

33-m-4
315 Cumberland Ave.
Parking Garage
August Corp.

Scanned



add to Current project on
G: Drive.

on Spreadsheet

MAINE BANK & TRUST

July 26, 1996

Please
initial
Changes

Joseph E. Gray, Jr., Director of Planning and Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

Re: Application of August Corporation for ~~Drive-Thru~~ ^{Parking Garage} Site Improvements on
Cumberland Avenue, Portland, Maine

J. E. Gray
N&B
du

Dear Mr. Gray:

This will certify to you that Maine Bank & Trust will hold the sum of ~~\$56,000~~ ^{40,000} in an interest-bearing escrow account in the name of the City of Portland established with the Bank. We will hold these funds as escrow agent for the benefit of the City of Portland on the following conditions:

N&B
40,000 *KEJ*
du

1. These funds represent the estimated cost of installing site improvements as depicted on the site plan/subdivision plan and as approved by the Development Review Coordinator.
2. The City of Portland may draw against this escrow account by presentation of a draft in the event that August Corporation fails to complete within twelve (12) months of this date the work stipulated in Paragraph 1. Said draft shall be accompanied by a written statement from the Director of Parks and Public Works or the Director of Planning and Urban Development that August Corporation has failed to complete such work, with a listing of improvements still to be completed, and the estimated cost of completing said improvements still to be completed as determined by the Development Review Coordinator.
3. The City of Portland may draw against this escrow for a period not to exceed 90 days after the expiration of this one-year commitment.
4. After all work in the public right of way has been completed and inspected to the satisfaction of the Department of Public Works, including but not limited to, the installation of granite curbing, sidewalk, curb cut and street trees, Maine Bank & Trust shall be eligible to receive a reduction in its obligation hereunder equal to the estimated cost of improvements. In no case, however, shall the obligations of Maine Bank & Trust hereunder be reduced to an amount which is less than the estimated cost of completing all prescribed improvements as determined by the Department of Public Works, as described above.

Joseph E. Gray, Jr.
July 26, 1996
Page 2

5. August Corporation will notify the City of Portland for inspections.
6. All costs associated with establishing, maintaining and disbursing funds from the escrow account shall be borne by August Corporation.
7. This escrow account expires on November 1, 1997, but may expire prior to this date when the City of Portland acknowledges in writing to Maine Bank & Trust and August Corporation that said work as outlined has been completed in accordance with the City of Portland specifications.

Dated at Portland, Maine this 26 day of July, 1996.

Very truly yours,

Maine Bank & Trust Company

By: Richard R. Tardif
Richard R. Tardif
Its: Facilities Officer

Date: 7-26-96

Seen and Agreed to:

By: Don W. Mus
August Corporation

Date: 7/29/96

Approved pursuant to §14-501(a) of the Portland City Code:

By: Joseph E. Gray, Jr.
Director of Planning and Urban Development

Date: 7/30/96

By: Natalie L. Burns
Corporation Counsel

Date: 7/30/96

By: J. K. Mus
Finance Director

Date: 8-12-96

CITY OF PORTLAND, MAINE
 Department of Planning and Urban Development
 SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date 7/25/96

Name of Project Portland Public Market Garage
 Address/Location Cumberland Avenue
 Developer August Corporation
 Form of Performance Guarantee Escrow Account
 Type of Development: Subdivision Site Plan (Major/Minor)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>SUBTOTAL</u>	<u>COMPLETED</u>
1. STREET/SIDEWALK:				
Road	-			
Granite Curbing	-			
Sidewalks	-			
Esplanades	-			
Monuments	-			
Street Lighting	-			
Other	\$4,000			
2. SANITARY SEWER:				
Manholes	8,000			
Piping	-			
Connections	-			
Other				
3. STORM DRAINAGE:				
Manholes	20,000			
Catch Basins	-			
Piping	-			
	-			
Detention Basin	-			
Other				
4. SITE LIGHTING	5,000			
5. EROSION CONTROL	3,000			
6. RECREATION AND OPEN SPACE AMENITIES	-			
7. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	20,000			
8. MISCELLANEOUS	-			

TOTAL AMOUNT OF PERFORMANCE GUARANTEE \$ 60,000 Approved _____
 X 1.7% = INSPECTION FEE \$ 1,020 Approved _____



STEVENS MORTON ROSE & THOMPSON
 Architecture Engineering Planning

144 Fore Street
 P.O. Box 618
 Portland, Maine 04104

Sarasota, Florida
 Bradenton, Florida

tel 207/ 772.3846
 fax 207/ 772.1070

TO

City of Portland
 Planning

LETTER OF TRANSMITTAL

DATE	6/2/96	JOB NO.	960605
ATTENTION	Alex Vregermann		
RE:	Cumberland Ave, Garage.		

- WE ARE SENDING YOU _____ the following items:
- Shop drawings
 - Attached
 - Under separate cover via _____
 - Copy of letter
 - Prints
 - Plans
 - Change order
 - Samples
 - Specifications

COPIES	DATE	NO.	DESCRIPTION
1	7/1/96	A1.3	Site Details
1			Aeration sheet Method info (from Urban Tree Seminars)

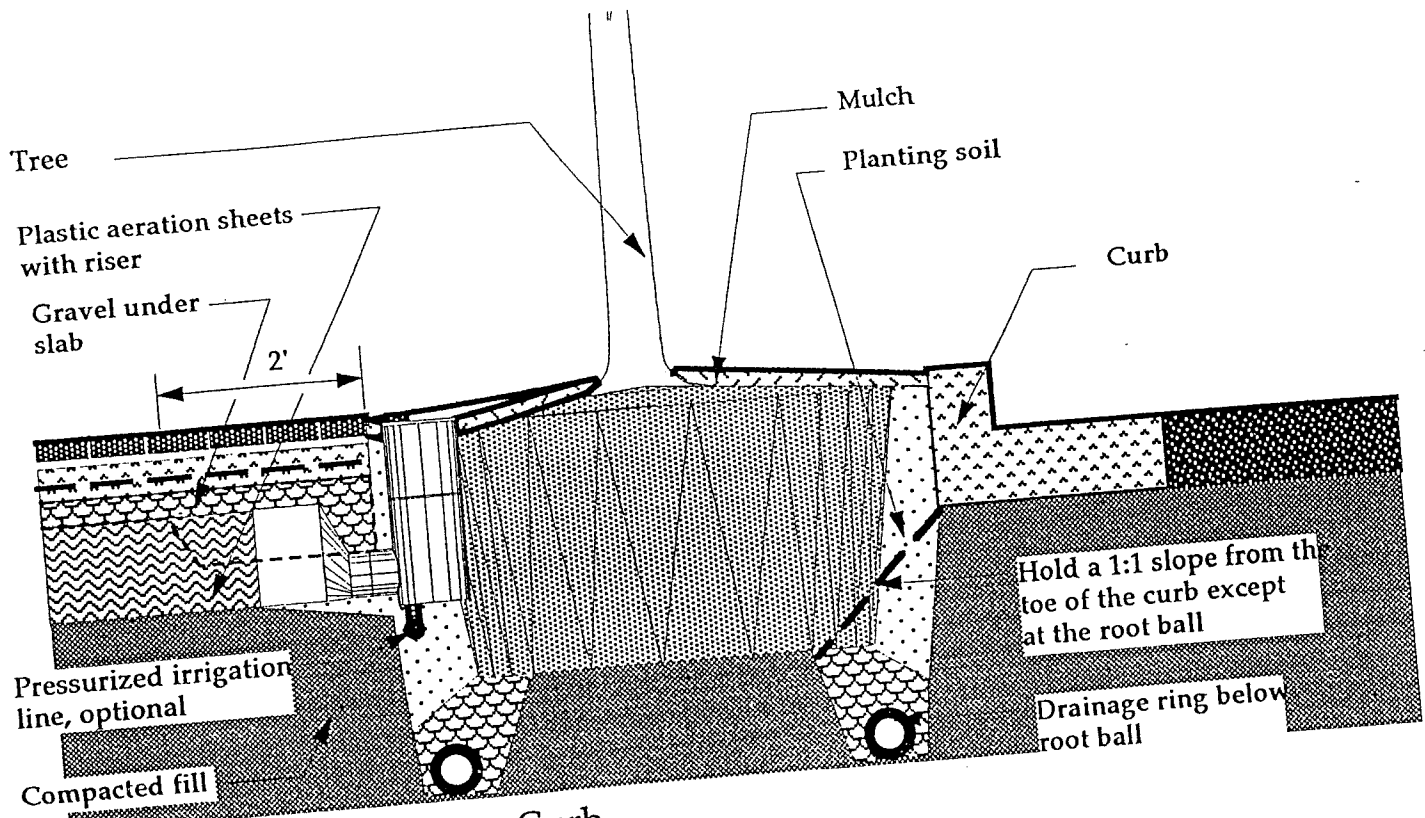
- THESE ARE TRANSMITTED as checked below:
- For approval
 - For your use
 - As requested
 - For review and comment
 - FOR BIDS DUE _____ 19 _____
 - Approved as submitted
 - Approved as noted
 - Returned for corrections
 - _____
 - Resubmit _____ copies for approval
 - Submit _____ copies for distribution
 - Return _____ corrected prints
 - PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO SLB, DW, file 960605.22

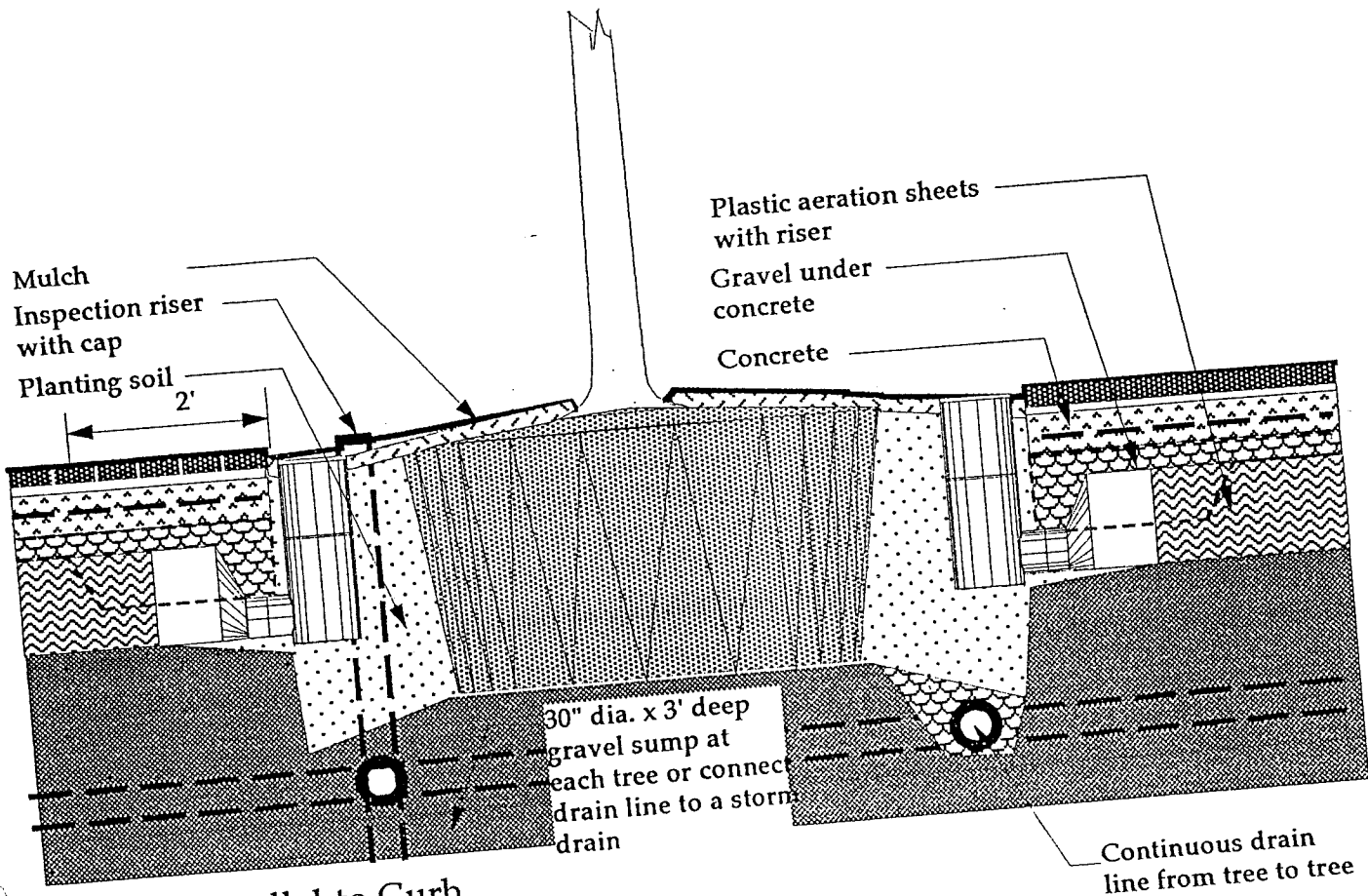
SIGNED:

If enclosures are not as noted, kindly notify us at once.



Section Perpendicular to Curb

1/2" = 1' - 0"



Section Parallel to Curb

1/2" = 1' - 0"

Optional Aeration Sheet Method-Section

Drainage line

Typical tree planting area
1650 x 2400 (5'-6" x 8'-0")

Typical walk width 11' or greater

For walks between 8' and 11' wide,
reduce the size of the opening in the
tree planting area so that there is a
minimum of 4' wide clear walking
surface between the edge of the tree
planting space and any obstructions.
Do not plant trees in walks less than 8' wide

Edge of the right of way

Pressurized irrigation line
Optional

Street light

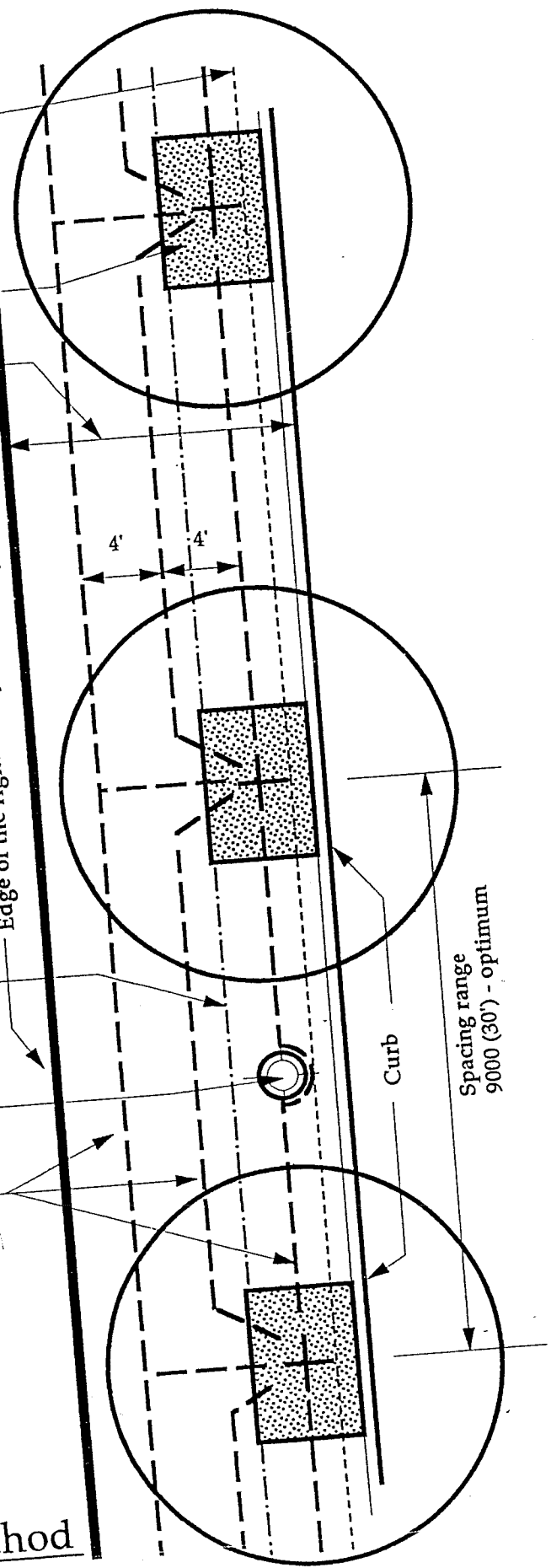
Plastic aeration sheets set below the pavement

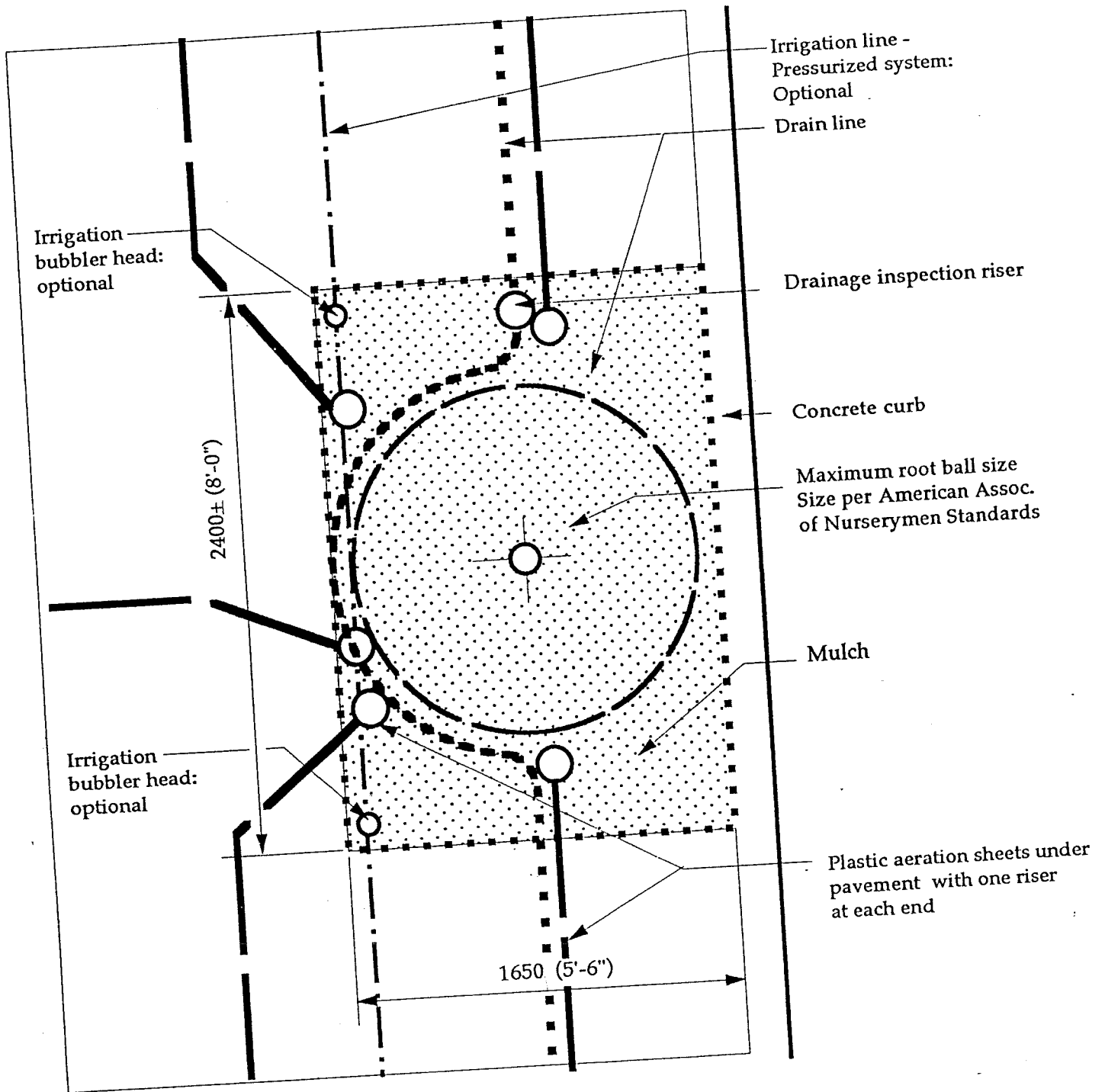
Curb

Spacing range
9000 (30') - optimum

Planting Soil Plan Optional Aeration Sheet Method

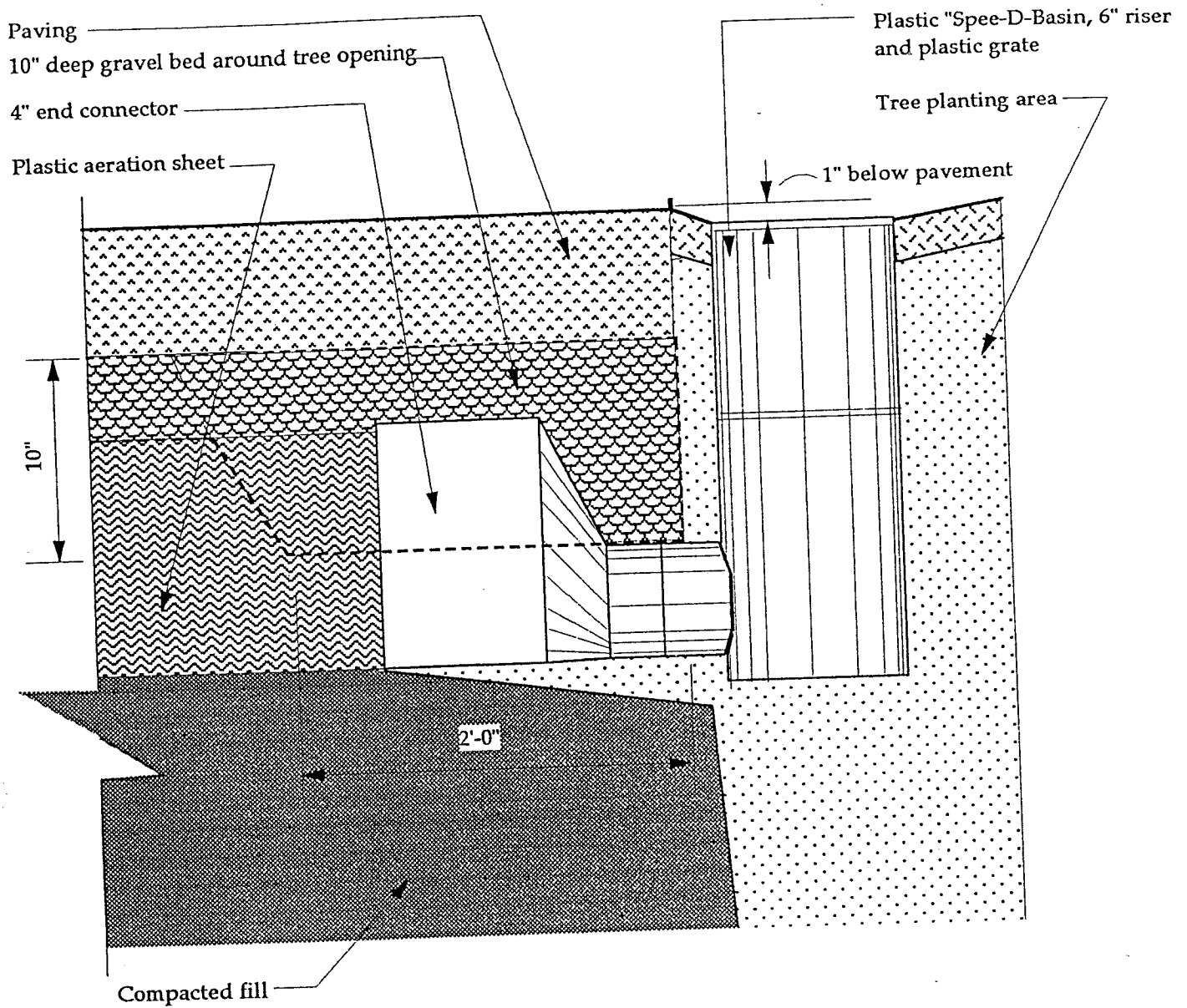
1/8" = 1'-0"





Detailed Soil Plan
 Optional Aeration Sheet Method

1/2"=1'-0"

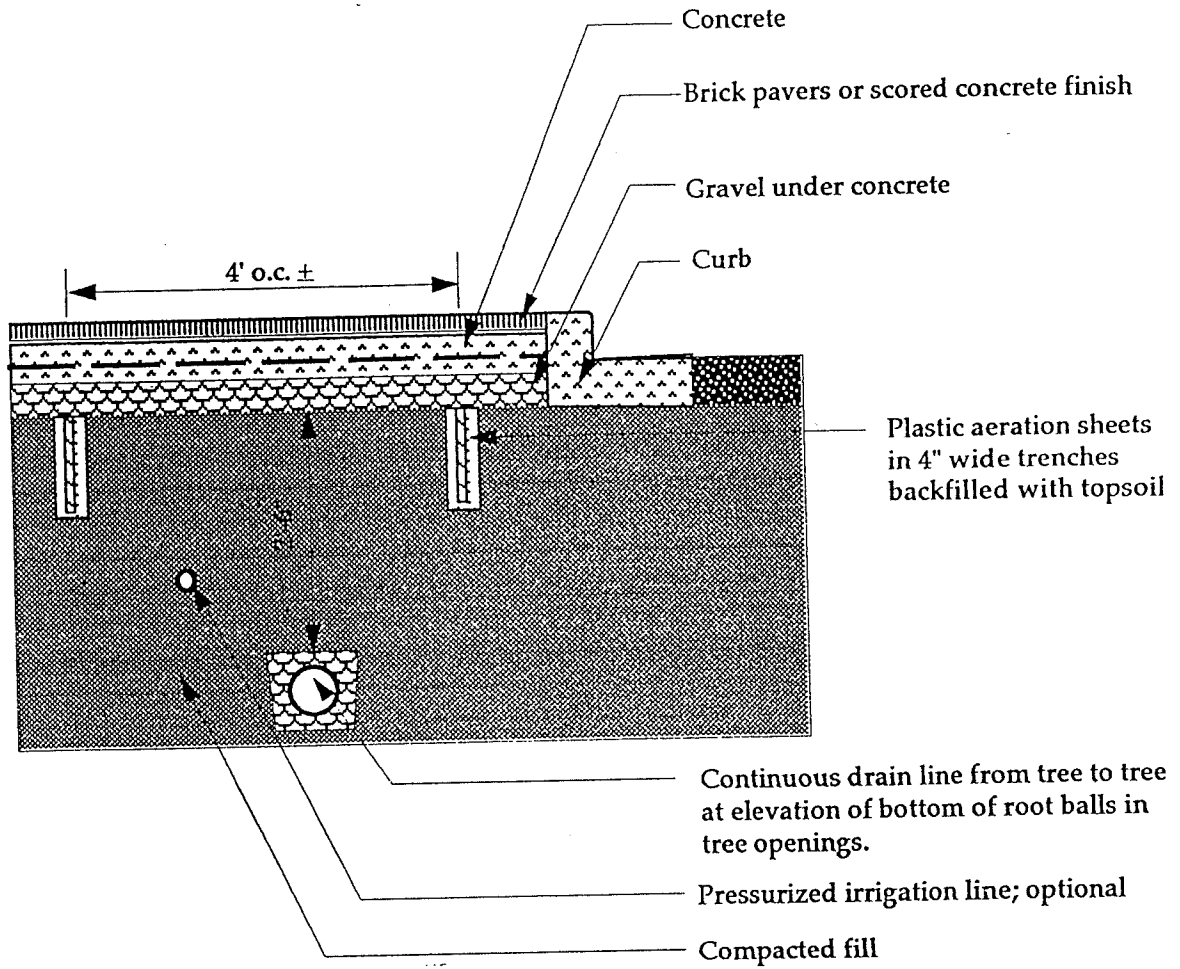


Plastic "Spee-D-Basin" NDS#100, 6" plastic riser and plastic grate NDS#40 (black) are manufactured by National Diversified Sales, Newbury Park, CA (800) 235- 3533

Plastic Aeration sheet "Akwadrain 112" and the plastic end connector are manufactured by American Wick Drain, Matthews, NC (800) 242-9426 *ES*

Optional Aeration Sheet Method

1- 1/2" = 1'-0"



Section: Paving over Aeration Sheets

1/2" = 1'-0"

6' TIP DOWN EA. SIDE

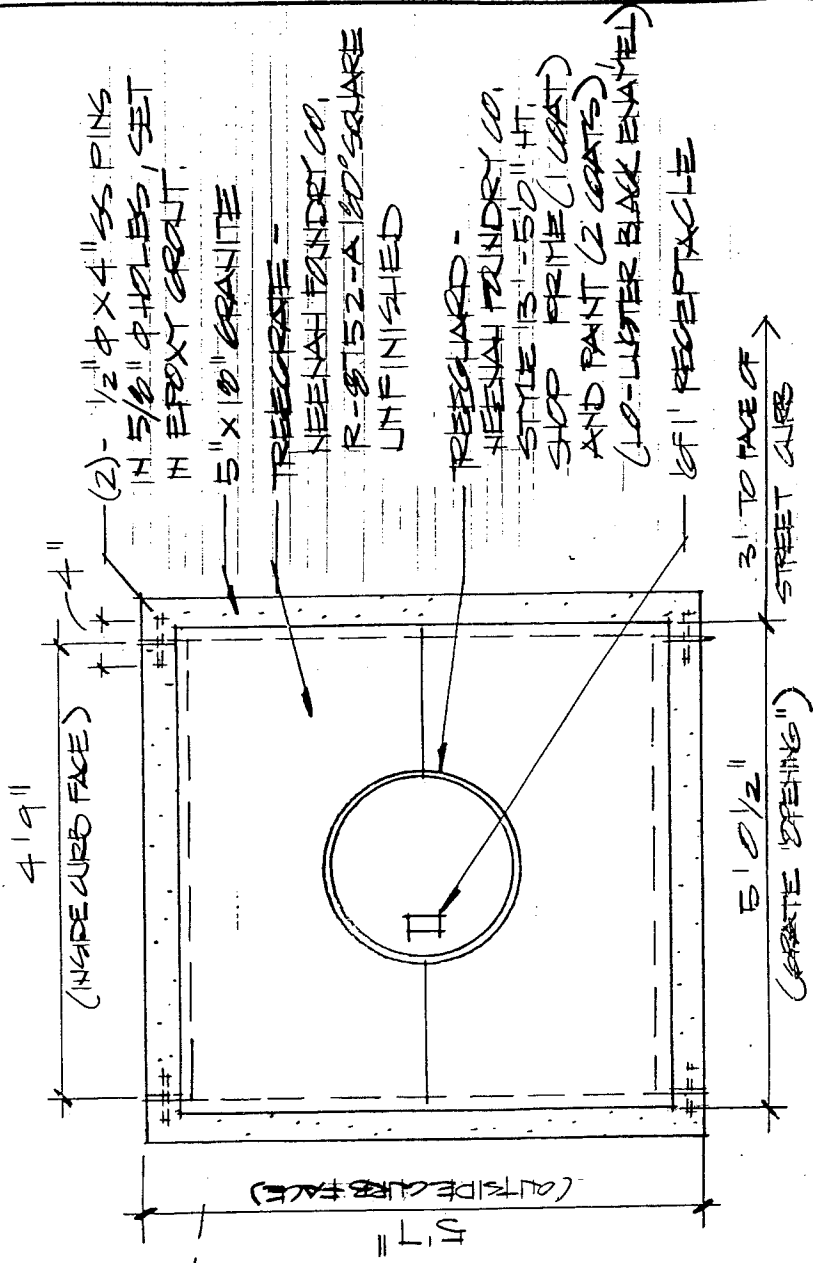
NEW TREE GRATE/GARD
CENTER STREET EDGE OF
GRATE ON MID-COLUMN LINE.
(SEE SHT. 2 FOR DETAIL)

7 - GREENVALE ZELKOVA
(AS SHOWN)

RUNNING EDGE BAND
@ 1/8" FACE (BRICK)
BRICK PAVERS -
RUNNING BAND
SOLDER BAND @
CRATES & CURBS (BRICK)
MITRE CORNERS - TIP,
GRANITE CURBS - FLUSH
6" RECEPTACLE @
EA. GRATE - MOUNT
@ 1/8" SIDE

PLAN DETAIL

NTS



TREE GRATE DETAIL

NTS

4-9-97
SCALE = 1" = 20'

PROJECT No. 96065
REF. SHEET: C102
SHEET 1 OF 2
DATE: 03/19/97
PROJECT:
SUBJECT:

ARCHITECTURE ENGINEERING PLANNING
SMRT
144 Fore Street/P.O.Box 618 PORTLAND, MAINE 04104
tel. (207) 772-3846 / fax. (207) 772-1070

CUMBERLAND AVENUE PARKING GARAGE
CUMBERLAND AVENUE, PORTLAND, MAINE
REVISIONS TO SITE WORK
CUMBERLAND AVENUE



SK#62A