

DEVELOPMENT REVIEW COORDINATOR  
POST APPROVAL PROJECT CHECKLIST

Date: 11/21/16

Project Name: Loft Cados

Project Address: 30 Merrill Str.

Site Plan ID Number: # 2016-172

Planning Board Authority Approval Date: 10/25/16

Site Plan Approval Date: 10/25/16

Performance Guarantee Accepted: 11/28/16 <sup>LOC # 8150021897</sup> Gorham Savings Bank \$43,890.00

Inspection Fee Paid: 12/5/16 \$877.80

Infrastructure Contributions Paid: \_\_\_\_\_

Amount of Disturbed Area in SF or Acres: < 1 Acre

MCGP/Chapter 500 Stormwater PBR: Redevelopment

Plans/CADD Drawings Submitted: ?

Pre-Construction Meeting: 1/17/17

Conditions of Approval Met: \_\_\_\_\_

As-Builts Submitted: \_\_\_\_\_

Public Services Sign Off: \_\_\_\_\_

Certificate of Occupancy Memo Processed:  
(Temporary or Permanent) \_\_\_\_\_

Performance Guarantee to Defect Guarantee: \_\_\_\_\_

Defect Guarantee Released: \_\_\_\_\_

# CITY OF PORTLAND, MAINE

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## PLANNING BOARD

Elizabeth Boepple, Chair  
Sean Dundon, Vice Chair  
Carol Morrisette  
David Eaton  
Kristien Nichols  
Lisa Whited  
Maggie Stanley

October 28, 2016

Banner Properties, LLC  
126 Underwood Road  
Falmouth, ME 04105

Bild Architecture  
PO Box 8235  
Portland, Maine 04104

Project Name: Loft Condos  
Address: 30 Merrill Street  
Applicant: Banner Properties, LLC  
Planner: Nell Donaldson

Project ID: 2016-172  
CBL: 014 C014001

Dear Mr. Boissonneau:

On October 25, 2016, the Planning Board considered your proposed 7-unit loft condominium development at 30 Merrill Street. The Planning Board reviewed the proposal for conformance with the standards of the subdivision and site plan ordinances. The Planning Board voted to approve the application with the waivers and condition(s) as presented below.

### WAIVERS

The Planning Board voted 6-0 (Boepple absent), on the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board report and addendum for the public hearings on October 12 and 25, 2016 for application 2016-172 relevant to Portland's technical and design standards and other regulations; and the testimony presented at the Planning Board hearing:

1. The Planning Board finds, based upon the consulting transportation engineer's review, that extraordinary conditions exist or undue hardship may result from strict compliance with the *Technical Manual* standard (*Section 1.14*) which requires that aisle width for right-angle parking be 24 feet per *Figure I-27*, that substantial justice and the public interest are secured with the proposed variation in this standard, and that the variation is consistent with the intent of the ordinance. The Planning Board waives the *Technical Manual* standard (*Section 1.14*) to allow the aisle as depicted in the proposed site plan;
2. The Planning Board finds, based upon the consulting transportation engineer's review, that extraordinary conditions exist or undue hardship may result from strict compliance with the *Technical Manual* standard (*Section 1.14*) which requires that a standard parking space be 9' x 18', that substantial justice and the public interest are secured with the proposed variation in this standard, and that the variation is consistent with the intent of the ordinance. The

Planning Board waives the *Technical Manual* standard (*Section 1.14*) to allow five 8' x 15' spaces;

3. The Planning Board finds, based upon the consulting transportation engineer's review, that extraordinary conditions exist or undue hardship may result from strict compliance with the *Technical Manual* standard (*Section 1.14*) which requires a minimum separation between driveways of 20 feet *Figure I-27*, that substantial justice and the public interest are secured with the proposed variation in this standard, and that the variation is consistent with the intent of the ordinance. The Planning Board waives the *Technical Manual* standard (*Section 1.14*) to allow 11 feet of separation between the site driveway and the adjacent driveway to the east;

4. The Planning Board finds that the applicant has demonstrated that site constraints prevent the planting of all required street trees in the right-of-way. The Planning Board waives the site plan standard (*Section 14-526 (b) (iii)*) to allow for a contribution of \$1,000 to Portland's tree fund to be substituted for the provision of additional trees on site.

#### SUBDIVISION REVIEW

The Planning Board voted 6-0 (Boepple absent), based on the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board report for the public hearings on October 12 and 25, 2016 for application 2016-172 relevant to the subdivision regulations; and the testimony presented at the Planning Board hearing, that the plan is in conformance with the subdivision standards of the land use code, subject to the following conditions of approval, which must be met prior to the signing of the plat:

1. The applicant shall finalize the subdivision plat for review and approval by Corporation Counsel, the Department of Public Services, and the Planning Authority; and
2. Prior to Certificate of Occupancy, the applicant shall finalize condominium documents for review and approval by Corporation Counsel.

#### SITE PLAN REVIEW

The Planning Board voted 6-0 (Boepple absent), based on the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board report for the public hearings on October 12 and 25, 2016 for application 2016-172 relevant to the subdivision regulations; and the testimony presented at the Planning Board hearing, that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions of approval that must be met prior to the issuance of a building permit, unless otherwise stated:

1. The applicant shall submit revised plans which:
  - a. Show the extent of sidewalk replacement on Merrill Street and include all relevant *Technical Manual* details;
  - b. Show a modified fence height at the front of the property to ensure safe sight distance; and
  - c. Show proposed steps and benches at the front entry as depicted in the architect's elevations for review and approval by the Department of Public Works;
  - d.

done  
1/13/17

done  
12/13/16



done  
12/28/16

2. The applicant shall submit a final driveway apron detail meeting *Technical Manual* standards for review and approval by the Department of Public Works;

done  
12/31/16

3. The applicant shall submit cut sheets and an updated photometric plan reflecting the final site lighting, including the front entry lights, for review and approval by the Planning Authority; and

done

4. The applicant shall submit revised plans which:

11/18/14

- a. indicate the species and size for the proposed street tree on Merrill Street and
- b. indicate the species and size for proposed plantings on the south side of the building adjacent to the green screen for review and approval by the City Arborist.

The approval is based on the submitted plans and the findings related to site plan and subdivision review standards as contained in Planning Report for application 2016-172, which is attached.

**STANDARD CONDITIONS OF APPROVAL**

Please note the following standard conditions of approval and requirements for all approved site plans:

done  
1/10/17

1. **Storm Water Management** The developer/contractor/subcontractor must comply with conditions of the construction stormwater management plan and sediment and erosion control plan based on City standards and state guidelines. The owner/operator of the approved stormwater management system and all assigns shall comply with the conditions of Chapter 32 Stormwater including Article III, Post Construction Stormwater Management, which specifies the annual inspections and reporting requirements. A maintenance agreement for the stormwater drainage system, as attached, or in substantially the same form with any changes to be approved by Corporation Counsel, shall be submitted and signed prior to the issuance of a building permit with a copy to the Department of Public Services.
1. **Subdivision Recording Plat** A revised recording plat listing all conditions of subdivision approval must be submitted for review and signature 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.
2. **Subdivision Waivers** Pursuant to 30-A M RSA section 4406(B)(1), any waiver must be specified on the subdivision plan or outlined in a notice and the plan or notice must be recorded in the Cumberland County Registry of Deeds within 90 days of the final subdivision approval).
3. **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. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
4. **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 Inspection Division.

5. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
6. **Subdivision Plan Expiration** The subdivision approval is valid for up to three years from the date of Planning Board approval.
7. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a subdivision plat for recording at the Cumberland County of Deeds, and prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
8. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
9. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's 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. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
10. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
11. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.
12. **Mylar Copies** Mylar copies of the as-built drawings for the public streets and other public infrastructure in the subdivision must be submitted to the Public Services Dept. prior to the issuance of a certificate of occupancy.

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. 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 Nell Donaldson at 874-8723.

Sincerely,



Elizabeth Boepple, Chair  
Portland Planning Board

**Attachments:**

1. Planning Board Report
2. City Code, Chapter 32
3. Sample Stormwater Maintenance Agreement
4. Performance Guarantee Packet

**Electronic Distribution:**

cc: Jeff Levine, AICP, Director of Planning and Urban Development  
Barbara Barhydt, Development Review Services Manager  
Nell Donaldson, Planner/Senior Planner  
Philip DiPierro, Development Review Coordinator, Planning  
Mike Russell, Director of Permitting and Inspections  
Ann Machado, Zoning Administrator, Inspections Division  
Jonathan Rioux, Inspections Division Deputy Director  
Jeanie Bourke, Plan Reviewer/CEO, Inspections Division  
Chris Branch, Director of Public Works  
Katherine Earley, Engineering Services Manager, Public Works  
Bill Clark, Project Engineer, Public Works  
Doug Roncarati, Stormwater Coordinator, Public Works  
Greg Vining, Associate Engineer, Public Works  
Michelle Sweeney, Associate Engineer, Public Works  
John Low, Associate Engineer, Public Works  
Rhonda Zazzara, Field Inspection Coordinator, Public Works  
Jeff Tarling, City Arborist, Public Works  
Jeremiah Bartlett, Public Works  
Keith Gautreau, Fire Department  
Danielle West-Chuhta, Corporation Counsel  
Thomas Errico, P.E., TY Lin Associates  
Lauren Swett, P.E., Woodard and Curran  
Rick Blackburn, Assessor's Department  
Approval Letter File



**SUBDIVISION/SITE DEVELOPMENT**  
**Cost Estimate of Improvements to be covered by Performance Guarantee**

Date: 11/16/16

Name of Project: \_\_\_\_\_

Address/Location: 30 Merrill St.

Application ID #: \_\_\_\_\_

Developer: Banner Properties LLC

Form of Performance Guarantee: Letter of credit w/ private financial institution

Type of Development: Subdivision 7 unit condo Site Plan (Level I, II or III) III

**TO BE FILLED OUT BY THE APPLICANT:**

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
<b>1. STREET/SIDEWALK</b>						
Road/Parking Areas				21905F	11.00	24,090
Curbing	1	400	400	276	72.46	20,000
Sidewalks	40	50	2,000			
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs	18	66.67	1,200			
Other						
<b>2. EARTH WORK</b>						
Cut				1	5,000	5,000
Fill				1	5,000	2,000
<b>3. SANITARY SEWER</b>						
Manholes						
Piping						
Connections				1	600	600
Main Line Piping						
House Sewer Service Piping				1	400	400
Pump Stations						
Other						
<b>4. WATER MAINS</b>	1	3,000	3,000			
<b>5. STORM DRAINAGE</b>						
Manholes						
Catchbasins						
Piping						
Detention Basin						
Stormwater Quality Units						
Other						

6,600

32,090







Philip DiPierro &lt;pd@portlandmaine.gov&gt;

**Fwd: follow up on stormwater & ADA spaces - 30 Merrill**

1 message

Helen Donaldson &lt;hcd@portlandmaine.gov&gt;

Thu, Nov 2, 2017 at 12:10 PM

To: Matthew Grooms &lt;mgrooms@portlandmaine.gov&gt;, Philip DiPierro &lt;pd@portlandmaine.gov&gt;

----- Forwarded message -----

From: Eric Wittman &lt;eric@bildarchitecture.com&gt;

Date: Wed, Nov 1, 2017 at 11:51 AM

Subject: Re: follow up on stormwater &amp; ADA spaces - 30 Merrill

To: Helen Donaldson &lt;hcd@portlandmaine.gov&gt;, Evan Ashley Carroll &lt;evan@bildarchitecture.com&gt;

Nell,

This helps A LOT. Thank you.

I will get in contact with our Civil Engineer and discuss the plats and Maintenance Agreements for both projects. I will also take a look at the Condo docs for 30 Merrill and make sure they align with what we have stated at 5-7 Cumberland. I will have him confirm the open space percentage, and get the easement shown on the plat with metes and bounds.

Thanks,

Eric

On Wed, Nov 1, 2017 at 11:43 AM, Helen Donaldson &lt;hcd@portlandmaine.gov&gt; wrote:

Eric,

Matt and I have been in touch with the civil engineer who reviews stormwater for us, and she has confirmed that the system proposed on 5-7 Cumberland is sufficient to treat runoff from both sites. That said, you will need to do a maintenance agreement for the drywell (making sure that it addresses both condo associations) and make sure that the plats for both projects refer to both the stormwater system and the maintenance agreements. In addition, the condo docs should refer to the stormwater system. The purpose here is to make sure that all future owners are aware of the obligation to maintain that system.

Re the ADA parking, it is okay to make that change, given that our reviewers have signed off on this approach for 5-7 Cumberland. That said, I don't believe the condo docs you've submitted for 30 Merrill address the question of accessibility in a manner parallel to that for 5-7 Cumberland? Doublecheck and let me know if I'm wrong. As I mentioned before, the changes in the parking arrangement should be represented on the revised plat (and we need to confirm the landscaped open space requirement is still being met).

The other item is making sure the easement is shown on the plat (both in terms of location on the ground and in the notes, with a space for recording details).

I'll let you know if anything else arises.

Nell

--

Nell Donaldson  
City of Portland Planning Division  
874-8723  
[hcd@portlandmaine.gov](mailto:hcd@portlandmaine.gov)

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.



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PHL - THIS IS A NEW FRONT ELEVATION

WINDOW SCHEDULE				
TYPE	SIZE (ROUGH OPENING)	MATERIAL	OPERATION	NOTES
A	-	-	-	-
B	2'-6" X 3'-0"	-	AWNING OR FIXED	1,2,4,5
C	2'-6" X 5'-0"	-	FIXED	1,2,4
D	5'-0" X 3'-0"	-	CASEMENT OR FIXED	1,3,2,4,5
E	5'-0" X 5'-0"	-	FIXED	1,2,4
F	7'-0" X 1'-4"	-	FIXED	1,2,4
G	7'-0" X 5'-6"	-	SWING	1,2,4
H	7'-0" X 3'-0"	-	FIXED	1,2,4

**WINDOW SCHEDULE NOTES:**

- SAFETY GLAZING DENOTED BY (T) SHOWN ON BLDG. ELEVATIONS
- ALL WINDOWS TO HAVE A MAXIMUM U-FACTOR OF 0.35
- WINDOWS LABELED "EGRESS WINDOW" IN PLAN MUST COMPLY WITH: MIN AREA: 5.73SF  
MIN HEIGHT: 24"  
MIN WIDTH: 20"
- WINDOWS TP BE THERMALLY BROKEN
- SEE ELEVATIONS FOR OPERATION

**WINDOW SPECIFICATIONS:**

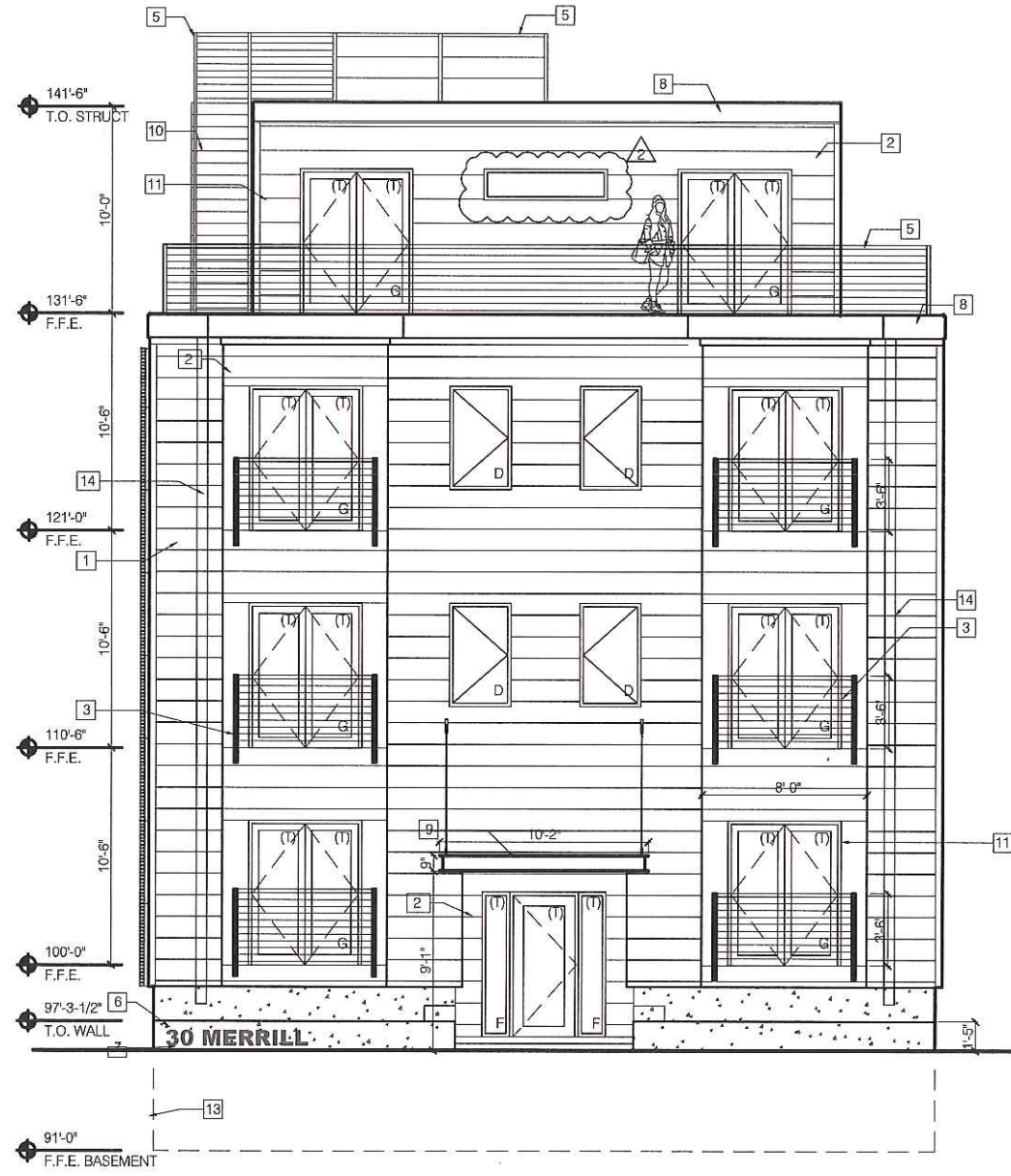
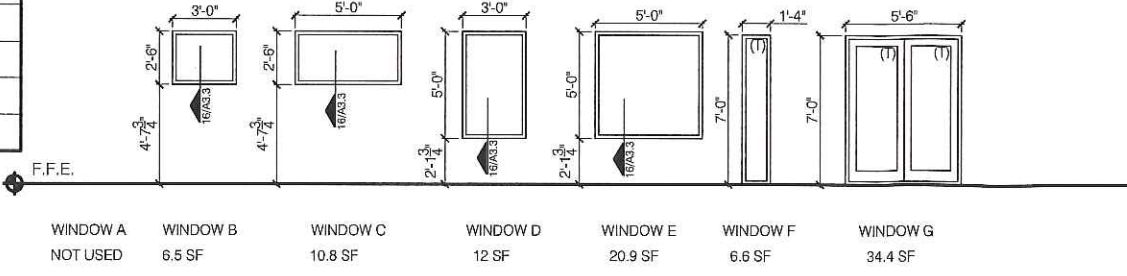
- Size and window configuration. See Window Schedule
- Color options. To be selected
- Factory Mulling Capability. Preferred
- Design Pressure Rating. 25
- U Factor. 0.35 or lower
- Material. To be selected
- Glazing Type. To be selected
- Hardware type. To be selected
- Exterior Washing Capability. Washing from interior preferred
- Warranty (Window & glazing units) 10 years
- Insect Screens. Standard Insect Screens

**GENERAL NOTES:**

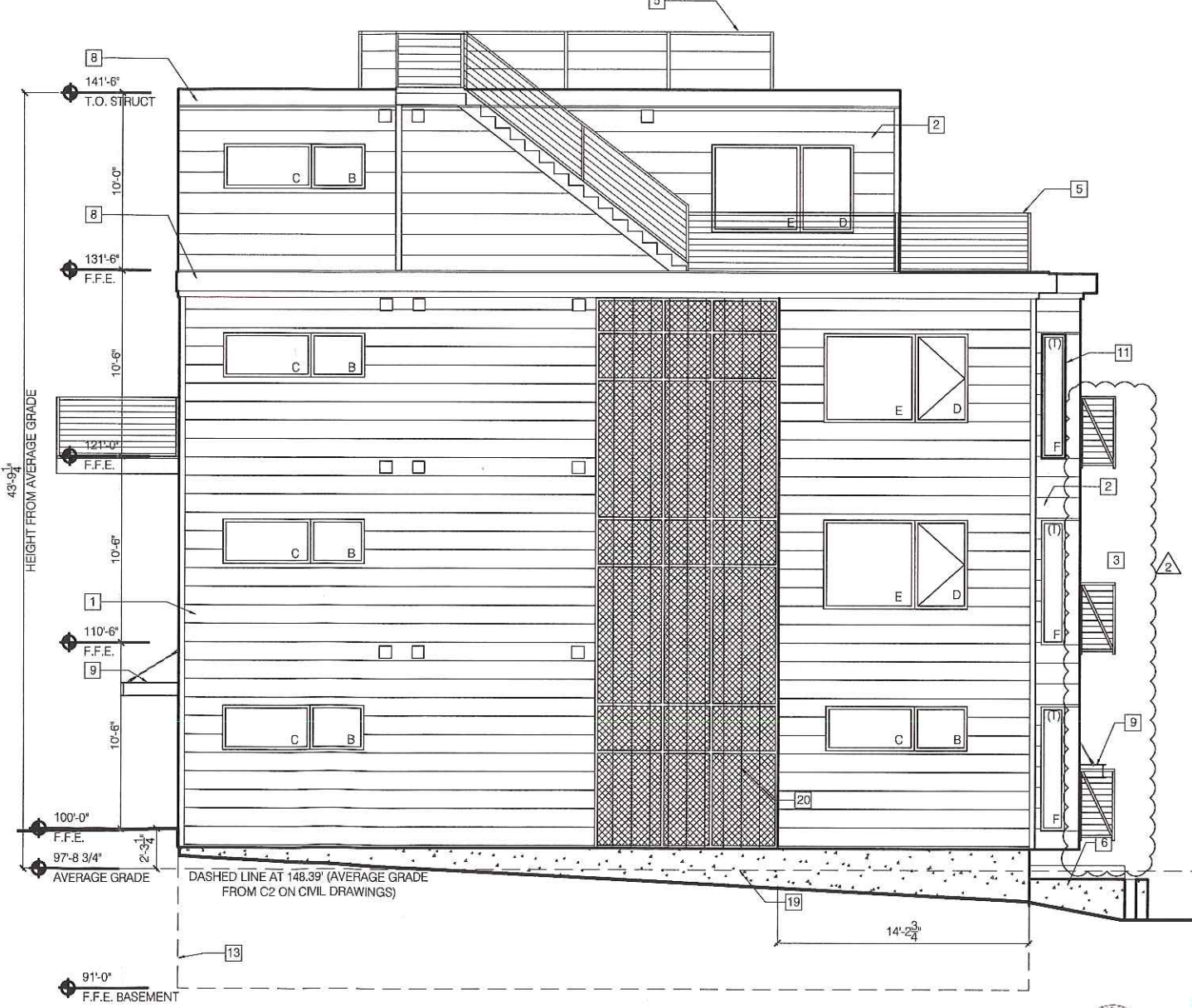
- GLAZING IN ALL DOORS IS REQUIRED TO BE SAFETY GLAZING
- FINAL FINISHES TO BE SELECTED BY OWNER.
- 
- 

**KEYNOTES:**

- LP SMART SIDING - SMOOTH FINISH - CLAPBOARD - 11.84 WIDTH - COLOR 1
- LP SMART SIDING - SMOOTH FINISH - CLAPBOARD - 11.84 WIDTH - COLOR 2
- FABRICATED METAL BALCONY
- 
- 
- CONCRETE PLANTER
- BUILDING ADDRESS FORMED INTO CONCRETE
- GALVANIZED FINISHED BREAK METAL COPING
- FABRICATED METAL AWNING WITH METAL ROD SUPPORTS
- EXTERIOR STAIR
- BREAK METAL WINDOW TRIM DETAIL
- LINE OF ROOF BEYOND
- LINE REPRESENTS BASEMENT BELOW GRADE
- SCUPPER AND DOWNSPOUT - SEE DETAIL 10/A3.2
- DRYER VENT
- HVAC EXHAUST
- HVAC INTAKE
- LOCATION FOR INSTALLATION OF HEAT PUMP UNITS
- GREEN SCREEN WALL MOUNTED MODULAR PANEL
- VERTICAL SIDING BEHIND SCREEN



1 FRONT (EAST) ELEVATION  
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

**Bild Architecture**  
PO Box 8235  
Portland, ME  
207.448.0168  
evan@bildarchitecture.com

**ARCHITECTURE**

REGISTERED ARCHITECT  
3/13/17  
EVAN A. CARRILL  
No. 3887  
STATE OF MAINE

PROJECT NO. 15018  
PROJECT NAME 30 MERRILL STREET  
PORTLAND, ME

REVISED SET

REVISIONS	DATE	BY
1	03.13.2017	EMW
2	06.29.2017	EMW
3	-	-
4	-	-
5	-	-

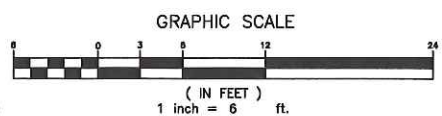
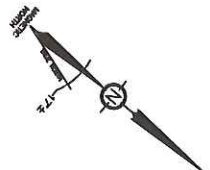
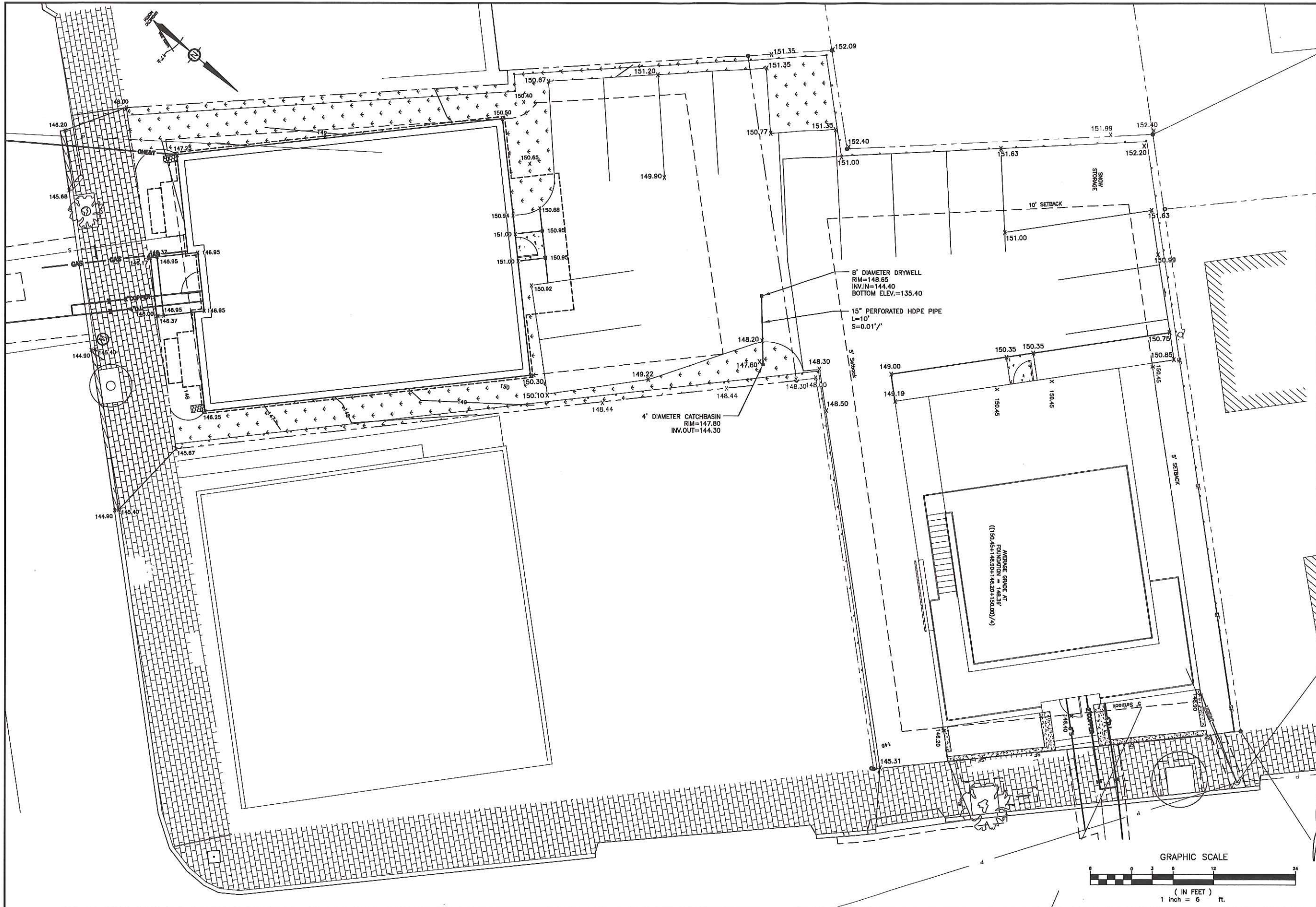
ISSUE DATE 3/13/17  
DRAWN BY EMW  
SHEET TITLE ELEVATIONS  
SHEET SCALE 1/4" = 1'-0"

CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Conditions of Approval  
and Standard Conditions

DATE OF APPROVAL 10/25/17  
PLANNER Neil Donaldson  
PROJECT NO. 2016-172

For 30 Merrill  
Thought you might want it w/ your plans.  
-Mau





NO.	DATE	REVISIONS
1	3-4-17	REVISED PER PWD REVIEW COMMENTS
2	5/12/17	REVISED PER CITY REVIEW COMMENTS
3	8/10/17	ADDED DRYWELL SYSTEM

PROJECT NAME  
**5-7 CUMBERLAND AVE.  
 & 30 MERRILL STREET**  
 PORTLAND  
 MAINE  
 SHEET NAME  
**REVISED SPOT GRADES**

DESIGNED BY ARCHITECT	PROJECT NO. 17004
DRAWN BY JHW	DRAWING NO. 17004 B
CHECKED BY JHW	RELEASED
APPROVED BY JHW	SCALE AS SHOWN
DATE FEB. 22, 2017	DATE ISSUED

CLIENT & OWNER: PLYMOUTH ENGINEERING, LLC  
 125 WILKESWOOD DRIVE  
 FALMOUTH, ME 04103

**Plymouth Engineering, Inc.**  
 P.O. Box 46  
 30 Lower Depot Road  
 Fryeburg, Maine 04909  
 Tel: (207) 897-8973 Fax: (207) 897-8150  
 Info: plymoutheng@plymoutheng.com  
 www.plymoutheng.com



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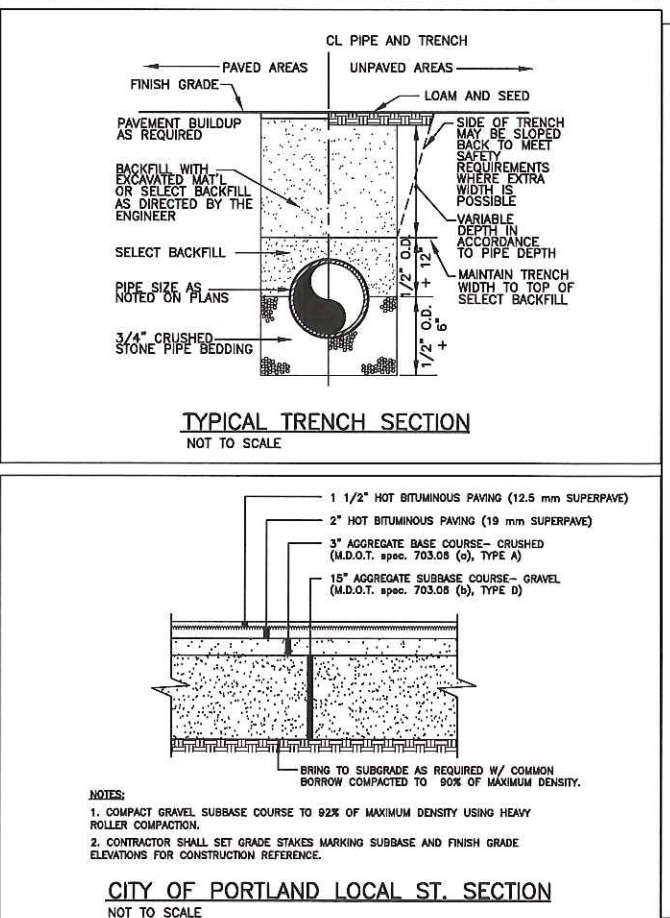
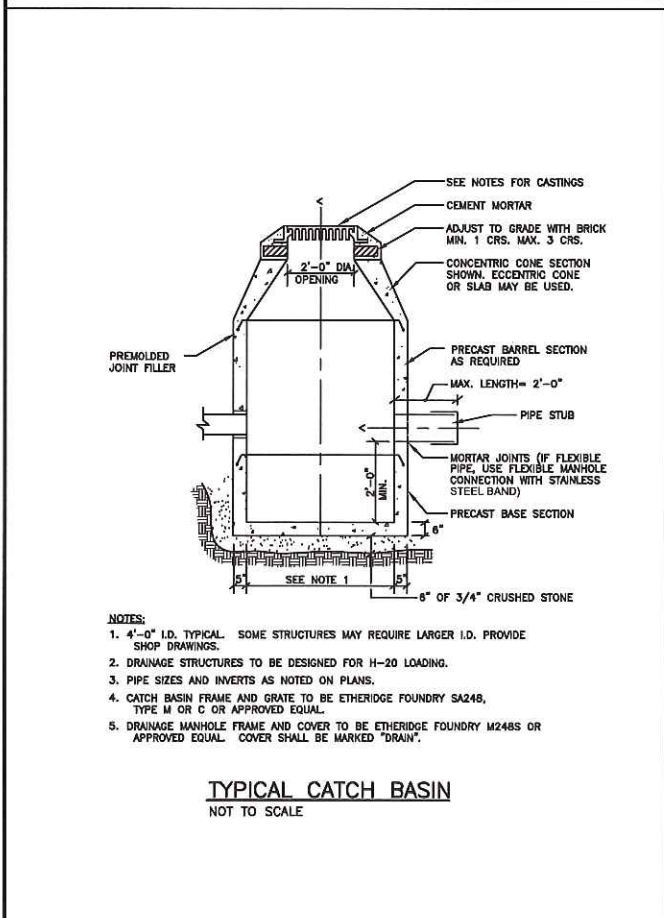
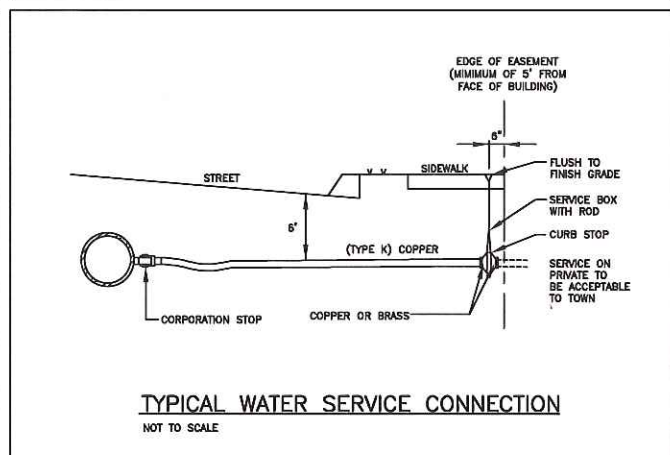
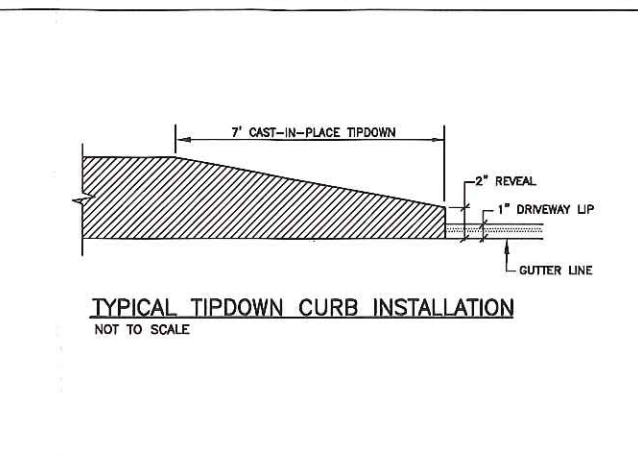
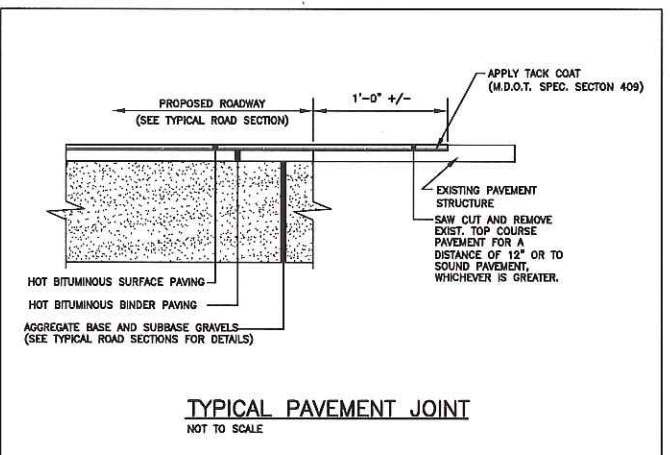
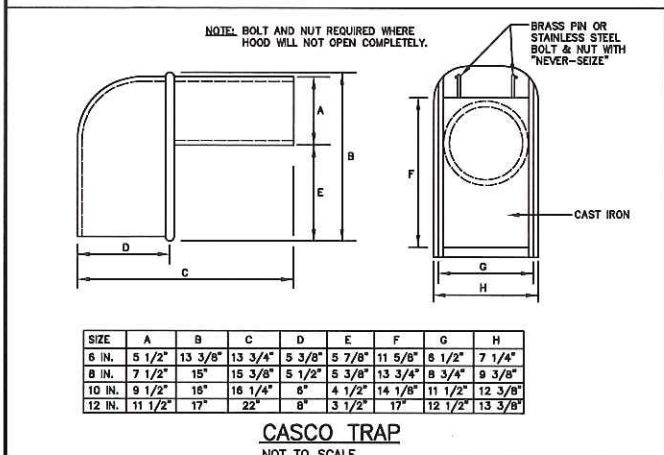
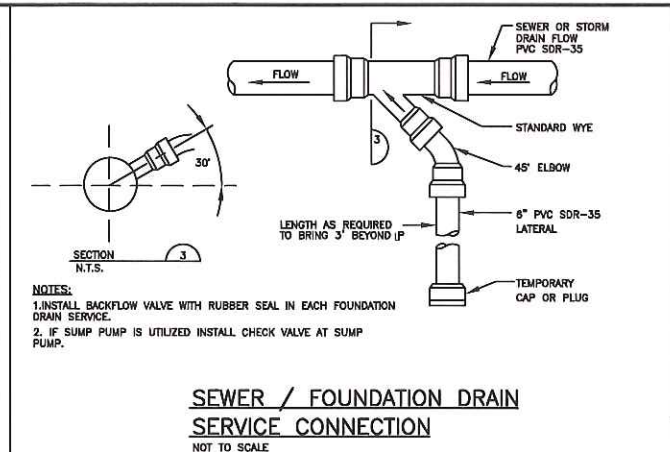
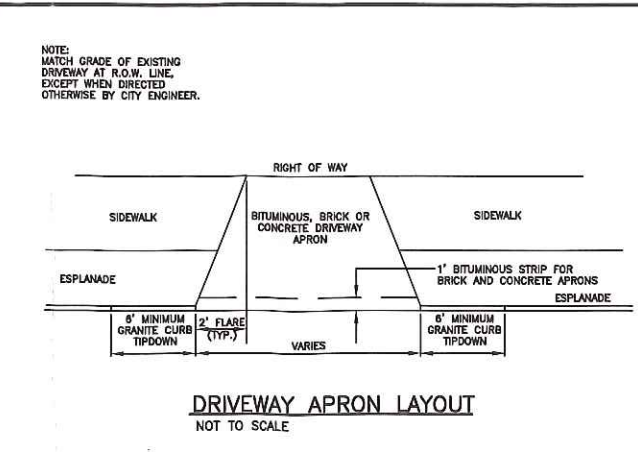
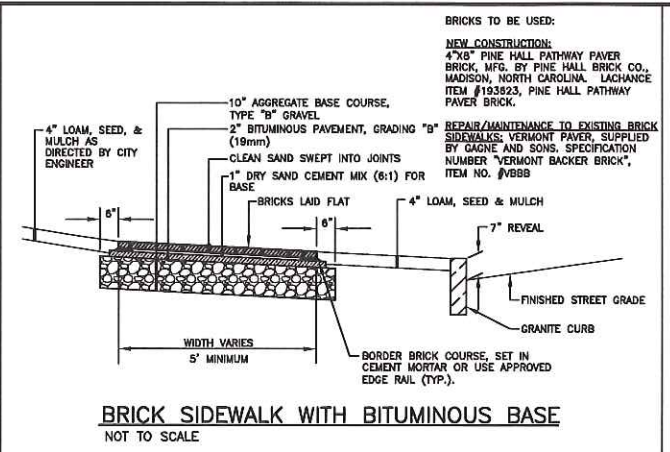
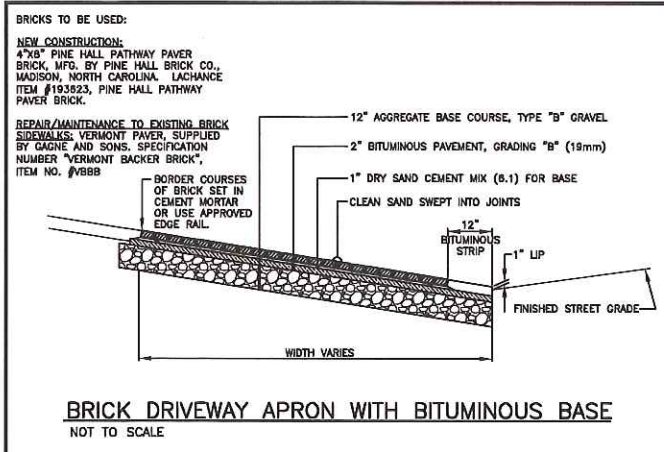
SHEET 2 OF 5

**C2**









City of Portland Technical Manual Section 1 - Transportation Systems and Street Design Adopted 7-19-10 Rev. 6-17-11; 7-21-11

**BIKE HITCH**

**Specifications and Space Use**

**Product:** Dura Bike Hitch  
 As manufactured by Dura Bike Hitches

**Capacity:** 2 bikes

**Materials:** Cast-steel 3" schedule 40 pipe (3.375" O.D.)  
 1/2" x 1/2" x 11 gauge tube

**Finish:** As per fabrication hot dip galvanized finish is standard  
 22016K powder coat color, or other color coating and stainless steel options are also available.

**Our powder coat finish ensures a high level of adhesion and durability by following these steps:**  
 1. Sandblast  
 2. zinc phosphate pretreatment  
 3. Epoxy primer electrocoat is applied  
 4. Final thick TPO polyester powder coat

**Thickness:** 3M grade stainless steel material finished in either a high-polymer epoxy or a ceramic finish.  
 A rubber PVC DIP is also available.

**Installation Methods:**  
 In-ground mount is embedded into concrete base. Surface mount has two 5" x 6" foot which is anchored to the ground with four anchors (provided with each).

**Space Use and setbacks:**  
 Wall Setbacks: For racks set parallel to a wall:  
 Minimum: 10"  
 Recommended: 24"  
 For racks set perpendicular to a wall:  
 Minimum: 25" (garage measurement)  
 Recommended: 30" (54" if set in a space between two walls)

**Distance Between Racks:**  
 Minimum: 24"  
 Recommended: 36"

**Street setbacks:**  
 Minimum: 36"

**DATE:** AUGUST 2009  
**REVISION:**

**CITY OF PORTLAND, MAINE**  
 TECHNICAL STANDARDS MANUAL

**TRANSPORTATION SYSTEMS AND STREET DESIGN**  
 SECTION 1

**FIGURE:** I-33a

**BICYCLE RACK SPECIFICATION - BIKE HITCH**

City of Portland Technical Manual 131434 Section 4 - Landscaping and Landscape Preservation Adopted 7-19-10 Rev. 6-17-11

**NOTES:**  
 16" EXPANDABLE TREE OPENING. 0.25" SLOT OPENINGS.  
 SIDEWALK MATERIAL PER CITY SIDEWALK MATERIAL POLICY.

**WHEN THE TREE GRATE IS INSTALLED IN A CONCRETE SIDEWALK, A NOTCH MUST BE INSTALLED ALONG THE EDGE TO HOLD THE GRATE. WHEN INSTALLED IN A BRICK SIDEWALK IT REQUIRES A FRAME TO BE INSTALLED TO HOLD THE GRATE IN PLACE.**

**EXPANDABLE TREE GRATE NEENAH MODEL R-8810**  
 NOT TO SCALE

**DATE:** MARCH 2011  
**REVISION:**

**CITY OF PORTLAND, MAINE**  
 TECHNICAL STANDARDS MANUAL

**STDS FOR LANDSCAPING AND PRESERVATION OF EXISTING VEGETATION**  
 SECTION IV

**FIGURE:** IV-4A

**EXPANDABLE TREE GRATE FOR NARROW RESIDENTIAL URBAN STREETS**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	8/12/11	REVISED PER CITY REVIEW COMMENTS
2	8/10/11	ADDED DRYWELL SYSTEM

**PROJECT NAME:** 5-7 CUMBERLAND AVE. & 30 MERRILL STREET

**PORTLAND**

**ARCHITECT:** JWH  
**ENGINEER:** JWH  
**CONSULTANT:** JWH  
**DATE ISSUED:** FEB. 22, 2017  
**CLIENT:** OWNER: PROGRESSIVE, LLC  
 128 UNDERWOOD DRIVE  
 FALMOUTH, ME 04103

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 Falmouth, Maine 04909  
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 info@plymouthengineering.com  
 www.plymouthengineering.com

**DATE:** MARCH 2011  
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**FIGURE:** IV-4A

**EXPANDABLE TREE GRATE FOR NARROW RESIDENTIAL URBAN STREETS**

**SHEET 5 OF 5**

**C5**