENDED THAT PERMANENT SEEDING BE COMPLETED BETWEEN APRIL 1 AND JUNE 15 OF EACH YEAR. LATE SEASON SEEDING MAY BE DONE BETWEEN AUGUST 15 AND SEPTEMBER 15. AREAS NOT SEEDED OR WHICH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 1 SHALL BE SEEDED WITH AROOSTOOK RYE MULCHED AT RATES PREVIOUSLY SPECIFIED. SEE WINTER CONDITIONS NOTES FOR SEEDING STABILIZATION AFTER NOVEMBER 1.

A. APPLY TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES. MIX TOPSOIL WITH THE SUBSOIL TO A MINIMUM DEPTH OF 6 INCHES.

B. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS. IN LIEU OF SOIL TESTS, APPLY GROUND LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND GRANULAR, COMMERCIAL-GRADE, 10-10-10 (N-P2O5-K2O) FERTILIZER AT A RATE OF 800 LBS PER ACRE (18.4 LBS PER 1,000 SQUARE FEET).

C. UNIFORMLY APPLY SEED MIXTURE AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY.

D. THE SEED MIXTURE FOR LAWN AND FILTRATION BASIN AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:

   30% CREEPING RED FESCUE
   50% KENTUCKY BLUEGRASS
   20% ITALIAN/PERENNIAL RYE GRASS

   NOTE: SEED MIXTURE SHALL CONSIST OF AT LEAST TWO VARIETIES OF EACH TYPE OF GRASS. WHEN USED IN A FILTER BASIN, STORMWATER SHALL NOT BE DIRECTED TO THE BASIN UNTIL THE GRASS IS ESTABLISHED.

10. MULCH ALL AREAS SEEDED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE.

11. DITCH LININGS, STONE CHECK DAMS, AND RIP RAP INLET AND OUTLET PROTECTION SHALL BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR INSTALLATION OF CULVERT.

12. RIP RAP REQUIRED AT CULVERTS AND STORM DRAIN INLETS AND OUTLETS SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE.

13. EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 15%, IN THE BASE OF DITCHES NOT OTHERWISE PROTECTED, AND ANY DISTURBED AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE (E.G. WETLANDS AND WATER BODIES). EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

14. TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

15. TEMPORARY EROSION CONTROL MIX BERM SHALL BE REMOVED BY SPREADING MATERIAL IN AREAS OF THE SITE NOT SUBJECT TO EROSION.

C. WINTER CONDITIONS

1. "WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1ST THROUGH APRIL 15TH. IF AREAS WITHIN THE CONSTRUCTION ACTIVITY ARE NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES OUTLINED ABOVE BY NOVEMBER 15TH, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES THAT ARE SPECIFIC TO WINTER CONDITIONS. NO MORE THAN ONE ACRE OF THE SITE MAY BE WITHOUT STABILIZATION AT ONE TIME.

2. SILT FENCE: IN LIEU OF PROVIDING THE 4" X 4" TRENCH, FOR FROZEN GROUND, STONY SOIL, THE PRESENCE OF LARGE ROOTS, OR OTHER PROHIBITIVE CONDITIONS, THE BOTTOM 8" TO 12" OF THE FABRIC MAY BE LAID ON EXISTING GRADE AND BACK FILLED WITH STONE ANCHORING MATERIAL, AS SHOWN ON THE DRAWINGS.

3. AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS.

4. HAY MULCH SHALL BE APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.

5. AFTER NOVEMBER 1ST OR THE FIRST KILLING FROST FOR THE REGION AND BEFORE SNOW FALL, ALL EXPOSED AND DISTURBED AREAS NOT TO UNDERGO FURTHER DISTURBANCE ARE TO HAVE DORMANT SEEDING. THE DORMANT SEEDING METHOD: PREPARE THE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED PERMANENT SEED MIXTURE AT DOUBLE THE REGULAR SEEDING RATE. AND MULCH AND ANCHOR. DORMANT SEEDINGS NEED TO BE ANCHORED EXTREMELY WELL ON SLOPES, DITCH BASES AND AREAS OF CONCENTRATED FLOWS. DORMANT SEEDING REQUIRES INSPECTION AND RESEEDING AS NEEDED IN THE SPRING. ALL AREAS WHERE COVER IS INADEQUATE MUST BE IMMEDIATELY RESEEDED AND MULCHED AS SOON AS POSSIBLE.

6. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1ST, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

7. MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES.

D. HOUSEKEEPING

1. SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON-SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORM WATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.

2. GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS, ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.

3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL.

4. DEBRIS AND OTHER MATERIAL. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

5. COMPLY WITH THE REQUIREMENTS OF SECTION 017419, CONSTRUCTION WASTE MANAGEMENT, FOR REMOVAL AND DISPOSAL OF CONSTRUCTION DEBRIS AND WASTE.

6. TRENCH OR FOUNDATION DE-WATERING. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED AREAS THAT ARE SPECIFICALLY DESIGNATED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFER DAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE.

7. STREET SWEEPING. STREET SWEEPING SHALL BE COMPLETED ONCE A WEEK OR AS NEEDED TO REMOVE TRACKED MUD OR SEDIMENT PRIOR TO ANY FORECASTED RAINFALL EVENT.

8. PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. AUTHORIZED NON-STORMWATER DISCHARGES ARE:

   A. DISCHARGES FROM FIRE-FIGHTING ACTIVITY,
   B. FIRE HYDRANT FLUSHINGS,
   C. DUST CONTROL RUNOFF,
   D. ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS,
   E. PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) IF DETERGENTS ARE NOT USED,
   F. UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE,
   G. UNCONTAMINATED GROUNDWATER OR SPRING WATER,
   H. FOUNDATION OF FOOTING DRAIN WATER WHERE FLOWS ARE NOT CONTAMINATED,
   I. UNCONTAMINATED EXCAVATION DEWATERING,
   J. POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS,
   K. LANDSCAPE IRRIGATION.

9. NO DISCHARGE FROM THE FOLLOWING IS ALLOWED. UNAUTHORIZED NON-STORMWATER DISCHARGES ARE:

   A. WASTEWATER FROM WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, OR OTHER CONSTRUCTION MATERIALS,
   B. FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE,
   C. SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING,
   D. TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

E. INSPECTION AND MAINTENANCE

1. INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORM WATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE A WEEK AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT (RAINFALL), AND PRIOR TO COMPLETION OF PERMANENT STABILIZATION. A PERSON WITH KNOWLEDGE OF EROSION AND STORM WATER CONTROLS, INCLUDING THE STANDARDS IN ANY DEP OR MUNICIPAL COMPANION DOCUMENTS, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES (BMPS) NEED TO BE MODIFIED IF ADDITIONAL 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.

2. AN INSPECTION AND MAINTENANCE LOG MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME AND QUALIFICATIONS OF THE PERSON PERFORMING THE INSPECTION, DATE, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE: BMPS THAT NEED TO BE MAINTAINED, LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED THAT DID NOT EXIST AT THE TIME OF THE INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.

3. INSPECTIONS DURING CONSTRUCTION SHOULD BE PERFORMED AT LEAST ONCE PER WEEK AND AFTER EVERY RAINFALL EVENT.

4. AFTER CONSTRUCTION, INSPECTIONS ARE REQUIRED TO BE PERFORMED BY AN INDIVIDUAL WITH KNOWLEDGE OF STORMWATER TREATMENT STRUCTURES, INCLUDING INSTALLED BMPS AND THE STANDARD AND CONDITIONS OF GOVERNING PERMITS.

5. SNOW STORAGE IS PROHIBITED IN STORMWATER BMP SYSTEMS.

F. CONSTRUCTION SCHEDULE & SEQUENCE

1. INSTALL TEMPORARY EROSION CONTROL MEASURES IN THE VICINITY OF THE CONSTRUCTION AREA, INCLUDING A STABILIZED CONSTRUCTION ENTRANCE AT LOCATIONS DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, SEDIMENT BARRIERS, AND SILT FENCE. NOTE: TEMPORARY EROSION CONTROL MEASURES FOR WINTER CONDITIONS SHALL BE IMPLEMENTED.

2. GRUB THE SITE, STOCKPILE REUSABLE MATERIAL, AND DISPOSE OF UNUSABLE AND/OR SURPLUS MATERIAL. INSTALL UNDERGROUND UTILITIES AND BUILD DRIVE AND PARKING TO GRADE.

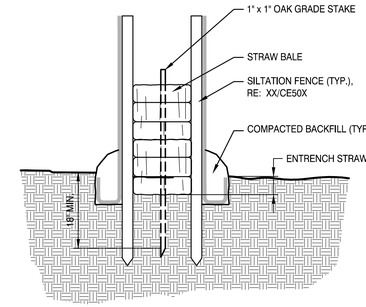
3. EXCAVATE FOUNDATIONS.

4. CONSTRUCT BUILDING.

5. CONSTRUCT OTHER SITE IMPROVEMENTS, INCLUDING PAVEMENT.

6. PLACE LOAM, SEED, AND MULCH.

7. FOLLOWING PERMANENT STABILIZATION OF THE SITE, REMOVE TEMPORARY EROSION CONTROL MEASURES.

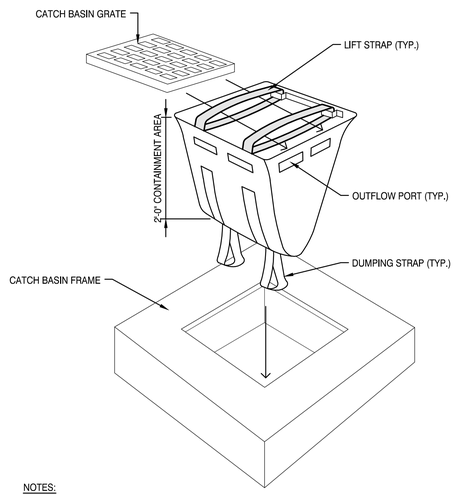



NOTES:

1. STRAW BALES SHOULD BE INSTALLED SO THAT THE BINDINGS ARE ORIENTED PARALLEL TO THE GROUND TO DELAY THEIR DETERIORATION.
2. STRAW BALES SHALL BE PERIODICALLY INSPECTED AND REPLACED IF STRAW BALES ARE DAMAGED OR SHOW SIGNS OF DECOMPOSITION.
3. ENTRENCH BOTTOM STRAW BALE A MINIMUM OF 4 INCHES. FOR AREAS NEAR A PROTECTED RESOURCE, VERIFY WITH ENGINEER IF TRENCHING MAY BE OMITTED.
4. THE GAPS BETWEEN BALES SHALL BE CHINKED 9FILLED BY WEDGING) WITH STRAW TO PREVENT THE FLOW OF WATER BETWEEN THE BALES.
5. AFTER THE BALES ARE STAKED AND CHINKED, THE EXCAVATED SOIL SHOULD BE BACKFILLED AGAINST THE BARRIER. BACKFILL SOIL SHOULD CONFORM TO THE GROUND LEVEL ON THE DOWNHILL SIDE AND BE BUILT UP 4 INCHES AGAINST THE UPHILL SIDE OF THE BARRIER.
6. A MINIMUM OF TWO STAKES PER BALE SHOULD BE DRIVEN INTO THE GROUND FOR ANCHORING. THE FIRST STAKE IS DRIVEN TOWARD THE PREVIOUS BALE TO FORCE THEM TOGETHER.
7. ACCUMULATED SEDIMENT SHALL NOT EXCEED ONE HALF HEIGHT OF STRAW BALE.

## 2 SILT FENCE/HAYBALE BARRIER

NOT TO SCALE




NOTES:

1. SILT SACK TO BE "DANDY SACK" (BY DANDY PRODUCTS) OR APPROVED EQUAL.
2. INSERT TO BE EMPTIED IN AN APPROVED MANNER WHEN IT IS 1/3 FULL OF SEDIMENT AND IMMEDIATELY AFTER EACH STORM EVENT.
3. INSPECT INSERT AFTER ALL RAINFALL EVENTS, REPAIR AND MAINTAIN AS REQUIRED.
4. DISPOSE OF UNIT AND/OR SEDIMENT IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL REGULATIONS.

## 1 SILT SACK

NOT TO SCALE


BOYS & GIRLS CLUBS OF SOUTHERN MAINE

Boys & Girls Clubs of Southern Maine
Teen Center Building at the Portland Youth Campus
277 Cumberland Ave, Portland, ME 04101

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
75 Washington Ave., Suite 3A
Portland, Maine 04101
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0 1/2" 1" 2" 3"

STATE OF MAINE
THOMAS D DOYLE
No. 11196
LICENSED PROFESSIONAL ENGINEER

| # | Description | Date |
|---|---|---|
| 1 | SITE PLAN REVIEW COMMENTS | 3-16-26 |
| 0 | ISSUED FOR PERMITTING | 2-2-26 |

**SITE PLAN REVIEW COMMENTS 3-16-26**

SHEET TITLE:

**EROSION & SEDIMENT CONTROL NOTES & DETAILS**

*Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.*

SCALE: AS SHOWN | DESIGNED BY: WSM
SMRT PROJECT #: 23109 | DRAWN BY: WSM

**CE001**

NOTE: CEDAR STREET REPAVING WAS COMPLETED AFTER PROJECT SURVEY WAS CONDUCTED; GRADES MAY BE ALTERED; VERIFY GRADES PRIOR TO UTILITY INSTALLATION & REPAIR PAVEMENT PER CITY OF PORTLAND STANDARDS

4 CU501 DOGHOUSE MANHOLE W/ DROP PIPE
NEW COMBINED STORM/SANITARY SEWER MANHOLE SMH-2
RIM = 53.09 (VIF)
6" SS-4 INVERT IN = 46.75
EXISTING INVERT IN = 46.43
EXISTING INVERT OUT = 46.15

CONNECT 6" SANITARY LINE DIRECTLY INTO EXISTING 18" OVAL BRICK SEWER W/ AN INSERTA-TEE (OR APPROVED EQUAL) INVERT IN = 47.07±, FIELD VERIFY & NOTIFY ENGINEER PRIOR TO INSTALLATION

EXISTING SS
S = 0.0373±

EXISTING COMBINED STORM/SANITARY SEWER MANHOLE
RIM=55.26
8" VC INV. IN=48.56
8" VC INV. IN=48.56
BRICK TROUGH IN=47.96
BRICK TROUGH OUT=47.86
CITY RECORDS SHOW A STUB BEFORE IT REACHES CUMBERLAND AVE., APPROX LOCATION SHOWN

2 CU502 ELECTRICAL BRANCH CIRCUIT TRENCH
GATE CIRCUITS

CEDAR STREET

N45° 56' 12.65"E
3.000'

N44° 03' 47.35"W
59.51'

N45° 56' 12.65"E
59.51'

TRANSFORMER PAD 2 CU501
7'x7' TRANSFORMER,
RE: ELECTRICAL

3.0' WIDE PERMANENT UTILITY EASEMENT

4 CU502 LIGHT POLE BASE
FIXTURE & POLE,
RE: ELECTRICAL (TYP. OF 2)

STANDARD PIPE TRENCH IN PUBLIC WAY 7 CU501
SS-4
6" PVC
L = 63.0'
S = 0.020±

ELECTRICAL BRANCH CIRCUIT TRENCH 2 CU502
LIGHTING CONDUIT (TYP.)

STANDARD SANITARY MANHOLE 1 CU501
SMH-1
RIM = 55.02
INVERT IN (SS-1) = 48.45
INVERT IN (SS-3) = 48.71
INVERT OUT = 48.35

STANDARD UTILITY TRENCH 8 CG501
SS-3
6" PVC
L = 8.0'
S = 0.026

POWER TO SLIDING GATE, (2) #12 & (1) #12GND IN 1" CONDUIT

OIL / WATER SEPARATOR 3 CU501
300 GAL ROUND
RIM = 55.55
6" INVERT IN = 48.75
6" INVERT OUT = 48.63

HANDHOLE 3 CU502
FLUSH-GRADE ELECTRICAL PULLBOX ASSOCIATED W/ SECONDARY RUN; BOX SHALL BE SIZED AS REQUIRED PER NEC 314

ELECTRICAL SECONDARY TRENCH 1 CU502
(TYP.)

ELECTRICAL SECONDARY ENTRANCE

STANDARD UTILITY TRENCH 8 CG501
SS-1
4" PVC
INVERT OUT = 49.10
L = 25.0'
S = 0.026

STANDARD UTILITY TRENCH 8 CG501
SS-2
4" PVC
INVERT OUT = 49.10
L = 13.0'
S = 0.030

PROVIDE (2) #12 AWG & (1) #12 GND IN 1" CONDUIT TO POLE-MOUNTED LIGHT FIXTURE (TYP.)

PROVIDE (2) #12 & (1) #12 GND IN 1" CONDUIT FOR POWER & 1" POWER W/ PULLSTRING FOR CONTROLS TO EGRESS GATES (TYP.)

PROPOSED ADDITION
FFE 55.97 (ARCH FFE 94'-10")

PROPOSED ADDITION
FFE 58.97 (ARCH FFE 97'-10")

EXISTING BUILDING
FFE 61.14
(ARCH FFE 100'-0")

EXISTING GAS METER w/BOLLARDS

EXISTING GAS ENCLOSURE w/METAL FENCE

EXISTING HEAT PUMP (TYP.)

OLD #39
#39

RIM=59.91
8" VC INV. OUT= 57.61

RIM=60.68
8" PVC INV. IN=56.98
12" VC INV. IN=54.78

OLD #3
#38

RIM=55.23
TOP OF HOOD
51.93
SUMP=52.61


BOYS & GIRLS CLUBS OF SOUTHERN MAINE

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0 10' 20' 40' 60'

TRUE NORTH

STATE OF MAINE
THOMAS D DOYLE
No. 11190
LICENSED PROFESSIONAL ENGINEER

| # | Description | Date |
|---|---|---|
| 1 | SITE PLAN REVIEW COMMENTS | 3-16-26 |
| 0 | ISSUED FOR PERMITTING | 2-2-26 |

**SITE PLAN REVIEW COMMENTS 3-16-26**

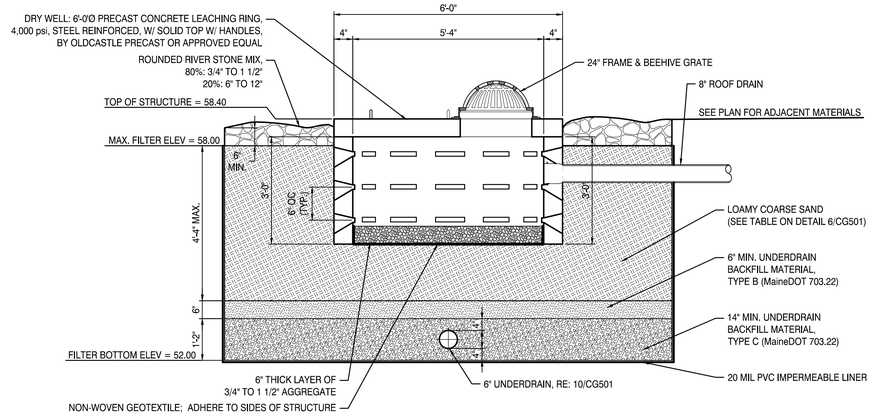
SHEET TITLE:

**UTILITY PLAN**

Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.

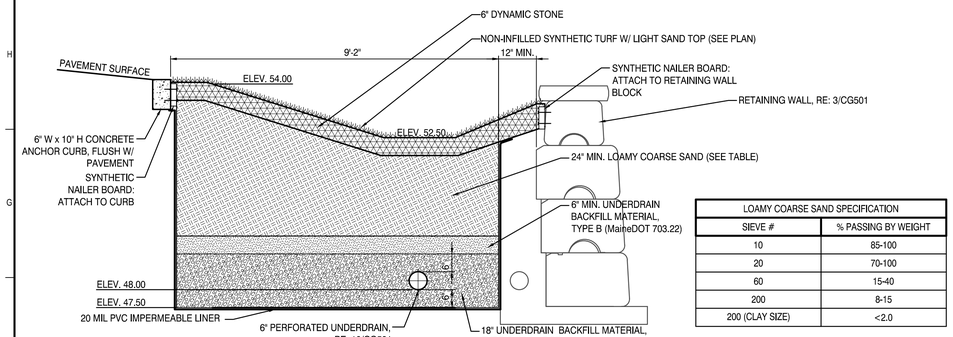
SCALE: 1" = 20' | DESIGNED BY: WSM
SMRT PROJECT #: 23109 | DRAWN BY: WSM

# CU101




## 9 UNDERDRAINED FILTER STRIP W/ DRY WELL

NOT TO SCALE




| LOAMY COARSE SAND SPECIFICATION | |
|---|---|
| SIEVE # | % PASSING BY WEIGHT |
| 10 | 85-100 |
| 20 | 70-100 |
| 60 | 15-40 |
| 200 | 8-15 |
| 200 (CLAY SIZE) | <2.0 |

SOIL FILTER NOTES:

1. FILTER SOIL MATERIAL FOR UNDERDRAINED SOIL FILTERS AREAS SHALL COMPRISE A TOPSOIL LAYER AND A LAYER OF LOAMY COARSE SAND AS FOLLOWS:

A. TOPSOIL LAYER SHALL BE SIX INCHES DEEP AND SHALL COMPRISE USDA LOAMY SAND TOPSOIL WITH 5-8% HUMIFIED ORGANIC MATTER AND MINIMAL CLAY CONTENT (<5%). ORGANIC MATTER MAY BE ADDED TO PROVIDE SUFFICIENT NUTRIENT CONTENT TO SUPPORT PLANTINGS PROVIDED THAT THE TEXTURE REMAINS AS SPECIFIED.

B. THE LOAMY COARSE SAND LAYER SHALL BE 12 INCHES DEEP. THE PREFERRED MATERIAL SHALL HAVE A CLAY CONTENT<2% BUT HAVE BETWEEN 8% AND 15% PASSING THE #200 SIEVE.

C. THE MIXED FILTER SOIL MATERIAL FOR USE IN SOIL FILTERS SHALL HAVE A SATURATED HYDRAULIC CONDUCTIVITY OF 2.4-4.0 IN/HR,

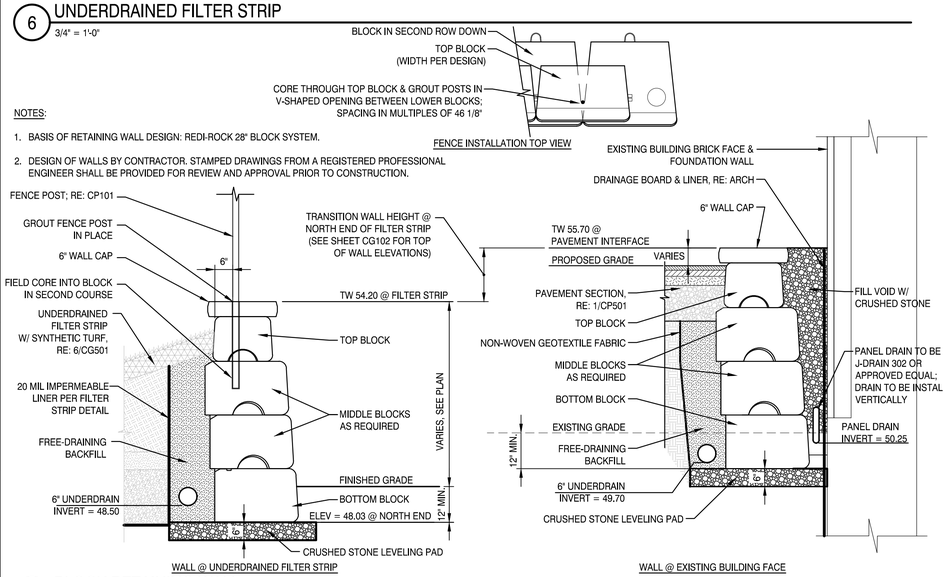
D. FILTER SOIL MATERIAL SHALL BE PLACED IN 6-INCH LIFTS USING LGP EQUIPMENT OR BY HAND. LGP EQUIPMENT SHALL EXERT A GROUND PRESSURE OF LESS THAN 5 PSI, AS STATED IN THE EQUIPMENT SPECIFICATION FROM THE MANUFACTURER. MATERIAL SHALL BE GRADED TO PROVIDE AN EVEN SURFACE, SEEDED AND COVERED WITH EROSION CONTROL BLANKET.

E. UNDERDRAIN GRAVEL SHALL BE GRANULAR MATERIAL FOR UNDERDRAIN TYPE C, IN ACCORDANCE WITH MaineDOT SPECIFICATION 703.22.

F. SOIL FILTER MEDIA SHALL NOT BE INSTALLED UNTIL ALL UPSTREAM CONTRIBUTING AREAS HAVE BEEN STABILIZED.

## 6 UNDERDRAINED FILTER STRIP

3/4" = 1'-0"




BLOCK IN SECOND ROW DOWN
TOP BLOCK (WIDTH PER DESIGN)
CORE THROUGH TOP BLOCK & GROUT POSTS IN V-SHAPED OPENING BETWEEN LOWER BLOCKS; SPACING IN MULTIPLES OF 46 1/8"

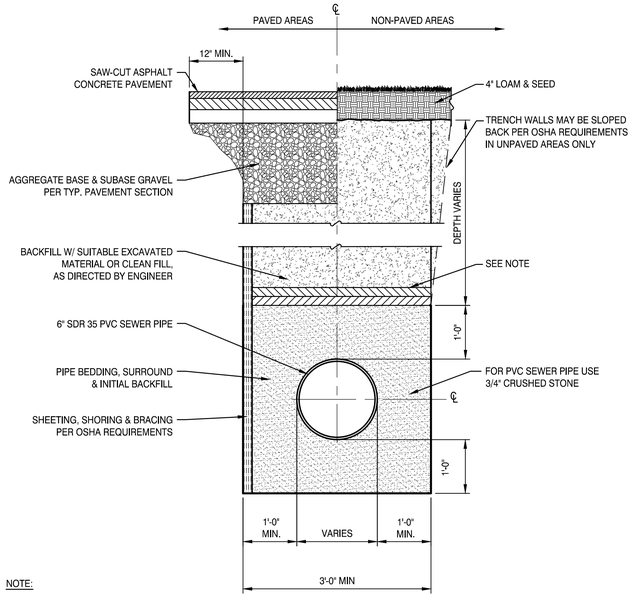
FENCE INSTALLATION TOP VIEW

NOTES:

1. BASIS OF RETAINING WALL DESIGN: REDI-ROCK 28" BLOCK SYSTEM.
2. DESIGN OF WALLS BY CONTRACTOR. STAMPED DRAWINGS FROM A REGISTERED PROFESSIONAL ENGINEER SHALL BE PROVIDED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

## 3 BLOCK RETAINING WALL

NOT TO SCALE

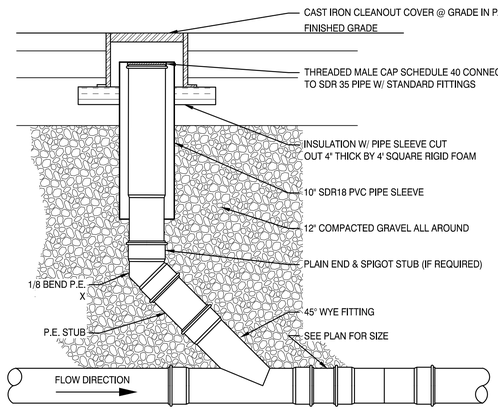



NOTE:

INSULATE GRAVITY SEWER WHERE COVER IS LESS THAN FOUR FEET. USE 2" THICK RIGID STYROFOAM INSULATION FOR FULL WIDTH OF TRENCH.

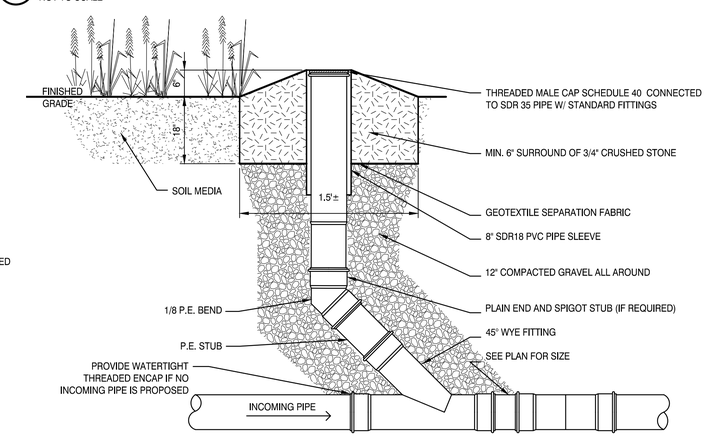
## 8 STANDARD UTILITY TRENCH

3/4" = 1'-0"



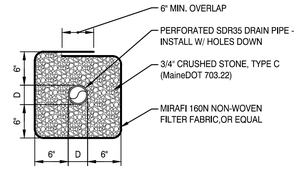

## 5 PAVEMENT CLEANOUT

NOT TO SCALE



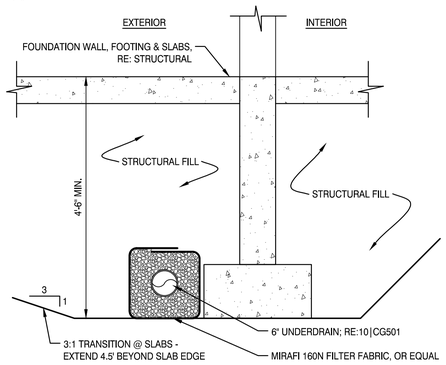

## 2 LANDSCAPE AREA CLEANOUT

NOT TO SCALE



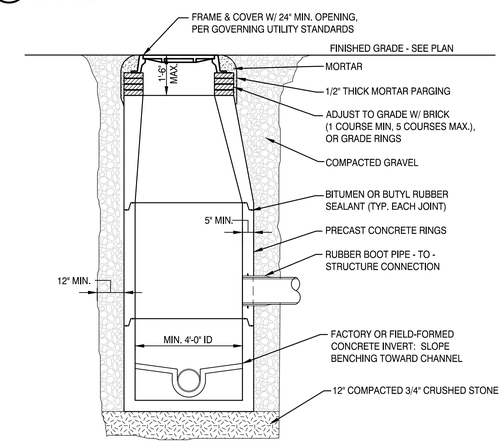

## 10 STANDARD UNDERDRAIN

1" = 1'-0"



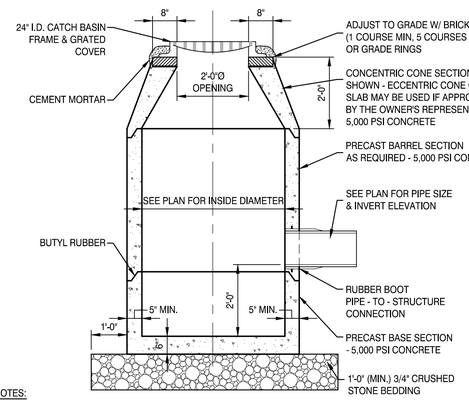

## 7 FOUNDATION DRAIN

NOT TO SCALE




## 4 DRAIN MANHOLE

NOT TO SCALE




NOTES:

1. STANDARD GRATES SHALL BE NENAH R-3210-L OR APPROVED EQUAL. DITCH GRATES SHALL BE NEENAH R-4342 OR APPROVED EQUAL.
2. STEPS SHALL BE PROVIDED FOR CATCH BASINS WITH DEPTHS IN EXCESS OF 8.0'. STEPS SHALL NOT EXCEED 18" O.C., AND BE LOCATED 6" FROM BARREL SECTION JOINTS.

## 1 CATCH BASIN

NOT TO SCALE


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0 1/2" 1" 2" 3"

STATE OF MAINE
THOMAS D DOYLE
No. 11190
LICENSED PROFESSIONAL ENGINEER

| # | Description | Date |
|---|---|---|
| 1 | SITE PLAN REVIEW COMMENTS | 3-16-26 |
| 0 | ISSUED FOR PERMITTING | 2-2-26 |

**SITE PLAN REVIEW COMMENTS 3-16-26**

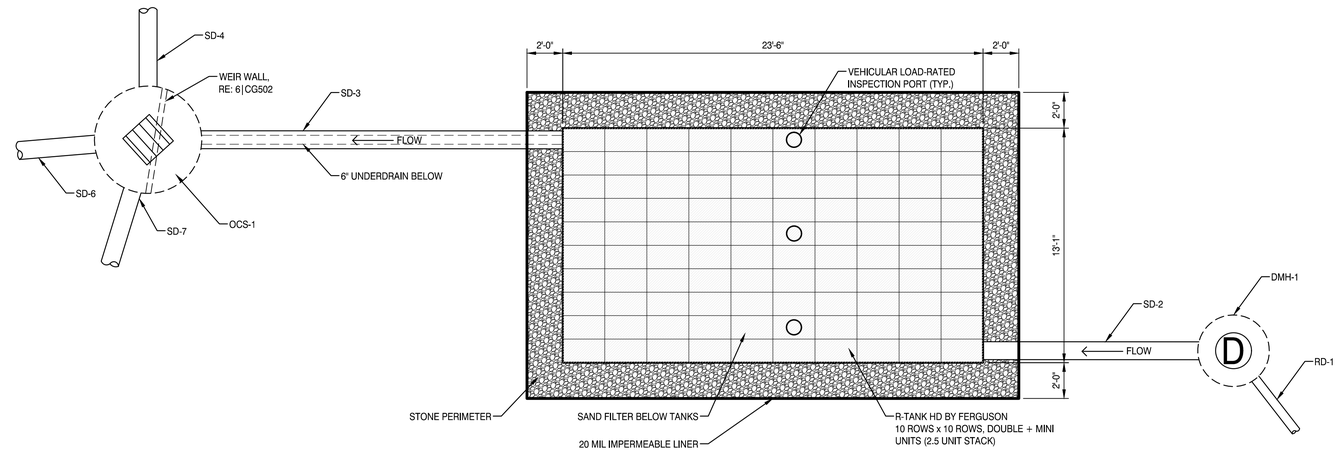
SHEET TITLE:

**GRADING & DRAINAGE DETAILS**

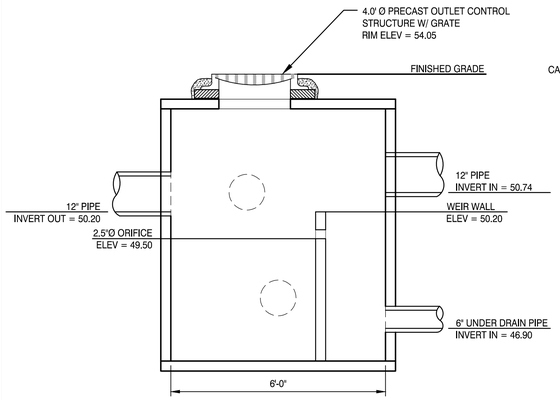
*Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.*

SCALE: AS SHOWN | DESIGNED BY: WSM
SMRT PROJECT #: 23109 | DRAWN BY: WSM

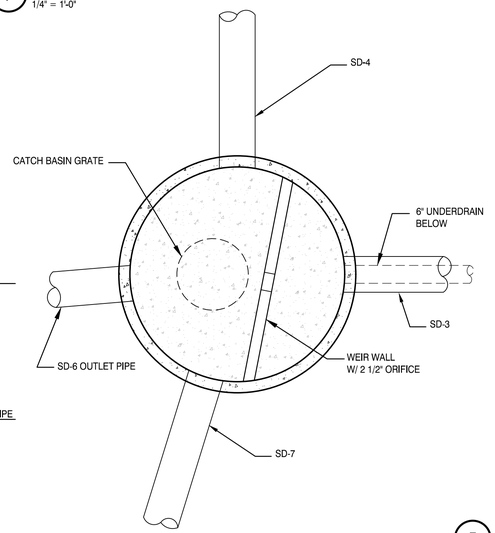
# CG501

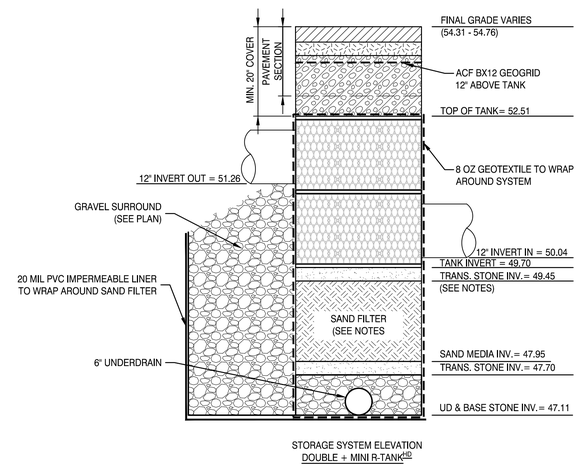



## 7 R-TANK PLAN
1/4" = 1'-0"




## 6 OUTLET CONTROL STRUCTURE
NOT TO SCALE



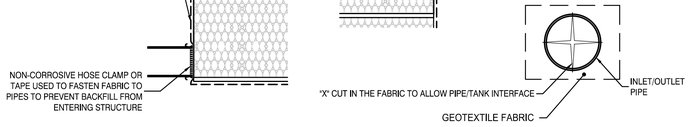

NOTES:

1. SAND FILTER: THE SAND FILTER SHALL BE AT LEAST 18 INCHES THICK OVER THE GRAVEL UNDERDRAIN BEDDING AND SHALL EXTEND ACROSS THE BOTTOM OF THE ENTIRE FILTER AREA. THIS MATERIAL SHALL BE UNIFORM, FREE OF STONES, STUMPS, ROOTS, OR OTHER OBJECTS LARGER THAN TWO INCHES. THE PREFERRED MATERIAL SHALL MEET THE SPECIFICATIONS OF MaineDOT #703.01 AGGREGATE AS SHOWN IN TABLE 7.3.2. MORE FINES ARE PREFERABLE (BETWEEN 8% AND 10% FINES PASSING #200 SIEVE).
2. TRANSITION STONE: MATERIAL SHALL CONSIST OF A CLEAN GRAVEL MEETING THE MaineDOT SPECIFICATION #703.22 UNDERDRAIN TYPE C FOR UNDERDRAIN BACKFILL MATERIAL.

| TABLE 7.3.2 MAINEDOT AGGREGATE #703.01 | |
|---|---|
| SIEVE SIZE | % BY WEIGHT |
| 3/8" | 100 |
| #4 | 95-100 |
| #8 | 80-100 |
| #16 | 50-85 |
| #30 | 25-60 |
| #60 | 10-30 |
| #100 | 2-10 |
| #200 | 0-5 (8-10 PREFERRED) |

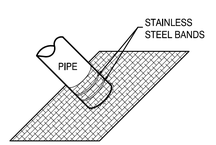
## 2 R-TANK SECTION
NOT TO SCALE

END VIEW OF PIPE/FABRIC CONNECTION. CUT AN "X" IN THE FABRIC SLIGHTLY LARGER THAN PIPE, PULL THE FABRIC AROUND THE PIPE TO CREATE THE "BOOT" AND THEN SECURE W/ A HOSE-CLAMP.

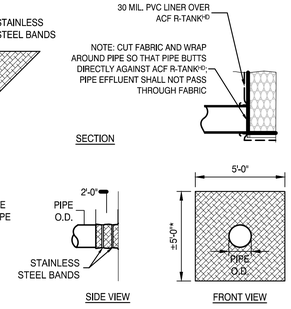



R-TANK[HD] TYPICAL TANK INLET/OUTLET DETAIL

## 5 TYPICAL R-TANK INLET/OUTLET
NOT TO SCALE



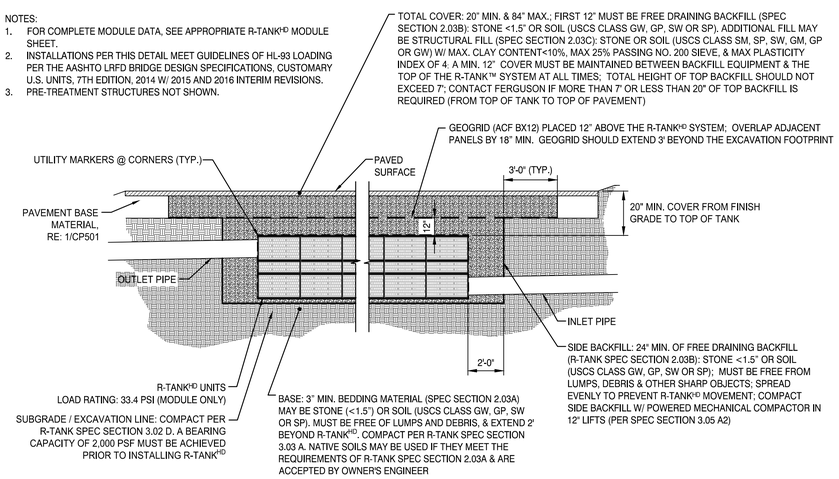

- 30 MIL. PVC
- FABRIC COLLAR TO FIT OUTSIDE DIAMETER OF INLET/OUTLET PIPE
- * TRIM AS NEEDED




GEOTEXTILE PIPE BOOT FOR R-TANK[HD]

## 4 TYPICAL R-TANK PIPE BOOT
NOT TO SCALE

NOTES:
1. FOR COMPLETE MODULE DATA, SEE APPROPRIATE R-TANK[HD] MODULE SHEET.
2. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, CUSTOMARY U.S. UNITS, 7TH EDITION, 2014 W/ 2015 AND 2016 INTERIM REVISIONS.
3. PRE-TREATMENT STRUCTURES NOT SHOWN.




## 1 R-TANK CROSS-SECTION
NOT TO SCALE

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0 1/2" 1" 2" 3"

STATE OF MAINE
THOMAS D DOYLE
No. 11190
LICENSED PROFESSIONAL ENGINEER

| # | Description | Date |
|---|---|---|
| 1 | SITE PLAN REVIEW COMMENTS | 3-16-26 |
| 0 | ISSUED FOR PERMITTING | 2-2-26 |

**SITE PLAN REVIEW COMMENTS 3-16-26**

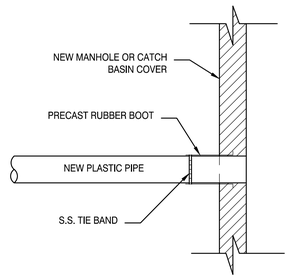
SHEET TITLE:

**GRADING & DRAINAGE DETAILS**

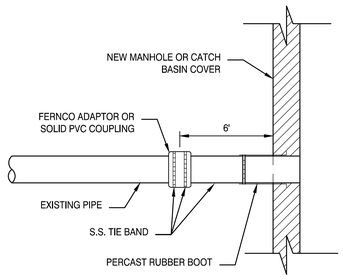
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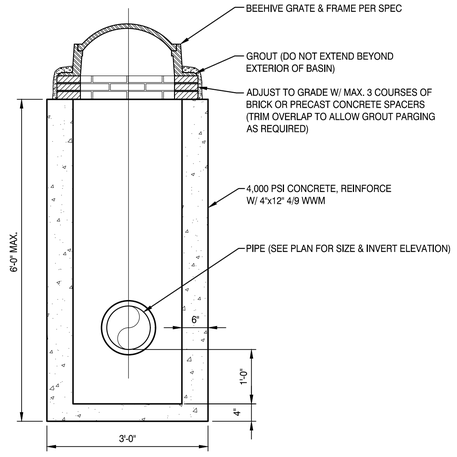



METHOD 2 - NEW CONSTRUCTION

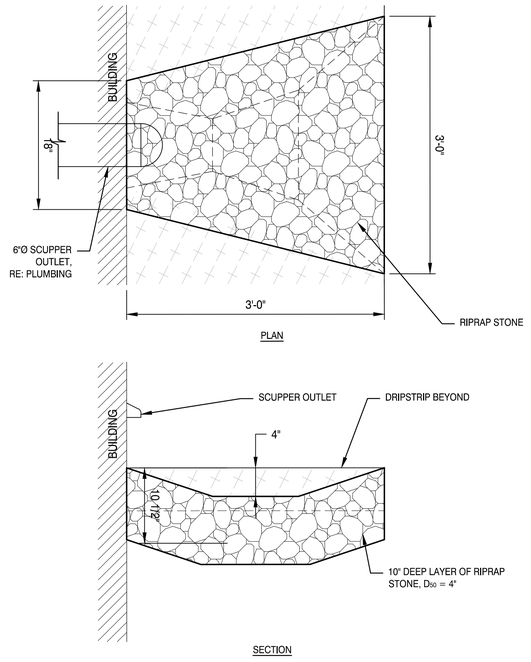



METHOD 1 - EXISTING PIPE INTO NEW STRUCTURE

## 3 STANDARD PIPE CONNECTIONS
NOT TO SCALE




## 2 FIELD INLET
NOT TO SCALE




## 1 SCUPPER OUTLET
NOT TO SCALE

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0 1/2" 1" 2" 3"

STATE OF MAINE
THOMAS D DOYLE
No. 11190
LICENSED PROFESSIONAL ENGINEER

| # | Description | Date |
|---|---|---|
| 1 | SITE PLAN REVIEW COMMENTS | 3-16-26 |
| 0 | ISSUED FOR PERMITTING | 2-2-26 |

**SITE PLAN REVIEW COMMENTS 3-16-26**

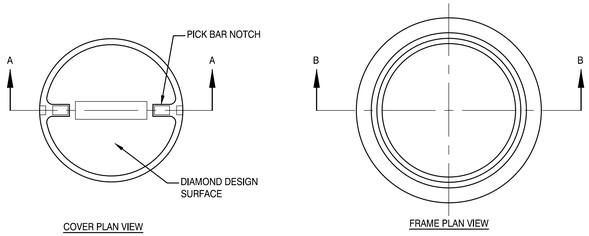
SHEET TITLE:

**GRADING & DRAINAGE DETAILS**

*Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.*

SCALE: AS SHOWN | DESIGNED BY: WSM
SMRT PROJECT #: 23109 | DRAWN BY: WSM

# CG503

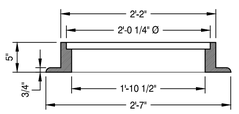



COVER PLAN VIEW

FRAME PLAN VIEW

NOTES:

1. ALL SANITARY MANHOLE COVERS SHALL HAVE "SEWER" CAST INTO THE COVER. ALL STORMWATER/DRAIN MANHOLE COVERS SHALL HAVE "DRAIN" CAST INTO THE COVER.
2. APPROVED MANHOLE FRAMES:
   - 2.1. EAST JORDAN = 169OZ
   - 2.2. NEENAH = r-1496
   - 2.3. OR APPROVED EQUAL
3. APPROVED MANHOLE COVERS:
   - 3.1. EAST JORDAN = 2160A
   - 3.2. NEENAH = R-1496
   - 3.3. OR APPROVED EQUAL

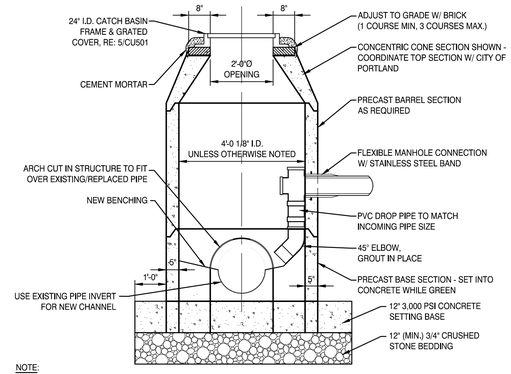



NOTE:
ALL SANITARY & STORMWATER/DRAIN MANHOLE COVERS SHALL BE 24" X 5".

SECTION B-B FRAME

## 5 CASTIRON MANHOLE COVER

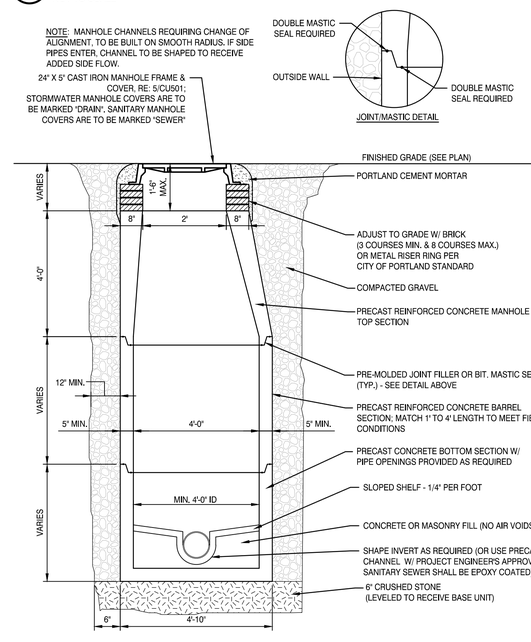
NOT TO SCALE




NOTE:
EXPOSE EXISTING PIPE AND CONSTRUCT BEDDING AND CONCRETE SETTING BASE. INSTALL STRUCTURE OVER EXISTING PIPE, CUT TOP OF PIPE AND CONSTRUCT BENCHING TO SLOPE TOWARDS NEW CHANNEL AT 1:10. SEAL PIPE PENETRATIONS W/ CEMENTITIOUS MORTAR.

## 4 DOGHOUSE MANHOLE W/ DROP PIPE

NOT TO SCALE

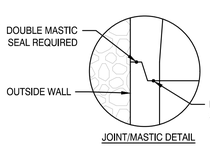



## 1 STANDARD SANITARY MANHOLE

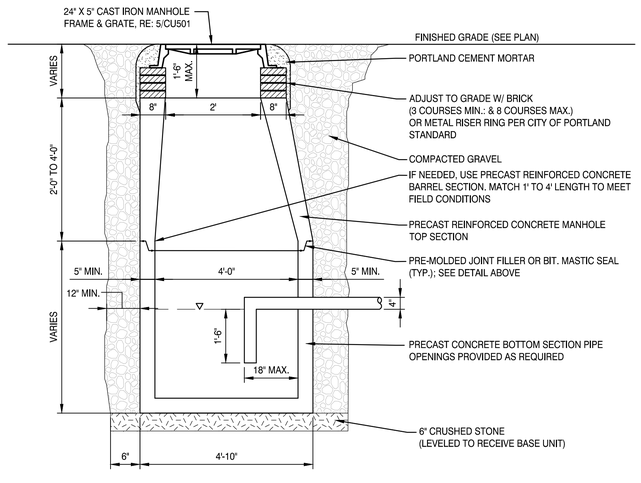
NOT TO SCALE

NOTES:

1. FOR USE IN PARTIALLY OR TOTALLY ENCLOSED PARKING GARAGES, AUTOMOTIVE REPAIR FACILITIES OR ANY OTHER PROPOSED STRUCTURE WHERE DEEMED APPROPRIATE BY THE CITY ENGINEER.
2. DISCHARGE SHALL BE TO SANITARY SEWER.
3. A VENT PIPE MAY BE REQUIRED THAT HAS A VERTICAL OUTLET OFF TO THE SIDE OF THE STRUCTURE.
4. AN OIL ABSORBENT BOOM IS REQUIRED TO BE PLACED W/IN THE MANHOLE ON THE WATER SURFACE AND REPLACED AT A MINIMUM ANNUALLY.

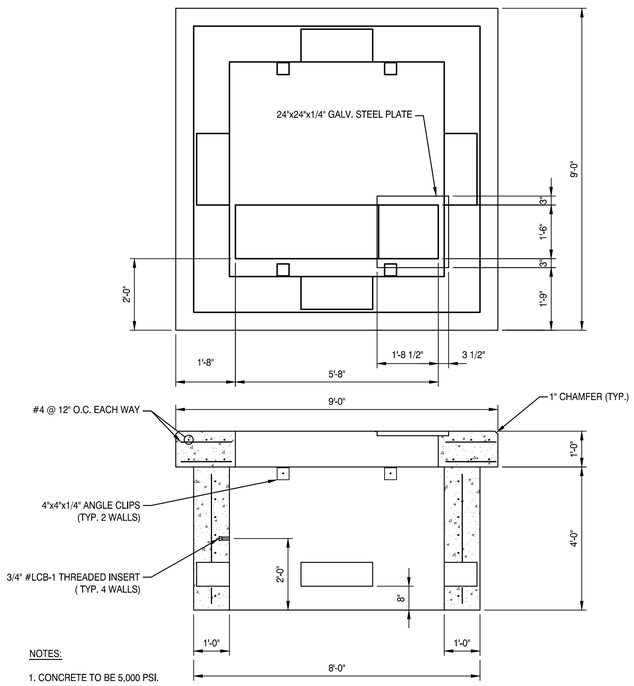



JOINT/MASTIC DETAIL




## 3 OIL / WATER SEPARATOR

NOT TO SCALE




NOTES:

1. CONCRETE TO BE 5,000 PSI.
2. PAD AND REINFORCING TO BE IN ACCORDANCE WITH LOCAL UTILITY SPECIFICATIONS.
3. PROVIDE ONE 8" X 12" KNOCKOUT AT EACH WALL, MIN., OR AS REQUIRED.

## 2 TRANSFORMER PAD

NOT TO SCALE


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0 10' 20' 40' 60'

TRUE NORTH

STATE OF MAINE
THOMAS D DOYLE
No. 11196
LICENSED PROFESSIONAL ENGINEER

| # | Description | Date |
|---|---|---|
| 1 | SITE PLAN REVIEW COMMENTS | 3-16-26 |
| 0 | ISSUED FOR PERMITTING | 2-2-26 |

**SITE PLAN REVIEW COMMENTS 3-16-26**

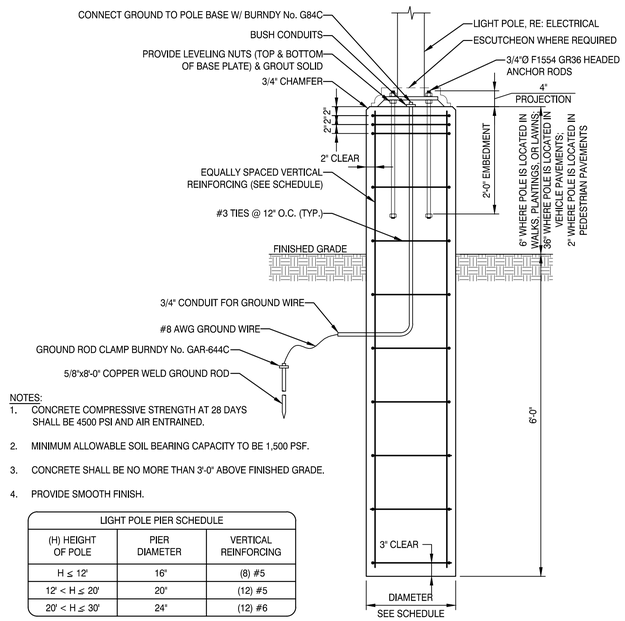
SHEET TITLE:

**UTILITY DETAILS**

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# CU501



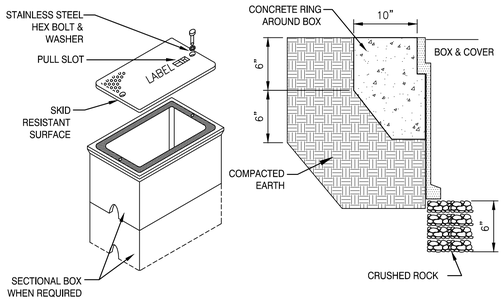

NOTES:

1. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 4500 PSI AND AIR ENTRAINED.
2. MINIMUM ALLOWABLE SOIL BEARING CAPACITY TO BE 1,500 PSF.
3. CONCRETE SHALL BE NO MORE THAN 3'-0" ABOVE FINISHED GRADE.
4. PROVIDE SMOOTH FINISH.

| LIGHT POLE PIER SCHEDULE | | |
|---|---|---|
| (H) HEIGHT OF POLE | PIER DIAMETER | VERTICAL REINFORCING |
| H ≤ 12' | 16" | (8) #5 |
| 12' < H ≤ 20' | 20" | (12) #5 |
| 20' < H ≤ 30' | 24" | (12) #6 |

## 4 LIGHT POLE BASE

3/4" = 1'

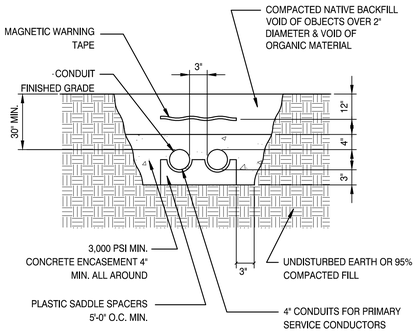



HANDHOLE REQUIREMENTS

1. HOUSING SHALL BE A POLYMER CONCRETE REINFORCED WITH A HEAVY WEAVE FIBERGLASS REINFORCING WITH COMPRESSIVE STRENGTH OF NO LESS THAN 10,000 PSI.
2. COVER AND BOX SHALL WITHSTAND A SERVICE LOAD OF NO LESS THAN 15,000 LBS OVER A 10" x 10" AREA.
3. PROVIDE STAINLESS STEEL BOLTS AND INSERTS.
4. PROVIDE WITH (2) 2 1/2" MOUSEHOLES. UNLESS NOTED OTHERWISE ON DRAWINGS.
5. PROVIDE LABEL "ELECTRICAL" FOR POWER HANDHOLES OR "TELEPHONE" FOR TELEPHONE HANDHOLES, OR AS INDICATED.

## 3 HANDHOLE

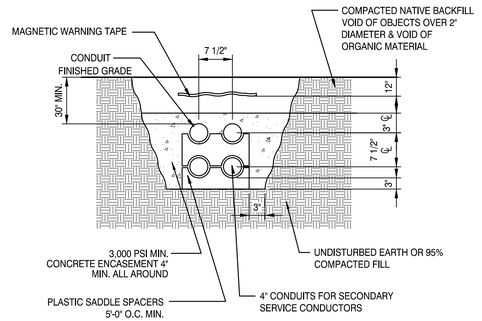
NOT TO SCALE




NOTE: WARNING TAPE ALSO REQUIRED UNDER BUILDING CONCRETE SLAB.

## 2 ELECTRICAL BRANCH CIRCUIT TRENCH

NOT TO SCALE




NOTE:

WARNING TAPE ALSO REQUIRED UNDER BUILDING CONCRETE SLAB.

## 1 ELECTRICAL SECONDARY TRENCH

NOT TO SCALE

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0 10' 20' 40' 60'

STATE OF MAINE
THOMAS D DOYLE
No. 11190
LICENSED PROFESSIONAL ENGINEER

| # | Description | Date |
|---|---|---|
| 1 | SITE PLAN REVIEW COMMENTS | 3-16-26 |

**SITE PLAN REVIEW COMMENTS 3-16-26**

SHEET TITLE:

**UTILITY DETAILS**

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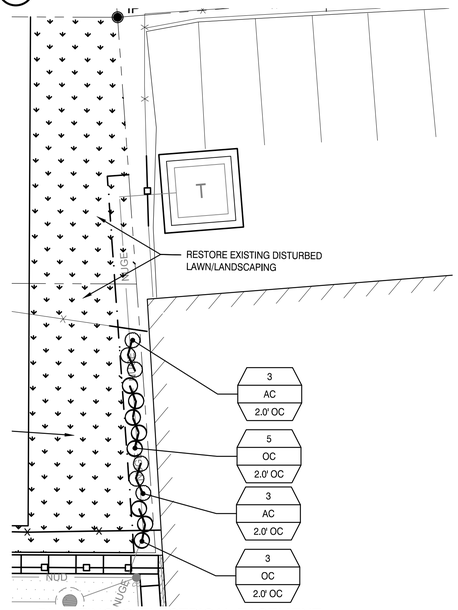
# CU502

## PLANTING NOTES:

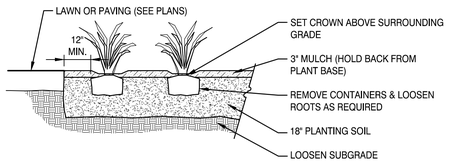
1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANTS IN SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS. DISCREPANCIES BETWEEN QUANTITIES NOTED ON THE DRAWINGS AND THOSE GRAPHICALLY SHOWN SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT AND SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION.
2. THE LANDSCAPE CONTRACTOR IS ADVISED THAT BELOW GROUND UTILITIES EXIST ON SITE. THE LOCATIONS OF WHICH SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF OPERATIONS (SEE GENERAL NOTES REGARDING DIGSAFE). SHOULD THE LOCATION OF ANY PROPOSED PLANTING CONFLICT WITH ANY UTILITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR DECISION.
3. ANY AND ALL PAVING, CURBING, UTILITIES, LAWNS, ETC., DAMAGED AS A RESULT OF THE LANDSCAPE CONTRACTOR'S OPERATIONS SHALL BE REPLACED OR REPAIRED TO ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. LOCATIONS OF PROPOSED PLANTINGS AND BED LINES SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. SOILS SHALL BE TESTED FOR SUITABILITY IN PLANTING BEDS AND AMENDED AS NEEDED TO PRODUCE SATISFACTORY GROWING MEDIA. SOIL SHALL BE TILLED PRIOR TO PLANT INSTALLATION.
6. PLANTS SHALL BE PLACED NO CLOSER THAN ONE-HALF THE NOTED SPACING TO PAVEMENT EDGES, BED LINES, OR STRUCTURE FACES, UNLESS NOTED OR SHOWN OTHERWISE.
7. PLANT MASSES SHALL BE LAID OUT AND INSTALLED STARTING AT THE PRINCIPAL, FORM-DEFINING PERIMETER, THEN FILLING INWARD IN DOUBLE-ROW-STAGGERED FASHION, UNLESS NOTED OR SHOWN OTHERWISE.
8. ALL PLANTING BEDS INCLUDING TREE AND SHRUB PITS AS INDICATED SHALL RECEIVE 3" APPROVED CLEAN, UNIFORMLY GROUND OR SHREDDED PINE OR HEMLOCK BARK MULCH.
9. THE LANDSCAPE CONTRACTOR SHALL RELOCATE ANY PLANT ACCORDING TO THE DIRECTION OF THE LANDSCAPE ARCHITECT.
10. ALL PLANT MATERIALS CALLED FOR AND INSTALLED SHALL MEET OR EXCEED SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL VEGETATION SHALL BE NATIVE AND ACQUIRED LOCALLY.
11. ALL PLANTING BEDS SHALL BE DEFINED BY A NEAT, SHOVEL-CUT BED LINE. BED LINES SHALL BE TRUE TO FORM AS SHOWN ON THE DRAWINGS, CONSISTING OF SMOOTH CURVES AND SHARP LINES AND CORNERS.
12. IF, BECAUSE OF CULTURE REQUIREMENTS, AVAILABILITY, OR OTHER CIRCUMSTANCES, THE LANDSCAPE CONTRACTOR BELIEVES A PARTICULAR PLANT CALLED FOR IS INAPPROPRIATE, THE LANDSCAPE CONTRACTOR SHALL REPORT THE SITUATION IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION.
13. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL RECEIVE 6" LOAM AND SEED.

| | Quantity | SCIENTIFIC NAME / COMMON NAME | SIZE CAL | SIZE HT | ROOT | REMARKS |
|---|---|---|---|---|---|---|
| **SHRUBS** | | | | | | |
| AB | 11 | Abies balsamea 'Nana' / Dwarf Balsam Fir | | | | |
| IG | 11 | Ilex glabra / Inkberry | | 24"-30" Spread | | Container or B & B |
| VD | 8 | Viburnum dentatum / Arrowwood | | 36"-48" Spread | B & B | |
| **GROUNDCOVER** | | | | | | |
| AS | 29 SF | Asarum canadense / Canada Wild Ginger | 1.0 gal | 12" | POTS | |
| **PERENNIALS** | | | | | | |
| AC | 6 | Astilbe chinensis 'Milk and Honey' / Milk and Honey Astilbe | #2 container | | | |
| AY | 58 | Asclepias syriaca / Common Milkweed | | | | |
| BA | 6 | Baptisia alba / False Indigo | | | | |
| FA | 5 | Filipendula ulmaria 'Aurea' / Meadowsweet | | | | |
| GP | 37 | Gaultheria procumbens / Wintergreen | | | POTS | |
| OC | 24 | Osmundastrum cinnamomeum / Cinnamon Fern | #2 container | | | |
| PD | 5 | Penstemon digitalis / Beardtongue | | | | |

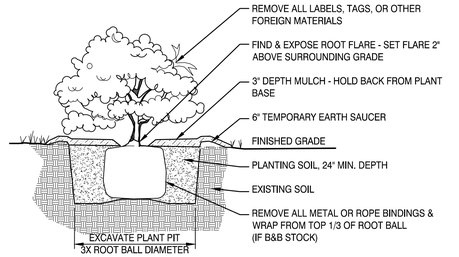
## 6 PLANT SCHEDULE




## 5 PLANTING @ ELECTRICAL EASEMENT
1" = 10'

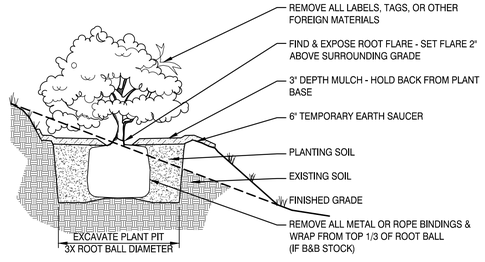



## 3 STANDARD PERENNIAL PLANTING
NOT TO SCALE



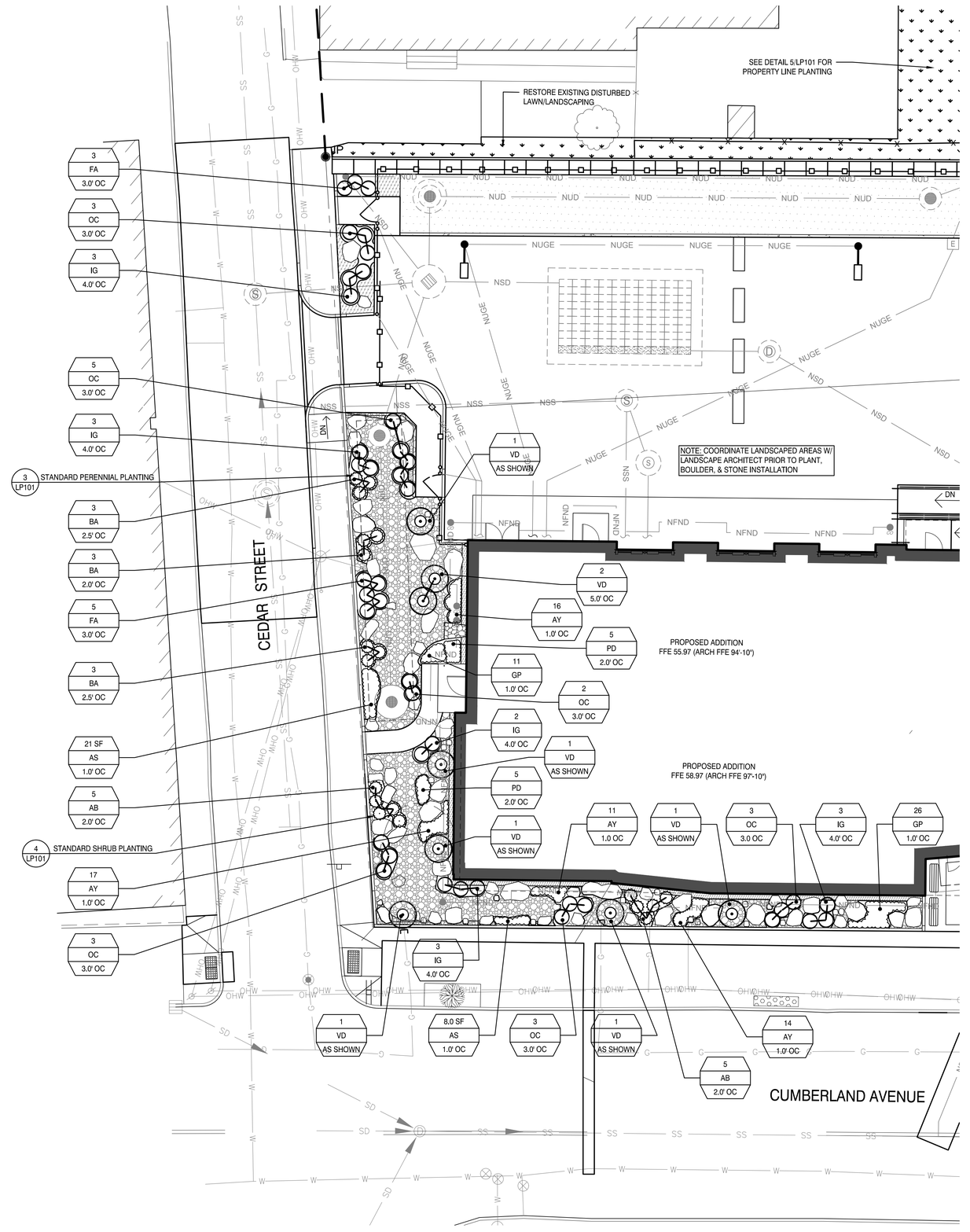

NOTE: 1. SHRUB TO BE SET PLUMB.
2. SEE DETAIL A12|LP101 FOR SLOPED FINISHED GRADE CONDITIONS.

## 4 STANDARD SHRUB PLANTING
NOT TO SCALE




NOTE: SHRUB TO BE SET PLUMB.

## 2 SHRUB PLANTING ON SLOPE
NOT TO SCALE




## 1 PLANTING PLAN
1" = 10'


BOYS & GIRLS CLUBS OF SOUTHERN MAINE

**Boys & Girls Clubs of Southern Maine**
**Teen Center Building at the Portland Youth Campus**
277 Cumberland Ave, Portland, ME 04101

SMRT
Architecture • Engineering • Planning

SMRT Architects and Engineers
75 Washington Ave., Suite 3A
Portland, Maine 04101
1.877.700.7678
www.smrtinc.com



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0 5' 10' 20' 30'

TRUE NORTH

REGISTERED LANDSCAPE ARCHITECT THOMAS D. MENNELLO No. 1058 STATE OF MAINE

| # | Description | Date |
|---|---|---|
| 1 | SITE PLAN REVIEW COMMENTS | 3-16-26 |
| 0 | ISSUED FOR PERMITTING | 2-2-26 |

**SITE PLAN REVIEW COMMENTS 3-16-26**

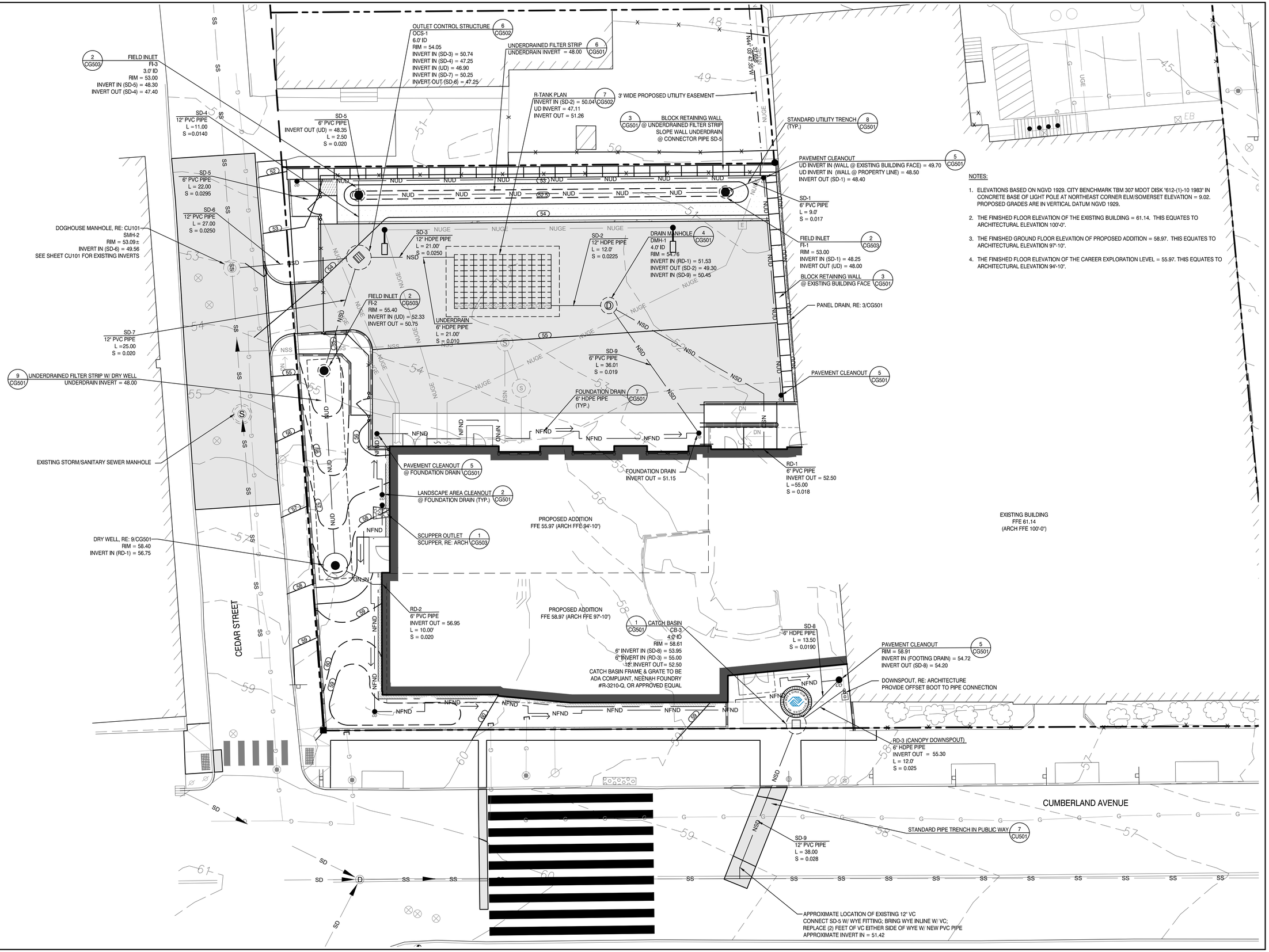
SHEET TITLE:

**PLANTING PLAN, NOTES, SCHEDULE & DETAILS**

*Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.*

SCALE: AS SHOWN | DESIGNED BY: WSM
SMRT PROJECT #: 23109 | DRAWN BY: WSM

# LP101




NOTES:

1. ELEVATIONS BASED ON NGVD 1929. CITY BENCHMARK TBM 307 MDOT DISK '612-(1)-10 1983' IN CONCRETE BASE OF LIGHT POLE AT NORTHEAST CORNER ELM/SOMERSET ELEVATION = 9.02. PROPOSED GRADES ARE IN VERTICAL DATUM NGVD 1929.
2. THE FINISHED FLOOR ELEVATION OF THE EXISTING BUILDING = 61.14. THIS EQUATES TO ARCHITECTURAL ELEVATION 100'-0".
3. THE FINISHED GROUND FLOOR ELEVATION OF PROPOSED ADDITION = 58.97. THIS EQUATES TO ARCHITECTURAL ELEVATION 97'-10".
4. THE FINISHED FLOOR ELEVATION OF THE CAREER EXPLORATION LEVEL = 55.97. THIS EQUATES TO ARCHITECTURAL ELEVATION 94'-10".


BOYS & GIRLS CLUBS
OF SOUTHERN MAINE

**Boys & Girls Clubs of Southern Maine**
**Teen Center Building at the Portland Youth Campus**
277 Cumberland Ave, Portland, ME 04101

SMRT
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SMRT Architects and Engineers
75 Washington Ave., Suite 3A
Portland, Maine 04101
1.877.700.7678
www.smrtinc.com



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0 5' 10' 20' 30'

TRUE NORTH

STATE OF MAINE
THOMAS D DOYLE
No. 11190
LICENSED PROFESSIONAL ENGINEER

| # | Description | Date |
|---|---|---|
| 1 | SITE PLAN REVIEW COMMENTS | 3-16-26 |
| 0 | ISSUED FOR PERMITTING | 2-2-26 |

**SITE PLAN REVIEW COMMENTS 3-16-26**

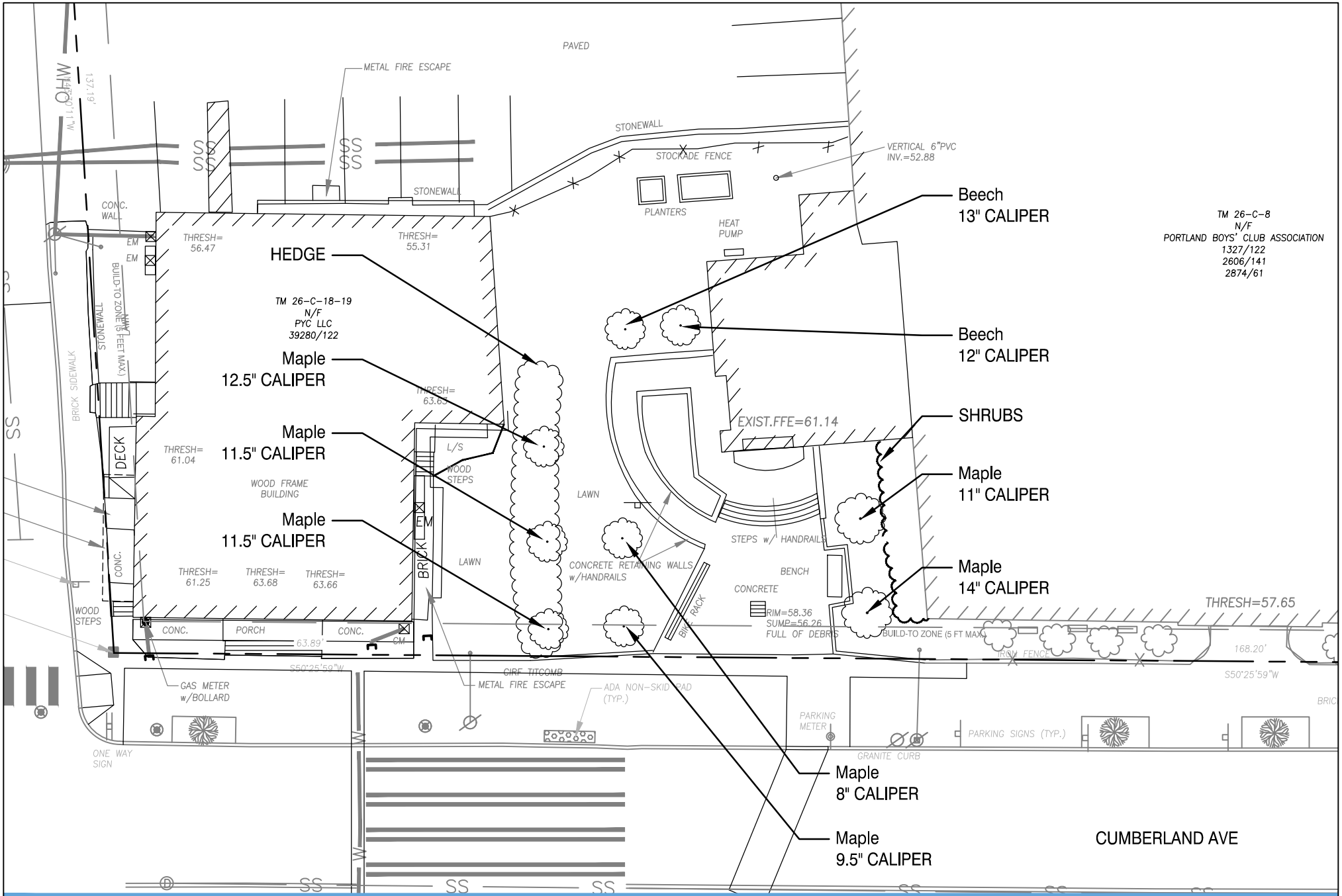
SHEET TITLE:

**GRADING & DRAINGAGE PLAN**

*Original drawing is 24" x 36" - DO NOT SCALE CONTENTS OF THIS DRAWING.*

SCALE: 1" = 10' | DESIGNED BY: WSM
SMRT PROJECT #: 23109 | DRAWN BY: WSM

# CG101




# Existing Tree Plan

Boys & Girls Club - Clubhouse Expansion

April 24, 2026

1" = 20'

0 10' 20' 40'

TRUE NORTH

SMRT

Architecture ▪ Engineering ▪ Planning

## EXTERIOR ELEVATION

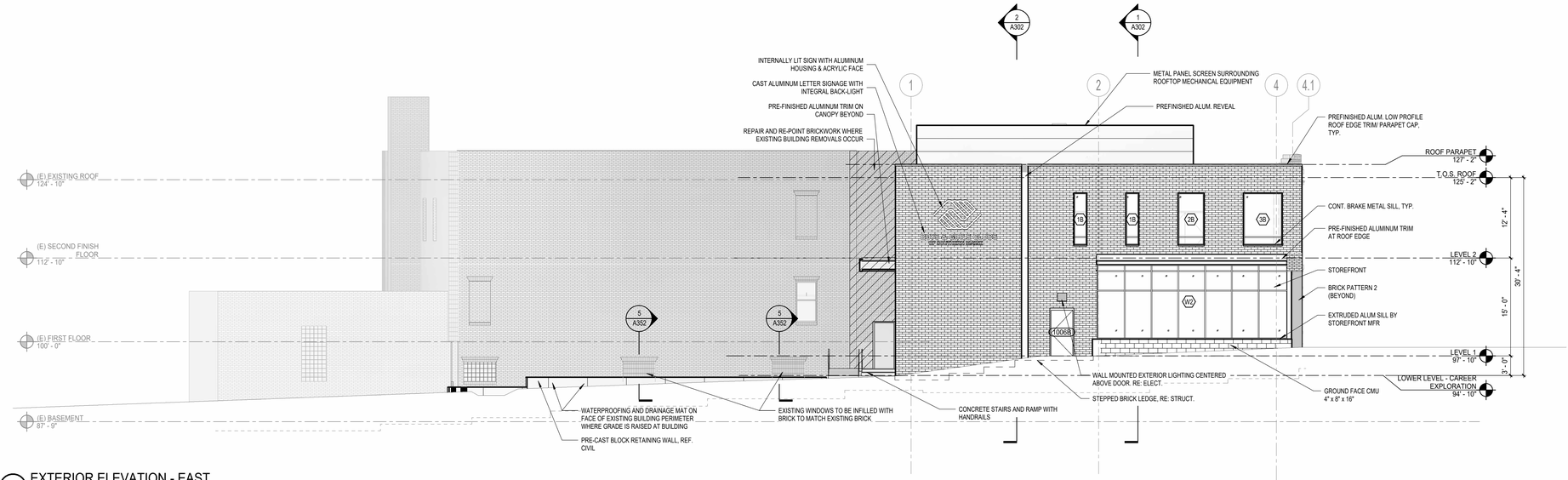
1. REFER TO FIRE PROTECTION, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ALL RESPECTIVE FIXTURE/DEVICE LOCATIONS, COUNTS, & ASSOCIATED RECESSED BOXES AT EXTERIOR WALLS.
2. PROVIDE MASONRY CONTROL JOINTS AT ALL INSIDE MASONRY CORNERS AND WHERE SHOWN ON ELEVATIONS.

## BRICK PATTERN LEGEND

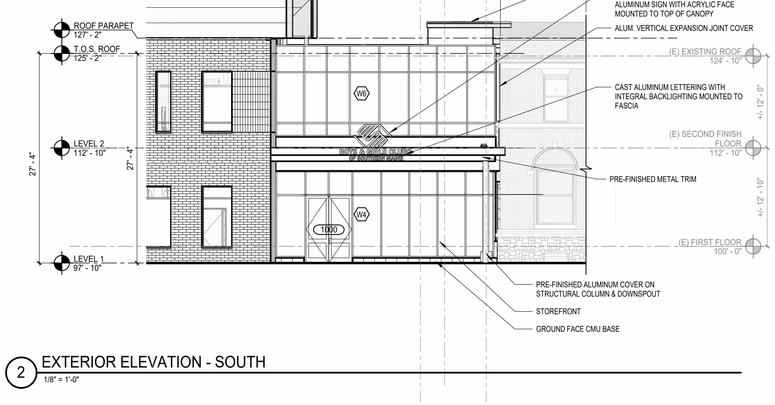
HORIZONTAL RUNNING BOND WITH CONCAVE MORTAR JOINTS, UTILITY BRICK

VERTICAL STACK BOND WITH 3/8" DEEP RAKED CONCAVE MORTAR JOINTS, UTILITY BRICK

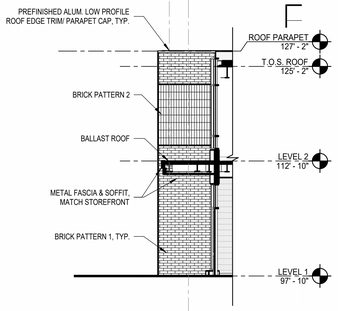
**BRICK TYPE:** "ALPINE RIDGE SQ. EDGE MODULAR" BY ENDICOTT CLAY PRODUCTS CO. WWW.ENDICOTT.COM



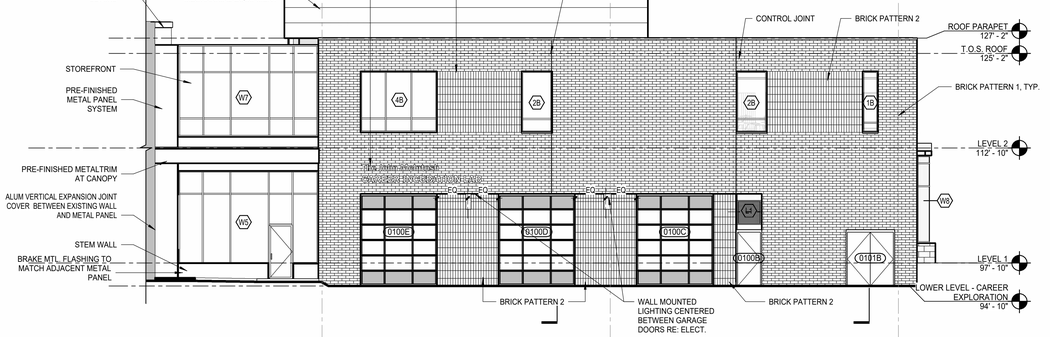

5 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"




2 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"




3 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"




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




1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"


BOYS & GIRLS CLUBS OF SOUTHERN MAINE

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LICENSED ARCHITECT NATHANIEL A. CRAIG No. 3479 3.12.26 STATE OF MAINE

| # | Description | Date |
|---|---|---|

**ISSUED FOR CONSTRUCTION**

**3-12-26**

SHEET TITLE:

**EXTERIOR ELEVATIONS**

*Original drawing is 30" x 42" - DO NOT SCALE CONTENTS OF THIS DRAWING. Sheet is intended to be PRINTED IN COLOR*

| | | | |
|---|---|---|---|
| SCALE: | As Indicated | DESIGNED BY: | NAC |
| SMRT PROJECT #: | 23109 | DRAWN BY: | NEC |

**A201**


BOYS & GIRLS CLUBS
OF SOUTHERN MAINE


The James & Hilla Bruni
BRIDGE TO SUCCESS CENTER
BOYS & GIRLS CLUBS
OF SOUTHERN MAINE


BRIDGE TO SUCCESS CENTER

# CITY OF PORTLAND, MAINE PLANNING BOARD

Joseph Zamboni, Chair
Kelsey Robertson, Vice Chair
Austin Smith
Nicholas Messina
Beverly Uhlenhake
David Silk
Eric Din

May 12, 2026

Boys & Girls Club of Southern Maine
277 Cumberland Avenue
Portland, ME
04101

**Project Address:** 9 Cedar Street
**Project ID:** PL-003520-2026
**Applicant:** Boys & Girls Club of Southern Maine
**CBL(s):** 026 C018001
**Planner:** Eric Freeman

Dear Applicant

On May 12, 2026, the Planning Board approved a Major Site Plan application to facilitate the construction of a two-story, 13,000 square foot addition to the existing Boys & Girls Club with associated site improvements at 9 Cedar Street within the B-3 and RN-4 zones. The decision is based upon the application, documents and plans as submitted. The Planning Board reviewed the proposal for conformance with the standards of the Site Plan Ordinance, Chapter 13, Section 13.6

Based on the information provided to the Board in the application, plans, and reports, through testimony and other information submitted by the applicant, as well as the findings, conclusions and recommendations contained in the Planning Board Report for the public hearing held on May 12, 2026 which is attached hereto and incorporated herein by reference, the Planning Board found the application met all relevant standards and voted [X-X] to approve the application with the following conditions as presented below.

## A. Waivers

The Planning Board voted X-X to waive the following *City of Portland Land Use Code* standards:

1. Buffering and Screening
   The Planning Board [finds/does not find] based upon Planning Staff's review, that extraordinary conditions exist or undue hardship may result from strict compliance with Section 13.6.2.B.2.c of the City of Portland's Land Use Code, which requires nonresidential development abutting a

residential zone to provide a landscaped buffer of no less than 10 feet in depth and six feet tall, 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.2.c to allow for a fenced buffer of less than 10 feet in depth.

## B. SITE PLAN REVIEW

Based on the information in the application, plans, reports, through testimony at the Planning Board hearing, and other information submitted by the applicant, the Planning Board adopts the findings, conclusions and recommendations contained in the Planning Board Report for the public hearing on May 12, 2026, for application PL-003520-2026 at 9 Cedar Street relevant to the site plan regulations and finds that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions of approval:

PRIOR TO ISSUANCE OF A BUILDNG PERMIT

1. The applicant shall provide finalized electrical service easements for review and acceptance by the Planning Authority.

PRIOR TO ISSUANCE OF A DEMOLITION PERMIT

2. The applicant shall adhere to all tenant noticing requirements outline in Section 17.1.5 of the City of Portland's Land Use Code

3. The applicant shall post a performance guarantee based on the 2026 housing replacement rate of $89,460.3 for the 25 housing units subject to the housing replacement requirement. This shall be held by the City through the duration of the project.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

4. The applicant shall ensure the construction of 25 replacement housing units within three years of the demolition of the existing units. The required replacement units may be constructed off-site within the City of Portland, including as part of a separate development undertaken by a third party.

PRIOR TO RELEASE OF THE HOUSING REPLACEMENT PERFORMANCE GAURENTEE

5. If the required replacement units are not constructed within the specified timeframe, the applicant shall be responsible for payment of the full required contribution to the City of Portland Housing Trust Fund.

### Standard Procedures

Note: The following standard procedures and requirements apply to all approved site plans:

1. Site Plan Expiration

The site plan approval shall expire three (3) years from the date of approval unless development has been undertaken in accordance with the approved site plan and site work or building construction is ongoing. Any lapse in construction for a period in excess of 12 months shall result in an expiration of the site plan.

2. Separate Building Permits Are Required

This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Permitting and Inspections Department.

3. Performance Guarantee and Inspection Fees

A performance guarantee covering the site improvements and an inspection fee payment of 2.0% of the guarantee amount and three (3) final sets of plans must be submitted to and approved by the Planning and Urban Development Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plan.

4. Construction Management Plans

The applicant, contractor and subcontractors are required to conform to the approved Construction Management Plan, and all conditions contained within the project's approval, for the entire duration of the project. Any amendments to the approved Construction Management Plan shall be reviewed and approved by the Department of Public Works prior to the execution. The Planning Authority and the Department of Public Works have the right to seek revisions to an approved Construction Management Plan. The applicant shall coordinate the project's construction schedule with the timing of nearby construction activities to avoid cumulative impacts on a neighborhood and prevent unsafe vehicle and pedestrian movements. Accordingly, nearby construction activities could involve a delay in the commencement of construction.

5. Preconstruction Meeting

Prior to the release of a building permit and scheduling of a preconstruction meeting, a hard copy set of approved plans shall be submitted to the Development Review Coordinator. A pre-construction meeting shall be held at the project site with the contractor, Development Review Coordinator, Public Works representative, and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan and the approved Construction Management Plan. The site/building contractor shall provide one (1) copy of a detailed construction schedule to the attending City representative. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre- construction meeting.

6. Department of Public Works Permits

If work or obstructions will occur within the public right- of-way, such as utilities, curb, sidewalk, driveway construction, site deliveries and equipment siting, a Street Opening and/or Occupancy Permits are required for your site. Please contact the Department of Public Works Permit Clerk at (207) 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

7. Develop Site According to Plan

The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Any modifications of an approved site plan or alteration of a parcel, or of any approved exterior elevations, which were the subject of site plan approval after May 20, 1974, shall require the prior approval of an amended site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 13, Land Use, of the Portland City Code.

8. Stormwater Management

The owner/operator of an approved stormwater management system, and all assigns shall comply with the conditions of Chapter 32, Stormwater including Article Ill, Post Construction Stormwater Management, which specifies the annual inspections and reporting requirements. A maintenance agreement for the stormwater drainage system, as attached, or in substantially the same form, shall be submitted for review by Corporation Counsel. Once approved, the document shall be signed and recorded at the Cumberland County Registry of Deeds. The following stormwater management documentation shall be submitted to the Water Resources Division of Public Works and the Planning and Urban Development Department prior to the issuance of a Certificate of Occupancy:

- Final executed and recorded stormwater maintenance agreement including the site's inspection and maintenance plan.
- Certification, based on initial comprehensive inspection from the project Engineer of Record, certifying that the approved stormwater systems were installed properly, are fully operational, and are functioning as intended.
- As-built drawings including grading and drainage and updated details for any stormwater systems on site.
- Department of Public Works Impervious Area Adjustment Form 5A
- Department of Public Works Stormwater Credit Application Form 3

Department of Public Works stormwater program forms can be found at the following link: https://www.portlandmaine.gov/1102/Credit-Manual-and-Applications

9. Third Party Inspections

For all sites with one acre or greater of disturbance, the applicant shall retain the services

of a third-party inspector for the duration of construction until final site stabilization is in place. The inspection is required in order to ensure that all construction and stabilization activities comply with the approved drawings and specifications; that field decisions regarding erosion control implementation, stormwater system installation, and natural resource protection are based on sound engineering and environmental considerations; and that any changes to the development's erosion control plan, stormwater management plan, or final stabilization plan is communicated to the City of Portland for additional review and approval.

The inspector will submit weekly written reports to the Stormwater Coordinator(s) in the Water Resources Division of Public Works. Reports must include: project ID, project address, the date(s) and time(s) of inspection(s), site photographs of areas under construction, and the date(s) and approximate duration(s) of any rainfall events. The report will identify and describe any erosion problems or discharge of pollutants and what actions will be taken to address these issues and repair any damage to other properties or natural resources, actions to eliminate the erosion source, and actions to prevent future sediment discharges from the area.

10. Defect Guarantee

A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

11. As-Built Final Plans

Final sets of as-built plans shall be submitted digitally to the Planning and Urban Development Department as a PDF. Once the PDF version has been reviewed and accepted, a mylar and a AutoCAD format will need to be submitted to the Department of Public Works Engineering Archive, located at 212 Canco Road, Portland, Maine 04102.

12. Mylar Copies

Mylar copies of the as-built drawings for public streets and other public infrastructure in the subdivision must be submitted to Public Works prior to the issuance of a certificate of occupancy.

13. Impact Fees

New development or changes of use that result in net new residential dwelling units, non- residential building square footage, or water meters, are subject to the City of Portland's impact fee ordinance (Chapter 14, Article 15). Impact fees are calculated at the time of building permit and must be paid prior to the certificate of occupancy. For more information, visit https://www.portlandmaine.gov/2409/Impact-Fees

14. Subdivision Recording Plat

A revised recording plat, listing all conditions of subdivision approval, must be submitted to the Planning and Urban Development Department for review. Once approved, the plat shall be signed by the Planning Board prior to the issuance of a performance guarantee. The performance guarantee must be issued, prior to the release of the recording plat, for recording at the Cumberland County Registry of Deeds.

15. Subdivision Expiration

Subdivision approval is valid for up to three years from the date of the Planning Board approval.

16. Subdivision Waivers

Pursuant to 30-A MRSA section 4406(8)(1), any waiver must be specified on the subdivision plan or outlined in a notice. The plan or notice must be recorded in the Cumberland County Registry of Deeds within 90 days of the final subdivision approval.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning and Urban Development Department at drc@portlandmaine.gov or (207) 405-4799. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Eric Freeman by phone at 207-874-8724 or email at efreeman@portlandmaine.gov

Sincerely,

Joseph Zamboni, Planning Board Chair
Insert signature here

Attachments:

- Planning Board Report
- Portland City Code: Chapter 32
- Sample Stormwater Maintenance Agreement
- Performance Guarantee Packet