

CONDITIONS OF APPROVAL - MARCH 27, 2007

1. THE ISSUANCE OF THE TRAFFIC MOVEMENT PERMIT IS GRANTED WITH ALL OF THE STANDARD CONDITIONS OF APPROVAL FOR THE SAME DICTATED BY MDOT. IN ADDITION, THE APPLICANT FOR THREE (3) YEARS AFTER 80% OCCUPANCY OF THE BUILDING, SHALL MONITOR THE LEFT HAND TURN OFF OF PREBLE STREET INTO THE PARKING GARAGE, TO ENSURE ONGOING PEDESTRIAN AND VEHICULAR SAFETY. THE APPLICANT SHALL BE RESPONSIBLE FOR ADDRESSING AND MAKING ANY CHANGES THROUGH ADDITIONAL SIGNAGE, SIGNALING, LIGHTING, OR OTHER IMPROVEMENTS, ETC. TO ADDRESS AND MITIGATE ANY CONCERNS AS IDENTIFIED BY THE CITY TRAFFIC ENGINEER.
2. THAT THE APPLICANT SHALL MEET THE RECOMMENDATIONS CONTAINED IN TOM ERKIO'S TRAFFIC REVIEW CONSULTANT MEMO DATED 3-23-07 INCLUDING A CONTRIBUTION OF \$14,000 TOWARDS IMPLEMENTATION OF IDENTIFIED IMPROVEMENTS FOR THE FRANKLIN STREET ARTERIAL AND MARGINAL WAY INTERSECTION AND AN ADDITIONAL \$30,000 CONTRIBUTION TO THE PROPOSED EXTENSION OF SOMERSET STREET EXTENSION BETWEEN PREBLE/ELM STREETS AND FOREST AVENUE.
3. THAT THE APPLICANT SHALL SUBMIT FOR PLANNING STAFF REVIEW AND APPROVAL THE DESIGN ITEMS SUMMARIZED ON PAGE 4 OF CARRIE MARSH'S (URBAN DESIGNER'S) MEMO DATED 12-27-06 INCLUDING REVIEW AND APPROVAL OF A SIGNAGE MASTER PLAN FOR THE BUILDING. IN ADDITION THE APPLICANT SHALL SUBMIT A GLASS SAMPLE WITH AN APPROPRIATE LEVEL OF TRANSPARENCY AND TINT FOR REVIEW AND APPROVAL.
4. THAT A COMPLETE SITE LIGHTING PLAN INCLUDING THE PARKING GARAGE SHALL BE SUBMITTED FOR PLANNING STAFF REVIEW AND APPROVAL. THE LIGHTING PLAN FOR THE PREBLE STREET UNDERPASS SHALL ALSO BE SUBMITTED FOR REVIEW AND APPROVAL.
5. THAT THE APPLICANT SHALL APPLY FOR AND RECEIVE CITY APPROVAL FOR A LICENSE PERMITTING PORTIONS OF THE PLANTER, RAMP AND AWNING TO BE LOCATED WITHIN A PUBLIC RIGHT-OF-WAY.
6. THAT A REVISED SITE PLAN DELINEATING THE PROPERTY LINE ALONG MARGINAL WAY AND PREBLE STREET AND INFORMATION CONCERNING THE BUILDING HEIGHT, SHALL BE REVIEWED AND APPROVED BY THE ZONING ADMINISTRATOR.
7. THAT PUBLIC EASEMENTS INCLUDING THE PEDESTRIAN EASEMENT SHALL BE SUBMITTED FOR CITY STAFF REVIEW AND APPROVAL.
8. THAT THE PARKING MANAGEMENT PLAN SHALL BE REVISED FOR REVIEW AND APPROVAL REFLECTING THE COMMENTS OF TOM ERKIO (TRAFFIC REVIEW CONSULTANT) MEMO DATED 3-23-07.

ORIGINAL CONDITIONS OF APPROVAL - JANUARY 9, 2007

1. THAT THE APPLICANT SHALL MEET THE RECOMMENDATIONS CONTAINED IN TOM ERKIO'S TRAFFIC REVIEW CONSULTANT MEMO DATED 1-5-07 INCLUDING A CONTRIBUTION OF \$10,000 TOWARDS IMPLEMENTATION OF IDENTIFIED IMPROVEMENTS FOR THE FRANKLIN STREET ARTERIAL AND MARGINAL WAY INTERSECTION AND AN ADDITIONAL \$22,000 CONTRIBUTION TO THE PROPOSED EXTENSION OF SOMERSET STREET EXTENSION BETWEEN PREBLE/ELM STREET AND FOREST AVENUE.
2. THAT THE APPLICANT SHALL SUBMIT FOR PLANNING STAFF REVIEW AND APPROVAL THE DESIGN ITEMS SUMMARIZED ON PAGE 4 OF CARRIE MARSH'S (URBAN DESIGNER'S) MEMO DATED 12-27-06.
3. THAT A COMPLETE SITE LIGHTING PLAN INCLUDING THE PARKING GARAGE SHALL BE SUBMITTED FOR PLANNING STAFF REVIEW AND APPROVAL. THE LIGHTING PLAN FOR THE PREBLE STREET UNDERPASS SHALL ALSO BE SUBMITTED FOR REVIEW AND APPROVAL.
4. THAT THE SITE PLAN SHALL BE REVISED REFLECTING THE COMMENTS OF JEFF TARLING (CITY ARBORIST).
5. THAT THE APPLICANT SHALL APPLY FOR AND RECEIVE CITY APPROVAL FOR A LICENSE PERMITTING PORTIONS OF THE PLANTER, RAMP AND AWNING TO BE LOCATED WITHIN A PUBLIC RIGHT-OF-WAY.
6. THAT A REVISED CIRCULATION AND PARKING PLAN OF THE PARKING GARAGE CLEARLY LABELING THE PLAN SCALE, DIMENSIONS OF THE PARKING AISLES AND PARKING SPACES SHALL BE SUBMITTED FOR STAFF REVIEW AND APPROVAL.
7. THAT A REVISED PLAN SHALL BE SUBMITTED TO THE ZONING ADMINISTRATOR FOR REVIEW AND APPROVAL CLEARLY DELINEATING THE PROPERTY LINE ALONG MARGINAL WAY AND PREBLE STREET AND THAT ADDITIONAL INFORMATION BE PROVIDED TO CONFIRM THE BUILDING HEIGHT.
8. THAT PUBLIC EASEMENTS INCLUDING THE PEDESTRIAN EASEMENT SHALL BE SUBMITTED FOR CITY STAFF REVIEW AND APPROVAL.
9. THAT THE SIDEWALK SHALL BE EXTENDED AT THE CORNER OF MARGINAL WAY AND PREBLE STREET TO THE STREET CURB LINE.
10. THE APPLICANT SHALL MEET WITH THE CITY STAFF TO REVISIT THE SCREENING OF THE PARKING GARAGE AT THE BASE OF THE OFFICE BUILDING ON THE FOURTH FLOOR LEVELS ALONG PREBLE STREET AND MARGINAL WAY TO ENSURE ITS CONFORMANCE WITH THE B-3 URBAN DESIGN GUIDELINES.
11. THAT THE PARKING MANAGEMENT PLAN SUBMITTED AS ATTACHMENT G OF PLANNING REPORT 01-07 (MEMORANDUM DATED MAY 31, 2006 FROM BILL CRANSHAW, P.E. VIB, INC., TO GREG SHINBERG, COPY ATTACHED) SHALL BE FINALIZED AND SUBMITTED FOR STAFF REVIEW.
12. THE WIDTH AND LOCATION OF STAIRS/PLANTERS AND OTHER ELEMENTS SHALL BE FINALIZED IN CONFORMANCE WITH THE B-3 URBAN DESIGN GUIDELINES SUBJECT TO REVIEW AND APPROVAL BY THE CITY URBAN DESIGNER.

GENERAL NOTES

1. TOTAL SITE AREA: 59,576 SF (1.37 ACRES)
2. ZONING DISTRICT: B-7 MIXED DEVELOPMENT DISTRICT ZONE
3. SPACE AND BULK REQUIREMENTS:

MINIMUM LOT SIZE:	NONE	PROPOSED:	1.37 ACRES
MINIMUM FRONTAGE:	NONE		500 FEET
MINIMUM FRONT SETBACK:	NONE		1 FOOT
MINIMUM SIDE SETBACK:	NONE		18 FEET
MINIMUM REAR SETBACK:	NONE		3 FEET
MAXIMUM STREET SETBACK:	10 FEET		10 FEET
MAXIMUM LOT COVERAGE:	75%		75%
MAXIMUM RESIDENTIAL DENSITY:	N/A		N/A
MAXIMUM BUILDING HEIGHT:	32.5 FEET		32.5 FEET
MINIMUM BUILDING HEIGHT:	4 FLOORS		10 FLOORS
4. OWNER OF PROPERTY: CAPITAL, LLC
901 PORTLAND PIER, SUITE 400
PORTLAND, MAINE 04101
5. PARKING REQUIRED:
REQUIRED: 0 SPACES
PROPOSED: 506 SPACES - ON SITE
6. BUILDING SUMMARY:
BUILDING FOOTPRINT: 44,580 SF
TOTAL BUILDING SQUARE FOOTAGE: 245,520 SF
RETAIL SPACE: 4,600 SF
OFFICE SPACE: 100,000 SF
LOT COVERAGE (BUILDING): 75%
7. BOUNDARY LINE AND TOPOGRAPHIC INFORMATION BASED ON SURVEYS PREPARED BY OWEN HASKELL, INC. FROM PLANS DATED JANUARY 3, 2006.
8. BENCHMARKS ARE PKNAL IN LFB#13 ON THE WESTERN SIDE OF MARGINAL WAY WITH AN ELEVATION OF 10.62 AND NORTHERN MOST BENCHMARK BOLT ON FIRE HYDRANT ON EASTERN SIDE OF MARGINAL WAY WITH AN ELEVATION OF 12.22.
9. STREETSIDE RIGHT-OF-WAY LIGHTING SHALL BE HOLOPHANE ESPLANADE SERIES LUMINAIRE WITH TAPERED STEEL POLE, OEC SERIES BRACKET ARM 24"-3" NORMAL HEIGHT, COOL OR WARM METALLIC ALUMINUM (F264H) TO CONFORM TO CITY STANDARDS. THIS LIGHTING IS STANDARD FOR THE BAYSIDE NEIGHBORHOOD.
10. SITE AND GARAGE LIGHTING TO BE MANUFACTURED BY RM LIGHTING. SITE LIGHTING TO BE POLE MOUNTED S&R2 AND S&R3, THE ARCHITYPE. 175 WATT METAL HALIDE IN DARK BRONZE MOUNTED AT 14'-6". GARAGE OVERHEAD FIXTURES TO BE PGL4. PARKING GARAGE LUMINAIRE: 175 WATT METAL HALIDE IN PLATINUM SILVER. GARAGE POLE MOUNTED LIGHTING TO BE AR3, THE ARCHITYPE. 250 WATT METAL HALIDE IN DARK BRONZE MOUNTED AT 16'-0".
11. BUILDING MOUNTED AND SITE POLE MOUNTED LIGHTING TO BE APPROVED BY PLANNING STAFF.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND KEEPING STREETS CLEAN DURING CONSTRUCTION. A MAINTENANCE PLAN SHALL BE PREPARED AND APPROVED BY THE CITY AND OWNER'S REPRESENTATIVE.
13. DIMENSIONS ARE FROM FACE OF CURB AND OR EXTERIOR FACADE OF BUILDING.
14. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL LIGHT POLE BASES (INCLUDING THE PUBLIC ROW.) AND TRENCHING FOR CONDUIT. ALL STREET LIGHT POWER LINES TO BE UNDERGROUND.
15. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONDUIT FOR ON-SITE AND OFF-SITE ELECTRIC SERVICE FOR POLE MOUNTED FIXTURES. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE POLE MOUNTED LIGHT FIXTURES AND POLES. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE POLE MOUNTED LIGHT FIXTURES TO BE LEASED BY THE CITY OF PORTLAND FROM CENTRAL MAINE POWER. OFF-SITE POLE MOUNTED FIXTURES TO BE INSTALLED BY CENTRAL MAINE POWER.
16. DOORS FOR THE PROPOSED RETAIL BUILDING SPACES ALONG MARGINAL WAY AND THE MAIN ENTRANCE AT THE CORNER OF PREBLE STREET AND MARGINAL WAY SHALL BE OPEN TO THE PUBLIC DURING NORMAL BUSINESS HOURS.

CITY OF PORTLAND NOTES

1. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
2. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OR THE PLANNING AUTHORITY OF PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN INCLUDING WITHOUT LIMITATION TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
3. ALL POWERLINE UTILITIES SERVING THE BUILDING SHALL BE UNDERGROUND.
4. SIDEWALKS AND CURBS SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003, OR LATEST EDITION. (NOTE: THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL DEVICE TO BE EMPLOYED (SILT FENCE, HAY BALE ETC.) AS WELL AS THEIR LOCATION.)
6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADEING.
7. ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE.)
8. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION 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 SITE BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES 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 PRECONSTRUCTION MEETING.
9. EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE CREATED OUTSIDE THE DRP-LINE OF INDIVIDUAL GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGRADEING SHALL NOT TAKE PLACE WITHIN THE DRP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRP-LINE OF TREES TO BE PRESERVED.

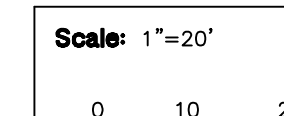
LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
PROPERTY LINE			WATER VALVE		
EASEMENT LINE			UTILITY POLE		
LICENSE AREA			ELECTRIC TRANSFORMER		
MONUMENT FOUND			TELEPHONE PAD		
CATCHBASIN			CABLE PAD		
MANHOLE			LIGHT FIXTURE - STREET		
HYDRANT			LIGHT FIXTURE - SITE		
			CURB		

LICENSE AREA METES + BOUNDS

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	91°30'42"	47.0000	75.0674	67.3390	N85°13'38"W
C2	06°43'18"	1379.3900	161.8231	161.7304	N36°06'47"W
C3	06°43'18"	1372.3900	161.0022	160.9099	S36°06'47"E
C4	91°30'43"	40.0000	63.8874	57.3100	S85°13'39"E

No.	Bearing	Distance
L1	S40°08'22"E	3.8794'
L2	N57°14'52"E	7.0000'



SEAL

pizzagalli
construction company

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Project Title
84 MARGINAL WAY
Portland, Maine

HA Project No. 06196

Key Plan

Issue Date	Description
05.08.07	ISSUED FOR CONSTRUCTION
03.26.07	100% DESIGN DEVELOPMENT

Drawing Status
ISSUED FOR CONSTRUCTION

Drawing Title
LAYOUT AND LIGHTING PLAN

PA / PE: RBM Drawn By: BAM

Drawing Number
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