

18-A-1

1998-0038

58 Fore St.

Floats

Portland Yacht Services

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

19980038

I. D. Number

**Portland Yacht Services**

Applicant

58 Fore St, Portland, ME 04101

Applicant's Mailing Address

Phin Sprague

Consultant/Agent

774-1067 774-7035

Applicant or Agent Daytime Telephone, Fax

5/5/98

Application Date

Fore St 58 - Floats

Project Name/Description

58 Fore St

Address of Proposed Site

018-A-001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) **58 Floats**

**381,942 Sq Ft**

Proposed Building square Feet or # of Units      Acreage of Site      Zoning

**Check Review Required:**

Site Plan (major/minor)       Subdivision # of lots \_\_\_\_\_       PAD Review       14-403 Streets Review  
 Flood Hazard       Shoreland       Historic Preservation       DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)       Zoning Variance       Other \_\_\_\_\_

Fees Paid: Site Plan **\$300.00**      Subdivisio \_\_\_\_\_      Engineer Review \_\_\_\_\_      Date **5/5/98**

**Planning Approval Status:**

Reviewer **Kandice Talbot**

Approved       Approved w/Conditions See Attached       Denied

Approval Date **6/24/98**      Approval Expiration **6/24/99**      Extension to \_\_\_\_\_       Additional Sheets Attached

OK to Issue Building Permi      **Kandice Talbot**      **6/24/98**  
signature      date

Performance Guarantee       Required\*       Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

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 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) **58 Floats**

**381,942 Sq Ft**

Proposed Building square Feet or # of Units      Acreage of Site      Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan \$300.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 5/5/98

**DRC Approval Status:**

Reviewer Jim Wendel

- Approved       Approved w/Conditions  
see attache       Denied

Approval Date 6/24/98      Approval Expiration 6/24/99      Extension to \_\_\_\_\_       Additional Sheets Attached

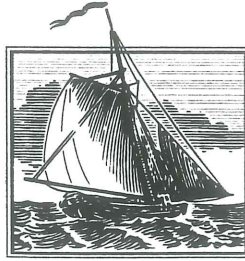
Condition Compliance Jim Wendel      6/24/98  
signature      date

Performance Guarantee       Required\*       Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

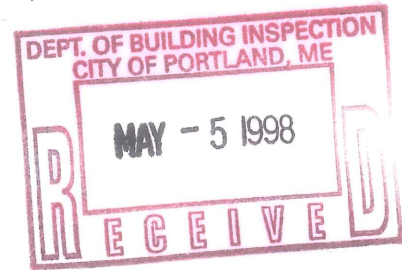
- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____  | _____           |
|   | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____  |                 |
|   | date           | amount   |                 |
| <input type="checkbox"/> Building Permit                    | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____          | _____  | _____           |
|   | date           | remaining balance                                  | signature       |
| <input type="checkbox"/> Temporary Certificate Of Occupancy | _____          | <input type="checkbox"/> Conditions (See Attached) |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Final Inspection                   | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Released     | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          | _____  | _____           |
|   | submitted date | amount   | expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | _____          | _____  |                 |
|   | date           | signature  |                 |

May 1, 1998



PORTLAND YACHT SERVICES, INC.

Joe Gray  
City of Portland  
389 Congress Street  
Portland, ME 04101



Re. Additional slips at Portland Yacht Services.

Dear Joe,

Enclosed you will find a copy of our full submission to the Harbor Commission, the Army Corps of Engineers and the Maine DEP for your review. I believe that these application forms contain the applicable site plan review information. The docks are temporary and will be removed from the water at least five months each year.

We have had a favorable preliminary review from the Harbor Commissioners. Jay Clement has indicated that the Army Corps of Engineers will be reviewing the application during the week of May 4<sup>th</sup>. The DEP has determined that the application is consistent with their Permit by Rule provisions.

To satisfy the interest in the bigger picture and rather than come to the planning process incrementally, I have made an application for the entire project at this time. I understand the difficulty of doing so because the permitting process only issues permits for shorter spans of time than I am contemplating. We will be building the floats in four phases of 16 floats each over the next several years as we find demand for small boat berthing. This year we will probably only build 16 slips, Next spring, if the demand for slips continues, we will hold the permits that would allow us to respond appropriately. We understand that if we wanted more slips in the 2000 season we would have to ask for an extension of the permit. So be it.

This entire project is over submerged lands leased from the State of Maine by Portland Yacht Services. Because the improvements and planning to service the marina had to be in place before the railroad tracks were installed and the trail was paved, no improvements are necessary on the uplands. The plans we submit show that there is adequate existing parking at this time for every phase of the project.

Please let me know if there is any additional information that you would like.

Sincerely,

A handwritten signature in black ink, appearing to read "Phineas Sprague, Jr.".

Phineas Sprague, Jr.  
enclosures

58 Fore Street  
Portland, Maine 04101  
Tel. 207-774-1067 • Fax 207-774-7035  
<http://www.nlbbs.com/~pvs>



April 29, 1998

Robert Ganley  
City of Portland  
389 Congress Street  
Portland, ME 04101

Notification to abutters of a permit Application before the  
Harbor Commission.

Dear Mr. Ganley,

Portland Yacht Services is making an application to the Harbor  
Commissioners for a permit to install 64 slips as an expansion of it's  
existing marina. We will have our workshop today and are scheduled for a  
public hearing in the Portland Council Chambers on May 12<sup>th</sup>.

Enclosed you will find a map of the existing marina and the proposed  
additional slips. If you have any questions or would like to make a comment  
please contact me as quickly as possible so that I can have the benefit of  
your thoughts.

Sincerely,

Phineas Sprague, Jr.

BOARD OF HARBOR COMMISSIONERS  
FOR THE HARBOR OF PORTLAND

COPY

Application for Permit

1. Name of Applicant: PORTLAND YACHT SERVICES, INC.  
2. Mailing Address of Applicant: 58 FORE STREET PORTLAND MAINE 04101

3. Location of project for which permit is requested: 58 FORE STREET  
a. Please attach enlargement of Portland Harbor chart showing exact location.

4. Description of project for which permit is requested: 64 ADDITIONAL SLIPS AT PORTLAND YACHT SERVICES MARINA. REQUIRES 18 PILINGS.  
(use separate sheet if necessary)

5. Please attach the following:  
a. For projects under \$10,000.00 a detailed scale drawing on graph paper.  
b. For projects over \$10,000.00 a detailed scale drawing prepared by a registered engineer
6. All applications must be accompanied by a tax assessor's map and/or an engineer's drawing showing the distances between project and abutters' landmarks, i.e., piers, floats, dolphins, etc.
7. Please list the names and addresses of all abutters and lessees or other persons having an interest in property on which the project is located.

Robert Elder	MDOT	State House	Augusta, Maine 04333
Robert Ganley	City Of Portland	389 Congress Street	Portland, Maine 04101
David Henrickson	Farley Industries	6300 Sears Tower	Chicago, Illinois 60606
Dan Haley		19a Eastern Promenade	Portland, Maine 04101
George McGowan		5 Eastern Promenade	Portland, Maine 04101
Jeff Neal	Bath Iron Works	40 Commercial Street	Portland, Maine 04101

8. Estimated cost of project: \$ 190,000

9. For all permit applications involving projects costing more than \$10,000.00 the applicant must submit a survey certified by a registered engineer or a registered land surveyor showing the location of the proposed project. The Board may require surveys to be submitted with regard to other projects at its discretion in cases where the project is close to a channel, in a congested area, close to a property line, or where similar factors are present.
10. Please attach copies of all applications (if any) submitted with regard to this project to the Corps of Engineers, Planning Board or Department of Environmental Protection.
11. Please note that:  
a. All applications must be submitted not less than 14 days before the Board's next scheduled hearing date.  
b. All fees due in connection with the application must be paid at the time the application is submitted (refer to attached fee schedule).

BOARD OF HARBOR COMMISSIONERS  
FOR THE HARBOR OF PORTLAND

Application for Permit

- c. By filing this application with the Commission, the applicant certifies that he has sent or delivered a copy of the application (without exhibits) to all abutters, lessees and other persons having an interest in the property on which the project is located, not less than 14 days before the scheduled hearing, and has notified them of the hearing date.

12. If this application is approved and a permit is issued:

- a. The permit must be posted at the construction site;
- b. The permit will require that the construction project be surrounded by a containment boom unless this requirement is waived in writing by the Board of Harbor Commissioners for the Harbor of Portland;
- c. The permit may be limited by restrictions specific to the project;
- d. The permit will be subject to all applicable local and federal regulations;
- e. Nothing in the permit shall be construed to justify or authorize any invasion to the private rights of others;
- f. Nothing in the permit will limit or modify the authority of the Board of Harbor Commissioners for the Harbor of Portland within their applicable statute;
- g. The permit has an automatic expiration date of one year from the date approved unless otherwise stipulated. An extension of six months may be issued after review by the Harbor Master only if notified in advance of the expiration.

13. The following statement appears on all permits granted by the Board of Harbor Commissioners for the Harbor of Portland:

"This permit is a limited authorization containing a stated set of conditions which must be complied with. If a contractor performs the work for you, both you and the contractor are responsible for assuring the work is done in conformance with the conditions and limitations of this authorization. Please be sure the person who will do the work has read and understands these conditions.

Performing any work not specifically authorized by this permit, or failing to comply with its conditions, may subject you to the enforcement provisions of our regulations. If any change in the plans or construction methods is found necessary, please contact us immediately to discuss modifications of your authorization. Any change must be approved before it is undertaken."

Dated: \_\_\_\_\_

4/18/98

PORTLAND YACHT SERVICES

Applicant

Phineas Sprague Jr

Name and office of person signing for applicant

9925C

5/95

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)
PERMIT BY RULE NOTIFICATION FORM
(For use with DEP Regulation, Chapter 305)

PLEASE TYPE OR PRINT IN BLACK INK ONLY (3 COPIES, PLEASE BEAR DOWN)

Name of Applicant: PORTLAND YACHT SERVICES
Name of Owner: STATE OF MAINE DOT
Mailing Address: 58 FORE ST
Town/City: PORTLAND
State: MAINE Zip Code: 04101 Daytime Telephone No: 207-774-1067
Name of Wetland, Water Body or Stream: FORE RIVER
Detailed Directions to Site: ENTER PORTLAND ON FRANKLIN ST
TOWN LEFT ON FORE STREET PROCEED TO #58 ENTER PROPERTY PROCEED TO WATERFRONT
Town/City: PORTLAND Map #: 18-A-1 Lot #: 2-52 1-3 County: CUMBERLAND
Description of Project: 64 SLIPS (SEASONAL) WITH 13 PILING

(CHECK ONE) This project: does [ ] does not [X] involve work below mean low water.

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Regulation, Chapter 305. I have a copy of PBR Sections checked below. I have read and will comply with all of the standards.

- Sec. (2) Soil Disturbance [ ]
Sec. (3) Intake Pipes [ ]
Sec. (4) Replacement of Structures [ ]
Sec. (5) Movement of Rocks or Vegetation [ ]
Sec. (6) Outfall Pipes [ ]
Sec. (7) Riprap [ ]
Sec. (8) Utility Crossing [ ]
Sec. (9) Stream Crossing [ ]
Sec. (10) State Transportation Facilities [ ]
Sec. (11) Restoration of Natural Areas [ ]
Sec. (12) Fish & Wild. Creation/Enhance [ ]
Sec. (13) Piers & Piling [X]
Sec. (14) Public Boat Ramps [ ]
Sec. (15) Select Sand Dune Projects [ ]
Sec. (16) Transfers/Permit Extension [ ]
Sec. (17) Maintenance Dredging [ ]

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.

I have attached all of the following required submittals. NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

- Attach a check for \$35 (non-refundable) made payable to: "Treasurer, State of Maine".
Attach a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
Attach photographs showing existing site conditions (unless not required under standards).

Signature of Applicant: [Handwritten Signature] Date: 5/4/95

Keep the bottom copy as a record of permit. Send the form with attachments via certified mail to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. Work carried out in violation of any standard is subject to enforcement action.

AUGUSTA DEP
STATE HOUSE STATION 17
AUGUSTA, ME 04333-0017
(207)287-2111

PORTLAND DEP
312 CANCO ROAD
PORTLAND, ME 04103
(207)822-6300

BANGOR DEP
106 HOGAN ROAD
BANGOR, ME 04401
(207)941-4570

PRESQUE ISLE DEP
1235 CENTRAL DRIVE
PRESQUE ISLE, ME 04769
(207)764-0477

Table with 6 columns: OFFICE USE ONLY, Ck.#, Date, Staff, Staff, After Photos. Includes sub-headers for PBR #, FP, Acc. Date, Def. Date.

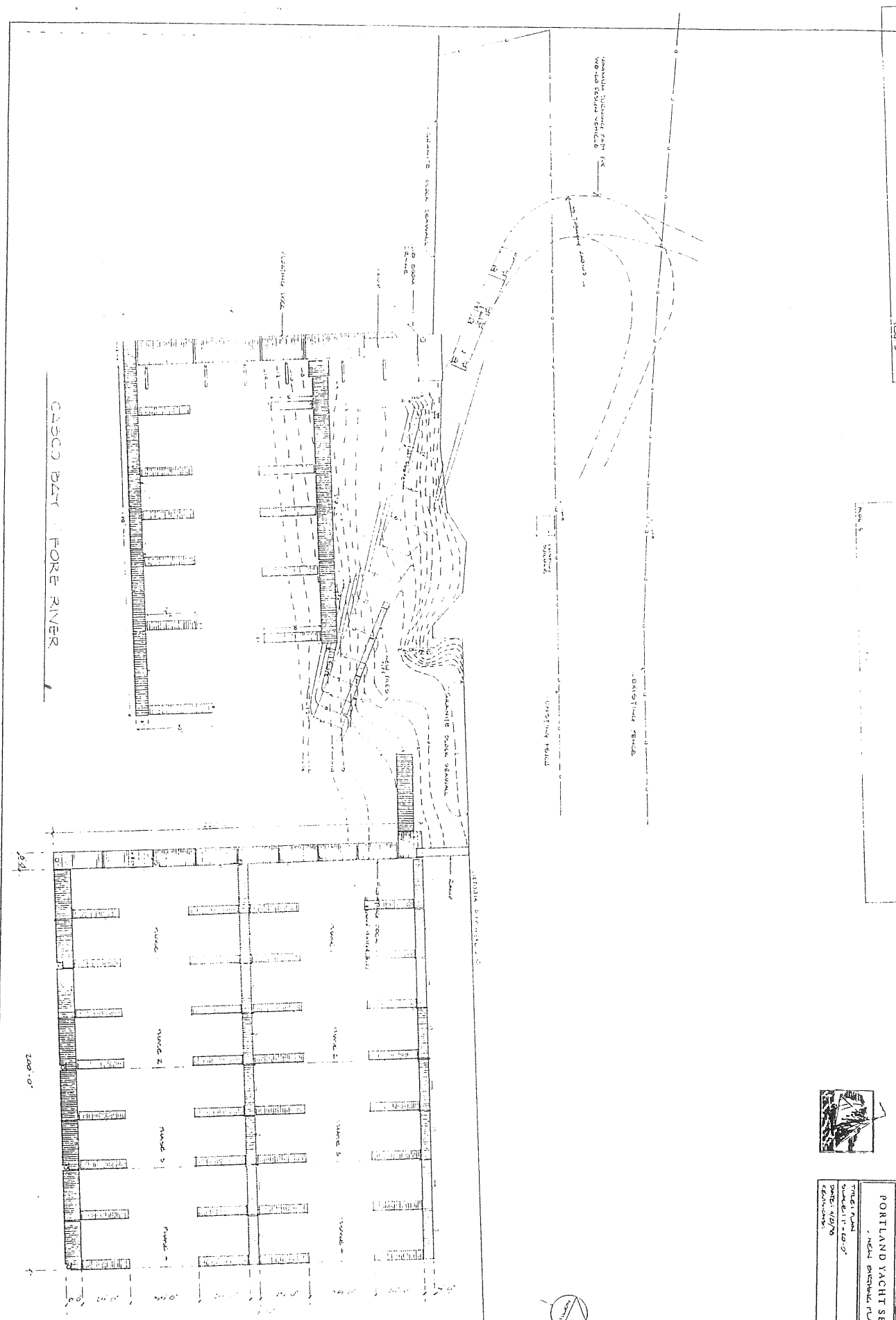


PORTLAND EAST, ME.  
 NW/4 Casco Bay, 15' Quadrangle

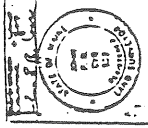
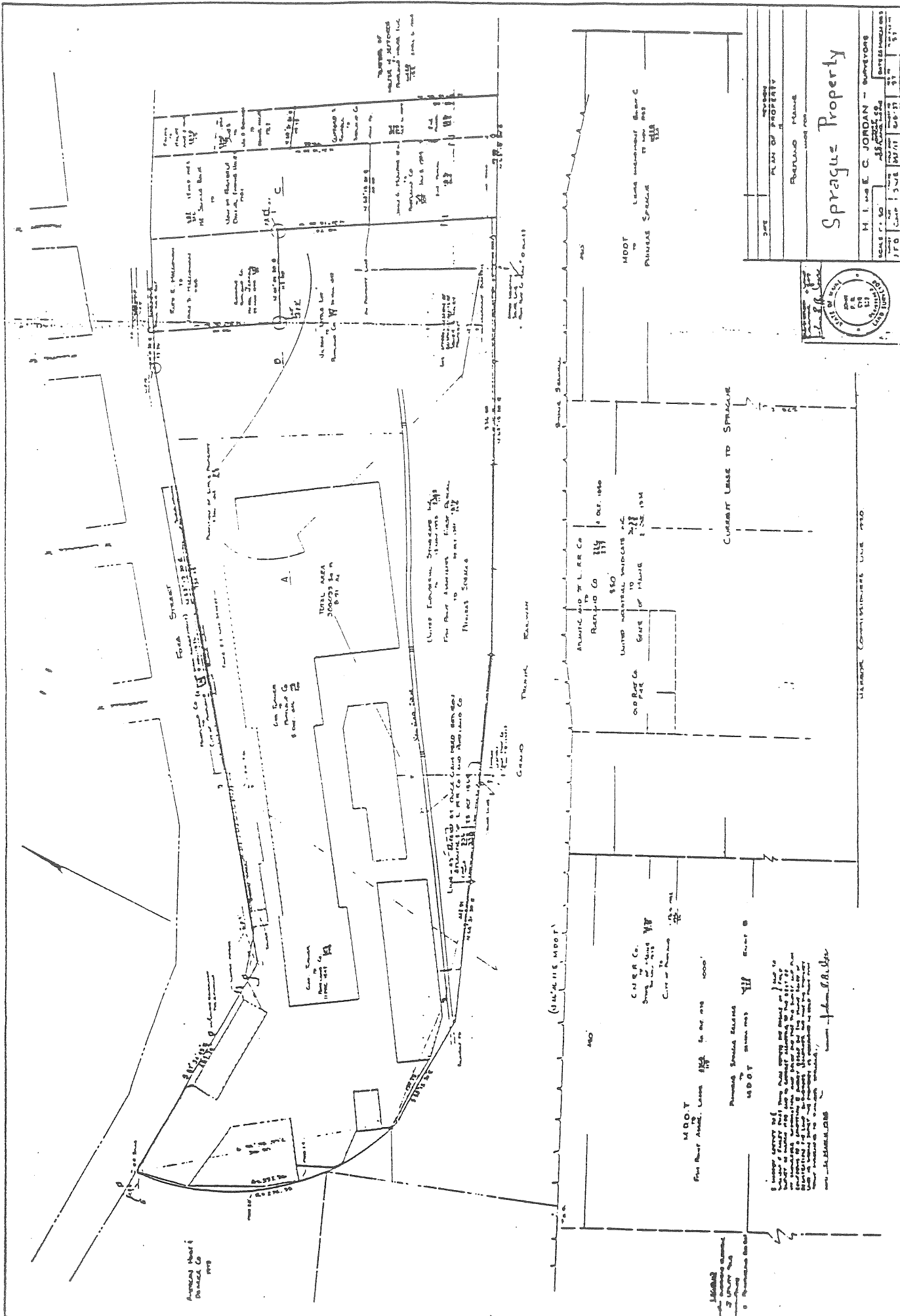








PORTLAND YACHT SERVICES, INC.  
 1001 BAYVIEW BLVD.  
 PORTLAND, OREGON 97202  
 TEL: 503-253-1234



**Sprague Property**

H. I. and E. C. JORDAN - SURVEYORS

MAINE C. L. S. 4552000524

PROFESSIONAL

DATE: 10/15/88

SCALE: AS SHOWN

PROJECT: PORTLAND YACHT SERVICES

Public reporting burden for this collection of information is estimated to average 5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Department of Defense, Washington Headquarters Service Directorate of Information Operations and Reports, 1215 Jefferson Davis Highway, Suite 1204, Arlington, VA 22202-4302; and to the Office of Management and Budget, Paperwork Reduction Project (0710-0003), Washington, DC 20503. Please DO NOT RETURN your form to either of those addresses. Completed applications must be submitted to the District Engineer having jurisdiction over the location of the proposed activity.

PRIVACY ACT STATEMENT

Authority: 33 USC 401, Section 10; 1413, Section 404. Principal Purpose: These laws require permits authorizing activities in, or affecting, navigable waters of the United States, the discharge of dredged or fill material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Routine Uses: Information provided on this form will be used in evaluating the application for a permit. Disclosure: Disclosure of requested information is voluntary. If information is not provided, however, the permit application cannot be processed nor can a permit be issued.

One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned.

ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETED
--------------------	----------------------	------------------	-------------------------------

ITEMS BELOW TO BE FILLED BY APPLICANT

5. APPLICANT'S NAME PORTLAND YACHT SERVICES	8. AUTHORIZED AGENT'S NAME AND TITLE (an agent is not required)
6. APPLICANT'S ADDRESS 58 FORE STREET PORTLAND MAINE 04101	9. AGENT'S ADDRESS
7. APPLICANT'S PHONE NOS. W/AREA CODE a. Residence 207-79-0112 b. Business 207-774-007	10. AGENT'S PHONE NOS. W/AREA CODE a. Residence b. Business

STATEMENT OF AUTHORIZATION

I hereby authorize, \_\_\_\_\_ to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.

APPLICANT'S SIGNATURE

DATE

NAME, LOCATION AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME OR TITLE (see instructions) PORTLAND YACHT SERVICES ADDITIONAL SLIPS	
13. NAME OF WATERBODY, IF KNOWN (if applicable) FORE RIVER	14. PROJECT STREET ADDRESS (if applicable) 58 FORE STREET PORTLAND, MAINE 04101
15. LOCATION OF PROJECT COMBERCLAND COUNTY ME STATE	
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN, (see instructions)	

17. DIRECTIONS TO THE SITE

ENTER PORTLAND ON FRANKLIN STREET TAKE LEFT ON TO FORE STREET ENTER #58 FORE STREET PROCEED TO WATER FRONT.

18. Nature of Activity (Description of project, include all features)

INSTALL 58 FLOATING BULKHEADS AND 13 PILING

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

EXPAND MARINA

USE BLOCKS 20-22 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. Reason(s) for Discharge

NA

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards

NA

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

NA

23. Is Any Portion of the Work Already Complete? Yes  No  IF YES, DESCRIBE THE COMPLETED WORK

24. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (If more than can be entered here, please attach a supplemental list).

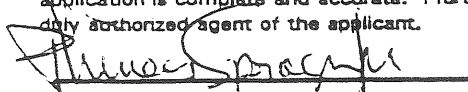
SEE ATTACHED SHEET

25. List of Other Certifications or Approvals/Denials Received from other Federal, State or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED
CITY OF PORTLAND			4/28/95		
HARBOR COMMISSION			4/28/95		
DEP			4/28/95		

\*Would include but is not restricted to zoning, building and flood plain permits

26. Application is hereby made for a permit or permits to authorize the work described in this application. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

  
SIGNATURE OF APPLICANT

4/28/95  
DATE

\_\_\_\_\_  
SIGNATURE OF AGENT

\_\_\_\_\_  
DATE

The application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

**TRAFFIC—Parking and Pedestrian Study—MNGR Fore Street Location**

Prepared for the Planning Board—City of Portland

The study reports results of a study in response to the request in the Conditional Approval of the Site Plan for the MNGR, dated 21 March 1995. It contains a traffic survey done on 14 October 1995--"Steam Day". Steam Day was a well promoted event day which was the railroads busiest single visitor/ridership day in 1995. The report also contains a verification of parking spaces available and used during this event. Pictures are attached of the painted walkways from near Fore Street to the train loading area platform (including along the east side of the museum where railroad timbers keep parked vehicles from the walkway).

Traffic Study

The special event day began at 11:00 am and continued until approximately 3:30 pm. It was held on a Saturday when the businesses housed at 58 Fore Street are open. However, Saturday business in October is typically less than on some mid-summer Saturdays. No attempt to segregate business vehicular traffic from MNGR traffic was made. Vehicules were counted coming and going via the Fore Street entrance by categories

- Auto, station wagon and vans
- Pickup and other small trucks
- Large trucks
- all others

and by time segments

- half hour 9:00 - 10:00 am
- Quarter hour 10:00 am - 4:45 pm

Analysis

At 9:00 am, twenty vehicles were in various lots (for parking space locations--see figure 1. One paved entrance/exit exists and all traffic enters from Fore Street. Two unpaved emergency exit/entrances exist but traffic is discouraged from using these except in an emergency. Hence, counting occurred only near the Fore Street site. During the day (from 9:00 am until 4:45 pm) a total of 192 vehicles entered and 257 exited. At 4:45 pm, 41 vehicles remained in the lots, leaving 2 vehicles unaccounted for. It is presumed that they exited via the emergency exits. A summary to the data appears in Table 1 and a graphical presentation of the total occupied parking spaces vs time of day is shown in Figure 2.

A total of 104 vehicles were on site at the peak time (2:30 - 2:45 pm). Approximately 240 parking spaces are available and 50 additional spaces can be provided as "overflow" or "not currently used". The number of spaces reserved for normal business use is 95 and 40-65 of these are the maximum used. Therefore, on the busiest railroad day of the year 1995, less than half of the readily available parking spaces were used (including Saturday business use).

### Pedestrian Routes

Pedestrian routes as shown on Figure 1 (as revised in February 1995) have been constructed with the exception of the stairs from the Fore Street sidewalk to an area South of Building 1. All of the remaining walks are designated by yellow lines. The walk along the entire length of the museum is protected by curb stops (railroad timbers), six feet away and parallel to the museum. Pictures shown in Figures 3, 4 and 5 show these walkways from South of Building 1 to the loading platform. The stairway and shortwalk is expected to be completed in the Spring of 1996. The current set of walkways serves all of the parking lots and provides a marked walkway to the museum and the boarding platform for the railroad.

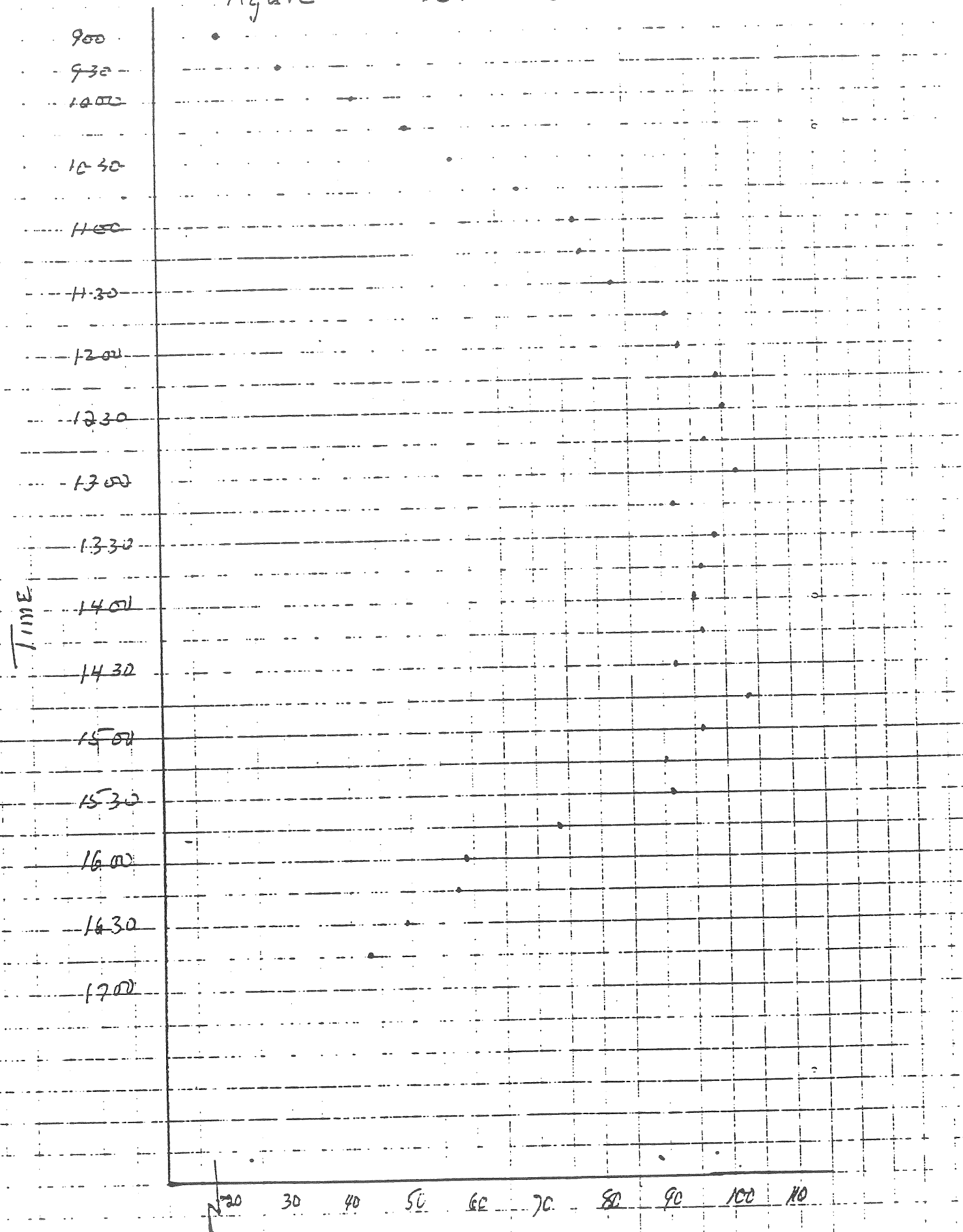
### Conclusion

The construction of the walkways and the traffic study substantially completes the requested work to be done as part of the Site Plan Approval. We request an extension until 1 June 1996 to complete the construction of the stairway.





Figure 2 TOTAL OCCUPIED PARKING SPACES



NUMBER OF VEHICLES IN PARKING LOTS

# Table 1 (Continued)

	IN	Out	IN lots
1500-1515	10	21	90
1515-1530	4	3	91
1530-1545	4	22	73
1545-1600	2	21	54
1600-1615	4	5	53
1615-1630	2	6	49
1630-1645	1	7	43

Counted vehicles  
 Left in lots @ 1645

41

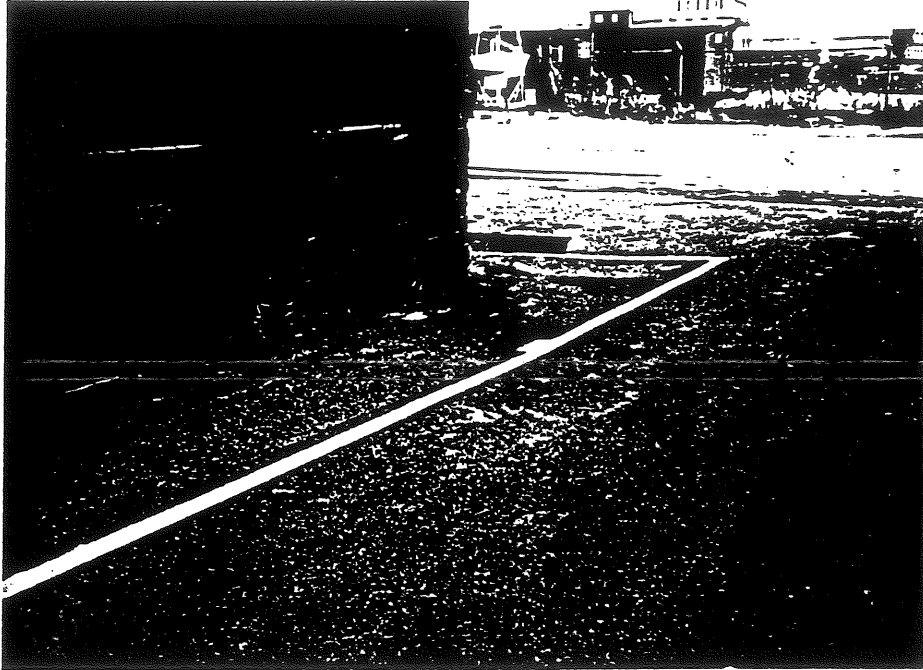


Along Building # 1

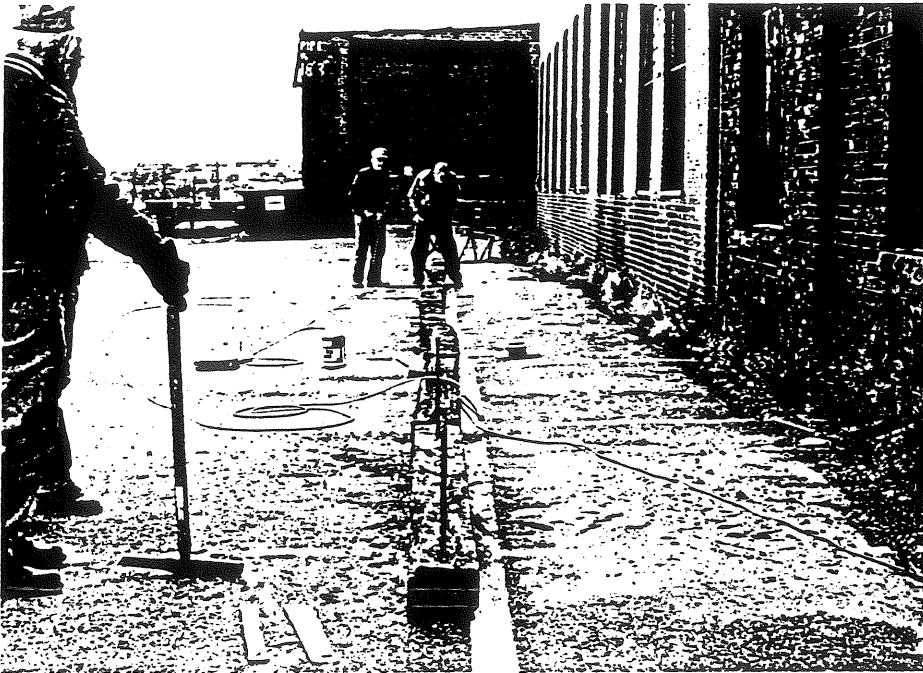


Toward the Corner of Museum-Building # 6

Figure 3



Side of Building # 6



Back of Museum-Barrier under Construction

Figure 4

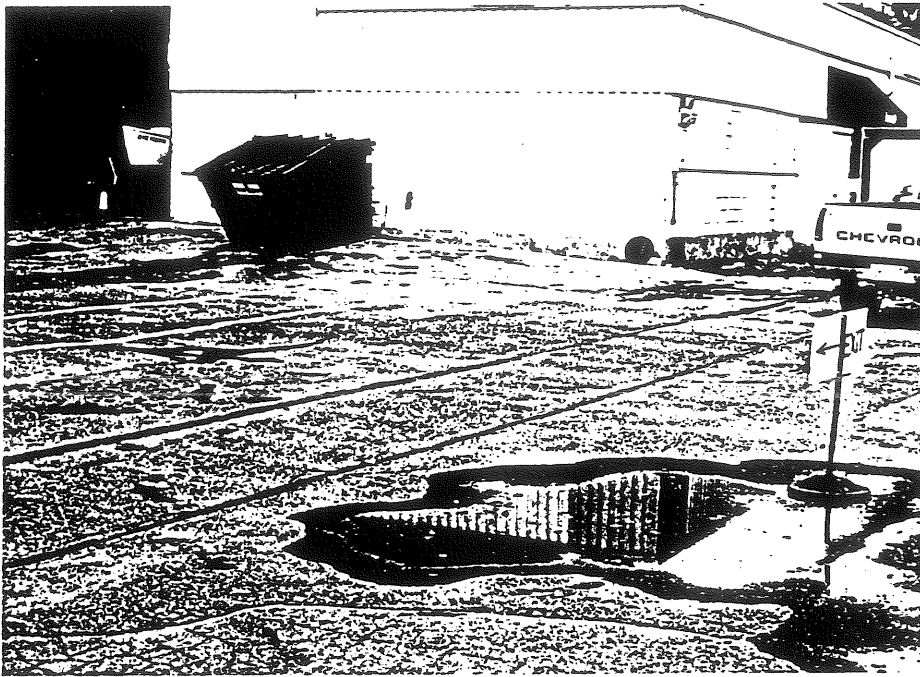


Back of Building # 6

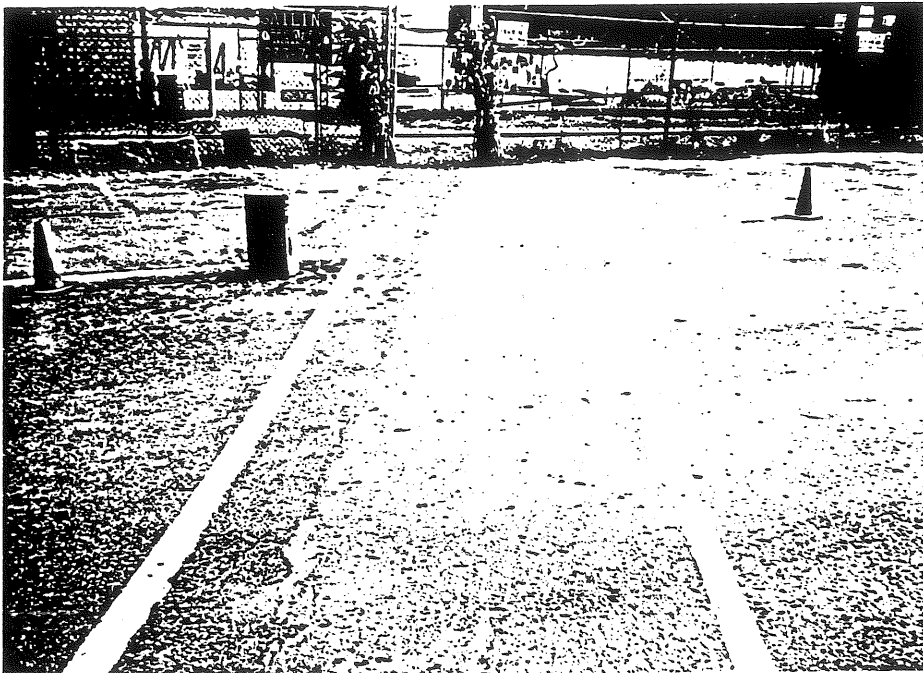


Completed Barrier

Figure 5



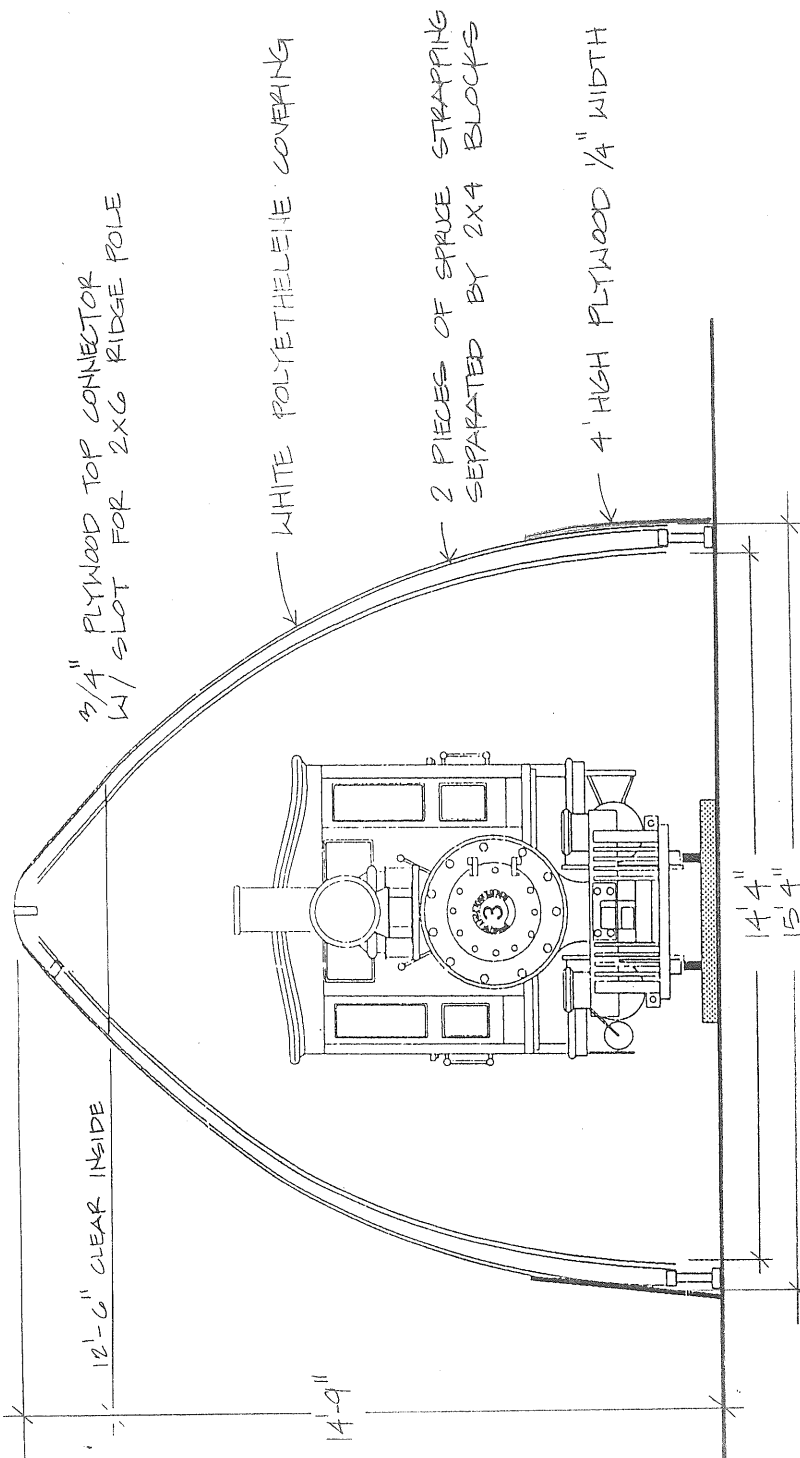
Lines from Building 5 to Building 6



Lines from Building 6 to Platform

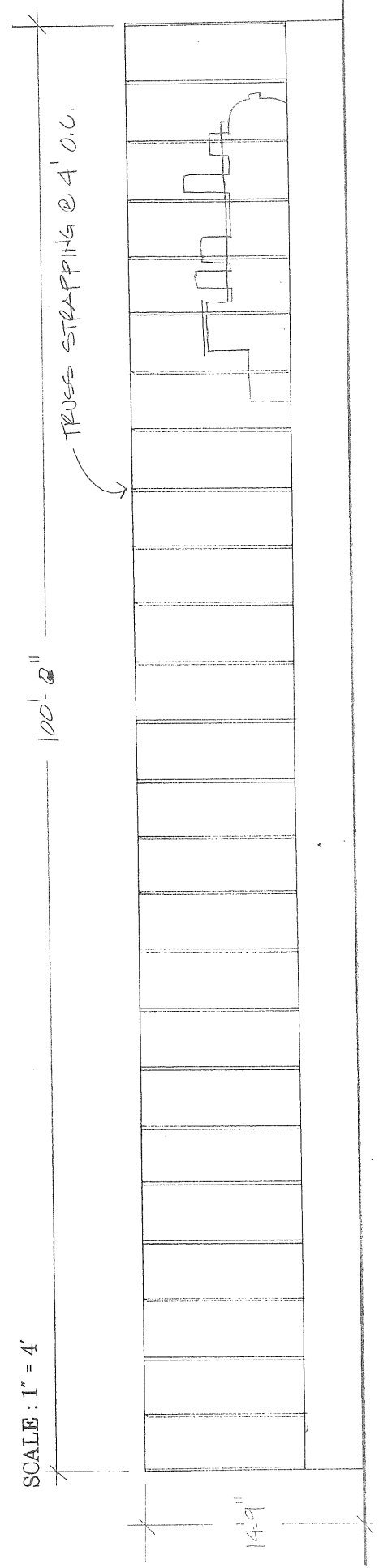
Figure 6





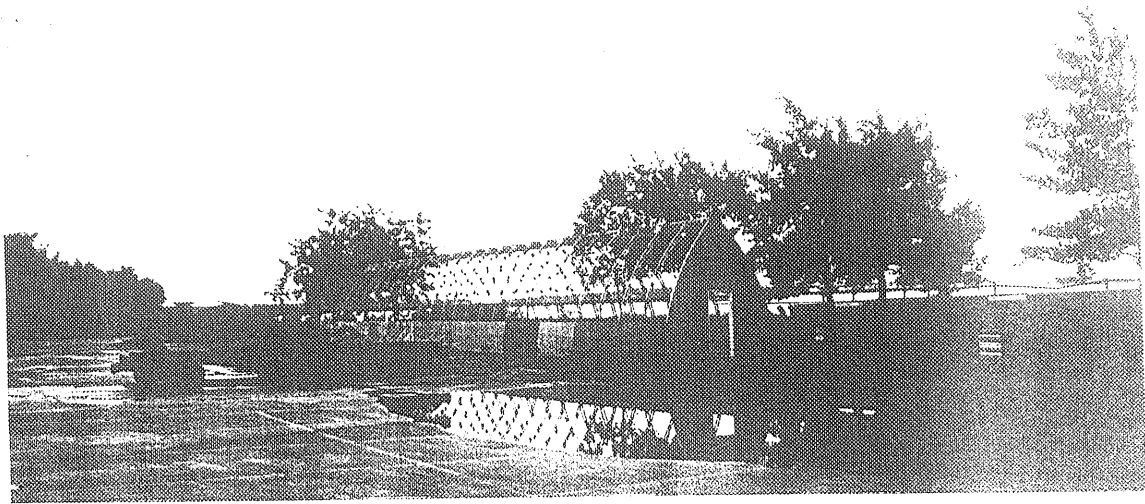
SHELTER ELEVATION - END VIEW

SCALE: 1" = 4'



SHELTER ELEVATION - SIDE VIEW

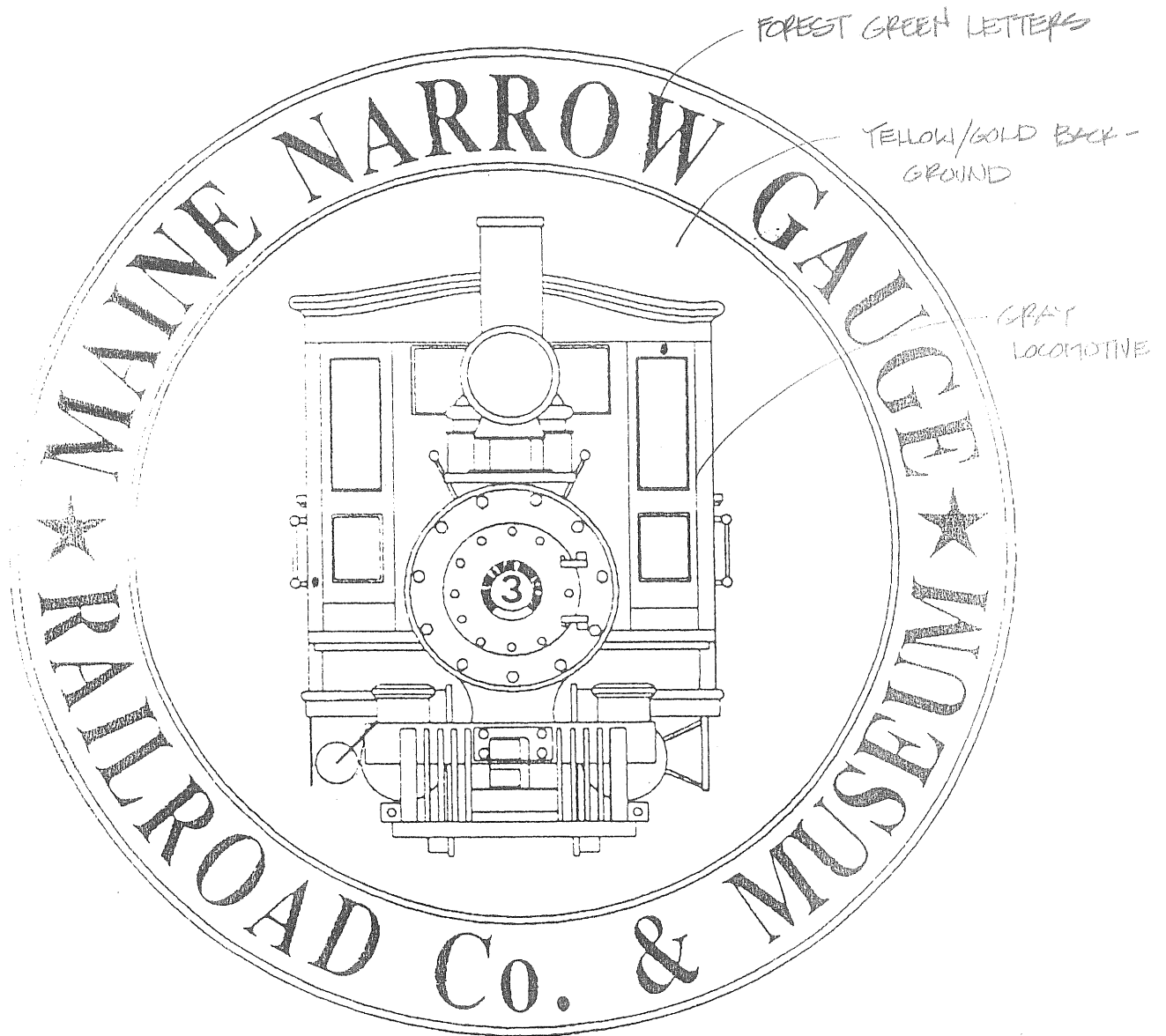
SCALE: 3/32" = 1'

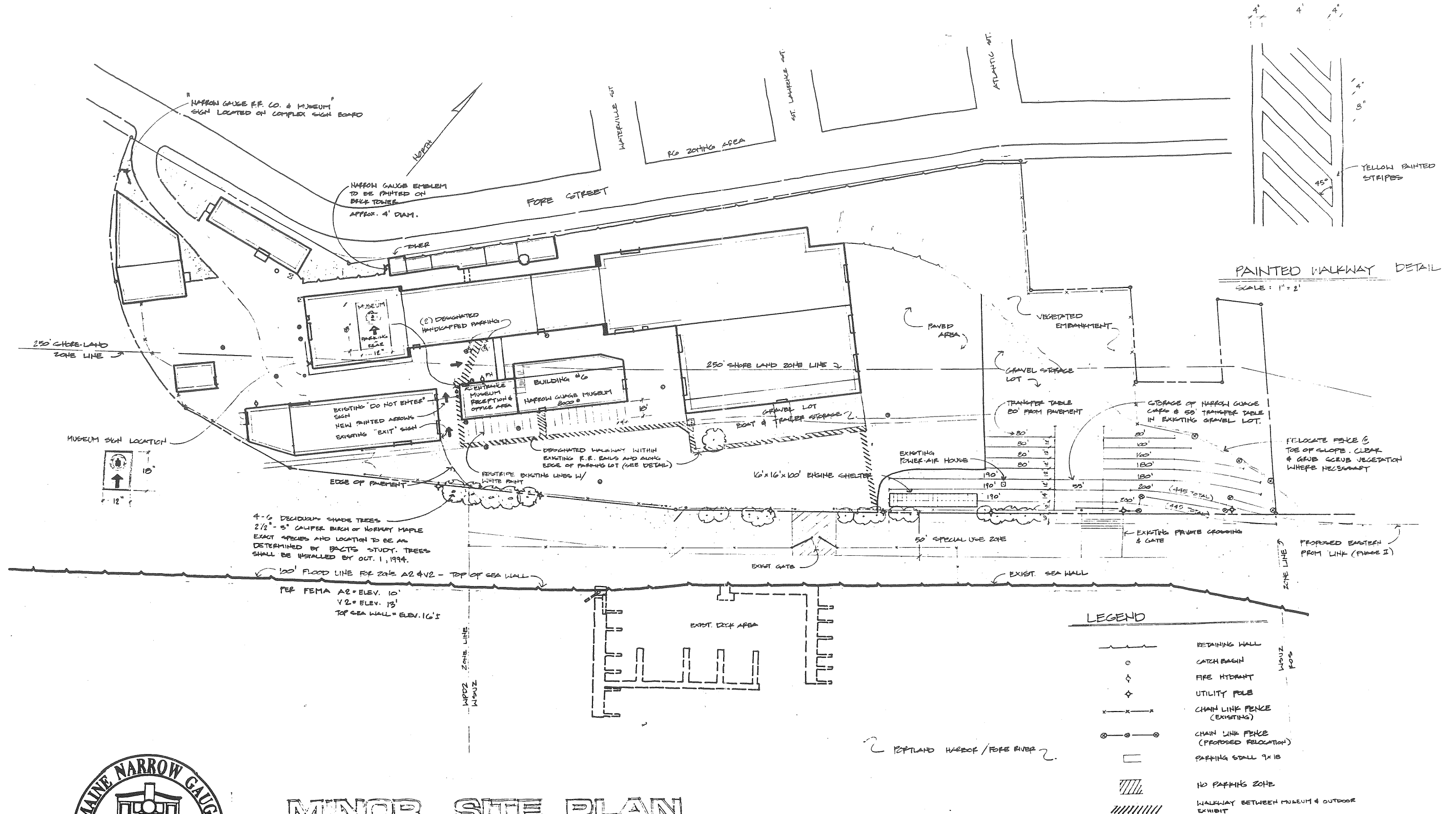


**ENGINE SHELTER LOOKING EAST**



**ENGINE SHELTER LOOKING NORTH**





# MINOR SITE PLAN

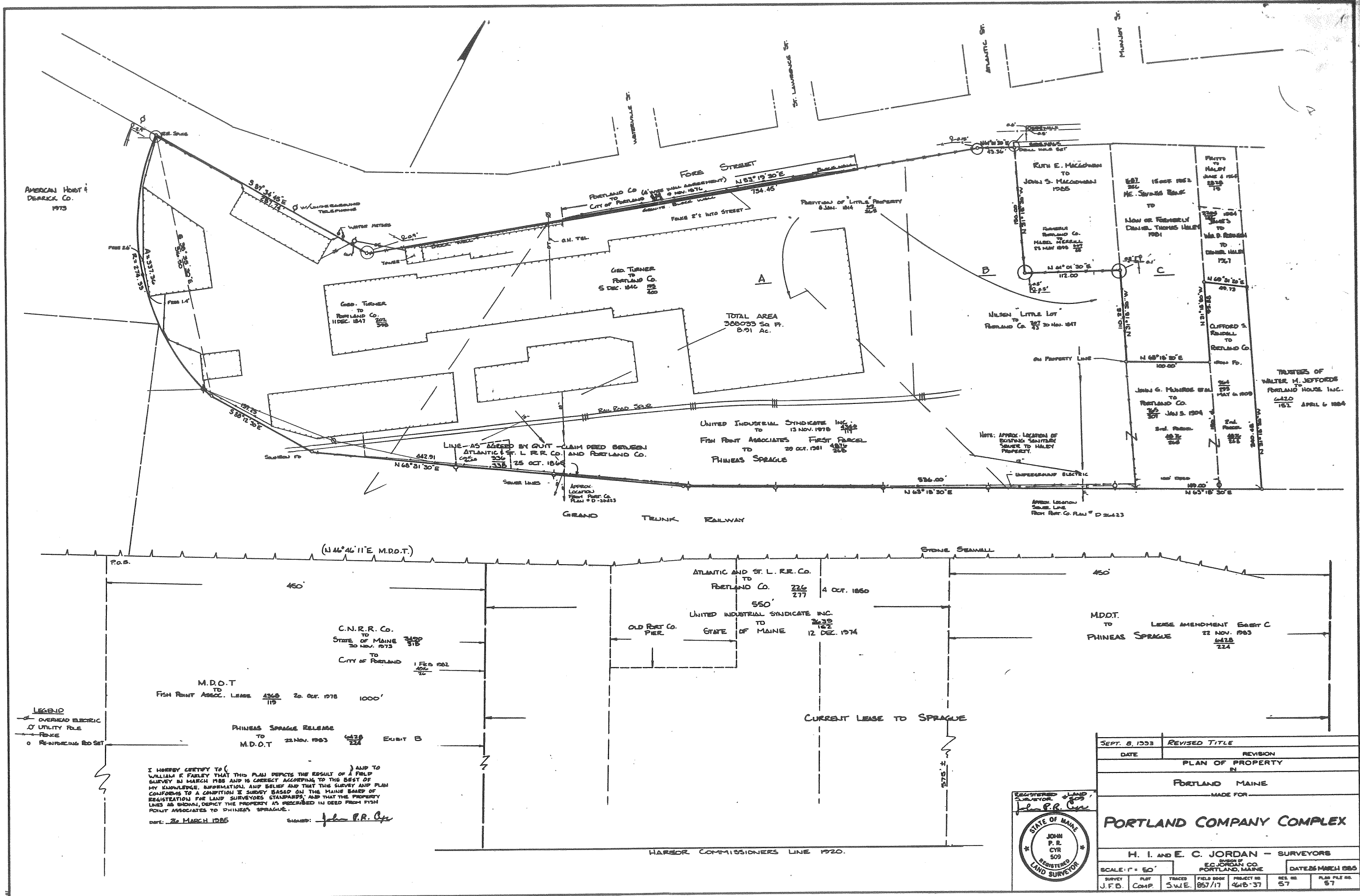
58 FORE STREET  
PORTLAND, ME.

mohr & seredin, landscape architects

scale: 1" = 50'

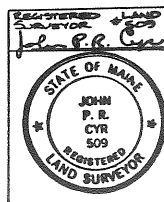
date: 9 • 93

REVISIONS: 10-12-93 - SIGNAGE, WALKWAYS, PLANTINGS

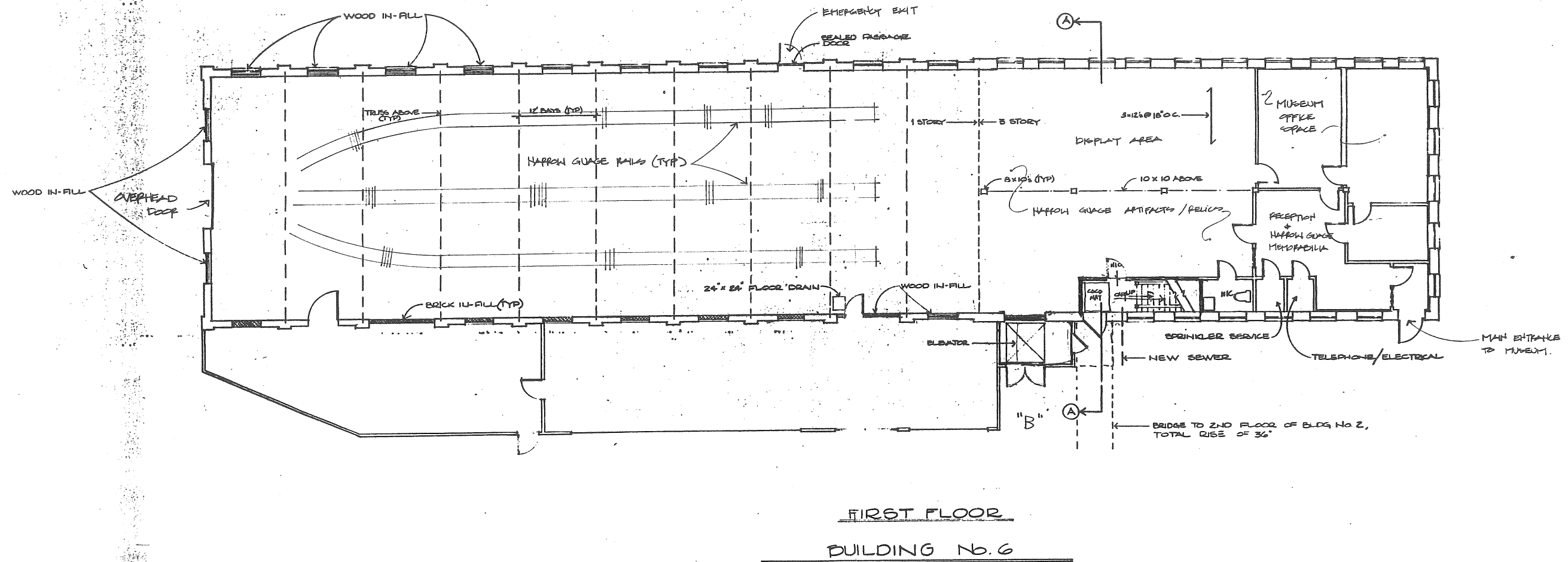
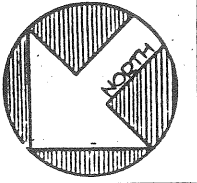


**LEGEND**  
 - OVERHEAD ELECTRIC  
 - UTILITY POLE  
 - FENCE  
 - REINFORCING IRON SET

I HEREBY CERTIFY TO ( ) AND TO WILLIAM K. FARLEY THAT THIS PLAN DEPICTS THE RESULT OF A FIELD SURVEY IN MARCH 1985 AND IS CORRECT ACCORDING TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF AND THAT THIS SURVEY AND PLAN CONFORMS TO A CONDITION OF SURVEY BASED ON THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STAMPERS, AND THAT THE PROPERTY LINES SHOWN, DEPICT THE PROPERTY AS DESCRIBED IN DEED FROM FISH POINT ASSOCIATES TO PHINEAS SPRAGUE.  
 DATE: 26 MARCH 1985  
 SIGNED: John P.R. Cyr



SEPT. 8, 1953	REVISED TITLE
DATE	REVISION
PLAN OF PROPERTY IN	
PORTLAND MAINE	
MADE FOR	
<b>PORTLAND COMPANY COMPLEX</b>	
H. I. AND E. C. JORDAN - SURVEYORS	
BY ORDER OF E.C. JORDAN CO. PORTLAND, MAINE	
SCALE: 1" = 50'	DATE: 26 MARCH 1985
SURVEY PLAN TRACED FIELD BOOK PROJECT NO. REG. NO. PLAN FILE NO.	J.F.D. COMP. S.W.E. 857/17 4618-37 57 57



DRAWN BY -  
DATE -  
REVISIONS

TC HAFENREFFER III  
ARCHITECTURAL DESIGNER

888 SHORE ROAD  
CAPE ELIZABETH, MAINE 04107

THE PORTLAND COMPANY  
55 FLORE STREET  
PORTLAND, ME 04101

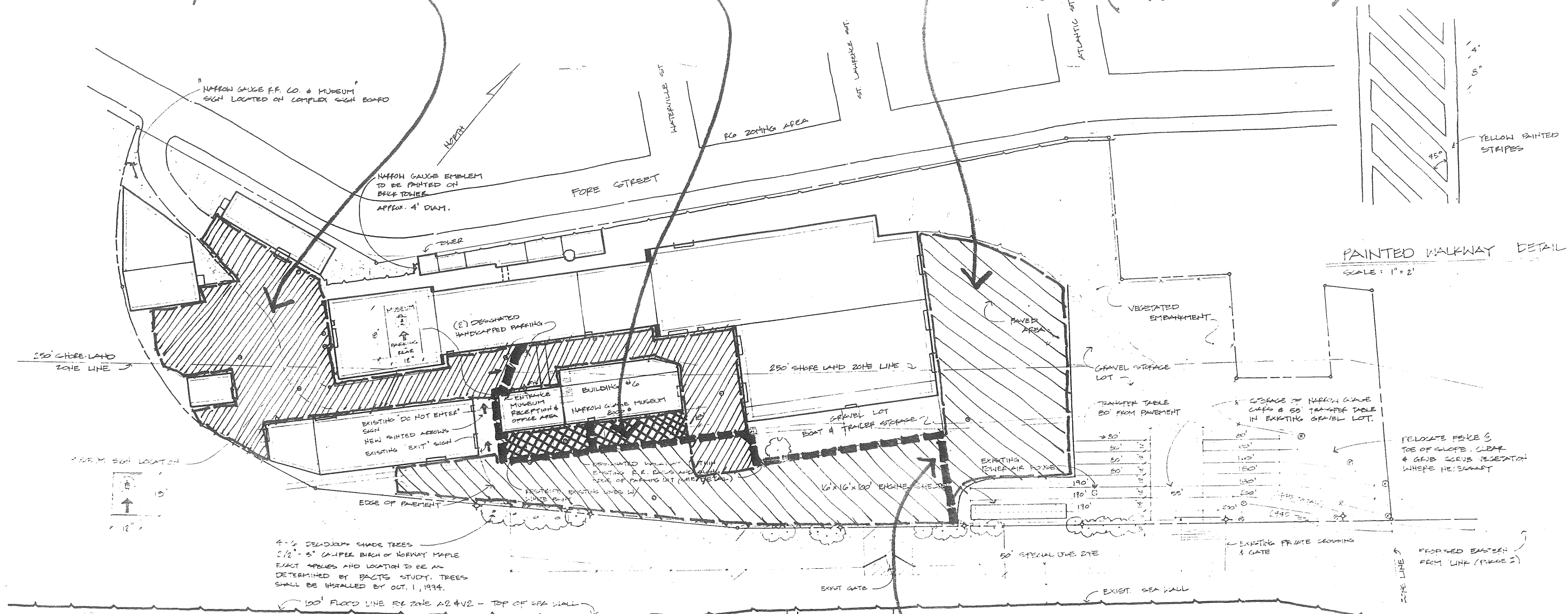
SCALE: 1/8" = 1'-0"

6  
A-1

PARKING DEDICATED/USED BY EXISTING TENANTS 65 USED, 95 REQ'D

PROPOSED MUSEUM PARKING - 20 SPACES

ADDITIONAL / OVERFLOW PARKING NOT CURRENTLY USED (± 105 SPACES)



PAINTED WALKWAY DETAIL  
SCALE: 1" = 2'

LEGEND

	RETAINING WALL
	CATCH BASIN
	FIRE HYDRANT
	UTILITY POLE
	CHAIN LINK FENCE (EXISTING)
	CHAIN LINK FENCE (PROPOSED RELOCATION)
	PARKING STALL 9x18
	100' PARKING ZONE
	WALKWAY BETWEEN MUSEUM & OUTDOOR EXHIBIT

4-6 DECIDUOUS SHADE TREES  
2 1/2" - 3" CAMPEL BIRCH OR NORWAY MAPLE  
EXACT SPECIES AND LOCATION TO BE AS DETERMINED BY PLANTS STUDY. TREES SHALL BE INSTALLED BY OCT. 1, 1994.

100' FLOOD LINE PER ZONE A2 & V2 - TOP OF SEA WALL  
PER FEMA A2 = ELEV. 10'  
V2 = ELEV. 13'  
TOP SEA WALL = ELEV. 16'

PEDESTRIAN ROUTE



# MINOR SITE PLAN

58 FORE STREET  
PORTLAND, ME.

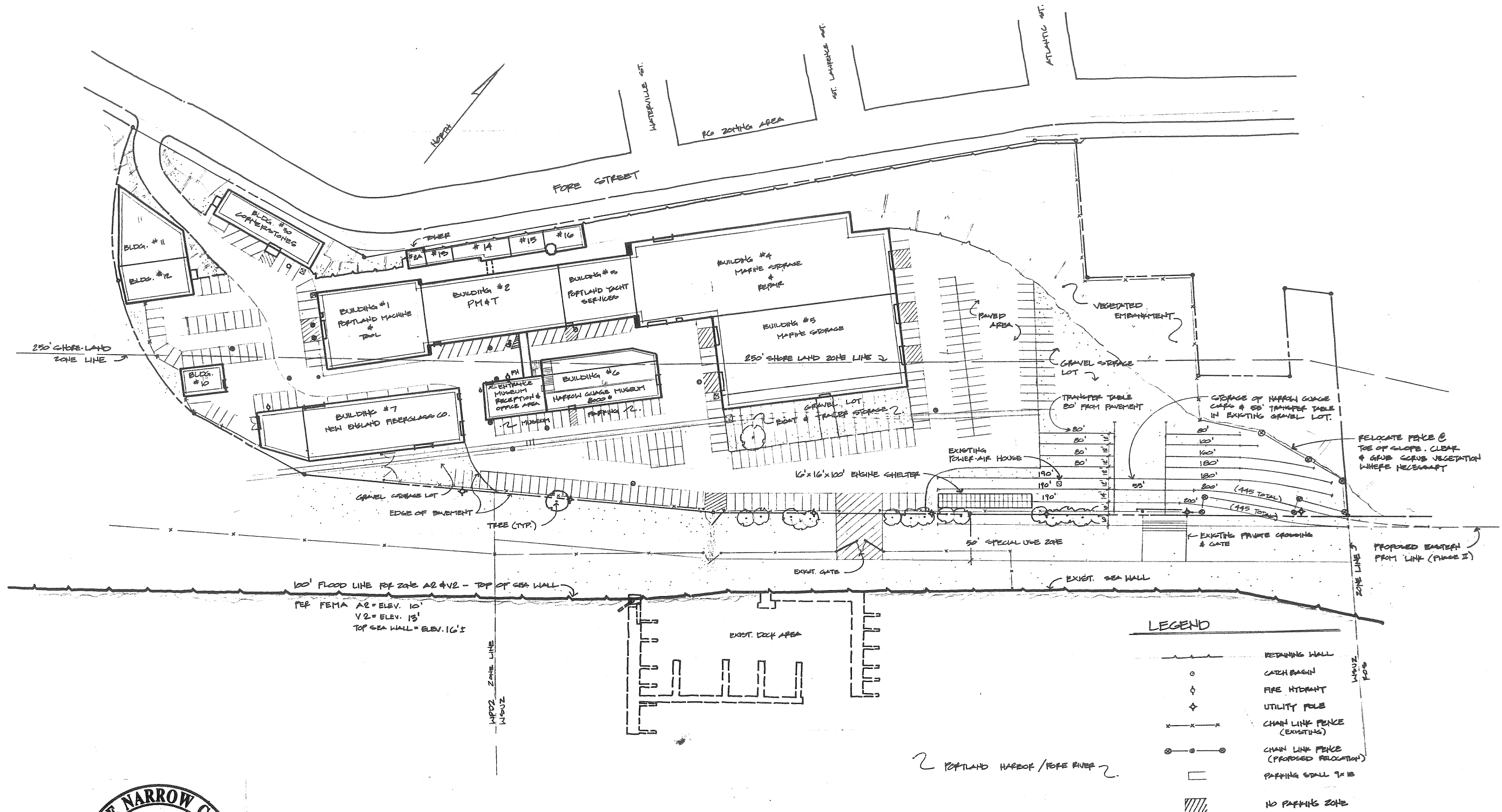
mohr & seredin, landscape architects

scale: 1" = 50' (N.T.S.)

date: 9-93

REVISIONS: 10-12-93 - SIGNAGE, WALKWAYS, PLANTINGS





# MINOR SITE PLAN

58 FORE STREET  
 PORTLAND, ME.

mohr & seredin, landscape architects

scale: 1" = 50'

date: 9 - 93